

Hoxne Neighbourhood Development Plan

Supporting Document 2 - Statement of Consultation

1. There were five stages of consultation during the preparation of the Hoxne Neighbourhood Development Plan:
 - a. Annual Parish Meeting March 2020
 - b. Initial Consultation August 2020
 - c. Interim Consultation December 2020
 - d. Pre-Submission Draft Consultation
2. The Working Group also took account of the consultation outcomes from the Parish Plan in 2010.
3. The preparation of the Plan was underpinned by the views of the community throughout to:
 - a. Test issues and priorities at the parish meeting
 - b. Develop the Plan's objectives from these priorities and the outcomes of the Parish Plan consultation and use these as the basis of the Initial Consultation.
 - c. Test opinion about housing, important green spaces and views at the Interim consultation.
 - d. Use these views and factual evidence such as the Housing Needs Assessment to develop the Pre-Submission draft.

Parish Plan (2010)

4. The Parish Plan contains a full report of the results of consultation obtained from a questionnaire sent to all homes at <https://www.midsuffolk.gov.uk/assets/Parish-Plans/Hoxne2010.pdf>.
5. The key aspects relating to development are summarised in Appendix 1 to this statement. There was support for limited preferably infill development, concerns about traffic and speeding and support for some allotments in the village.

Annual Parish Meeting

6. The Annual Parish Meeting on the 12th March 2020 was used to launch the Neighbourhood Development Plan. Attendees were asked to identify the key issues that the Plan should address. In order of priority, the top issues were:
 - a. Protect the heritage and historic character of the village
 - b. Protect the landscape and green spaces
 - c. Support and maintain local services
 - d. Identify appropriate (preferably brownfield) sites for development.

Initial Consultation August 2020

7. The Working Group used the views expressed during the preparation of the Parish Plan and the priorities identified at the Parish Meeting to develop some draft priorities for the Plan. These were set out in a leaflet to all households

distributed in early August 2020 which also asked some open ended questions and promoted some drop in events that were held in late August. The leaflet is reproduced at Appendix 2 to this statement.

8. Two drop-in events were held, one late afternoon/early evening on a Thursday and the other on a Saturday. About 30 residents attended over the two sessions. They were invited to indicate views on what they most valued about the village, what they would like to see change, the suitability of existing housing, views on small scale housing and business development, important views, important green spaces and any general comments. The outcomes are set out in Appendix 3.

Interim Consultation December 2020

9. This consultation stage was intended to obtain views on draft proposals for Local Green Spaces, important views, areas to be protected from development and potential development site options.
10. A leaflet was sent to all households in the village which summarised the proposals and requested residents to complete an online survey. Those residents without access to the on-line survey were offered alternative methods of making their views known. COVID – 19 prevented any face-to-face consultation.
11. The Leaflet is reproduced at Appendix 4 and the online questionnaire at Appendix 5.
12. There were 71 visits to the site of which 54 people completed the survey. Those without internet access/skills were given the opportunity to write or call. One written response was received. The outcomes are set out in Appendix 6.

Pre-submission Draft Consultation

13. The Pre-Submission Regulation 14 consultation was held between 10th January 2022 and 23rd February 2022. The Plan and all the Supporting Documents were placed on the website along with a questionnaire- <http://www.hoxneneighbourhoodplan.co.uk/uncategorized/pre-submission-plan-2022-consultation/>
14. A leaflet was delivered to all households informing them of the consultation, the availability of the website and the exhibitions. The Plan was sent to statutory consultees and other known organisations and interested parties.
15. Two exhibitions were held on 15th January 2022 (12.00 – 16.00) and 18th January 2022 (16.00 – 20.00) at the Village Hall.. 39 people attended from the following locations - Abbey Hill 3, Low Street 8, Nuttery Vale 4, Cross Street 6, Eye Road 2, Green Street 5, Denham Road 4, Church Hill 1, Goldbrook 3, Denham 1, Penham 1, Scole 1.
16. Details of the display of the leaflet and photos of the exhibition are in Appendix 6.
17. A list of the consultees is at Appendix 7.

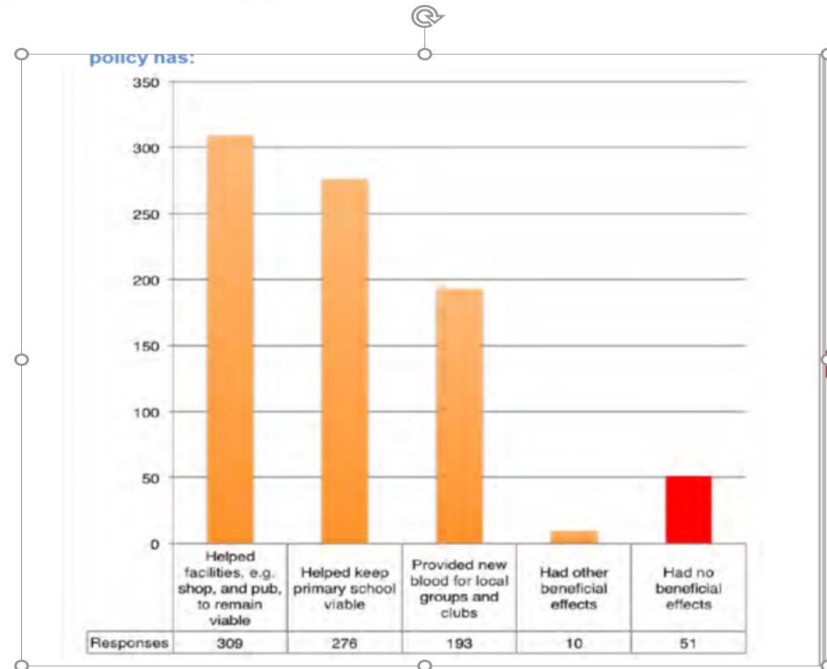
18. Supporting Document 2A contains the comments and responses received during the consultation period, a response to each comment and where appropriate the changes to be made to the Plan as a result.

Appendix 1 – Hoxne Parish Plan 2010

The Parish Plan is 10 years old but provides the most recent survey of village opinion on development and related issues. Some of the tables showing the responses to questions on these issues is shown at Appendix 2. The number of responses to the questionnaire indicates that of the adult population of the village took part in the exercise. Key findings were:

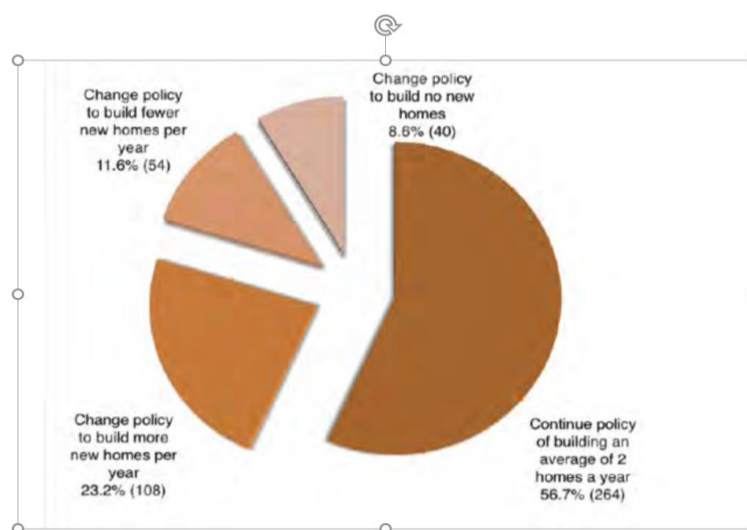
- a) Most respondents considered that the development that had taken place before 2010 of about 2 new homes a year benefited the village by supporting services and social life;

Development has supported facilities



- b) Over half of respondents supported continued building at an average of 2 homes per year while nearly a quarter supported the development of more new homes per year;

Support for 2+ homes pa



- c) 67% of respondents supported more small homes and bungalows, 60% family housing and 30% supported housing association or sheltered housing.
- d) A large majority wanted to use infill sites for this new housing with only limited support for groups of houses – Banhams Yard, Behind Abbey Terrace and Nuttery Vale being mentioned as possible locations for these.
- e) There was support for a range of business uses including the retention of the post office/stores and pub and for small rural manufacturing and craft businesses.
- f) There was support for wind turbines and an additional recycling point.
- g) 63% wanted new allotments (a smaller number responded to this question).
- h) A majority thought the quality of design of new homes was average or poor.
- i) Only 22% of respondents thought the traffic situation in Hoxne was acceptable but it was less of concern in the Denham and Reading Green areas. Concerns were particularly about HGVs, speeding and congestion near the school.
- j) Residents recognised that development supported local services and facilities;

Hoxne

Neighbourhood Development Plan



Our Village is preparing a Neighbourhood Development Plan.

It will shape the development and growth of Hoxne into the future.

It needs to reflect the views of everybody who lives and works in the Village.

We want to hear your views about what needs protecting, whether there should be any development and, if so, how much and where should it go.

Please get involved - respond to the initial statements identified in this leaflet and raise other issues that concern you.

Everybody will be consulted at each stage of the Plan, and ultimately given the opportunity to vote for the Plan.

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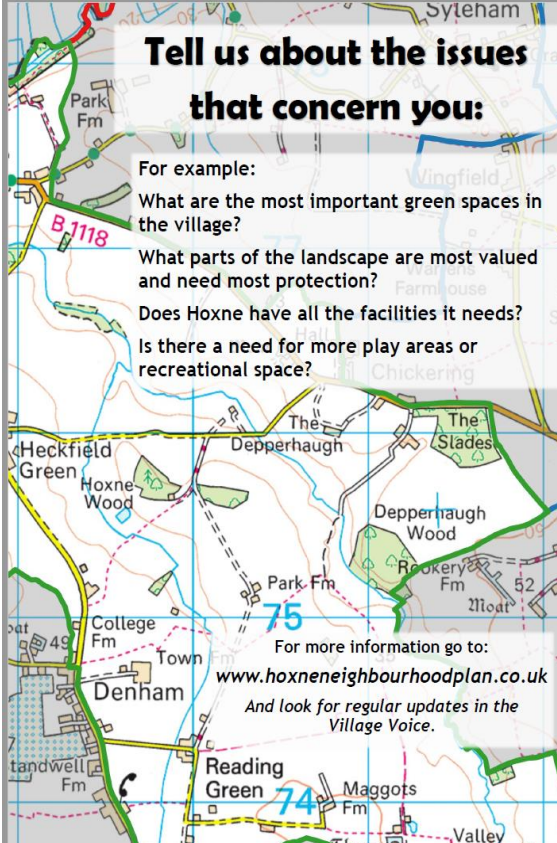
Do you agree the Plan's objectives should be to:



- Retain and protect the heritage and historic character of the village.
- Maintain and improve its green spaces and surrounding landscape.
- Support local services which underpin the cohesion of the community.
- Create a safe environment with traffic managed.
- Support small scale, high quality, new housing development suitable for younger households and older people.
- Support small scale high quality business development appropriate to the village.

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Tell us about the issues that concern you:



For example:

- What are the most important green spaces in the village?
- What parts of the landscape are most valued and need most protection?
- Does Hoxne have all the facilities it needs?
- Is there a need for more play areas or recreational space?

For more information go to:
www.hoxneighbourhoodplan.co.uk
 And look for regular updates in the Village Voice.

Let us know your views...

They will help us develop the first draft of the Plan



COVID-19 Secure "Drop in Sessions" will be held at The Swan on Thursday 20th August from 4pm to 7pm & Saturday 22nd August from 11am to 3pm Please pop in, comment and find out more.

Please send your comments, thoughts, village photos and suggestions to :
 Hoxne Neighbourhood Development Plan Steering Group
 c/o Hoxne Parish Council
 Church Hill, Hoxne,
 Eye, Suffolk IP21 5AT
 email: pc@hoxne.suffolk.gov.uk

Appendix 3 – Initial Consultation Outcomes

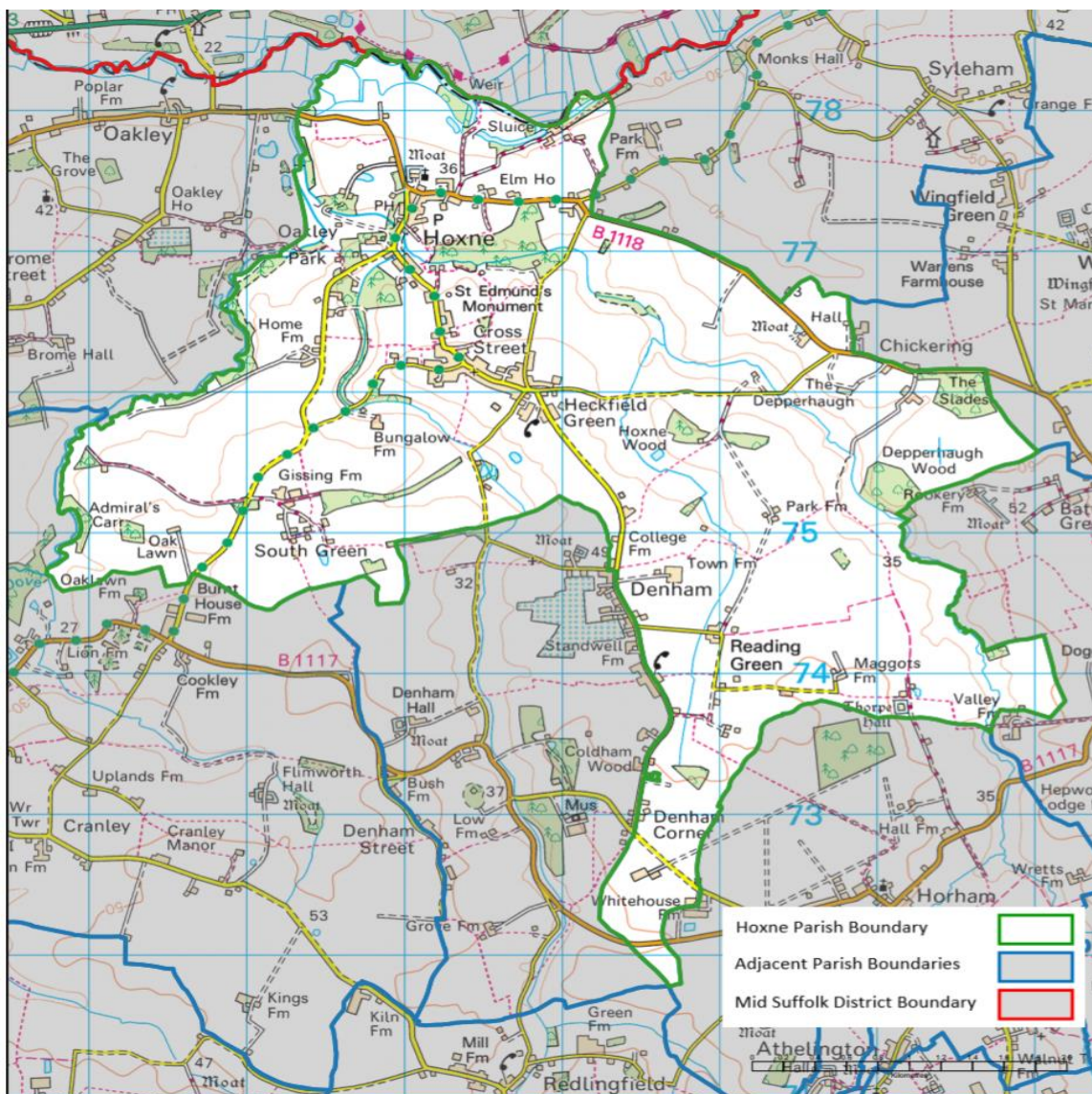
THE HOXNE NEIGHBOURHOOD DEVELOPMENT PLAN – INITIAL CONSULTATION – DROP IN 20TH AND 22ND AUGUST 2020.

The first board explained about the plan and the plan area:

Preparing a Neighbourhood Development Plan allows Hoxne to develop a shared vision for the future of the village and shape its development and growth over the next 16 years. You can choose whether there should be development and, if there is, how much and what type. You can also choose what areas should be protected.

This is the first stage of preparing the Plan and we want to know your views about these issues.

The Plan will cover the whole of the Parish of Hoxne:



The second board invited attendees to 'Tell us what do you value most about Hoxne?':

Darkness and lack of light pollution.

Small, not over-populated, relaxed, green spaces and views.

Character and the people.

Good community feel, friendly, not over populated.

Lack of urban sprawl, lined roads, no real estates/blocks of houses.

Father Christmas and harvest breakfast (one person agreed with this).

Community size is just about perfect.

Its heritage, the community and values, location, size and unspoilt surroundings.

Its history and heritage, picturesque nature, good community spirit, pub shop school, church, playing field and village hall.

Community, pub, post office and rural views (three people agreed with this).

Pull together in hard times.

Small village with pub and post office (two people agreed with this).

Community spirit eg Father Christmas and Harvest Picnic.

Community spirit and size – just right, love the green spaces, walks, village pub and post office. That's why we moved here. (one other person agreed with this).

The history and heritage of this delightful village and the way residents have all responded to COVID 19 – we are so lucky. (One person agreed with this).

Not too big, great space and village to live in.

Good village spirit – could support another pub and shop?

History and heritage, size of village, good community, pub, shop and post office.

Community spirit, pub, shop and café.

Pub and village spirit – ie harvest breakfast, santa run, Halloween display and village fete.

Community spirit and values, diversity of population (age and employment), compactness of the various village settlements and the rural landscape around us.

The space, plenty of good views, good social mix and activities, pub, shop and church. (one person agreed with this).

Unspoilt nature of built environment and housing, community facilities (pub, post office, school and sports field).

Good community.

That it has good facilities – shop, pub, sports ground and hall.

Community and social events.

The third board asked attendees to 'Tell us what would you like to see change in the Village in the next 20 years?':

Nothing.

Provide tennis courts (one person agreed with this).

Renovate tennis courts (two people agreed with this), more local young families can afford to stay and more local buses.

More use of the village hall, expansion of schools green space, more local businesses.

Better transport links to support people without cars (two people agreed with this).

No change – just make the most of what we already have (two people agreed with this).

Tennis courts a great idea, more accessible green space for everyone.

Local transport, bring back our bus service (two people agreed with this), more dog bins – too many people don't pick up (two people agreed with this).

Slow growth depending on how working practices develop – it is quite possible current trends will go into reverse – so enhanced facilities such as tennis courts and bus services (not necessarily the traditional kind) may become more viable.

Space for a village museum – our history needs broadcasting. Protect St Edmunds monument. More interaction between village community/church/school and all clubs.

More support for village events and the people who organise them.

Greater involvement of people to help organise and run the many village organisations. This would benefit the whole community and ensure the continuation of clubs, societies etc. also improved public transport links.

More volunteers for village events.

Extend pavements where they do not exist – to allow safe walking through the village.

Protection of rural nature.

Bus services to connect to Diss (two people agreed with this).

Less lorries please – 10 people agreed with this.

Small scale eco developments.

Good neighbour type schemes (two people agreed with this). Upgrade footpaths to cycleways and bridleways.

No cycle paths thank you.

The fourth board asked - How important do you think each of these objectives are?
Each attendee could chose their top three.

Retaining and protecting the historic character of the village	26
Maintaining and improving its green spaces and surrounding landscape	18
Support for local services that underpin the cohesion of the community	16
Creating a safe environment with traffic managed	17
Small scale, high quality new housing development suitable for younger households and older people.	13
Small scale high quality business development appropriate to the village.	13

The fifth board asked - What do you think about the type and size of homes in the Village?

	About right	Need more	Too many already
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Affordable Housing	3	19	0
Houses to rent	5	8	0
Houses to buy	7	3	3
Large housing	8	1	11
Medium housing	11	3	0
Small housing	3	18	0
Bungalows	4	9	1
Flats/Apartments	7	0	0

The sixth board asked – ‘Do you support some small scale housing developments to meet the needs of:’

Young Households who need affordable housing to stay in the village?	Yes: 22	No: 0
Older people who need to down-size to smaller homes or assisted living accommodation?	Yes: 22	No: 0

The seventh board asked – ‘Do you support some small scale business development in the Village to provide local jobs?’

Yes:

26

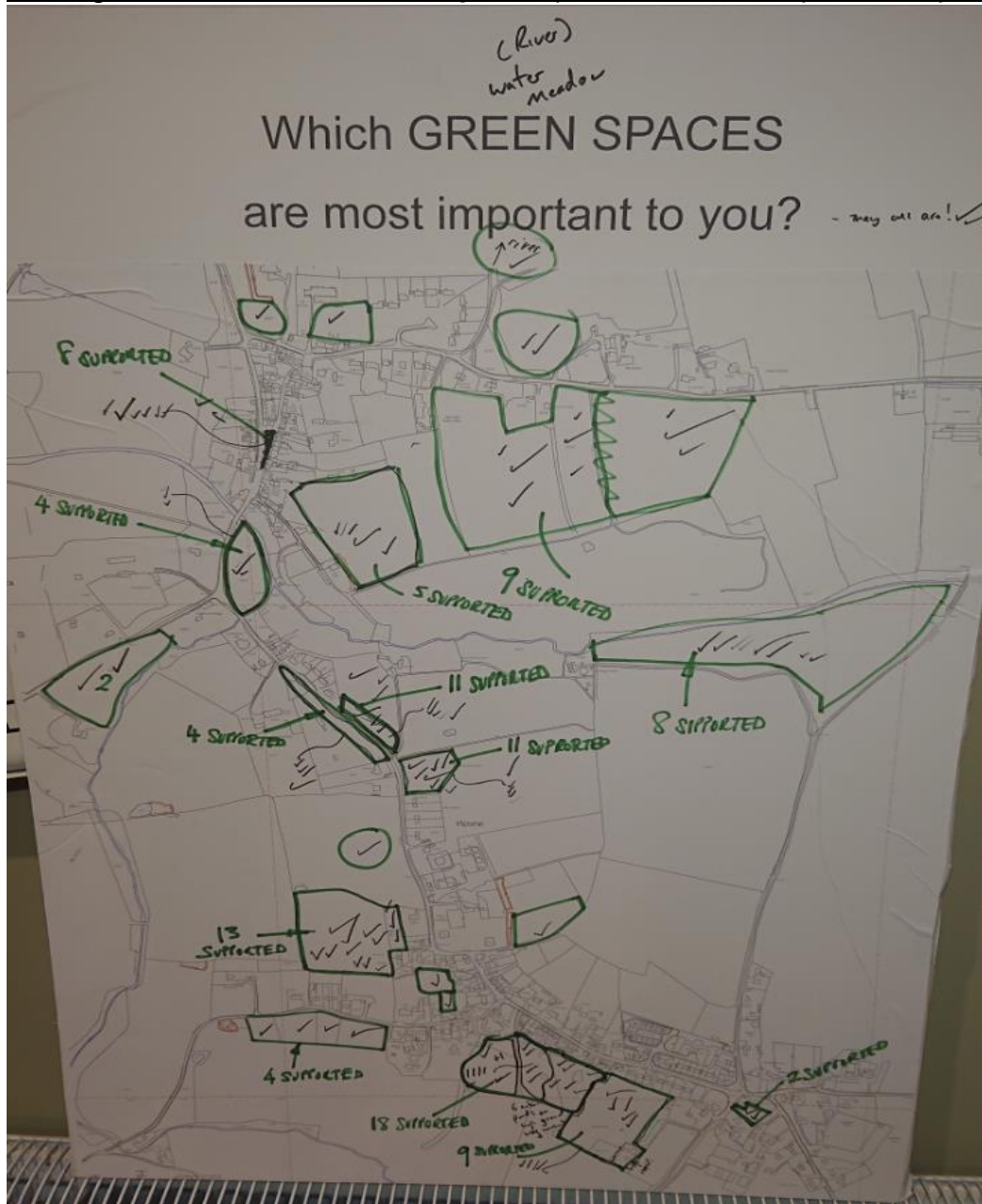
(1 was qualified by the comments ‘in the right place and another by ‘utilising areas already with some businesses’)

No:

0

One person said – ‘not if it means rental properties!’

The eighth board asked – ‘Which green spaces are most important to you?’



The ninth board asked - What are the most important views into, out of and within the village?



The final board asked – ‘Are there any other comments you wish to make?’

Please keep the pub open (5 people agreed with this)

Poo bins at Brakey Wood and Nelsons.

New housing development should be on brownfield land wherever possible (6 people agreed with this).

Please keep the shop and pub open – love the green spaces and current environment (one person agreed with this).

Pub and shop are essential (seven people agreed with this).

Make sure central government understands rural life.

Thanks to the people who have put this together.

Less lorries please (six people agreed with this).

There were two responses by email:

1. I would just like to say that after living in Walsham le willows for 25 years that I was surprised at all of the fauna and flora in and around Hoxne. I attribute it to the river which has wildlife corridors that spread for miles. Walsham was fairly cut off from other villages and had less birds and insects. I feel that it is essential to be aware of this in the neighbourhood plan and encourage the tree lined lanes and promote an awareness in the school as to how lucky we are to live here with all this diversity which many other villages have lost. We have lost 97% of our meadows and I would like developers to build on brownfield sites or farmers fields as opposed to the meadows where they have been developing in Diss and surrounding areas recently. Kind regards Cheryl Sent from my Huawei flora.
2. Thank you for the opportunity to comment and offer our thoughts on the proposed development plan, we show below our comments etc for consideration. On the left side of the attractive leaflet dropped in our door we comment on the 6 items stated:- We agree that to “retain and protect the heritage etc. With regard to 2) maintaining and improving green spaces and surrounding landscape, We also agree to the support of local services etc. Regarding traffic management, we are very concerned of the minority of village traffic on Cross Street who dis-regard the 30mph well displayed notices and Regularly exceed with speeds possibly up to 45 MPH in this road with many semi blind bends close to where children walk and play. Knowing full well the pressure on local Police numbers, however surely once in a month or 2, if just 1 policeman with speed checking devices visited, word may get around to those speeding + a fine or even reminder from the constabulary would possibly improve the situation. Would the local Council budget be able to install 1 of the devices that light up a vehicles speed, which could contribute to fewer vehicles exceeding 30MPH ? We agree to the support of both high quality new housing etc also new business development for the village. On the right hand page ; issues of concern :-Ref The most important green spaces in the village are the playing field ad where the public foot & bridle paths are situated. We understand that there was a Tennis court in the village,

we would certainly welcome if that could be revived and a tennis club formed.
Last question on the page ;yes there is need for more recreational spaces.
We hope that our comments are constructional and will assist the council in
their future considerations and plans.

Andy Robinson

Langton Brook Consultants

August 2020

Appendix 4 – Interim Consultation Leaflet



Winter 2020

Hoxne

Neighbourhood Development Plan

In the summer we consulted you to find out your views on some key issues:

- Which areas should be protected as local green space
- What views within, into and out of the village should be protected
- If you support some housing development
- If you support some small-scale development for business use

We have also been collating evidence including a housing needs assessment, reviewing development sites, and how to protect the heritage and settlement structure of the village.

We have prepared some interim proposals which we need your views on before we prepare a first draft of the Plan. Unfortunately, COVID-19 means we have to do this consultation online. To find out how to take part, even if you don't have internet access, see the back page.

Raise your hand & have your say!

It's winter now and with all the COVID-19 restrictions we didn't think it would be prudent or pleasant to offer alfresco drop in sessions as we did in the summer.

But we want all of you to come together "virtually" to complete a survey to help us on the next stage of the Plan. We need as many people from all age groups across the whole parish to complete it.

All the details of the proposals described in this leaflet and a link to the survey are at:

hoxneneighbourhoodplan.co.uk

The survey will close on Monday 21st December 2020. We appreciate that not everyone has access to the internet and it's important that you can have your say as well. Therefore, please contact us at the address below, leave your phone number and we will ring you and talk through the proposals and record your views, or we can supply you with a paper copy of the questionnaire.

If you want to get more involved and become a working member of the steering group please contact Sarah Foote (Clerk) below:

Hoxne NDP Steering Group
 c/o Hoxne Parish Council
 Church Hill, Hoxne,
 Eye, Suffolk IP21 5AT
 email: pc@hoxne.suffolk.gov.uk
 07554 733621




Small scale development. Not development for the sake of it

You said you supported some small-scale housing development for young households and older people. These development sites should be on previously developed land (brownfield land).

We looked at the housing needs survey that many of you completed, and commissioned a housing needs assessment for the area.

These show there is some need for housing suitable for these groups.

We propose to identify a site or sites to provide homes most, if not all, of which should be suitable for young households and older people.

The preferred site is **Shreeves Farm**, "E" in Heckfield Green between Denham Road and Denham Low Road.

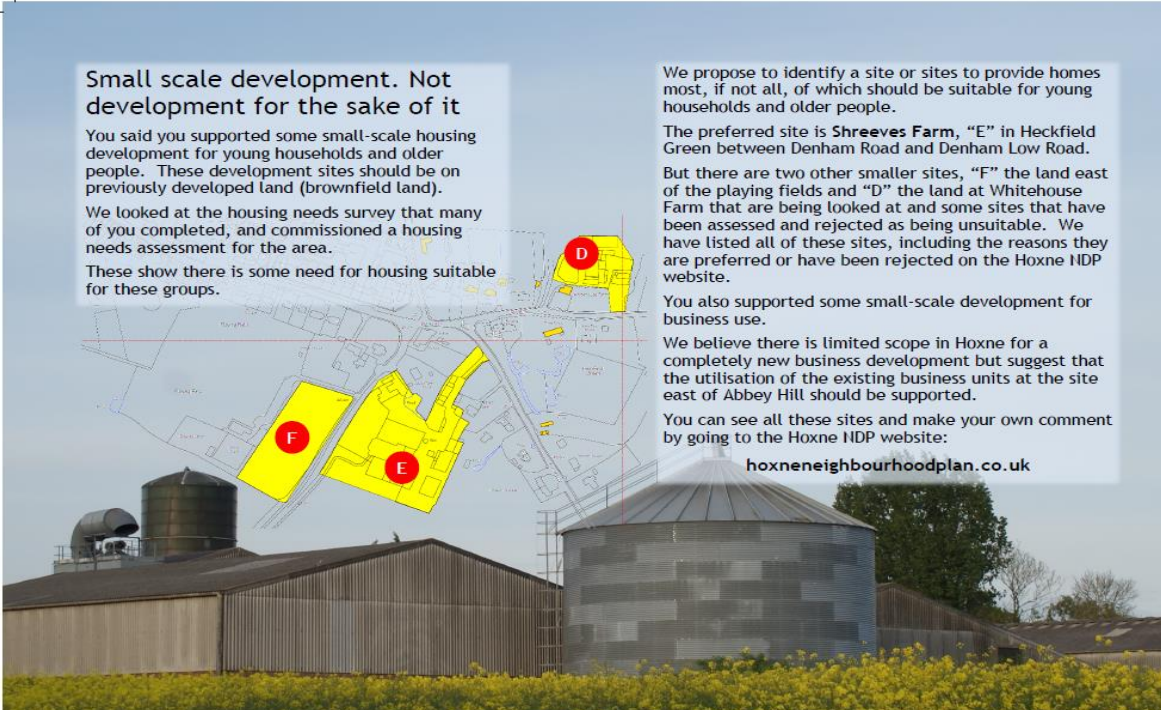
But there are two other smaller sites, "F" the land east of the playing fields and "D" the land at Whitehouse Farm that are being looked at and some sites that have been assessed and rejected as being unsuitable. We have listed all of these sites, including the reasons they are preferred or have been rejected on the Hoxne NDP website.

You also supported some small-scale development for business use.

We believe there is limited scope in Hoxne for a completely new business development but suggest that the utilisation of the existing business units at the site east of Abbey Hill should be supported.

You can see all these sites and make your own comment by going to the Hoxne NDP website:

hoxneneighbourhoodplan.co.uk

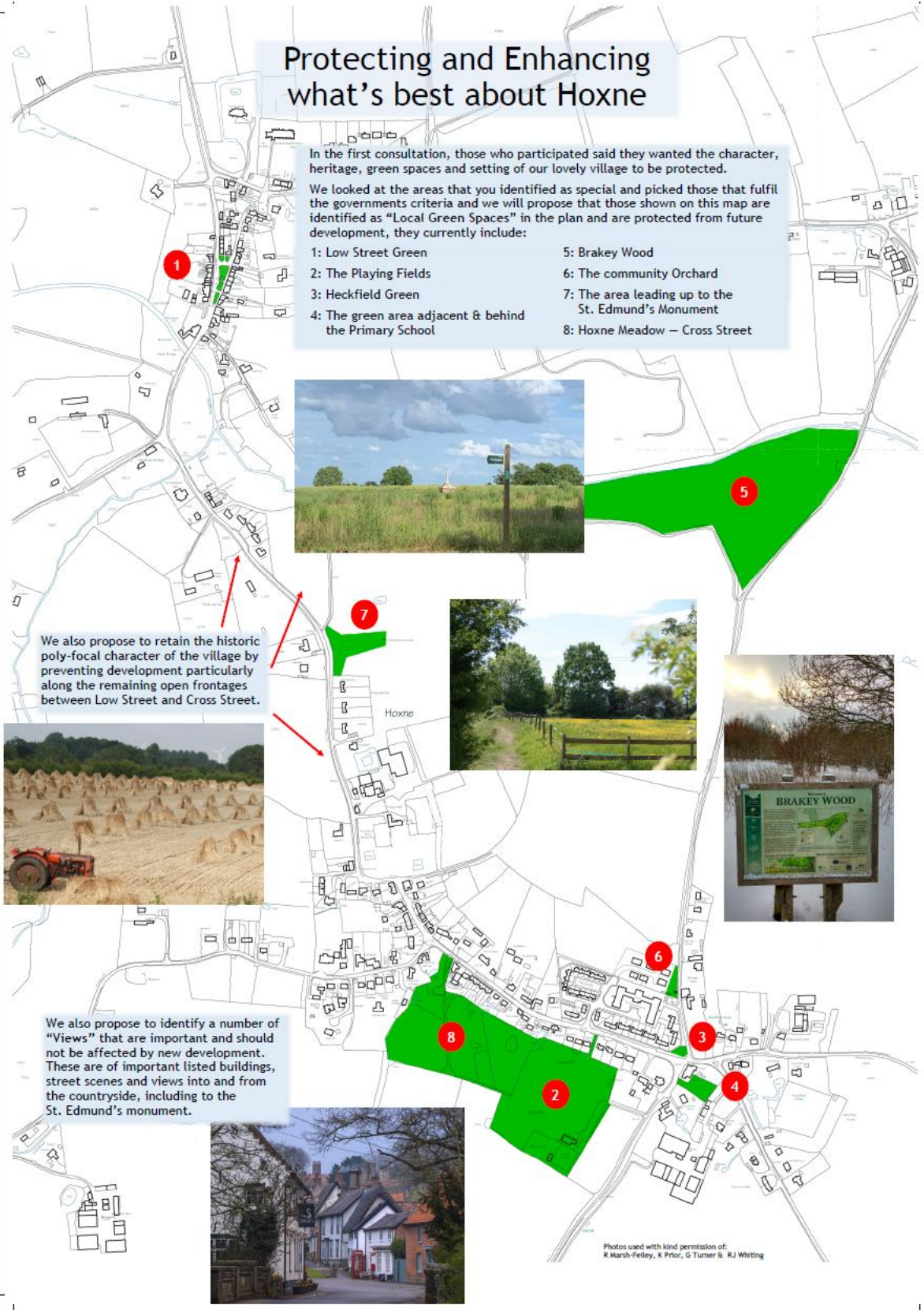


Protecting and Enhancing what's best about Hoxne

In the first consultation, those who participated said they wanted the character, heritage, green spaces and setting of our lovely village to be protected.

We looked at the areas that you identified as special and picked those that fulfil the governments criteria and we will propose that those shown on this map are identified as "Local Green Spaces" in the plan and are protected from future development, they currently include:

- 1: Low Street Green
- 2: The Playing Fields
- 3: Heckfield Green
- 4: The green area adjacent & behind the Primary School
- 5: Brakey Wood
- 6: The community Orchard
- 7: The area leading up to the St. Edmund's Monument
- 8: Hoxne Meadow – Cross Street



We also propose to retain the historic poly-focal character of the village by preventing development particularly along the remaining open frontages between Low Street and Cross Street.



We also propose to identify a number of "Views" that are important and should not be affected by new development. These are of important listed buildings, street scenes and views into and from the countryside, including to the St. Edmund's monument.



Photos used with kind permission of:
R Marsh-Felley, K Prior, G Turner & RJ Whiting

Appendix 5 – Interim Consultation On-Line Questionnaire.

Hoxne Parish Neighbourhood Development Plan

2. Protecting and Enhancing what is best about Hoxne

In the initial consultation the villagers who participated said that they wanted the character, heritage, green spaces and setting of our lovely village to be protected.

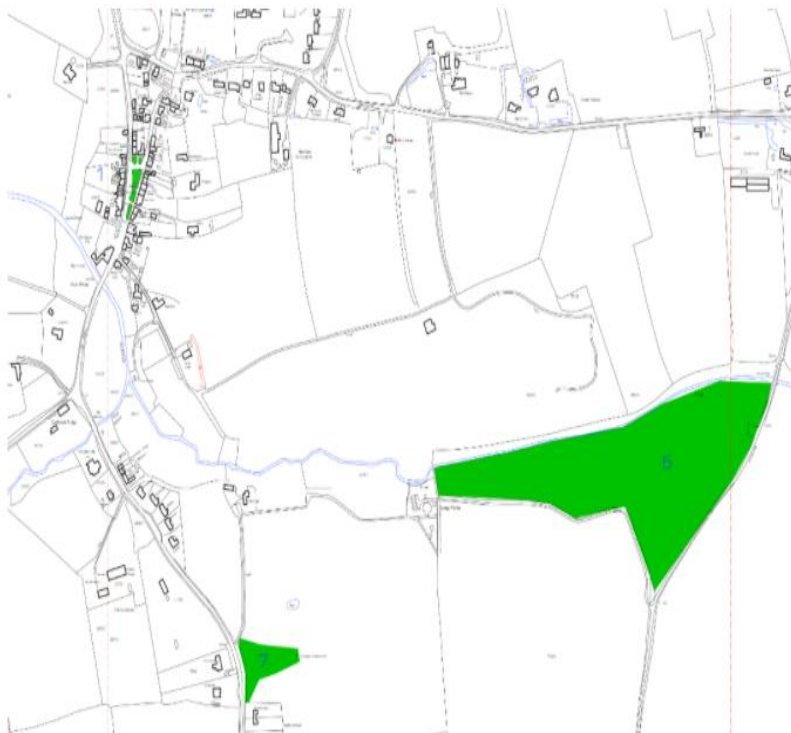
A Local Green Space has to be:

- Close to the built-up area
- Be important because of its beauty, historic significance, recreational value or wildlife.
- Not an extensive tract of land

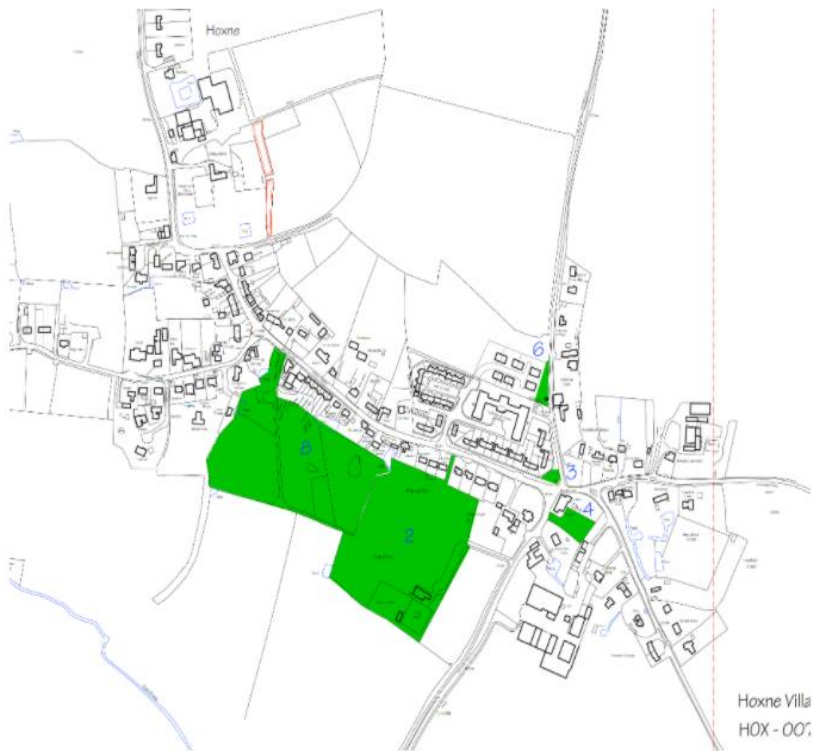
We therefore propose to identify the following areas as Local Green Spaces to be protected from development:

1. Low Street Green
2. The Playing Field
3. Heckfield Green
4. The green area adjacent to and behind the Primary School
5. Brakey Wood
6. Community orchard off Wittons Lane
7. The area leading up to St. Edmund's monument
8. Hoxne meadow Cross Street

Low Street and Abbey Hill Green Space 



Cross Street and Heckfield Green Space



Do you agree these areas should be identified as Local Green Spaces?

	Agree	Disagree	Neither agree nor disagree
1. Low Street Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. The playing field	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. Heckfield Green	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. The green area adjacent to and behind the Primary School	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. Brakey Wood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. Community orchard off Wittons Lane	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. The area leading up to St. Edmund's monument	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8. Hoxne meadow Cross Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you think any other areas should be identified as Local Green Spaces? Please describe a site and say why you think it qualifies

If you wish please send photos with comments to:

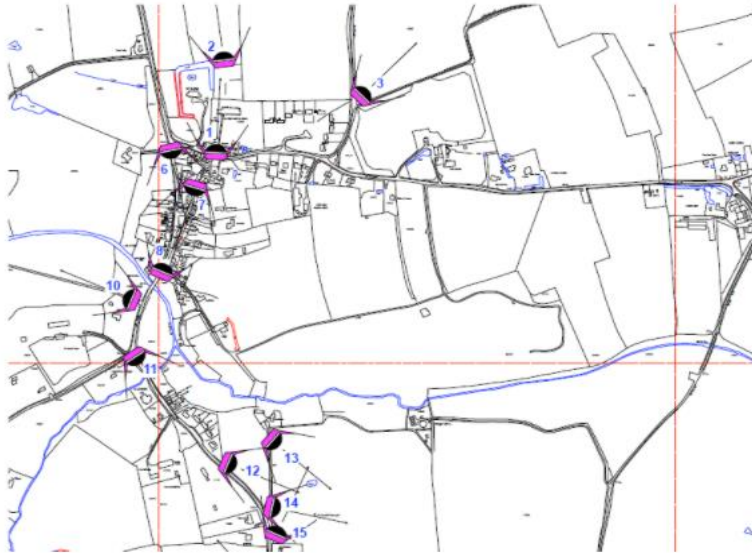
info@hoxneighbourhoodplan.co.uk

Please note any additional comments with regards to the Green Spaces:

3. Important Views

We propose to identify important views that should not be affected by new development. These include views to and from St. Edmund's monument, views of important listed buildings and street scenes and views into and from the countryside.

Views Low Street and Abbey Hill



Views Cross Street and Heckfield Green



Do you agree or disagree that these views should be protected?

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the views by referring to the reference number:

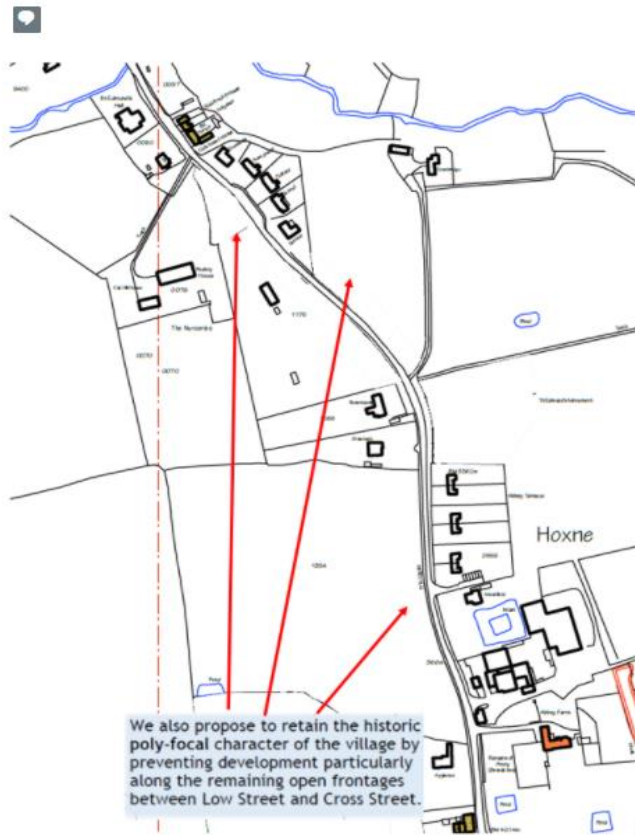
Do you think any other areas should be identified as important views into, within or out of the parish? Please describe the view location and say why you think it qualifies

If you wish please send photos with comments to:

info@hoxneneighbourhoodplan.co.uk

4. Retaining the character of the parish

We want to retain the poly-focal character of the parish by preventing development particularly along the remaining open frontages between Low Street and Cross Street:



Do you agree or disagree that these areas should be protected?

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the **poly-focal** nature of Hoxne:

Please add any additional comments about any **other** areas that should be protected:


5. Small scale development in Hoxne

You told us you supported some small-scale housing development to meet the needs of young households and older people, and also that development sites should preferably be on previously developed land (brownfield land).

We have also considered the housing needs survey that many of you completed as well as a housing needs assessment commissioned from consultants. These both showed that there is a need for housing for these groups. You can read these reports at www.hoxneighbourhoodplan.co.uk

We therefore propose to identify a site or sites to provide new homes most, if not all, of which should be suitable for young households and older people

The preferred site is Shreeves Farm in Heckfield Green (Site E) between Denham Road and Denham Low Road. Additional sites also for consideration are a small site east of the playing field (Site F) and another small site at White House Farm (Site D)


Sites put forward that seem most suitable: 




Sites put forward that seem most suitable with reasoning:

<u>SITE</u>	<u>FOR</u>	<u>AGAINST</u>
D	<ul style="list-style-type: none"> About the right size Within the existing village settlement boundary Mainly brownfield site 	<ul style="list-style-type: none"> Could be visible from open countryside to the south and east if hedge/tree boundaries are removed Natural boundaries to the east
E	<ul style="list-style-type: none"> Identified as suitable in the the Mid Suffolk Local Plan Brownfield site Within the village envelope settlement boundary Two access points Removes smelly pig sheds No impact on views Possible opportunity to improve Denham Rd width 	<ul style="list-style-type: none"> No natural boundary Is access to Chickering Rd road okay If not could be some impact on Denham Rd which is narrow Impact on listed farm building
F	<ul style="list-style-type: none"> About the right size Bounded by road and playing field Opportunity to improve access to the playing field No impact on views into, out of or within the village Could provide some allotment land 	<ul style="list-style-type: none"> Greenfield Access via narrow road (Denham Rd) Lack of footway Mid Suffolk District Council assessment says - 'no possibility of creating a suitable access'




Do you agree or disagree that Site D should be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that Site F should be identified for housing development? 

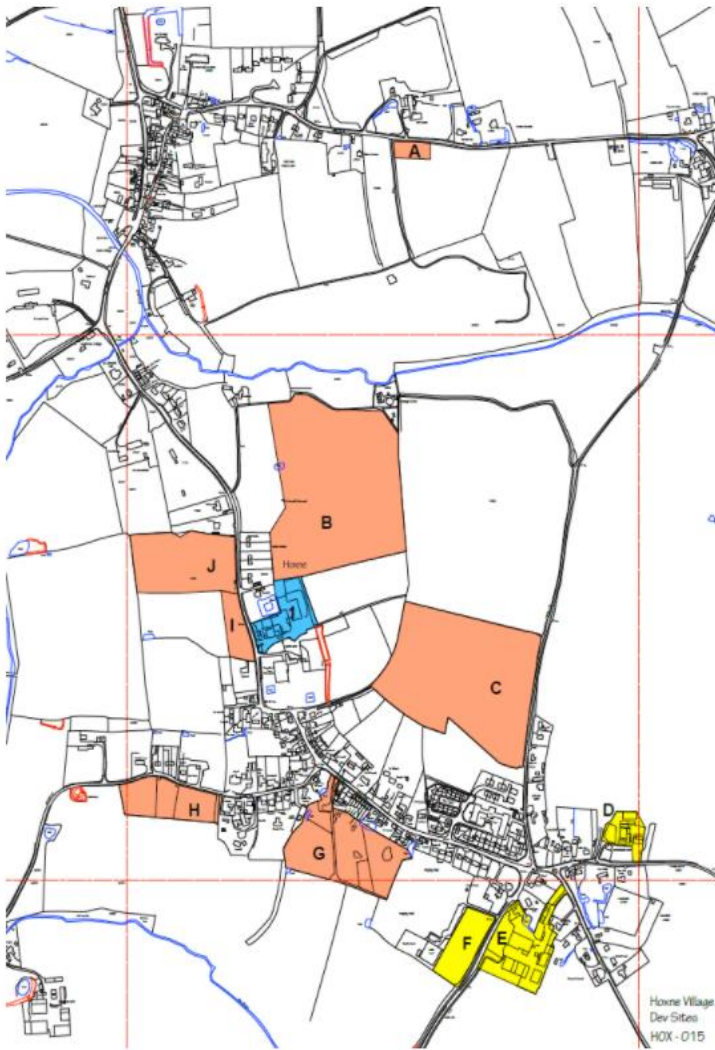
- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that Site E should be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to the suitable sites listed above: 

Sites put forward but not considered suitable for development



Sites put forward but not considered suitable for development:




SITE	FOR	AGAINST
A	<ul style="list-style-type: none"> • On B road which provides good access 	<ul style="list-style-type: none"> • Poorly related to main parts of the village and its services • Inconsistent with settlement pattern - Would lead to an estate type development at the entrance to the village harming its character. • Greenfield site • Impact on important view out of the village looking eastwards
B		<ul style="list-style-type: none"> • Much larger than is required to meet housing need • Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village • Unconnected to the existing built up area • Damage the setting of the ancient monument • Would impact on views to and from the ancient monument • Greenfield site • Outside of settlement boundary • Deemed unsuitable by Mid Suffolk District Council
C		<ul style="list-style-type: none"> • Much larger than is required to meet housing need • Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village • Unconnected to the existing built up area • Greenfield site • Outside of settlement boundary • Damage important views looking from Wittons Lane north west direction • Deemed unsuitable by Mid Suffolk District Council
G		<ul style="list-style-type: none"> • Much larger than is required to meet housing need • Inconsistent with settlement pattern - Would lead to an estate type development out of character with the village • Unconnected to the existing built up area • Greenfield site • Poor Access • Outside of settlement boundary • Within the conservation area • Damage important views looking into and out of the village • Deemed unsuitable by Mid Suffolk District Council




SITES	FOR	AGAINST
H	<ul style="list-style-type: none"> Bounded by mature trees and hedges 	<ul style="list-style-type: none"> Access via narrow road (Nuttery Vale) Lack of footway Greenfield site Nearby previous planning refused - connectivity and traffic
I		<ul style="list-style-type: none"> Would visually and physically close the gap between the two parts of the village detrimentally affecting its bioentric character Frontage development not the most efficient form of development No natural boundaries to prevent expansion to the east Site has not been put forward for development Would impact on important view into the village Greenfield site Outside of settlement boundary Impact on the setting of the Abbey (grade II* listed) Would affect views from the monument to the West
J		<ul style="list-style-type: none"> Inconsistent with settlement pattern - Would lead to a narrow estate type development inconsistent with the character of the village Would visually and physically close the gap between the two parts of the village detrimentally affecting its bioentric character Larger than local needs require Greenfield site Outside of settlement boundary Visible from the valley to the North West Would affect views from the monument to the North West




Do you agree or disagree that [Site A](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site B](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site C](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site G](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site H](#) should NOT be identified for housing development? 


- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site I](#) should NOT be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Do you agree or disagree that [Site J](#) should NOT be identified for housing development? 

- Agree
- Disagree
- Neither agree nor disagree

Please note any additional comments with regards to unsuitable sites listed above: 

5 / 7  71%

[Prev](#) [Next](#)

6. Small Business Development

You also supported some new small-scale development of business use. We believe there is limited scope in Hoxne for new business development but propose that further business units at the existing business site east of Abbey Hill should be supported.



Do you agree that this site should continue to be developed for business use?

- Agree
- Disagree
- Neither agree or disagree

Any other comments on sites suitable for business development:

6 / 7 88%

[Prev](#) [Next](#)

7. Any other comments

Please provide any additional comments concerning the Hoxne Neighbourhood Plan here:

If you want any further details please say what information you require and provide either an email or a telephone number

(No personal details will be retained or shared)

Email Address

Phone Number

Further details requested:

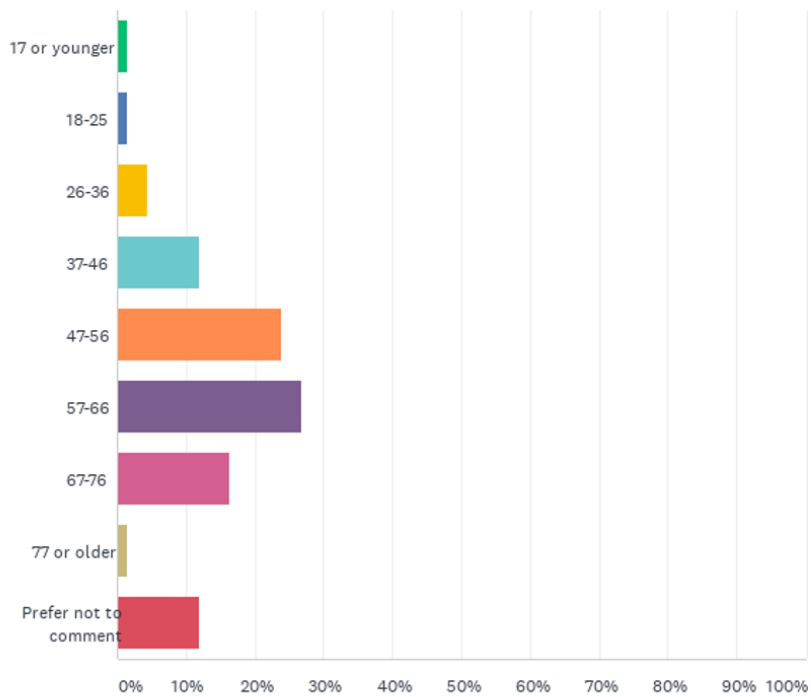
7 / 7 100%

[Prev](#) [Done](#)

Appendix 6 - Interim Consultation December 2020

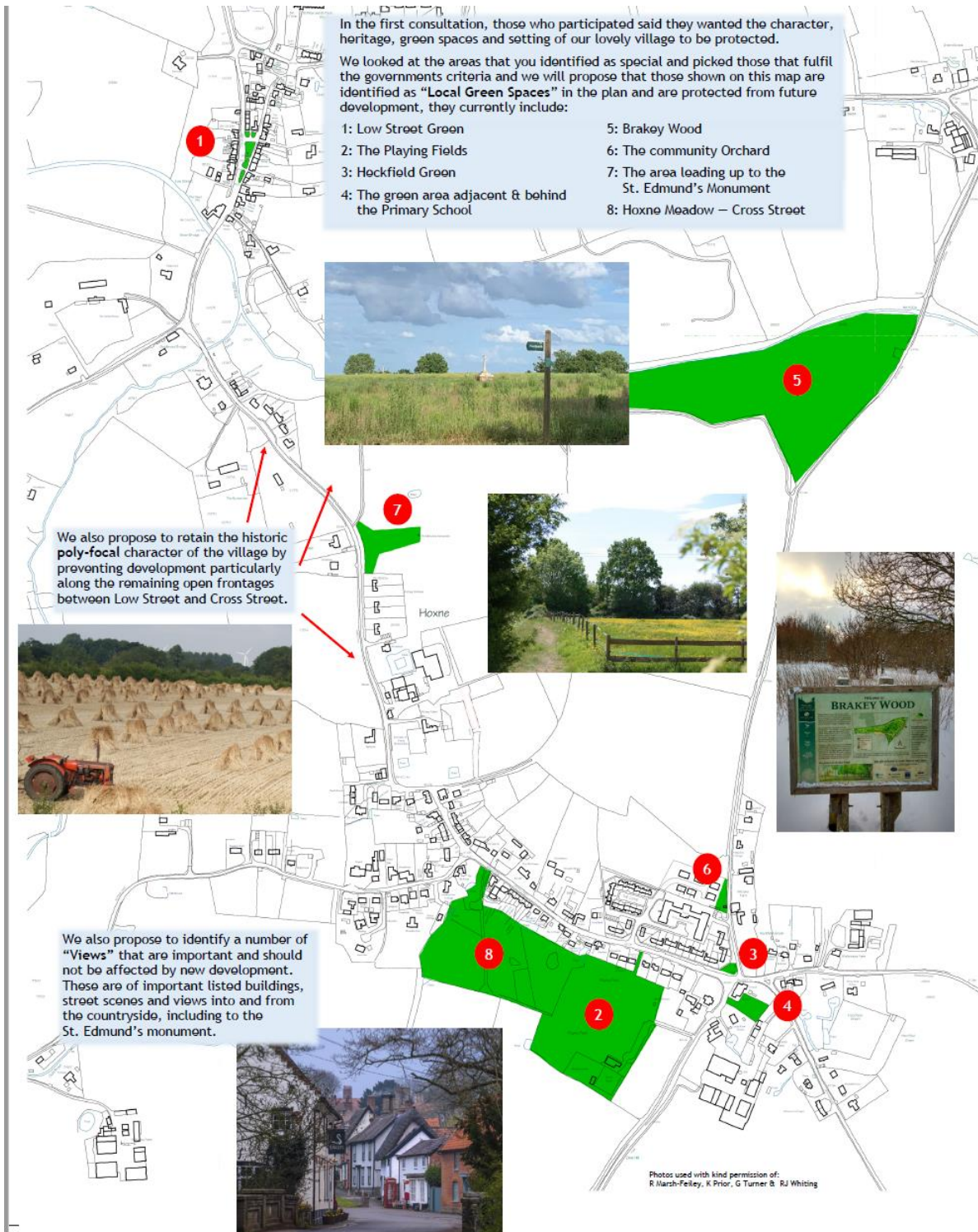
Consultation responses

1. There were 71 responses of which 43 were complete responses. The age range of respondents broadly reflected the age profile of the parish population:



Consultation Topic 1 - Local Green Spaces

2. The online questionnaire asked for comments on 8 potential Local Green Spaces that were identified in the leaflet:



3. 54 residents responded to the question 'should these areas be identified as local green spaces?' as follows:

	AGREE	DISAGREE	NEITHER AGREE NOR DISAGREE	TOTAL
1. Low Street Green	90.74% 49	1.85% 1	7.41% 4	54
2. The playing field	90.74% 49	3.70% 2	5.56% 3	54
3. Heckfield Green	87.04% 47	1.85% 1	11.11% 6	54
4. The green area adjacent to and behind the Primary School	64.81% 35	7.41% 4	27.78% 15	54
5. Brakey Wood	87.04% 47	3.70% 2	9.26% 5	54
6. Community orchard off Wittons Lane	75.93% 41	7.41% 4	16.67% 9	54
7. The area leading up to St. Edmund's monument	75.93% 41	12.96% 7	11.11% 6	54
8. Hoxne meadow Cross Street	81.48% 44	7.41% 4	11.11% 6	54

4. The following comments were made regarding this question:

Comment:

- Who is going to be able to build on Low Street, the Orchard, playing fields or Heckfield Green. Protect places that could be viable development sites that would destroy Hoxne, its very few footpaths and lovely views.

Response:

- *Agreed that some protection is required for some sensitive parts of the village and other policies will be designed to achieve this. However, LGS have to meet some strict criteria to accord with Government Policy.*

Comments wanting additional areas to be LGS:

Downbridge area;

- The paddocks fronting Downbridge should also be included, together with the backdrop of woodland at Chickering Beck behind the Goldbrook houses/bungalows. This falls into the "beauty" criteria and also has bordering PRow access. It is visible and forms backdrop to/from St Edmunds monument and when driving down Abbey Hill towards Goldbrook between the poly focal settlements.
- The paddocks fronting Downbridge should also be included and the backdrop of woodland at Chickering Beck behind the Goldbrook houses/bungalows.
- Following the planning permission being granted for the 3 dwellings Abbey Hill East, I would like to ask that the strip of land (field/agricultural land) from these dwellings down to Downbridge Farm/Barn are marked as a green space or not allowed to build on. This would ruin the view for everybody. Additionally, the meadow/ horse field outside Downbridge Farm should not be allowed further buildings, it is an area off outstanding beauty, and therefore needs protecting please.

Other areas;

- The corner plot of Elm House opposite leading to Watering Land (wildlife/beauty).
- Others areas should include the plot of woodland between Mulberry Cottage and 7/8 Green Street (predominantly Wildlife and beauty, adjacent to listed building),
- You could argue the former Goldbrook plants overgrown woodland area is also significant to wildlife/beauty (it has a number of TPOs) and forms part of the poly focal setting.
- Looking further a field and not on your map then there's the Woodland through which BOAT path 34 (?) runs [clink hill to South Green] - it may not be adjacent to many houses but is it mostly untouched, and a major wildlife haven.
- The water meadows down by the River Waveney. The area from the monument down to the bungalows on the left and right of the road. All footpaths and the areas around them. (Response - Agreed that this area should be protected from development, but it does not meet the criteria for LGS. Other policies will be used.)
- There is a small area of woodland known as 'Nine Oaks' located on the corner of Green Street and Watermill Lane which probably should be protected.
- Yes. Reading green at the end of watering road hoxne.
- Spinnneys wood, behind Hoxne swan to the top of church street.
- The Playing Field and Brakey Wood are already Designated Open Spaces and referenced under Policy LP30 of the Joint Local Plan - It should not be necessary to include these. Is the area 4 behind the school private to the school, if so why is it listed as doesn't meet the criteria? If not, and it's publicly accessible, then yes, include it. The "Hoxne meadow" would appear an "extensive tract of land" and not compliant. It may have a PRoW through it, but so do many other areas adjacent to the Hoxne settlements. It's private property by all intents, and as such only falls under the "beauty" category. (Response - The areas identified in the JLP should be included in the HNBP for consistency. Re the area behind the school – LGS do not have to be fully open to the public – this area is used by schoolchildren. However this area, Hoxne Meadow and other areas in private ownership can only be allocated with the agreement of the landowner.)
- The monument has been built around no point having a green space as its someone's garden. The field and footpath on cross street I walk on almost everyday and is well used by lots of people and visitors to Hoxne, so is Brakey Wood, surely the Playing Field, Orchard, Heckfield Green and Low Street are already green spaces. (Response - The proposals for housing west of the monument are designed with an open space leading towards the monument itself. It is this area that is proposed as a LGS. While the other areas mentioned are indeed green spaces designating them as LGS provides additional protection from the effects of development.)
- Spinnneys wood is an invaluable wildlife corridor.
- Hoxne Meadow Cross Street (8) could be developed with houses around a new village Green. Area 7 protected with a new Village Green.

Response:

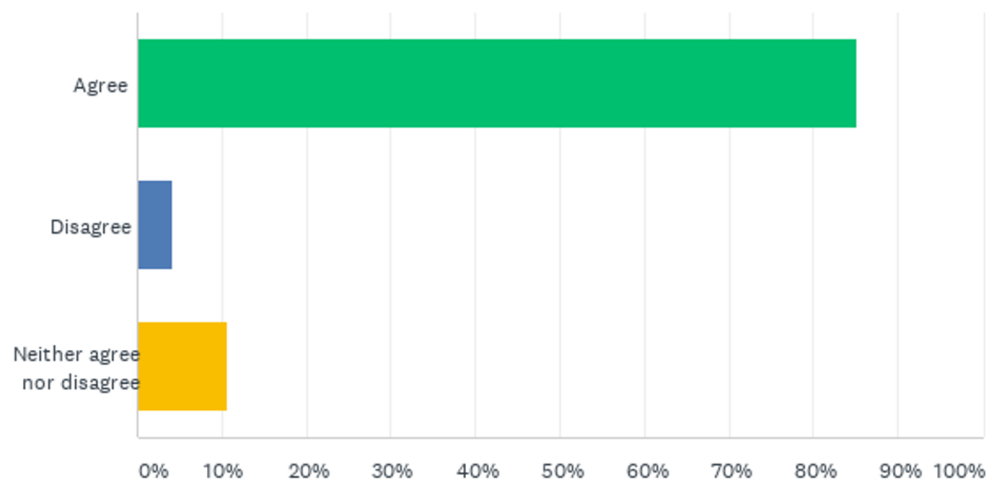
- *Regarding the Downbridge area, the area does need to be protected from development to maintain the poly focal character of the village. However identifying extensive tracts of land in this area would not meet the Government criteria for LGS set out in National Planning Policy Guidance. The footpath running from the recently approved development of three dwellings fronting Abbey Hill northwards towards Rose Cottage is a valued local feature with attractive views to the east towards the monument and the wooded area to the west. This should be a LGS.*
- *Proposed Local Green Space no 7 takes into account the green space through the development of three homes that has planning permission.*
- *The other areas proposed do not meet the criteria for local green spaces mainly because - Sarah and Rob to add re specific proposals*

Consultation Topic 2 - Important Views

5. Residents were asked whether a number of important views shown on the leaflet should be protected from new development. Over 85% of respondents agreed they should be while less than 5% disagreed.

Q6: Do you agree or disagree that these views should be protected?

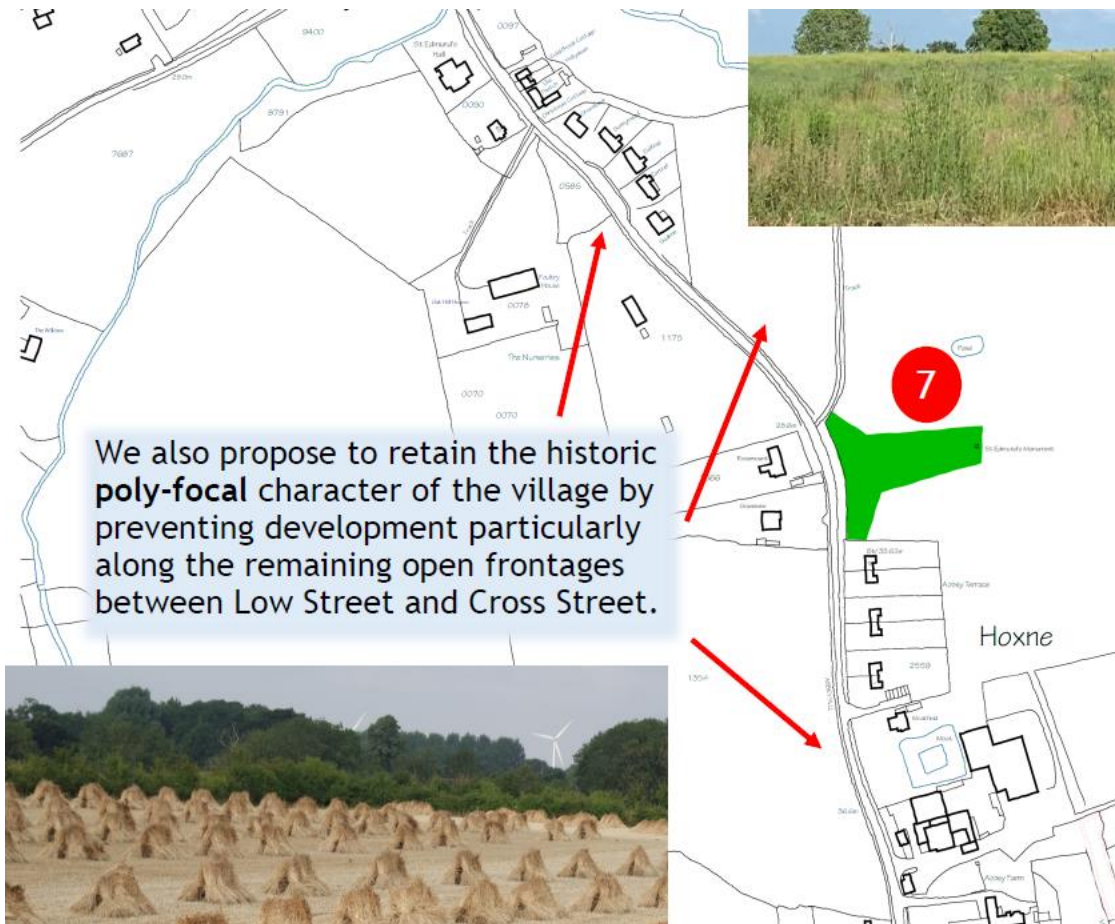
Answered: 47 Skipped: 24



6. Residents were asked to state why they agreed or disagreed with specific views. No detailed comments were received.

Consultation Topic 3 - Important open frontages

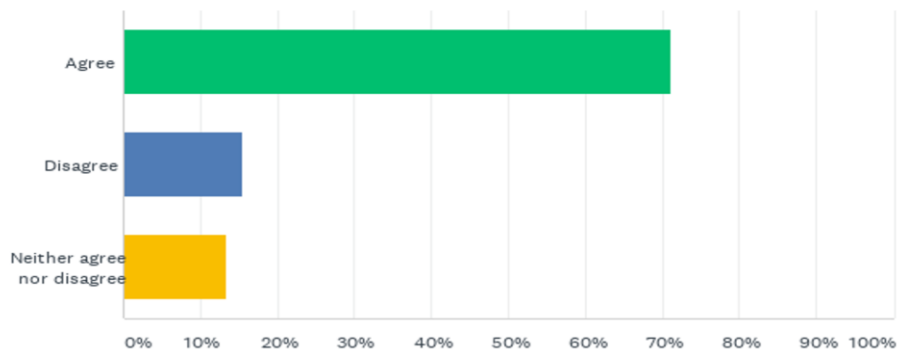
7. The Working Group considers that the historic poly focal character of the parish should be retained by protecting some important open frontages between Cross Street and Low Street. These were identified in the leaflet:



8. Just over 71% agreed these areas should be protected, nearly 16% disagreed and just over 13% neither agreed or disagreed:

Q9: Do you agree or disagree that these areas should be protected?

Answered: 45 Skipped: 26



9. The comments received on this topic were as follows:

Comment:

- Shame the site on the monument field is going to be destroyed!

Response:

- *Agreed.*

Comment:

- keep building in the envelope of Hoxne, infill and leave all the open countryside alone.

Response:

- *Noted*

Comment:

- It is essential that this historic characteristic be maintained. The now MSDC approved Abbey Terrace development will have a damaging impact and it is vitally important that the strip of 3 houses is NOT allowed to extend along the adjacent driveway leading to Downbridge (?) Farm.

Response:

- *Noted.*

Comment:

- Poly-focal nature of Hoxne is very important and we agree to the protection of the suggested areas with the exception of the site of Goldbrook Plants. Some residential development here - replacing the existing property and former horticultural buildings - could be viable. The site is well screened and provided mature trees etc are kept some development here could have relatively less impact on the open gap between Cross Street and Low Street.

Response:

- *It is important to keep this area open to maintain the poly focal character of the village.*

Comment:

- Must enforce 100%, please include the strip of agricultural land into this 7. No more building on the strip of land between new dwellings East of Abbey Hill down to Downbridge farm, nor in the horse field/ meadow outside of Downbridge Farm.

Response:

- *Noted.*

Comment:

- I think some limited development would be reasonable, particularly in the area marked 1175 on the map as it would not spoil existing views.

Response:

- *Development in this location would be detrimental to the poly focal character of the village.*

Comment:

- We do not agree with the concept of preserving the poly-focal nature of Hoxne. If it is one village don't try to preserve the physical barrier of allowing no development between settlements. This is in actual fact, an ideal place for small developments to happen. The brownfield site of Abbey Farm is an ideal spot for domestic development. NOT for any more businesses.

Response:

- *Noted. Abbey Farm is currently already in business use.*

Comment:

- Again I think we need to make more allowance for sensible development

Response:

- *The intention of the working group is to make appropriate provision for development in the right places.*

Comment:

- What on earth does a "poly-focal" nature mean?

Response:

- *It means the parish of Hoxne has some distinct settlement areas including Low Street and Cross Street areas.*

Comment:

- what does POLL-FOCAL mean

Response:

- *It means the parish of Hoxne has some distinct settlement areas including Low Street and Cross Street areas.*

Comment:

- I don't feel that there actually is a completely clear corridor that separates the two areas. I feel that the village is actually classes as Poly-focal as it is an amalgamation of Low Street, Cross Street and Heckfield green.

Response:

- *There has been some erosion of the separation between Low Street and Cross Street but further erosion should be avoided.*

Comment:

- Planning permission has been granted to land adjacent to Abbey Terrace contrary to local wishes and this will cause some damage to the character of the settlement. Agreed that further damage should be avoided.

Response:

- *Noted*

Comment:

- Open areas between The Swan and Village Hall and open areas along footpath/track from Downbridge to The Swan should all be protected to help maintain the poly-focal nature of the village.

Response

- *Policies will be considered to protect these areas.*

Comment:

- From Wittons Lane across to the Monument should be protected as any development there would also spoil important views and open space.

Response:

- *Noted*

Comment:

- The area where the Hoxne Hoard was found. The area where the Hoxne Fair used to be held. The field on the left of Eye Road leading out of the village between Goldbrook House and The Willows

Response

- *Policies will be considered to protect these areas.*

Consultation Topic 4 - Potential Housing Development Sites

10. Residents were asked to comment on three sites identified as being potentially suitable for development and 8 sites considered to be unsuitable for development.

11. The sites considered *potentially suitable* for development were identified in the leaflet and online questionnaire as follows:

Small scale development. Not development for the sake of it

You said you supported some small-scale housing development for young households and older people. These development sites should be on previously developed land (brownfield land).

We looked at the housing needs survey that many of you completed, and commissioned a housing needs assessment for the area.

These show there is some need for housing suitable for these groups.

We propose to identify a site or sites to provide homes most, if not all, of which should be suitable for young households and older people.

The preferred site is **Shreeves Farm**, “E” in Heckfield Green between Denham Road and Denham Low Road.


But there are two other smaller sites, “F” the land east of the playing fields and “D” the land at Whitehouse Farm that are being looked at and some sites that have been assessed and rejected as being unsuitable. We have listed all of these sites, including the reasons they are preferred or have been rejected on the Hoxne NDP website.

You also supported some small-scale development for business use.

We believe there is limited scope in Hoxne for a completely new business development but suggest that the utilisation of the existing business units at the site east of Abbey Hill should be supported.

You can see all these sites and make your own comment by going to the Hoxne NDP website:

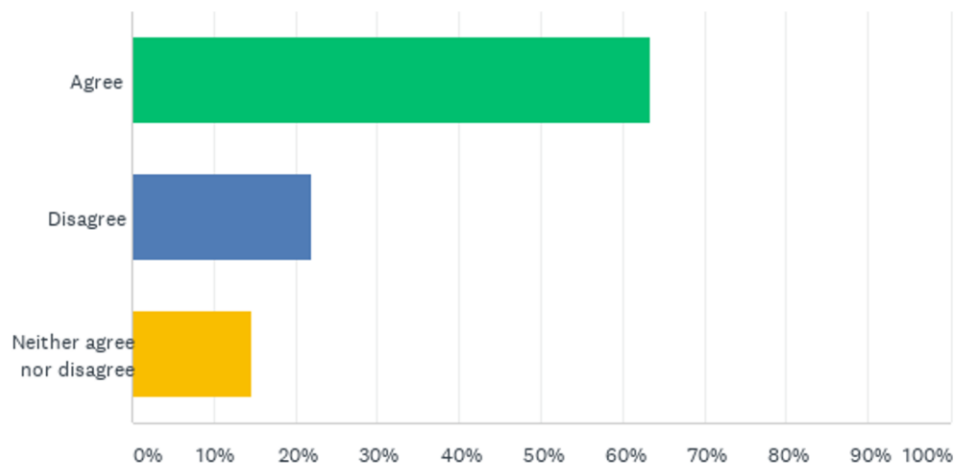
hoxneneighbourhoodplan.co.uk



12. Regarding **Site D** just over 64% agreed it should be identified for housing development, nearly 22% disagreed and nearly 15% neither agreed or disagreed:

Q12: Do you agree or disagree that Site D should be identified for housing development?

Answered: 41 Skipped: 30

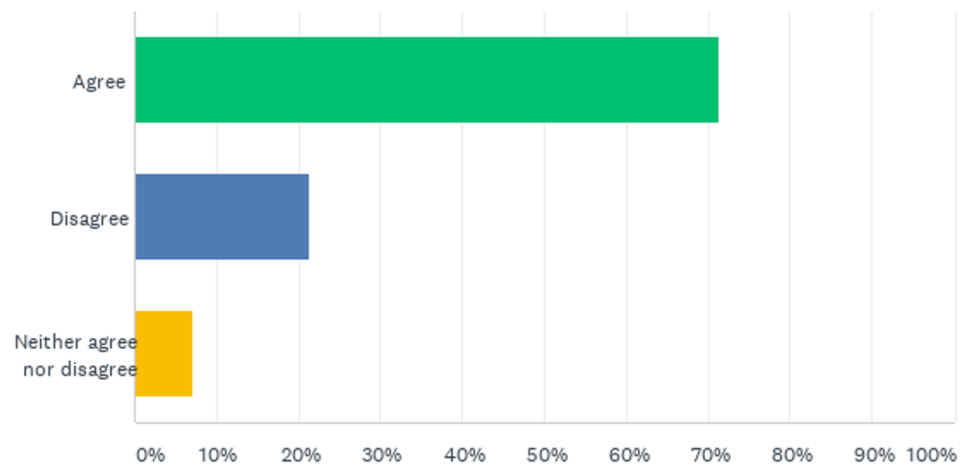


13. There were no specific comments on this site. However, the landowner has informed the Working Group that the site is not available for development and it will therefore be withdrawn from consideration.

14. Regarding **Site E**, just over 71% of respondents agreed it should be developed, just over 21% disagreed and about 7% neither agreed or disagreed:

Q14: Do you agree or disagree that Site E should be identified for housing development?

Answered: 42 Skipped: 29



15. There was one comment specifically about this site:

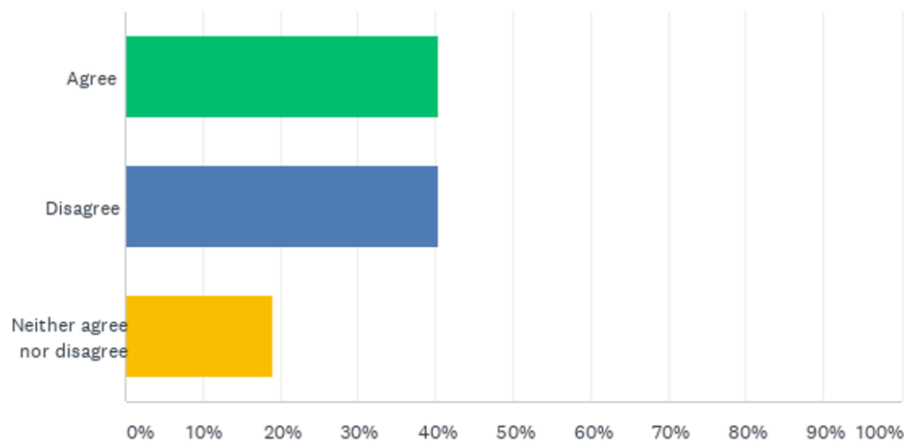
- There are already 13 more granted dwellings than when the current Joint Local Plan came about, so that's 13 (to 2018) + 30 for Shreeves farm + these latest 13 (2018-2020). Far too many I'm sure for available services - perhaps try for less than 30 at Shreeves Farm, say 20 and push for a new wood lined open space to block view coming from Denham.

Response

- *The Joint Local Plan makes provision for 43 dwellings in Hoxne – 30 at Shreeves Farm and 13 which already have planning permission. The comment is double counting the 13.*
16. Regarding **Site F**. nearly 41% of respondents agreed it should be developed while the same proportion disagreed and just under 20% neither agreed or disagreed.

Q13: Do you agree or disagree that Site F should be identified for housing development?

Answered: 42 Skipped: 29



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17. There were three specific comment regarding site F:

Comment:

- Site F is completely unsuitable due to the road it is on. It would be totally unsafe and the amount of traffic added to a single track lane is not practicable.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

Comment:

- (Site) F could be linked to E by crossing to join footpaths and maybe part suited to allotments, but mainly retirement bungalows.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

Comment (by email):

- From your plan it appears that plot F is a meadow not a brown field site. Also all the roads round the plots are very narrow and in an appalling condition will they be improved. I am also concerned about any increase in traffic along cross st.. This is already narrowed to one lane by parked cars and the speed limit ignored..In 21 years I have never seen a flashing speed sign in cross st . the traffic and the speeding cars and vans just gets worse.

Response:

- *The possibility of developing this site will be considered further including the access issues and relevant authorities including the County Council consulted.*

18. There were some **general comments** about the sites put forward as being potentially suitable for development:

Comments in Favour of Development

- These have been well thought out and it is interesting that all have the village school in close proximity; an important factor for young families, and the latter are needed for the ongoing sustainability of the village. They also have safe walking access to the village shop and pub.
- Fine but we need to be ready to accept development on more sites than these.
- All sites for very small development only.

Response

- *Comments noted.*

Comments about the questionnaire

- The question layout is out of order as D-E-F, people will likely think it's D-E-F and you'll get wrong responses.
- Why have you put the question in the order D F E ? The info is in alphabetical order D E F. Surely this could confuse people and give false responses!!

Response

- *The site identifying letters were clear in the leaflet and the questionnaire and should not have led to errors in responses.*

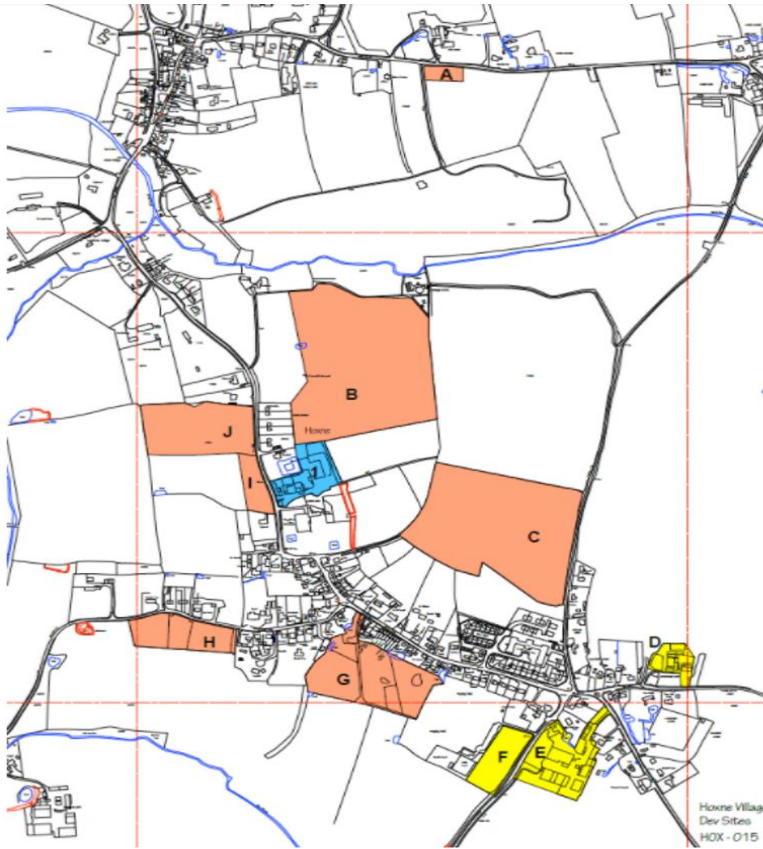
Comments against development

- I think there is enough houses already given permission to achieve the required number of houses suggested by the District houses. If the above areas are built on we will end up with 30 plus more houses that we need! What needs to happen is those with permission need to be build not just have their foundations put down to maintain the permissions.
- Looks like one already Rich Farmer could become an even VERY RICH FARMER. Never seen a farmer on a bike but he may have a BROWN ENVELOPE !!!!!!!!
- All these are serviced by SINGLE track roads and even the road running through Hoxne has Single access most of the way. All developments will increase traffic through the village. As said before, they are all minor roads that are in bad condition and would suffer with an increase in traffic.
- I think that if there has to be any development in Hoxne, a few areas of small developments with appropriate character would be better than bigger cheaper developments. I would prefer there to be none though. I would worry about all development being concentrated in one end of the village.

Response

- *The Joint Local Plan pre submission draft requires 43 houses to be built in Hoxne by 2036. This is made up of site E (30) and sites with outstanding planning permissions (13). Consultation indicates support for affordable housing and housing for older people.*

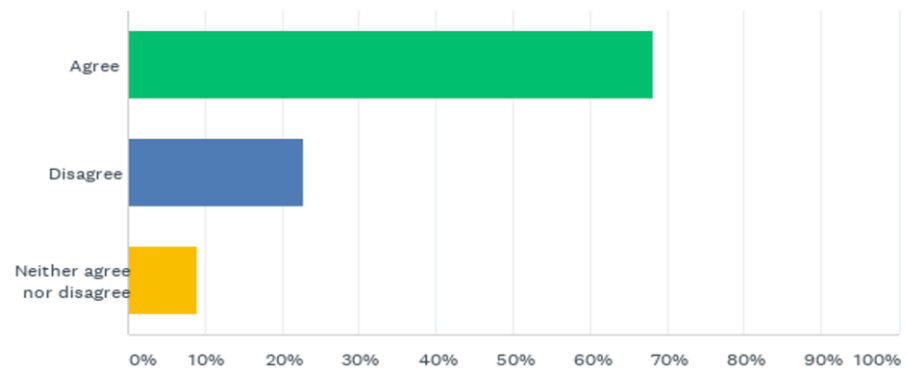
19. The 8 sites that were identified as being **unsuitable for development** were identified as follows in the online consultation:



20. The responses strongly support the view of the Working Group that these sites are unsuitable:

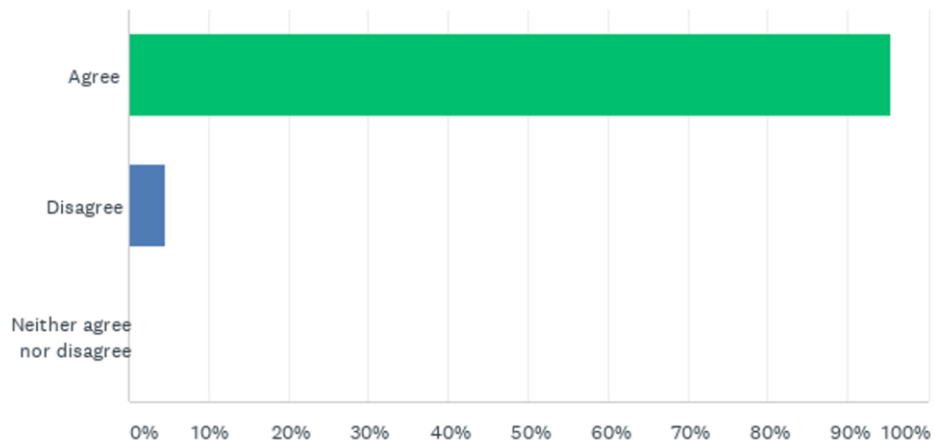
Q16: Do you agree or disagree that Site A should NOT be identified for housing development?

Answered: 44 Skipped: 27



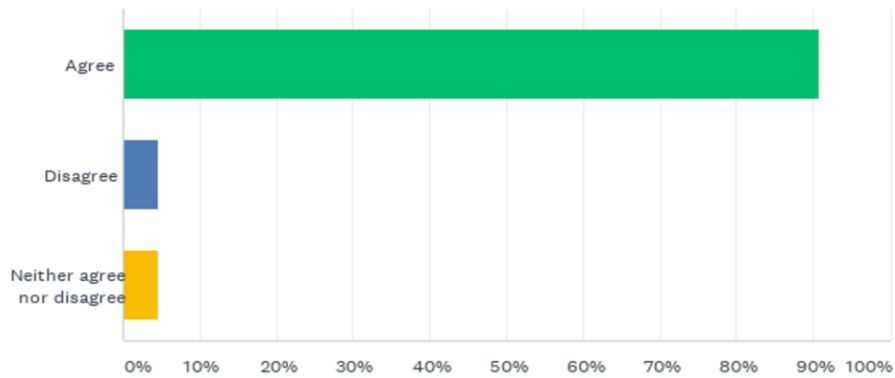
Q17: Do you agree or disagree that Site B should NOT be identified for housing development?

Answered: 43 Skipped: 28



Q18: Do you agree or disagree that Site C should NOT be identified for housing development?

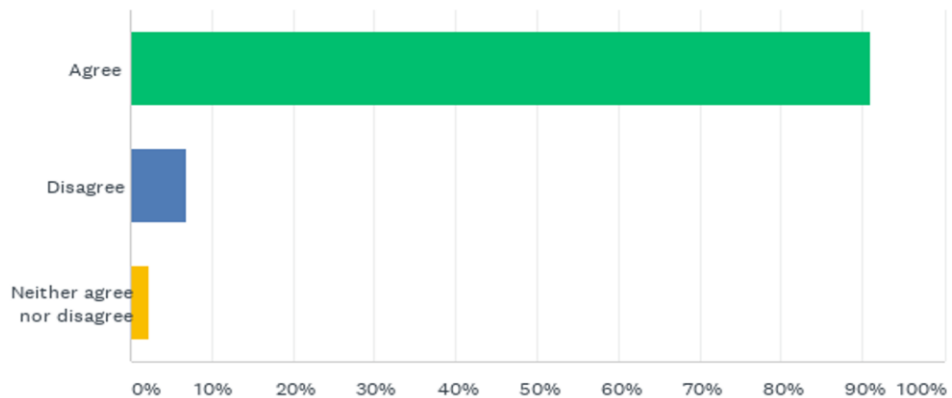
Answered: 43 Skipped: 28



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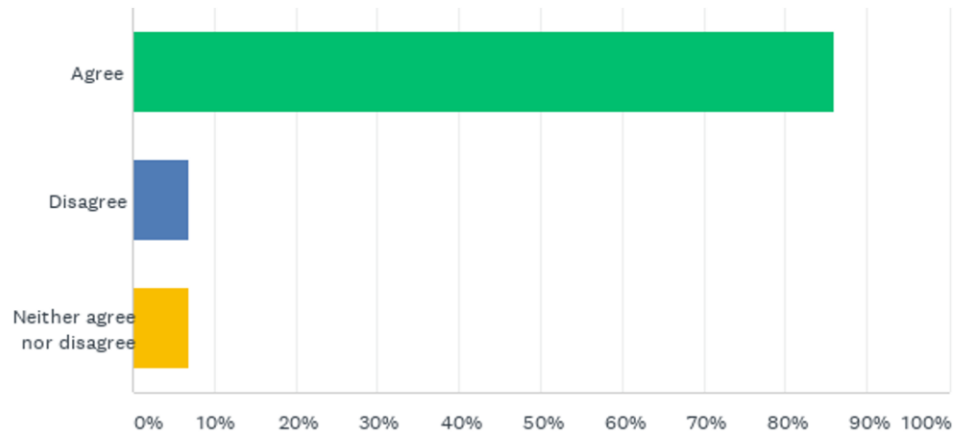
Q19: Do you agree or disagree that Site G should NOT be identified for housing development?

Answered: 44 Skipped: 27



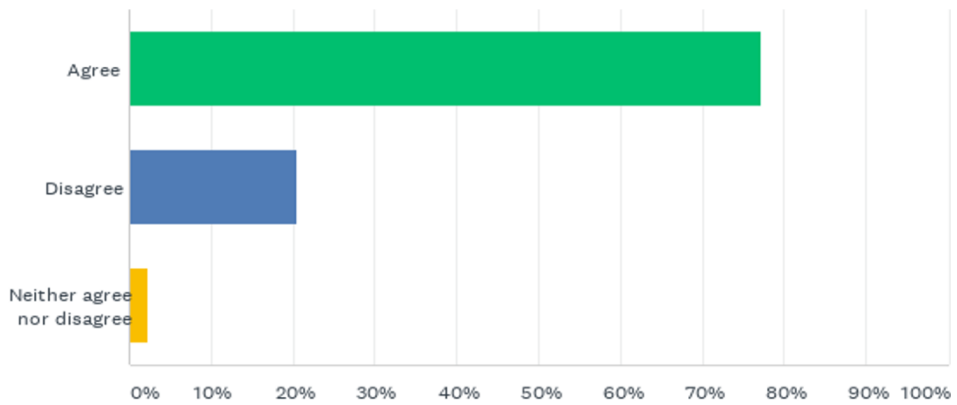
Q20: Do you agree or disagree that Site H should NOT be identified for housing development?

Answered: 43 Skipped: 28



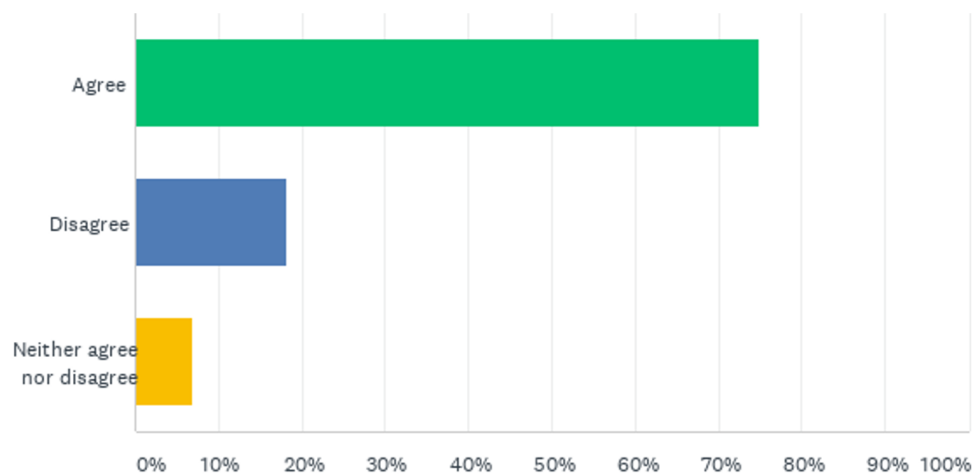
Q21: Do you agree or disagree that Site I should NOT be identified for housing development?

Answered: 44 Skipped: 27



Q22: Do you agree or disagree that Site J should NOT be identified for housing development?

Answered: 44 Skipped: 27



21. There were some comments in support of some of these sites:

- A would be perfect for a small development
- I or J would be perfect for building they are on the street with good access to the school and the post office
- Site B must be made bigger, and run down to the driveway for Downbridge Farm. Otherwise we will get another planning application which will destroy views along/from this access driveway. Why is the meadow/horse field not included in this?, as part of B
- A is good as it should not increase traffic on unsuitable roads in the village. I and J are rather large but at least they are within the village and will not spoil views coming into the village. they are also infill rather than ribbon development.
- I really think we should not rule out so many sites for development and I live very close to several of these sites.
- A and J for very small development if other sites are deemed as inappropriate.
- G could be developed around a new Village Green

Response:

- *No detailed arguments are put forward to justify any of these sites being included.*

22. There were some comments against some of these sites:

- A - adjacent to listed buildings!
- Site A is ridiculous as a previous application opposite toward the village was rejected due to impact on surrounding Listed Properties.

Response:

- *Comments noted.*

23. Two other sites were put forward for consideration:

- The old Banham Brick yard should be developed for houses.
- Should this site (Abbey Farm) also be considered for housing development
- The derelict at Abbey Farm Yard are ideal for domestic development giving good access to both the school and the village centre
- The old Banham Brick yard should be earmarked for housing and small business unit development
- The old Banham's Brick yard site - being brownfield post industrial, could be usefully developed for 6 or more appropriate to the actual needs for housing.

Response

- *The Abbey Farm Yard site is mainly in business use currently. The Banham Brick site is situated in open countryside and is not well related to the settlement area.*

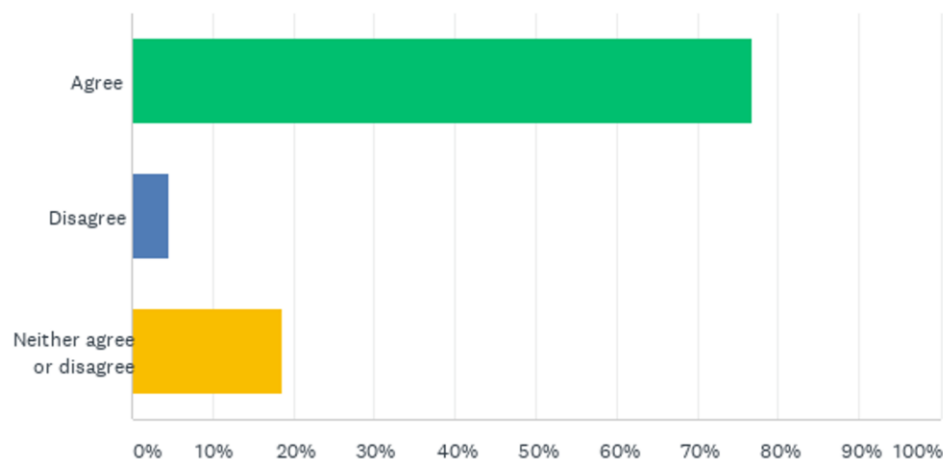
Consultation Topic 5 - Site for employment uses

24. Residents were asked if they supported the continued development of commercial uses at Abbey farm.

25. Most respondents were in favour:

Q24: Do you agree that this site should continue to be developed for business use?

Answered: 43 Skipped: 28



26. The following comments were made in support:

- Yes, but only within the boundary of existing site and include the front building and single storey courtyard buildings behind as small biz units - what a waste at the moment. There should be utilisation of the existing buildings, not the creation of new buildings on or behind the site. The large buildings are an eyesore but better in-keeping than a block of flats as it's a highly visible area across the fields.
- We have no objection in principle to continued business development at Abbey Farm but wish to raise the following points: Small-scale residential development/conversion has previously been granted planning permission on part of the site but seems to have been abandoned- this should be encouraged/pursued (with area perhaps included in neighbourhood plan). New business development should only include renovation or replacement of existing building footprints, rather than areas of new build. This will serve to reduce impact on the surrounding Scheduled Monument areas and listed building of Abbey Farm, a selection of unlisted but historic farm buildings, Rights of Way and public views etc.
- I live right next to this site. I am happy to see sensible development for either business or residential purposes.
- Business is good for local people to work at

Response

- *The site is bounded by designated Ancient Monument areas to the south, east and north and can therefore only be developed within current boundaries.*

27. The following comments were made against:

- Way too much traffic at the moment, large lorries everyday
- No business with the need for large heavy lorries should be allowed.
- We do not need more small businesses in the village that will generate traffic.

- Volume of traffic on Abbey Hill is already a concern- increased number of feed lorries to Town Farm has been seen this year.

Response

- *Noted – the site is already in business use and limited intensification will add little additional traffic.*

28. One other site was suggested for business development:

- The old Banham Brick Yard should be developed for small businesses
- The old Banham Brick Yard should be earmarked for housing and small business unit development

Response

- *The site is in countryside and mainly a greenfield site not suitable for substantial development.*

29. These general comments were made about development issues and the Plan:

Parking:

- Parking restrictions should be introduced opposite the Low Street green. there should be parking made available at the back of the houses in Low Street on the West side because of increased car ownership of residents and increased HGVs that drive through.
- The village green (no.1) needs to have parking restrictions. there should be consideration for possible purchasing of rear access land for the houses on the western side of low street so that they can be parked off the road. especially due to the increase of car ownership by residence and by increase in through traffic due to any new housing development in the village.

Response

- *Parking restrictions cannot be considered in the Neighbourhood Plan.*

The Plan process:

- I don't actually think this or any NDP is worth the paper it will eventually be printed on given some of the decisions the planning department have come up with in the past few years. Approval is generally a forgone conclusion as the council is afraid of the appeals process. They after all don't have to live with some of the major eye saws they agree to.
- I think the Committee have achieved a really excellent, well thought out project! One only has to see the desecration of villages like Gislingham to know how important it is to try to preserve the character and quality of life of Hoxne. Gislingham can never regain its charm. Once a village or, for that matter a town (think Framlingham...), has its "soul" desecrated it can never be regained/reversed. My heartfelt thanks to all those involved in the effort to retain the soul of Hoxne. It's not a case of nimby-ism, it is finding a meeting point between the historical charm of the village and GOOD small pockets of development in the right place. We are fortunate enough to have "right" places, so let's use those but, again, so much depends on the quality of any development and that applies every bit as much to affordable housing as ubiquitous "executive" homes.... Also, I think it is relevant that there are huge developments in the pipeline nearby in Eye and question how much of a need

there is for any sort of extensive development in Hoxne. "Horses for courses" comes to mind...

- Great job.
- Thanks for all your hard work on this. As you can see, I am that rare bird, someone who is a bit more pro new homes than many, but I do generally support your plans.
- Thank you for your commitment to retaining the historic nature of this village, whilst supporting the important need for low cost housing for families and older people.

Response:

- *Comments appreciated.*

Amenity:

- Protect open space and the footpaths for people to use
- There is no provision in the Plan for the conservation of wildlife.
- We ought to be encouraging houses for life so that people aren't forced to leave as they become infirm. Also, lockdown has reminded us of the powerful impact of our gardens and green space. We should be encouraging developers to allow for reasonable gardens. Alternatively, secure funds to provide allotments at Site F and encourage community growing projects.
- Need to protect the green spaces that allow people to actually use, to view and enjoy what they provide, darkness, quietness, nature, access to open country side and to protect public rights of way from damage. Also keep the heritage of Hoxne its character and charm at cross street, low street and Heckfield green.
- Green spaces are essential to the appearance, "soul", and well being of all communities, whether large or small. They enhance the quality of life visually, and as places for residents to gather. It is also essential that they are well tended!

Response

- *The Plan will seek to protect important green spaces and views..*

Andy Robinson

Langton Brook Consultants

January 2021

Appendix 7 – Regulation 14 Leaflet and Exhibition





Appendix 7 – List of Consultees

Dan	Poulter MP	MP for South Norfolk
Richard	Bacon MP	MP for South Norfolk
Peter	Gould	County Cllr to Hoxne & Eye Division Suffolk County Council
Jessica	Fleming	County Cllr to Hartismere Division Suffolk County Council
Barry	Duffin	County Cllr to East Depwade Division Norfolk County Council
Matthew	Hicks	Ward Cllr to Hoxne & Worlingworth Mid Suffolk District Council
Lavinia	Hadingham	Ward Cllr to Fressingfield Mid Suffolk District Council
Julie	Flatman	Ward Cllr to Stradbroke & Laxfield Mid Suffolk District Council
Richard	Meyer	Ward Cllr to Eye Mid Suffolk District Council
Peter	Gould	Ward Cllr to Eye Mid Suffolk District Council
David	Burn	Ward Cllr to Palgrave Mid Suffolk District Council
Clayton	Hudson	Ward Cllr to Beck Vale, Dickleburgh & Scole S Norfolk & Broadland Council
Martin	Wilby	Ward Cllr to Beck Vale, Dickleburgh & Scole S Norfolk & Broadland Council
	<i>tba</i>	Parish Clerk to Brockdish PC
David	Young	Parish Clerk to Syleham PC
Roger	Coleman	Parish Clerk to Wingfield PC
Odile	Wladon	Parish Clerk to Stradbroke
Elizabeth	Gibson Harries	Parish Clerk to Horham & Athelington PC
	<i>tba</i>	Parish Clerk to Denham
Wendy	Alcock	Parish Clerk to Eye
J	Norman Philips	Parish Clerk to Redlingfield PC
S	Foote	Parish Clerk to Brome & Oakley
S	Campbell	Parish Clerk to Scole
Richard	Squires	Senior Community Planning Officer South Norfolk & Broadland District Council
		SCC Neighbourhood Planning Suffolk County Council
		BMSDC Community Planning Babergh & Mid Suffolk District Councils

		Land Use Operations Natural England
		Essex, Norfolk & Suffolk Sustainable Places Team Environment Agency
		East of England Office Historic England
		East of England Office National Trust
Steve	Taylor	Town Planning Team Network Rail Infrastructure Limited
		Highways England
		Stakeholders & Networks Officer Marine Management Organisation
		Vodafone and O2 - EMF Enquiries
Jane	Evans	Three
Chris	Crisell	Estates Planning Support Officer Ipswich & East Suffolk CCG & West Suffolk CCG
		Transco - National Grid
		Stakeholder Engagement Team UK Power Networks
		Strategic and Spatial Planning Manager Anglian Water
Martin	Lunn	Essex & Suffolk Water
Peter	Mercer MBE	National Federation of Gypsy Liaison Groups
Jo	Richardson	Norfolk & Suffolk Gypsy Roma & Traveller Service
		Diocese of St Edmundsbury & Ipswich
John	Dugmore	Chief Executive Suffolk Chamber of Commerce
Iain	Dunnett	Senior Growing Places Fund Co-ordinator New Anglia LEP
Marie	Finbow	Strategy Manager New Anglia LEP
Philip	Pearson	Conservation Officer RSPB
Mark	Nowers	Conservation Officer (Essex, Beds & Herts) RSPB
Philip	Raiswell	Senior Planning Manager Sport England (East)
Leigh Gareth	Jenkins	Suffolk Constabulary
		Suffolk Wildlife Trust
Fiona	Cairns	Director Suffolk Preservation Society
Linda	Cockburn	Suffolk Preservation Society

Sunila	Osborne	Community Dev' Officer – Rural Affordable Housing Community Action Suffolk
Sarah	Mortimer	Senior Manager Community Engagement Community Action Suffolk
		Dedham Vale Society
Paula	Booth	AONB Officer (Joint AONBs Team) Suffolk Coast & Heath AONB
		Theatres Trust
Jess	Nobbs	East Suffolk Internal Drainage Board
James	Lawson	James Lawson Planning Ltd
Fergus	Bootman	Principle Planning
David	Barker	Evolution Town Planning
David	Hyde	Hoxne Heritage Group
W	White	St Peter and St Paul with St Edmunds PCC
Guy	McGregor	Friends of Hoxne Church
Chris	Parkin	Hoxne Garden Club
V	Bradford	Phoenix Group
Andrew	Aalders-dunthorne	St Edmund's Primary School
Stephen	Nixon	St Edmund's Hall
Andrew	Castleden	Hoxne Bell Ringers
Harry	Bowden	Builder/Landowner
Danny	Ward	Builder/Landowner
R	Ford	Farmer/Landowner
Michael	Knights	Leader
Roger	Knight	Chairman
Alaistaire	Brice	Owner
Gill	O'Connor	Secretary
Richard	Howard	Landowner