

Alex Stevenson on behalf of
Coggeshall Neighbourhood Plan Steering Group
23 Church St,
Coggeshall,
Essex.
02/02/18

Dear Sir/Madam

Re. Bovis Homes planning application for 335 homes North of Colchester rd, Coggeshall. Ref. No: 17/02246/OUT

I write on behalf of the Coggeshall Neighbourhood Plan (CNP) Steering Group, to submit an additional objection to the planning application submitted by Bovis Homes.

The E17820 Coggeshall Neighbourhood Plan 2017 Landscape Sensitivity and Capacity Appraisal on behalf of Coggeshall Parish Council.

In 2017 the above independent study was carried out by The Landscape Partnership. This study to assess Landscape Sensitivity and Capacity Appraisal followed the same evaluation criteria as in the 2015 BDC study. It assessed areas of land which were either unassessed in the 2015 study or looked at greater detail at specific parcels of land. BDC has a copy of this study.

The application site has been assessed. It is parcel 'B' in the 2017 study. The applicant has not evaluated or addressed the design of the Landscape in accordance with the findings of this study. For completeness and to ensure that all issues around landscape, green infrastructure and bio diversity have been addressed the applicant must be notified by BDC to examine this study and re submit their application accordingly.

Weight attributed to emerging neighbourhood plans

We would like to draw BDC's attention to the reply given by the Minister Rishi Sunak, yesterday (01/01/18), in response to Priti Patels statement in parliament regarding the weight that should be attributed when deciding planning matters in relation to emerging neighbourhood plans. He said:

*"My right hon. Friend next referred to the production of neighbourhood plans and the role that they play in empowering local communities. I note with delight that neighbourhood planning is being embraced in her constituency, with at least 10 neighbourhood planning groups being active and, as she said, doing their best to support the Government's localism agenda. The Government want to support such groups, and we have made £23 million available from 2018 to 2022 through a neighbourhood planning support programme. She highlighted her concerns about whether neighbourhood plans in development get the status they deserve in the planning process, especially if communities are, to use her words, "bombarded" with applications. **The NPPF is clear that weight may be given to emerging neighbourhood plans. We have also laid out guidance to set out where circumstances may justify the refusal of planning permission on grounds that an application would be premature in relation to an emerging neighbourhood plan.**"*

Yours sincerely

Alex Stevenson

Co vice Chair, of Coggeshall Neighbourhood Plan sub committee

CC. Peter Kohn, Chair of Coggeshall Neighbourhood Plan sub committee