

Baylham Neighbourhood Plan

2024 - 2037



Consultation Statement

**Baylham Parish Council
December 2024**

Prepared for Baylham Parish Council by
Places4People Planning Consultancy
December 2024



CONTENTS

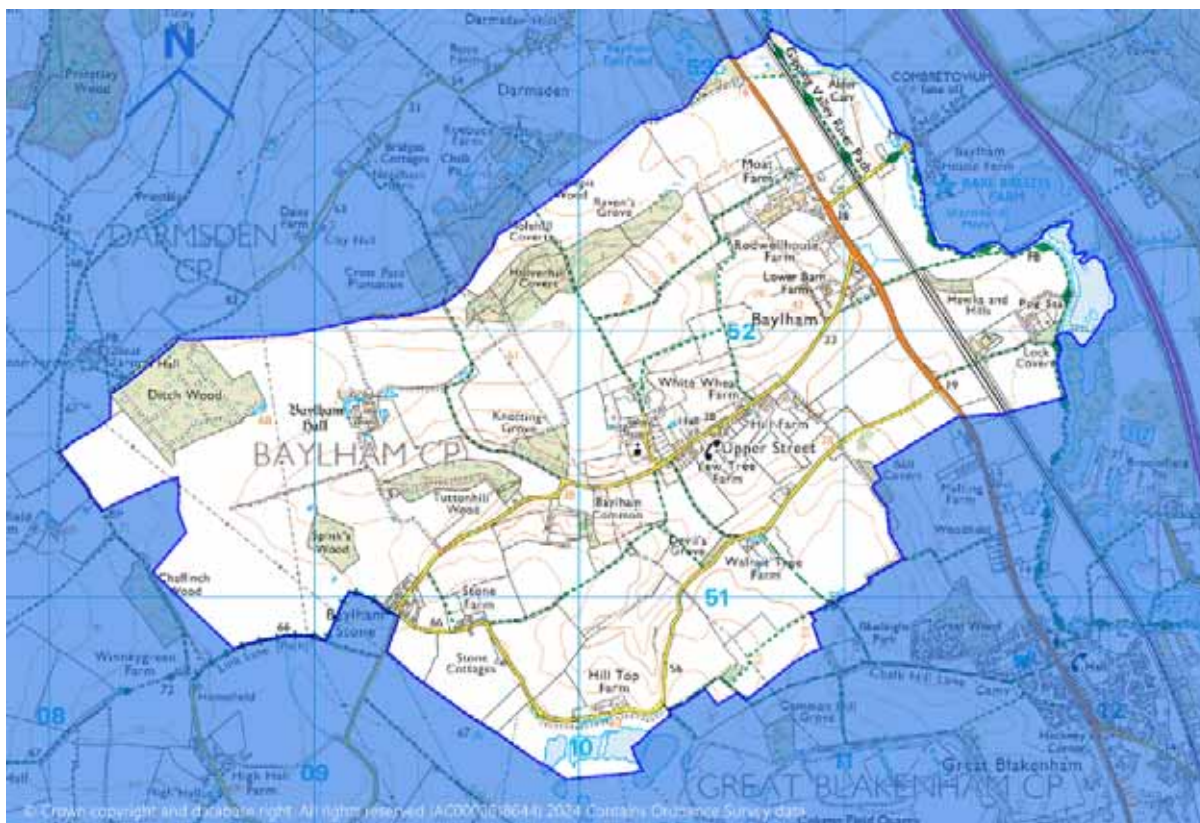
1. Introduction	3
2. Background to the Preparation of the Neighbourhood Plan	4
3. Regulation 14 Pre-Submission Consultation	6
4. Pre-Submission Consultation Responses	7
Appendix 1 - Baylham Neighbourhood / Village Plan – Survey Responses	8
Appendix 2 – March 2023 Drop-in Event Boards	14
Appendix 3 – Pre-Submission Consultation Publicity Leaflet	28
Appendix 4 – September 2024 Drop-in Event Display	32
Appendix 5 – Statutory Consultees Notified of Regulation 14 Consultation	46
Appendix 6 – Statutory Consultee Consultation Notice	48
Appendix 7 – Summary of Responses to Consultation Questions	49
Appendix 8 - Responses received to Pre-Submission Consultation and responses to comments	55
Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications	140

1. 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 Baylham Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, 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 the culmination of engagement and consultation with residents of Baylham as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.
- 2.2 Early work on preparing a plan for the village commenced in 2020 when the then Parish Meeting agreed to update the 2012 Village Plan. In February 2020 a survey was delivered to all households in the Parish and 35 forms were completed representing 63 people. The results were collated to produce two documents to help interpretation of the answers. One document was a straight list of actual answers to each question and, in the second, the answers were sorted and grouped. The latter document is reproduced in Appendix 1 of this Statement. Both documents are also available to view on the Neighbourhood Plan pages of the Parish Council website.
- 2.3 In March 2023 a "Drop-in" event was held at the Village Hall to provide residents with information about neighbourhood plans and explore whether the outstanding "actions" contained in the 2012 Village Plan remain relevant 11 years on. The display is contained in Appendix 2 of this Consultation Statement. The feedback from the event is available to view on the Neighbourhood Plan pages of the Parish Council website.
- 2.4 In May 2023, just after the Parish Council was officially formed, an application was submitted to Mid Suffolk District Council to designate Baylham Parish as a Neighbourhood Area. Mid Suffolk District Council confirmed the designated area, as illustrated on Map 1, on 30 May 2023. From that time a small group of volunteers, agreed by the Parish Council, managed the gathering of information to support the preparation of the Plan.



Map 1 - The Neighbourhood Plan Area

- 2.5 The content of the Neighbourhood Plan has also been informed by evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses. The evidence reports are:
- Baylham Design Codes and Guidance. (AECOM) April 2024
 - Baylham Parish Landscape Assessment: Character and Sensitivity and Key Views. (Lucy Batchelor-Wylam) May 2024

- Baylham Heritage Assets Assessment. (Malcolm Starr) March 2024
- Baylham Biodiversity Assessment. (Suffolk Wildlife Trust) December 2023
- Baylham Local Green Space Assessment. (Places4People) December 2024

All these reports are available separately to download on the Neighbourhood Plan pages of the Parish Council website.

2.6 On 25 July 2024 the Parish Council considered the draft Plan and approved it for the purposes of Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). That consultation and its outcomes form the main focus of this Consultation Statement.

3. Regulation 14 Pre-Submission Consultation

3.1 The statutory consultation commenced on Friday 6th September and lasts until Monday 21st October, a period of just over six weeks.

How we publicised the consultation

- 3.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 3) that was distributed to every household and business in the Parish. The leaflet summarised the main purpose and content of the Plan and ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with a well-attended drop-in event held at the Village Hall on Sunday 8th and Monday 9th September. The display boards for the drop-in event are included as Appendix 4 of this Statement.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from the parish Church, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form were produced, with paper copies of the form being available at the drop-in event and the Parish Church.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Mid Suffolk District Council, were consulted. The full list of bodies consulted is shown in Appendix 5 and the email content used to notify them is included at Appendix 6.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

4.1 A total of 29 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

Councillor D Pratt	V Gladwin	S Richards
S Brown	Mr & Mrs Philpott	I&T Quennell
J White	S Edwards	P Gilson
B Thomas	S Monk	
R Blake	A Williams	

Mid Suffolk District Council	National Highways
Suffolk County Council	Suffolk Wildlife Trust
Historic England	Environment Agency
National Grid Electricity Transmission	Natural England
National Gas Transmission	Anglian Water
Sport England	Needham Market Town Council

4.2 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the questions is illustrated in Appendix 8. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 6 of this Statement. As a result of the consultation, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Appendix 9 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 - Baylham Neighbourhood / Village Plan – Survey Responses

(Collated/Classified Version)

Total forms returned = 35 / 112 (31%) :

Total respondents = 63

This document has been produced to provide an overview of the survey results. To assist in assimilating the results and produce a more succinct document, answers to general questions have been relocated to the appropriate specific questions. For example if a response to question 2 was 'manner of driving' it has been placed with the results to question 8 – 'Roads & Traffic'. Broadly similar answers have also been grouped together except where the nuance might be important. Where the same issue has been raised in response to more than one question it has only been counted once.

1) What do you like about living in Baylham and would not wish to lose?

- Size of / small village 7
- Nature of village 5
- Rural / open space / beautiful countryside 24
- Quietness / tranquillity 17
- Friendliness / support of neighbours / sense of community 18
- Village hall 3
- Church 4
- Proximity to nearby towns /amenities 4
- Proximity to main routes
- Wealth of footpaths / good for walkers 8
- Woodland 2
- Dark skies 4
- Wildlife /nature 4
- Seeing horses and riders on road

2) What do you dislike or would like to see changed?

- Removal / reduction of overhead cables
- Hedgerows removed
- Outsiders not respecting country life
- Like village as it is / nothing 4
- Managed fine without a Neighbourhood Plan
- Attitude of people could more inclusive

3) What are your thoughts about any growth or development in the village:

a) Residential

- No new development / growth / not needed 12
- Plenty nearby in Blakenham / Needham 4
- Village already contributed /fair share 3
- Roads not suitable for 2
- Too many applications
- No room except on unsuitable farmland
- Not in village perhaps on outskirts nearer Claydon etc
- Not back Lane 2
- No more in Upper Street
- None on Common
- None in the valley between Upper St & Back lane
- Infill/within existing boundary 4
- Infill Lower Street
- Infill to provide smaller homes
- Limited natural growth in keeping with the rest of the village would be acceptable 2
- Limited scope to integrate new build into 3 hamlet pattern via infill
- No more except maybe somewhere / only for local young people 4

• Smaller homes/ more affordable	2
• Priority for locals	2
• Not in village but recent applications Lower Road area suitable	2
• As little as possible	
• Where does not jeopardise views	
• Extensions to existing properties	
b) Commercial	
• None / no need / not desirable	13
• Roads not suitable for	3
• Plenty nearby in Blakenham / Needham	3
• No suitable sites	
• Concern as commercial development creeping along the B1113	
• Not in village	2
• Restricted to existing areas where access good / B1113	5
• Farm /rural activity/existing business related only	4
• Limited scope - viability to be measured against impact on existing community	
• Depending on nature, location, appearance local business should be encouraged if it does not impact on the character of the village	2
• No strong view	
c) Light industrial	
• None / no need	13
• Concern as commercial development creeping along the B1113	
• No suitable sites	
• Enough on Lower St / sufficient	2
• Plenty nearby in Blakenham / Needham	4
• Not in village	3
• Restricted to existing areas where access good / B1113	5
• Existing business related only	3
• Limited scope - viability to be measured against impact on existing community	
• Depending on nature and location & appearance local business should be encouraged if it does not impact on the character of the village	2
• No strong view	
d) Leisure	
• None	2
• No more buildings or development in connection with leisure	2
• Use village hall	
• Adequate elsewhere/nearby	3
• No to Snoasis	7
• No space in village to accommodate such facilities/ not practical	3
• Not expected in small village/countryside	
• Not interested	
• On its merits	
• Right project in right place	
• Limited scope - viability to be measured against impact on existing community	
• Children's Playground	5
• Open air for outdoor activity	
• More horses	
• Off road horse riding	2
• Encourage non-residents to use footpaths	

- e) Other**
- None 2
 - Limited scope viability to be measured against impact on existing community
 - Need stronger voice re planning
 - Planning and Enforcement for Mid Suffolk slow & ineffective /lack of 5
 - Planners should listen to local opinion
 - Village being ruined by bad planning decisions
 - Poor decisions have spoilt Back Lane and The Common
 - Applications submitted, turned down then resubmitted under a different guise 2
 - 'Back door' residential / deceitful development 4
 - No growth / stay rural hamlet 2
 - No further development in the countryside / on farm land / preserve countryside 17
 - No more horse paddocks / facilities 6
 - Farmland being sold off in small parcels
 - Back Lane / brow of hill unsuitable for development 2
 - Baylham should remain a green separation between Blakenham & Needham /encroachment 2
 - Prevent merging of its three distinct settlements 3
 - Too much development in wrong place could ruin village
 - Creeping urbanisation –signs, insensitive materials, fences rather than hedges

4) Are you happy with the level of facilities/amenities in the village?

- Yes 18
- There are none / what facilities 2
- Few but not a problem if have private transport
- Accept when moved, village small & limited services 2
- Village too small to justify more 2
- Enough elsewhere/nearby 2
- As long as bus service retained
- Scope to use church/village hall in ways to help community reduce carbon footprint
- Community shop / sell excess produce from gardens 3
- Pub
- Village Shop

5) Any comments about the village hall? (see also Q.10)

- Good community facility 10
- Adequate 3
- Programme of village hall activities just right amount good/varied content/ enjoy 5
- Coffee mornings are important/enjoyed 10
- Variety of events but limited support 5
- Now adequate access for disabled/elderly 2
- Should be used more 4
- Interior badly needs updating/ decoration 6
- Insulation 3
- Better heating 7
- Kitchen condensation 2
- Tarmac car park
- Go solar
- Need a designated smoking area at rear
- Exterior not in keeping with village
- Would have preferred re-build rather than refurb
- Doesn't justify further investment, limited use, little value.
- Suggest work parties to help clean, garden etc.
- Dancing

- Singing
- Pub night occasionally
- Something for younger residents 2
- Successful events more often eg quiz
- Community cinema
- Yoga / exercise class 3
- Art/craft skills
- Social group
- Knitting
- Books
- Coffee morning - mugs not cups
- Coffee morning – produce table

6) Any comments about the church? (see also Q.10)

- Like the church and churchyard / lovely building / historic landmark 12
- Setting should be preserved
- Appreciate it being open in the day 2
- Pleased church still used for services 2
- Needs more services/vicar –none so far in 2020
- Feel neglected by CofE
- Nothing wrong with church it is people not interested
- Programme of church activities just right amount/good/varied content/enjoy 6
- Variety of events but limited support 4
- Should be used more 4
- Move some events from village hall to church 2
- Not suitable for events cold/uncomfortable
- Pleased with work parties to clear graveyard
- Worthy of development
- Kitchen/toilet addition useful 3
- Go solar
- Heating

7) Access to Public (Council/Local Authority/ Government) Services.

Are you happy with the level of public services available?

- Yes 16
- What services 3
- Village too small to justify more 3
- Already minimal - no further decline
- Experience of the buses has been patchy and not encouraged use of public transport.
- Dustbin collection problem 2
- Access to local council offices poor/ distant / Needham closed 3
- MSDC telephone service poor
- Smell from new sewer 2
- Police lack of visibility 2
- Mobile phone reception could be better
- Would like mains gas
- Good to have councillors at parish meetings

8) What are your thoughts about roads and traffic?

- Road maintenance necessary/ potholes 15
(of which Church Lane - 5)
- Roads/ Maintenance is good/adequate 5
- Poor drainage/ditches need maintenance 4

- Poor state of footpaths/verges 2
- Road edge cleaning required 2
- Grateful for gritting in winter 6
- Don't want street lights 8
- Non-compliance with speed limit 3
- Traffic generally respects speed limit /few exceptions 2
- Lower Street needs speed limit 4
- Lower limit / 20 mph 2
- 20 limit waste of time and money 2
- 30 okay 4
- Not sure we need 20 mph limit
- Not convinced speed limit sign it will make a difference
- Neighbourhood Speed Watch
- Manner of driving 4
- Do not want traffic calming clutter / no more signs
- Speed bumps
- Traffic increase 4
- Would not want to see increased traffic/ roads not suitable for 2
- Road unsuitable for through traffic /too much 2
- Roads unsuitable for HGVs 2
- Equine related traffic increase 2
- Traffic levels low
- Change priority Church Lane / junction dangerous 3
- Care home entrance visibility limited
- No footpath through village
- Flooding on B1113 between Moat Farm & Darmsden
- More passing places:
 - Back Lane 3
 - Somersham Rd 1
- People blocking passing places Back Lane
- Posts and obstructions on roadside
- Horse muck
- Council refuse replacement of highway signs

9) Environment. Any comments on the local environment and/or countryside?

- Littering of the countryside with field shelters, stables, sheds, vehicles, equine paraphernalia, rubbish 11
- Horse owners do not live in village/ do not make a contribution/care/ no interest 3
- Open communication with horse owners to encourage more respect
- More tree hedge planting 3
- Habitat maintenance
- Sympathetic land management decisions necessary to help biodiversity
- Need to do more to help built environment blend into landscape
- Lovely as it is
- Footpaths not well maintained 3
- More footpaths
- Shame to lose unofficial footpaths / landowners protective 2
- Damage to footpaths by horses /protect footpaths 2
- Vehicles damaging the By-way
- Litter 4
- Litter pick good 6
- Dog fouling 2
- Do not want dog waste bins
- Love to see sheep and alpacas.
- Good mix of farm/wood land

- Need local renewable power

10) What are your thoughts about community activities? (see also Q.6 & Q.7)

- Lack of support for village activities 2
- More variety / need to attract wider audience 6
- Plenty / adequate activities for those who wish to participate 2
- Good range – new ideas always welcome
- What activities 2
- Activities to promote community cohesion
- More family orientated
- Happy to help with litter pick.

11) Any comments affecting children and young people in the village?

- Limited opportunities
- Nothing for them to do 2
- Specific events in village hall
- Suggest annual activity free for children eg painting/craft/nature activity
- Youth club 2
- Young person rep on Parish Council
- Nature's playground is all around
- Lack of housing means not many youngsters in village 4
- Good that there is school transport

12) Any comments affecting the elderly and/or disabled in the village?

- Nothing for them to do
- How many are there to affect
- Set up support / volunteer network 5
- Suggest local telephone helpline
- Car pool/ dial a ride/community transport 4
- Neighbours rally round 5
- Organise events eg lunch club, social group
- Care home supportive

13) Please feel free to comment on any other matters.

- MP could come and meet villagers
- Parish Council good idea
- Newsletter good idea
- Quarterly Village Meetings good idea
- Village Facebook page is a great way to share information
- Having village plan good idea
- Thanks to those who try to keep everything together 2
- Village suggestion box
- Further consultation through different means

Welcome

Thanks for sparing the time to come and visit our event today

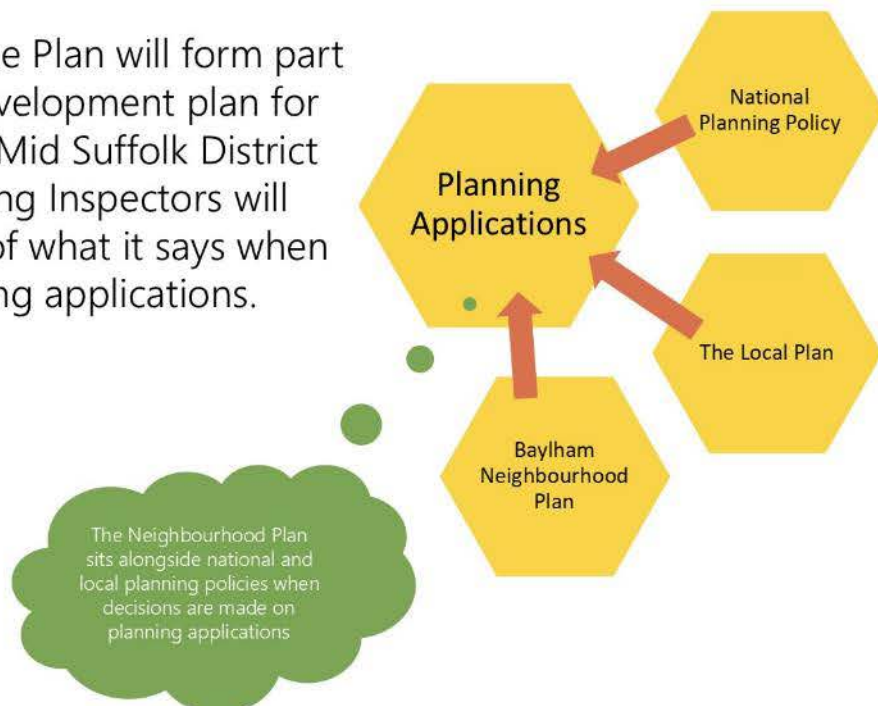
The exhibition today explains:

- what Neighbourhood Plans are
- how they're prepared
- and seeks your views

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning Mid Suffolk District Council and Planning Inspectors will have to take note of what it says when considering planning applications.



Neighbourhood Plans:

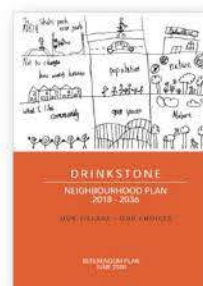
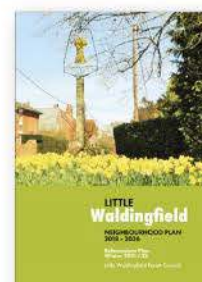
- rely on community involvement throughout their preparation and must be approved in a Parish Referendum before they can be used.
- contain planning policies for matters that require planning permission
- must not conflict with the policies in the Local Plan or national planning policies.
- will need to be backed up by evidence that supports what they're seeking to achieve.
- are intended to allow local people to play an active part in planning their area. It can guide the development and conservation of the area.



Neighbourhood Plans:

can, for example, also identify proposals for:

- improving areas;
- enhancing current and providing new facilities;
- the development of sites;
- protecting sites and areas of environmental or historic quality; and
- protecting facilities of community importance (such as open space, village halls and shops)
- support applications for funding



Neighbourhood Plans:

- Neighbourhood Plans have to be prepared in line with Government Regulations.
- The Parish Council will be the “responsible body” for preparing the Plan, but support is going to be needed from residents and experts to produce a Plan that provides a solid framework to guide how the village evolves over future years.

Frequently Asked Questions

How long will it take to produce a neighbourhood plan?

We can decide on the pace at which we progress our Plan, but typically most of our work can be completed in two years.

How much does it cost to do a neighbourhood plan?

Preparing the Plan shouldn't cost us anything other than volunteer time. Government grants are available and we can also get free support to produce studies such as Design Guidance..

What does a Plan look like?

The Plan is a written document, typically of around 40-50 pages long covering a number of planning related topics. It will also include maps and illustrations.

Who prepares the Plan?

A Working Group of volunteers formed by the Parish Council has the responsibility for preparing the Plan, but it will need to be approved by the Parish Council. We are lucky to have secured the services of a planning consultancy, Places4People Ltd, who have considerable experience in helping groups prepare Neighbourhood Plans.

What can a neighbourhood plan cover?

Although Plans have to focus on planning matters, stuff that needs planning permission, we can include non-planning topics to address areas of concern or ambitions of our community,

Process

The process for preparing a new neighbourhood plan is guided by government regulations and so there is no short cut.



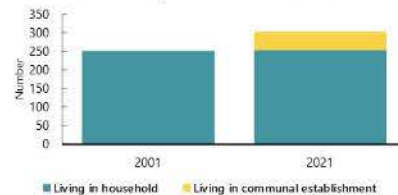
What we know about Baylham

The results of the 2021 Census are just starting to be published.

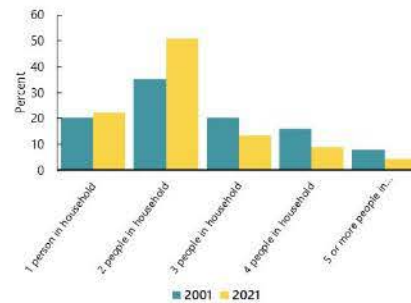
The charts show that:

- the number of people living in households has stayed the same over the last 20 years
- Our population is aging and we have half the number of school age children than we had 20 years ago
- The size of households is shrinking
- The number of households with 3 or more cars has more than doubled in the last 20 years

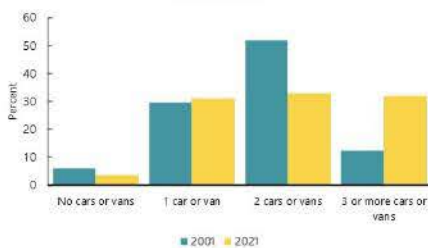
Parish Population 2001-2021



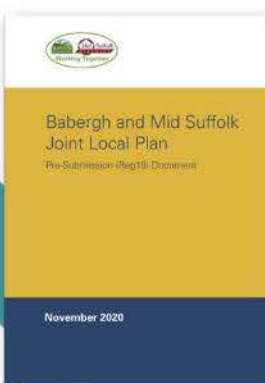
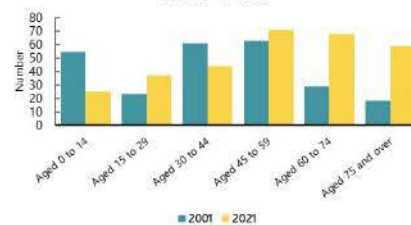
House Size Comparison 2001 - 2021



Cars or vans per household 2001-2021



Age Structure Comparison 2001 - 2021



The Local Plan

The Local Plan sets the strategy for the amount and location of housing across the district.

The preparation of the new Local Plan has stalled but the draft identified Baylham as a "Hamlet Village".

The draft Plan suggested that Mid Suffolk's Hamlet Villages would take 3% of the total housing growth planned to 2037 spread across over 70 Hamlets.

Our 2012 Village Plan

In 2012 the Baylham Plans Group of volunteers published a Village Plan, the culmination of 2 years work.

The Plan did not have any statutory status, meaning that, unlike neighbourhood plans, it couldn't be used when planning applications were considered.

Village Plan Review

The Village Plan contained 25 "actions" and preparing the Neighbourhood Plan provides us with an opportunity to review them.

The following screens provide a list of the 2012 actions and the progress to date.

We'd like you to provide some feedback as to whether the actions remain relevant in 2023.



Use sticky dots to indicate whether you think an action should or should not be pursued

Issue	Action	Progress	Pursue?	Don't pursue?
Planning and Development				
1) Planning & Development Matters	Provide local planning authority with copy of Village Plan to inform of the plan and for use as Supplementary Planning Guidance	The Village Plan has had little if an influence on planning decisions hence the decision to pursue a Neighbourhood Plan		
2) Design Statement	Consider setting up a group to develop a draft Design Statement for the village	Will form part of the Neighbourhood Plan consultations		
Facilities and Amenities				
3) Community Shop	Set up group to investigate viability and options for a community shop	No volunteers came forward to pursue		
4) Produce Sale or Exchange	Identify demand, frequency and venue for produce sale or exchange	No volunteers came forward to pursue		
5) Village Hall Refurbishment or Rebuilding	Consider options for refurbishment or rebuilding on present or alternative site	Alterations carried out to form a new accessible entrance, improved toilets and kitchen. Car parking area constructed		
6) Accessibility of Notice Board	Review location of Notice Board to make it more accessible and available for use by residents	Funding from CIL earmarked for new notice boards in village		
7) Church building	Consider restoration of bell tower and provision of toilet accommodation.	Kitchen and toilet facilities constructed.		
Public Services				
8) Mobile Library	Explore possibility of library additionally serving Glebe Close	Not possible due to tight itinerary of the mobile library		
9) Internet Broadband	Consider setting up a group to look at options for improving broadband speed in the village	Main settlement areas now have full fibre broadband		
10) Mobile Telephone Reception	Consider setting up a group to lobby for better reception	Better but not perfect reception in all parts of the village. Still some blackspots		
11) Group Buying of Heating Oil	Consider setting up small group to pursue the idea	No volunteers came forward to pursue		
12) Visit of Mobile Fish & Chip van	Identify demand, frequency, venue and supplier	No volunteers came forward to pursue		

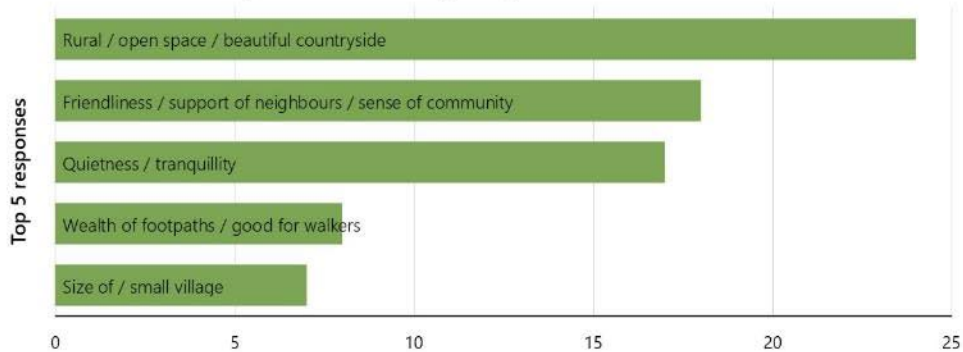
Issue	Action	Progress	Pursue?	Don't pursue?
Roads & Traffic				
13) Speeding Vehicles	Consider setting up a group to look at options re speed limit enforcement and traffic calming	No interest shown in forming group but enquiries made with Suffolk Highways – 20 mph limit for Upper Street only if parish pays the significant costs. Still pursuing a 40 mph limit for Lower Street.		
14) Temporary Road Closures and Diversions	Consider options for minimising disruption caused by road works	Issue still not resolved despite contact with Suffolk County Council		
15) Improved Passing Places and Protection of Banks & Verges	Consider options for improving passing places and preventing the erosion of roadside bank and verges	Funding from locality budget paid for two passing places		
Countryside & Environment				
16) Production of Footpath Map	Prepare print and display a parish public footpath map	No volunteers came forward to pursue		
17) Litter Picking	Identify volunteer to co-ordinate litter picking activity	Periodic litter picking sessions organised		
18) Churchyard Maintenance	PCC to be made aware of level of interest and pursue	Churchyard 'tidy-up' organised annually		
19) Tree Planting Scheme	Tree Warden to be made aware of level of interest & to pursue?	Various tree planting initiatives undertaken linked to wider schemes and funding		
20) Overhead Cables	Consider setting up a group to investigate placing overhead telephone and electricity cables underground.	Group not formed, situation worse with extra broadband equipment on poles and non-removal of redundant cables		
Leisure, Sport & Social Activities				
21) Village Fete	Consider setting up group (or sub group) to organise a village fete	A one-off 'Baylham Bash' organised but not an annual event		
22) Film Evenings	Consider arranging film evenings	Village Hall Committee looked into idea but licence fees make suggestion uneconomic.		
Children & Young Persons				
23) Establish Informal Multi-use Village Recreational Area	Consider setting up group to explore options	A live issue with the Parish Meeting (Steering Group) – suitable site yet to be identified		
Elderly & Disabled Persons				
24) Establish a Village Support Scheme	Consider setting up a group to explore the best means of putting volunteers in touch with those who would benefit from assistance	No volunteers came forward to pursue		
Review & Monitoring of Village Plan				
25) Ensuring Plan Remains Current and Relevant	Village Plan should feature as an agenda item at Annual Parish Meetings	No volunteers came forward to pursue		

Our 2020 Survey

In February 2020 we conducted a survey asking you about Baylham and its future.

The headline results are published here.

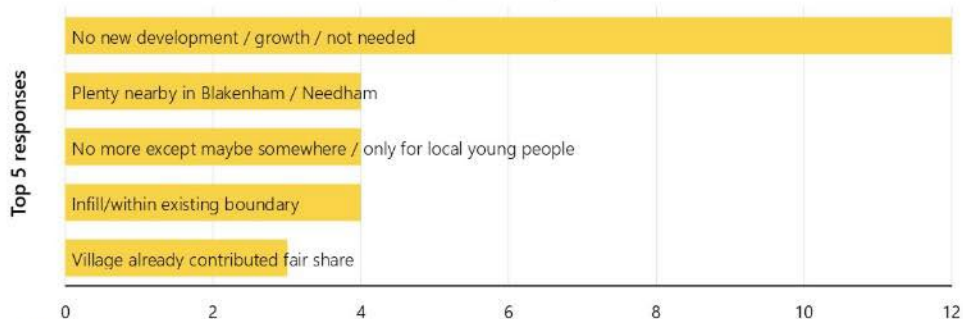
What do you like about living in Baylham and would not wish to lose?



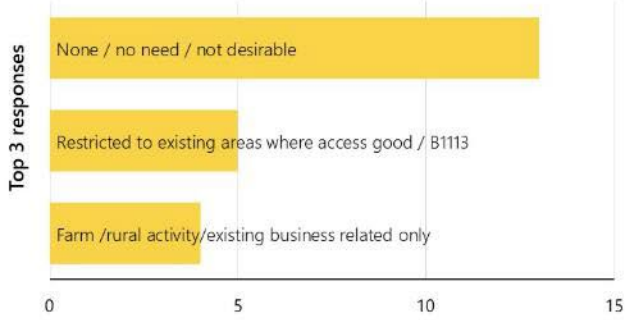
What do you dislike or would like to see changed?



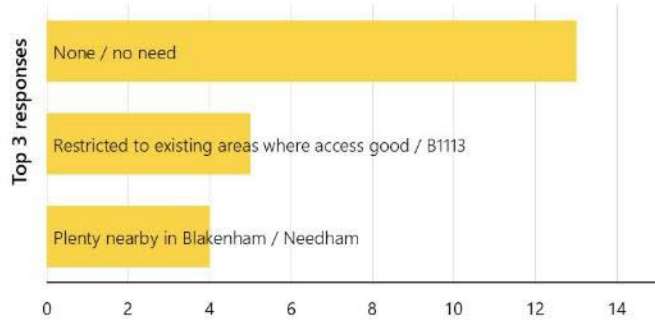
What are your thoughts about any residential growth or development in the village:



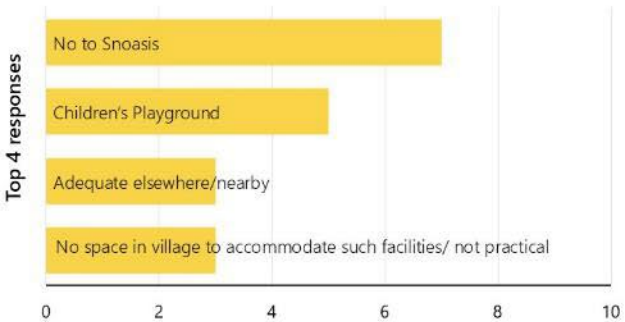
What are your thoughts about any commercial growth or development in the village:



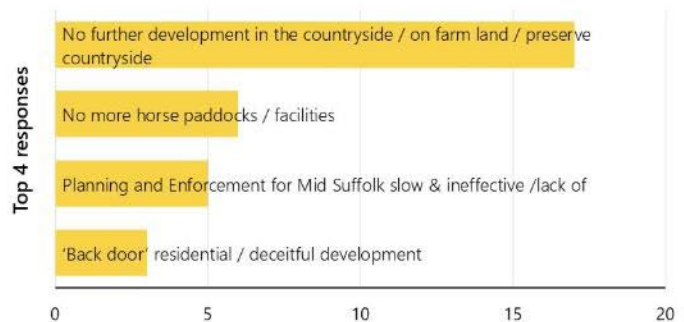
What are your thoughts about any light industrial growth or development in the village:



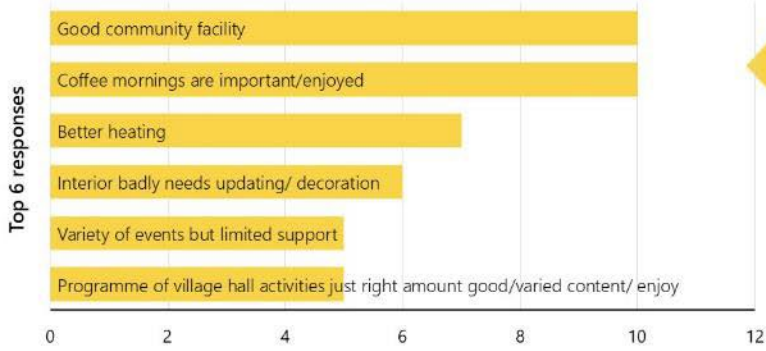
What are your thoughts about any leisure growth or development in the village:



What are your thoughts about other development in the village:



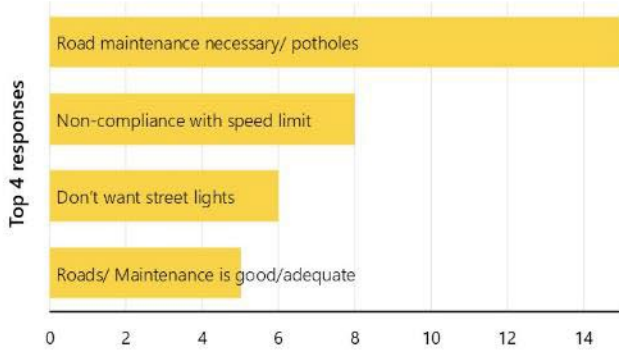
Village Hall Comments



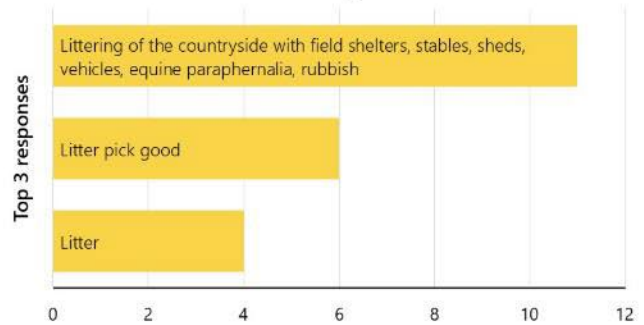
Church Comments



Thoughts on roads and traffic



Comments on the Environment and/or Countryside



Baylham today

The survey in 2020 was carried out just before the COVID Pandemic.

We'd like to know what you cherish about living in Baylham in 2023 and what changes you would like to see.

Like about Baylham in 2023

Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it



Baylham today

The survey in 2020 was carried out just before the COVID Pandemic.

We'd like to know what you cherish about living in Baylham in 2023 and what changes you would like to see.

Things I'd like to see change in Baylham

Use post-it notes to tell us and green dots if you agree with a comment that's already there or red dots if you disagree with it



What next

The work on preparing the Neighbourhood Plan will get underway in earnest once the Parish Council comes into force in May.

We will then:

- apply for a Government grant to pay for it
- ask Mid Suffolk to designate the Parish as a Neighbourhood Area
- gather information that will be needed to support the content of the Plan
- prepare the draft Neighbourhood Plan

We think that we should be in a position to consult you in the Draft Plan late in 2023 or early in 2024

Would you be able to spare a couple of hours a month to assist with the preparation of our Neighbourhood Plan under the guidance of our Planning Consultants?

Tasks would include attending Working Group meetings, distributing surveys and leaflets and gathering information.

If you can help please speak to any of the Baylham Neighbourhood Plan Group hosting the display here today or contact Jim White or Keven Thomas – e-mail: baylhampc@gmail.com



BAYLHAM NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



Consultation Drop-in Events

Village Hall

Sunday 8th September 10.00 - 16:00

Monday 9th September 16.00 - 20:00

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Friday 6th September and lasts until Monday 21st October**, a period of just over 6 weeks. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

Baylham Parish Council

In May 2023, just after the Parish Council was officially formed, the Parish was designated as a Neighbourhood Area and work commenced on the preparation of a Neighbourhood Plan. It has been prepared for the Parish Council by residents with professional support.

A Neighbourhood Plan is a community-led plan for guiding future development of an area. Once complete it will become part of the legal planning framework for the area, sitting alongside the Joint Babergh and Mid Suffolk Local Plan adopted in November 2023. It will be used when planning applications are decided.

The Neighbourhood Plan covers the following key themes:

- Planning Strategy
- Housing
- Natural Environment
- Built Environment and Development Design
- Business, Infrastructure and Services
- Highways and Travel



Each theme is supported by planning policies that will be used in determining planning applications. In addition, the Plan contains "community actions" addressing non-planning concerns that were raised by residents when we carried out surveys. The policies will only apply to development that needs planning permission.

Following this consultation, all comments will be reviewed and necessary changes made before the Plan is submitted to the District Council, who will carry out further consultation and then send the Plan to an Independent Neighbourhood Plan Examiner for review. Those residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum whether the Plan should be used by Mid Suffolk District Council when deciding planning applications.

The Plan starts with a Vision:

In 2036 Baylham will remain a rural and attractive village, having protected its countryside setting by ensuring that new development is in proportion to and respectful of the character of this hamlet village.

PLANNING STRATEGY

The Plan has updated the Settlement Boundary that was defined in the 1998 Mid Suffolk Local Plan and surrounds the main built-up area of village. It reflects the extent of the residential properties, as illustrated on the map.

It:

- removes the inconsistencies in MSDC's 1998 boundary which restricted backland development for some properties but not others.
- does not effect permitted development within garden boundaries (domestic curtilage), and
- does not effect the building of dwellings that are encouraged ie affordable housing

In line with national and local planning policies, the Plan supports proposals for development within the Settlement Boundary where they do not have a detrimental impact on heritage and landscape designations, the amenity of existing residents and infrastructure. Outside the Settlement Boundary, proposals for new buildings will have to be accompanied by a Landscape Visual Impact Appraisal and priority will be given to protecting the countryside from inappropriate development. Development proposals in a garden that is outside the Settlement Boundary, and which do not currently require planning permission would be unaffected by this approach.



Map showing the Settlement Boundary

HOUSING

The Neighbourhood Plan does not allocate any new sites for housing development.

There may be opportunities for small infill housing plots within the Settlement Boundary, subject to impact on local residential amenity, and infrastructure including highways.

NATURAL ENVIRONMENT

We know that the parish is rich in wildlife habitats including Ditch Wood, part of the Barking Woods Site of Special Scientific Interest (SSSI) and Great Blakenham SSSI. There are also eight non-statutory sites, seven County Wildlife Sites (CWS) and seven priority habitats have been identified in the Parish. A Landscape Assessment of the Parish has been carried out as part of the Neighbourhood Plan and this identifies three distinct character areas, together with a number of locally important views.

The draft Plan defines the whole Parish as an Area of Local Landscape Sensitivity and proposals will need to be designed to harmonise with the landscape setting.

Important views from public locations have been identified and the key features of those views should be protected.

New Government legislation now requires most development to provide at least a 10% biodiversity net gain in their proposals. The draft Plan also requires proposals to avoid the loss of, or harm to, priority habitats.

The draft Plan also designates five "Local Green Spaces" which will be protected from development. The areas covered are shown on the map.



The proposed Local Green Spaces

BUSINESS, INFRASTRUCTURE AND SERVICES

It is important to retain all existing community facilities - the parish church, village hall and church car park. A planning policy seeks to ensure their retention.

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, but it is important that future proposals take into account the character of the area as well as the potential impacts on the surrounding area.

HIGHWAYS AND TRAVEL

Neighbourhood Plans has limited ability to introduce highway improvements as most do not need planning permission. Car ownership is generally higher than elsewhere due to the rural nature of the Parish. The draft Plan increases the current parking space requirements for one and three bedroomed homes and sets standards for the provision of electric vehicle charging points.

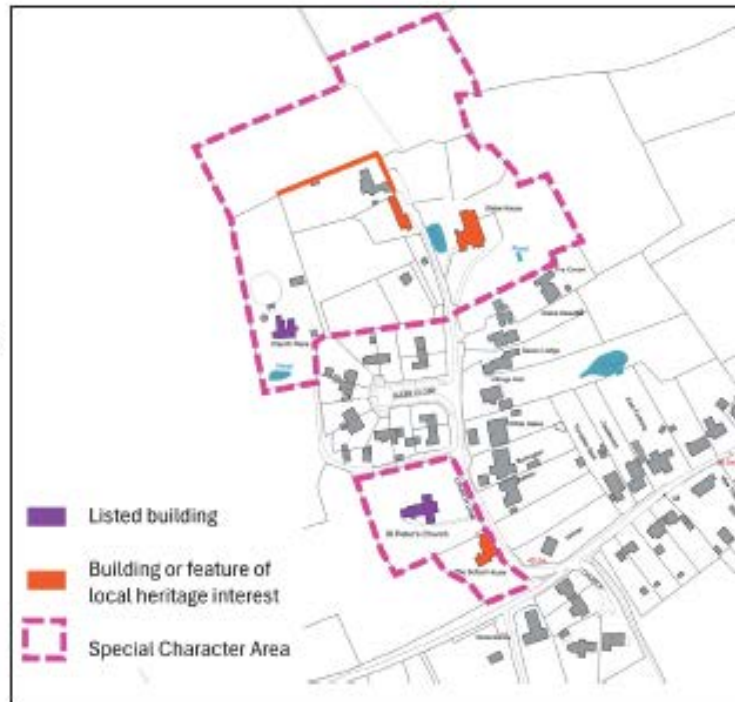
BUILT ENVIRONMENT & DESIGN

Design Guidance has been prepared for the village by consultants and funded by the Government support programme. It provides comprehensive guidance for new developments and the draft Plan sets out a number of design criteria that planning applications will have to take into account.

There are a number of Listed Buildings across the Parish including four listed as Grade II*. A Heritage Assessment of the Parish notes that there are a number of buildings and structures of local interest which, while not "listed", are of some architectural and historic value in that their character, and that of the area, would be diminished if they were lost or disfigured. The following 19 properties and structures of local heritage interest were identified:

- Rodwell Farm, Lower Street
- Nos 1-4 (incl.), Lower Street
- Footbridge, Mill Lane
- Stone Cottages, Circular Road
- Baylham Mill Cottage on the north side of Mill Lane
- Stone Cottages, Nettlestead Road
- Fairview Cottage, Circular Road
- Baylham National School
- Walnut Tree Farm, Circular Road
- Glebe House (Former rectory)
- Tomb chest, St Peter's Churchyard (south east of the chancel)
- Glebe Cottage
- Grave marker St Peter's Churchyard (south east of the chancel)
- "Ellwen", Upper Street
- "The Chestnuts" and "Vine Cottage", Upper Street
- "Lynton", Upper Street
- Rint Cottage, Upper Street
- Rint walls to the north-west of Church Lane
- "The Lighthouse" and Fuschia Cottage, Upper Street

The draft Plan also designates two Special Character Areas, in recognition of the distinct qualities of the areas around the properties at the northern end of Church Lane and around the Church of St Peter and the former Baylham National School. It means that proposals in these areas will need to take account of their distinct characteristics.



HOW TO COMMENT

The full version of the Plan will be available to download at <https://baylham.one.suffolk.net/neighbourhood-plan-2024> from Friday 6 September where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies of the Plan will be available to borrow for a short period from St Peter's Church.

HOW TO COMMENT

During the consultation period the Neighbourhood Plan website will have an online comments form which you can complete.

You can also collect a paper comments form at the Drop-in Event or from St Peter's Church

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY 21 OCTOBER - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Welcome



Thanks for sparing time to visit the Neighbourhood Plan consultation. This display will explain what a Neighbourhood Plan is, what's in the draft Plan and how you can comment

The story so far:

- The Parish Council has been preparing a Neighbourhood Plan since May 2023
- We've had specialist reports prepared to support the content of the Plan
- We've now agreed a Draft Plan and have commenced the statutory six weeks consultation to collect views of residents, businesses and local and national bodies including the District and County Council

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning Mid Suffolk District Council and Planning Inspectors will have to take note of what it says when considering planning applications.



The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications

Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.



WE NEED YOUR VIEWS BY 21 OCTOBER

Even if you've commented before, it is important that you tell us what you think of the Plan
Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

Process

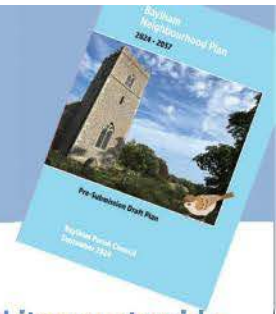


How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Content



VISION

In 2036 Baylham will remain a rural and attractive village, having protected its countryside setting by ensuring that new development is in proportion to and respectful of the character of this hamlet village.

To deliver the Vision, the Plan has the following Objectives

Housing

- New housing should be limited to infill plots and respect the character of the village.

Natural Environment

- Villagers should be able to enjoy Baylham's natural environment and every opportunity should be taken to protect and enhance the natural environment and access to it.
- Where possible, development should deliver a measurable net gain in biodiversity on site.

Built Environment & Development Design

- Development should recognise and protect the importance of historic assets and their settings.
- The quality of life of existing residents should not be compromised by new development.
- New buildings should incorporate the latest energy efficiency technology and minimise the use of fossil fuels.

Business, Infrastructure & Services

- Development should not place any unacceptable burden on infrastructure and services and should respect the natural limitations of the rural location.
- Wherever possible, existing services should be maintained and improved, and commercial community assets preserved.

Transport and Travel

- Ensure that new development has the minimum impact on the existing road network bearing in mind local concerns
- Protect, maintain and improve the Public Rights of Way network.

The Plan contains:

Planning Policies that will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

The Plan also addresses issues raised by residents and includes "Community Actions" which cover non-planning matters.

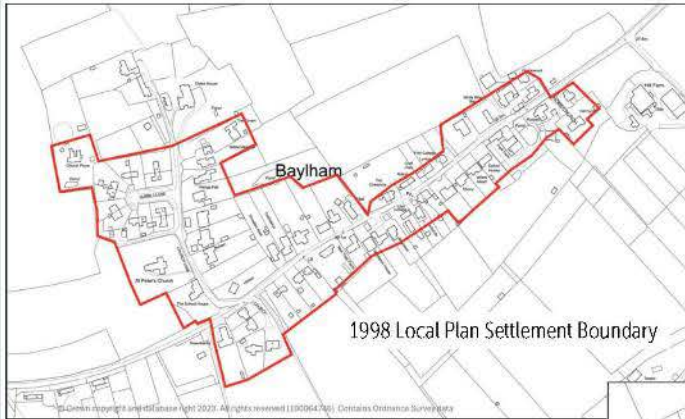
DO YOU SUPPORT THE VISION AND OBJECTIVES?

Development Location



Context

The Plan has updated the adopted Settlement Boundary that was originally defined in the 1998 Mid Suffolk Local Plan as illustrated in the Map below.



The new Settlement Boundary reflects the extent of the residential properties, as illustrated on the map to the right.

- It:
- removes the inconsistencies in MSDC's 1998 boundary which restricted 'backland' development for some properties but not others,
 - does not affect permitted development within garden boundaries (domestic curtilage), and
 - does not affect the building of dwellings that are encouraged ie affordable housing.

In line with national and local planning policies, the Plan supports proposals for development within the Settlement Boundary where they do not have a detrimental impact on heritage and landscape designations, the amenity of existing residents and infrastructure.

Outside the Settlement Boundary, proposals for new buildings will have to be accompanied by a Landscape Visual Impact Appraisal and priority will be given to protecting the countryside from inappropriate development.

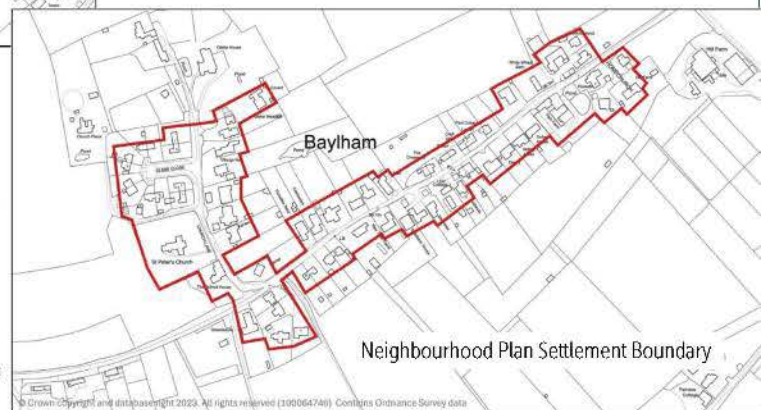
Development proposals in a garden that is outside the Settlement Boundary, and which do not currently require planning permission, would be unaffected by this approach.

Policy BAY 1 – Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.

The focus for new development will be within the defined Settlement Boundary, as shown on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations.



The adopted Local Plan states:

Outside of the settlement boundaries, development will normally only be permitted where:

- the site is allocated for development, or*
- it is in accordance with a made Neighbourhood Plan, or*
- it is in accordance with one of the policies of this Plan listed in Table 5; or*
- it is in accordance with paragraph 80 of the NPPF (2021)."*

By way of clarification as to how this applies to Bayham, at the time of preparing the Neighbourhood Plan:

- There are no sites allocated for development in Bayham parish;
- The Neighbourhood Plan does not allocate sites for development but proposals outside the Settlement Boundary identified Policy BAY 1 will also be considered in the context of the policies in the Neighbourhood Plan;
- Table 5 of JLP1 identifies the Local Plan policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Local and Neighbourhood Plan; and
- Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2023) applies to specific circumstances where a dwelling in the countryside would be supported.

Table 5 of JLP1 and paragraph 84 of the NPPF are reproduced in Appendix 1 of the Neighbourhood Plan.

DO YOU SUPPORT THE POLICY?

Housing

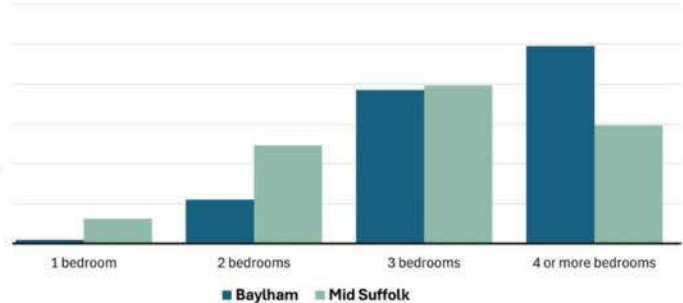


Context

- When compared with Mid Suffolk as a whole, Bayham has a significantly higher proportion of four-bedroomed homes, as illustrated in the chart.
- Given the policy framework Policy BAY 1 and the lack of services and facilities available in the Parish, the Neighbourhood Plan does not identify any new sites for housing development.
- There may be opportunities for the development of suitable small infill plots within the Settlement Boundary, as well as the potential to convert agricultural buildings to residential use under Government "permitted development" regulations.
- It is recognised that infill housing proposals can potentially harm the character of an area unless carefully designed or where it is proposed on unsuitable sites such as those which are too small.
- The development of "backland" or garden plots within a Settlement Boundary can detrimentally impact on the character of an area and the amenity of those living in existing dwellings.
- Backland housing development will not be supported.

House Sizes

Source: 2021 Census



Policy BAY 2 – Housing Development

Within the Settlement Boundary, as defined on the Policies Map, there is a general presumption in favour of housing development comprising small infill dwellings, where proposals:

- are within an existing frontage;
- would not result in backland development; and
- would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

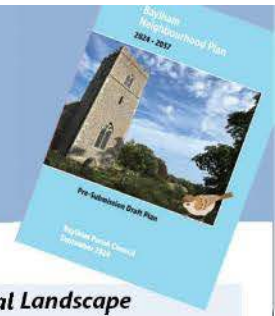
Affordable Housing

- Housing affordability remains an issue for many.
- National and local planning policy enables affordable housing to meet locally identified needs to be built, as an exception, outside the Settlement Boundary. These are known as "exception sites".
- Given the low level of services and facilities, including jobs, in the village it would not necessarily be sustainable to build affordable homes in Bayham.



DO YOU SUPPORT THE POLICY?

Natural Environment



Context

- There are two statutory designated Sites of Special Scientific Interest (SSSI) within the Parish, Ditch Wood, part of the Barking Woods SSSI and Great Blakenham SSSI.
- Agricultural land across England and Wales has been classified according to its quality. Within Baylham Parish there are two main land types, Grade 2 and Grade 3, where Grade 1 is the best quality land.
- We've had a Landscape Assessment prepared (funded by the Government's Neighbourhood Plan Grant) to determine whether evidence exists to support the designation of a new "valued landscape" in the Parish.
- It concluded that all the Parish meets the criteria for valued landscape and, as a consequence, the Neighbourhood Plan designates the whole Parish as an "Area of Local Landscape Sensitivity".



Policy BAY 3 - Baylham Area of Local Landscape Sensitivity

Development proposals in the Baylham Area of Local Landscape Sensitivity as identified on the Policies Map, will be permitted only where they:

- protect or enhance the special landscape qualities of the area, identified in the Baylham Landscape Assessment; and
- are designed and sited so as to harmonise with the landscape setting.

Proposals for equestrian uses that have a significant detrimental impact on the landscape quality of the Parish will not be supported.

Important Views

- The rising form of the landscape away from the River Gipping means that there are several distinct views from public locations into, out of and within the village that are of high importance to its character, setting and sense of rurality.
- Planning applications outside the Settlement
- Boundary should be accompanied by a Landscape Visual Impact Assessment that demonstrates how the key features of the important views will be protected in all seasons.

Policy BAY 4 - Protection of Important Views

To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features and attributes of important views identified on Map 6 and the Policies Maps.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area;
- conserves and enhances the unique landscape and scenic beauty within the Parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Assessment; and
- protects the key features of the important views.



DO YOU SUPPORT THESE POLICIES?

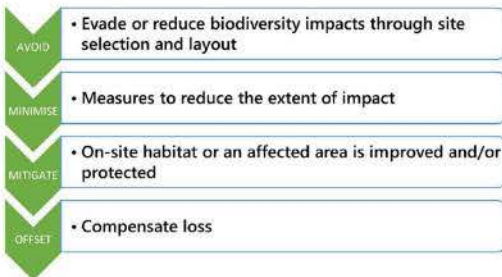
Natural Environment



Context

- New national regulations now require specified developments to provide a 10% net gain in biodiversity on sites.
- There are a number of important habitats in the Parish
- Suffolk Wildlife Trust has prepared a Biodiversity Report as part of preparing the Plan.

Biodiversity Mitigation Hierarchy



Policy BAY 5 – Biodiversity

Development proposals should avoid the loss of, or material harm to priority habitats and other trees, hedgerows and natural features such as ponds.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:

- The creation of new natural habitats including wildlife corridors and ponds;
- The planting of additional native trees and hedgerows of local provenance, as identified in Appendix 2; and
- Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access to hedgehogs.

Community Action 1 - Tree and Hedgerow Maintenance and Improvement

The Parish Council will seek to work with the community to implement tree and hedgerow maintenance and improvement initiatives

Green Spaces

National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances.

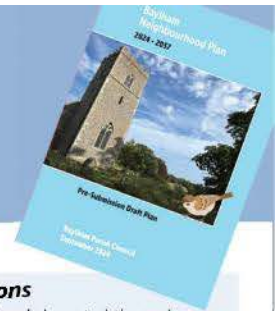
Policy BAY 6 – Local Green Spaces

Local Green Spaces are identified on Map 7 and the Policies Map.



DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTION?

Built Environment & Development



Context

- Baylham does not have a Conservation Area but does have a number of Listed Buildings across the Parish including four listed as Grade II*.
- There is also a range of recent housing developments, most notably at Lower Barn Road, Green View and Church Knoll.
- Design Guidelines and Codes have been prepared by consultants as part of the neighbourhood planning process. Their report, available on the Parish Council website, noted that there are three main concentrations of development in the Parish:
 1. the Lower Street settlement located along the B1113 at the junction with Upper Street.
 2. the small residential cluster known locally as The Stone, located at the end of Circular Road near Stone Farm; and
 3. the main village core where there is a dense, organic cluster of mainly ribbon development along Upper Street
- The Design Guidelines and Codes provide general Design Principles and a Development Design Checklist which will be used when the District Council determines planning applications.

Policy BAY 7 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Baylham Landscape Assessment and the Baylham Design Guidelines and Codes and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

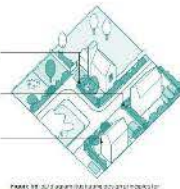
- recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain the sense of place and character of the three distinct parts to the Parish, as identified in the Baylham Design Code;
- do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - any heritage assets of the site and its surroundings; and
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- produce designs that respect the character scale and density of the locality;
- produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- wherever possible ensure that development faces on to existing roads;
- do not result in water run-off that would add-to or create surface water flooding;
- where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted cycle parking standards;
- provide one electric vehicle charging point per new off-street residential parking place created.



Tree planting should be considered with regard to landscaping and trees to respect the village character of Baylham

Landscaped hedges should relate to the scope of continuity of the building line and help define the street

Building lines should have some variation in the form of setbacks and protrusions to reinforce the sense of place, but should generally conform to the street



3.2 Neighbourhood Area design guidance & codes matrix

Part 1. General design guidance	Part 2. Key design codes
Landscape & rural feel	LR.01 Settlement cops LR.02 Built lines LR.03 Agricultural Buildings & barns
Build form & settlement pattern	BF.01 Settlement patterns BF.02 Infill developments BF.03 Built units with external gable, porch BF.04 Street character
Heritage	HL.03 Setting of heritage assets
Materials & architecture	GA.01 Materials & architectural details GA.02 External storage GA.03 Extensions GA.04 Boundary treatments

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Built Environment & Development



- The Parish has a rich heritage dating back to pre-history times both in terms of structures, buildings, landscape, views and landscape features.
- Proposers of new development need to be aware of the heritage importance and stimulate ways in which those assets could be further promoted and protected.
- A Heritage Assessment of the Parish has been prepared and is published on the Parish Council website. The Assessment noted that there are a number of buildings and structures of local interest which, while not "listed", are of some architectural and historic value in that their character, and that of the area, would be diminished if they were lost or disfigured.
- The identified properties and structures of local heritage interest are identified to the right:

Properties and structures of local heritage interest

1. Rodwell Farm, Lower Street
2. Nos 1-4 (incl.), Lower Street
3. Footbridge, Mill Lane
4. Baylham Mill Cottage on the north side of Mill Lane
5. Fairview Cottage, Circular Road
6. Walnut Tree Farm, Circular Road
7. Stone Cottages, Circular Road
8. Stone Cottages, Nettlestead Road
9. Baylham National School
10. Glebe House (Former rectory)
11. Glebe Cottage
12. Tomb chest, St Peter's Churchyard (south east of the chancel)
13. Grave marker St Peter's Churchyard (south east of the chancel)
14. "The Chestnuts" and "Vine Cottage", Upper Street
15. "Ellwen", Upper Street
16. "Lynton", Upper Street
17. Flint Cottage, Upper Street
18. "The Lighthouse" and Fuschia Cottage, Upper Street
19. Flint walls to the north-west of Church Lane

Special Character Areas

- Despite the number of listed buildings and historical interest in the Parish there is no designated Conservation Area.
- Properties at the northern end of Church Lane have distinct qualities that are of high environmental value. It includes a remaining wall of a walled garden associated with the old rectory and the Grade II listed Church Piece, buildings and features identified as of local heritage interest and a Local Green Space designated in Policy BAY 6.
- In addition, a smaller but equally distinct area of local character covers the Church of St Peter and the former Baylham National School.
- The Neighbourhood Plan designates these as Special Character Areas.
- The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.
- Overhead wires can have a detrimental impact on the character of the village. There may be opportunities to get the utility companies to put them underground when they are renewing the cables, and we think this is something that should be pursued.

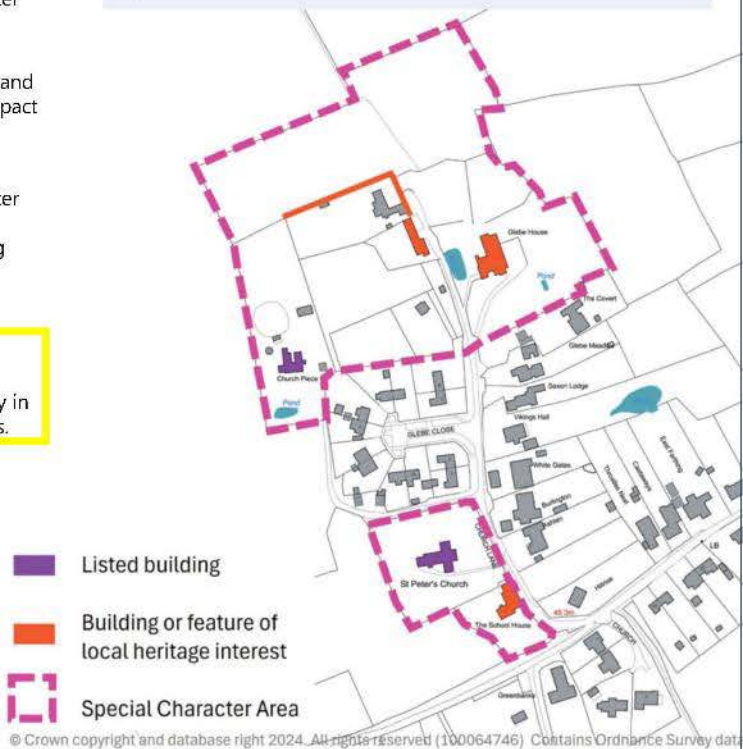
Policy BAY 8 – Church Lane Special Character Areas

Special Character Areas are identified on Map 8 and the Policies Map. Within these areas, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of that area.

A proposal will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Community Action 2 – Overhead Wires

The Parish Council will lobby utility companies to put unsightly overhead wires underground if the opportunity arises, especially in the vicinity of listed buildings and in the Special Character Areas.



DO YOU SUPPORT THE POLICY AND COMMUNITY ACTION?

Built Environment & Development



Flooding

- Some of the Parish is contained within the flood plain of the River Gipping, a Zone 3 Flood Area (the area of highest risk of river flooding).
- Elsewhere, areas are prone to surface water flooding as a result of run-off during heavy periods of rain, in particular in and around Baylham Common.
- National and local planning policies set out requirements in relation to flood risk and vulnerability.
- The Neighbourhood Plan aims to ensure new development does not exacerbate the situation and that flood matters are considered as an integral part of the design process.



Policy BAY 9 – Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS).

These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily-accessible maintenance can be achieved.

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.

Light Pollution

- The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish.
- Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.
- It is acknowledged that domestic outdoor security lighting does not require planning consent.
- It is essential that, where lighting forms an element of a development, it should be designed in such a manner that will not create light pollution or have a detrimental impact on highways and the amenity of residents.

Policy BAY 10 – Dark Skies

Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.

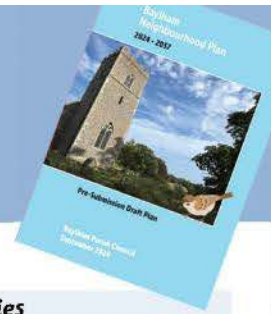
Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a spectrum of illumination to reduce wildlife impact, for example bats.

The lighting should only be operational during times when it is essential for the safe use of the premises and security trigger lighting should be installed which minimises illumination times.



DO YOU SUPPORT THE POLICIES?

Business, Infrastructure & Services



Community Facilities

- The size of Baylham is such that it cannot be expected to sustain a level of services and facilities commonly found in larger centres such as Great Blakenham and Claydon.
- It is vital that what services and facilities we do have, in particular the Parish Church, the Village Hall and the Church car park, are protected and enhanced for the use of current and future residents.

Community Action 3 – Village Hall Improvements

The Parish Council will seek to raise funds to deliver improvements to the Village Hall including structural improvements, its decorative condition and amenities.

- The village does not currently have publicly accessible open space that could be used for recreation such as play or village functions.
- Opportunities to create a public open space are limited but provision in a location close to the village is considered a worthwhile ambition.

Community Action 4 – Public Open Space

The Parish Council will adopt a long-term ambition to take opportunities to deliver public open space for residents.



Policy BAY 11 – Community Facilities

The provision and enhancement of community facilities and services that serve the needs of Baylham will be supported where they are in accessible locations, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including the Parish Church, Village Hall and Church Car Park, as illustrated on the Policies Map, will only be permitted where:

- it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking



Farm Diversification

- Agricultural permitted development allows for the conversion of agricultural buildings for further business/residential uses where prescribed circumstances are met.
- Where planning consent is required, there may be some scope for such conversions across the Parish where they are well related to the main highway network and wouldn't have a detrimental impact on either the natural/historic environment or the amenity of nearby residents.
- Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area.

Policy BAY 12 – Farm Diversification

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for economic development purposes is preferred, but proposals which would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Highways and Travel



Context

- Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.
- Improvements are therefore reliant on the County Council's Highways Department for investment in projects.
- In recent times road and verge maintenance has been highlighted as a problem in the Parish.
- Sometimes a co-ordinated effort is required to bring these problems to the attention of the highways' authority, which the Parish Council is happy to facilitate.

Parking Standards

- Car ownership levels across the Parish are generally higher than Mid Suffolk as a whole as illustrated in the chart.
- In particular, the 2021 Census identifies that the proportion of households in Baylham with three or more cars or vans were at much higher levels than across Mid Suffolk.
- The Suffolk County Council Parking Guidance (2023) acknowledges that providing a reduced number of parking spaces at a dwelling does not effectively discourage people from owning a car unless space is heavily restricted and alternative modes of transport are available.
- It states that parking guidance for dwellings should be used as a minimum advisory standard.
- Given the higher levels of car ownership in Baylham, it is reasonable that parking standards should also be set at a higher level than the recommended minimum requirements.

Public Rights of Way

- There are various Public Rights of Way in the Parish, providing access to the open countryside and the opportunity for circular routes.

Policy BAY 14 – Public Rights of Way

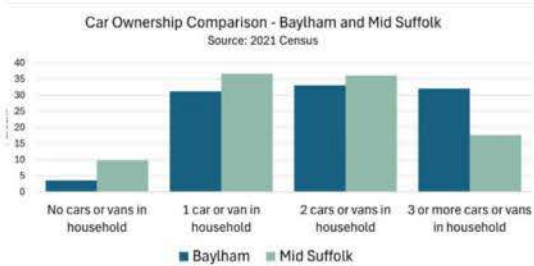
Measures to improve and extend the existing network of public rights of way will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable, development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.

Community Action 6 – Informal Horse Riding Routes

The Parish Council will seek the support of landowners to create, where practical, a network of informal horse-riding routes in the Parish.

Community Action 5 – Highway Maintenance

The Parish Council will support and facilitate reporting to lobby the County Highways Department for road, verge and ditch maintenance.

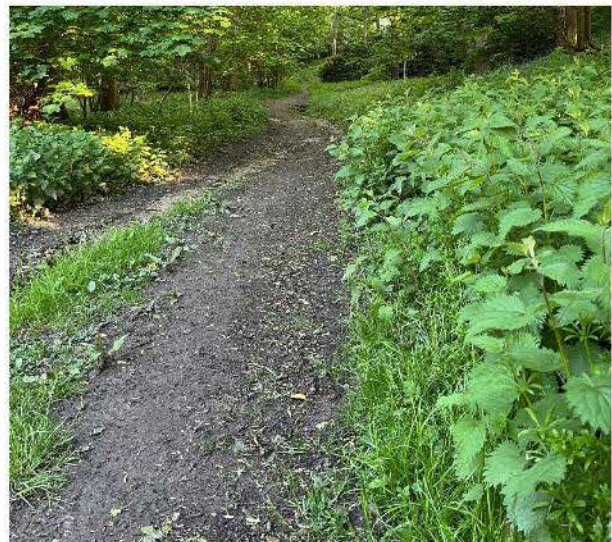


Policy BAY 13 – Parking Standards

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles. In residential developments the following minimum provision shall be made:

House Size	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

For every new residential car parking space, one electric vehicle charging point shall be provided.

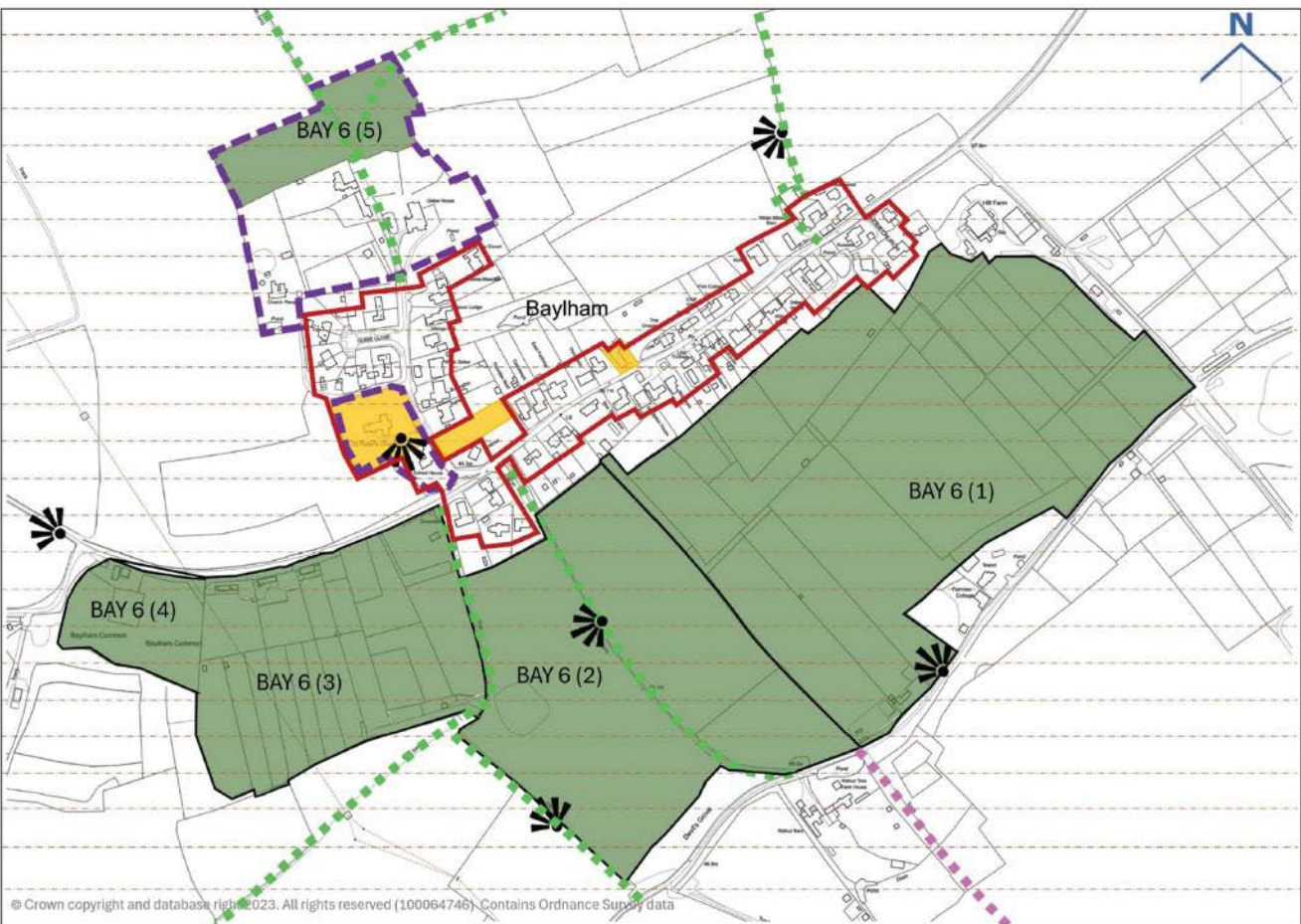
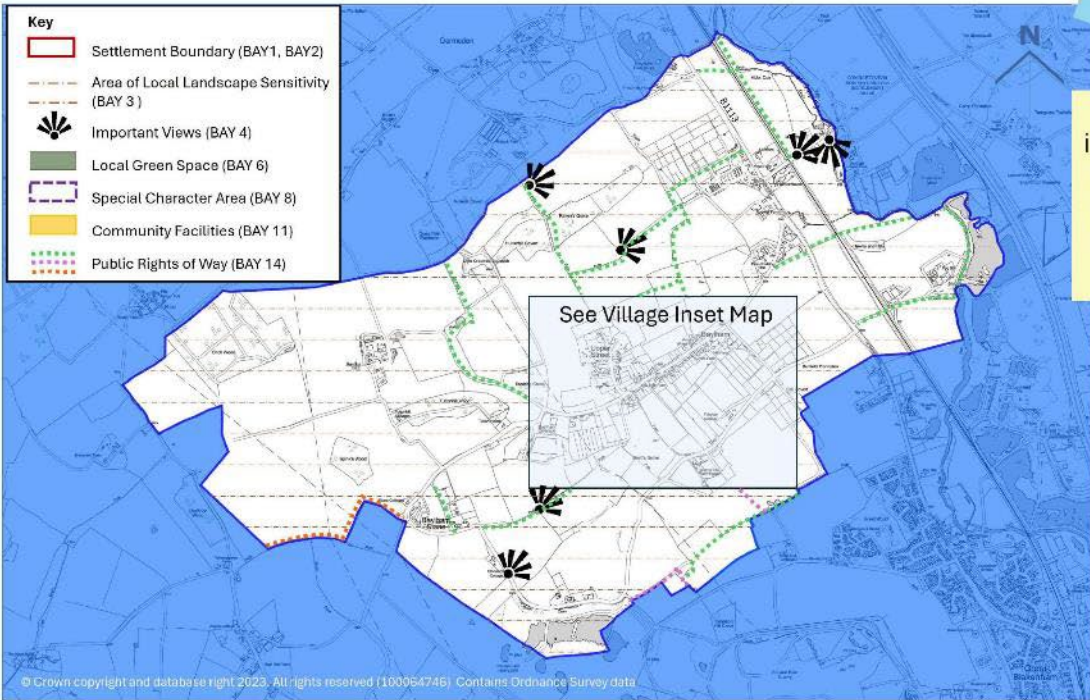


DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Policies Map



The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan



What next?



Consultation on the Neighbourhood Plan ends on 21 October

At the end of the consultation the comments received will be reviewed before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Mid Suffolk District Council.

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Mid Suffolk District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Appendix 5 – Statutory Consultees Notified of Regulation 14 Consultation

Representative / Organisation

MP for Central Suffolk & N Ipswich
County Cllr to Bosmere Division, Suffolk County Council
County Cllr to Gipping Valley Division, Suffolk County Council
County Cllr to Thredling Division, Suffolk County Council
Ward Cllrs to Needham Market, Mid Suffolk District Council
Ward Cllrs to Claydon & Barham, Mid Suffolk District Council
Ward Cllr to Blakenham, Mid Suffolk District Council
Ward Cllr to Battisford & Ringshall, Mid Suffolk District Council
Darmsden Parish Meeting
Needham Market Town Council
Coddenham Parish Council
Barham Parish Council
Great Blakenham Parish Council
Little Blakenham Parish Council
Nettlestead Parish Meeting
Ofton & Willisham Parish Council
Babergh & Mid Suffolk District Councils
Suffolk County Council
Natural England
Environment Agency
Historic England
National Trust
Network Rail Infrastructure Limited
Highways England
Marine Management Organisation
British Telecom
Vodafone and O2 - EMF Enquiries
Three
EE
NHS Suffolk & North Essex Integrated Care Board
National Gas Transmission
National Grid
UK Power Networks
Anglian Water
Essex & Suffolk Water
Defence Infrastructure Organisation
National Federation of Gypsy Liaison Groups
Communities & Environmental Services, Norfolk CC
Diocese of St Edmundsbury & Ipswich
Suffolk Chamber of Commerce
Freeport East
RSPB
Forestry Commission
Sport England (East)
The Crown Estate Office
Suffolk Constabulary
Suffolk Fire & Rescue Service
Suffolk Wildlife Trust

Representative / Organisation

Suffolk Preservation Society

Community Action Suffolk

Dedham Vale Society

Suffolk & Essex Coast & Heaths National Landscape

Dedham Vale National Landscape

The Theatres Trust

Water Management Alliance

Appendix 6 – Statutory Consultee Consultation Notice

BAYLHAM (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Baylham Parish Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. Mid Suffolk District Council has provided your details as a body/individual we are required to consult or has identified an interest in the Development Plan for Baylham and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed here together with information on how to send us your comments.



This Pre-Submission Consultation runs until Monday 21 October 2024.



We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/BaylhamNP/> or, if that is not possible, please send them in a reply to this email.



Kind regards



Clerk
Baylham Parish Council


Appendix 7 – Summary of Responses to Consultation Questions

1. Do you have any comments on Chapters 1, 2, and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		18.18%	2
2	No		81.82%	9



2. Do you support the Vision and Objectives in Chapter 4?				
Answer Choices			Response Percent	Response Total
1	Yes		91.67%	11
2	No		8.33%	1
3	No opinion		0.00%	0

3. Do you support Policy BAY 1 – Spatial Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		91.67%	11
2	No		8.33%	1
3	No opinion		0.00%	0


4. Do you have any other comments on Chapter 5 – Planning Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		8.33%	1
2	No		91.67%	11

5. Do you support Policy BAY 2 – Housing Development?				
Answer Choices			Response Percent	Response Total
1	Yes		100.00%	12
2	No		0.00%	0
3	No opinion		0.00%	0


6. Do you have any other comments on Chapter 6 – Housing?

Answer Choices			Response Percent	Response Total
1	Yes		16.67%	2
2	No		83.33%	10


7. Do you support Policy BAY 3 – Baylham Area of Local Landscape Sensitivity?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	12
2	No		0.00%	0
3	No opinion		0.00%	0



8. Do you support Policy BAY 4 - Protection of Important Views ?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	12
2	No		0.00%	0
3	No opinion		0.00%	0



9. Do you support Policy BAY 5 – Biodiversity and Habitats?

Answer Choices			Response Percent	Response Total
1	Yes		100.00%	12
2	No		0.00%	0
3	No opinion		0.00%	0



10. Do you support Community Action 1 – Tree and Hedgerow Maintenance and Improvement?

Answer Choices			Response Percent	Response Total
1	Yes		91.67%	11
2	No		8.33%	1
3	No opinion		0.00%	0



11. Do you support Policy BAY 6 – Local Green Spaces?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 10
2	No		0.00% 0
3	No opinion		16.67% 2


12. Do you have any other comments on Chapter 7 – Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		16.67% 2
2	No		83.33% 10


13. Do you support Policy BAY 7 - Design Considerations?

Answer Choices		Response Percent	Response Total
1	Yes		91.67% 11
2	No		8.33% 1
3	No opinion		0.00% 0



14. Do you support Policy BAY 8 – Church Lane Special Character Areas?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0


15. Do you support Community Action 2 – Overhead Wires?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0



16. Do you support Policy BAY 9 – Flooding and Sustainable Drainage?

Answer Choices		Response Percent	Response Total
1	Yes		91.67% 11
2	No		8.33% 1
3	No opinion		0.00% 0


17. Do you support Policy BAY 10 – Dark Skies?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0


18. Do you have any other comments on Chapter 8 – Built Environment and Development Design?

Answer Choices		Response Percent	Response Total
1	Yes		8.33% 1
2	No		91.67% 11




19. Do you support Policy BAY 11 – Community Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0



20. Do you support Community Action 3 – Village Hall Improvements?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0


21. Do you support Community Action 4 – Public Open Space?

Answer Choices		Response Percent	Response Total
1	Yes		83.33% 10
2	No		8.33% 1
3	No opinion		8.33% 1



22. Do you support Policy BAY 12 – Farm Diversification?

Answer Choices		Response Percent	Response Total
1	Yes		91.67% 11
2	No		8.33% 1
3	No opinion		0.00% 0


23. Do you have any other comments on Chapter 9 – Business, Infrastructure and Services?

Answer Choices		Response Percent	Response Total
1	Yes		0.00% 0
2	No		100.00% 12


24. Do you support Community Action 5 – Highway Maintenance?

Answer Choices		Response Percent	Response Total
1	Yes		91.67% 11
2	No		8.33% 1
3	No opinion		0.00% 0




25. Do you support Policy BAY 13 – Parking Standards?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0



26. Do you support Policy BAY 14 – Public Rights of Way?

Answer Choices		Response Percent	Response Total
1	Yes		100.00% 12
2	No		0.00% 0
3	No opinion		0.00% 0



27. Do you support Community Action 6 – Informal Horse Riding Routes?

Answer Choices		Response Percent	Response Total
1	Yes		58.33% 7
2	No		8.33% 1
3	No opinion		33.33% 4



28. Do you support the content of the Parish Wide Policies Map and Village Centre Inset Map?

Answer Choices		Response Percent	Response Total
1	Yes		91.67% 11
2	No		8.33% 1
3	No opinion		0.00% 0


29. Do you have any comments on the Appendices?

Answer Choices		Response Percent	Response Total
1	Yes		16.67% 2
2	No		83.33% 10

30. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices		Response Percent	Response Total
1	Yes		66.67% 8
2	No		33.33% 4

31. Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want Mid Suffolk District Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

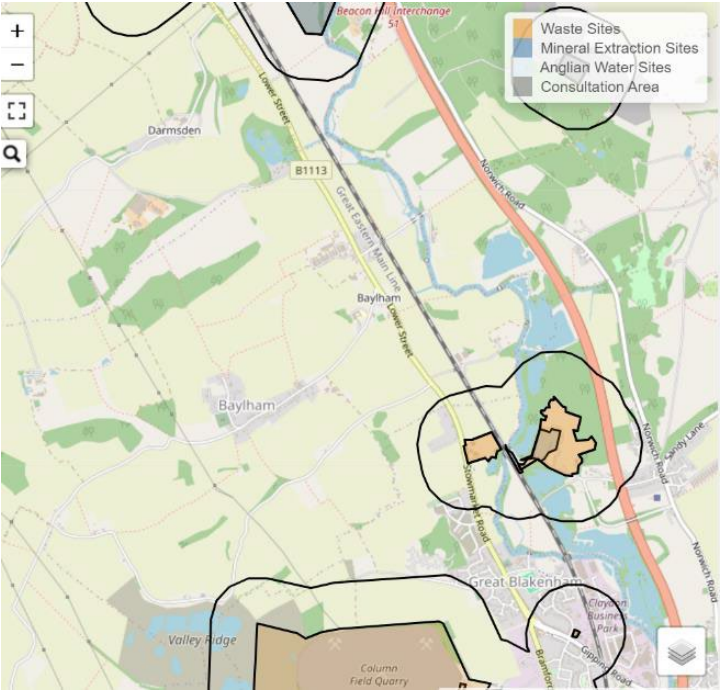
Answer Choices		Response Percent	Response Total
1	Yes		100.00% 13
2	No		0.00% 0
3	Unsure		0.00% 0

Appendix 8- Responses received to Pre-Submission Consultation and responses to comments

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
Chapters 1, 2, and 3				
V Gladwin		Clear, concise and well presented	Noted	None
Mr & Mrs Philpott		ALL Chapters & Paragraphs : We have read and where necessary, re-read, in order to better digest understand any proposals and meanings within the Baylham Neighbourhood Plan. In principle we are in agreement with the ideas expressed. Some things are we feel a little idealistic yet if you don't have a dream.....	Noted	None
	Suffolk County council	Archaeology It is welcomed to see that results from archaeological investigations in the area have been included in the historic background of Baylham (paragraph 2.1-2.6). This could be enhanced by a search of the Suffolk HER1. SCC recommends that the inclusion of an HER search in map format would be useful to show all heritage assets (above and below ground) in the area, including those which have been mentioned. Minerals and Waste	Given that the Historic Environment Record is constantly changing, it would be misleading to include a map in the Plan. Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,³ adopted in July 2020, which forms part of the Local Development Plan.</p>	Noted	None
		<p>SCC note and welcome the inclusion of the Suffolk Minerals and Waste Local Plan 2020 in the planning policy context section, and its reference to the Minerals Consultation area.</p>	Noted	None
		<p>It is noted to the south east of the neighbourhood plan area is a collection of protected minerals and waste sites, the “safeguarding area” does overlap with the neighbourhood plan area slightly.</p>	Noted	None
		<p>The facilities are shown on the map below, and the collection of sites to the southwest of the plan area are:</p> <ul style="list-style-type: none"> • SAR8 – Malting Farm HF and JT Few – Secondary Aggregate Recycling (safeguarding area overlap) • R1 – Barham Railhead – Tarmac • SAR9 – Broomfield Pit – Lafarge Aggregates Ltd. • AP1 – Barham Asphalt Plant 	Noted	None
		<p>To the south of the plan area also sits HNL1 - Masons Landfill – Viridor Waste Disposal – Non – Hazardous</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Landfill site, the safeguarding area for this site also has a slight overlap the Neighbourhood plan area.</p> <p>The definitive map of these sites and their locations can be found on the policies map of the Suffolk Minerals and Waste Local Plan 2020.</p>  <p>The map displays a geographical area with various sites and roads. A legend in the top right corner identifies: Waste Sites (orange), Mineral Extraction Sites (blue), Anglian Water Sites (light blue), and Consultation Area (grey). The map shows several orange-shaded areas, with one central area circled in black. Roads labeled include B1113, Great Eastern Main Line, and A14. Other locations marked include Darmsden, Baylham, Great Blakenham, and Valley Ridge. A 'Beacon Hill Interchange' is also noted at the top.</p>	Noted	None
	Mid Suffolk District Council	Para 1.8: To avoid repetition of the word 'following' consider amending the first sentence to read: 'The following topic areas form the basis for the content of	Paragraph 1.8 will be amended	Amend paragraph 1.8 as suggested by Mid Suffolk DC

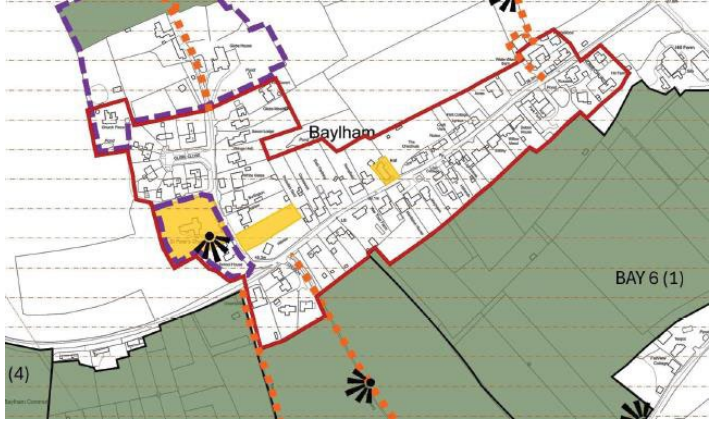
Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>the Plan, reflecting matters raised through community engagement to date.'</p> <p>Diagram at para 1.8: This diagram names one of the topic areas as 'Services and Facilities'. It relates to Section 9 of the plan, where it is called 'Business, Infrastructure and Services'. For both consistency and practical reasons, we suggest that you use the shorter title throughout the plan (i.e., on the contents page and on page 28)</p> <p>Para 3.6: Check / amend the cross-reference to the NPPF. Where this plan says paragraph 210, the equivalent paragraph in the Dec 2023 NPPF is 216.</p>	<p>The diagram will be amended</p> <p>The cross-reference to the NPPF will be amended and, if necessary, to reflect the publication of the NPPF in 2024 should this occur before submission</p>	<p>Correct the themes diagram</p> <p>Update references to the NPPF as necessary</p>
Vision and Objectives				
Councillor D Pratt	Mid Suffolk District Councillor	<p>Mid Suffolk's JLP states a 10% target for Biodiversity Net Gain</p> <p>https://www.babergh.gov.uk/documents/d/asset-library-54706/babergh-and-mid-suffolk-joint-local-plan-part-1-nov-2023</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Anglian Water welcomes the neighbourhood plan requiring new development to be served by sustainable infrastructure provision and that does not result in a detrimental impact on water infrastructure, including sewers and surface water and other flooding and that this should take account of climate change.</p>	Noted	None
	Suffolk County Council	<p>The first objective for the Natural Environment focuses on the villagers' enjoyment rather than on the natural environment in its own right. The second objective requires updating as it does not reflect the current legislation with regards to Biodiversity Net Gain.</p>	The second objective will be amended	Amend second objective for the Natural Environment to reflective legislative requirement for most development to deliver biodiversity net gain
	Mid Suffolk District Council	<p>The objectives provide an interesting mix of being both supportive yet restrictive on where development proposals whilst being might come forward. The second objective under 'Natural Environment' seems weak. 'Development proposals should maximise opportunities to improve natural habitats and biodiversity' sends a much clearer message.</p>	The second objective will be amended	Amend second objective for the Natural Environment to reflective legislative requirement for most development to deliver biodiversity net gain

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
Policy BAY 1 – Spatial Strategy				
S Richards		Not sure I agree that only development should only be within settlement boundary. The development plan is appropriate to Upper Street but not necessarily other areas.	The Plan does not restrict development to within the Settlement Boundary. Appendix 1 identifies circumstances where development outside the Settlement Boundary might be favourable.	None
	Suffolk County Council	Policy BAY1 – Spatial Strategy, regarding development outside settlement boundaries, only refers to impact on heritage and landscape designations. The scope could be made wider, by referring to Heritage Assets and the Local Landscape Character, especially considering Policy BAY3 - Baylham Area of Local Landscape Sensitivity.	It is considered that by referring to heritage and landscape designations, heritage assets and the Area of Landscape Sensitivity is included	None
Chapter 5 – Planning Strategy				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
S Edwards		I support the Planning Strategy	Noted	None
	Mid Suffolk District Council	<p>Baylham's Settlement Boundary Paragraphs 5.3 to 5.6, Map 2, Map 3, and the Policy Village Centre Inset Map all refer. In our covering letter we refer to the exchange of informal comments that has already taken place on this matter. A new settlement boundary is being proposed through this draft plan (Map 3) which, amongst other things detailed in paragraph 5.5, seeks to take account of <i>"inconsistencies in the adopted JLP1, which restricts 'backland' development for some properties but not others."</i></p> <p>While this boundary bears some resemblance to the previously adopted settlement boundary from the 1998 Mid Suffolk Local Plan, and also a passing resemblance to the now redundant settlement boundary that was put forward in the Draft 2020 Joint Local Plan (both shown on Map 2), it is more tightly drawn in many places. A fourth 'alternate' boundary was also understood to have been considered by the Parish Council at their July 2024 meeting, and was referred to by us in our informal email exchanges as representing a more logical fit. As this 'alternate' boundary does not appear to be available elsewhere, we include an image of it below as part of this now formal response.</p>	<p>MSDC's proposed plan is equally inconsistent as it restricts properties to the east of the village and yet includes arable land to the south??</p> <p>The parish council's proposal is based on a clear understanding of where garden boundaries exist, the history of the inclusion of once arable and allotment land, and is fair to all. It does not prevent permitted development within domestic curtilage but reflects the community's desire to resist backland development which is unsympathetic to</p>	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>All the information considered, we remain of the opinion at this time that this 'alternate' boundary does still represent the most logical boundary for Baylham going forwards given that:</p> <ol style="list-style-type: none"> 1. The more tightly drawn settlement boundary (Map 3) does appear to have been put in place specifically to ensure that opportunities for bringing forward small housing sites will not be possible, notwithstanding that these may be JLP Policy LP01 compliant. 2. In addition to the above, a tightly drawn settlement boundary may also preclude residential proposals for annexes, garages and outbuildings. Whilst some properties could possibly achieve space for these within the proposed boundary, we would likely have concerns that this would unacceptably impact the character of the village. 3. To follow on from the above, equally there is a question over whether permitted development rights would be used as a fallback position to overcome the settlement boundary issue. 4. Reverting back to the more considerate ('alternate') settlement boundary (shown below) would allow some flexibility for both existing and future residents, and also for planning decision makers and also demonstrate that this plan has been positively prepared. 	<p>the historic nature of the village's linear development. MSDC's comments fall short of these aims.</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		 <p>The 'alternate' Baylham Settlement Boundary (c. July 2024) - the red line refers</p> <p>The above comments aside, we have no other comment to make on Policy BAY 1, but please see the grammatical suggestion below:</p> <ul style="list-style-type: none"> • On the last line of para 5.7, before the bullet-points, insert the word 'this' as follows: ' ... assessed against other policies in Joint Local Plan – Part 1 and this Neighbourhood Plan, such as:' 		
Policy BAY 2 – Housing Development				
	Suffolk County Council	SCC welcomes part iii. of Policy BAY2 – Housing Development.	Noted	None
Chapter 6 – Housing				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
S Richards		Recent infill in Baylham has seen large homes built. Smaller 2 bedroom homes are what are needed.	Noted	None
	Mid Suffolk District Council	We have no comments to make at this time Policy BAY 2 or the supporting text in this chapter.	Noted	None
Policy BAY 3 – Baylham Area of Local Landscape Sensitivity				
	Suffolk County Council	Policy BAY3 - Baylham Area of Local Landscape Sensitivity is in effect a parish-wide policy and this may need to be acknowledged. Singling out proposals for equestrian uses seems difficult to justify, and it would strengthen the policy if all proposals for development or change in land use which would have a significant detrimental impact on the landscape quality of the parish would be treated the same, i.e. would not be supported.	Agree. The policy will be amended to delete reference to equestrian uses	Amend policy to delete reference to equestrian uses
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 3 (ALLS) or Bay 4 (Protection of Important Views) other than to note that the whole parish is designated as an Area of Local Landscape Sensitivity.	Noted	None
Policy BAY 4 - Protection of Important Views				
	Suffolk County Council	<i>NB. Two separate comments were contained in SCC response</i> SCC welcomes Policy BAY4 – Protection of Views and that the plan points out that it should not be inferred that other views in the Parish, which are not included	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>on Map 6 and the Policies map, have little value and are not worthy of protection.</p> <p>Although it is noted that the phrase 'key features and attributes' may be a sufficient limitation, SCC proposes the following amendment to the wording of this Policy BAY 4, '...there is no <i>significant</i> detrimental impact on the key features and attributes'</p> <p><i>Key views</i> SCC welcomes Policy BAY4 – Protection of Views and that the neighbourhood plans points out that it should not be inferred that other views in the Parish, which are not included on Map 6 and the Policies map, have little value and are not worthy of protection.</p> <p>The first sentence may need to include '<i>significant</i>' before detrimental, although the phrase 'key features and attributes' may be a sufficient limitation.</p>	<p>Agree, change policy as suggested</p> <p>Noted</p> <p>Agree, change policy as suggested</p>	<p>Amend policy as suggested by Suffolk CC</p> <p>None</p> <p>Amend policy as suggested by Suffolk CC</p>
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 3 (ALLS) or Bay 4 (Protection of Important Views) other than to note that the whole parish is designated as an Area of Local Landscape Sensitivity.	Noted	None
Policy BAY 5 – Biodiversity and Habitats				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
S Richards		No point putting in hedgehog holes until the badger population is reduced, currently legislatively not possible.	Noted	None
	Suffolk Wildlife Trust	<p>Suffolk Wildlife Trust raise no significant issue with the policy wording, however, make the following points:</p> <ul style="list-style-type: none"> Where hedgerow removal is undertaken to create new access, we support the use of native species as replacement. <p>The loss will typically be counted as part of a Biodiversity Net Gain Assessment and hedgerows should be demonstrating a 10% net gain of biodiversity units.</p> <p><i>With regard to Point C (Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example: c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs):</i></p> <p>Typically, a measurable net gain is measured using the Statutory Biodiversity Metric calculator or the Small Site Metric Calculator – this calculator is focussed on habitats alone, and therefore features such as swift and boxes, or hedgehog connectivity, is not included.</p>	<p>Noted</p> <p>Noted</p> <p>Part c will be amended</p> <p>As above</p>	<p>None</p> <p>None</p> <p>Amend part c and add additional sentence to support the provision within dwellings for measures including swift bricks-boxes, bat boxes and holes in fences which allow access for hedgehogs.</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>The inclusion of any bird boxes, including swift boxes, or bat boxes does not constitute a key component of repairing or restoring wildlife networks. These features can provide suitable nesting or roosting habitat which can provide compensation for lost features, or enhance an area where these features are lacking; however, a network itself should consider how these features interact with the surrounding landscape by ensuring that suitable green space for wildlife is provided within development sites. The restoration of ecological networks should focus on providing landscape connectivity using natural and semi-natural habitats, connecting/ buffering/ or making bigger existing designated sites, priority habitats, areas managed for wildlife, or wildlife corridors.</p>		
	Anglian Water	<p>Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) which will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p>	<p>The supporting paragraphs will be amended to reference the Nature Recovery Strategy</p>	<p>Amend paragraph 7.14 to refer to the Suffolk Nature Recovery Strategy</p>
	<p>Suffolk County Council</p>	<p>Simply “avoiding harm” is no longer in line with the national requirements, especially those under the Environment Act 2021, therefore SCC recommends that the policy should be updated to: ‘Development proposals should avoid the loss of, or material harm to <u>must leave</u> priority habitats <u>in a measurably better state than pre-development.</u>’</p> <p>It is also noted that providing measures like “swift boxes, bat boxes and holes in the hedge for hedgehogs” will not count towards “measurable net gain” as the metric scores “habitats” and does not give a score to bat and bird boxes. While they are useful enhancement measures to encourage wildlife and to help to regenerate a balanced habitat, they do not “provide a measurable net gain in biodiversity” and are not able to restore and repair fragmented biodiversity</p>	<p>The wording of this element of the policy will be amended to reflect the outcome of the recent examination of the same draft policy</p> <p>Part c of the policy will be amended</p>	<p>Amend opening part of policy to reflect outcome of examination of the draft policy in the Brettenham NP.</p> <p>Amend part c and add additional separate sentence to support the provision within dwellings for measures including swift bricks-boxes, bat</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		networks as the policy suggests. They should therefore not be used as a mitigating factor for any environmental harm caused by development.		boxes and holes in fences which allow access for hedgehogs.
	Mid Suffolk District Council	<p>Policy BAY 5: As worded, this policy is comparable with other adopted neighbourhood plans.</p> <p>To reflect the policy title, the first sentence should be amended to read: <i>'Development proposals should avoid the loss of, or significant harm to biodiversity and priority habitats.'</i></p> <p>With regard to criterion c., we remind you that while they do provide benefits (if correctly sited and installed), bird and bat boxes do not count towards the Biodiversity Net Gain (BNG) metric, which instead focuses on the habitats such species need to forage and complete their life cycles.</p>	<p>Noted</p> <p>The first part of the policy will be amended to reflect the outcome of the recent examination of the same draft policy</p> <p>Part c of the policy will be amended</p>	<p>Amend opening part of policy to reflect outcome of examination of the draft policy in the Brettenham NP.</p> <p>Amend part c and add additional separate sentence to support the provision within dwellings for measures including swift bricks-boxes, bat boxes and holes in fences which allow access for hedgehogs.</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
Community Action 1 – Tree and Hedgerow Maintenance and Improvement				
R Blake		Add the need to value & care for the VETERAN trees in our hedgerows: especially the notable groups of healthy Elms one of which includes a spectacular veteran pollard (near footpath to Stone Farm). The veteran Elm group at the top of the footpath by Church Knoll make an important contribution to the Upper Street skyline. Also veteran Oaks & the avenue of Limes leading to Baylham Mill which are protected by a Tree Preservation Order.	Reference will be made in the supporting paragraph to protecting individual features.	Amend paragraph 7.18 to refer to individual features.
	Suffolk Wildlife Trust	We support <i>Community Action 1</i> in implementing tree and hedgerow maintenance and improvement initiatives; however, this could go further and look to enhance, increase, and connect other natural and semi-natural habitats within the parish such as the priority habitats noted within the draft plan which include woodland, ponds, and parkland. These are habitats which can often be increased in value by adding suitable buffer habitat or increasing connection with other habitats, as well as management changes to increase biodiversity value.	The Community Action will be amended	Amend the Community Action to include references to links between habitats and creating buffer habitats.
Policy BAY 6 – Local Green Spaces				
	Anglian Water	The policy designates a number of areas of Local Green Spaces (LGS) within the neighbourhood plan area. It is noted that the supporting text (para.7.20) states that manging development within a LGS should be consistent with national policy for Green Belts, as	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>set out in paragraphs 104 – 107 of the NPPF (current 2023 version).</p> <p>Anglian Water does have assets forming part of our water and water recycling network (e.g., rising mains and sewers) located in or in the vicinity of these designated areas of local green space. For example, there are underground pipes (sewers) which are located within sites 1 & 2. We do not consider that the policy should prevent any operational development that may be needed to manage, maintain or repair our assets.</p> <p>For information, maps of Anglian Water’s assets detailing the location of our water and water recycling infrastructure are available at: www.utilities.digdat.co.uk</p>		
	Suffolk County Council	<p>SCC welcomes the designation of the five Local Green Spaces, shown on Map 7 and the Policies Map, and the reference to the NPPF paragraph 106 - as this supports the ongoing work to make Suffolk the Greenest County⁴.</p> <p>SCC suggests that the addition of further explanation is needed in Policy BAY6. Currently it only states that Local Green Spaces have been identified on Map 7 and the Policies Map. SCC would strongly recommend that the Local Green Space sites are listed and named in</p>	<p>Noted</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>the policy. This will provide clarity and context, and ease of reading.</p> <p>Evidence is provided in on the parish website, in the Local Green Space Assessment and it provides maps and sets the proposed sites against the NPPF criteria. However, the evidence provided for special qualities seems limited, and SCC has some concerns with regards to the sizes of the proposed Local Green Spaces sites 1, 2 and 3, which are all privately owned and together they could be viewed as an 'extensive tract of land'. It is queried if this could be considered as an attempt to block development.</p>	<p>The criteria set out in the NPPF does not require Local Green Space to be in public ownership. The designation reflects the historic and landscape qualities of these distinct areas of the parish.</p>	<p>None</p>
	<p>Mid Suffolk District Council</p>	<p>Five Local Green Spaces (LGS) are promoted through this plan. Four of these (no's 1 to 4) are in private ownership and are dominated by the one land use type - horse paddocks. The other LGS (no. 5) is a more contained site on the north side of the village.</p> <p>Starting with LGS no's 1 to 4, while it is acceptable to designate private land as LGS, the supporting assessment also explains that there is no or only limited public access to that these sites; that they have "no historical significance", and that they have "no known ecological significance". Given also that there are other polices in this draft plan that seek to protect this part of the village (in particular Policy BAY 3), it is our opinion at this time that these four proposed LGS</p>	<p>Each of these spaces needs to be considered separately. LGS 1 to 4 significantly impact the landscape amenity to a greater or lesser degree, for most of the population of the parish. They are either part of Baylham Common (LGS 2, 3,4) or</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>are questionable at best and that they do not meet all of the relevant NPPF criteria, i.e. they are not demonstrably special and, through their uniformity of use, they do combine to form an extensive tract of land.</p> <p>LGS #5 is, as noted, a more contained site. It is not quite the smallest of the proposed LGS, it is also in private ownership, but it is publicly accessible and it also falls within one of the proposed Church Lane Special Character Areas identified in Policy BAY 8. Its relationship to that proposed designation and the other factors mentioned here do present a more convincing case in our view for this site to be recognised as a local green space.</p> <p>With regard to the policy wording itself, it would be sensible to also name the site(s) that you decide to carry forward.</p>	<p>occupy a dominant position (LGS 1) overlooking Upper Street. There have been 3 appeals against refusals for dwellings in these spaces that were not upheld. (LGS 1 & 3) Landscape, sustainability and listed building setting were all cited by the inspectors. The Parish's own landscape report advises that these spaces are not developed. Finally Baylham Common (LGS 2,3 &4) is a historic space identified on 19th century OS maps, and recognised by SCC as a rare Suffolk agricultural common. LGS 5</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
			has a separate justification. We would ask the examiner to consider each LGS as a separate entity as it is a coincidence that they neighbour each other.	
Chapter 7 – Natural Environment				
R Blake		Any scope for promoting actions which take the deepening climate crisis into account -domestic water conservation; passive summer shade & cooling (trees in gardens, street/ road trees) etc	The local plan requires homes to be designed to limit water use and, nationally new streets in development have to be tree-lined	None
	Suffolk Wildlife Trust	<p>Paragraph 7.17 of the draft plan highlights that protecting native wildlife is a major priority for residents in Baylham. In light of this Suffolk Wildlife Trust encourage the Parish Council to push further in delivering for biodiversity within the plan.</p> <p>Wording could also be added stating that new development should aspire to go beyond the minimum level of 10% Biodiversity Net Gain; impact</p>	The Parish Council does not have evidence on the viability of development to support asking for 20% biodiversity net gain	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>assessments carried out by DEFRA have shown that 10% is the minimum level of net gain to offer confidence in not net-loss, Suffolk Wildlife Trust therefore advocate that while it may not be achievable in policy, wording to have an ambition for new development to deliver a net gain of at least 20% should be included.</p>		
	Suffolk County Council	<p><i>Landscape Character and Views</i> SCC welcomes that as part of the Neighbourhood Plan process a Landscape Assessment of the Parish (published as a separate document), was carried out to assess the distinct local characteristics of the local landscape and supports the aims of the Assessment.</p> <p>It is unusual to include the whole parish into the Area of Local Landscape Sensitivity but appears to be backed up by sound evidence.</p> <p>SCC requests that in paragraph 7.13 'Landscape Visual Impact Assessment' is corrected to 'Landscape <i>and</i> Visual Impact Assessment', and in Policy BAY 4 the wording is similarly corrected to 'Landscape <i>and</i> Visual Appraisal'. An appraisal is a less formal assessment, which may be sufficient for some forms of developments, but not for all; therefore, both alternatives might be usefully included into this policy</p>	<p>Noted</p> <p>Noted</p> <p>Paragraph 7.13 will be amended as requested</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>Amend para 7.13 as suggested by SCC</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		SCC welcomes paragraph 7.18 and Community Action 1 – Tree and Hedgerow Maintenance and Improvement.		
	Mid Suffolk District Council	<p>Para 7.2: The second sentence summarises information from the SWT Biodiversity Assessment. As written, this sentence is confusing. Based on the content of the SWT Report, we recommend that it be amended to read: <i>'There are also eight non-statutory sites - seven of these are County Wildlife Sites and one is a Roadside Nature Reserve.'</i> [Nb: We have also removed the '(CWS)' abbreviation as this is the only occasion where it is used in this draft plan.]</p> <p>Figure 4: In the top section, replace 'Evade' with 'Avoid'</p>	<p>Paragraph 7.2 will be amended as suggested</p> <p>Figure 4 will be amended as suggested</p>	<p>Amend paragraph 7.2 as suggested by MSDC</p> <p>Amend Figure 4 as suggested by MSDC</p>
Policy BAY 7 - Design Considerations				
R Blake		<p>Include design features that take into account the deepening climate crisis rooftop solar; water conservation; passive shading/cooling of buildings; energy conservation measures.</p> <p>Ultimately these matters are more important as visual 'prettiness'</p>	The adopted Local Plan covers many of these issues and Government policies limit the extent to which neighbourhood	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
			plans can require further measures.	
	Anglian Water	<p>Policy BAY 7 – Design (criterion h surface water flooding) and Policy BAY 9 – Flooding and Sustainable Drainage</p> <p>Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development.</p> <p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>plan area and contribute to green and blue infrastructure.</p> <p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.</p> <p>Suffolk County Council, is the Lead Local Flood Authority and the risk management authority for flooding. It would be useful if cross reference was made to relevant details on the requirements for new development proposals which are set out in the local SuDS guidance can be found in the Suffolk Flood Risk Management Strategy Flood management in Suffolk - Suffolk County Council</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p>SCC welcomes that Policy BAY 7 – Design Considerations refers to the Landscape Assessment, and also welcomes, in particular parts a., b., c., and d.</p> <p>SCC support parts F, G, I and J of Policy BAY 7 – Design Considerations and recommend that they reference and accord with Suffolk Guidance for Parking (2023).</p>	<p>Noted</p> <p>Reference to the Parking Guidance will be included as relevant</p>	<p>None</p> <p>Amend Plan to include reference to Suffolk Parking Guidance and para 4.3.3 in that</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
				guidance relating to rear gardens
	Mid Suffolk District Council	In addition to our comment above re the Design Codes [...] should criterion b. refer to the three distinct parts of the parish as identified in the Landscape Assessment, rather than the Design Code?	Criterion b. will be amended as suggested	Amend criterion b. to refer to Landscape Assessment
Policy BAY 8 – Church Lane Special Character Areas				
	Suffolk County Council	SCC welcomes Policy Bay 8 – Church Lane Special Character Areas.	Noted	None
	Mid Suffolk District Council	Lastly, we note that Policy BAY 8 designates two Special Character Areas (SCAs), based on areas previously identified as ‘Visually Important Open Spaces’. The reasoning behind this, and the wording of the policy is consistent with SCAs identified through other neighbourhood plans and we are therefore supportive of this same approach in Baylham. It would also be beneficial if the SCA that surrounds Glebe House in particular were illustrated by a photograph(s) of views that are considered important to the local community.	The separate Views Assessment contains photographs of the important views	None
Community Action 2 – Overhead Wires				
No comments received				
Policy BAY 9 – Flooding and Sustainable Drainage				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
V Gladwin		Flood risk areas should not be considered as suitable sites for development under any circumstances	National planning policy sets the criteria for how development in areas of flood risk should be considered.	None
S Richards		Existing drainage needs looking at to prevent water escaping down valley too fast and flooding Lower Street	The Neighbourhood Plan policies can only apply to the consideration of planning applications	None
	Anglian Water	<p>Policy BAY 7 – Design (criterion h surface water flooding) and Policy BAY 9 – Flooding and Sustainable Drainage</p> <p>Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>cost of modelling and any upgrades required to accept the flows from the development.</p>		
		<p>Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p>	Noted	None
		<p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.</p>	Noted	None
		<p>Suffolk County Council, is the Lead Local Flood Authority and the risk management authority for flooding. It would be useful if cross reference was made to relevant details on the requirements for new development proposals which are set out in the local SuDS guidance can be found in the Suffolk Flood Risk Management Strategy Flood management in Suffolk - Suffolk County Council</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Suffolk County Council	SCC welcomes that Policy BAY9 – Flooding and Sustainable Drainage seeks environmentally friendly solutions, including biodiversity benefits.	Noted	None
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 9 but, in para 8.17, check and amend if necessary the reference to NPPF paragraph 166. The first specific reference to 'site specific flood risk assessments' appears in NPPF paragraph 173 (Dec 2023).	References to the NPPF will be updated as necessary	Update references to the latest NPPF
Policy BAY 10 – Dark Skies				
Councillor D Pratt	Mid Suffolk District Councillor	Please also consider the impact of bright white LED lighting which contains radiation in the far blue spectrum which is particularly detrimental to insects and bats. Some councils are utilising lights with warmer glow or even orange/red hues that contain minimal blue light. Downwelling covers can reduce the impact of horizontal light and upwelling which contributes to light pollution.	Noted	None
R Blake		Current residents should be encouraged to consider whether they can do more to contribute to a wildlife-friendly night-time environment, by reviewing existing external lighting. Perhaps scope for an awareness-raising event from time to time?	The idea is noted	None
	Suffolk County Council	SCC welcomes Policy BAY10 – Dark Skies and suggests that the wording towards the beginning should be amended to:	This is not considered necessary	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		'Any future outdoor lighting systems should have a minimum <i>minimise their</i> impact on the environment , minimising light pollution and <i>spillage causing</i> adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.'		
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 10 (Dark Skies) but, in para 8.20 , amend the cross reference to refer to NPPF paragraph 191(c) (Dec 2023), and not paragraph 185(c) as stated.	References to the NPPF will be updated as necessary	Update references to the latest NPPF
Chapter 8 – Built Environment and Development Design				
	Anglian Water	<p><u>Water resources</u> Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See Water resources management plan (anglianwater.co.uk)</p> <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in new developments. This can be achieved by a fixtures and fittings approach, including through rainwater/storm water harvesting and reuse, and</p>	Noted	None
			Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p>		
		<p>For information, the Defra Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk) supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.</p>	Noted	None
		<p>It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p>	Noted	None
		<p>For water supply for non-household use*, Anglian Water now has a threshold of 20m³ a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk. Prospective applicants are advised to contact Anglian Water at planningliaison@anglianwater.co.uk to avoid situations where water intensive demand projects progress to site acquisition, design or planning applications without establishing that a water supply and wastewater solution is feasible.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. It is, therefore requested, that water use is included and/ or reference made to Policy LP26 'Water resources and infrastructure' could be made on the water efficiency measures required as part of new development proposals.</p> <p><i>*Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.</i></p>	<p>There is not a need to refer to the Local Plan policy in the Plan.</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p>Archaeology</p> <p>It is welcomed to see that results from archaeological investigations in the area have been included in the historic background of Baylham (paragraph 2.1-2.6).</p>	Noted. It is considered that if the HER map were	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>This could be enhanced by a search of the Suffolk HER¹. SCC recommends that the inclusion of an HER search in map format would be useful to show all heritage assets (above and below ground) in the area, including those which have been mentioned.</p>	<p>included in the Plan then users would not search the actual map for up-to-date information.</p>	
		<p>Whilst it is good to see that built heritage has been given thorough consideration in paragraphs 8.8-8.14, below-ground heritage is not covered in the document. SCC would suggest that the Built Heritage Section within Chapter 8 could be renamed to <i>"Built and Historic Environment"</i> which would allow the inclusion of below-ground heritage (archaeology).</p>	<p>This is not considered necessary</p>	<p>None</p>
		<p>In addition, the inclusion of the following wording is recommended: <i>"Suffolk County Council Archaeological Service (SCCAS) would advise that there should be early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and Babergh Mid Suffolk Local Plan are met. SCCAS as advisors to Babergh Mid Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</i></p>	<p>The Plan will be amended to include wording that reflects the suggested wording</p>	<p>Amend the Plan to make reference to the need to consult the County Council Archaeological Service</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>The above would provide clarity to developers for any future development sites. The neighbourhood plan could highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF.</p>	Noted	None
		<p>SCC welcomes that the plan has included a list of identified non-designated heritage assets and the Special Character Areas. SCC recommends that a Heritage Statement should be prepared and accompany planning applications where proposals involve designated and non-designated heritage assets.</p>	Noted. Policy LP19 of the JLP sets the requirement for Heritage Statements and this should not be repeated in the Neighbourhood Plan.	None
		<p>Flooding & Surface Water Drainage SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water & ground water. The Environment Agency has the responsibility for managing flood risk from main rivers, coastal and reservoir.</p>	Noted	None
		<p>Please be aware that the Environment Agency National Predicted Flood Maps² are due to be update in 2025 with a new series of predicted flood maps.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Historically, there has been issue with surface water drainage in the village where areas of land have flooded as water cannot get away quickly enough. Therefore, SCC highlights that it is imperative that areas at the medium/high risk of flooding are not utilised of development.</p>	Noted	None
		<p>When development is proposed, ideally surface water is to be drained via infiltration, if the geology is acceptable. If not then the surface water is to be discharged at a controlled rate to a watercourse or surface water sewer. For major developments, the use of above ground open Sustainable Drainage Systems (SuDS) shall be used and are designed in accordance with national and local policy/guidance.</p>	Noted	None
		<p>Health and Wellbeing Paragraph 8.6 makes good reference to JLP Part 1 in respect of accessible and adaptable homes under M4(2) of the building regulations. SCC suggest the Neighbourhood Plan could further highlight this important consideration through Policy BAY 7 using the following wording: <u>'k. in respect of developments of ten or more homes, support will be given to the provision of housing that meets or exceeds the JLP part 1 requirements to include a minimum of 50% of dwellings built to accessible and adaptable dwelling standards (Part M4(2) of Building Regulations) in order to meet the</u></p>	This amendment is not considered necessary as it would repeat the Local Plan policy	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<u><i>needs of the aging population, without excluding the needs of the younger occupants and families.</i></u>		
	Mid Suffolk District Council	<p>There are references throughout the early part of this chapter, and within Policy BAY 7 (and probably elsewhere in this draft plan) to the AECOM 'Design Guidelines and Codes' document. The relevant document is titled 'Design Codes and Guidance' and should be referred to as such.</p> <p>In para 8.9, replace the word '<i>damage</i>' with the word '<i>harm</i>', which is more consistent with the NPPF and other planning related policies.</p> <p>At para 8.12, there is a list of 19 'properties and structures of local heritage interest'. Information on each of these is provided in the Baylham Heritage Assessment (March 2024) which, at paragraphs 3.7 explains that: "<i>Some of these may qualify as 'non-designated heritage assets', but this formal categorisation is one made by the local authority.</i>" The preferred route for bringing forward a list of Non-designated Heritage Assets (NdHAs) is through the neighbourhood plan process; where these are being prepared, and not through the separate Local Listing route. However, and before simply inserting a new policy into this draft Plan based on other examples ~ e.g., Policy GWD9 in the adopted Great Waldingfield</p>	<p>The Plan will be amended to refer to the correct title</p> <p>Paragraph 8.9 will be amended</p> <p>Noted. The Parish Council does not wish to make such a designation as part of the Neighbourhood Plan</p>	<p>Amend the Plan to refer to the Design Codes and Guidance</p> <p>Amend paragraph 8.9 as suggested by MSDC</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		NP1, or Policy BTN11 in the adopted Beyton NP2 ~ the Parish Council should take note of the observations from our Heritage Team on these 19 'properties and structures' which are set in the table appended to the end of this response. These observations are based on our own assessment using all the information provided in conjunction with the criteria set out in Historic England Guidance - Local Heritage Listing: Identifying and Conserving Local Heritage (HEAG301) to assess their potential local significance. In some cases, more documentary evidence will be required before we can confidently state that it qualifies as a NdHA.		
Policy BAY 11 – Community Facilities				
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 11 (Community Facilities) or Policy BAY 12 (Farm Diversification), or any of the supporting text.	Noted	None
Community Action 3 – Village Hall Improvements				
No comments received				
Community Action 4 – Public Open Space				
S Richards		I don't think more public space is needed.	Noted	None
	Suffolk County Council	SCC welcomes Community Action 4 – Public Open Space	Noted	None
Policy BAY 12 – Farm Diversification				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
V Gladwin		Some sites in the village are beginning to look ramshackled and untidy because of Steptoe-like activities.	Noted	None
S Richards		As long as the farm building was a genuine farm building and not contrived the I support farm diversification	Noted	None
	Suffolk County Council	SCC welcomes the safeguarding of residential amenity, environment and landscape character in Policy BAY12 – Farm Diversification. The wording should be amended to read: 'Re-use for economic development purposes is preferred, but proposals which would adversely affect <u>result in significant adverse effects on</u> the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.'	The policy will be amended as suggested by Suffolk CC	Amend Policy BAY12 as suggested by SCC
	Mid Suffolk District Council	We have no comments to make at this time on Policies BAY 11 (Community Facilities) or Policy BAY 12 (Farm Diversification), or any of the supporting text.	Noted	None

Chapter 9 – Business, Infrastructure and Services

No comments received

Community Action 5 – Highway Maintenance

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
R Blake		Timing of verge maintenance should be carefully balanced between essential (rather than perceived) human safety requirements and the rest of biodiversity's seasonal needs. The Plan should support the local authority in attempting to achieve this difficult balance.	Noted	None
Mr & Mrs Philpott		Perhaps this action should include a mention of the Footpaths as these too are "Highways".	Public Rights of Way are addressed elsewhere in the Plan	None
	Suffolk County Council	With regard to Community Action 5 – Highway Maintenance, SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.	Noted	None
Policy BAY 13 – Parking Standards				
	Suffolk County Council	Policy BAY13 is the plan's parking policy, and the requirements exceed those required in Suffolk Guidance for Parking (2023) ⁶ . These standards are evidenced by Census data and could be supported by the Highway Authority although our preference is that all plans within the county accord with Suffolk Guidance for Parking (2023). It is also recommended that Policy BAY13 includes cycle storage, or references Suffolk Guidance for Parking (2023) on this matter, as well as for non-residential parking requirements.	Cycle parking requirements are set out in Policy BAY 7	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
Policy BAY 14 – Public Rights of Way				
Councillor D Pratt	Mid Suffolk District Councillor	Maximise opportunities for walking and cycling for work/utility purposes, connectivity to the bus stop and for recreation.	Noted	None
	Suffolk County Council	<p>SCC welcomes that biodiversity is considered in Policy BAY14 – Public Rights of Way.</p> <p>As currently worded, Policy BAY14 conflates two important aspects: improving the Public Rights of Way (PROW) network; and creating biodiversity corridors. The primary function of the PROW network is to provide opportunities to access the countryside, and the policy should focus on improvements that enable easier access into that countryside. While improvements to the PROW network can also provide benefits to wildlife and biodiversity, improvements to the network should not be conditional on biodiversity.</p> <p>Indeed, in the case of hedgerow corridors, these can be detrimental to the PROW network if allowed to overshadow the path, restrict air movement, prevent direct sunlight, and thereby discourage or even prevent year-round use. Instead, the policy should state improving PROW is not detrimental to biodiversity.</p> <p>Policy BAY14 is supported in principle, however, the statement regarding improvement will be supported</p>	<p>Noted</p> <p>The Parish Council believes that public rights of way can also provide biodiversity corridors and, as such, the wording is appropriate.</p> <p>The loss of hedgerows adjoining public rights of way would be strongly resisted by the Parish Council.</p>	<p>None</p> <p>None</p> <p>None</p>
			Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>where there is biodiversity value is concerning. The primary function of PROW is for access into the countryside, and not as a biodiversity feature – although this is a secondary benefit in many routes throughout the PROW network.</p>		
		<p>SCC is concerned that the current wording of this policy could caveat improvements to the PROW network, as not all improvements will actively increase biodiversity, for example widening or resurfacing. Please also note that bridleways fall within the classification of PROW and can be removed from the policy, as this is unnecessary duplication.</p>	<p>The Parish Council does not believe that that such a change to the policy is necessary. Bridleways are not mentioned in the policy</p>	None
		<p>Therefore, SCC proposes the following amendments to Policy BAY14: <u>"Development which would adversely affect the character or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use.</u> Measures to improve and extend the existing network of public rights of way will be supported, where <u>especially if</u> their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable development proposals should incorporate measures to enhance</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>biodiversity within the improved or extended public right of way.”</p>		
		<p>Additionally, there could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council’s Green Access Strategy (2020-2030)⁵. This strategy sets out the council’s commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p>	<p>Paragraph 10.8 will be amended to refer to the Strategy</p>	<p>None</p>
		<p>The rights of way network could be developed for different users. This should include people with limited mobility, people using pushchairs or in wheelchairs, and cyclists and horse riders.</p>	<p>Noted</p>	<p>None</p>
		<p>This plan could be further developed by including the development of promotional material that raises awareness of rights of way and circular walks, the history and heritage of the parish, and biodiversity to raise awareness, understanding and appreciation of these aspects.</p>	<p>Noted. The Parish Council does not have the financial resources to implement such an initiative.</p>	<p>None</p>
		<p>The plan could highlight developing PRow, or creating new routes, to develop green corridors connecting</p>	<p>Noted.</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>areas of green amenity, giving access to local amenities on foot.</p> <p>The plan could state that 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 village.</p>	Given that the Plan does not support more than infill housing development, this requirement is not necessary.	None
	Mid Suffolk District Council	<p>Policy BAY 14 and Community Action 6. Given that this Plan has ambitions for horse riding routes (usually bridleways, but we note the ambitions are for informal routes rather than designated), would the Parish Council also consider including cycling in this? If so, this could be incorporated by simply adding something like " ... <i>with permissive cycling where appropriate</i> ... " into both a Policy BAY 14 and Community Action 6 as this might lead to some off-road cycle routes that are useful to overall / wider connectivity.</p>	This is not considered necessary	None
Community Action 6 – Informal Horse Riding Routes				
R Blake		The Quiet Lane scheme could help with this by discouraging at least local traffic use of designated routes.	Noted	None
	Mid Suffolk District Council	<p>Policy BAY 14 and Community Action 6. Given that this Plan has ambitions for horse riding routes (usually bridleways, but we note the ambitions are for informal</p>	This is not considered necessary	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>opportunities arise to improve them, such as new development in the village.</p> <p>It is noted that the plan does refer to Suffolk Guidance for Parking (2023) in paragraph 10.5 and recommend that the plan references and accords with our guidance in all parking related matters.</p>	<p>The Plan explains that the parking guidance for new homes is not appropriate for the village given the higher levels of car ownership and lack of accessibility to public transport.</p>	<p>None</p>
	<p>Mid Suffolk District Council</p>	<p>Para 10.3 on car ownership gives a bleak outlook on buses. Whilst this is accurate, we wonder if this Plan is an appropriate place to encourage a bit more pro-activeness to try and change this. We offer some suggested wording below that could potentially be identified as a new community action: <i>'The Parish Council will engage with the Suffolk Enhanced Bus Partnership to advocate for local needs regarding passenger transport and explore funding opportunities to bring services to Baylham'</i></p> <p>Para 10.5 includes a table (page 30) that compares Suffolk County Council's (2023) minimum car parking guidance standards with those being proposed through Policy BAY 13 in this Plan. The requirement</p>	<p>Noted. The Parish Council does not have the resources to do this.</p> <p>The table in paragraph 10.5 will be amended.</p>	<p>None</p> <p>Amend table in paragraph 10.5 as identified by MSDC</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>figure for a 3 bedroom property in BAY 13 is quoted as '3 spaces per dwelling', whereas the table on page 30 says '2 spaces per dwelling'. Presumably, the higher figure is meant to apply, so the table should be amended accordingly.</p> <p>In para 10.6, where this refers to the '2019' County Council Guidance for Parking, it should presumably refer instead to the most recent '2023' edition of this guidance.</p> <p>Public Rights of Way Map 9 includes an 'error note' which suggests that what is currently shown as 'Bridleway' should instead appear as a 'Public Footpath'. If so, this and the Policy Maps should be corrected prior to submission.</p> <p>Question: How does the above also tie in with para 10.9 which states that "<i>that there is a short length of public bridleway running south of Circular Road towards Great Blakenham</i>"?</p>	<p>Paragraph 10.6 will be amended.</p> <p>Annotation errors will be corrected in the Submission Plan</p>	<p>Amend paragraph 10.6 to refer to the 2023 parking guidance</p> <p>Ensure correct annotation of public rights of way is made in Submission Plan</p>
Parish Wide Policies Map and Village Centre Inset Map				
S Richards		I don't understand why the settlement boundary does not include the other settlements	The approach to identifying areas covered by Settlement Boundaries is consistent with the	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
			approach in the Joint Local Plan	
Appendices				
V Gladwin		Appendix 4 - Listed Buildings: SPO5(1&5) Hill Farm House, Upper Street, is no longer called that. The name was changed to Park Farm 25 years ago. It is Grade 2 Listed	The Historic England definitive list has been used in the appendix. The current known name will be added in brackets	Amend Appendix 4 to include the known name of Hill Farm House in brackets
	Anglian Water	<p>The Guidelines/ Checklists in Appendix 2 and 3, do not refer to water efficiency as one way of build to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero operational carbon emissions.</p> <p>Parking design - As set out above, it is important to address surface water run-off from the introduction of hard-standing areas (pavements and areas of hard standing such as vehicle parking areas). Reference is made in the guidelines to include permeable surfacing for parking areas and driveways (3.4.7 BF.04 Street character & movement). It is suggested this is also included in the Checklist under No. 9 or 10 as it is currently not included, and no.3 does not sufficiently refer to hard surfaced areas and so could be missed.</p>	<p>These are addressed in the adopted Local Plan</p> <p>Policy BAY 7 h. supports proposals that “do not result in water run-of that would add-to or create surface water flooding;” It is not necessary to include the reference in the checklist</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		Water efficiency – see comments above.	Noted	None
	Suffolk County Council	<p>Appendix 3 (DEVELOPMENT DESIGN CHECKLIST) includes street grid and layout and SCC generally support this section, it could reference and accord with Suffolk Design: Streets Guide⁷ on these matters.</p> <p>It should also be noted that SCC Transport Planning team also considers the technical requirements of access points such as visibility splays and layouts when reviewing plans for proposals in accordance with such guidance as Manual for Streets⁸.</p>	<p>This is not considered necessary</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Mid Suffolk District Council	<p>Appendix 1: Because you give the both the JLP1 policy number and policy title in this reproduction of Table 5, please use the correct titles for the latter. For example: SP04 (1) - Provision for Gypsy and Traveller and Travelling Showpeople SP05 (1, 2 and 5) - Employment Land SP07 (1 and 2) – Tourism</p> <p>Appendix 3: The checklist appears to omit the three items listed under '6. Building line and boundary treatment' from page 51 of the Design Codes & Guidance document.</p>	<p>Appendix 1 will be amended as suggested</p> <p>Appendix 3 will be amended</p>	<p>Amend Appendix 1 as suggested by MSDC</p> <p>Correct Appendix 3 as identified by MSDC</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
General comments				
Councillor D Pratt	Mid Suffolk District Councillor	Include a map showing the CWS (in biodiversity supplement) in the main document.	This is not considered necessary	None
S Brown		It is obvious that a huge amount of work and consideration has gone into formulating and drafting this very concise Neighbourhood Plan. It has my full support in all aspects.	Noted	None
c/o Town Clerk	Needham Market Town Council	Needham Market Town council has looked at the Draft and believe the Draft Neighbourhood Plan to very well presented and clearly defined and a credit to Baylham.	Noted	None
B Thomas		I think it's adoption would be very good for our community	Noted	None
A Williams		I feel that the Draft Neighbourhood Plan accurately reflects the views of the majority of Baylham residents.	Noted	None
S Richards		A good overall plan	Noted	None
I&T Quennell		We believe the plan is a good reflection of what is important to Baylham.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
P Gilson		Apologies for the late response but I have read through the documentation in particular the Landscape and Biodiversity Assessment. It seems Baylham is quite well off in terms of different types of habitat. I found another orchid species (Twayblade) in my field last year which I reported to SWT. My neighbour has created a new pond which will hopefully bring in lots more wildlife to my field (dragonflies).	Noted	None
	Suffolk Wildlife Trust	Thank you for sending us details of the Baylham Neighbourhood Plan, Regulation 14 consultation, please see our comments below: <i>Biodiversity</i> We are happy to see frequent reference to the Landscape and Wildlife Evaluation undertaken by Wilder Ecology. Following this the draft Neighbourhood Plan suitably identifies notable habitats and species within the parish.	Noted Noted	None None
	Environment Agency	Thank you for consulting us on the pre-submission plan for the Baylham Neighbourhood Plan. For the purposes of neighbourhood planning, we have assessed those authorities who have "up to date" local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being	Noted Noted	None None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p>		
		<p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p>	Noted	None
		<p>Environmental Constraints We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints:</p>	Noted	None
		<p>Flood Risk Based on a review of environmental constraints for which we are a statutory consultee, we find that there</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>are areas of fluvial flood risk and watercourses within the neighbourhood plan area along the River Gipping.</p>	Noted	None
		<p>On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 167 sets this out.</p>	Noted	None
		<p>Water Resources Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide</p>	Noted – the Local Plan provides up-to-date policy provision on this matter	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>recommendations for phasing of development to tie in with new alternative strategic supplies.</p>		
		<p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p>	Noted	None
		<p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>area provides information on water availability and licencing policy at Abstraction licencing strategies (CAMS process) - GOV.UK (www.gov.uk).</p>		
		<p>Contaminated Land For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Baylham Neighbourhood Plan Area is a source protection zone 1, 2 and 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination.</p>	Noted	None
		<p>Source Protection Zones Your plan includes areas which are located on Source Protection Zones 1, 2 and 3. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p> <p>Biodiversity Net Gain We encourage you to seek ways in which your neighbourhood plan can improve the local environment. Identifying sites for the delivery of Biodiversity Net Gain could lead to habitat improvements in your area. Biodiversity Net Gain is a system that delivers habitat improvements on any local sites including Local Wildlife Sites to ensure that there is no loss of habitats from new development. Identifying areas that could benefit from management for conservation within your area could enable habitat to be created closer to development sites in your plan area, providing local ecological enhancement.</p> <p>Informatives We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Natural England	Thank you for your consultation on the above dated 05 September 2024.	Noted	None
		Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	Noted	None
		Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.	Noted	None
		Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex [available to view on request from The PC Clerk] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.	Noted	None
		Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		Further information on protected species and development is included in Natural England's Standing Advice on protected species.	Noted	None
		Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.	Noted	None
		We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.	Noted	None
		Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		must be consulted at the scoping and environmental report stages.		
	National Highways	<p>National Highways welcomes the opportunity to comment on the Regulation 14 consultation of the Baylham Parish Council's Draft Neighbourhood Plan which covers the plan period from 2024 to 2037.</p> <p>National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to the Draft Baylham Neighbourhood Plan 2024 to 2037, our principal interest is in safeguarding the operation of the A14 Junction 51 (approximately 3.9km northeast) and Junction 52 (approximately 3.2km southeast) of the Baylham Neighbourhood Plan area respectively.</p> <p>We understand that a Neighbourhood Plan is required to be in conformity with the relevant national, regional, and local planning policies. Accordingly, the Neighbourhood Plan for Baylham Parish is required to</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>be in general conformity with the strategic policies of the development plan which complement those in the Joint Babergh and Mid Suffolk Local Plan Part 1 (adopted in November 2023), This draft Neighbourhood Plan covers the period to 2037 to coincide with the end year of the Joint Local Plan (JLP).</p>		
		<p>We understand the future housing development for the area is currently pending preparation of the Part 2 JLP. National Highways would expect to be consulted as and when those development applications come forward in the usual way.</p>	Noted	None
		<p>Having reviewed the draft version of the Neighbourhood Plan, we note that the scale of the growth remains low. National Highways therefore consider the limited level of growth proposed across the Baylham Neighbourhood Plan area, will not have a significant impact on the operation of the SRN.</p>	Noted	None
		<p>We have no further comments to provide and trust the above is useful in the progression of the Baylham Neighbourhood Plan.</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Anglian Water	<p>Thank you for inviting comments on the draft Baylham Neighbourhood Plan Pre-submission (Reg 14) consultation. Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012.</p> <p>Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England.</p> <p>Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p>	Noted	None
		<p>It is noted that the neighbourhood plan does not allocate any new sites for housing or other commercial etc. development. The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to any requested amendments.</p>	Noted	None
		<p>Anglian Water delivers new water supply and sewerage services across our region to support sustainable growth in the fastest growing region of England. The infrastructure we deliver is primarily funded in two ways including:</p> <ol style="list-style-type: none"> 1. Developers pay infrastructure charges to connect to, and where necessary provide 	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and</p> <ol style="list-style-type: none"> 2. Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to: <ol style="list-style-type: none"> 1. Address a rapidly growing population; 2. Ensure we are resilient to impacts of climate change; 3. Enhance our environment to reach the environmental destination agreed with customers and regulators; and 4. Secure future water supplies. <p>Anglian Water, therefore, encourages developers to engage in early discussions with our pre-development team Developing (anglianwater.co.uk) so that connections to a sustainable point of connection (SPOC) or any upgrades to our network are addressed when planning applications are submitted to the local planning authority.</p>	Noted	None
		<p>We hope that these comments are helpful to the future iteration of the plan and wish you every success in taking this forward to the next stage. We look forward to being consulted on the submission version in due course.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Sport England	<p>Sport England would like to comment as below on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p>	<p>Noted</p>	<p>None</p>
		<p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment</p>	<p>Noted</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>		
		<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p>	Noted	None
		<p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>	Noted	None
		<p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional</p>	Noted	None


Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p>		
		<p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p>	Noted	None
		<p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
	Avison Young on behalf of National Gas Transmission	National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p>	Noted	None
		<p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted	None
		<p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps 	Noted	None
		<p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Further Advice</p> <p>Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>	Noted	None
	Avison Young on behalf of National Grid Electricity Transmission	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p>	Noted	None
		<p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary:</p>		
		<p>Asset Description 4YM ROUTE TWR (001 - 195): 400Kv Overhead Transmission Line route: BRAMFORD - NORWICH MAIN 1</p>	Noted	None
		<p>A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only.</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p data-bbox="779 300 1223 320">Baylham Neighbourhood Plan National Grid Map</p>  <p data-bbox="692 1061 804 1075">15/10/2024, 10:05:29</p> <p data-bbox="692 1086 826 1101">Electric_Assets_4020</p> <p data-bbox="692 1114 757 1128">— 400</p> <p data-bbox="692 1139 864 1153">• Electric_Assets_1587</p> <p data-bbox="692 1166 1010 1181">Development_Plan_Monitoring_v2_977_5701</p> <p data-bbox="692 1193 972 1208">Development_Plan_Monitoring_v2_977</p> <p data-bbox="1064 1157 1256 1171">Contains OS data © Crown Copyright and database right 2023</p> <p data-bbox="1064 1171 1167 1185">Contains data from OS Zoomstack</p> <p data-bbox="1211 1203 1301 1217">Web AppBuilder for ArcGIS</p> <p data-bbox="1093 1217 1301 1232">Ordnance Survey data © Crown copyright and database right 2023</p> <p data-bbox="1176 1061 1294 1075">1:18,017</p> <p data-bbox="1099 1075 1294 1090">0 0.15 0.3 0.6 mi</p> <p data-bbox="1099 1090 1294 1104">0 0.23 0.45 0.9 km</p> <p data-bbox="656 1278 1424 1347">National Grid also provides information in relation to its assets at the website below.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please see attached information outlining guidance on development close to NGET infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>	Noted	None
		<p>NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p>	Noted	None
		<p>NGET's <i>'Guidelines for Development near pylons and high voltage overhead power lines'</i> promote the successful development of sites crossed by existing</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.</p> <p>NGET's statutory safety clearances are detailed in their '<i>Guidelines when working near National Grid Electricity Transmission assets</i>', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets</p> <p>How to contact NGET If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Historic England	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.	Noted	None
		We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We are, however, pleased to see the historic environment features throughout and is accompanied by a Heritage Assessment detailing the area's designated and non-designated heritage assets.	Noted	None
		Further advice on successfully incorporating historic environment considerations into your neighbourhood plan can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ .	Noted	None
		For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.	Noted	None
		To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		consider these would have an adverse effect on the historic environment.		
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Baylham Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> Archaeology Education Fire and Rescue Flooding & Surface Water Drainage Health and Wellbeing Libraries Minerals and Waste Natural Environment Public Rights of Way Transport 	Noted	None
		This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.	Noted	None
		Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p>	Noted	None
		<p>Education SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p>	Noted	None
		<p><i>Primary Education</i> The primary education catchment area for Baylham Parish is Claydon Primary School. The school is forecast to exceed 95% capacity during the current forecast period. The proposed strategy for mitigating this growth is via future provision of a new primary school at land off Norwich Road, north-west of Church Lane (Planning Application Reference: 1856/17).</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p><i>Secondary Education</i> The secondary education catchment area for Baylham Parish is Claydon High School. The school is forecast to exceed 95% capacity during the current forecast period. The proposed strategy for mitigating this growth is via future expansion of local secondary school provision.</p>		
		<p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p>	Noted	None
		<p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p>	Noted	None
		<p>If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
	Mid Suffolk District Council	<p>This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning at Babergh & Mid Suffolk District Councils). Thank you for consulting us formally on this draft plan.</p> <p>We have previously exchanged informal comments on the proposed new settlement boundary at Baylham. It was left that we would respond more formally at this Regulation 14 stage, and when there was certainty over which boundary was being promoted by the Parish Council through this draft plan. Having now seen that (Map 3), we have revisited the matter and set out our now formal response on this.</p> <p>We have also feel it necessary to comment in particular on the proposed Local Green Space designations. Both of these matters, and our comments on this draft plan are appended to this cover letter.</p> <p>Some updating of this draft Plan will be necessary as it progresses, and the Parish Council will also need to be mindful of any cross-references they make to the NPPF (for example, paragraph numbers) should those change if and when a new version is published as expected in the forthcoming months.</p> <p>If you wish to discuss any of the points raised, then please do not hesitate to contact us.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
Heritage Assessment Comments				
	Mid Suffolk District Council	<p>BMSDC Heritage Team observations on the proposed Non-designated Heritage Assets</p> <p>1. [Rodwell Farm] Fulfils the criteria to be considered as a NdHA. Whilst the buildings are functionally linked, the large, boarded barn to the north, that is still in ancillary use with the farmstead, is also considered a suitable NdHA candidate and should be listed separately in its own right.</p> <p>2. [Nos 1-4 (incl.), Lower Street] These modest cottages are certainly a landmark within the area, but they are not a rare or particularly aged type of asset, and their potential significance has been eroded by modern alterations to their windows and possibly the addition of rendered external surfaces. Whilst there is some group value with the surrounding buildings, we do not consider that this terrace of dwellings contributes significantly to the cluster.</p> <p>3. [Footbridge, Mill Lane] This footbridge is undoubtedly important to the local community and provides access to important green spaces in the area during times of flooding. However, we are unable to ascertain the age of the footbridge (it is at least 20 yrs old), so it is unlikely to be considered a NdHA at this</p>	<p>The comments are noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>


Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>stage, unless more information on its history and use can be provided.</p>		
		<p>4. [Baylham Mill Cottage on the north side of Mill Lane] This attractive isolated detached cottage appears to have remained in its historic form into the C20th and may have a functional relationship with the Mill building, so has the potential to have group value. Use of white bricks, possible Woolpit Whites from the C19th, adds to its local distinctiveness.</p>	Noted	None
		<p>5. [Fairview Cottage, Circular Road] Whilst this cottage does also use locally distinctive bricks, the property has been significantly altered in the C20th, which has eroded appreciation of its historic form. There is some group value from other buildings of this age in the area, but it is not a particularly rare form, or type. More research is required before this could be considered as a NdHA.</p>	Noted	None
		<p>6. [Walnut Tree Farm, Circular Road] A building similar to the form of Walnut Tree Farm is shown on Hodskinsons Map of 1783, and its current linear form with a central chimney stack is typical for farmhouses throughout C15-18th. Most of the farmyard and buildings survive and have been converted, and contribute to its group value. As an asset type, age, group value within the farmstead, and historic interest, it could be considered as a NdHA.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>7. [Stone Cottages, Circular Road] These have possible group value with the nearby Stone Farmhouse, but have been significantly altered and extended beyond their historic form as modest farm dwellings. The use of flint is of historic interest, but more information would be required before we would be confident in considering this building as a NdHA.</p>	Noted	None
		<p>8. [Stone Cottages, Nettlestead Road] We have been unable to locate this building. It is not included in the HA, and no further information provided in the NP.</p>	This is referred to as "27 - Upper Street Cottages" in the HA. The HA will be amended to ensure consistency	Amend item 27 in the HA to Stone Cottages, Nettlestead Road
		<p>9. [Baylham National School] Agree with the HA. This building has definite architectural flare, showing the use of local flint within a gothic revival style. Its history as a school is also significant locally, alongside its group value with the nearby church, and could potentially be a landmark due to its prominent roadside location. As an asset type, historic interest, architectural interest, group value and landmark status, it could be considered as a NdHA.</p>	Noted	None
		<p>10. [Glebe House (Former rectory)] Appears to be a complex house with likely multiple phases of historic alterations. At this stage however, the lack of</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>information on the building, including photographs of its principal elevation makes it difficult to judge whether it could be considered as NdHA.</p>		
		<p>11. [Glebe Cottage] Appears to be a converted ancillary building, formally associated with Glebe House. At this stage however, the lack of information on the building makes it difficult to judge whether it could be considered as a NdHA.</p>	Noted	None
		<p>12. [Tomb chest, St Peter’s Churchyard (south east of the chancel)] Whilst this tomb chest is identified as architecturally attractive, no other details are provided, such as whether this is the tomb of an influential person/family locally. More information is required before we could be confident in considering this as a NdHA.</p>	Noted	None
		<p>13. [Grave marker St Peter’s Churchyard (south east of the chancel)] Whilst this double grave marker may one of the oldest structures in the graveyard, it does not seem to be associated with any person in particular, nor is there any other information about its origins. More information is required before we could be confident in considering this as a NdHA.</p>	Noted	None
		<p>14. [“The Chestnuts” and “Vine Cottage”, Upper Street] Agree with the HA about the significance of these cottages. The use of flint coupled with thatch is an</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>uncommon mix of traditional local materials. Provides historic, group, rarity, architectural interest and is a rare asset type, and therefore could be considered as a NdHA.</p>		
		<p>15. ["Ellwen", Upper Street] Agree with the HA about the significance of these cottages. The use of flint coupled with thatch is an uncommon mix of traditional local materials. Provides historic, group, rarity, architectural interest and is a rare asset type, and therefore could be considered as a NdHA.</p>	Noted	None
		<p>16. ["Lynton", Upper Street] Lynton also displays flint walling with brick banding, but is in a more common Victorian terrace style building. Its relationship with the other nearby flint cottages adds to its group value, and it could be considered as a NdHA.</p>	Noted	None
		<p>17. [Flint Cottage, Upper Street] Disagree with the HA information. Historic OS maps of 1883-1924 show the property to be one dwelling, with a range of rear extensions that have now been replaced with the current form. It is the only cottage in the village with knapped flint rather than cobbles, adding to its local interest, likely of late C18th. Its initial form is still legible. Provides historic, group, rarity, and architectural interest, and could therefore be considered as a NdHA.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
		<p>18. [“The Lighthouse” and Fuschia Cottage, Upper Street] Whilst of some age, these modest cottages have undergone various alterations over the years that have eroded its historic form. The cottages are built of red brick, a common brick type in Suffolk. More information is required about their local significance before we could be confident in considering them as a NdHA.</p>	Noted	None
		<p>19. [Flint walls to the north-west of Church Lane] This wall is architecturally interesting, and appears to be of historic interest, possibly as part of grouping with other surrounding heritage assets. We would welcome more information on the age and function of the wall to be confident in considering it as a NdHA.</p>	Noted	None
		<p>In addition to the above, our Heritage Officers note that there is a barn on Mill Lane that appears to have been omitted from the HA. A photograph of the building is provided below.</p> <p>This barn is currently in a poor condition and appears to be underutilised, but it provides historic, architectural interest, group value with the mill and waterways, and is likely a rarer C18th / C19th barn type building. There is potential for the barn to retain more historic fabric such as clay lump internally. If so, it could be considered a candidate NdHA.</p>	The building referred to is in Coddendam Parish and so cannot be referred to in the Heritage Assessment or Neighbourhood Plan	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan
				

Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para / Policy	Modification	Reason
Cover		Amend as follows: Pre-Submission Draft Plan Baylham Parish Council September <u>December</u> 2024	To bring the Plan up-to-date
4	1.6	Amend as follows: This version of the Neighbourhood Plan is the first time all the evidence and draft policies have been pulled together into one place and this is referred to as the The Pre-Submission Draft Neighbourhood Plan. It is <u>was</u> the subject of public consultation for six weeks between 6 September and 21 October 2024.	To bring the Plan up-to-date
4	1.7	Amend as follows: Following the consultation, comments received will be <u>were</u> reviewed and the Plan amended and updated as appropriate. The <u>Submission</u> Neighbourhood Plan will then <u>now</u> follow the steps illustrated on the following page, before the planning policies in it can be used alongside those in the adopted JLP and the National Planning Policy Framework (NPPF).	To bring the Plan up-to-date

Page	Para / Policy	Modification	Reason
5	Flow chart	Amend as follows: Current Consultation <u>Pre-Submission Consultation</u> Bring up to date by making Submission to Mid Suffolk District Council red text	To bring the Plan up-to-date
5	1.8	Amend first sentence as follows: The following topic areas form the basis for the content of the Plan, following the reflecting <u>reflecting</u> matters raised through community engagement to date.	In response to comments
5	Themes diagram	Amend as follows: Services and Facilities <u>Business, Infrastructure & Services</u>	To correct error
5	1.11	Amend second bullet point as follows: • Baylham Design Guidelines and Codes <u>and Guidance</u> . April 2024 (AECOM)	To correct error
8	3.2	Amend opening paragraph as follows: The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2023 <u>2024</u> the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:	To bring up-to-date

Page	Para / Policy	Modification	Reason
8	3.3	<p>Amend as follows:</p> <p>The NPPF requires that communities preparing Neighbourhood Plans should:</p> <ul style="list-style-type: none"> • Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. <ul style="list-style-type: none"> • <u>support the delivery of strategic policies contained in local plans or spatial development strategies; and</u> • <u>shape and direct development that is outside of these strategic policies.</u> 	To reflect content of 2024 NPPF
8	3.6	<p>Amend second sentence as follows:</p> <p>The Plan does not allocate any sites for mineral or waste development but the majority of the Parish is designated as a "Minerals Consultation Area", within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 210-223 of the NPPF, any minerals resources present of local and national importance are not needlessly sterilised by non-mineral development.</p>	To bring up-to-date
9	Natural Environment Objectives	<p>Amend second objective as follows:</p> <ul style="list-style-type: none"> • Where possible, development should deliver a measurable net gain in biodiversity on site. Ensure that development proposals maximise opportunities to improve natural habitats and biodiversity 	In response to comments
11	5.5	Amend first bullet point as follows:	To correct error

Page	Para / Policy	Modification	Reason
		<ul style="list-style-type: none"> It is sympathetic to Baylham’s local character and heritage as it supports the village’s organic linear development along most of Upper Street and Church Lane as demonstrated in the Baylham Design Guidelines and Codes and Guidance. (AECOM April 2024); 	
12	5.9	<p>Amend last bullet point as follows:</p> <ul style="list-style-type: none"> Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2023 <u>2024</u>) applies to specific circumstances where a dwelling in the countryside would be supported. 	To reflect the publication of the 2024 NPPF
13	6.2	<p>Amend second sentence as follows:</p> <p>Paragraph 67 <u>69</u> of the NPPF states that strategic policies in the local plan should set out “a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</p>	To reflect the publication of the 2024 NPPF
12	6.3	<p>Amend fifth sentence as follows:</p> <p>This issue is recognised in paragraph 72 <u>75</u> of the NPPF (December 2024 <u>2023</u>) which states that when preparing plans, local planning authorities should consider “the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”</p>	To reflect the publication of the 2024 NPPF
15	7.2	<p>Amend second sentence as follows:</p>	In response to comments

Page	Para / Policy	Modification	Reason
		There are also <u>eight non-statutory sites - seven of these are County Wildlife Sites and one is a Roadside Nature Reserve.</u> eight non-statutory sites, seven County Wildlife Sites (CWS).	
17	BAY3	Amend last sentence as follows: Proposals for equestrian uses that have a significant detrimental impact on the landscape quality of the Parish will not be supported.	In response to comments
18	7.13	Amend as follows: In order to understand how a proposal might impact on the identified important views, planning applications outside the Settlement Boundary should be accompanied by a Landscape <u>and</u> Visual Impact Assessment, prepared in accordance with the Landscape Institute "Guidelines for Landscape and Visual Impact Assessment - Third Edition" (2013) or subsequent guidance, or appropriate and proportionate evidence relevant to the scale of the proposal, that demonstrates how the key features of the important views will be protected in all seasons.	In response to comments
18	BAY4	Amend first sentence as follows: To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no <u>significant</u> detrimental impact on the key features and attributes of important views identified on Map 6 and the Policies Maps. Amend second sentence as follows:	In response to comments

Page	Para / Policy	Modification	Reason
		Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual <u>and</u> Impact Appraisal that demonstrates how the proposal:	
19	7.14	Amend first sentence as follows: Paragraph 185 <u>192</u> of the NPPF states that plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.” The 2021 Environment Act has introduced the requirement for development, except where exempt, to deliver a minimum 10 per cent measurable net gain in biodiversity. <u>The Suffolk Local Nature Recovery Strategy will, when eventually published, provide local guidance for how everyone can improve habitats.</u>	To reflect the publication of the 2024 NPPF and in response to comments
19	Figure 1	Amend first box as follows: Evade <u>Avoid</u> or reduce biodiversity impacts through site selection and layout	In response to comments
20	BAY5	Amend first sentence as follows: Development proposals should avoid the loss of, or <u>significant</u> material harm to, priority habitats. Amend final paragraph of policy as follows: Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:	In response to comments

Page	Para / Policy	Modification	Reason
		<p>a. The creation of new natural habitats including ponds, hedgerows and natural boundary treatments;</p> <p>b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of Baylham’s ancient woodland and hedgerows); and</p> <p>c. Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.</p> <p><u>In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.</u></p>	
20	7.18	<p>Amend second sentence as follows:</p> <p>How we maintain and enhance these features <u>including our many veteran trees,</u> can have a significant impact on habitats and the occurrence of birds, mammals and insects.</p>	In response to comments
20	CA1	<p>Amend as follows:</p> <p>The Parish Council will seek to work with the community to implement tree and hedgerow maintenance and improvement initiatives, <u>including the creation of ‘buffer’ habitats.</u></p>	
21	7.19	Amend third sentence as follows:	To reflect the publication of the 2024 NPPF

Page	Para / Policy	Modification	Reason
		Paragraph 106 <u>107</u> of the NPPF states that the designation should only be used where the green space is:	
21	7.20	<p>Amend as follows:</p> <p>The separate Baylham Local Green Spaces Assessment demonstrates how certain local spaces meet the criteria in paragraph 106 <u>107</u> of the NPPF. The spaces that meet the criteria are identified in Policy BAY 6 and are illustrated on the Policies Map and on Map 7. The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies <u>will only be supported where it is consistent with national policy for Green Belts defined by the NPPF</u>. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.</p>	To reflect the publication of the 2024 NPPF
22	8.4	<p>Amend first sentence as follows:</p> <p>AECOM were commissioned to prepare Design Guidelines and Codes and <u>Guidance</u> as part of the neighbourhood planning process</p>	To correct error
22	8.5	<p>Amend first sentence as follows:</p> <p>The Design Guidance and Codes and <u>Guidance</u> provide locally contextual detail to which development proposals should, as appropriate, seek to respond to. In the first instance, proposals for development should include evidence that the General Design Principles set out in Appendix 2 of this Plan have been considered and applied. Innovative and/or eco-friendly design that achieves the policy requirements would be welcomed. In addition, the Design Guidance and Codes</p>	To correct error

Page	Para / Policy	Modification	Reason
		<p><u>and Guidance</u> provide a development design checklist against which development proposals will be considered as relevant to the proposal. The checklist is attached as Appendix 3 of the Plan.</p>	
23	BAY 7	<p>Amend first sentence as follows:</p> <p>Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Baylham Landscape Assessment and the Baylham Design Guidelines and Codes <u>and Guidance</u> and create and contribute to a high quality, safe and sustainable environment.</p> <p>Amend criterion b. as follows:</p> <p>maintain the sense of place and character of the three distinct parts to the Parish, as identified in the Baylham <u>Landscape Assessment</u> Design Code;</p> <p>Amend criterion f. as follows:</p> <p>produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot (<u>excluding rear gardens</u>) and that spaces and garages meet the adopted minimum size standards <u>set out in the Suffolk Guidance for Parking (2023) or subsequent guidance</u>;</p> <p>Amend criterion i. as follows:</p> <p>where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted</p>	In response to comments

Page	Para / Policy	Modification	Reason
		<u>Suffolk Guidance for Parking (2023) or subsequent guidance</u> cycle parking standards;	
24	8.9	Amend as follows: The current register of Listed Buildings is contained in Appendix 4 and, in addition, developers should consult the Suffolk Historic Environment Explorer to identify and assess whether recorded sites are at risk of damage <u>harm</u> by new development. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and should be consulted <u>and assessment made of the archaeological potential of any potential development site at an appropriate stage in the design stage.</u>	In response to comments
26	8.17	Amend first sentence as follows: Paragraph 181 166 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment	To reflect the publication of the 2024 NPPF
27	8.20	Amend second sentence as follows: Paragraph 198 185 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	To reflect the publication of the 2024 NPPF
29	BAY 12	Amend second paragraph as follows: Re-use for economic development purposes is preferred, but proposals which would <u>result in significant adverse effects on</u> adversely affect the character, highways, infrastructure, residential amenity, environment (including national and	In response to comments

Page	Para / Policy	Modification	Reason															
		international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.																
30	10.4	Amend first sentence as follows: Paragraph 111 <u>112</u> of the NPPF states that, "If setting local parking standards for residential and non-residential development, policies should take into account:	To reflect the publication of the 2024 NPPF															
30	10.5	Amend table as follows: <table border="0"> <thead> <tr> <th>HOUSE SIZE</th> <th>SCC GUIDANCE</th> <th>Neighbourhood Plan Minimum</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 space per dwelling</td> <td>2 spaces per dwelling</td> </tr> <tr> <td>2 bedrooms</td> <td>2 spaces per dwelling</td> <td>2 spaces per dwelling</td> </tr> <tr> <td>3 bedrooms</td> <td>2 spaces per dwelling</td> <td>2 3 spaces per dwelling</td> </tr> <tr> <td>4+ bedrooms</td> <td>3 spaces per dwelling</td> <td>3 spaces per dwelling</td> </tr> </tbody> </table>	HOUSE SIZE	SCC GUIDANCE	Neighbourhood Plan Minimum	1 bedroom	1 space per dwelling	2 spaces per dwelling	2 bedrooms	2 spaces per dwelling	2 spaces per dwelling	3 bedrooms	2 spaces per dwelling	2 3 spaces per dwelling	4+ bedrooms	3 spaces per dwelling	3 spaces per dwelling	In response to comments
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4+ bedrooms	3 spaces per dwelling	3 spaces per dwelling																
31	10.6	Amend second sentence as follows: Although the 2023 <u>2019</u> "County Council Guidance for Parking" provides minimum requirements for electric vehicle charging, it is considered that the residential requirements (to provide ducting and suitable consumer unit to allow the install of one wall charging unit per dwelling when required by householder) does not future proof development and that every new residential parking space required by the minimum standards should also have a charging point.	In response to comments															
32	Map 9	Amend where necessary to illustrate correct type of public right of way	In response to comments															
32	10.8	Amend as follows:	In response to comments															

Page	Para / Policy	Modification	Reason
		The of road public rights of way in Baylham offer almost no opportunity for horse riding or cycling as these activities are not permitted on public footpaths. <u>Suffolk County Council's Green Access Strategy (2020-2030) sets out their 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.</u> Where feasible, improvements to the quality and extent of the public rights of way network will be supported.	
35	Appendix 1	Amend as follows: This appendix reproduces Table 5 and paragraph 80 (which is now paragraph 84 in the December 2023 <u>2024</u> NPPF) SP04 (1) - Gypsies and Travellers <u>Provision for Gypsy and Traveller and Travelling Showpeople</u> SP05 (1, 2 and 5) - Strategic employment site <u>Employment Land</u> SP07 (1 and 2) - Sustainable tourism <u>Tourism</u> NPPF Paragraph 84 (December <u>2024</u> 2023)	In response to comments and to reflect the publication of the 2024 NPPF
37	Appendix 3	Amend first sentence under heading as follows: Source: Baylham Design Guidelines and Codes and Guidance , AECOM April 2024	To correct error
38	Above Building	Insert the following <u>Building line and boundary treatment:</u>	In response to comments

Page	Para / Policy	Modification	Reason
	Heights and grouping	<ul style="list-style-type: none"> • <u>What are the characteristics of the building line?</u> • <u>How has the building line been respected in the proposals?</u> • <u>Has the appropriateness of the boundary treatments been considered in the context of the site?</u> 	
39	Appendix 4	<p>Amend first paragraph as follows:</p> <p>The buildings and features listed below are reproduced from the Historic England database of Listed Buildings and reflect the description held by Historic England. Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion. <u>Where local names are known they are shown in brackets thus [.....]</u></p> <p>Amend name as follows: II Hill Farmhouse, Upper Street <u>[Park Farm]</u></p>	In response to comments