

BOTESDALE &
RICKINGHALL

NEIGHBOURHOOD PLAN

2017-2036



CONSULTATION STATEMENT

January 2019

Prepared by Botesdale and Rickinghall Parish Councils

Prepared by the Botesdale and Rickinghall Neighbourhood Plan Steering Group
and Places4People Planning Consultancy
for Botesdale and Rickinghall Parish Councils

JANUARY 2019



Foreword

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the Regulations sets out what a Consultation Statement should contain:

- *Who* has been consulted: details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan
- *How* they were consulted

and

- summarises the main issues and concerns raised by those consulted
- describes how these issues and concerns have been considered and, where relevant, addressed in the Neighbourhood Development Plan

This document is arranged in the following sections:

1. A short history of the Neighbourhood Plan ("The Plan"), focussing on communications between the residents and the Neighbourhood Plan Steering Group ("NPSG)
2. Those who have been consulted
3. An overview of the communication and consultation methods used
4. A detailed chronological view of communication and consultation actions undertaken from inception of the Plan up to and including the Consultation Period - see appendix A
5. Consultees' comments and the responses of The Plan's Steering Group, showing if and how the comments changed the Plan prior to submission for further consultation by Mid Suffolk District Council (MSDC) and the subsequent independent examination. See Appendix B.

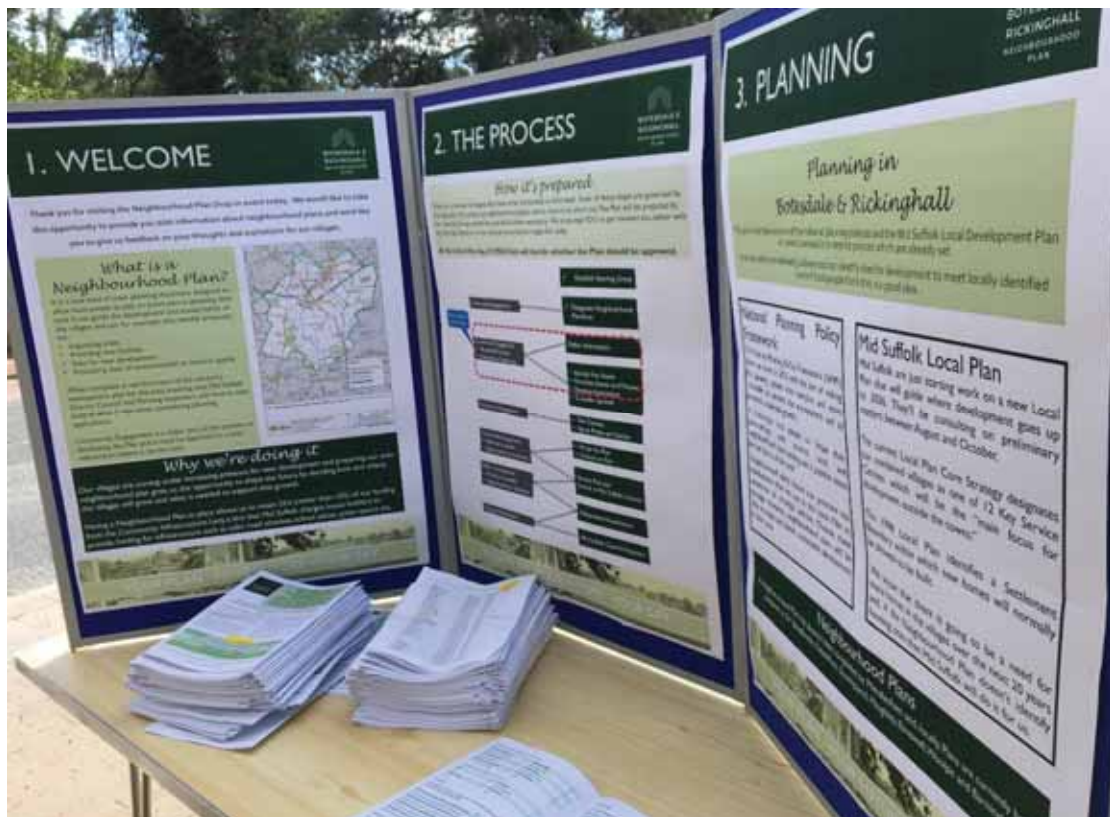


Table of Contents

<i>A Short History of the Botesdale & Rickinghall Neighbourhood Plan</i>	3
More detail.....	3
Statutory Requirements.....	4
<i>Who has been Consulted?</i>	5
Residents and Landowners	5
Statutory Bodies	5
<i>How has Consultation been Performed?</i>	7
Meetings with Residents.....	7
Surveys.....	7
Parish Councils' Websites.....	7
<i>Submission of Neighbourhood Plan</i>	8
<i>Appendices</i>	9
Overview.....	9
<i>Appendix A – Chronological Consultation Events</i>	10
October 2016 Origin of the Botesdale & Rickinghall Neighbourhood Plan.....	11
December 2016 Initial Residents' Meeting Announcement	12
January 2017 Acceptance and Resourcing of the Neighbourhood Plan.....	13
Throughout 2017 Outreach to Residents – Outdoor Promotions.....	14
Event Images – 8 July 2017	16
February 2018 Residents' Briefing.....	27
Residents Briefing Images	28
Neighbourhood Plan Process described at the Residents' Briefing	28
May 2018 Parish Magazine - Describing a Neighbourhood Plan	30
June 2018 Parish Magazine - Current status and a diagram describing Plan Process.....	31
July 2018 Parish Magazine - Further encouragement to <i>Have Your Say!</i>	32
August 2018 Parish Magazine - Focus on Residents' concerns, and status update	33
October 2018 Parish Magazine - Status Update – First Plan Draft Complete.....	35
November / December 2018 - The Statutory Pre-Submission Consultation Period	36
Parish Magazine - Reminder Consultation Period underway.....	36
Additional Promotion of the Consultation Period.....	37
Roadside Banners	37
A4 Poster for Windows and Noticeboards	38
November/December 2018 Consultation Period - Launch Sessions.....	40
<i>Appendix B - Consultation Comments and Parish Council Responses</i>	59
<i>Appendix C – The Neighbourhood Plan Steering Group (NPSG)</i>	133

A Short History of the Botesdale & Rickingham Neighbourhood Plan

Over the period end-2016 to start-2019:

- in 2011 national planning regulations changed to encourage local communities to prepare neighbourhood plans
- a group of Botesdale and Rickingham villagers wished to pursue this
- they were supported by the Botesdale and Rickingham Parish Councils
- an October 2016 village meeting was publicised in the Parish Magazine
- the meeting was attended by over 75 people who provided their support
- in January 2017 a Neighbourhood Plan Steering Group (“NPSG”) was formed
- The Plan Area was formally designated by Mid Suffolk District Council in May 2017 and covers the whole of the parishes of Botesdale, Rickingham Inferior and Rickingham Superior
- a series of outdoor “outreach” events were conducted to publicise the Plan
- NPSG issued a “Call for Sites” to complement MSDC’s SHELAA land availability report
- funding for professional landscape, character assessment and planning was secured
- analysis of MSDC’s SHELAA, NPSG’s Call for Sites and existing Planning Applications undertaken
- supporting reports commissioned from engaged landscape and character assessment professionals
- in February 2018 NPSG advises planned builds already meet MSDC housing expectation of villages
- residents kept informed of Plan process and progress via the monthly Parish Magazine
- first draft of the Plan completed in the summer of 2018 and refined thereafter
- November/December 2018: The formal 6-week consultation on the “Pre-Submission” Plan takes place
- January 2019: The Plan is submitted to MSDC for further consultation and the subsequent independent examination.

More detail

The Botesdale and Rickingham Neighbourhood Plan was conceived in 2016 and reached the pre-submission Consultation Stage in November 2018.

In October 2016 three villagers, J Broadbent, S Coe and R Parry discussed the need for a Neighbourhood Plan for Botesdale and Rickingham, in the light of recent changes to the planning laws.

Earlier in 2016 legislation had removed restrictions on building outside the Parish envelope and had introduced a new planning regime. Aware of new planning applications coming forward, there was concern that the new developments should fit in with the historic setting and meet the needs of local people.

S Coe attended two Rickingham and one Botesdale Parish Council meetings to canvas support for creating a Neighbourhood Plan. With support from members of the Parish Councils, J Broadbent, S Coe & W Sargeant arranged a residents’ meeting for 18th January 2017, and notices were put out to every household in the 3 parishes (Botesdale, Rickingham Inferior and Rickingham Superior) at the end of November, by enclosing a leaflet in the Parish Magazine. The Parish Magazine covers the Neighbourhood Plan Area (and beyond) – see “*Who has been Consulted*” for the description of this area.

The January meeting was well attended with over 75 people and at the follow up meeting later in January, volunteers stepped forward to form a Steering Group to guide development of the Plan. The steering group includes members of Botesdale and Rickingham Inferior & Superior Parish Councils, has those Councils’ full backing, with the Parish Clerk providing administrative support. Mid Suffolk District Council formally approved Rickingham Parish Council’s proposed Neighbourhood Plan Area (the “Plan Area”) in May 2017 following a statutory consultation period.

The remainder of 2017 was taken up by securing funds for professional assistance with the Plan Area’s landscape and character assessments and publicising the Plan to residents – clarifying what the Plan is, how it fits in with the wider planning regime, and how it can be meaningful and applicable to them.

Moving from 2017 to 2018, work was completed to determine the number of households the Plan Area will be expected to accommodate. In parallel with this, a review of new house builds (underway or with actual or likely Planning Permission) in the Plan Area was conducted to provide an estimate of how many fewer or additional houses were needed to meet the requirement. There was a close correlation between numbers required, and actual/likely builds, which was used to inform the Plan.

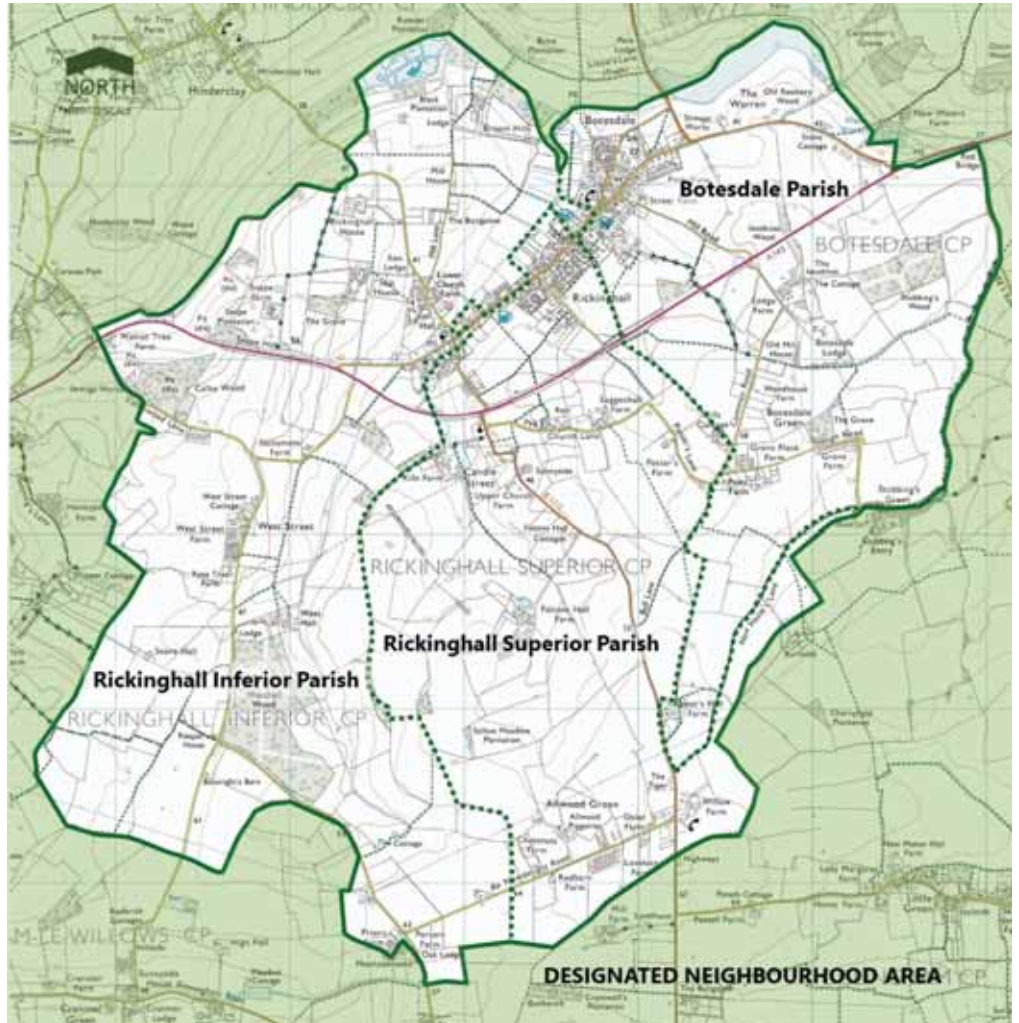
Statutory Requirements

The preparation of a Neighbourhood Plan entails three statutory stages up to the point of submitting it to the local planning authority, namely:

1. Designation of the Neighbourhood Area by the local planning authority
2. Draft Neighbourhood Plan “Pre-Submission” Consultation
3. Submission of Plan to the local planning authority

Designation

In March 2017, Rickinghall Parish Council submitted an Area Designation Application to define the boundary of the neighbourhood plan. The area covers the parishes of Rickinghall Inferior, Rickinghall Superior, and the parish of Botesdale, as illustrated on the map to the right. The publication period began on 15 Mar 2017 and closed on 28 Apr 2017. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), Mid Suffolk District Council confirmed the designated Neighbourhood Development Plan Area on 11 May 2017. A notice to this effect can be viewed on the Mid Suffolk District Council website.



The Neighbourhood Plan Area

Pre-Submission Consultation

The first draft Plan was prepared in summer 2018 and refined until considered ready for the formal “Pre-Submission” Consultation Period. The pre-submission consultation Plan was approved for consultation by Rickingham Parish Council on 1 November 2018 and by Botesdale Parish Council on 5 November 2018.

Consultation took place over the required 6-weeks period from 9 November to 21 December 2018.

Who has been Consulted?

Residents and Landowners

The Residents are those who live within the designated *Neighbourhood Area*. This area covers the whole of the parishes of Botesdale, Rickingham Inferior and Rickingham Superior that interlock in a way that makes the end of one and the start of another difficult to distinguish without a map. Together, the most densely inhabited areas have a continuous linear form, with Botesdale to the north-east of the Neighbourhood Plan Area, and Rickingham to the south-west.

This physical proximity is reflected by the social interaction of its residents, and the sharing of the services enjoyed across the two villages. It was therefore a straightforward decision to incorporate the three parishes to form this cohesive Neighbourhood Plan Area. The area was formally designated by Mid Suffolk District Council in May 2017 and is the only neighbourhood area covering the three parishes.

Through wide publicity at every stage of the process, every effort has also been made to ensure that landowners are aware of the preparation of the Plan and its content.

Statutory Bodies

As set out in Schedule 1 to the Neighbourhood Planning (General) Regulations 2012 (as amended) the following have been consulted at the statutory Pre-Submission consultation stage of preparing the Neighbourhood Plan. Where responses were received, they can be found in Appendix B.

Consultee	Position	Company / Organisation
Mrs Jo Churchill	MP for Bury St Edmunds	-
Cllr Gerard Brewster	MSDC Portfolio Holder [Neighbourhood Planning]	-
Cllr Simon Barrett	BDC Portfolio Holder [Neighbourhood Planning]	-
Cllr Jessica Fleming	County Cllr to Hartismere Division	Suffolk County Council
Cllr Jane Storey	County Cllr to Thedwastre North	Suffolk County Council
Cllr Jessica Fleming	Mid Suffolk Ward Cllr to Rickingham and Walsham	
Cllr Derek Osborne	Mid Suffolk Ward Cllr to Rickingham and Walsham	
Cllr Diana Kearsley	Mid Suffolk Ward Cllr to Gislingham	
Cllr Roy Barker	Mid Suffolk Ward Cllr to Badwell Ash	
Cllr Jim Thorndyke	St Eds Ward Cllr to Stanton	
Cllr Carol Bull	St Eds Ward Cllr to Barningham	
Cllr Marion Chapman-Allen	Breckland Ward Cllr to Guiltcross	
Mrs J Jones	Parish Clerk to Hinderclay	
Mrs L Jackson-Eve	Parish Clerk to Redgrave	
Ms N Verkoost	Parish Clerk to Wortham & Burgate	
Mrs T Williams	Parish Clerk to Gislingham	
Miss N Hill	Parish Clerk to Finningham	

Consultee	Position	Company / Organisation
Ms C Kennedy	Parish Clerk to Westthorpe	
Mrs A D Clancy	Parish Clerk to Walsham-le-Willows	
Mrs C Garman	Parish Clerk to Wattisfield	
-	BMSDC Community Planning	Babergh & Mid Suffolk District Councils
-	SCC Neighbourhood Planning	Suffolk County Council
Mr Graeme Mateer	Transport Policy	Suffolk County Council
Mr Neil McManus	Planning Obligations Manager	Suffolk County Council
Ms Sonia Docherty	HR Manager - SOR, Children and Young People	Suffolk County Council
Ms Nhi Huynh-Ma	Area Manager, Norfolk & Suffolk Team	Homes & Communities Agency (HCA)
-	Land Use Operations	Natural England
-	Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
-	East of England Office	Historic England
-	East of England Office	National Trust
Mr Steve Taylor	Town Planning Team	Network Rail Infrastructure Limited
-	-	Highways England
-	Stakeholders & Networks Officer	Marine Management Organisation
-	-	Vodafone and O2 - EMF Enquiries
Mr Alex Jackman	Corporate and Financial Affairs Department	EE
Ms Jane Evans	-	Three
Ms Kerry Harding	Estates Advisor	NHS England Midlands & East (East)
Mr Smith Umeron	Head of Estates	NHS England. Midlands & East
-	-	Transco - National Grid
Mr Howard Green	Infrastructure Planner	UK Power Networks
Mr Stewart Patience	Strategic and Spatial Planning Manager	Anglian Water
Mr Martin Lunn	-	Essex & Suffolk Water
Mr Peter Mercer MBE	-	National Federation of Gypsy Liaison Groups
Ms Keren Wright	Service Development Officer	Norfolk & Suffolk Gypsy Roma & Traveller Service
-	-	Diocese of St Edmundsbury & Ipswich
Mr John Dugmore	Chief Executive	Suffolk Chamber of Commerce
Mr Iain Dunnett	Senior Growing Places Fund Co-ordinator	New Anglia LEP
Ms Marie Finbow	Strategy Manager	New Anglia LEP
Mr John Grayling	-	Babergh Disability Forum
Mr Philip Pearson	Conservation Officer	RSPB
Mr Philip Raiswell	Senior Planning Manager	Sport England (East)
Mr Leigh Gareth Jenkins	-	Suffolk Constabulary
Mr James Meyer	Senior Conservation Adviser	Suffolk Wildlife Trust
Mrs Fiona Cairns	Director	Suffolk Preservation Society
Ms Linda Cockburn	-	Suffolk Preservation Society
Ms Sunila Osborne	Community Development Officer – Rural Affordable Housing	Community Action Suffolk
Mrs Sarah Mortimer	Senior Manager Community Engagement	Community Action Suffolk

How has Consultation been Performed?

Consulting Residents

The Neighbourhood Plan Steering Group's policy was to optimise two-way communication with residents. See Appendix A for a chronological view of the use of the Parish Magazine, meetings, banners and posters to optimise dissemination of information about the Neighbourhood Plan, and feedback from residents.

Parish Magazine

The well-established monthly Parish Magazine, whose coverage matches and exceeds the Neighbourhood Plan Area, was used as a continuous means of keeping the residents up to date with progress.

PARISH MAGAZINE
Redgrave cum Botesdale with the Rickinghalls
October 2018

Meetings with Residents

These were opportunities to receive feedback from the residents, clarify the scope and role of a Neighbourhood Plan, and explain progress made and the next steps towards achieving a "made" Neighbourhood Plan.

Surveys

Surveys were undertaken by the Steering Group early in the process to understand residents' views, so as to guide the development of the Plan. The surveys covered three principal areas – for more details, see the following reports available on the Parish Councils Neighbourhood Plan webpages:



Produced by the Parish of Redgrave cum Botesdale with the Rickinghalls, for the local community.
Also available at <http://strayrickinghallinferior.onesuffolk.net/parish-magazine/>

- *Business Survey Summary*
- *Household/Housing Need Survey Summary*
- *Youth Survey summary*

Parish Councils' Websites

Both Botesdale and Rickinghall Parish Council websites¹ provided online access to:

- minutes of all Neighbourhood Plan Steering Committee meetings
- progress relating to steps 1-3² of Plan preparation
- during the Consultation Period:
 - the pre-submission Neighbourhood Plan
 - all supporting evidential documents
 - a comments facility for residents' feedback

Consulting Statutory Bodies

The pre-submission Neighbourhood Plan was sent for comment at the start of the Consultation Period to all those listed in the Consulted Statutory Bodies shown in the "Who has been Consulted?" section above.

¹ See either of <http://botesdale.onesuffolk.net> or <http://rickinghall.onesuffolk.net>

² Step 1 : Designating the neighbourhood area and if appropriate neighbourhood forum; Step 2: Preparing a draft neighbourhood plan or Order; Step 3: Pre-submission publicity and consultation

Submission of Neighbourhood Plan

All consultee comments have been collated into a Comments Log and have been reviewed and responded to (see Appendix B). Where necessary, changes have been made to the Plan arising from:

- comments received from consultees;
- the need to bring the Plan up-to-date
- other changes in circumstances

The proposed changes were set out in a Schedule of Post Consultation Modifications which were considered and were approved by Botesdale Parish Council on 17 January 2019 and by Rickinghall Parish Council also on 17 January 2019. At the same meetings the Parish Councils, as the Qualifying Bodies, approved the submission of the Plan to Mid Suffolk District Council.

The Plan, with the required supporting documents including this Consultation Statement, was submitted to Mid Suffolk District Council in January 2019.

Appendices

Overview

The following appendices provide insight into the mechanisms used to maximise resident participation in the Neighbourhood Plan process.

In summary :

1. Regular Updates
 - the well-established, monthly Parish Magazine, sent to 1250 households covering the Neighbourhood Plan Area and beyond
 - Steering Group minutes, progress updates and documents published on the Botesdale and Rickinghall websites
 - these updates were important to :
 - raise and maintain awareness that a Neighbourhood Plan was underway
 - describe the purpose of a Neighbourhood Plan and to explain its relevance to the residents
 - describe the process to promote engagement by the residents
 - confirm progress
 - encourage feedback
2. Occasional Updates
 - informal “drop-in” events at the Co-operative Store, The Bell Inn, Open Gardens events and the Rickinghall Farmers’ Market
 - formal meetings with residents at Botesdale and Rickinghall Village Halls
 - these updates were important for :
 - detailed progress reporting
 - in-depth responses to specific residents’ concerns
 - resident feedback to guide ongoing development of the Plan
3. Formal Pre-Submission Consultation publicity
 - Banners and posters widely used to publicise Consultation dates and purpose (see Appendix A)
 - Three launch events to :
 - describe the process leading to the pre-submission Neighbourhood Plan and its subsequent approval
 - provide :
 - hard and softcopy versions of the Plan and supporting evidence for residents’ review
 - consultation forms for completion either immediately or at leisure (on paper or online)
 - answers to questions relating to the process or content of the Plan

Appendix A – Chronological Consultation Events

The time-ordered entries in this appendix together demonstrate how the Neighbourhood Plan was explained to residents, and how residents were encouraged to participate in the shaping and outcome of the Plan.

Tables below provide a brief description of topics covered and where relevant, resulting outcomes, in this format :

Public meetings	See tables with green background
Parish Magazine announcements, status and progress updates	See tables with white background

Illustrations and photographs are interspersed with the text and tables to illustrate the various means of communication used. The NPSG meetings are not included in the following tables – the decisions, discussions and resultant activities are embodied in the activities described. For further detail, NPSG meeting minutes can be found at <http://botesdale.onesuffolk.net> or <http://rickinghall.onesuffolk.net>.

Abbreviations used in the tables :

- B&R = Botesdale & Rickinghall
- BRNP = Botesdale & Rickinghall Neighbourhood Plan
- MSDC = Mid Suffolk District Council
- NPSG = Neighbourhood Plan Steering Group
- NP or Plan = Neighbourhood Plan

October 2016 Origin of the Botesdale & Rickinghall Neighbourhood Plan

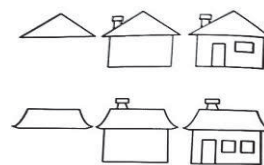
Botesdale & Rickinghall Residents Meeting	Discussion/Presentation	Outcome
Date : October 2016	Initial discussion on the need for a NP following : <ul style="list-style-type: none"> • changes to Planning Laws • MSDC’s lack of a 5-year building land supply, resulting in • new-build housing policies deemed out of date • a Government-imposed “presumption in favour of sustainable development” – The attendees were concerned that new development be managed to maintain the villages’ character, while continuing to meet local needs	The participants agreed that a NP was needed. S Coe attended Botesdale and Rickinghall Parish Council meetings to canvas support for a NP covering the Parishes of Botesdale, Rickinghall Inferior and Rickinghall Superior. With support from both Parish Councils, J Broadbent, S Coe, and W Sargent (Botesdale Parish Council Chairman) arranged a meeting for 18.1.2017
Venue : n/a		
Public Attendees : 0		
Attending : J Broadbent, S Coe, and R Parry		
November 2016 Parish Magazine	Leaflet advertising 18.1.2017 Botesdale & Rickinghall Village Meeting issued with Parish Magazine to residents – see below	

December 2016 Initial Residents' Meeting Announcement

This leaflet was distributed with the November 2016 Parish Magazine.

With new planning laws in place, there is now an automatic "presumption for development" whenever a planning application is made.

But, there is a way that local people can influence how Botesdale & Rickingham develop in the future, to best address our local needs - which is by developing a Neighbourhood Plan.



OPEN MEETING

18th January 2017 – 7.30pm

Rickingham Village Hall

ALL WELCOME

THIS MEETING IS THE 1ST STEP TO CREATE OUR NEIGHBOURHOOD PLAN

What Can A Neighbourhood Plan Achieve?

"This is about guiding and shaping development" from Neighbourhood Plans Roadmap Guide

It can decide and thereby give a legal basis for, for example

- 1) where new building takes place
- 2) the mix of properties built
- 3) local development for the next 10-20 years
- 4) guidelines for what new buildings look like
- 5) other local economic/social / transport issues

From MSDC's planning website – "Decision makers will be obliged to make decisions in line with the Local Development Plan (including any Neighbourhood Plans in force)."

Information and examples of existing neighbourhood plans are available on-line. See MSDC website, local planning section.

Other villages in Mid Suffolk have already started to develop their Neighbourhood Plans, such as Mendlesham, Stradbroke, Woolpit, Haughley etc., so there is opportunity for us to learn from others' experience.

PLEASE COME TO THE MEETING ON 18.01.17 FOR AN OPPORTUNITY TO CONTRIBUTE TO THE FUTURE OF OUR COMMUNITY.

William Sargeant, Sue Coe, Jo Broadbent, Richard Parry

Tel 01379 898306

January 2017 Acceptance and Resourcing of the Neighbourhood Plan

Botesdale & Rickinghall Residents Meeting	Discussion/Presentation	Outcome
Date : 18.1.17	<ol style="list-style-type: none"> 1. Planning application for 42 houses with other planning applications in the pipeline 2. Lack of MSDC 5-year plan 3. Botesdale & Rickinghall vulnerable to uncontrolled expansion 4. Role of a Neighbourhood Plan 	<ol style="list-style-type: none"> 1. Noted public concern over uncontrolled <i>cumulative</i> planning approvals, in the light of multiple planning applications 2. Described the process and relevance of a Neighbourhood Plan in improving control over planning applications in concert with the Local Plan 3. Agreement to move ahead with the BRNP : <ul style="list-style-type: none"> - Parishes of Botesdale & Rickinghall together proposed as the NP area - tentative Steering Group formed - initial Communication strategy agreed (via Parish Councils/Parish Magazine) - follow-up meeting planned to enlist wider village assistance
Venue : Rickinghall Village Hall		
Public Attendees : 80		
Attending : <i>Rickinghall Parish Council :</i> R Brown, R Jones, G Short (Chairman) <i>MSDC :</i> W Newman (Corporate Manager of Strategic Planning)		

Botesdale & Rickinghall Residents Meeting	Discussion/Presentation	Outcome
Date : 30.1.17	<ol style="list-style-type: none"> 1. Understand tasks and required skills and those available to provide them 2. Confirm the Plan area 3. Discuss the Plan Constitution 2. Establish a Steering Group to lead creation and completion of the BRNP 2. Establish a group of those willing to assist with the BRNP, to be known as the BRNP Forum 	<ol style="list-style-type: none"> 1. Steering Group members established 2. Gathered email addresses for willing assistants 3. Agreed to abide by the NP constitution from My Community/Locality
Venue : Botesdale Village Hall		
Public Attendees : 32		
Attending : <i>NPSG :</i> R Brown; C Matthews; W Sargeant; P Schofield		

Throughout 2017 Outreach to Residents – Outdoor Promotions

Botesdale & Rickinghall NP Publicity Meeting	Discussion/Presentation	Outcome
Date : 11.3.17	1. Publicise : <ul style="list-style-type: none"> • What a NP is • Why we're doing it • Who is involved in it 2. Encourage sign-up for further communications	A low turnout led the NPSG to decide that this was unfortunately not a good site for publicising the BRNP, concluding that it would contribute as only an occasional venue for disseminating status awareness.
Venue : Rickinghall Village Hall (Farmers' Market)		
Public Attendees : Undetermined, but 12 people engaged with the NPSG		
Attending : <i>NPSG</i> : R Brown; C Matthews		

March 2017 Parish Magazine	Reports on the 18.1.17 and 30.1.17 meetings at which it was agreed a NP is necessary, volunteers to help were identified, from which a Steering Group was appointed, with Parish Council representation from both Botesdale & Rickinghall.
April 2017 Parish Magazine	Botesdale & Rickinghall Parish Councils approved drafting a NP, with Rickinghall PC taking the lead as required by the Town and Country Planning Act 1990. NP Area designation request to be submitted by Parish Clerk.

Botesdale & Rickinghall NP Publicity Meeting	Discussion/Presentation	Outcome
Date : 25.3.17	1. Publicise : <ul style="list-style-type: none"> • What a NP is • Why we're doing it • Who is involved in it 2. Encourage sign-up for further communications	Public engagement to make more people aware of the Neighbourhood Plan. The Co-op is in the centre of the two villages. It is used by members of a wide community and has a varied demographic. This was a successful event with significant additions to the mailing list.
Venue : Co-operative Store, Rickinghall		
Public Attendees : 40+		
Attending : <i>NPSG</i> : Robin Brown, Sue Coe <i>Resident</i> : Tina Wilby		

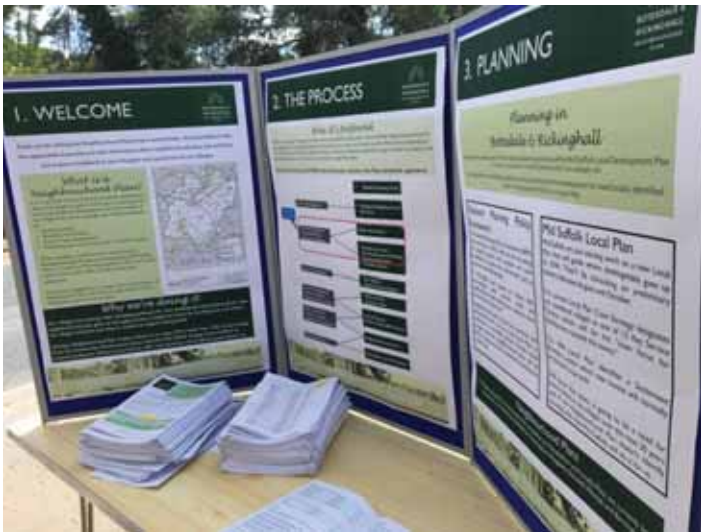
May 2017 Parish Magazine	Reports on the following events : Farmers' Market and Co-operative Store public meetings; logo designed; planning consultant chosen; NP Area designation request submitted – on approval consultation with villagers over housing will start; survey contents being considered; contributory funding approved by Botesdale & Rickinghall Parish Councils, further grants being pursued
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Botesdale & Rickinghall NP Residents Meeting	Discussion/Presentation	Outcome
Date : 14.5.17	1. Publicise : <ul style="list-style-type: none"> • What a NP is • Why we're doing it • Who is involved in it • Locations in the NP area of potential development 2. Encourage sign-up for further communications	The prominent displays showing areas of potential development led to discussion on building plans for the village. A common concern was that the meadows north of Back Hills should not be built upon as buildings there would spoil a very beautiful amenity area of the village and degrade the area for both Botesdale and Redgrave residents and users from all four villages that border onto the river. More residents offered to help and signed up for the mailing list.
Venue : Households across the Parishes (an Open Garden event)		
Public Attendees : Undetermined; local villagers and visitors from further afield		
Attending : <i>NPSG</i> : Sue Coe; Clive Matthews		

June 2017 Parish Magazine	NP is an anticipated 2-3 year task; terms of reference (constitution?) and logo approved; planning consultant hired; NP promoted at plant sale (Market Place), during the Garage Sale Trail, and at the Open Gardens event. Advertises next drop-in event at The Bell Inn. Botesdale & Rickinghall websites advertised as the location for more information.
July 2017 Parish Magazine	Grants have been requested; Neighbourhood Plan Area designation approved. Advised that Household, Youth and Business surveys are being prepared, and will be distributed to all households in early July.

Botesdale & Rickinghall NP Residents' Meeting	Discussion/Presentation	Outcome
Date : 8.7.17	1. Publicise : <ul style="list-style-type: none"> • What a NP is • Why we're doing it • Who is involved in it • Locations in the NP area of potential development 2. Offer more in-depth planning detail 3. Advertise the imminent Household, Business and Youth surveys	1. Excellent public engagement leading to wider awareness of the Neighbourhood Plan 2. 10 further volunteers enlisted 3. Considered to be an event format which could easily lend itself to further consultation in the lead-up to the referendum
Venue : Outside the Bell Public House		
Public Attendees : 60		
Attending : <i>NPSG</i> : R Brown, S Coe, D Bavington-Lowe <i>Parish Clerk</i> : L Jackson-Eve <i>Planning Consultant</i> : I Poole		

Event Images – 8 July 2017



8.7.17 Meeting outside Bell



The information boards are illustrated on the following pages

I. WELCOME

Thank you for visiting the Neighbourhood Plan Drop-in event today. We would like to take this opportunity to provide you with information about neighbourhood plans and we'd like you to give us feedback on your thoughts and aspirations for our villages.

What is a Neighbourhood Plan?

It is a new kind of town planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the villages and can, for example, also identify proposals for:

- Improving areas
- Providing new facilities
- Sites for new development
- Protecting sites of environmental or historic quality

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

Community Engagement is a major part of the process of developing the Plan and it must be approved in a local referendum before it can be used.



Why we're doing it

Our villages are coming under increasing pressure for new development and preparing our own neighbourhood plan gives us the opportunity to shape the future by deciding how and where the villages will grow and what is needed to support that growth.

Having a Neighbourhood Plan in place allows us to retain 25% (rather than 15%) of any funding from the Community Infrastructure Levy, a levy that Mid Suffolk charges house builders to provide funding for infrastructure such as safer road schemes, school places, green spaces etc.



YOUR PLAN - YOUR FUTURE - YOUR SAY

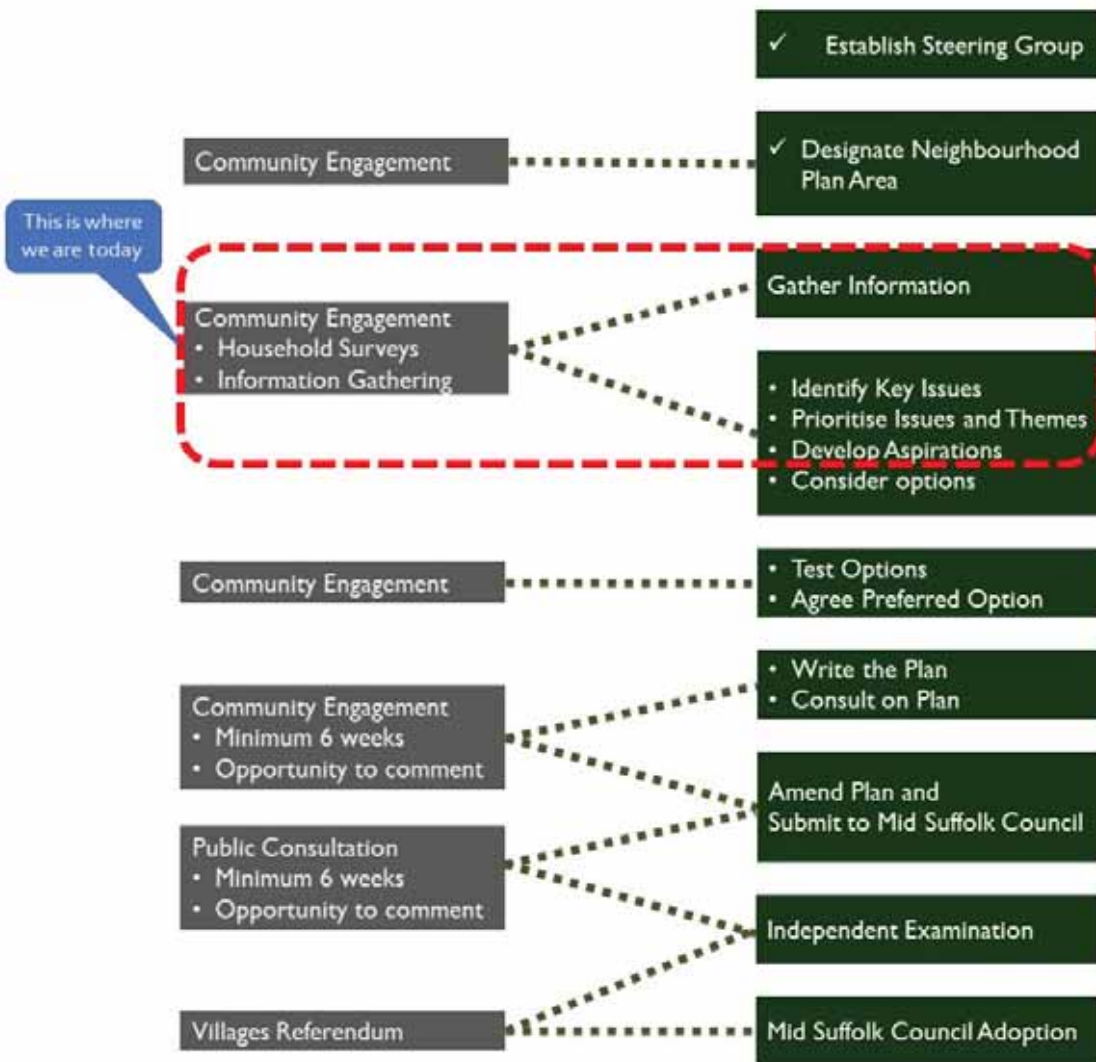
2. THE PROCESS



How it's prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Steering Group advised by specialists when necessary. We encourage YOU to get involved too, either with the Steering Group or at the various consultation stages like today.

At the end of the day, it's YOU that will decide whether the Plan should be approved.



3. PLANNING



Planning in Botesdale & Rickinghall

The plan must take account of the national planning policies and the Mid Suffolk Local Development Plan – it cannot contradict or restrict policies which are already set.

It can provide more detailed guidance and can identify sites for development to meet locally identified needs if local people think this is a good idea.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force in 2012 with the aim of making the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

It encourages local people to “shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area”

Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.

Mid Suffolk Local Plan

Mid Suffolk are just starting work on a new Local Plan that will guide where development goes up to 2036. They’ll be consulting on preliminary matters between August and October.

The current Local Plan Core Strategy designates our combined villages as one of 12 Key Service Centres which will be the “main focus for development outside the towns.”

The 1998 Local Plan identifies a Settlement Boundary within which new homes will normally be allowed to be built.

We know that there is going to be a need for more homes in the villages over the next 20 years and, if the Neighbourhood Plan doesn’t identify housing sites then Mid Suffolk will do it for us.

Neighbourhood Plans

A Neighbourhood Plan has already been completed by Mendlesham and, locally, Plans are currently being prepared in for Stradbroke, Debenham, Stowupland, Haughley, Elmswell, Woolpit and Barningham



4. THE VILLAGES



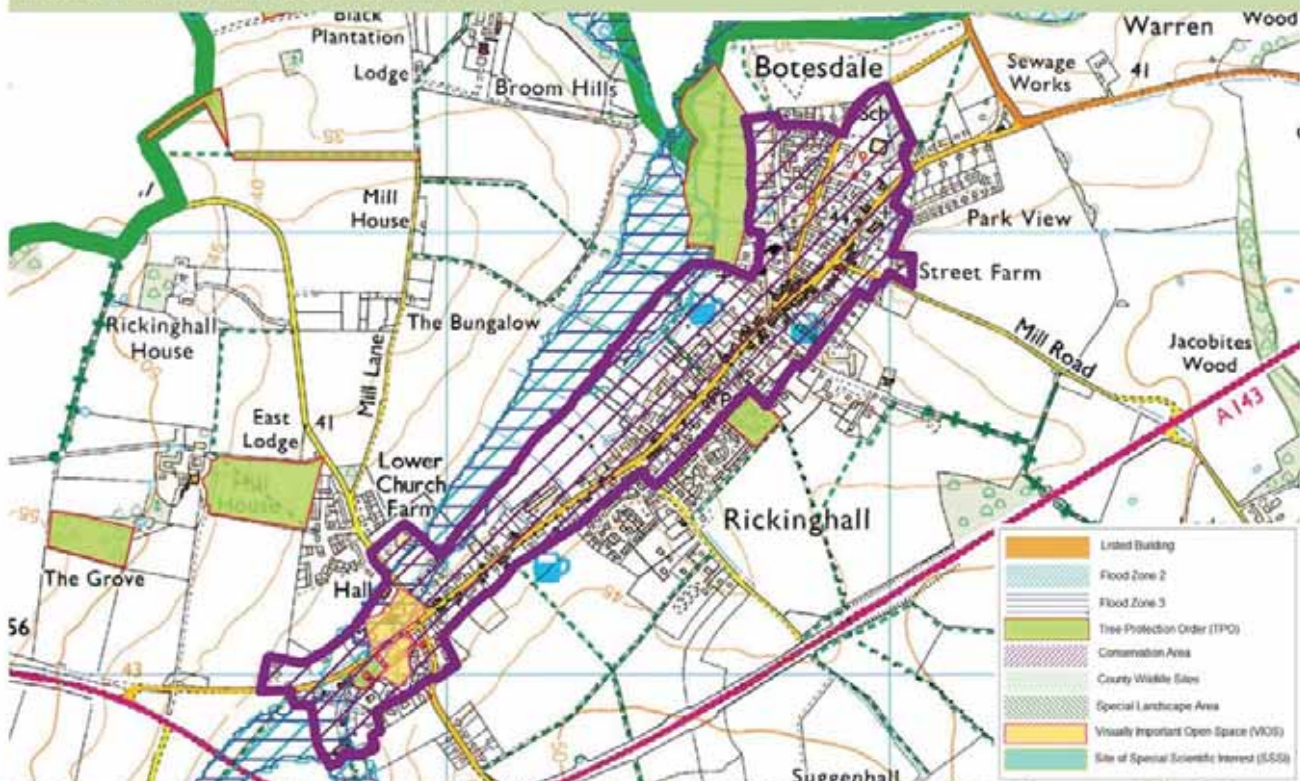
Characteristics

The map on the following boards illustrates the range of planning constraints and designations in the villages. These will need to be taken into account of when the Plan is prepared.

The villages have:

- Conservation Area
- Many Listed Buildings
- Site of Special Scientific Interest (Westhall Wood)
- County Wildlife Sites (Calke Wood, Stubbing's Wood and Redgrave Park Lake)
- Areas protected by Tree Preservation Orders
- Footpaths and Bridleways

In addition to what is shown on the map, there are a number of other important features that you perhaps feel should be protected, things such as hedgerows and woodland, views into and out of the villages, locally distinct buildings and open spaces.



YOUR PLAN - YOUR FUTURE - YOUR SAY

5. LIKES & DISLIKES



To help us prepare the Neighbourhood Plan we would like you to tell us what you like most about the villages and what you'd like to see improved.

MOST CHERISH

LIKE TO SEE IMPROVED

Use post-it notes to add comments & coloured dots if you agree or disagree with a comment



6. Strengths, Weaknesses, Opportunities and Threats



The Steering Group has taken stock of the current issues in the villages by identifying this list of Strengths, Weaknesses, Opportunities and Threats.

We want to know if you agree and whether we've missed anything.

Please use red and green dots to indicate whether you agree or disagree with us and post-it notes to add anything

Strengths:

- Good sense of community
- Good local amenities – school, health centre, pubs, shops
- Active villages
- Desirable place to live
- Good bypass
- Low crime rate
- Easy access to the countryside/coast
- Good links to local towns
- Good railway links
- Good climate

Weaknesses:

- Active – makes Key Service Centre
- Too many people want to live here – shortage of property, expensive
- Retail closing
- Limited employment opportunities
- Limited public transport

Opportunities:

- Provide more affordable housing
- Increase leisure facilities
- Attract new people
- New finance for infrastructure
- More power to affect decision making

Threats:

- Inappropriate development
- Negative change to character of villages
- Overburden amenities and infrastructure
- Loss of open space
- Too much traffic on roads
- Local authority overrides or Government changes legislation
- Lack of Local Plan

YOUR PLAN - YOUR FUTURE - YOUR SAY

7. ASPIRATIONS

The Neighbourhood Plan will plan for the next 20 years and cover a number of topics and the Steering Group has identified a number of potential aspirations for the Plan.

Do you agree? Have we missed anything?

Please use red and green dots to indicate whether you agree or disagree with us and post-it notes to add anything

THE VILLAGES

- What community want it to look like over next 20 years
- Maintain Villages feel
- Maintain Villages Identity
- A Community feel

HOUSING

- Delivering Sustainable Housing Development
- Housing Mix to meet local needs
- Development proportional to our size
- Restrict building up to the bypass
- Meeting true Housing needs

JOBS

- Small Business Development
- Encourage local labour on new developments
- Encourage businesses

FACILITIES AND INFRASTRUCTURE

- Having adequate Infrastructure
- Maintaining services
- Maintain public areas
- Provide a list of schemes for the Community Infrastructure Levy funding
- Encouraging healthy lifestyles
- Considerate to overall wellbeing

LOCAL CHARACTER AND IDENTITY

- Design of development
- New development is harmonious
- Energy Efficiency

THE PLAN

- Providing a voice that Mid Suffolk must listen to
- Having an overall strategy for the villages

YOUR PLAN - YOUR FUTURE - YOUR SAY

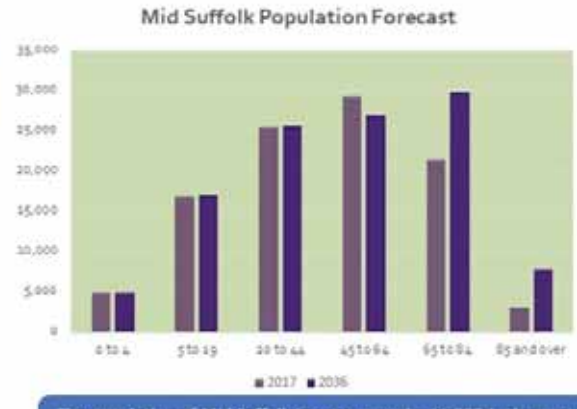
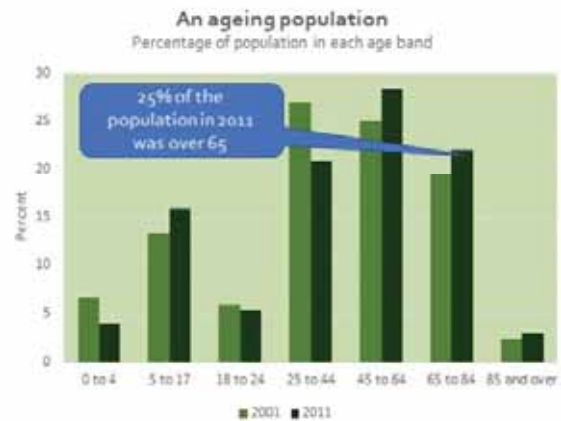
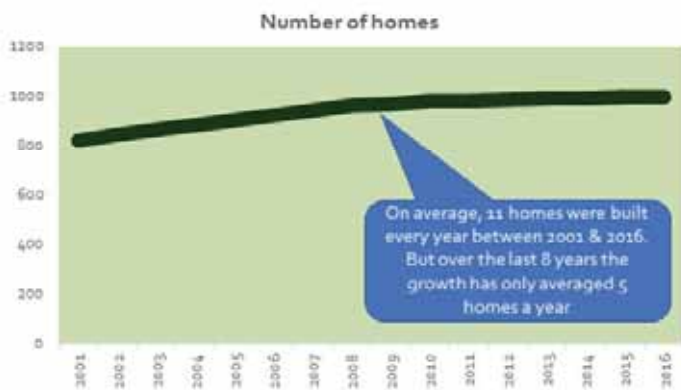
8. HOUSING



Providing for new homes will need to feature in the Plan.

There is an expectation that we must build new homes to meet the needs of the local area.

- Between 2001 and 2016 there were 175 new homes built in the villages. This represents a 21% increase over that time. By comparison, the number of homes across Mid Suffolk also grew by exactly the same percentage in the same period.
- If the rate of growth over the last 15 years continued we'd need 220 new homes in the next 20 years.
- If the more recent growth rates continued we'd only need 100 new homes.
- In reality, we probably need to plan for somewhere in between these figures.
- **BUT we need to make sure that any growth doesn't ruin the villages and that there's sufficient infrastructure to cope**



The population of Mid Suffolk is set to grow by 11,000 in the next 20 years. But the population aged over 65 will grow by 13,000



9. HOUSING



Where should growth take place?

In 2015 and in 2016 Mid Suffolk Council issued a "call for sites" asking landowners and developers to submit sites that they thought would be suitable for housing or employment uses. Those sites are illustrated here.

The Steering Group are using government funded support to assess the suitability of these sites for development but it will not be necessary to allocate them all for development in the Neighbourhood Plan.



New Mid Suffolk Local Plan

The new Local Plan for Mid Suffolk is being prepared and it will allocate sites for development in our villages unless the Neighbourhood Plan decides locally where the development will take place.

Development Proposals

Mid Suffolk have granted planning permission for 42 homes off Gardenhouse Lane and a planning application is currently being considered for 40 homes at Back Hills.

Even if both sites went ahead, it is still likely that we'll need further housing sites before 2036.

But given the ageing population, what sort of housing do we need?



We'll consult residents before deciding which sites will be allocated for development



YOUR PLAN - YOUR FUTURE - YOUR SAY

10. WHAT NEXT?



Over the coming months the Steering Group will be focusing on a number of projects

Questionnaires

You'll soon be receiving a detailed questionnaire which will help us to get up to date information and views about the residents of the villages and your needs.

All completed questionnaires received by 28th July will be entered into a prize draw

We'll also be sending out separate questionnaires to 11-18 year olds and to businesses.



Character Appraisals

We're getting assessments of the important landscape and building characteristics that will be used to inform the location and type of development and what areas should be further protected from harmful development.

Site Assessments

As mentioned on the previous board, we're going to see which potential sites are best for development and when that work is done, we'll consult you before choosing any sites.



Can you help?

If you want to get involved, even if it's only for a specific piece of work, then please let us know

Keep up to date – visit the Neighbourhood Plan website

www.rickinghall.onesuffolk.net/neighbourhood-plan/



August 2017 Parish Magazine	Confirmation that surveys were distributed to all households, also available online, and should have been completed by 28.7.17. The magazine also carried a Neighbourhood Plan "Call for Sites" request to landowners or other interested parties.
October 2017 Parish Magazine	Grant approved for Landscape Appraisal. 30% of households returned their survey, results being analysed. Noted that the Mid Suffolk and Babergh Local Plan was out for consultation until 10.11.17.
November 2017 Parish Magazine	Landscape Appraisal to start in November (with a full grant) Meeting with MSDC planned to ensure NP dovetails with the Local Plan. Evidence gathering continues.
December 2017 Parish Magazine	Landscape Appraisal in progress; Surveys continue to be analysed; target for NP completion is early 2019. Public Meeting advertised for 10.1.18.
February 2018 Parish Magazine	Due to high workload, 10.1.18 meeting postponed until 21.2.18. Advised the NPSG had visited all potential development sites (from the MSDC SHELAA and NP Call for Sites) to form its view on suitability, that will inform The Plan. Landscape Appraisal report imminent.

February 2018 Residents' Briefing

Botesdale & Rickinghall Residents' Meeting	Discussion/Presentation	Outcome
Date : 21.2.18	<p>Presentation on NP progress. Emphasis on ongoing request for residents' views.</p> <p>Supported by :</p> <ul style="list-style-type: none"> • Administrative : planning documents (e.g. Draft Joint Local Plan, Community Land Trust guidance) • NPSG survey results : indicating housing type and volume demand • Build activity :description of planning applications versus MSDC new build expectations • Landscape : completed Land Appraisal with enlarged copies of designations, views, and areas of notable character <p>NPSG sought to :</p> <ol style="list-style-type: none"> 1. Disseminate the latest information available 2. Build awareness of the imminent Character Assessment 3. Answer residents' questions 4. Capture residents' opinions 	<p>Informal discussions centred around the 3 display-based presentations on Land Appraisal, Housing, and Survey results.</p> <p>Discussion included the principles behind the Landscape Appraisal Report and its relevance to the NP, which was well-received, with public attention focussed on the personal and village-wide impact potential housing development would have.</p> <p>Overall interest was good from most visitors with much focus on maintaining the rural aspects of the villages, existing street scene and limiting the impact that housing development would have on the current community feel and infrastructure.</p> <p>While the overall impression was that the BRNP was a benefit to the villages, there was general uncertainty regarding the effectiveness of the NP in limiting unwanted/unlimited development</p> <p>This was a well-attended event by concerned members of the public, willing to engage in debate about the issues concerning awareness and control of inevitable changes to our villages.</p> <p>The thanks expressed to the NP team by several members of the public was an indication of support for the BRNP.</p>
Venue : Botesdale Village Hall		
Public Attendees : 23		
<p>Attending : NPSG : D Bavington-Lowe, J Broadbent, R Brown, W Sargeant, P Schofield <i>Planning Consultant</i> : I Poole</p>		

Residents Briefing Images



Neighbourhood Plan Process described at the Residents' Briefing



<p>March 2018 Parish Magazine</p>	<p>Description of the value of the Community Infrastructure Levy (CIL) to the B&R Parishes, increased from 15% to 25% once the NP is approved. The MSDC Community Housing Fund was described, being a means for councils to provide locally controlled affordable housing.</p>
<p>April 2018 Parish Magazine</p>	<p>Aiming to complete the first NP draft by the end of March (the April Parish Magazine deadline was early March). The estimate for approval by MSDC is mid-2019.</p>

May 2018 Parish Magazine - Describing a Neighbourhood Plan

YOUR PLAN, YOUR FUTURE, YOUR SAY!

A Reminder and Update on the Botesdale & Rickingham Neighbourhood Plan and Why it Matters!



The Current Climate - the Demand for New Houses...

We all know that change will happen (ie new houses are needed, and will be built).
There's no getting around that, but...

With a Neighbourhood Plan

...the Neighbourhood Plan makes us ready to react to whatever change is thrown at us. It gives us respect within the planning authorities, who recognise that we have made the effort to clearly state what we do want in our villages. **They have a legally-binding duty to take this into account**

What exactly is the Neighbourhood Plan?

A document that describes our villages' character based on existing housing, facilities, road layout, boundaries, and green spaces, and - very importantly - our aspirations about its future. It forces us to take a good look at all the benefits we have, write them down clearly and concisely, and describe how change should be controlled to retain the character of our surroundings

What it isn't

It is not a barrier to all new building in the village. We are expected to take our "fair share" of new houses, something that the authorities are currently assessing. As we're working closely with them, we understand the pressures they face, and can demonstrate our willingness to cooperate **in a controlled way**

Status and Timing

Working on the Neighbourhood Plan has provided the opportunity to gather significant knowledge about our villages. We started in mid-2017, since when we have received independent professional reports on the area's landscape, its character in terms of buildings and layout, the viability of building on available land, and how such new building should be arranged to fit in with the village. If all the plans already in the pipeline produce the number of houses they describe, it's unlikely we'd be expected to accommodate any more houses until 2036. We aim to publish the first Neighbourhood Plan draft for Mid-Suffolk District Council's approval this Summer

What area does it cover?

The parishes of Botesdale and Rickingham (Inferior and Superior)

Who's making this plan?

A group of concerned Botesdale and Rickingham villagers, eager to regain as much control as possible over the decisions made by others about our villages

Why are you telling me this?!

We want everyone in Botesdale & Rickingham to be aware of what's going on, so we're all well-informed, and so you appreciate that **your views do count**. We continue to canvas opinion following the 2017 surveys, at public meetings, via this magazine, through word of mouth, etc, so **please make your views known**, so we make the most of this opportunity - see this spot in the magazine each month for updates

Who's paying for this?

The Government provides grants and free assistance to encourage the development of Neighbourhood Plans, so we can include professional advice when needed to ensure the validity of the final document. The group of people in the villages that are collating information and the plan itself are volunteers

For more details, see <http://botesdale.onesuffolk.net/neighbourhood-plan/>, or contact the Neighbourhood Plan Steering Group on 01379 890141 or email rickingham_pc@btopenworld.com

June 2018 Parish Magazine - Current status and a diagram describing Plan Process

YOUR PLAN, YOUR FUTURE, YOUR SAY!

An Update on the Botesdale & Rickinghall Neighbourhood Plan from the Neighbourhood Plan Steering Group

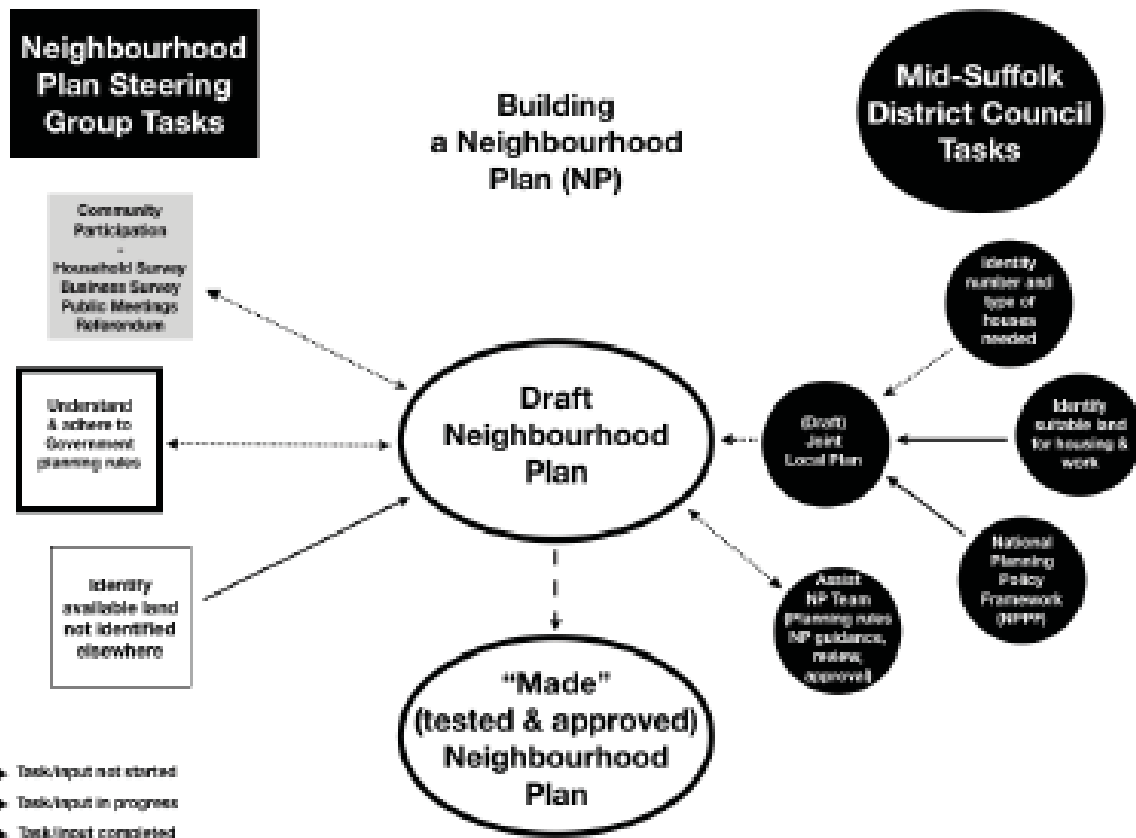


We hope last month's summary of our Neighbourhood Plan was useful and answered any questions you may have had. If not, make sure you contact us (the Neighbourhood Plan Steering Group) on 01379 890141 or email rickinghall_pc@btopenworld.com.

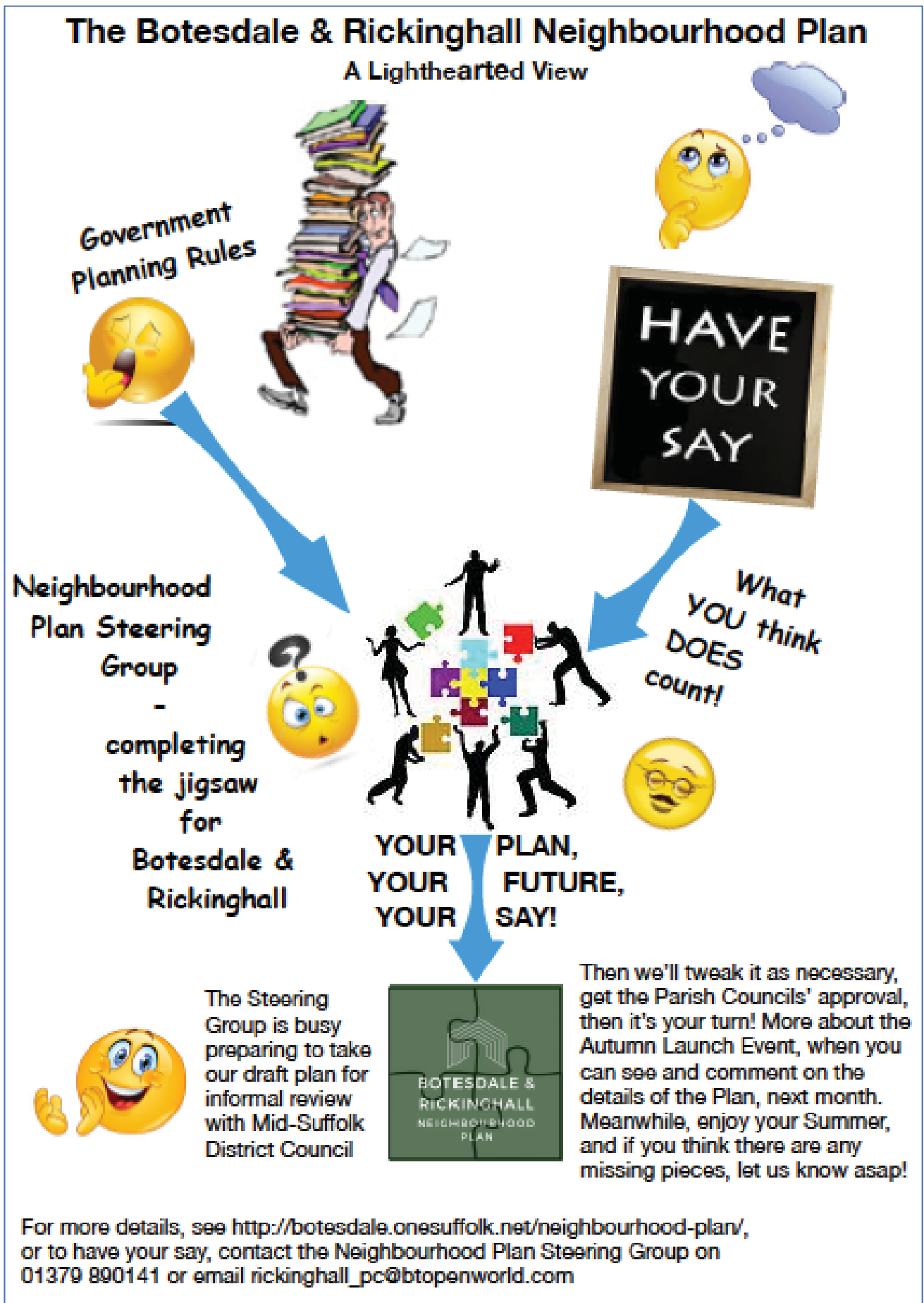
Our focus now (we're writing this at the beginning of May!) is on transferring all the information we've gathered into a draft version of the Neighbourhood Plan, which, by the time you read this should be close to completion, and ready for review by you and Mid-Suffolk District Council (MSDC).

Following MSDC's approval, you will have another opportunity to comment on whether the draft version serves its purpose, is promoting your views on our villages and their future as well as we can, while remaining in alignment with MSDC's plans for the districts of Babergh and Mid-Suffolk, known as *The Joint Local Plan* - see <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>

The Joint Local Plan is itself in draft form, so we have the opportunity to influence it and vice-versa, so we together produce dovetailing plans that will serve to smooth the way for a more controlled building environment over the years to come. The diagram below may be helpful in describing the process, and where we are in it - once again, please feel free to let us know your views, as it is these we want to represent in the Neighbourhood Plan.



July 2018 Parish Magazine - Further encouragement to *Have Your Say!*



August 2018 Parish Magazine - Focus on Residents' concerns, and status update

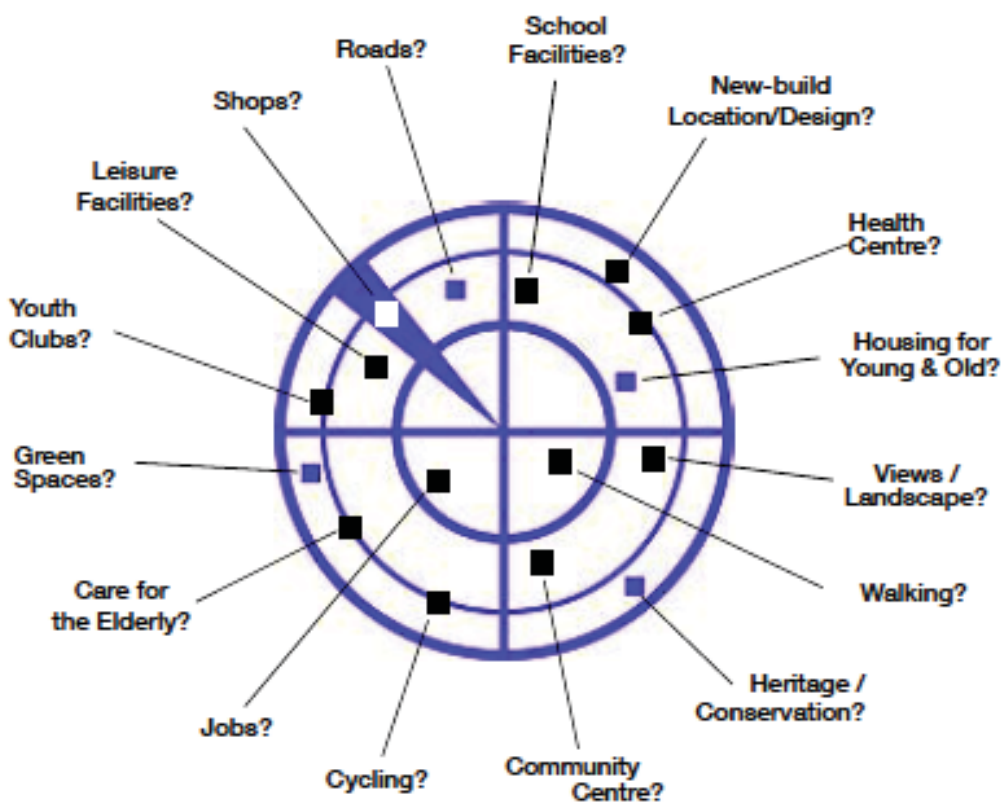
August 2018 Parish Magazine	Advised that the NPSG had met with Hastoe Housing Association to understand more about their approach to affordable housing. Advising that Parish Councils must approve the NP prior to the Consultation Period.
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The Botesdale & Rickinghall Neighbourhood Plan

**** What's on your radar? ****
**** Do you have anything to add? ****



This “radar” shows many of the things your Neighbourhood Plan team has been debating over the past 18 months, leading to several iterations of our draft Neighbourhood Plan, now nearing completion. If you would like to comment, please contact the Neighbourhood Plan Steering Group on 01379 890141 or email rickinghall_pc@btopenworld.com. Thank you.



Here's what happens to the draft Neighbourhood Plan (NP) next :

- August->November • informal review by Mid-Suffolk District Council (MSDC)
 - NP Steering Committee agrees any changes with MSDC
 - NP approval by Botesdale and Rickinghall Parish Councils
- November • consultation on draft NP with YOU for your views
- December->February • recording of all consultation comments with responses
 - back to the Parish Councils for their final approval
 - submit final Neighbourhood Plan for official examination/approval

October 2018 Parish Magazine - Status Update – First Plan Draft Complete

The Botesdale & Rickinghall Neighbourhood Plan

October 2018 Update



- After many months of collaboration with our villagers, Mid-Suffolk District Council (MSDC) and independent advisors on the villages' character, landscape and building activity...
- ...the Neighbourhood Plan Steering Group has completed a draft that has been submitted to MSDC for an informal assessment
- This assessment is to confirm that we are on the "right track", ie synchronised with Government and MSDC planning regulations, a pre-requisite for all Neighbourhood Plans
- Updates can then be made by the Steering Group ready for presentation to YOU the villagers for comment
- This is the "Consultation Period" lasting 6 weeks, that will start in November (details to follow in local advertising, including next month's Parish Magazine)
- The Steering Group looks forward to as many of our villagers taking part as possible - all comments will be noted and form a part of the final Plan

For more details, see <http://botesdale.onesuffolk.net/neighbourhood-plan/>, or to have your say, contact the Neighbourhood Plan Steering Group on 01379 890141 or email rickinghall_pc@btopenworld.com

November / December 2018 - The Statutory Pre-Submission Consultation Period

Parish Magazine - Reminder Consultation Period underway

<p>November 2018 Parish Magazine</p>	<p>Confirms NP Consultation Period will be from 9.11.18 to 21.12.18 inclusive, following a briefing to the B&R Parish Councils to seek their (mandatory) approval. Three Launch Events announced to coincide with the first week of the Consultation Period, plus direction to the websites/local posters for details on how to comment on paper or online.</p>
<p>Dec/Jan 2018/19 Parish Magazine</p>	<p>Reminder NP Consultation Period underway, ending on 21.12.18 (see image below).</p>

Parish Magazine article in the December/January 2018 issue to remind residents about the Consultation Period

YOUR Neighbourhood WILL change between now & 2036!

Make sure you have *YOUR* say about *HOW* it changes before the Neighbourhood Plan Consultation ends at 5.00pm on December 21st

All (written) comments will be recorded and inform the content of the plan to be submitted to Mid Suffolk District Council in early 2019

See the Plan and Record Your Comments

Printed copies of the Plan and comment forms are available at the the Bell Inn

Online versions at :
www.botesdale.onesuffolk.net
www.rickinghall.onesuffolk.net

For help
 email rickinghall_pc@btopenworld.com
 or phone
 Botesdale PC Chairman
 William Sargeant
 01379 890138

The Botesdale & Rickinghall Neighbourhood Plan aims to protect and enhance the treasured quality of life that the villages offer for the benefit of their existing and future communities

Additional Promotion of the Consultation Period

Several channels were used to ensure public awareness of the Consultation Period :

- The Parish Magazine (see references above)
- Roadside banners and A4 window/noticeboard posters
 - these were widely displayed at multiple venues around the villages week beginning 22.11.18, at roadsides, in and around schools, churches, the health centre, public and private houses to raise awareness of the Consultation Period.

Roadside Banners




These were located at prominent sites such as road T-junctions.



A4 Poster for Windows and Noticeboards


These were distributed week beginning 22.11.18, and placed in village halls, noticeboards, clubs, pubs, businesses, residents' windows, churches, and the Health Centre.

Your Chance to Have Your Say
about how
Your Neighbourhood
could change between
now & 2036



Neighbourhood Plan
Consultation

-
Provide *your* feedback before the draft Plan is submitted to Mid Suffolk District Council for approval
-
Come to a launch event to find out more about the Plan over tea and coffee
-
The Neighbourhood Plan Steering Group looks forward to receiving your comments - all (written) comments will be recorded and inform the content of the final Plan
-
The Consultation runs from November 9th to December 21st



**BOTESDALE &
RICKINGHALL
NEIGHBOURHOOD
PLAN**

Discuss the Plan
with the
Steering Group
at 3 Launch Events

Saturday 10th November
9:00am-2:00pm
Botesdale Village Hall
-
Friday 16th November
2:00pm-7:00pm
Rickingham Village Hall
-
Saturday 17th November
9:00am-2:00pm
Rickingham Village Hall
- - - -

See the Plan
and Record
Your Comments

Printed Plan and Comment
Forms available at the launch
events or the Bell Inn
-
Online versions at
www.botesdale.onesuffolk.net
www.rickingham.onesuffolk.net
- - - - -

For help
email
rickingham_pc@bopenworld.com
or phone Botesdale PC Chairman
William Sargeant
01379 890138



A4 Poster in noticeboard at St Mary's Church Rickinghall

November/December 2018 Consultation Period - Launch Sessions



Launch Meeting 1	Discussion/Presentation	Outcome
Date : 10.11.18 9am - 2pm	Comprehensive display of the Neighbourhood Plan process, its status in the Planning hierarchy, and content to facilitate understanding of the Plan and its Policies to residents. Multiple copies of the Plan and all supporting materials made available. NPSG members on hand to answer any questions and encourage written comments.	Good attendance. NPSG encouraged to see resident engagement exhibited by making time to properly understand and comment on the Plan : <ul style="list-style-type: none"> • studying the displayed presentation • reading significant sections of the Plan and the associated supporting material • engaging in meaningful conversation with the NPSG
Venue : Botesdale Village Hall		
Public Attendees : 35		
Attending Consultants / Statutory Bodies <i>NPSG : S Coe, P Schofield</i>		

Launch Meeting 2	Discussion/Presentation	Outcome
Date : 16.11.18 2pm - 7pm	Comprehensive display of the Neighbourhood Plan process, its status in the Planning hierarchy, and content to facilitate understanding of the Plan and its Policies to residents. Multiple copies of the Plan and all supporting materials made available. NPSG members on hand to answer any questions and encourage written comments.	Good attendance. NPSG encouraged to see resident engagement exhibited by making time to properly understand and comment on the Plan : <ul style="list-style-type: none"> • studying the displayed presentation • reading significant sections of the Plan and the associated supporting material • engaging in meaningful conversation with the NPSG
Venue : Rickingham Village Hall		
Public Attendees : 40		
Attending Consultants / Statutory Bodies <i>NPSG : S Coe, C Matthews, W Sargeant</i>		



Launch Meeting 3	Discussion/Presentation	Outcome
Date : 17.11.18 9am - 2pm	<p>Comprehensive display of the Neighbourhood Plan process, its status in the Planning hierarchy, and content to facilitate understanding of the Plan and its Policies to residents. Multiple copies of the Plan and all supporting materials made available. NPSG members on hand to answer any questions and encourage written comments.</p>	<p>Good attendance. NPSG encouraged to see resident engagement exhibited by making time to properly understand and comment on the Plan :</p> <ul style="list-style-type: none"> • studying the displayed presentation • reading significant sections of the Plan and the associated supporting material • engaging in meaningful conversation with the NPSG
Venue : Rickinghall Village Hall		
<p>Public Attendees : 35</p> <p>Attending Consultants / Statutory Bodies <i>NPSG : R Brown, C Matthews, W Sargeant, P Schofield</i></p>		

Comments form being submitted :



The following pages illustrate the information boards from the Launch Meetings.

I. Welcome



The story so far

In 2017 the Parish Councils agreed to jointly prepare a Neighbourhood Plan for the villages. Since that time a Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover.

We've now reached an important stage in its preparation and are consulting widely on the Draft Plan.

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality

When complete, it 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 development proposals.

Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut



2. The Draft Plan

BOTESDALE & RICKINGHALL
NEIGHBOURHOOD PLAN
2017-2036

Contents

- Introduction
- The Process
- Botesdale and Rickinghall – History and Now
- Current Issues
- Planning Policy Context
- The Plan
- Vision and Objectives
- Planning Strategy
- Housing
- Historic and Natural Environment
- Jobs, Services and Facilities
- Transport and Travel
- Proposals Maps

Supporting Documents

- Housing Site Assessments
- Local Green Spaces
- Landscape Character Assessment
- Historic Character Assessment
- Household/Housing Need Survey Summary
- Business Survey Summary
- Youth Survey Summary
- People and Population Report

The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made

Community Actions

Local proposals that are not necessarily town planning related but could improve life or facilities in the village



WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES AND COMMUNITY ACTIONS



3. Our Vision & Objectives



Arising from the outcomes of the research and surveys, the Plan’s over-arching vision is:

In 2036 Botesdale and Rickingham will have maintained its significant historic built and natural environment while accommodating sustainable growth that meets the needs of the Parishes and their hinterland and ensures that appropriate levels of infrastructure and services are retained and improved.

The Vision is supported by three topic areas, each with objectives that will contribute to the delivery of the Vision.

<p>Historic and Natural Environment Objectives</p> <ol style="list-style-type: none"> 1. Conserve and enhance the heritage assets of Botesdale and Rickingham. 2. Protect and improve the features which contribute to historic character. 3. Maintain the villages’ rural setting. 4. Protect the important green spaces, woodland and countryside and public rights of way. 5. Protect important views and links to the wider countryside. 6. Promote the inclusion of native planting in and around existing and new developments.
<p>Housing and Development Objectives</p> <ol style="list-style-type: none"> 7. Ensure that the amount of new housing growth in Botesdale and Rickingham, collectively a Core Village, is appropriate and of a scale that the local infrastructure can support. 8. Deliver housing that is tailored to the needs of local residents, and specifically includes affordable housing provision. 9. Ensure all development is of a high-quality design, eco-friendly and of a scale and nature that reinforces local character. 10. Deliver development that is permeable by pedestrians and cyclists and has improved access to rights of way in and around the villages.
<p>Jobs, Services and Facilities Objectives</p> <ol style="list-style-type: none"> 11. Protect and improve the range of existing community facilities and services. 12. Ensure that the broadband and mobile connectivity throughout the Plan Area meets the domestic, social and business needs of the community. 13. Support small-scale business creation and retention.
<p>Transport and Travel Objectives</p> <ol style="list-style-type: none"> 14. Support and encourage safe and sustainable transport, including walking, cycling and public transport. 15. Improve bus services to enable access to services, secondary and tertiary education and employment.





4. Planning Strategy

THE PLAN

- ✓ **Identifies the amount of housing growth in the villages for up to 2036**
- ✓ **Focuses the growth on the existing built-up areas of the villages**
- ✓ **Enables low cost affordable housing to meet local needs to be built next to the Settlement Boundary**
- ✓ **Protects Playing Fields from being built on**
- ✓ **Protects other important spaces as Local Green Space**
- ✓ **Protects and maintains features of Landscape and Biodiversity Value**
- ✓ **Identifies important views that should be protected from the impact of development**
- ✓ **Protects the landscape outside the built-up areas**
- ✓ **Seeks to maintain important village characteristics**
- ✓ **Identifies a large number of important buildings that contribute to the character of the village despite not being "listed"**
- ✓ **Seeks to retain existing employment sites as well as shops, services and community facilities**

- The Neighbourhood Plan has been prepared taking into account the content of both the National Planning Policy Framework and the adopted local plan documents for Mid Suffolk.
- The 1998 local plan defines a single Settlement Boundary for the villages.
- The Neighbourhood Plan has revised the Boundary to take account of recent changes and planned locations for development identified in the Neighbourhood Plan.
- Development within the Settlement Boundary is acceptable, in principle, subject to the potential impact of the proposal being acceptable.
- Proposals for development outside the boundary will be treated as being in the countryside and will have to demonstrate exceptional circumstances in order to be allowed.



Policy B&R 1 – Spatial Strategy

In the period 2017 to 2036 the Neighbourhood Plan area will accommodate development commensurate with the villages' designation as a Key Service Centre in the local plan settlement hierarchy. New development will be focused within the defined Settlement Boundary, through sites allocated in this Plan, as identified on the Policies Map, or in the form of small-scale windfall developments.

Unless specifically identified elsewhere in the Plan, land outside the Settlement Boundary is defined as countryside where development will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

DO YOU SUPPORT THIS POLICY?





5. New Housing

Amount of new housing

The government requires that 'the 'policies and allocations' in a Neighbourhood Plan should meet the identified housing requirement for the settlement in full.

- There is a need for nearly 10,000 new homes in Mid Suffolk by 2036.
- Around one third of this requirement is already in the pipeline.
- Most of this new housing will be built in the larger towns of the district.
- There is an expectation that villages with a good level of services such as schools, shops and jobs will accommodate some growth.

The Neighbourhood Plan makes provision for the construction of 200 new homes between 2017 and 2036, including the homes that we already know have planning permission but have yet to be built.

The location of new housing in Botesdale & Rickingham

- We used the Government Neighbourhood Plan Support Programme to have known potential sites assessed for their suitability for development.
- The Assessment concluded that the sites could deliver many more homes than are needed by 2036.
- Because of the number of homes granted permission in the villages over the last 18 months, we do not need to identify any new sites for housing over and above those we already know about.
- So we already know where most of the new homes will be built.
- We cannot reverse the decision to approve planning permission on these sites.



Policy B&R 2 – Housing Development

This Plan provides for 200 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036.

This growth will be met through:

- the allocation of the following sites for 10 or more new homes:
 - Land at Back Hills (1.09 hectares – 40 homes) (Policy B&R2);
 - Land north of Garden House Lane (1.59 hectares – 42 homes) (Policy B&R 3);
 - Land east of Rectory Hill (0.52 hectares – 10 homes) (Policy B&R 4);
 - Land to The Rear of Willowmere, Garden House Lane (0.99 hectares – 10 homes) (Policy B&R 5); and
 - South of Diss Road (3.53 hectares – 69 dwellings) (Policy B&R6)
 as indicated on the Policies Map; and
- small "windfall" sites of under 10 dwellings that come forward within the Settlement Boundary during the plan period and not identified elsewhere in the Plan.



DO YOU SUPPORT THIS AMOUNT OF HOUSING GROWTH?





6. Housing Sites

Land at Back Hills

- The site is located next to Botesdale Primary School
- Area = 3.09 hectares
- Outline planning permission granted in August 2016 for 40 dwellings with:
 - associated improvements to public footpaths
 - creation of public open space
 - transfer of an area of woodland to the Parish Council. Use of this land is to be split between the Pre-School / Primary School and for a wildlife wood to be managed by "BARWOODS" (Botesdale and Rickinghall Community Woodlands Project)
 - vehicle access from the B1113 Hall Lane
 - improved pedestrian links to The Street to ensure that the development is integrated into the village.

The Site Concept below illustrates how it could be developed

Back Hills



Policy B&R 3 – Land at Back Hills

- A site of 3.09 hectares south of Back Hills is allocated for:
- 40 dwellings comprising a mix of single and two-storey dwellings and including 35% affordable housing;
 - public open space including an area of community woodland;
 - use by the pre-school and primary school to provide a woodland classroom; and
 - the retention and improvement of the existing public footpath to provide an improved link to The Street.

Land north of Gardenhouse Lane

- Mid Suffolk District Council agreed to grant planning permission for up to 42 homes in May 2017
- Illustrative layout identified links to the public footpath and a new hedgerow boundary on the south-east and north-east sides of the site.
- Approval subject to the applicant entering into a Section 106 Planning Obligation for the provision of 35% affordable housing and making a contribution of £6,000 towards bus stop improvements.
- The permission has yet to be issued by the District Council.
- Essential that substantive screen planting is provided along the new boundaries that comprises native trees and hedgerows.
- The detailed proposal should make provision for play facilities

The Site Concept below illustrates how it could be developed

Garden House Lane



Policy B&R 4 – Land north of Garden House Lane

- A site of 1.55 hectares north of Garden House Lane is allocated for 42 dwellings including 35% affordable housing. The development of the site must make provision for:
- direct links to adjoining public rights of way network;
 - a new and substantive tree and hedgerow screen using native species on the south-east and north-east boundaries of the site; and
 - play provision in accordance with the Fields in Trust recommended benchmark guidelines.

Land east of Rectory Hill

- Outline planning permission for 10 homes approved in February 2018.
- Only the minimum amount of hedgerow required to create a safe vehicle access to the site to be removed.
- New and substantive planting of native species of trees and hedgerows is provided along the boundaries of the site.

The Site Concept to the right illustrates how it could be developed

Policy B&R 5 – Land east of Rectory Hill

- A site of 0.59 hectares East of Rectory Hill is allocated for 10 dwellings. The development of the site must:
- make provision for a new and substantive tree and hedgerow screen using native species on the boundaries of the site; and
 - only remove the absolute minimum hedgerow on the Rectory Hill frontage to provide a safe vehicle access to the site; and
 - provide a new footpath along Rectory Hill highway verge from the site frontage to a point just north of the entrance to The Lowsells.

East of Rectory Hill



DO YOU SUPPORT THESE POLICIES?





7. Housing Sites

Land to the rear of Willowmere, Garden House Lane
 Mid Suffolk approved planning permission for 10 homes in January 2018

- Existing hedgerows and trees must remain and be reinforced in order to reduce the impact of the development on the countryside to the south and west of the site.
- A connection to the adjoining public footpath at the south-west corner of the site must be provided.

The Site Concept below illustrates how it could be developed



Policy B&R 6 – Land to the rear of Willowmere, Garden House Lane

A site of 0.99 hectares rear of Willowmere, Garden House Lane is allocated for 10 dwellings including 35% affordable housing.

The development of the site must retain the existing trees and hedgerows that form the boundary of the site and make provision to reinforce this with new planting using native species in order to reduce the impact of the development on the surrounding open countryside.

The development must also provide a connection to the adjoining public footpath at the south-west corner of the site.

Land south of Diss Road
 Mid Suffolk approved planning permission for 69 homes in April 2018.

- The permission requires 35% of the homes to be "affordable"
- The development must also provide public open space and children's play facilities
- Access will be from Diss Road but there must be a footpath link to Chapel Lane
- A sustainable drainage pond will be needed adjacent to Diss Road to prevent flooding from surface water
- New screen planting will be provided on the southern boundary

The Site Concept below illustrates how it could be developed



Policy B&R 7 – Land south of Diss Road

A site of 3.52 hectares south of Diss Road is allocated for:

- Up to 69 dwellings including 25% affordable housing; and
- Public open space including children's play provision in accordance with the fields in Trust recommended benchmark guidelines.

The development of the site must provide a footpath and cyclepath link to Chapel Lane and screen planting using native species to the boundary between the site and both Park View and Mill Road.



DO YOU SUPPORT THESE POLICIES?





8. Housing Policies

Affordable Housing

Although the allocations in the Plan will provide over 50 homes classified as "affordable", we want to have the ability to provide additional affordable housing to meet the needs of local residents during the lifetime of the Plan.

As an exception, affordable housing will be allowed outside the Settlement Boundary to meet an identified local need.

Any housing built under this approach would, in the first instance, be offered to those with a demonstrated local connection.

Policy B&R 8 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that:

- i. secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations;
- ii. the housing is for people that are in housing need because they are unable to buy or rent properties in the villages at open-market prices;
- iii. the housing is offered, in the first instance, to people with a demonstrated local connection. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the maximum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Housing Space Standards

Some new homes can be too small for modern needs, especially for those downsizing from larger properties.

We want new homes to meet the government recommended minimum space standards.

Currently housebuilders do not have to meet these government standards unless they're in a planning policy.

Room	Minimum Area (sqm)	Minimum Area (sqm)	Minimum Area (sqm)	Minimum Area (sqm)	Minimum Area (sqm)
Living room	16.5	16.5	16.5	16.5	16.5
Bedroom	10.5	10.5	10.5	10.5	10.5
Kitchen	6.5	6.5	6.5	6.5	6.5
Bathroom	5.5	5.5	5.5	5.5	5.5
W.C.	2.5	2.5	2.5	2.5	2.5
Hallway	2.5	2.5	2.5	2.5	2.5
Storage	1.5	1.5	1.5	1.5	1.5
Garage	10.5	10.5	10.5	10.5	10.5
Carport	10.5	10.5	10.5	10.5	10.5
Driveway	10.5	10.5	10.5	10.5	10.5
Front garden	10.5	10.5	10.5	10.5	10.5
Rear garden	10.5	10.5	10.5	10.5	10.5
Plot area	10.5	10.5	10.5	10.5	10.5

Minimum Space Standards (square metres)

Policy B&R 11 – Housing Space Standards

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheeled bins and cycles, in accordance with the adopted cycle parking standards.

Lifetime Homes

New homes need to address the needs of an ageing population in the design of new homes.

The Lifetime Homes (LTH) standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes and 'seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households.'

New homes also need to be ready to accept new technology such as superfast broadband and electric vehicles/

Policy B&R 10 Delivering homes to meet the needs of all potential occupants

All proposals for new dwellings within the Neighbourhood Plan area shall be designed and built to the Lifetime Homes Standard.

In addition, all new homes shall provide:

- i) suitable ducting capable of accepting fibre to enable superfast broadband; and
- ii) one electric vehicle charging point per off-street parking space.

House Sizes

- There is a comparative shortfall of three-bedroomed homes in the villages when compared with Mid Suffolk as a whole.
- Providing more three-bedroomed homes will help families grow and remain in the villages.

Policy B&R 9 – Housing Mix

In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of three-bedroomed homes within the scheme, unless it can be demonstrated that the particular circumstances relating to the layout of the housing dictate otherwise.



DO YOU SUPPORT THESE POLICIES?





9. Natural Environment

Landscape Setting

We commissioned a Landscape Appraisal of the Neighbourhood Plan Area to identify important features such as woodland and view.

Land to the north and east of the villages is currently designated in the local plan as a Special Landscape Area (SLA). There is the prospect of the SLA not being retained in the new Joint Local Plan.

A new local designation, the Area of Local Landscape Sensitivity, is made in the Neighbourhood Plan covering the SLA area.

The designation does not, in itself, stop development taking place.

It ensures that any development within the area should be designed to be in harmony with the special characteristics of the area.



Local Green Spaces

Open spaces make important contributions to the character and setting of the villages and play important roles in providing space for recreation.

Government policy enables neighbourhood plans to designate "Local Green Spaces". The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

A number of sites qualify as Local Green Spaces and are proposed for designation in the Neighbourhood Plan. A separate report has been prepared.

Development on these spaces is restricted to that which is essential to these sites, such as that required for utility service providers for telecommunications equipment.

It is not appropriate to designate the sports pitches as Local Green Space as this would restrict the ability to construct changing rooms or equipment stores on the site.

See the later board for details on how playing fields are protected.

Policy B&R 12 – Area of Local Landscape Sensitivity

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

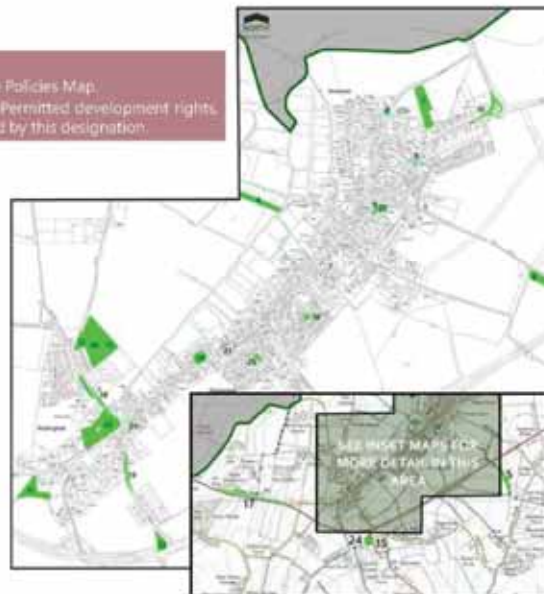
- protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- are designed and sited so as to harmonise with the landscape setting.

B&R 13 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

- 1 The House Farm or Widdow Triangle
- 2 Wood next to Primary School
- 3 Bunsdale Wood
- 4 Fell Lane and verges towards Bunsdale
- 5 The Mill Pitz
- 6 Millers Ditch, off Mill Lane, Botesdale
- 7 Hedges and verges, between Warden's Lane and Seven Bells, The Street, Botesdale
- 8 Grass verge adjoining and opposite Parkside Chapel, Botesdale
- 9 Grass verge by Chapel of Ease, Crown Hill, Botesdale
- 10 Grass verges by Ed House, Dea Road, Botesdale
- 11 Low Meadow, Rickinghall
- 12 Wherry Lane, Rickinghall
- 13 Northfield Wood, off Mill Lane, Rickinghall
- 14 Grass verge by the Church, formerly Accommodation Messon, Rickinghall
- 15 Rickinghall Superior Triangle, Rickinghall
- 16 Rules Way Green Space, Rickinghall
- 17 Snipe Hill, Rickinghall
- 18 Horsley Road grass verges, Rickinghall
- 19 Hedges and grass verges on Factory Hill, Rickinghall
- 20 Green verge outside Rickinghall School, Rickinghall
- 21 Front of Jubilee House, The Street
- 22 Junction of Factory Hill and A143
- 23 Churchyard, St Mary's Church, Rickinghall Inferior
- 24 The graveyard St Mary's Church, Rickinghall Superior
- 25 Wheatfields amenity space
- 26 Abbertons, off Mill Lane, Rickinghall
- 27 Churchyard of Chapel of Ease, Botesdale





10. Heritage and Design

Heritage Assets

- We already have an extensive Conservation Area centred on The Street and many Listed Buildings.
- As part of the background work on the Plan we have prepared a separate Historic Character Assessment
- We have also identified a large number of buildings that are not Listed but are worthy of being protected as Local Heritage Assets.
- We will pursue the designation of them the relevant authorities.

Policy B&R 14 – Local Heritage Assets

The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest must be secured.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal. Appendix 3 identifies properties and structures.



Design Considerations

- New development should achieve a high-quality design that enhances the unique characteristics of the villages and ensures a better quality of life for residents.
- Unsympathetic and poorly designed development can have a significant detrimental impact on the area.
- While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings.
- The Landscape Appraisal identified key features which contribute to sense of place and orientation. They include the following:
 - Redgrave Park lake;
 - Jacobites' Wood;
 - Tollgate House (Grade II);
 - Market place and war memorial;
 - Chapel of St Botolph, Botesdale (Grade II*)
 - Pine trees on The Street;
 - St Mary's Lower Church, Rickinghall Inferior;
 - The Grove woodland;
 - St Mary's Upper Church, Rickinghall Superior;
- It is essential that they are protected from any harmful impact when proposals for new development are considered.

Policy B&R 15 – Protection of Heritage Assets

To ensure the conservation and enhancement of the villages' heritage assets, proposals must:

- preserve or enhance the significance of the heritage assets of the villages, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- contribute to the villages' local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Character Appraisal, Built Environment Character Appraisal and the Botesdale and Rickinghall Conservation Area Appraisal, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that would lead to harm or substantial harm to a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals 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.

Where a planning proposal affects a heritage asset it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, the development proposal and an assessment of the impact of the proposal on heritage assets.

Policy B&R 16 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment. Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

- recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building as identified in the Character Assessment and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain or create the village's sense of place and/or local character avoiding, where possible, out-of-scale developments which do not reflect the lane hierarchy and form of the settlement;
- not involve the loss of gardens and important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey / rainwater harvesting;
- taking mitigation measures into account, not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified heritage assets listed in Appendix 3;
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Character Assessment;
 - identified important views into, out of or within the village as identified on the Policies Map;
 - sites, habitats, species and features of ecological interest;
 - 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;
- not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- produce designs that respect the character, scale, density of the locality;
- produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all-vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, wherever possible ensure that development faces onto existing lanes retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
- not result in water run-off that would add-to or create surface water flooding.

DO YOU SUPPORT THESE POLICIES?





11. Jobs and the Economy

- At the time of the 2011 Census, over 500 people worked in the villages.
- An increasing number work from home but there are also businesses and services that attract people to travel into the parishes for work.
- It is important that existing employment opportunities are protected and given the opportunity to expand if they're not having a detrimental impact on the environment or infrastructure, including roads.
- One of the main concentrations of jobs can be found at Rickingham Business Centre on Finnerham Road. These former agricultural buildings have been converted to provide units for a number of small businesses and provide employment opportunities for residents from the local area. The site is identified for retention as a business park.
- The Neighbourhood Plan supports the creation of new jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site.
- It is envisaged that employment premises would remain small in terms of the size of the premises and the number of people employed on the site.
- Where new commercial development, including farm diversification, is proposed it is important that buildings reflect the rural and agricultural building styles typically found in the area and the landscape within which they sit.

Policy B&R 17 – Retention of Existing Employment Sites

Proposals for non-employment uses on sites and premises currently or last used for such purposes and that are expected to have an adverse effect on employment generation, will only be permitted where one or more of the following criteria has been met (as appropriate to the site/premises and location):

- there is a sufficient supply of alternative and suitable employment land available to meet local employment job growth requirements;
- evidence can be provided that genuine attempts have been made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;
- the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;
- an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs;
- it is for an employment related support facility such as employment training/education, workplace crèche or café;
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.

The retention and intensification of employment uses at Rickingham Business Centre on Finnerham Road, as identified on the Policies Map, will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents or will generate unacceptable levels of vehicular traffic on local roads.

Rickingham Business Centre



Policy B&R 18 – New businesses and employment

Proposals for new business development will be supported where sites are located within the settlement boundary identified on the Policies Map, unless the proposal:

- is located on land designated in the development plan for business uses; and/or it
- relates to small scale leisure or tourism activities, or other forms of commercial/employment related development of a scale and nature appropriate to a countryside location and that can satisfactorily demonstrate a need to be located outside the settlement boundary.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that do not adversely affect the character, highways, infrastructure, residential amenity and environment of the Neighbourhood Plan area, including the important characteristics identified in the Landscape Character Appraisal and the Historic Character Appraisal.

Policy B&R 19 – Farm Diversification

Applications for new employment uses of redundant traditional farm 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 harm the rural economy will not be supported.

DO YOU SUPPORT THESE POLICIES?





12. Services and Facilities

Village Services and Facilities

Community facilities and services in the villages make an important contribution towards maintaining the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of residents, and in reducing the need to travel.

The retention of these facilities and services is therefore essential to the livelihood of the villages and helps reduce rural isolation and social exclusion.

However, it is recognised that demands change over time and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.

Policy B&R 20 – Protecting existing services and facilities
Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:

- it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 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.



Public Rights of Way

The villages have a good network of public rights of way. They provide opportunities for getting around the village as well as reaching out into the wider countryside.

It is important that these routes are maintained and enhanced where possible.

New development may provide the possibility to extend the network and this will be explored where appropriate.

Policy B&R 22 – Public Rights of Way
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. This will apply to rights of way for pedestrian, cyclist, or horse rider use. Improvements and additions to such rights of way shall be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate.

Sport and Recreation Facilities

Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service.

The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in the villages to meet the needs of current and future residents.

Policy B&R 21 – Open Space, Sport and Recreation Facilities
Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in this and other adopted Local Plans. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place, and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.



DO YOU SUPPORT THESE POLICIES?





13. Jobs and the Economy

Community Actions do not form part of the formal "development plan" but identify local initiatives to address issues and concerns raised during the community engagement undertaken in preparing the Plan. The community actions are identified differently from the planning policies to avoid confusion. The background behind the proposed actions is set out in the Neighbourhood Plan document.

Community Action 1 – Community Land Trust

The Parish Council should explore the establishment of a Community Land Trust for Botesdale and Rickinghall with a main aim of delivering, and securing for the long term, affordable housing that meets the needs of residents that need it.

Community Action 2 – Natural and Wildlife Features and Habitats recording

The Parish Councils will support and encourage the preparation of a map of locally important natural and wildlife features for use in informing the Parish Councils responses to consultations on future planning applications.

Community Action 3 – Blue Plaque Scheme

The feasibility of creating a Blue Plaque scheme in the villages will be investigated that will:

- i) seek to identify people and their associated buildings that should be recognised;
- ii) identify ways of funding the project;
- iii) get property owners' consent to having a plaque;
- iv) encourage local people to design the plaques; and
- v) use local artists/potters to manufacture the plaques.

Community Action 4 – Local History Information Boards

Opportunities for providing history information boards, designed and made by local artists / craftspeople, to be located in the Rickinghall churchyards and Botesdale Market Place will be explored.

Community Action 5 - Archive / Museum Facility

Opportunities for the provision of a dedicated building or room for the retention and display of village archives and finds will be explored.

Community Action 6 – Assets of Community Value

The Parish Councils will seek to have Assets of Community Value designated where they meet the government criteria and are of importance to the village.

Community Action 7 – Additional Community Facilities

The Parish Councils will seek to identify suitable land for a purpose-built multi-use building for additional facilities for community use. This will be in parallel with initiating further consultation with the local community regarding:

- how to develop the proposed building and the associated multi-sports / play area;
- negotiation with builders over and above the use of the Community Infrastructure Levy; and
- the challenge of funding the ongoing maintenance of the new facilities.

Community Action 8 – Post Office Counter Services

The Parish Councils will explore innovative opportunities for the provision of Post Office counter services in the villages.

Community Action 9 – After School Club

The Parish Councils will seek to work with the Primary School, the Botesdale After School Club and other organisations to identify suitable premises for provision of a self-contained building to accommodate the expansion of need for wrap around care as the local population increases.

Community Action 10 – Permissive Paths

The Parish Councils will seek to work with landowners to establish permissive paths where people can walk, cycle and/or ride horses on the basis that the path is not a formally designated public right of way.

Community Action 11 – Safe Cycle Routes

The Parish Councils will seek to work with the County Highways Department and neighbouring Parish Councils to establish a network of safe and waymarked cycle routes connecting the villages and further afield to settlements such as Diss and Thornham.

Community Action 12 – Street Clutter

We will seek to find ways of improving the quality of the High Street environment through the reduction of unnecessary clutter.

Community Action 13 – Community Infrastructure Levy Delivery Plan

The Parish Councils will work together to coordinate the preparation of an Infrastructure Delivery Plan that has regard to the projects and requirements arising from the content of this Neighbourhood Plan. The Delivery Plan will be reviewed on an annual basis.

DO YOU SUPPORT THE COMMUNITY ACTIONS?



14. What Next?



Consultation on the Neighbourhood Plan ends on 21 December

At the end of the consultation the Steering Group will review all the submitted comments, including those from organisations such as Suffolk County Council, Natural England, Historic England, the District Council, as well as your comments before deciding if any amendments to the Plan are required.

At the same time a number of required supporting documents will be prepared and submitted to the District Council alongside the Final Draft Plan – known as the “Submission Plan”.

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 must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan,
- the approval of the neighbourhood plan contributes to the achievement of sustainable development,
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Mid Suffolk Local Plan,
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and

The Examiner’s Report will recommend whether the Plan, possibly with amendments, should proceed to a Referendum in the village.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised by the District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parishes 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 www.botesdale.onesuffolk.net or www.rickinghall.onesuffolk.net or, if you don’t have the internet, by completing a comments form and sending it to the address on the form

Your Neighbourhood Plan Steering Group

Jo Broadbent
Sue Coe
Jordan Fox
Clive Matthews
Diana Maywhort

Phil Schofield
Desmond Savington-Lowe
William Sargeant (Botesdale Parish Council)
Robin Brown (Rickinghall Parish Council)

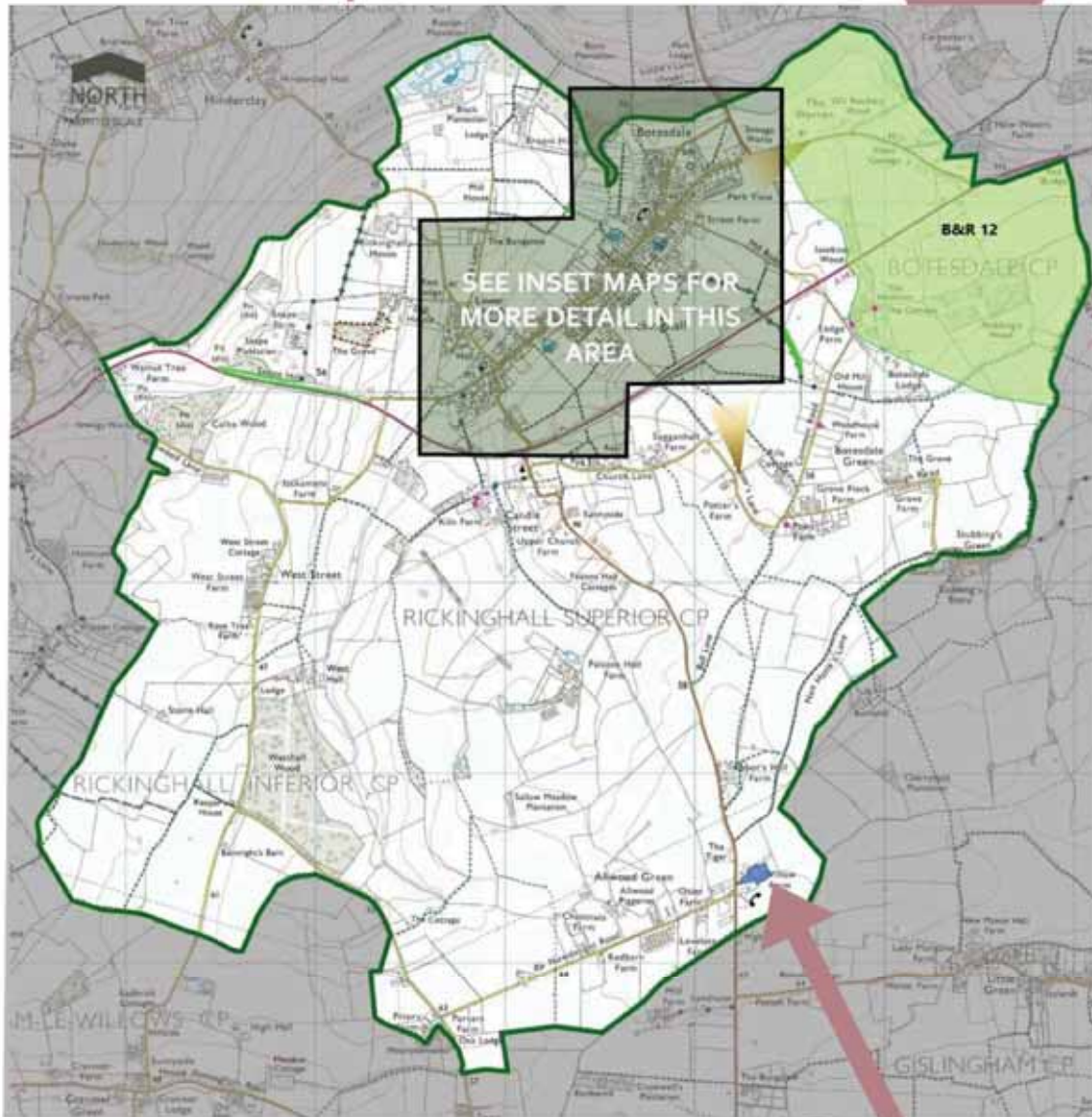
The Steering Group are supported by their consultant,
Ian Poole,
Places4People
Planning Consultancy



Thank you for visiting the Neighbourhood Plan consultation event today



Policies Maps

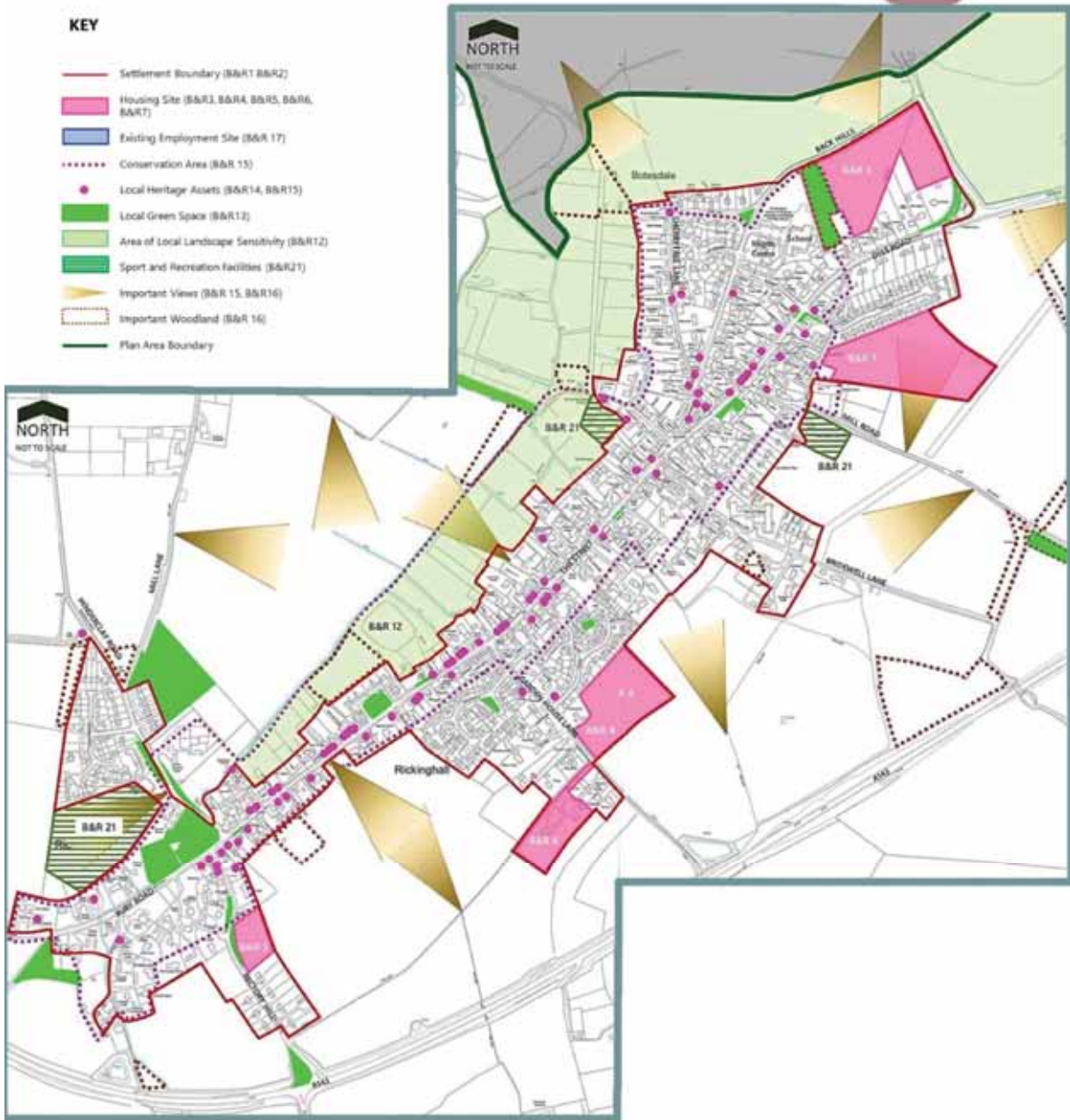


KEY

- Settlement Boundary (B&R1 B&R12)
- Housing Site (B&R3, B&R4, B&R5, B&R6, B&R7)
- Existing Employment Site (B&R 17)
- Conservation Area (B&R 15)
- Local Heritage Assets (B&R14, B&R15)
- Local Green Space (B&R13)
- Area of Local Landscape Sensitivity (B&R12)
- Sport and Recreation facilities (B&R21)
- ▶ Important Views (B&R 15, B&R16)
- Important Woodland (B&R 10)
- Plan Area Boundary



Policies Maps



Appendix B - Consultation Comments and Parish Council Responses

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
GENERAL RESPONSE						
1	G & C Hilliard		Y/Y	A good plan, reasonable growth proposed. Traffic by Primary School & Health Centre on Back Hills <u>must</u> be considered seriously.	Traffic management issues cannot be addressed by planning policies.	
2	Ros Niven		Y/-			
3	Anita Burnard		-/-	Far too complex to take in.	NPs have to withstand challenges and interpretation and, therefore, have to be complex.	
4	Rosemary Jones		Y/-	Very thorough & well thought through. Congratulations – a lot of hard work has gone into this.	Thank you	
5	Clare Owen		N/Y	I feel the development of B&R Site 4 will make traffic impossible down Garden House Road. Plus what will happen to the skylarks.	The site already has planning permission and the NP cannot revoke this permission.	
6	Denise Alexander		Y/Y	As detailed in this response form. Congratulations on all your hard work – very impressed.	Thank you	
7	Simon Laughlin		N/Y	Rickinghall & Botesdale are mentioned in several historical publications as being a linear village alongside the like of Long Melford. I don't think the Plan reflects this character of the village. Development should be concentrated along the main artery of the village at either end.	Development at each end of the village would be further away from services and facilities in the village centre and reduce potential for walking/cycling to those facilities.	
8	Geoffrey Short		Y/Y	Very well researched and presented – a professional looking document.	Thank you	
9	Linda Davies		Y/-	Smaller areas for proposed housing.	The proposed housing areas already have planning permission. The NP cannot revoke these permissions.	
10	Sally Jarvis		Y/N	Seeing our Plan has made me feel it is much more likely that the essential housing development will happen in a way which will largely be satisfactory to residents of the villages. It is also an interesting read and professionally presented.	Thank you	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
11	Simon Colwell		Y/Y	<p>1. The plan should not be read in isolation. Further detail is included in the supporting documentation. These documents should be included as appendices to the plan and form part of the legal documentation. 2</p> <p>The supporting documentation for Site Assessment Final Report is missing site assessment pro formas for 3 development areas. See 4.1 of the report, areas missing are 1,2,3. 3. Given the level of 200 houses being proposed, where has the effect on the drainage and the sewage systems been taken into account.</p>	<p>Agree. For the purposes of making planning decisions the Plan will be read against the saved policies of the Local Plan and Core Strategy as well as the content of the NPPF. The NP evidence documents will also be available to support the policies in the Plan and provide more detail.</p> <p>The government neighbourhood planning support consultants do not produce pro-formas for those sites that are assessed as suitable in a Strategic Housing and Employment Land Availability Assessment.</p>	
12	Nicola Thorne		-/-			
13	George Walker		Y/N	An excellent piece of work, thank you.	Thank you	
14	Greg Russell		Y/Y	<p>The primary flaw in the Neighbourhood Plan is that the provision of 200 additional homes over the next 18 years will bring to the villages approximately - 400 further cars (a large proportion of which will be engaged in commuting journeys due to the lack of local employment and poor public transport infrastructure), 1,600 more patients for the surgery and 400 more children requiring education. None of the foregoing represents a basis for disagreeing with the Plan in principle but does raise considerable questions regarding its delivery in terms of the consequential impact of 200+ new homes. The answers to those questions need to be articulated in more detail in the Plan or the least the Plan needs to provide a route map as to how those issues will be addressed as the Plan is implemented (accepting that reacting after the houses are built is not planning!).</p>	<p>Based upon past trends, it is extremely unlikely that 200 additional homes will result in 1,600 more patients and 400 more children. Suffolk County Council, in their consultation response, estimated that the planned housing would generate 42 additional primary school children. The villages grew by 175 homes between</p>	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
15	Nick Free		Y/Y	I would like a moratorium on planning decisions during the process time-frame for establishing the plan agreement.	2001 and 2015 resulting in an increase in population of 300 people. Government Planning Law does not permit a moratorium of decisions being made.	
16	Lauranne Davey		Y/-	I am generally in favour of the Plan but only where there are small pockets of housing being considered. 40-60 houses planned for 2 of the sites is far too many. This is a village, the precise reason why most people choose to live here - we don't want it turned into the size of a small town. There are next to no job vacancies in the village, so most newcomers will obviously have to commute to work - the amount of extra vehicles toing and froing is going to make an enormous impact around the village and at various points accessing and exiting the A143. My house faces Garden House Lane and is on the corner of Ryders Way, the traffic up and down this small road is already bad enough, so I cannot imagine what it's going to be like with another 50+ houses, each with at least one car. Fewer houses please - just remember it is a village.	The allocated sites already have planning permission and the NP cannot revoke these permissions.	
17	Faith Dunkley		Y/N			
18	John Dunkley		Y/-			
19	Andrew Yager		Y/-	In general, I agree with the policy and introduction of a limited number of houses into the village slowly. I have worked at the Health Centre as a GP partner and do not want to see the services suddenly swamped. It is not about space but workforce as GP recruitment is extremely difficult. See comments on B+R 5 - re pedestrian risk and flood risk for any development draining into the Water Lane Bury Road watercourse - this is at risk as it is - be warned!	It is very unlikely that all 200 new houses will be built at the same time. Through the detailed planning stage, each site will need to ensure that surface water flooding is not made any worse.	
20	Bob Clark		Y/N	A very professional document, with a good balance of background fact and information, and considered proposals for the future of the villages and their development. It is difficult to see how the broad thrust and conclusions of the Plan can logically be challenged.	Thank you	
21	David Pettitt		Y/Y	Minor changes and clarification of some proposals/language.	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
22	Bob & Linda Giles		Y/-	<p>We are generally in favour of a very well constructed plan, but have made comments on areas of concern to us.</p> <p>I do not have any specific comments on this neighbourhood plan. However, I note while the plan in section 10 discusses the historic and natural environment the natural environment and its wildlife potential are not addressed except in section 10.4.</p> <p>The government Magic^[1] website provides much of the nationally held natural environment data for the plan area. The layers include:</p> <ul style="list-style-type: none"> • Agricultural Land Classification • Ancient Woodland, • Local Nature Reserves, • public rights of way (on the Ordnance Survey base map) • Sites of Special Scientific Interest (including their impact risk zones). <p>Local environmental record centres may hold a range of additional information on the natural environment. In Suffolk this is the Suffolk Biodiversity Information Service.</p> <p>Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here As you will be aware there is one Site of Special Scientific Interest within the parish – Westhall Wood and Meadow SSSI. Further details are available from https://designatedsites.naturalengland.org.uk/SiteSearch.aspx. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Mid Suffolk District Council planning authority should be able to supply the locations of Local Wildlife Sites.</p> <p>National Character Areas (NCAs) in England have been identified as 159 distinct natural areas. Each character area has a unique mix of landscape, biodiversity, geodiversity and cultural and economic activity. Natural England has written NCA profiles which contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in the plan. NCA information can be found https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making</p>	Noted	
23	Patrick Robinson				<p>A number of sources have been used to inform both the detailed Landscape Appraisal and the Plan itself.</p> <p>The Suffolk Landscape Character Appraisal has informed the content of the Landscape Appraisal.</p>	

[1] <http://magic.defra.gov.uk/>

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic^[2] website and also from the LandIS website^[3], which contains more information about obtaining soil data.</p> <p>The National Planning Policy Framework explains national planning policy on protecting and enhancing the natural environment, and there is Planning Practice Guidance that sets out supporting guidance.</p> <p>Some proposals can have adverse impacts on designated wildlife sites or other priority habitats, including Sites of Special Scientific Interest or Ancient woodland and veteran trees. If there are likely to be any adverse impacts the developers need to think about how any impacts can be avoided, mitigated or, as a last resort, compensated for.</p> <p>The impacts of any proposals on priority species or protected species. Natural England has produced advice available from to help understand the impact of particular developments on protected species.</p> <p>The neighbourhood plan can offer opportunities to enhance the local environment. Policies on new development or proposing sites for development, should consider identifying what environmental features to be retained or enhanced or new features could be created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> • Providing a new footpath through the new development to link into existing rights of way. • Restoring a neglected hedgerow. • Providing connections to, and expanding local dog walking routes • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local environment and landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. 	<p>The content of NPPF has been taken into account.</p> <p>The Plan has been the subject of a Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report. Adverse impacts on designated sites and habitats have been ruled out.</p> <p>Policy B&R16, in particular, addresses general matters concerning habitats and green features. Given that the allocated housing sites already have outline planning consent, it is additional requirements on the developments but matters such as connections to the rights of way network, improved planting and open spaces have been identified.</p>	

^[2] <http://magic.defra.gov.uk/>

^[3] <http://www.landis.org.uk/index.cfm>

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
24	Michael Rees	Llanover Estate	N/Y	<p>Think about how lighting can be best managed to encourage wildlife.</p> <ul style="list-style-type: none"> • Adding a green roof to new buildings. <p>The plan could enhance the local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Settling out in the plan how the elements of a wider Green Infrastructure Strategy (if one exists) could be implemented. • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of open spaces, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter/rubbish or installing kissing gates) or extending the network to create missing links. <p>Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).</p> <p>Please refer to our covering letter, whilst we are supportive in general of the plan we have a number of concerns in respect of the underlying evidence and how the objectives are translated into policy. I note that we have further concerns in respect of the basic conditions of NPPG that we do not believe have been met.</p> <p>I am writing on behalf of my clients, the Llanover Estate in response to the Regulation 14 consultation on the Botesdale & Rickingham Neighbourhood Plan (hereafter NP). Our clients control B&R7 land south of Diss Road which already benefits from planning permission. In addition to this covering letter our representations comprise:</p> <ul style="list-style-type: none"> • Red line plan of land within our clients' ownership; • Plan 1 - Amendments to MAP13 to reflect application 17/02760; • Plan 2- Short term opportunity – potential extension to application 17/02760; and • Plan 3 – Longer term opportunity – potential extension to application 17/02760. 	<p>Noted. The detail of the response is addressed elsewhere.</p>	
24	Michael Rees	Llanover Estate	N/Y	<p>Whilst we are broadly supportive of the principle of the preparation of the NP, we have numerous concerns over the ability of the Plan to meet a</p>	<p>We believe that the Plan and supporting documents</p>	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>number of the Government's basic conditions for an NP (as set out within NPPG) and indeed for the detailed policies of the plan to achieve its own objectives.</p> <p>Notwithstanding these shortfalls in the methodology undertaken to date that we believe will need to be addressed prior to the plan being submitted for examination, we have set out a means through which our clients land can help to contribute towards the wider well being and sustainability of the villages during the course of the next 18 years to 2036.</p>	<p>that are being submitted to the Local Planning Authority meet the Basic Conditions.</p>	
25	Cllr Marion Chapman-Allen	Breckland District Council		<p>I have no comments and wish you well with your neighbourhood plan.</p>	<p>Noted</p>	
26	Jo Churchill MP			<p>Thank you very much for your email and for sending me the link to the draft Botesdale and Rickinghall Neighbourhood Plan. MPs are discouraged from becoming involved in planning but I really enjoyed reading the document. Its presentation and content are outstanding and, most importantly, it is very clear and unambiguous. I am very keen that we build affordable, smaller homes on small sites that retain the integrity of our villages. The age demographic is a key factor in Suffolk as the plan highlights and I am sure that is not going to change. Both older and younger residents would like smaller homes and while these might not produce the profit for the developers they are key to providing homes of a type and tenure that fit the requirements of villages. As I travel around so many of our youngsters bemoan the lack of suitable housing when they are keen to stay in the area and older residents often want to 'downsize'. I hope that the launch events were well attended and that the plan was well received. I am aware that MSDC is experiencing a few difficulties in firming up its local plan but robust neighbourhood plans can be used to rebuff developers. I am very keen for some of our smaller local firms to become involved as I believe the quality of their build is generally much better.</p>	<p>Noted, with thanks.</p>	
27	Steve Roe	Natural England		<p>Thank you for consulting Natural England on the above Neighbourhood Plan. 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. Natural England is unable to provide a response to this consultation, as we have to take a</p>	<p>Noted</p>	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>risk based approach in deciding when to provide detailed advice to development plan consultations. The lack of comment from Natural England does not imply that there are no impacts on the natural environment. However we would like to take this opportunity to provide you with information sources that the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans or orders may present: this information is attached. In particular we would draw your attention to the SSSI Impact Risk Zones, available as a GIS dataset. Although designed to be used to help local planning authorities decide when to consult Natural England on developments likely to affect designated sites, they may be of use to you in understanding potential impacts from the Plan on nearby designated sites. The dataset and user guidance can be accessed from the data.gov.uk website. Natural England has not assessed this Plan for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecologist for advice. Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.</p>		
28	Fiona Cairns	Suffolk Preservation Society		<p>I am writing on behalf of the Suffolk Preservation Society (SPS), the only countywide amenity society dedicated to protecting and promoting the special historic and landscape qualities of Suffolk. We also represent the Campaign for the Protection of Rural England in Suffolk and work closely with parish and town councils and other bodies who share our objectives. As Neighbourhood Plans offer the opportunity for protecting or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic settlements such as Botesdale and Rickinghall distinctive by rich architectural heritage and landscape quality. Having read the draft plan we would like to make the following observations. We congratulate the Neighbourhood Plan team on the outstanding draft document and the thorough assessment work that has been undertaken on landscape, design and heritage as part of the site allocations work.</p>	Noted, with thanks	

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
29	Chris Crisell	NHS West Suffolk		<p>The SPS strongly endorse the efforts to identify appropriate sites for new housing development while safeguarding the special heritage and landscape qualities of Botesdale and Rickinghall. This supporting documentation is particularly impressive and provides a robust framework for a raft of sound policies designed to protect and protect the special qualities of your parishes. This will be especially relevant when considering for example reserved matters of large scale housing applications that have recently been granted.</p> <p>The Society has reviewed all emerging Neighbourhood Plans in Suffolk and we consider that your plan is one of the strongest that we have seen. We are particularly pleased that the plan includes a list of non-designated heritage assets. You are the only NP group to date that has recognised the importance of this area of heritage management from the outset and we applaud you for your insight.</p> <p>Thank you for communicating with West Suffolk Clinical Commissioning Group (CCG) regarding the Botesdale and Rickinghall Parish Council's proposal to create a Neighbourhood Plan (NP). The CCG is encouraged to see mention of healthy lifestyles reducing the impact on local healthcare facilities and welcomes this inclusion in the local plan. The CCG recognises that the Parish of Botesdale does have a primary healthcare facility actually inside the parish but Rickinghall doesn't. To maintain a primary care service for the residents of Botesdale and Rickinghall, mitigation might be sought through a Community Infrastructure Levy (CIL) from developments in the Parish.</p> <p>The Neighbourhood Plan provides for up to 200 dwellings in the parish. West Suffolk CCG would like to make the Parish Council aware that smaller developments make it more difficult to gain mitigation through CIL or Section 106 for healthcare than larger developments done in one go. The number of residents will result in a not insignificant increase of patients on the Botesdale Health Centre patient list and options might need to be looked at to mitigate against the impact.</p> <p>We would welcome the addition of a simple statement, to confirm that Botesdale & Rickinghall Parish Council will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Botesdale and Rickinghall. West Suffolk CCG would welcome the opportunity to discuss with the Parish Council</p>	<p>The Neighbourhood Plan does not preclude the future expansion or construction of a new health centre. We are happy to add a statement to confirm that Botesdale & Rickinghall Parish Councils will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Botesdale and Rickinghall.</p>	<p>Add the following to the end of paragraph 11.6:</p> <p><u>Botesdale & Rickinghall Parish Councils will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Botesdale and Rickinghall.</u></p>

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
30	Richard Agnew	Gladman Developments Ltd		<p>potential solutions to ensure sustainable Primary Care services for the local community going forward.</p> <p>This letter provides Gladman Developments Ltd (Gladman) representations in response to the draft version of the Botesdale and Rickinghall Neighbourhood Plan (BRNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues with the plan as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in neighbourhood planning, having been involved in the process during the preparation of numerous plans across the country, it is from this experience that these representations are prepared.</p> <p>Legal Requirements</p> <p>Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The basic conditions that the BRNP must meet are as follows:</p> <p>(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</p> <p>(d) The making of the order contributes to the achievement of sustainable development.</p> <p>(e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>(f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</p> <p>Revised National Planning Policy Framework</p> <p>On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework. The first revision since 2012, it implements 85 reforms announced previously through the Housing White Paper.</p> <p>Paragraph 214 of the revised Framework makes clear that the policies of the previous Framework will apply for the purpose of examining plans where they are submitted on or before 24th January 2019. Given the date of this consultation, the comments below reflect the relationship between Neighbourhood Plans and the National Planning Policy Framework adopted in 2012.</p>	<p>The Qualifying Bodies are aware of the legal requirements and are satisfied that these have been met to date and will be met at the Submission stage of the Neighbourhood Plan.</p> <p>The Neighbourhood Plan has been submitted before 24 January 2019 and the Plan will be examined against the provisions of the 2012 NPPF</p>	

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				<p>National Planning Policy Framework and Planning Practice Guidance</p> <p>The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet development needs.</p> <p>At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change. This requirement is applicable to neighbourhood plans.</p> <p>The recent Planning Practice Guidance (PPG) updates make clear that neighbourhood plans should conform to national policy requirements and take account the latest and most up-to-date evidence of housing needs in order to assist the Council in delivering sustainable development, a neighbourhood plan basic condition.</p> <p>The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that Qualifying Bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development and plan positively to support local development. Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The</p>	<p>The Basic Conditions Statement demonstrates how the Neighbourhood Plan conforms with the three strands of sustainable development as set out in the NPPF.</p> <p>The Neighbourhood Plan has taken account of the latest published evidence of housing need for the area.</p> <p>The Basic Conditions Statement demonstrates how the Plan conforms with the adopted strategic policies of the local planning authority.</p>	

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				<p>Mid Suffolk District Council are working with neighbouring authority Babergh District Council to produce a new Joint Local Plan, having consulted on the Issues and Options document in late 2017. The Parish Council should be mindful of this document as it emerges and draft the policies within the BRNP as flexibly as possible to minimise any potential conflicts with the emerging Joint Local Plan.</p> <p>The housing requirement in the Joint Local Plan will be based upon the new standardised methodology for calculating local housing needs however this methodology is still yet to be finalised following publication of the revised NPPF. The Government has stated it will consider adjusting the methodology, following publication of the household projections published in September 2018, to be consistent with ensuring that 300,000 homes are built per year by the mid-2020s. It is not known what impact this will have for the future housing requirement in the Joint Local Plan but this will almost certainly be higher than the figure proposed in the latest Strategic Housing Market Assessment (SHMA) for the District.</p> <p>The emerging Joint Local Plan proposes to designate Botesdale and Rickinghall as a Core Village and consulted on a number of options for the percentage of the districts growth that would be appropriate in these settlements. The level of growth that these settlements are required to deliver is yet to be determined and as such the BRNP should be as flexible as possible regarding the level of development proposed.</p> <p>Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area.</p> <p>Through this consultation response, Gladman has sought to clarify the relation of the BRNP as currently proposed with the requirements of national planning policy and the wider strategic policies for the wider area. Gladman is concerned that the plan in its current form does not comply with basic condition (a). The plan does not conform with national policy and guidance. Gladman hopes you have found these representations</p>	<p>The Neighbourhood Plan refers to the status of the Joint Local Plan.</p> <p>The Qualifying Body is aware of the process for determining local housing needs and this is referred to in paragraph 9.2 of the Pre-Submission Draft NP, including identifying the housing need based on the government's calculation.</p> <p>The emerging Local Plan is at such an early stage that it has not status or weight in the determination of planning applications. Given that the NP is expected to be examined and made before the Joint Local Plan is adopted, it would be reckless to base the content of the options consultation document of the Joint Local Plan.</p> <p>The Qualifying Body disagrees with this statement and the Basic Conditions Statement demonstrates how the Plan meets all the relevant Basic</p>	

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31	Paul Bryant	Mid Suffolk District Council		<p>helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.</p> <p>Thank you for consulting the District Council on the Pre-Submission Draft of the Botesdale and Rickinghall Neighbourhood Plan. Through your professional planning consultant, you have actively engaged with us during this Plan's preparation stages and we are pleased to see that much of what has already been discussed has been taken on board. We have re-consulted internally on this latest Regulation 14 draft and our overriding impression is that this Plan is both well written and well presented. That said, we do have further comments to make which are set out in the attached table. These are intended to assist the preparation of the submission version of the Plan and its subsequent examination and to assist the implementation of the neighbourhood plan through the development management process. Some comments may require further thought and we will be happy to discuss these with you.</p> <p>The Council is anticipating consultation on the Joint Local Plan in early 2019. This will include consultation on a preferred spatial strategy, the distribution of housing and site allocations. Whilst it is not possible to provide certainty on the likely requirement for Botesdale and Rickinghall now, this should be available soon. You will note our comments about this under 9.2 on the attached table. The District Council will therefore work closely with the Parish Council / Neighbourhood Plan Group to ensure that there is consistency between the Neighbourhood Plan and emerging Joint Local Plan as far as possible.</p> <p>Government published a revised National Planning Policy Framework (NPPF) document on 24 July 2018. We note that reference is made to the 'transition arrangements' which provide for plans submitted under Regulation 15 to the local planning authority on or before 24 January 2019 to be examined against the 2012 NPPF and the intention to submit this Neighbourhood Plan before that deadline.</p> <p>The Parish Council / Working Group are reminded that, should they feel it necessary to make substantive changes to this current draft plan following close of this round of consultation, it may be appropriate to re-consult on</p>	<p>Conditions as they apply to the preparation of a neighbourhood plan.</p> <p>The comments are referred to elsewhere in this table.</p> <p>Given the timetable for the preparation of the Neighbourhood Plan and the desire to submit it to the LPA before 24 January, it is not possible to take into account the content of the Local Plan consultation document. It is, however, disappointing that MSDC have not sought to engage at an earlier stage to discuss the reasoning for potentially allocating a further housing site.</p> <p>Substantive changes have not been made to the Draft Neighbourhood Plan and</p>	

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				<p>the revised document for the required period prior to formally submitting the Plan and other required documents to Mid-Suffolk District Council.</p> <p>Foreword – first sentence: Suggest adding “and to provide for sustainable growth”</p> <p>Appendix 2: For information we expect new BMSDC standards to be published shortly</p> <p>Appendix 3: Buildings of Local Significance – A preliminary listed has been drawn up. Would you be able to confirm if the local list would be treated as a separate entity to the Neighbourhood Plan, or would the adoption of the Neighbourhood Plan mean that the Local List would automatically be adopted as well? Normally we would receive a separate consultation on a local list so that we can provide further advice and review the list, which we would request here as well. The Heritage Team would recommend that the latest guidance on producing local lists is considered when drawing up a more detailed list – see https://ihbconline.co.uk/newsarchive/?p=20978.</p>	<p>therefore a further Pre-Submission consultation has not been necessary.</p> <p>Agree</p> <p>Noted.</p> <p>It is not the intention of the Plan to formally designate these buildings as non-designated heritage assets as a full assessment of their value has not been completed.</p>	<p>Amend Foreword as follows: The Botesdale and Rickinghall Neighbourhood Plan (“The Plan”) aims to protect and enhance the treasured quality of life that the villages offer for the benefit of their existing and future communities- and to provide for sustainable growth.</p> <p>Amend para 10.9 as follows: “We have identified a large number of buildings that are of local significance and which, while not yet formally identified as ‘Local Heritage Assets’, make a significant contribution to the historic environment and are worthy of being protected registered as Local Heritage Assets. AndWe will pursue this their registration with the relevant authorities District Council.</p>

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				<p>Policies Map and Insets: The large-scale Policies Map should cover the whole of the designated NP area.</p> <p>The Policies Map should have a key.</p> <p>The Local Green Spaces should be numbered as in B&R 13</p>	<p>The Policies Map is produced for printing at A3 size and does cover the whole of the designated Neighbourhood Area.</p> <p>The Policies Map includes a key.</p> <p>Agree.</p>	<p>Amend Policies Map and Inset Maps to include LGS reference numbers as in Policy B&R13</p>
32	Cameron Clow	Suffolk County Council		<p>Thank you for consulting Suffolk County Council (SCC) on the pre-submission version of the Botesdale and Rickinghall Neighbourhood Plan. 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 - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Rights of Way - Transport <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the Parish Councils' vision for the area and welcomes the active engagement prior to formal consultation undertaken by the Parish Councils. In this letter we aim to highlight</p>	Noted	

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				<p>potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p><u>Archaeology</u> The sites identified for allocation in the NDP have previously been assessed for archaeological potential through the development management process. It is considered that the sites are deliverable with proper evaluation and assessment of archaeology, which can be managed through the development management process.</p> <p>Please note that Policy B&R15 appears not to apply to below-ground heritage assets. The Parish Councils should consider whether the policy should be expanded to consider archaeology. This is not necessary; archaeology can be managed using the NPPF and (when adopted) the emerging Babergh and Mid Suffolk Local Plan; but the parishes may wish to identify an approach in the Neighbourhood Plan. We can help identify an approach if this is considered desirable.</p> <p><u>Education</u> Early Years In respect of Early Years provision, for eligible 2, 3 and 4-year olds, the County Council would seek CIL contributions to provide additional places at an existing provider in Rickinghall and Waisham Ward – most likely Little Willows at Waisham-le-Willows Primary School. It is envisaged that CIL contributions will be required, but the eventual contributions sought will be determined according to the level of demand which arises from development. Primary The sites proposed for in this neighbourhood plan are all either permitted or in the process of being determined. The latest forecast for St Botolph's Primary School indicates a total pupil roll of 147 by 2022/23. The school has a total capacity of 210 places. Whilst a school can operate at 100% of capacity, this is not good practice as it doesn't allow for varying year group sizes and new pupils entering the school mid-year. As such, for the purposes of long term planning the County Council considers a school to be full once it reaches 95% of total capacity (in this case, 200 places).</p>	<p>Noted</p> <p>It is considered that the NPPF adequately covers this matter and the NP does not wish to repeat NPPF matters.</p> <p>Seeking CIL contributions will be a matter between the County Council and MSDC.</p> <p>Noted</p>	

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				<p>On this basis, the school is forecast to have 53 spare places by 2022/23 (200 – 147 = 53).</p> <p>The development sites identified in this plan are estimated to generate demand for 42 additional primary school places. As such, the development planned for in the neighbourhood plan is not expected to necessitate expansion of the primary school.</p> <p>Secondary and Sixth Form</p> <p>The catchment high school – Hartismere School – is forecast to exceed capacity by the end of the forecast period (2022/23). Therefore the County Council expects to seek financial contributions from development via the Community Infrastructure Levy in order to provide additional places at Hartismere School. The school is considered able to expand to accommodate additional pupils from Botesdale and Rickinghall, and – subject to the total scale of growth – other development to come through in the emerging Mid Suffolk Local Plan.</p> <p><u>Fire and Rescue</u></p> <p>Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.</p> <p>SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p> <p><u>Flooding</u></p> <p>The Plan recognises the fluvial flood risk (i.e. risk arising from rivers and ordinary watercourses) but should have an awareness of other flooding issues within the parishes and signpost to the appropriate national policy (paragraphs 99 and 100 of the NPPF of the previous NPPF and paragraphs 155 and 161 of the new NPPF) local policy (Policy CS4 of the</p>	<p>Seeking CIL contributions will be a matter between the County Council and MSDC.</p> <p>These matters of details are believed to be for consideration at the detailed planning application and Building Regulations stage of development.</p> <p>Thank you for this information.</p>	<p>New paras included following para 3.22.</p>

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				<p>Mid Suffolk Core Strategy), and the Suffolk Flood Risk Management Strategy. This will provide wider context to flood risk in the parishes, with consideration given to other sources of flood risk (pluvial flooding – where drainage systems cannot cope with heavy rainfall). Below is some recommended wording that could be included in the plan, which could be included as part of (or near) paragraph 3.22, although the Parish Councils may prefer to include this elsewhere.</p> <p>The majority of the parishes are within (fluvial) flood zone 1, although there are areas within flood zones 2 and 3 where watercourses drain the parishes into the River Little Ouse to the north.</p> <p>The parishes are prone to surface water flooding in isolated areas due to unmaintained watercourse, blockages of structures etc, but most predicted flooding risk within the parishes is due to significant rainfall events and surface water running off from the higher land to the south east and flowing down the roads to the land on the north western side of the villages to areas with a large number of open watercourses.</p> <p>There have been a number of recorded occasions where surface water incidents have led to the main road through the parishes becoming impassable for periods of time.</p> <p>If the Parish Councils require additional support or clarification regarding flood and water management issues SCC can offer this. Maps of fluvial and pluvial flood risk are attached to this letter, for information.</p> <p>Maps of flooding from rivers are produced by the Environment Agency and can be found here: https://flood-map-for-planning.service.gov.uk/confirmlocation?eastng=604755&northing=275832&placeOrPostcode=Botesdale</p> <p>It is noted that some of the indicative site layouts set out potential locations for sustainable drainage measures. These will need to be reviewed as part of the detailed design of the sites, in order to ensure that drainage strategies are suitable and functional and properly integrated into site layouts.</p> <p><u>Health and Wellbeing</u> The County Council welcomes the recognition given to the needs of older people in paragraphs 9.25-9.27, and the support given to Lifetime Homes. Unfortunately, as set out in paragraph 9.27, it is not possible for a</p>	<p>Noted</p>	<p>Amend Policy B&R10 as follows:</p>
				<p><u>Health and Wellbeing</u> The County Council welcomes the recognition given to the needs of older people in paragraphs 9.25-9.27, and the support given to Lifetime Homes. Unfortunately, as set out in paragraph 9.27, it is not possible for a</p>	<p>Reluctantly we agree that it is not possible to require Lifetime Homes standards.</p>	<p>Amend Policy B&R10 as follows:</p>

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				<p>neighbourhood plan to set technical design standards. As such, the Lifetime Homes requirement in Policy B&R 10 should be deleted. Instead, the County Council would recommend:</p> <ul style="list-style-type: none"> - Encouraging (not requiring) the development of homes built to the 'M4(2)' standard, which is the standard which Government has developed as an equivalent to the Lifetime Homes standard, is perhaps the most effective intervention which the neighbourhood plan can make to encourage accessible and adaptable design, and - A requirement in Policy B&R16 for development to consider health as a design matter and to incorporate 'Dementia Friendly Design Principles' in the design of open space and public areas. See: http://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final_compressed.pdf <p><u>Minerals and Waste</u> SCC are the planning authority for minerals and waste. The currently adopted Minerals Core Strategy and Waste Core Strategy form part of the Local Development Plan. There is also the emerging Suffolk Minerals and Waste Local Plan (SMWLP), which is expected to supersede the Minerals Core Strategy and the Waste Core Strategy. The SMWLP is currently at the submission version stage and it is expected that it will be submitted to the planning inspectorate in December 2018, go through examination in public in early 2019, and be adopted in mid-2019. There do not appear to be any matters which the neighbourhood plan should take into consideration, in respect of the adopted or emerging minerals and waste local plans.</p>	<p>The Plan has been amended.</p> <p>Agree.</p> <p>Noted</p>	<p>All proposals for new dwellings within the Neighbourhood Plan area shall be designed and built to the Lifetime Homes Standard.</p> <p><u>Proposals for dwellings that meet accessibility standards set out in Building Regulations M4(2) Accessible and Adaptable Dwellings and M4(3) Wheelchair User Dwellings will be supported.</u></p> <p>Amend Policy B&R16 by inserting: k. incorporate 'Dementia Friendly Design Principles' in the design of open space and public areas.</p>

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				<p>Rights of Way</p> <p>The County Council welcomes the intent of Policy B&R22, in supporting the protection and enhancement of the Public Rights of Way Network. However, the Parish Councils should consider whether the protection given to the character of rights of way is consistent with the allocation of greenfield sites crossed by rights of way, where residential development will have a significant impact on the character of the route.</p> <p><u>Transport</u></p> <p>The acceptability of these sites – in transport terms – has been established through the development management process. Policies 10, 11 and 16 make reference to parking provision. The County Council's approach to parking requirements is set out in the Suffolk Guidance for Parking (adopted in 2014 and amended in 2015). https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-developmentadvice/2015-11-16-FINAL-2015-Updated-Suffolk-Guidance-for-Parking.pdf</p> <p>B&R10 requires one electric vehicle charging point per off-street parking space. The County Council's guidance that access to charging points should be made in every residential dwelling and, as such, this requirement is (in effect) already in place. To incorporate this requirement into planning policy, the neighbourhood plan could simply state that parking should be provided in accordance with the County Council's guidance (as is the case in B&R11 and cycle storage).</p> <p>The County Council welcomes the reference to covered storage for cycles in B&R11 and assumes that the reference to adopted cycle parking standards means the County Council's adopted Guidance. If so, this should be referenced in supporting text.</p> <p>Part h) of B&R16 sets out that all vehicle parking should be provided within the plot. Whilst parking is definitely a design consideration, and</p>	<p>The allocated sites make reference to existing public rights of way and the need to retain and improve links to the network.</p> <p>Noted. There is not currently any local planning policy covering the Plan Area that incorporates the recently published Suffolk Guidance for Parking, hence the inclusion of the requirement in B&R10.</p> <p>The County Council's Guidance may not necessarily stand the test of time and could be superseded by other standards adopted by the local planning authority. Hence the reference to adopted standards.</p> <p>Disagree. On-street parking within</p>	

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				<p>development should be required to be designed such that parking is integrated into development without creating car-dominated environments, the County Council does not support the provision that all parking be on-plot.</p> <p>There are advantages to on-plot parking: it is more accessible, easier to supervise and often more secure. However, parking will still take place on street, so it is better to design for this inevitability and include on-street parking than assume it won't happen. On-street parking also offers flexibility for peaks and troughs in parking need (arising from visitors, for example). As such, the County Council would prefer policy wording which stated:</p> <p>h) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided in accordance with adopted guidance and designed to be integrated into the development without creating an environment dominated by vehicles, within the plot and seek always to ensure sufficient permeability through new housing areas, connecting any new development into the heart of the existing settlement;</p> <p>-----</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> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p>	<p>developments can have a significant detrimental impact on accessibility and the built environment. This is already apparent on a number of residential streets in the villages as well as along the High Street.</p>	
	Environment Agency			<p>Our principle aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> • Act to reduce climate change and its consequences. • Protect and improve water, land and air. • Work with people and communities to create better places. • Work with businesses and other organisations to use resources wisely. 	Noted	

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				<p>You may find the following document useful. It explains our role in the planning process in more detail and describes how we work with others; it provides:</p> <ul style="list-style-type: none"> • An overview of our role in development and when you should contact us. • Initial advice on how to manage the environment impact and opportunities of development. • Signposting to further information which will help you with development. • Links to the consents and permits you or developers may need from us. <p><u>Contaminated Land</u> 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 Botesdale and Rickinghall Parishes are in groundwater source protection zones 1, 2 and 3, as well as on a principle bedrock aquifer.</p> <p><u>Flood Risk</u> We note the Little Ouse designated 'main river' at the northern boundary of Rickinghall Inferior Parish. There are linked watercourses that flow through the parishes and associated fluvial Flood Zones located in the parish boundaries. However, site allocations listed in Policy B&R 2 – Housing Development, appear to be suitably sequentially sited in the low risk flood zone 1. We recommend that any future development proposals and allocations in the Plan area continue to apply the sequential approach to determining locations for development. Any future development proposed in flood zones 2 and 3, as defined by us, or elsewhere involving sites of 1 hectare or more in flood zone 1, must be accompanied by a site specific Flood Risk assessment (FRA).</p>	<p>Noted</p> <p>Noted</p>	

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				Please note that the view expressed within this letter by the environment agency is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.	Noted	
COMMENTS ON CHAPTERS 1-6						
2	Ros Niven		N			
4	Rosemary Jones		N			
5	Clare Owen		Y	I see the positive comments and the needs of the village. But I worry about the school and doctors to cope with this rise in people.	The growth is planned over a long period to enable facilities to plan for expansion.	
7	Simon Laughlin		N			
8	Geoffrey Short		Y	Very clear and comprehensive	Thank you	
9	Linda Davies		N			
10	Sally Jarvis		N			
11	Simon Colwell		N			
13	George Walker		N			
14	Greg Russell		Y	The Neighbourhood Plan needs to align with the yet to be published Local Plan to be/being produced by MSDC. The absence of the Local Plan seems to be a potential risk for the viability of the Neighbourhood Plan and could form a basis for prevarication by MSDC on the adoption of the Neighbourhood Plan.	The Neighbourhood Plan is expected to be completed prior to the adoption of the new joint Local Plan. Therefore, while some regard has been had to the status of the Joint Local Plan, it is at such an early stage that it cannot be used to inform the content of the Neighbourhood Plan. There will be an opportunity to review the Neighbourhood Plan once the Local Plan is in place to make sure that they are aligned.	

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				Does the proposed Neighbourhood Plan align with the Babergh and Mid Suffolk District Councils first draft Joint Homes Strategy currently published for public consultation?	The draft Joint Homes Strategy is not a statutory local plan document and therefore does not have any weight in the preparation of the Neighbourhood Plan.	
				Regarding the SWOT analysis at 4.3 its difficult to reconcile that "good railway links" is a strength when "limited public transport" is a weakness. The rail services are limited and none are linked to the villages by any form of integrated public transport (e.g. bus services).	Limited public transport refers to bus services.	Amend Weaknesses SWOT as follows: <ul style="list-style-type: none"> Limited public <u>transport</u> bus services
15	Nick Free		N			
16	Lauranne Davey		N			
17	Faith Dunkley		N			
18	John Dunkley		N			
20	Bob Clark		Y	A minor point only: the listing of existing facilities in 3.23 might usefully include the (Rickingham) skate park and MUGA (Multi-Use Games Area) - the latter is regularly used for league netball and sometimes soccer training, as well as for tennis matches and coaching.	Agree	Amend list in 3.23 to include Skate Park and MUGA.
21	David Pettitt		Y	6. The Plan. Sustainable development is important on local, regional and national levels. As stated in the Neighbourhood Plan, the settlement of Botesdale and Rickingham is designated a Key Service Centre. This means that the settlement will inevitably increase in size. If this policy means that the wider countryside is protected then growth of Key Service Centres is to be welcomed. Of course the increase needs to be managed and sustainable in itself, but this does not mean unnecessary barriers to development should be adopted. We feel that excessive development will potentially impact adversely on access to Bury St Edmunds for employment. This route is already experiencing congestion at peak times and public transport is limited.	Noted	
22	Bob & Linda Giles		Y			
24	Michael Rees	Llanover Estate	N			
31	Paul Bryant	Mid Suffolk District Council		1.1 Line 7: Replace "general" with "local"	Agree	Amend para 1.1 first sentence:

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				<p>2.3: Could usefully say more about the future stages of the NP e.g. what is required for submission, what the basic conditions are on which the NP will be examined.</p> <p>3.22: Should specify which flood zone and what this means e.g. will there be a requirement to carry out a sequential test of proposals Map 5: Should specify which flood zone</p> <p>4.2 Line 21: Could add "although a recent appeal decision at Woolpit concluded that there was only a 3.4 year supply."</p> <p>Page 17 Weaknesses: Current designation as a Key Service Centre should be seen as a strength. The fact that retail is closing suggests that further development may assist viability.</p> <p>5.9 Line 6: Replace "Winter 2018/19" with "early 2019"</p> <p>6.5: Update to include conclusions of Screening Report</p>	<p>Paragraph 2.3 has been updated to reflect the current stage of the Neighbourhood Plan.</p> <p>Means Flood Zones 2 and 3 as defined by Environment Agency. Amend paragraph to clarify meaning of "high flood risk" and amend Map 5 accordingly.</p> <p>Agree</p> <p>The opinion in the Plan is that of those preparing the Neighbourhood Plan</p> <p>Agree</p> <p>Agree</p>	<p>....which can establish general <u>local</u> planning policies...</p> <p>Additional bullet points added to paragraph 2.3 to reflect the current status of the Plan.</p> <p>Amend paragraph 3.22 as follows. The stream to the north and west of the main street is <u>within a defined area of high flood risk (Zone 2 and 3)</u> and..... Amend Map 5 title to <u>Flood Zones 2 and 3</u></p> <p>Amend paragraph 4.2 as follows: <u>"although a September 2018 appeal decision at Woolpit concluded that there was only a 3.4 years supply"</u></p> <p>Replace "Winter 2018/19" with "early 2019"</p>

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
VISION AND OBJECTIVES (SECTION 7)						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y	I agree but I think this is not possible on sites down Garden House Lane.	Noted	
6	Denise Alexander		Y	7.4 Historic & Natural Environment – Protect important green spaces, woodland, <u>WILDLIFE</u> , countryside and public rights of way.	Agree. Amend Objective 4	Objective 4 amended as follows: Protect the important green spaces, woodland, <u>wildlife</u> , and countryside and public rights of way.
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		N			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y	Subject to a clear and well articulated understanding as to the meaning of "appropriate" in the statement " ... that appropriate levels of infrastructure and services are retained and improved"	Noted	

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
15	Nick Free		N	Under 7.4 I would like to see a statement around strongly protecting the safety of existing developments and homes, specifically around Flooding and Flood Risks. I think the words Flooding and Floor Risk should be clearly identified under the "historic and natural environment objectives" heading. Everything else is great...	The potential impact of new development from surface water flooding is assessed and mitigated at the planning application stage. The NPPF contains adequate policy approaches and it's not necessary to repeat this in the NP.	
16	Lauranne Davey		Y			
17	Faith Dunkley		Y	What happens in the event that the infrastructure cannot support the development?	The capacity of essential infrastructure is assessed at the planning application stage. MSDC have implemented the Community Infrastructure Levy which collects money from developers for spending on infrastructure improvements.	
18	John Dunkley		Y	What can be done if after all the developments are completed the infrastructure is found not to be able to cope?	The capacity of essential infrastructure is assessed at the planning application stage. MSDC have implemented the Community Infrastructure Levy which collects money from developers for spending on infrastructure improvements.	
20	Bob Clark		Y	7.14 Transport and Travel Objectives. Recognising that there is no obvious solution, the demand for parking on The Street can only increase as more dwellings are built and thus more car journeys made into the core of the villages. This need should perhaps at least be recognised in the Plan. The only theoretical option I can see would be for land for a	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
21	David Pettitt		N	<p>village car park to be acquired to the immediate north west of the settlement boundary, as close to the centre of the villages as any potentially available access might permit.</p> <p>While I generally agree with much of this section, I find the Vision statement and some Objectives to be insular. The Vision mentions meeting the needs of the parish with no mention of new residents moving to the village. By definition, being a Core Village means new residents are going to be moving to the villages. Objective 7 seeks to ensure that housing development is appropriate and of a scale that the local infrastructure can accommodate. Again, as a Core Village growth is inevitable, and it will be necessary to ensure that the local infrastructure grows in concert. Objective 8 talks of tailoring development to the needs of local residents including affordable housing. While the latter is desirable (the data shows young people leaving the villages) surely the needs of potential new residents and employers need to be taken into account in order to build a sustainable economic future?</p>	The potential needs of the village including types of houses and the need to retain employment are addressed in the Plan.	
22	Bob & Linda Giles		Y	<p>It is important to us that Botesdale and Rickinghall continue to feel like a village.</p>	Noted	
24	Michael Rees	Llanover Estate	Y	<p>Please refer to our covering letter in respect of the vision and objectives. We are supporting of the vision and objectives, however, we do not believe that the policies will enable these to be met.</p> <p>1. Overarching Aims and Objectives of the NP</p> <p>We are supportive of the principle of the preparation of the NP, we strongly believe that it is vital for communities to be actively involved in planning positively for their futures through the planning system. We note that the NPs vision is unobjectionable and it is entirely appropriate that the village accommodates sustainable growth that meets the needs of the Parishes and their hinterland. We also support the broad objectives of the plan which must strike a balance between providing development that meets the future needs of the village and retaining its core character.</p> <p>However, we have significant concerns over the extent to which the detailed policies within the plan can achieve the vision / objectives and how the plan can address some of the key issues facing the villages over coming years.</p>	Noted	
					There is no need for additional allocations to meet the housing requirement over the Plan period. All of the	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
24	Michael Rees	Llanover Estate	Y	<p>In the first instance there are no new allocations proposed, all the sites identified are commitments that already have planning permission and we expect will be implemented shortly. These sites are meeting the existing backlog of need across the Authority and a significant number of additional new allocations will need to be identified through the planning process in order to meet future needs. Indeed, the NP runs until 2036 and so there is potentially a major gap once the existing commitments have been built out over the next few years.</p> <p>Secondly, we are concerned that by failing to plan for future needs, in its present form the Plan does not address the issues that it has identified and nor will it meet its own objectives. We note that the evidence base identified a number of demographic issues that are to be addressed, these include:</p> <ul style="list-style-type: none"> - "Given the low proportion of 20-34 year olds in the villages, the evidence base recommends that the Plan should consider how to make the village more accessible, affordable and attractive to young working age adults and young families". And - "Population projections for Mid Suffolk suggest that the pattern of Botesdale and Rickenhall having an older population than typical for England or Suffolk will persist, with the proportion over 65 increasing substantially. The Plan should consider future access to housing suitable for older residents with health and mobility needs and care services;" <p>Given the lack of new allocations, there is no mechanism for addressing either of these serious demographic trends. Rather, we are of the view that the approach taken will worsen these issues.</p>	<p>allocations only have outline planning consent and at the time of the submission of the Plan no detailed proposals had been submitted on any of the sites, suggesting that there is no significant demand to develop.</p> <p>The allocated sites can adequately address these issues through the detailed design stage of bringing the sites forward.</p>	
24	Michael Rees	Llanover Estate	Y	<p>Thirdly, in order to plan positively to address the issues being faced and the long term sustainability of the village (as embodied within the vision) we believe that additional sites should be assessed and allocated within the plan. A number of possible sites have been submitted in this regard through the Mid Suffolk Plan process and we feel it is fundamentally important that there is a joined up approach to those sites.</p> <p>NPPG (Paragraph: 043 Reference ID: 41-043-20140306) indicates that the Local Planning Authority "should work constructively with a</p>	<p>There is no need to allocate additional sites to meet the housing requirement. Mid Suffolk District Council have been unable to provide a positive indication of the housing requirement for the</p>	

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				<p>qualifying body to enable a neighbourhood plan to make timely progress. A local planning authority should share evidence with those preparing the neighbourhood plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process.” Accordingly, there is an opportunity for the two plans to be more closely aligned. In the event that the two plans are in conflict, the most recent will take precedence (Paragraph: 084 Reference ID: 41-084-20180222). Plainly therefore, as things stand it is likely that the NP will simply be out of date when the Local Plan is progressed.</p> <p>Indeed, we note that within the Mid Suffolk Joint Local Plan, Botesdale and Rickinghall will form one of the “Key Service Centres” within the Authority and we would expect to form a focus for meeting future needs. We consider that there is additional scope for growth and through the Joint Local Plan it is likely that new allocations will need to be identified as the NP relies upon existing commitments. We consider that this represents a missed opportunity for the Parish to actively seek to address its key issues.</p>	<p>Neighbourhood Plan but have not objected to the number identified in Policy B&R2.</p> <p>This is incorrect. The August 2017 Joint Local Plan document identified the villages, jointly, as a Core Village. The Plan is at such an early stage that no weight can be given to its settlement hierarchy.</p>	
24	Michael Rees	Llanover Estate	Y	<p>2. Evidence base Notwithstanding the concerns that we have expressed in respect of the detailed policies being able to achieve the vision, objectives and the key issues identified within the evidence base, we note that there is a major gap in the evidence base. This means that the plan will be unable to meet the basic conditions set out by NPPG. Sustainability: It is a basic condition of guidance (072 Reference ID:41-072-20140306) that all plan-making and decision-taking should help to achieve sustainable development (condition d). A qualifying body preparing a neighbourhood plan must “demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset” In order to demonstrate that the plan can contribute towards sustainable development it must demonstrate that “sufficient and proportionate evidence should be presented on how the draft neighbourhood plan</p>	<p>The Basic Conditions Statement submitted with the Neighbourhood Plan identifies how the Plan will deliver sustainable development. As identified, there is “no legal requirement for a neighbourhood plan to have a sustainability appraisal.”</p>	

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				<p>or Order guides development to sustainable solutions. There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, qualifying bodies may find this a useful approach for demonstrating how their draft plan or order meets the basic condition.”</p> <p>We can not find any evidence that shows how the plan or its proposed policies will contribute towards sustainable development nor is there any evidence that the draft plan promotes the most appropriate strategy. In this regard, the NP is contrary to basic condition d. insofar as in its present form it does not demonstrate that it contributes to the achievement of sustainable development.</p> <p>Lack of consideration of options: It is also a requirement of NPPG (Paragraph: 042 Reference ID: 41-042-20170728) that “A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.” However it does not appear that sites submitted through the Local Plan have been assessed in this way.</p> <p>Our clients submitted additional land in this way for instance that has not been considered. We are surprised that no options or alternatives have been considered from a sustainability perspective in order to determine whether they can result in a more sustainable outcome and address the identified needs.</p>	<p>The Basic Conditions Statement submitted with the Neighbourhood Plan identifies how the Plan will deliver sustainable development.</p> <p>A separate evidence document “Botesdale and Rickinghall Neighbourhood Plan Site Assessment Final Report January 2018”, undertaken by AECOM as part of the Locality Neighbourhood Planning Technical Support package, has undertaken a robust appraisal of sites. The report was published as part of the pre-submission consultation evidence documents.</p>	
24	Michael Rees	Llanover Estate	Y	<p>Environmental Assessment: NPPG (Paragraph: 073 Reference ID: 41-073-20140306) indicates that a neighbourhood plan may require an environmental assessment if it is likely to have a significant effect on the environment. Where this is the case the draft neighbourhood plan may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004. NPPG states that “This may be the case, for example, where a neighbourhood plan allocates sites for development”.</p>	<p>There is no requirement to publish an Environmental Assessment at the Pre-Submission Consultation stage. A Screening Report has been prepared and has concluded that an Assessment is not required. This has been</p>	

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				<p>There does not appear to have been a Screening Assessment of whether significant environmental effects are likely. However, given the scope of the plan (and that it identifies allocations) we consider that there appears to be the need for a Sustainability Appraisal/Strategic Environmental Assessment. It therefore needs to be prepared pursuant to the legislative framework provided by The Environmental Assessment of Plans and Programmes Regulations 2004.</p> <p>Where an environment assessment is required, Part 3, Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004 obliges the plan maker to "...describe and evaluate the likely significant effects on the environment of – (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme."</p> <p>Neither has been undertaken currently and as such the neighbourhood plan will fail the following basic conditions:</p> <ul style="list-style-type: none"> • Condition a. insofar as it does not comply with national policies and advice contained within guidance; and • Condition f. as it will be in breach of relevant obligations. <p>It would appear that the only way for the plan to meet basic conditions a, d and f is to carry out a Sustainability Assessment (or equivalent) that adequately considers the suitability of the plan in achieving sustainable developments and assesses alternative/options. We consider that this is particularly pertinent given that key issues are identified within the evidence base.</p> <p>It is noted that the historic environment forms a key part of the plan's Vision and Objectives, which is a good aspect of the plan.</p>	submitted to MSDC with the Submission Plan. The Neighbourhood Plan does not, therefore, fail the Basic Conditions referred to.	
31	Paul Bryant	Mid Suffolk District Council			Disagree. The Basic Conditions have been complied with.	None
COMMENTS ON CHAPTER 8 OTHER THAN POLICY B&R 1						
2	Ros Niven		N			
4	Rosemary Jones		N			
7	Simon Laughlin		N			
8	Geoffrey Short		N			
9	Linda Davies		Y	It is important that local needs are recognised	Noted	
10	Sally Jarvis		N			

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11	Simon Colwell		N			
13	George Walker		N			
14	Greg Russell		Y	I am not sure what the phrase at 8.2 "Given the level of services and facilities in the villages the emerging planning strategy in the Local Plan anticipates a continued level of growth in order to support the local services and to reduce the pressure for growth on smaller settlements where the facilities do not exist" actually means. What does " a continued level of growth in order to support the local services" really mean?	Across Mid Suffolk there is a settlement hierarchy where most new development is focused on the towns and lesser development on larger villages and minimal development in small villages with little in the way of services.	
15	Nick Free		N			
17	Faith Dunkley		Y	Emphasis should be placed on affordable housing and shared ownership.	Noted	
18	John Dunkley		Y	Affordable housing is very important, shared housing is also very important. Somewhere in the region of 30% - 40% should be aimed for.	Noted	
20	Bob Clark		N			
21	David Pettitt		N			
22	Bob & Linda Giles		N			
24	Michael Rees	Llanover Estate	Y	Please refer to our covering letter in respect of the approach undertaken.	Noted	
POLICY B&R 1 – SPATIAL STRATEGY						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
7	Simon Laughlin		N	Spatial strategy settlement boundary does need to be maintained as linear	Noted	
8	Geoffrey Short		N			
9	Linda Davies		Y	We have been designated as a Key Service Centre, yet we have lost our post office and the bus service is reduced. How can we be a key service centre so far from Bury St E.	The villages are identified as a Key Service Centre because of the level of services and facilities in the villages, which is much higher than in other, smaller villages.	
10	Sally Jarvis		Y			
11	Simon Colwell		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
13	George Walker		Y			
14	Greg Russell		N			
15	Nick Free		N	I agree broadly but under the last sentence: "other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside" should ideally have appended, "e.g. An Example" as this seems vague and I cannot think of an exception that is not already captured in the wording of BR1 anyway.	It is not normally appropriate to identify examples in a planning policy. Each application will be treated on its merits and in accordance with the Plan.	
16	Lauranne Davey		Y	Agree with the settlement boundary per se	Noted	
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y	I think special care needs to be taken regarding 'windfall developments'. This has over recent years often arisen from building being permitted on the gardens of existing properties - not intrinsically a problem, but it can easily lead to overbuilding and loss of the character and openness of established sites.	The Plan contains policies that require the quality of the natural and historic environment to be taken into account when considering proposals including windfall.	
21	David Pettitt		N	New development will have to be outside the current settlement boundary for reasons stated in previous answers.	Noted	
22	Bob & Linda Giles		Y			
24	Michael Rees	Llanover Estate	N	Please refer to our covering letter and the concerns set out therein.	Noted	
30	Richard Agnew	Gladman Developments Ltd		Gladman would object to the use of settlement limits if these would preclude otherwise sustainable development from coming forward. The Framework is clear that development which is sustainable should go ahead. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the Framework. Gladman submit that this policy should be drafted more flexibly with demonstrably sustainable development adjacent to the settlement boundary also supported.	Disagree. The Framework states that "housing should be located where it will enhance or maintain the vitality of rural communities." The Plan meets its identified housing requirement in full and there is, therefore, no need to allow further developments outside the boundary as they will not meet an identified local	Amend Policy B&R1: Unless specifically identified elsewhere in the Plan, the development outside the Settlement Boundary is defined as countryside where development will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses

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31	Paul Bryant	Mid Suffolk District Council		8.4 and B&R1: These should be re-worded to ensure that they are compatible with National Planning Policy. Paragraphs 91 and 92 of the appeal decision at Green Road, Woolpit are particularly relevant. (Ref: APP/W3520/W/18/3194926). Although this refers to paras. 77 and 78 of the 2018 NPPF there is similar wording on national rural policy in paras. 54 and 55 of the 2012 NPPF. It may be better to say that the settlement boundary defines the area in which the identified housing requirement can be met and further development outside the settlement boundary is not required and will be resisted.	In the light of the recent appeal decision referred to, Policy B&R1 has been amended	Amend Policy B&R1: Unless specifically identified elsewhere in the Plan, land development <u>development</u> outside the Settlement Boundary is defined as <u>development</u> where <u>will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located there. <u>in the countryside.</u></u>
COMMENTS ON CHAPTER 9 OTHER THAN THE POLICIES						
2	Ros Niven		N			
4	Rosemary Jones		N			
5	Clare Owen		Y	My main worry is that there is access to the bypass not through the village as it stops being a village.	Noted	
7	Simon Laughlin		N			
8	Geoffrey Short		N			
9	Linda Davies		N			
10	Sally Jarvis		N			
11	Simon Colwell		Y	9.4 I believe this statement is not correct. The increase in houses does not equate to chapter 3. Any increase has been taken into account in 9.3.	The growth identified in Chapter 3 is projected natural growth whereas the	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
13	George Walker		Y	<p>SS15 references bus stop 'improvements'. What 'improvements' are envisaged/proposed, and to which officially authorised bus stops?</p>	<p>housing growth planned is largely the result of MSDC planning decisions. Hence there is no need to identify additional large sites that do not yet have planning permission.</p> <p>Bus stop improvements are a matter for the County Council.</p>	
14	Greg Russell		Y	<p>Personally I found this section very confusing! Why isn't it presented in the same order as the objectives? I think it requires more headings and signposting. The maths in 9.1 don't seem to work. The statement "The Mid Suffolk Core Strategy Focused Review (2012) allocates growth of 750 homes across all Key Service Centres between 2011 and 2027. Extrapolating that strategy to 2036 (in the absence of any other guidance from the District) gives a further 450 homes in Key Services Centres. At 1 April 2018, 411 homes had been built in Key Service Centres since 2011 and a further 2,693 homes had been permitted on sites capable of accommodating ten or more homes that had not been completed." would tend to indicate that there is no need for further housing! 750+450 = 1200 homes, 411 had been built and 2,693 permitted.</p> <p>Para 9.2 doesn't seem to have any linkage to 9.1 Don't understand the maths in 9.3 related to 9.1 and 9.2 The graph at 9.5 is a very poor representation of the data. What is the basis of the calculation at 9.5. What is the relevance of the sites listed at 9.9? Paragraph 9.11 seems to be contradictory. It is not necessary to identify any sites that are being progressed through the planning application process to meet the identified housing requirement for the Neighbourhood Plan. The sites are referred to in Policy B&R 2 and, individually in Policies B&R 3 to B&R 6 that follow"? I think the Lifetime Homes section would sit better in Section 10</p>	<p>Paragraph 9.1 identifies that four times as many new homes have been granted planning permission by MSDC or built across Key Service Centres than their Core Strategy makes provision for.</p> <p>Agree that it tends to indicate no further need. Therefore, the NP does not allocate any new sites for housing other than those with planning permission.</p> <p>Para 9.2 is looking forward to the new Joint Local Plan and the potential housing growth levels for the period to 2036. The levels of growth are now higher than they were when the Core Strategy was prepared. The sites listed in the table and map on page 27 were assessed in case there was</p>	

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15	Nick Free		N		a need to identify additional housing sites in the NP.	
17	Faith Dunkley		Y	Emphasis should be placed on affordable housing and shared ownership.	Noted	
18	John Dunkley		Y	Affordable housing is very important, shared housing is also very important. Somewhere in the region of 30% - 40% should be aimed for.	Noted	
20	Bob Clark		Y	I do worry about the likely development north of Garden House Lane, which will in time fundamentally alter the nature of Garden House Lane, which will inevitably cease to be of 'country lane' character and become more of suburban nature. This is of course in addition to the concerns of many about the potential for increased flooding into The Street from Garden House Lane. I think it essential that proposals for this development are particularly carefully examined when they are submitted.	The site north of Garden House Lane has been granted planning permission by MSDC and was assessed at the time for surface water run-off and traffic impact.	
21	David Pettitt		N			
22	Bob & Linda Giles		Y	Electrical charging points for new homes are a really good idea – a start to the need to care for our environment for the future. Please refer to our covering letter.	Noted	
24	Michael Rees	Llanover Estate	Y			
31	Paul Bryant	Mid Suffolk District Council		9.2: We disagree with this assessment. Using the formula set out in the 2018 NPPF and based on 2014 household projections our assessment of the requirement for Mid-Suffolk is 585 dwellings p/a. After allowing for existing commitments the residual supply to be identified for the period 2018 to 2036 is around 7,800 dwellings. These figures are subject to members' approval as part of the new Joint Local Plan process. Given the quantum of the residual supply to be identified the District Council cannot rule out the need to identify a site or sites in Botesdale and Rickinghall in the forthcoming Joint Local Plan additional to those identified in the Neighbourhood Plan.	These figures have changed since our informal consultation with MSDC officers but will not be approved until after the Neighbourhood Plan has been submitted. Para 43 of the Government's Planning Practice Guidance states: "If a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area. It should work	

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					constructively with a qualifying body to enable a neighbourhood plan to make timely progress." It is disappointing that MSDC has not sought to work with the Qualifying Bodies to explain why it feels that further sites should be allocated. The Qualifying Bodies do not agree that additional allocations are required to meet locally identified needs.	
POLICY B&R 2 – HOUSING DEVELOPMENT						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		-	OK	Noted	
7	Simon Laughlin		N			
8	Geoffrey Short		Y			
9	Linda Davies		N	200 homes is too many	Most of these homes have been granted planning permission and the NP cannot revoke these.	
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		N	Can there be a statement that clearly specifies Windfall sites outside of the Settlement Boundary will not be permitted. I states this by default but very clear, sharp language would be better to name the specific exclusion.	There may be occasions where windfall is acceptable where it meets the criteria in Policy B&R1.	
16	Lauranne Davey		N	Too many houses.	Noted	
17	Faith Dunkley		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
18	John Dunkley		Y			
20	Bob Clark		Y	See previous comments re land north of Garden House Lane and re 'windfall' sites.	Noted	
21	David Pettitt		N	Is it the case that a number of these are outside the settlement boundary?	No. The Settlement Boundary has been redefined as part of the NP preparation.	
24	Michael Rees	Llanover Estate	Y	Please refer to our covering letter.		
30	Richard Agnew	Gladman Developments Ltd		Recognising that at this current time of preparing the neighbourhood plan it is difficult to ascertain what the housing needs of Botesdale and Rickinghall will be over the plan period. Gladman suggest that the housing target of the BRNP should be identified as a minimum with the wording of the policy amended to state 'at least'. This will add important flexibility to the plan should housing needs of the neighbourhood area change as the emerging Joint Local Plan progresses.	Disagree. We believe that the Plan already makes provision for more housing than is required to meet identified local need.	
31	Paul Bryant	Mid Suffolk District Council		9.11 and B&R2: It is not entirely clear what the process has been to select the sites proposed in the NP and how this relates to the conclusions of the AECOM site assessment report.	The AECOM site Assessment has identified sites that may be suitable for development based on their criteria for assessments. However, given the number of homes already granted planning consent but have which to be developed, there is no need to identify further sites at this time to meet the identified local housing requirement. This is especially the case given that Mid Suffolk have not objected to the number of homes planned in Policy B&R2.	

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				Suggest adding in line 10 of 9.11 "additional" between "any" and "sites" and in line 14 "allocated" between "The" and "sites".	Agree, plus further deletions in the paragraph to clarify the situation.	Amend last 2 sentences of paragraph 9.11 as follows: It is not necessary to identify any <u>additional sites that are being progressed through the planning application process</u> to meet the identified housing requirement for the Neighbourhood Plan. The allocated sites are referred to in Policy B&R 2 and, individually in Policies B&R 3 to B&R 7 that follow.
				In Policy B&R 2 it would be better to say "This Plan provides for around 200 dwellings..."	Disagree. We believe that the Plan already makes provision for more housing than is required to meet identified local need.	
POLICY B&R 3 – LAND AT BACK HILLS						
1	G & C Hilliard			Generally this fine, but – access to the site should NOT be from B1113. This is extremely dangerous already, getting exit from Back Hills onto B1113. Another junction there will be a disaster.	The site already has planning approval with access from the B1113.	
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
6	Denise Alexander		-	Very narrow 2 way traffic from School to B1113 rd. Impact of development on traffic in Hall Lane – Back Hills – There is already heavy traffic at peak times of day from lorries, school buses, cars – backing up too. Consider a one-way system in Back Hills.	The impact of traffic generation will have been considered by MSDC when granting the planning application.	
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lausanne Davey		N	Too many houses planned.	Noted. The site already has planning permission for this number.	
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
31	Paul Bryant	Mid Suffolk District Council		9.13: Land at Back Hills - An Outline Application (0460/17) has already been granted. Heritage consultation should be sought on any detailed proposals.	This is a matter for MSDC to address when detailed proposals are submitted to them.	
POLICY B&R 4 – LAND NORTH OF GARDEN HOUSE LANE						
2	Ros Niven		N	If this development goes thru it will open the door for developing the rest of the green space adjacent, which is a well used recreational space for the villagers.	The site has already been granted planning permission by MSDC.	
4	Rosemary Jones		Y			
5	Clare Owen		N	As above traffic.		
7	Simon Laughlin		N	Not consistent with spatial boundary green land.	Noted	
8	Geoffrey Short		Y			
9	Linda Davies		N	We do not have a pavement on Garden House Lane. I have seen drivers using mobile phones. Pedestrians will have to jump onto peoples gardens to avoid cars and vans.	Noted	
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
12	Nicola Thorne		N	I appreciate this development has already been accepted in principle but I feel very upset that this approval was granted on the basis of presumption to approve rather than actual suitability. It feels very unfair that had this plan been in place earlier that maybe this development would not have been allowed. The field behind my house is used all day long by dog	The Neighbourhood Pan cannot overturn an existing planning permission. Matters concerning overlooking and residential	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				walkers, ramblers, runners and children and I do not understand why it was not protected as a local green space. The field maintains a real sense of community in the village as walkers and neighbours meet daily for pleasantries and conversation. I fear this will be lost if the footpath is suddenly surrounded by fences and concrete. I have a number of other concerns for the area as a whole including drainage and increased volume of traffic on an unsuitable access road. There seems to have been no real environmental assessment done as the ground is an ever increasing nesting site for skylarks and a hunting ground for Barn Owls. Personally however, I cannot believe that anyone who has visited the site in person could think that the impact of a build could be anything less than devastating for the existing properties. The photograph which has been used on page 7 actually features my house and you can see it is below ground level. Any build is going to block out a totally unacceptable amount of natural light to all the main living areas of my home. I would be grateful if the committee could reconsider their support of this development and would be happy to speak with anyone further or meet to discuss my concerns if this would be helpful.	amenity will be considered when detailed planning proposals are considered.	
13	George Walker		Y	I refer you to my previous comment on SS9.15. What changes are envisaged to the existing bus stop provision?	Construction of bus stops incorporating raised bus stop kerbs and poles on The Street near the site.	
14	Greg Russell		Y			
15	Nick Free		N	I do agree broadly but the term "Should" ought to be changed to "Must" in relation to the provision of a playing field / play area (this wording is in the preamble in the section) although in the orange box is does say "Must"...	The planning permission requires the provision of play facilities.	
16	Lauranne Davey		N	Definitely not! Too many houses planned, all using Garden House Lane without any other exit or entry routes.	The site has already been granted planning permission by MSDC.	
17	Faith Dunkley		Y	That no further development should be allowed between the bypass and footpaths behind village & Garden House Lane.	The site has already been granted planning permission by MSDC.	
18	John Dunkley		Y	No further development should be allowed between the by-pass, the footpaths and Garden House Lane.	The site has already been granted planning permission by MSDC.	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
20	Bob Clark		Y	But I'd rather not.	The site has already been granted planning permission by MSDC.	
21	David Pettitt		Y			
31	Paul Bryant	Mid Suffolk District Council		9.15: Land north of Garden House Lane – The Conservation Area Appraisal highlights the importance of the linear nature of the village. Development which would broaden the village morphology has the potential to impact the wider context of the Conservation Area and the appreciation or approach towards the designated area.	The MSDC Heritage Team should already be aware that the site has already been granted planning permission.	
POLICY B&R 5 – LAND EAST OF RECTORY HILL						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y	A further development of 5 houses is planned directly opposite, and thought should be given to the opposing access roads onto Rectory Hill to ensure adequate visibility and 'turning in' space.	Suffolk Highways will have commented on both applications.	
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		N	Living opposite this site and recently having a 'Water Survey" that established there is no surface water solution for any property along Rectory Hill, it is the responsibility of each property to provide soak-away and run off. I believe that given the Flood Risk area is nearby to this site, there should be a very specific and clear requirement to state what level of surface water soak away provision there is.	The approved plans include provision of a Sustainable Urban Drainage balancing pond to restrict the flow of surface water run-off.	
16	Lauranne Davey		Y	This amount of housing is acceptable. Also their vehicles will have direct access onto the A143.	Noted	
17	Faith Dunkley		Y	Concerns about vehicular access to Rectory Hill.	Suffolk Highways have required the development meets certain standards.	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
18	John Dunkley		Y	Concern of access onto Rectory Hill for vehicles.	Suffolk Highways have required the development meets certain standards.	
19	Andrew Yager		N	<p>1. The footpath does not continue to the main road/Bury Road - it is dangerous as it is with any extra housing making this more so - it is especially dangerous winter morning when the light is low with care coming up the hill - it is difficult to see how this can be achieved but consideration must be given</p> <p>2. Is the surface water/rainwater draining down the hill and thence into the drainage ditch along St Mary's Church - as noted this is at risk of flooding. Likewise, any increase in surface water into the Water Lane drainage system will potentially overwhelm it. Be warned!</p>	<p>Suffolk Highways require a new footpath to be constructed from the site to just north of The Laurels. County Highways will be responsible for deciding whether any future provision to Bury Road can be provided.</p> <p>The approved plans include provision of a Sustainable Urban Drainage balancing pond to restrict the flow of surface water run-off.</p>	
20	Bob Clark		Y	Scary pinchpoint for pedestrians and cyclists where Rectory Hill approaches The Street.	Noted	
21	David Pettitt	Environment Agency	Y	Contaminated Land In particular the Rickinghall Superior Parish area where the housing site allocation at Land East of Rectory Hill, proposes development in proximity of the source protection location, and would be particularly vulnerable to presence of contamination. For any planning application the prior use should be checked to ensure there is no risk of contamination. We note that in the supporting document, Site Assessment Report, this site was listed with a potential capacity of 100 dwellings, but considered more suitable for 10 dwelling put forward in the Plan and recommended in the SHELAA's conclusions to be sited in the north-west area of the site.	The site has outline planning consent and a Land Contamination Study was submitted with the planning application.	
POLICY B&R 6 – LAND TO THE REAR OF WILLOWMERE, GARDEN HOUSE LANE						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		N	As above traffic	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
7	Simon Laughlin		Y	Brown field site – good use.	Noted	
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free			If there are 10 dwellings how will 35% be affordable? Will it be 3 or 4 properties? Round up, make it 4 of 10 and call it 40%.	Upon further research of the planning permission on this site it has become apparent that, due to viability issues, the current planning permission includes a separate legal agreement whereby a commuted sum will be made to MSDC for affordable housing in lieu of the provision of on-site affordable housing. It is therefore necessary to amend Policy B&R6 and supporting paragraph 9.18 to reflect the facts, although any amended proposals in the future might demonstrate that affordable housing on-site might be viable.	Amend Policy B&R6 as follows: A site of 0.99 hectares rear of Willowmere, Garden House Land is allocated for 10 dwellings including, <u>subject to development viability, 35% affordable housing.</u> Amend paragraph 9.18 as follows: An outline planning application for ten homes was approved by Mid Suffolk District Council in January 2018. <u>Due to development viability issues, the approval included a legal agreement for a commuted sum for affordable housing in lieu of constructing affordable housing on-site.</u>
16	Lauranne Davey		Y	Yes, this amount of housing is acceptable and realistic.	Noted	
17	Faith Dunkley		Y			
18	John Dunkley		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
20	Bob Clark		Y	Less impact on Garden House Lane than the development to the north side (10 dwellings compared with 42). Difficult to disagree, especially since much of the site is brown field land anyway.	Noted	
21	David Pettitt		Y	This is stated to be for 10 dwellings with 35% affordable housing. This means 3.5 affordable houses. Surely a mistake?	Upon further research of the planning permission on this site it has become apparent that, due to viability issues, the current planning permission includes a separate legal agreement whereby a commuted sum will be made to MSDC for affordable housing in lieu of the provision of on-site affordable housing. It is therefore necessary to amend Policy B&R6 to reflect the facts, although any amended proposals in the future might demonstrate that affordable housing on-site might be viable.	Amend Policy B&R6 as follows: A site of 0.99 hectares rear of Willowmere, Garden House Land is allocated for 10 dwellings including, <u>subject to development viability, 35% affordable housing.</u> Amend paragraph 9.18 as follows: An outline planning application for ten homes was approved by Mid Suffolk District Council in January 2018. <u>Due to development viability issues, the approval included a legal agreement for a commuted sum for affordable housing in lieu of constructing affordable housing on-site.</u>
POLICY B&R 7 – LAND SOUTH OF DISS ROAD						
2	Ros Niven		Y			
4	Rosemary Jones		N	The access road meets Diss Road at a point where it will cause traffic jams. It should connect to the junction with a small roundabout and then the traffic will flow. Lighting not an excuse – everyone knows roundabout priorities.	The site has planning permission with the access point as illustrated.	
5	Clare Owen		Y			
7	Simon Laughlin		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
8	Geoffrey Short		Y	There has been much local comment on the junction – people would prefer to see a roundabout as the area is already presenting a dangerous corner.	The site has planning permission with the access point as illustrated.	
9	Linda Davies		N	Too many houses.		
10	Sally Jarvis		Y			
11	Simon Colwell		Y	The access could be better utilised by joining the main bury road at the other side of the toll house. A site visit is required to appreciate the traffic flow problems at this bend. You have traffic which speeds into the village. There are also a number of large trees which restrict views entering and leaving the village. So the solution would be to provide a mini roundabout to act as a traffic calming measure. It would also provide a suitable and safer entry/exit for the proposed development. Although this is not a standard solution it is a pragmatic one. The proposed site access would mean in excess of 100 vehicles would be exiting/entering the site a short distance from the existing junction with cars speeding into the village etc.	The site has planning permission with the access point as illustrated.	
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y	I disagree with the concept of this development, not the policies outlined in the plan.	Noted	
16	Lauranne Davey		N	No - far too many houses. This is not realistic, it's practically a whole new estate!	The site has already been granted planning permission by MSDC.	
17	Faith Dunkley		Y	Access road would need to have a roundabout to be safe access to village.	The site has planning permission with the access point as illustrated.	
18	John Dunkley		Y	Access road for all the housing should be onto a roundabout for safety.	The site has planning permission with the access point as illustrated.	
20	Bob Clark			A good site subject to the access being properly resolved.	The site has planning permission with the access point as illustrated.	
21	David Pettit		Y			
22	Bob & Linda Giles		-	We understand that it is proposed to build an access road opposite the Turnpike. The siting of this so close to the junction at the end of the	The site has planning permission with the access point as illustrated.	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
24	Michael Rees	Llanover Estate	N	<p>village, which is on a bend, has a huge potential to be an accident black spot. A roundabout would appear to be a far safer option.</p> <p>Please refer to our covering letter. In the first instance, it sets out corrections to reflect the planning permission received and secondly it provides options on how the wider area of land owned by our clients could meet the needs of the community both in respect of the evidence base for the plan and actions.</p> <p>We note in the first instance that the plan should be updated to reflect the fact that the above site is a commitment and it is expected that Reserved Matters applications will be submitted to MSDC shortly.</p> <p>As a minimum the Plan should be amended to reflect Planning Application Reference DC/17/02760 and there is no scope for alteration of that permission through the NP.</p> <p>Indeed, the approach towards open space provision, planting and connections have already been discussed through that application. This will require Map 13 to be amended as per the submitted plan 1, in this regard it is noted that:</p> <ul style="list-style-type: none"> there is no scope for the addition of screen planting, any RM's will need to be in line with the outline application which indicates that it 	<p>Paragraph 9.20 will be amended to reflect that the planning decision has now been issued.</p> <p>Map 13 is an indicative "concept plan" and does not differ to Plan 1 submitted by the</p>	<p>Amend third sentence of paragraph 9.20 as follows: <u>In April July 2018, following a period of negotiation the Mid-Suffolk Planning Committee resolved to approve Mid Suffolk District Council approved the development subject to the applicants entering into which included a Section 106 Planning Agreement to provide 35% affordable homes and the provision, management and maintenance of open space.</u></p>

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>there will be incremental planting spaced along the southern boundary;</p> <ul style="list-style-type: none"> there is no justification for the woodland to be identified as "Important Woodland". It was recently planted by our clients; and we consider that the settlement boundary ought to be amended to run along the woodland. <p>Notwithstanding the above, a wider area of land has been submitted to Mid Suffolk District Council by our clients for their consideration. The wider area of land (plans 2 and 3) could over the long term accommodate additional residential development, open space and community uses. Indeed, we consider that actively planning for the future is an appropriate way of addressing some of the problems that the villages are facing (in attracting and retaining young families) and seeking to achieve the vision and objectives in a sustainable manner. In this regard we have prepared two options as to how our clients site can contribute towards the future of the village.</p> <p>If our clients land is considered comprehensively then:</p> <ol style="list-style-type: none"> It provides the potential to provide additional residential development that could include specialist accommodation for younger people / families, and for the elderly; it provides an opportunity for land to be provided that could accommodate a new community building in a central sustainable location adjacent to an existing facility, which could help achieve a number of the Parish's aspiration for a multi-use building for community use – could include postal counter service, archive / 	<p>respondent, particularly in respect of screen planting.</p> <p>The woodland to the east of the site has been identified as "important" in the Landscape Appraisal that supports the Neighbourhood Plan.</p> <p>Disagree. There is no justification for amending the settlement boundary as suggested.</p> <p>The Plan meets its identified housing requirement in full and there is, therefore, no need to allow for further development as suggested in the response. The proposal could have a significant detrimental impact on the village and would be contrary to the scale of development set out in the Local Plan strategic policies.</p>	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>museum, child youth facilities, after school clubs, indoor sports; clubs; music room, cinema screenings, and associated parking); It provides the opportunity for green infrastructure to be included that could include formal play facilities as part of any wider review of open space.</p> <p>We consider that this would give rise to a more sustainable outcome, the appraisal in enclosure A sets out how it will contribute towards the plans objectives.</p> <p>1. Short term Opportunity – potential extension to application ref. 17/02760 (plan 2)</p> <p>An initial option for the extension of land south of Diss Road has been prepared and comprises:</p> <ul style="list-style-type: none"> ● c.1.8ha of additional land to the south of the existing planning consent ● potential to provide an additional 30 to 50 dwellings; ● potential to provide specific accommodation for the elderly and / and or young families in line with the evidence base; ● an additional 0.19ha of Public Open Space; ● up to c. 2.5ha of land potentially set aside for community / recreation uses; and ● vehicular access via the existing consented scheme with further footpath links. <p>2. Longer term opportunity – potential extension to application ref. 17/02760 (plans 3)</p> <p>An alternative and larger area of land has also been identified that could provide for the longer term needs of the community and would allow for additional provision of resources. This includes the following that we propose would be phased according to need over the course of the plan to 2036 (and beyond if required):</p> <ul style="list-style-type: none"> ● c. 11 ha of additional land to the south and east of the existing planning consent; ● potential to provide up to a mixture of housing and employment to meet future needs; ● provide a long term comprehensive approach to the future sustainability and viability of the communities; 		

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
31	Paul Bryant			<ul style="list-style-type: none"> potential to provide specific accommodation for the elderly and / and or young families in line with the evidence base; 3.4 ha of potential open space; c. 2.5ha of land potentially set aside for community / recreation uses; and a financial contribution towards the construction of a new community focussed building; vehicular access via the existing consented scheme and existing routes along with further footpath links; and a self-contained development area which would not increase traffic through the village, retaining the existing character. <p>Land south of Diss Road - An Outline Application (DC/17/02760) has already been granted. Heritage Consultation should be sought on any detailed proposals.</p>	Noted. Paragraph 9.20 will be amended to reflect that the planning decision has now been issued	Amend third sentence of paragraph 9.20 as follows: In April July 2018, following a period of negotiation the Mid Suffolk Planning Committee resolved to approve Mid Suffolk District Council approved the development subject to the applicants entering into which included a Section 106 Planning Agreement to provide 35% affordable homes and the provision, management and maintenance of open space.
POLICY B&R 8 – AFFORDABLE HOUSING ON RURAL EXCEPTION SITES						
2	Ros Niven		Y			
4	Rosemary Jones		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
5	Clare Owen		N			
6	Denise Alexander		N	NO! Am particularly concerned that under no circumstances should Spring Meadows Land North of Back Hills have any housing or other development. It is a local walking amenity, wildlife amenity and has beautiful wooded views. Keep our unspoilt countryside <u>PLEASE!</u>	This site is not proposed for development.	
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		N			
10	Sally Jarvis		Y			
13	George Walker		N	The wording of this concession could be read as providing for the erection of what amounts to a council estate outside the settlement boundary. Is this the intention, and if not how can assurances be built in?	This policy has been successfully operated for a number of years across the UK. It delivered 10 new affordable homes east of Hinderclay Road	
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		N	No, definitely not. If people cannot afford housing in this village, why are you planning to build 'affordable' housing?	Noted	
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		N	Need to be very careful on ii. While the subsequent paragraphs do attempt to qualify the words in ii, the words as they stand could at some time in the next twenty years easily allow carte blanche to a devious developer.	The tenure is controlled by legal agreement.	
21	David Pettitt		Y			
22	Bob & Linda Giles		N	We strongly feel that developers/builders must be held to account to provide the percentage of affordable homes agreed at the start of their project. These should be prioritised, hence there should be no reason to resort to building affordable homes beyond the settlement boundary, i.e. this is not an acceptable "exception". We have real concerns about any housing development on land behind the White Horse. In addition to interrupting views, this would create a flood risk. We live in a row of cottages opposite and the floors are already below pavement level.	Exception sites have to demonstrate that there is a local need for that type of affordable housing. There are currently no proposals on land behind the White Horse.	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
31	Paul Bryant	Mid Suffolk District Council		iii: Need to define 'local connection' and ensure consistency with MSDC Housing Policy Third para line 3: Should read "a detailed needs assessment"	Amend criterion iii of the policy to reference the Mid Suffolk definition of "local connection".	Amend criterion iii as follows: iii) the housing is offered, in the first instance, to people with a demonstrated local connection <u>as identified in paragraph 4.4 of the Mid Suffolk Choice Based Lettings Scheme 2016.</u>
POLICY B&R 9 – HOUSING MIX						
2	Ros Niven		Y			
4	Rosemary Jones		Y	Only as long as there remains a need for more three-bedroom houses.	Noted	
5	Clare Owen		Y			
6	Denise Alexander		-	Ensure suitable for over 60's as well as younger people	Noted	
7	Simon Laughlin		N	In my experience these three bedroom houses will have 1 occupant.	Noted	
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y	Although 70% of dwellings currently only have either one or two occupants. Is the lack of three-bedroom homes cause or effect?	Noted	
21	David Pettitt		Y			
22	Bob & Linda Giles		-	Affordable homes are best built in small groups to avoid potential alienation of those with social needs. A healthy mix of housing and residents helps community cohesion.	Noted	
31	Paul Bryant	Mid Suffolk District Council		The policy states there should be a higher proportion of 3-bed homes on all housing developments of ten or more homes. If this is across all tenures it is contrary to the SHMA, which identifies a need higher need for	Noted. Para 9.24 acknowledges that the SHMA identifies the need	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				1-bed and 2-bed affordable homes and the housing register confirms this as the highest need. The policy therefore needs more clarity and may need to be split into open market and affordable homes as the need for 3-beds is lower for those on the housing register.	for 1 or 2 bedroomed properties but that is across a much wider area of Ipswich, Suffolk Coastal Babergh and Mid-Suffolk. It cannot possibly address the requirements of localised geographies such as the NP area.	
POLICY B&R 10 – DELIVERING HOMES TO MEET THE NEEDS OF ALL POTENTIAL OCCUPANTS						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y	Totally agree!	Noted	
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
22	Bob & Linda Giles		Y	We like the idea of lifetime homes to enable people to stay in their home for as long as they want to, whilst recognising that a single pensioner may well prefer to live in a home that does not feel uncomfortably large, so choose to downsize.	Noted	
30	Richard Agnew	Gladman Developments Ltd		B&R10 and 11: Gladman consider the contents of both of these policies to be strategic issues, affecting not only the BRNP area but are district wide and are therefore best left to the Council to determine. These policies should therefore be removed from the BRNP.	Disagree. There is little prospect of district wide planning policies being in place for some time and	

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31	Paul Bryant	Mid Suffolk District Council		<p>Lifetime Homes & Housing Space Standards 9.25 to 9.28 B&R 10 and 11: The Debenham Neighbourhood Plan contained similar policies (DEB 7 and DEB10) and were recommended for deletion by the Examiner as they were not consistent with national policy and therefore did not meet one of the basic conditions. We therefore suggest that these policies should be deleted apart from i and ii in B&R 10.</p> <p>The reason given by the Debenham Examiner is ... "In a Written Ministerial Statement of 25 March 2015, the Government announced that it is not now appropriate to refer to any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings in neighbourhood plans. As such, Policy DEB 7 does not have regard to national policy. Therefore, to meet the Basic Conditions, I recommend the deletion of Policy DEB 7 and explanatory paragraphs, including the paragraph at the end of page 43. 140. The revised NPPF is now the Government's statement of national planning policy, and most pre-existing Written Ministerial Statements should be disregarded. However, under the transitional arrangements set out within paragraph 214 in the revised NPPF, the policies in the previous Framework will apply where the plan is submitted for examination on or before 24 January 2019. Therefore, it is necessary for me to have regard to the pre-existing Written Ministerial Statement."</p>	<p>therefore it's appropriate to include them in the NP.</p> <p>Agree. However, it is appropriate to refer to Part M of the Building Regulations and such reference has been included in a number of Made Neighbourhood Plans.</p>	<p>Amend Policy B&R10 as follows: All proposals for new dwellings within the Neighbourhood Plan area shall be designed and built to the Lifetime Homes Standard.</p> <p><u>Proposals for dwellings that meet accessibility standards set out in Building Regulations M4(2) Accessible and Adaptable Dwellings and M4(3) Wheelchair User Dwellings will be supported.</u></p>
POLICY B&R 11 – HOUSING SPACE STANDARDS						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		N	Houses in Britain are already smaller than America and the rest of Europe. We should be insisting on quality.	Noted	
10	Sally Jarvis		Y			
11	Simon Colwell		-	Cannot comment as this is a national accepted standard	Noted	
13	George Walker		Y			
14	Greg Russell		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
15	Nick Free		N	I agree actually with the concept of the policy but the enforcement worries me... things like the provision of covered bin stores etc. Also it should be noted that provision for covered bin stores should be for 3 bins per household (black, green and brown).	Noted	
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
30	Richard Agnew	Gladman Developments Ltd		B&R 10 and 11: Gladman consider the contents of both of these policies to be strategic issues, affecting not only the BRNP area but are district wide and are therefore best left to the Council to determine. These policies should therefore be removed from the BRNP.	Disagree. There is little prospect of district wide planning policies being in place for some time and therefore it's appropriate to include them in the NP.	
31	Paul Bryant	Mid Suffolk District Council		See under Policy B&R10	Noted. See response to B&R10 comment.	
COMMENTS ON CHAPTER 10 OTHER THAN THE POLICIES						
2	Ros Niven		N			
4	Rosemary Jones		N			
5	Clare Owen		Y			
7	Simon Laughlin		N			
8	Geoffrey Short		N			
9	Linda Davies		N			
10	Sally Jarvis		N			
11	Simon Colwell		N			
13	George Walker		N			
14	Greg Russell		N			
15	Nick Free		N			
16	Lauranne Davey		N			
17	Faith Dunkley		N			
18	John Dunkley		N			
20	Bob Clark		N			
21	David Pettitt		Y	Please explain what is meant by 'urban and engineered road layouts which do not reflect the existing hierarchy of routes'.	Modern developments often use standardised	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
22	Bob & Linda Giles		Y	We feel that it is very important to safeguard views, and to retain the villages' heritage and footpaths.	designs that do not reflect their village setting and the fact the villages are often developed around country lanes.	
31	Paul Bryant	Mid Suffolk District Council		10.2: Under 'Historic and Natural Environment' it is stated that cul-de-sacs should be avoided. Whilst the principle to avoid this atypical and suburban detail is supported by the Heritage Team, this conflicts with the majority of the developments listed in the NP by their proposed indicative plans. These potential development site perhaps require further consideration on the detail should they be suggested as having potential when considering heritage issues. Map 15: Suggest amending title to "Historic Landscape Character Area" Map 16: Suggest amending title to "Historic Built Character Areas"	Noted. However, those sites already have outline planning permission where the principles of access have already been agreed.	Amend Map 15 and Map 16 titles to "Historic Character <u>Assessment</u> Area"
				10.13 Line 2 : Change "Appraisal" to "Assessment"	Amend maps to be more closely aligned with Assessment title. Agree	Amend first sentence of Para 10.13 to "The Landscape Character <u>Appraisal</u> Assessment identified...."
		Environment Agency		Natural Capital Studies have shown that natural capital assets such as green corridors and green amenity spaces are important in climate change adaptation, flood risk management, increasing biodiversity and for human health and well-being. An overarching strategic framework should be followed to ensure that existing amenities are retained as well as enhancements made and new assets created wherever possible.	Noted	
				We are pleased to see within Section 10: Historic and Natural Environment of the Plan Draft, Policies B&R 12 – Area of Local Landscape Sensitivity and B&R 13 Local Green Spaces. The designation of 'local green spaces' is an important method of protecting natural capital assets. We recommend the protection of these spaces, and encourage	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
				<p>enhancements to be made to them to help support biodiversity and varied habitats that will help improve the ecological footprint of any development locations in the parish.</p> <p>Section 10.4 states intentions for a landscape sensitivity protection project to 'identify features that might be restored' and 'to improve network links/corridors for wildlife'. We consider the plan will be improved with a focus and expansion to develop on these objectives with specifics of how they will be achieved. Enhancement to existing habitats should where possible feature within any conservation plans in development, and the National Planning Policy Framework paragraph 170, sub section d) states planning policies and decisions should contribute to and enhance the natural and local environment by: 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.</p> <p>Development management will guide the provision of green infrastructure which should be delivered in a collaborative approach between developers, councillors and the local community. Sustainable Drainage Systems (SuDS) are often part of building green infrastructure into design. For more information please visit: https://www.susdrain.org/delivering-suds/using-suds/background/sustainabledrainage.html</p>	Noted	
					Noted	
POLICY B&R 12 – AREA OF LOCAL LANDSCAPE SENSITIVITY						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
6	Denise Alexander		-	This needs to be done <u>SUSTAINABLY</u> – financial, time, people. Eg if wildflower area – who will maintain it and how will it be funded, as it is time consuming. Use knowledgeable, relevant advisors	There are no proposals to carry out any projects in this area.	
7	Simon Laughlin		N	Land around B&R 4 rich in wildlife, which further development will destroy. Should be noted in Community Action 2 survey.	Noted	
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		N			
22	Bob & Linda Giles		Y			
POLICY B&R 13 – LOCAL GREEN SPACES						
2	Ros Niven		Y			
3	Anita Burnard		Y	Feel no exceptional circumstances to be allowed	Noted	
4	Rosemary Jones		Y			
5	Clare Owen		Y			
6	Denise Alexander		-	The triangle (watering triangle) is unkempt & not properly maintained. Originally set up by the school as wildflower area, they have been unable to look after it, and it is just a scrubby, brambly area that looks unattractive. At the very least, it needs weeding & mowing monthly from April – October.	Noted	
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		N			
15	Nick Free		N	I think: "Development only permitted in exceptional....." should be "No development will be permitted". So, no means no as a stated plan objective so there is no wiggle room.	This would be contrary to the requirements of the National Planning Policy Framework.	
16	Lauranne Davey		N	No - I don't think development on any of these sites should be permitted at all, not even in exceptional circumstances.	This would be contrary to the requirements of the National Planning Policy Framework.	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y	Some of the sites designated are a bit optimistic as Local Green Spaces, but certainly no harm!	Noted	
21	David Pettitt		Y			
22	Bob & Linda Giles		Y			
30	Richard Agnew	Gladman Developments Ltd		<p>This policy seeks to designate numerous sites as Local Green Space (LGS). Paragraph 76 of the Framework sets out the role of local communities seeking to designate land as LGS and makes clear that this designation should be consistent with the local planning of sustainable development in the wider area. It states that:</p> <p>"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."</p> <p>Further guidance is provided at paragraph 77, which sets out three tests which must be met for the designation of LGS. It states that:</p> <p>"The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</p> <ul style="list-style-type: none"> - where the green space is in reasonably close proximity to the community it serves; - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and - Where the green area concerned is local in character and is not an extensive tract of land." <p>Taking the requirements of the Framework and PPG into account, it is essential that when allocating LGS, plan makers can clearly demonstrate that the requirements for its allocation are met in full and that they are</p> 	<p>A supporting evidence document has been prepared that demonstrates that the identified spaces meet LGS designation criteria.</p>	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
31	Paul Bryant	Mid Suffolk District Council		<p>capable of enduring over the plan period and beyond. Whilst the aspirations of the proposed LGS are noted, Gladman has not been able to find any evidence at this time to demonstrate how each of the proposed LGS designations meet all the tests of national policy.</p> <p>We suggest the re-wording of the last sentence of the Policy to reflect the comments made by the Examiner of the Debenham Neighbourhood Plan as follows: "Proposals for any development on the Local Green Spaces will be resisted other than in very special circumstances." The reason given by the Debenham Examiner for this is "Paragraph 76 in the NPPF states: By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Whilst PPG recognises that utility infrastructure sometimes has particular locational needs which mean otherwise protected areas may exceptionally have to be considered, the very special circumstances are not defined in the NPPF and it is not for me to decide whether utility infrastructure constitutes very special circumstances. Therefore, having regard to national policy, I recommend deletion of such a reference in Policy DEB 18."</p>	The wording of the Policy reflects that in an already made Neighbourhood Plan, albeit examined by a different Examiner to the Debenham Plan.	
POLICY B&R 14 – LOCAL HERITAGE ASSETS						
2	Ros Nliven		Y			
3	Anita Burnard		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
20	Bob Clark		Y			
22	Bob & Linda Giles		Y			
31	Paul Bryant	Mid Suffolk District Council		<p>Suggest rewording first sentence as follows: "Local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest identified on the Policies Map and listed in Appendix 3 will be protected and retained."</p> <p>The policy states that "works that would lead to the loss of or substantial harm to a local designated asset or a building of local interest should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal" – this could apply to development which would cause less than substantial harm to local designated assets, along with clear and convincing justification/public benefits.</p>	Agree	
POLICY B&R 15 – PROTECTION OF HERITAGE ASSETS						
2	Ros Niven		Y			
3	Anita Burnard		Y	The planning committee's decision to allow traffic from Llanover Estate Trust to enter The Street opposite the Toll House should be reversed.	It is not possible for the Neighbourhood Plan to reverse a decision that already has planning approval.	
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
21	David Pettitt		N	I agree with much of this section. However, a recurring theme has been the protection of 'important' views into and out of the villages. Map 17 illustrates views from almost all directions which, if all were protected as 'important', would be extremely restrictive to new development. Some views looking back to the villages are of mature trees/hedges/bushes which screen the village from sight. This is supported by Map 18 showing 'visually significant woodland'.	Noted	
22	Bob & Linda Giles		Y	Need to explain in the reasoned justification what heritage assets are or refer to the definition in the Glossary.	The Glossary already includes a definition of Heritage Asset.	
31	Paul Bryant	Mid Suffolk District Council		'Protection of Heritage Assets' – point f. should be changed from "harm or substantial harm" to "less than substantial or substantial harm" or just "harm" in general terms, so that this policy is more reflective of the terminology within the NPPF.	Noted. Amendments to the policy have been made in order to bring it into line with the NPPF and also identify what level of detail any required Heritage Statement should provide.	Amend Policy B&R15 f. as follows: f. provide clear justification, through the submission of a heritage statement, for any works that would lead to harm of substantial harm to a heritage asset yet <u>would</u> be of wider substantial benefit, through <u>through</u> detailed analysis of the asset and the proposal. Amend final paragraph of Policy B&R15 as follows: Where a planning proposal affects a heritage asset it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, the development proposal and an

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
						assessment of the impact of the proposal on the heritage assets. <u>The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.</u>
POLICY B&R 16 – DESIGN CONSIDERATIONS						
2	Ros Niven		Y			
3	Anita Burnard		Y	Blue Plaque to be fixed to Cambria where Basil Brown died	Noted	
4	Rosemary Jones		Y	Provide off street parking	Noted	
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y	I would like to see an amendment: Section 16 does not comment on parking provision and parking 'solutions' (59 to 62 on page 64) is not definitive. The MSDC provision is that each new property should have two parking spaces – preferably not tandem, and perhaps we should state 2 spaces as a minimum to any new residential build. This could be incorporated in B&R 16, with cross reference in parking (59 to 62) on page 64.	The Suffolk Parking Guidelines, which are used by MSDC, set standards according to the size of the dwelling. There is no need for the NP to evidence available to suggest that the NP should set its own standards	
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		N	Point J relating to surface water run off needs to be firmer. See my earlier comment on surface water provision on Rectory Hill as an example.	Planning applications are assessed for the potential	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
16	Lauranne Davey		Y		for surface water run-off and conditions are applied to limit this.	
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y	Can't argue with any of this – all good stuff.	Noted	
COMMENTS ON CHAPTER 11 OTHER THAN THE POLICIES						
2	Ros Niven		N			
4	Rosemary Jones		N			
5	Clare Owen		N			
7	Simon Laughlin		N			
8	Geoffrey Short		N			
9	Linda Davies		N			
10	Sally Jarvis		N			
11	Simon Colwell		N			
13	George Walker		N			
14	Greg Russell		Y	There should be a section dealing with health and welfare facilities.	Noted.	
15	Nick Free		N			
16	Lauranne Davey		N			
17	Faith Dunkley		N			
18	John Dunkley		N			
20	Bob Clark		Y	Might consideration be given to making the former Newsagents/Post Office premises an Asset of Community Value?	This would be outside the neighbourhood plan scope.	
31	Paul Bryant	Mid Suffolk District Council		11.4 Line 3: Insert "elsewhere" between "locations" and "for"	Agree	Amend last paragraph of para 11.4 as follows: "Opportunities exist in more sustainable locations elsewhere for the provision of large premises...."

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
POLICY B&R 17 – RETENTION OF EXISTING EMPLOYMENT SITES						
2	Ros Niven		Y			
4	Rosemary Jones			17d uses the phrase 'urban regeneration'. Like the word 'town' that has been used recently, it smacks of a creep towards a larger settlement. This is a <u>village</u> – and <u>rural</u> .	Urban Regeneration is a term used for investing in the modernisation of sites regardless of location.	
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
31	Paul Bryant	Mid Suffolk District Council		11.3 and B&R 17: The Rickinghall Business Centre needs to be shown on the Policies Map.	It is.	
POLICY B&R 18 – NEW BUSINESSES AND EMPLOYMENT						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		N			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
31	Paul Bryant	Mid Suffolk District Council		Delete "unless the proposal" and replace with "and outside the settlement boundary where: a) It ..."	Agree	Amend the first sentence of Policy B&R18 as follows: Proposals for new business developments will be supported where sites are located within the settlement boundary identified on the Policies Map, unless the proposal and outside the settlement boundary where: a) <u>it is located on land.....</u>
POLICY B&R 19 – FARM DIVERSIFICATION						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
20	Bob Clark		Y			
21	David Pettitt		Y			
POLICY B&R 20 – PROTECTING EXISTING SERVICES AND FACILITIES						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
6	Denise Alexander		-	Bus service is limited and non-existent in the evening.	Noted	
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
POLICY B&R 21 – OPEN SPACE, SPORT AND RECREATION FACILITIES						
2	Ros Niven		Y			
4	Rosemary Jones		Y			
5	Clare Owen		Y			
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y	My only comment is that the area is generally short of sports halls, which can accommodate, basketball, badminton and gym facilities. I appreciate this is only a wish, but if the village continues to grow then this is consideration for the future. Funding maybe an issue.	Noted	
13	George Walker		Y			

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
14	Greg Russell		Y	There is no reference to Community Transport.	Noted.	List of services and facilities in Para 11.6 amended to include reference to the Community Transport service run by the Botesdale and Rickinghall Good Neighbour Scheme.
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y	11.9 This wish list sounds a bit like a bigger and better village hall, with more separate spaces. Some of the functions and activities specified are already available at Rickinghall Village Hall. If we wanted to be really bold then a replacement for Rickinghall Village Hall could be built on the field behind the erstwhile White Horse public house, where ample space is available, and this could also incorporate all or most of the facilities outlined which are not currently available..... Management and operation of such an enlarged new facility would probably require paid staff as well as volunteers. Quite apart from CIL funds, such a project could attract National Lottery funding as well. The land, I understand, is owned by Suffolk County Council, and is of course better located in relation to the villages as a whole than the present site.	Noted.	
21	David Pettitt		Y			
24	Michael Rees	Llanover Estate		Please refer to our covering letter.	Noted	
COMMENTS ON CHAPTER 12 OTHER THAN THE POLICIES						
2	Ros Niven		N			
4	Rosemary Jones		Y	Page 56. 12.2 Simonds Coach Services – one 'm' please	Agreed	Amend para 12.2 delete "Simonds" and insert "Simonds"
5	Clare Owen		N			
7	Simon Laughlin		N			
8	Geoffrey Short		Y	Community Action 12 – I agree that 'A boards' on the pavement are a problem, but no doubt the traders will say they promote their businesses. I	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
9	Linda Davies		N			
10	Sally Jarvis		N			
11	Simon Colwell		N			
13	George Walker		N			
15	Nick Free		Y			
16	Lauranne Davey		N			
17	Faith Dunkley		N			
18	John Dunkley		N			
20	Bob Clark		Y	The car parking issue cannot be ignored - my earlier comments refer.	Noted	
POLICY B&R 22 – PUBLIC RIGHTS OF WAY						
2	Ros Niven		Y			
4	Rosemary Jones		Y	Very important	Noted	
5	Clare Owen		Y	We need to allow access for footpaths and safe cycleways.	Noted	
7	Simon Laughlin		Y			
8	Geoffrey Short		Y			
9	Linda Davies		Y			
10	Sally Jarvis		Y			
11	Simon Colwell		Y			
13	George Walker		Y			
14	Greg Russell		Y			
15	Nick Free		Y			
16	Lauranne Davey		Y			
17	Faith Dunkley		Y			
18	John Dunkley		Y			
20	Bob Clark		Y			
21	David Pettitt		Y			
22	Bob & Linda Giles		Y	Our villages have a good network of footpaths, which it is important to preserve for physical and mental health and the environment.	Noted	
COMMUNITY ACTIONS						
2	Ros Niven			Yes agree with Community Action 10, 11 & 12	Noted	

No.	Name	Group / Organisation	Agree Y/N/?	Comments	Neighbourhood Plan Response	Changes made to Plan
4	Rosemary Jones			All excellent – a great wish list. Some may be harder than others to achieve. Good luck! 3 – Blue Plaque on Basil Brown's house please! He is one of our village heroes.	Noted	
6	Denise Alexander			Reducing litter – more bins/collections Some kind of quality café/meeting place for all ages that is not 'institutional' – may have to be a business Have you seen Gissing Community Centre? It has a café I think. Like the idea of sports/dance/yoga facilities with café, post office, meeting room	Noted	
8	Geoffrey Short			See comment on Chapter 12	Noted	
9	Linda Davies			Even with a plan we will have an uphill struggle if the Parish Council says 'NO' to any developments.	Noted	
11	Simon Colwell			With the increase of 200 buildings and assuming 2 cars per household, there would be an additional 400 cars traveling in and around the village. A review of traffic parking lanes should be undertaken. Already, there is a problem exiting Fen lane into the street. This problem has increased because of chip shop delivery vans, etc parking on the memorial side of the street. If you are exiting Fen lane your view is restricted by the above parking. If you have a van the problem is worse.	Noted	
14	Greg Russell			There appear to be 12 Community Actions. I think there is a reasonable expectation from the community that the Parish Councils prepare and publish action plans that determine how the actions will be prioritised and addressed. Within this may be a requirement to approach the public to determine the items that should achieve the most focus and/or finance. Community Action 12 seems a particularly onerous requirement given its wording " ...to coordinate the preparation of an Infrastructure Delivery Plan that has regard to the projects and requirements arising from the content of this Neighbourhood Plan." My perception of "infrastructure " is it would include education, transport and health facilities.	An Infrastructure Delivery Plan is required to prioritise the expenditure of the Parish Council element of the Community Infrastructure Levy funds that will be received as a result of the planned development.	
17	Faith Dunkley			I would like to have a 20 mph limit through the village.	Noted	
18	John Dunkley			We should have a 20 mph limit going through the village for safety.	Noted	
20	Bob Clark			2. I think this is a very worthwhile proposal. 4. Ditto 5. How about the old Newsagents/Post Office premises? 7. My earlier comments re Rickinghall Village Hall refer and are particularly relevant here. Significant maintenance funding could derive from hiring out of the various facilities, as is the norm with village halls - this would depend on any new facilities	Noted	

No.	Name	Group / Organisation	Agree Y/N?	Comments	Neighbourhood Plan Response	Changes made to Plan
24	Michael Rees	Llanover Estate		replacing the current ones, of course, otherwise we'd end up with a price war! Please refer to our covering letter in respect of 5, 7, 8 and 9 and the contribution that our client's site could make towards these priorities. See Policy B&R7.	Noted	
31	Paul Bryant	Mid Suffolk District Council		Community Action 1: "will" rather than "should"	Agree	Amend Community Action 1 as follows: "The Parish Councils <u>will</u> should explore the establishment...."

Appendix C – The Neighbourhood Plan Steering Group (NPSG)

This document has been produced by the Neighbourhood Plan Steering Group, comprising :

- Desmond Bavington-Lowe (Botesdale Parish Councillor and resident)
- Jo Broadbent (Rickinghall resident)
- Robin Brown (Rickinghall Parish Councillor and resident)
- Sue Coe (Rickinghall resident)
- Jordan Fox (Botesdale resident and Rickinghall business owner)
- Clive Matthews (Rickinghall Resident)
- Di Maywhort (Rickinghall resident)
- William Sargeant (Botesdale Parish Councillor and resident)
- Phil Schofield (Botesdale resident)

The Steering Group was assisted by Planning Consultant Ian Poole of *Places4People Planning Consultancy Ltd* and Leeann Jackson-Eve (Parish Clerk).

BOTESDALE &
RICKINGHALL

NEIGHBOURHOOD PLAN

2017-2036

