

LAXFIELD NEIGHBOURHOOD PLAN



HAVE YOU HAD YOUR SAY?

Consultation Statement
August 2020

Laxfield

Neighbourhood Plan

2018 -2036

Prepared by Laxfield Parish Council
with the support of Places4People Planning Consultancy

August 2020



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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Laxfield Neighbourhood Plan (LNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the LNP are a result of extensive engagement and consultation with residents of Laxfield as well as other statutory bodies. Work has involved a household questionnaire, a young adults questionnaire, and a number of public meetings and consultation events at appropriate stages during the preparation of the plan.



2. Background to the Preparation of the Neighbourhood Plan

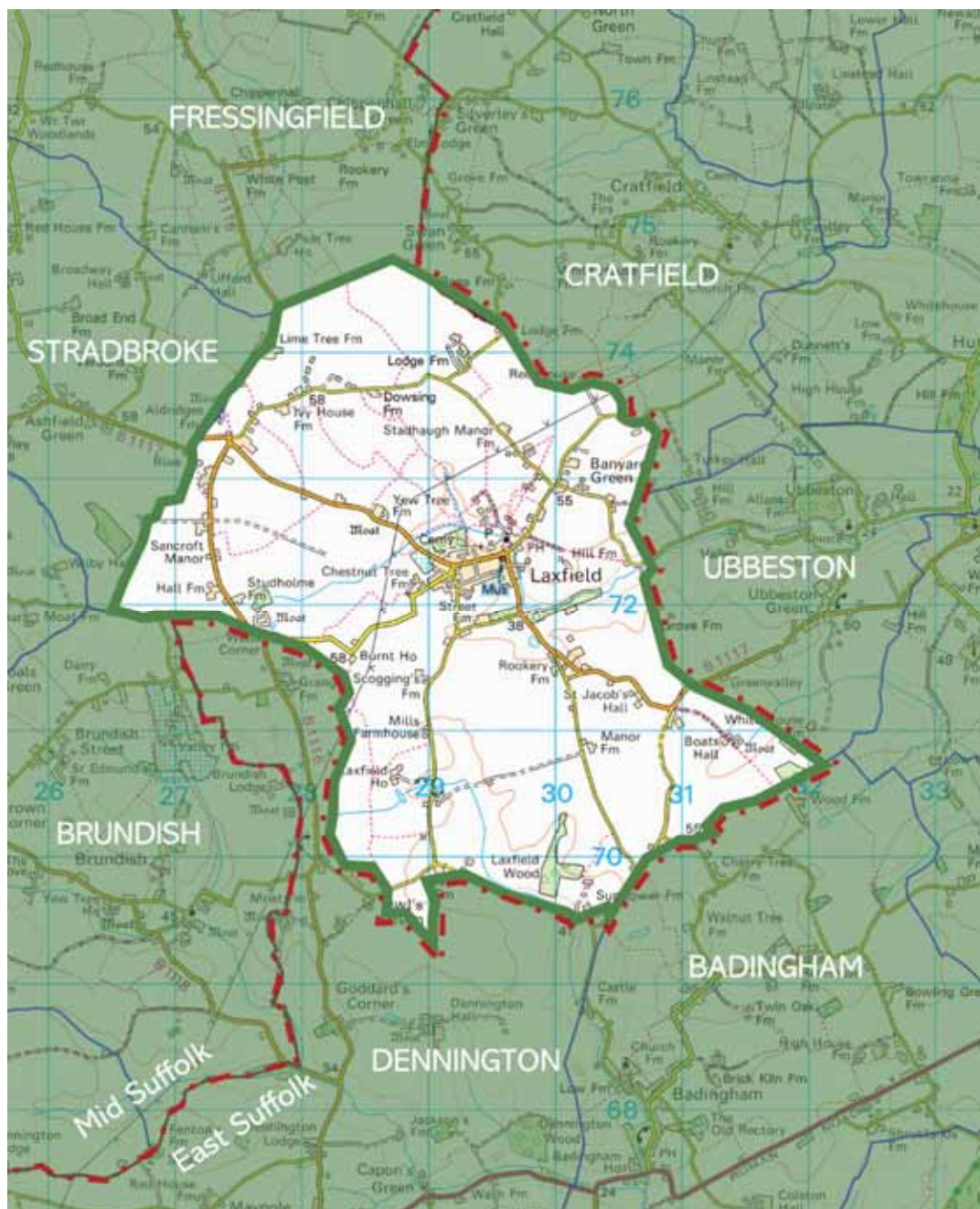
- 2.1 In 2018 the Parish Council decided, as a result of research carried out towards the end of 2017, that there was clear evidence that parishioners believed it was important to develop a Neighbourhood Plan for the Parish.
- 2.2 A Working Party of the Parish Council was formed in February 2018, comprising Parish Council representatives and also, importantly, other volunteers who live in the parish. Following a community consultation event in July 2018, a number of themes were identified as matters that should be addressed in the Neighbourhood Plan:
- Settlement pattern and spatial policy
 - Housing demand and development opportunities
 - Built environment and design
 - Natural environment
 - Amenities and services
 - Businesses, employment and makers
 - Transport, infrastructure and distribution links
- 2.3 Laxfield Parish Council, for purposes of the Localism Act, is the “qualifying body” and has prepared the plan with the assistance of a working group of volunteers and supported by Places4People Planning Consultancy. This has been assisted by grant funding from the Government Neighbourhood Planning Grant Initiative via Locality, for which the Parish Council is grateful.

3. How the plan was prepared and the consultation process

3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.

Neighbourhood Area Designation

3.2 The Neighbourhood Plan Area, covering the whole of the parish, was designated by Mid Suffolk District Council in February 2018. The designated area is illustrated on the map below.



Initial Engagement - March-June 2018

3.3 Initial engagement and consultation activity included meetings and workshops with community groups and representatives from other relevant organisations to discuss the development of a Neighbourhood Plan for Laxfield, and to gain an initial understanding of the concerns and aspirations of local people. These included:

- Bell ringers group
- Allotment holders
- Horticultural Society
- Walking Group
- Museum
- Village Hall Committee
- Church and Chapel
- Primary and High Schools
- Pre-school
- Village pubs
- Over-60s lunch session
- Annual Parish Meeting
- Community Feast

'Living Laxfield' public event – 7th July 2018

3.4 A drop-in event held in the Village Hall, with displays and people available to answer questions, giving residents the opportunity to explore and discuss issues relating to seven themes which had been developed from the previous consultation activity. This generated a valuable collection of views which informed the household questionnaire and fed into the plan itself. The feedback from the event can be found on Evidence page of the Neighbourhood Plan website.



Parish questionnaires – October 2018

3.5 All households received an invitation for household members to participate in either a Household or a Young Adults questionnaire, available online or as hard copy. The questionnaires were entirely anonymous, apart from a randomly generated ID for each response. The forms were analysed via a software package provided by Community Action Suffolk, which allowed the results to be produced in a number of different ways. Free text input from respondents was also encouraged. The outcomes are available on the Evidence page of the Neighbourhood Plan website.

Public consultation event – 4th May 2019

- 3.6 The event was laid out as a series of themed tables, complete with survey findings, maps, photographs and drawings, to illustrate many of the assets the village already has and how some elements might be developed. Members of the Neighbourhood Planning Group and other willing helpers were on hand to discuss the different topics and take notes about the discussions. The outcomes are available on the Evidence page of the Neighbourhood Plan website.

Public consultation event – 12th October 2019

- 3.7 The primary focus of this event was the policies that it was proposed would be included in the Neighbourhood Plan, although of course the supporting material was also available to set the policies in context. The outcomes are available on the Evidence page of the Neighbourhood Plan website.

Regulation 14 Pre-submission Consultation

- 3.8 On 13th January 2020 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. A statutory consultation period of 6 weeks and 2 days was initiated on Saturday 22nd February, ending on Monday 6th April 2020. At the start of the consultation, all the statutory Regulation 14 consultees (as advised by Mid Suffolk District Council) were consulted. The full list of bodies consulted is shown in Appendix 1 and the letter used to notify them is included at Appendix 2.

How we publicised the consultation

- 3.9 The consultation period began with a drop-in session and exhibition held in the Village Hall on Saturday 22nd February 2020 from 10am until 4pm. Flyers promoting the event (illustrated in appendix 3) were delivered to every household, and a large notice was posted on the railings outside the Church; it was also advertised on the Parish Council notice boards and website, in the Parish Magazine, at the Community Market and on social media. The session was very well-attended, with many people spending a considerable amount of time studying the displays and asking questions; a number completed their consultation responses at the event. Display boards summarised the content of the Plan and provided details of all the planning policies, and copies of the draft Neighbourhood Plan were available to read. Copies of the pre-submission draft display boards are shown at Appendix 4.



3.10 A series of further events was arranged in February and March at different times and venues around the village so that anyone who had been unable to attend the initial launch had further opportunities to consider the display material and ask questions before completing their response forms. Three of the five events actually took place; the remaining two were cancelled because of the Covid-19 pandemic.

3.11 The Draft Plan and the display material was made available on the Neighbourhood Plan pages of the Parish Council website together with the supporting documents that had been prepared to inform the content of the Plan. A comments form, included at Appendix 5, was also devised and available for completion throughout the consultation period, either online or in paper format. Paper copies of the Plan were available on loan and hard copy comments forms were made available for those who did not have access to these online.

3.12 Details of the responses received during the pre-submission consultation period are detailed in the table in Appendix 6 below. The table also includes the response to the comments and what changes were made as a result of the comment. Appendix 7 identifies all the changes made to the Pre-Submission Plan to form the Submission Plan.



Ongoing publicity and community engagement

3.13 During the whole Neighbourhood Plan development process, there has been regular publicity, awareness raising and community engagement. Updates have been published in the monthly Parish Magazine and presented at Parish Council meetings, and on the Parish Council noticeboard. Residents and those with an interest in the Plan were welcome to attend Working Group meetings throughout the development process.

Appendix 1 – Consultees Notification

Dear

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

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Laxfield Parish Council is undertaking a Pre-Submission Consultation on the Draft Laxfield Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

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

This Pre-Submission Consultation runs for a period of 6 weeks, between 22 February 2020 and **6 April** inclusive.

We look forward to receiving your comments.

Appendix 2 – Statutory Consultees List

Position	Company / Organisation
Corporate Manager - Spatial Planning	BMSDC
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
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
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
	Vodafone and O2 - EMF Enquiries
	<i>EE (part of the BT Group)</i>
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Consultant	Wood Plc (obo National Grid)
Infrastructure Planning North	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	National Federation of Gypsy Liaison Groups
	Norfolk & Suffolk Gypsy Roma & Traveller Service
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator	New Anglia LEP
Strategy Manager	New Anglia LEP
Conservation Officer	RSPB
Conservation Officer (Essex, Beds & Herts)	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Preservation Society
Community Dev' Officer – Rural Affordable Hsg	Community Action Suffolk
Senior Manager Community Engagement	Community Action Suffolk
AONB Officer (Joint AONBs Team)	Suffolk Coast & Heath AONB
	Theatres Trust
	East Suffolk Internal Drainage Board
MP for Central Suffolk & North Ipswich	
MP for Suffolk Coastal	
County Cllr to Hoxne & Eye Division	Suffolk County Council
County Cllr to Framlingham Division	Suffolk County Council
County Cllr to Thredling Division	Suffolk County Council
Ward Cllr to Stradbroke & Laxfield	Mid Suffolk District Council
Ward Cllr to Kelsale & Yoxford	East Suffolk Council
Ward Cllr to Framlingham	East Suffolk Council
Ward Cllr to Fressingfield	Mid Suffolk District Council
Parish Clerk	Fressingfield Parish Council
Parish Clerk	Stradbroke Parish Council

Position	Company / Organisation
Parish Clerk	Wilby Parish Council
Parish Clerk	Ubbeston Parish Council
Parish Clerk	Brundish Parish Council
Parish Clerk	Dennington Parish Council
Parish Clerk	Badingham Parish Council
Parish Clerk	Cratfield Parish Council

HAVE YOUR SAY



The official consultation period for the
Laxfield Neighbourhood Plan
runs from
Saturday, 22nd February to Monday, 6th April

We have arranged a series of daytime and evening public events, starting on 22nd February at the Village Hall, to make it as easy as possible for residents to see the proposed Laxfield Neighbourhood Plan and make their comments.

All the meetings are informal, just come along when you can and a member of the Group will be on hand to answer your questions; please be aware that the meeting at Hartismere House is for residents, their families and invited guests.

Can't make it to a meeting? Worry not, as you can view and comment on the Plan on the Parish Council website – www.laxfield.online – or request a loan copy. Simply email plan@laxfield.org or call 01986 798057 and leave your name and number; we will get back to you to arrange delivery of a copy of the Plan and an official comment form.



Welcome



The story so far

- Work commenced on preparing a Neighbourhood Plan for the village in 2018
- Since that time a Working Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include
- We have now reached an important stage in its preparation and are consulting 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:

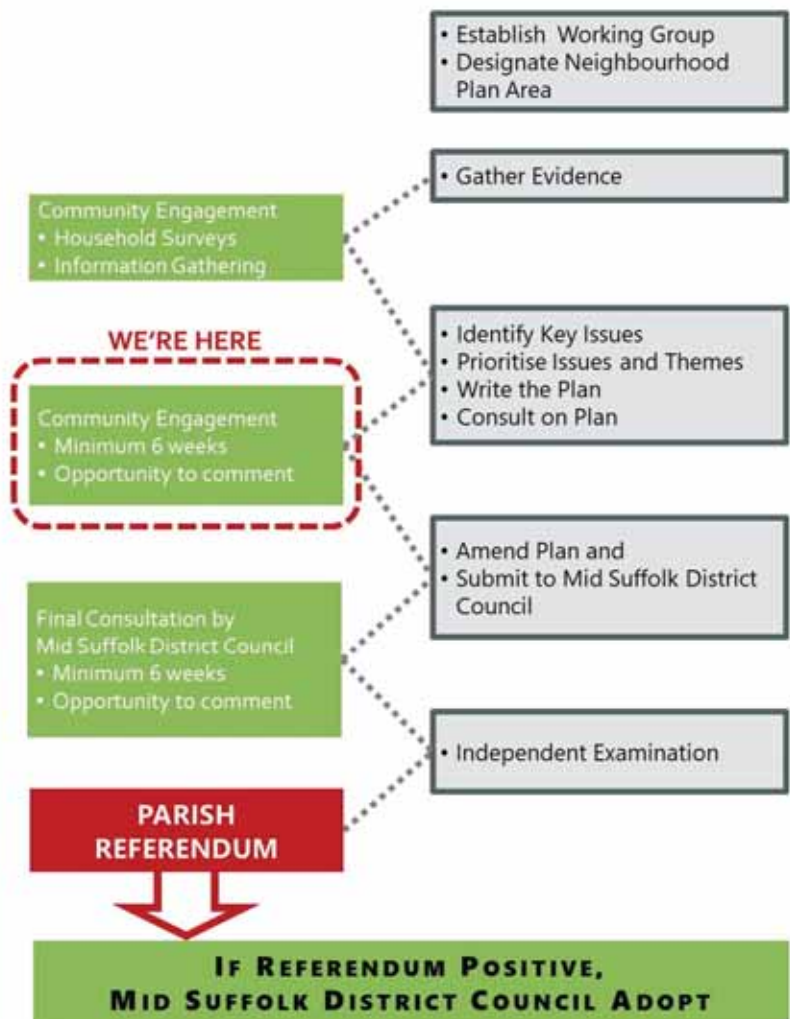
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it will form part of the **statutory** development plan and both Mid Suffolk 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.



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

The boards that follow provide information about all the Planning Policies in the Plan.

**WE NEED YOUR VIEWS
BY MONDAY 6 APRIL**

The Draft Plan



IN A NUTSHELL, THE PLAN:

- Identifies the amount of housing growth planned in the parish up to 2036 and the main sites for that growth
- Focuses development to within a defined Settlement Boundary drawn around the main built-up area of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces
- Protects and maintains features of landscape and biodiversity value
- Protects the landscape outside the built-up area
- Seeks to maintain the building characteristics and distinct character areas
- Seeks to protect our services and facilities

The vision for Laxfield is that

it should be a vibrant, inclusive place to live for all residents, that it values and cares for all generations and takes particular care of its young and old people. We want to live in a greener and more sustainable way, reducing our reliance on cars and facilitating conditions for a range of employment types in the locality. We value our natural environment and our built heritage and will work actively to maintain and enhance them for future generations as well as developing village amenities and outdoor leisure facilities to encourage everyone to live active and healthy lives.

Guiding Principles

Change incrementally: Organic and gradual development that contributes to the wellbeing and successful livelihoods of all.

Consider others: Anticipate climate change in ways that enhance the desirability of the location and minimize environmental impact. A place which people wish to visit and stay.

Use existing resources wisely: recycle, renew, revitalise. Minimise additional land take and encourage the sharing of services and amenities.

Create places: That provide a distinctive identity through the quality of design, appropriateness of functions, accessibility of location and diversity of lifestyles.

Collaborate to succeed: By sharing common aspirations, respecting diverse points of view and recognising the value of continuous community involvement from inception to post occupancy.

DO YOU SUPPORT THE VISION AND GUIDING PRINCIPLES?

Development Location



- The majority of future development will take place within a defined Settlement Boundary around the centre of the village
- Outside the Settlement Boundary, development will only be allowed in defined exceptional circumstances in order that we preserve the special character of the surrounding countryside

Policy LAX 1 - Spatial Strategy for Laxfield Neighbourhood Plan Area

The Neighbourhood Plan area will accommodate development commensurate with Laxfield's designation as a Primary Village in the 2008 Core Strategy (Policy CS1) and emerging designation as a Hinterland Village in the Joint Local Plan.

The focus for new development will be within the Settlement Boundary as defined on the Policies Map.

Proposals for new development located outside the Settlement Boundary will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:

- it can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- it cannot be satisfactorily located within the Settlement Boundary.



The Settlement Boundary

Housing

- The Neighbourhood Plan has to be in line with the Mid Suffolk Local Plan
- The draft Local Plan identifies a requirement for 65 additional homes in Laxfield between 2018 and 2036
- In December 2019 there were already planning permissions for 64 new homes (before Mid Suffolk's decision to approve a further 49 homes off Framlingham Road)
- So, there's no need to identify any new sites for housing in the Neighbourhood Plan, but we're allocating two sites that already have planning permission given that the principle of development has been approved on these sites

Policy LAX 2 - Housing Development

This Plan provides for around 70 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- the site allocations as identified in Policies LAX 3 and LAX 4 in the Plan and on the Policies Map; and
- small brownfield "windfall" sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- in exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling 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.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundary into dwellings will be permitted where:

- the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

The Allocations

Policy LAX 3 - Land at Mill Road

A site of 0.32 hectares east of Mill Road, as identified on the Policies Map, is allocated for four, three bedroomed bungalows with access from Mill Road.

Development will be expected to take place in accordance with the current planning consent unless superseded by a subsequent planning permission for residential development.



Policy LAX 4 - Land off Cullingford Close

A site of 0.71 hectares east of Mill Road, as identified on the Policies Map, is allocated for thirteen dwellings including four affordable homes.

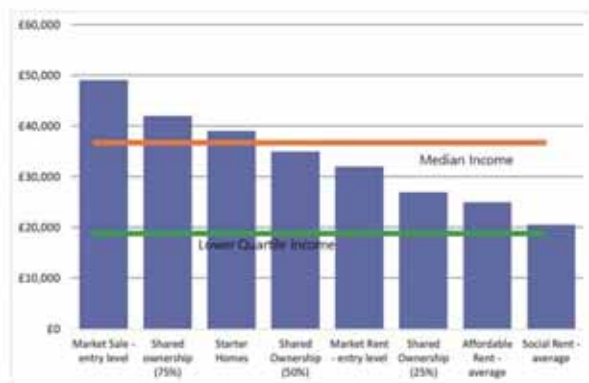
Development will be expected to take place in accordance with the current planning consent unless superseded by a subsequent planning permission for residential development.

DO YOU SUPPORT THESE POLICIES?

Housing Delivery



- Our Housing Needs Assessment identified that the median annual household income (£35,300) is insufficient to occupy most tenures, unless households choose to devote a higher proportion of their income to housing costs.
- It suggested that a way forward "may be to offer a more diverse range of tenures in Laxfield, moving away from market sale and towards more viable options such as shared ownership or affordable rent."
- Delivering greater quantities or smaller sizes of house could also help to increase the number of dwellings accessible to those on lower incomes."
- 35% of housing on new sites of 10 or more houses is required to be "affordable" (as defined by the Government).
- Granting planning permission on an exceptional basis for affordable housing on land next to, but outside the Settlement Boundary is one way to provide affordable housing which will continue to meet local needs.



Policy LAX 5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- remains affordable in perpetuity; and
- is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- is offered, in the first instance, to people with a demonstrated local connection, as defined by the Mid Suffolk Choice Based Lettings Scheme. 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:

- that no other means of funding the construction of the affordable homes is available; and
- 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 minimum required to deliver the affordable housing.

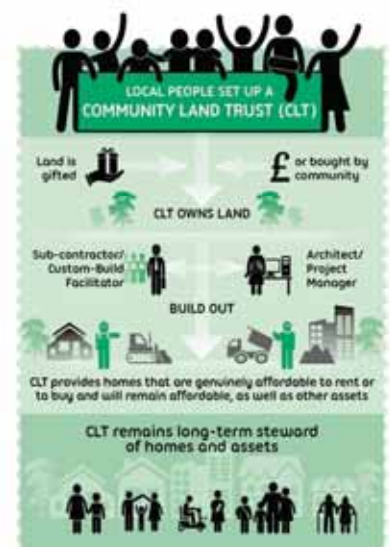
Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Community Land Trust

One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). This is a form of community led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

Community Action 1

Establish a Community Land Trust to investigate options for low-cost housing in or near Laxfield's Settlement Boundary. Work has already started on this, as it is considered to be an extremely high priority for the village. A Working Party was set up in June 2019 and work is underway to evaluate options.



DO YOU SUPPORT THE POLICY AND COMMUNITY ACTION?

Housing Standards



Floorspace and Facilities

It is perceived that many new developments do not provide adequate amounts of internal room space for the modern day-to-day needs of occupants. In March 2015, the Government introduced a 'Nationally Described Space Standard' (or National Standard for short). This sets out more detailed minimum standards than the previous Design and Quality Standards (2007) that applied solely to affordable housing. The March 2015 standards encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents.

Policy LAX 7 – Measures for New Housing Development

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 wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards.



House Sizes

Given that Laxfield primarily has larger dwellings compared with Mid Suffolk, and that the parish's ageing population is likely increasingly to favour smaller dwellings, the recommended dwelling mix for new development over Plan period should be focused on the provision of two-bedroom (30%), three-bedroom (38%) and four bedroom homes (31%) suitable to downsizers and young families,



Policy LAX 6 – Housing Mix

In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of two-bedroomed homes within the scheme, unless it can be demonstrated that:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii) the latest publicly available housing needs information for the Plan area identify a need for a different mix.

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.

DO YOU SUPPORT THESE POLICIES?

Heritage



Laxfield, even with the amount of expansion it has already had, has been able to retain much of its original identity as a village. This Plan seeks to maintain that.

We've identified a number of important buildings which, although they're not "Listed" play an important role in the history and character of the village. The Neighbourhood Plan identifies these and seeks to ensure that their importance is recognised when making planning decisions.

Policy LAX 8 – Buildings of Local Significance
The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, 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 2 identifies buildings of local significance, which are also identified on the Policies Map.



Laxfield Buildings – Unlisted but of Interest because of Design or History

1. Gatehouse (was Gay House), Vicarage Road
2. The Manse (next to the Chapel and in front of the Old Manse)
3. The Malt House & the Maltings
4. Old Schools
 - a. The Boys School
 - b. The Girls School
5. Jasmine House, Vicarage Road
6. Workshop/outhouse adjacent to 4, Guildhall Cottages
7. Waterloo House
8. Bridge House, Gorams Mill
9. Old Bank House, The Street
10. Old Police House, Station Road

Policy LAX 9 – Heritage Assets
To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- a. preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting
- e. 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
- f. provide clear justification, through the submission of a heritage statement, for any works that could harm 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, and an assessment of the impact of the proposal on heritage assets. 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

The Guildhall

The Grade 2* listed Guildhall is one of Laxfield's key buildings and is much valued by residents. It currently houses the Museum on the first floor, and the Parish Rooms on the ground floor as well as other areas which are let to tenants for storage. It needs investment in significant repair and maintenance work to preserve it for the long term; work also needs to be done to see whether it is possible to enable it to become financially sustainable and to support more extensive use of this community asset.

Community Action 2
Establish a Working Group to work with the Trustees of the Guildhall to develop a business case for investment in this historic building to preserve and improve its usability



DO YOU SUPPORT THESE POLICIES AND THE COMMUNITY ACTION?

Built Environment



The minimal amount of street lighting and resultant dark skies add to the rural character and sense of place.

Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.

Aspects such as poor design, location, or the expulsion of unnecessarily high levels of light can also have a harmful impact.

Policy LAX 10 – Dark Skies

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

The historic core of the village and its strong sense of community is valued by residents. The village quality is enhanced by its organic accretion over time, the relation from the centre to the countryside beyond and, above all, the sense of community spirit provided by the relationship of houses to public ways and each other.

To retain what is treasured, views of the countryside, safe public ways to dwell, not dominated by cars, and a sense of togetherness, will need collaboration. Community spirit comes from open dialogue, a willingness to address conflicting demands and respect for others. Quality places arise from community awareness and active participation. Written rules are insufficient. Policy Lax 11 will be supported by exemplars of best practice and Guidelines.

Community Action 3

Establish a Working Group to define Design Guidelines.



Policy LAX 12 – Sustainable Construction Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should:

- demonstrate how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- maximise the benefits of solar gain in site layouts and the orientation of buildings;
- avoid installing new fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, photovoltaics, solar panels and grey/rainwater harvesting.

Community Action 4

Explore means of sharing best practice for sustainable design and construction techniques.

Policy LAX 11 – 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

In particular, proposals will be supported where, as appropriate to the proposal, they:

- 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 Built 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, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- do not involve the loss of gardens, important open, green or landscaped areas or the erosion of the settlement gaps identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified Buildings of Local Significance listed in Appendix 2 and as identified on the Policies Map;
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - 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;
- do 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 and 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 on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
- do not result in water run-off that would add to or create surface water flooding;
- where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage in accordance with adopted cycle parking standards.
- include suitable ducting capable of accepting fibre to enable superfast broadband; and
- provide one electronic vehicle charging point per new off-street parking place created.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTIONS?

Natural Environment



Residents have a strongly expressed vision of Laxfield as a lively, community-minded village set in a much-loved green environment which is of high biodiversity value.

In ensuring that this vision can be maintained into the future, there is a tension which has to be addressed between the need for future development and the strong desire to protect and enhance the natural environment and biodiversity.

The natural environment objectives try to address that tension and provide the necessary protection whilst still supporting and encouraging future (appropriate) growth and change.

Policy LAX 13 – Protection of Landscape Setting of Laxfield

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- i) have regard to the rural and landscape character and the setting of the village;
- ii) conserve the open countryside in and around the village area; and
- iii) will not have a detrimental impact on the important views identified on the Policies Map.



Policy LAX 14 – Biodiversity

Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and ditches. Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

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

Development proposals will be supported where they provide a net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows, and;
- c) restoring and repairing fragmented biodiversity networks.



DO YOU SUPPORT THESE POLICIES?

Natural Environment



Green Spaces

The Government enables neighbourhood plans 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."

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.

Policy LAX 15 – Local Green Spaces

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

- 1 Allotments, Bickers Hill
- 2 Allotments, Station Road
- 3 Mobbs Meadow
- 4 Village Pond
- 5 Field behind Church Walk
- 6 High Street verges

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



Community Action 5

Establish a Working Group to map out and report on the condition of foot and cycle paths and make recommendations for improvement to the Parish Council. This group should also work with neighbouring parishes to extend and develop the footpath and cycle path network.

Community Action 6

Set up a Working Group to produce proposals for the viability and plans for local Greenways (in association with Community Action 5).

Community Action 7

Set up a Working Group to produce proposals for a re-design of our use of community green space such as areas around the edge of the Playing Field which are currently not used for any specific purpose. Such uses include community growing areas, a community orchard, and outdoor gym equipment (in association with Community Action 11).

Community Action 8

Set up a Working Group to produce proposals to deliver a 'Green Laxfield'.

Community Action 9

Set up a Working Group to produce proposals for establishing and maintaining wildflower meadows.

DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?

Amenities & Services

Laxfield Neighbourhood Plan

Given the remoteness of the village from larger centres of population and services, it is essential that services and facilities are protected and enhanced for the use of current and future residents. 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 LAX 16 – 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.



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.

As the population of the village grows, there is likely to be a demand for further facilities, either an expansion of the existing or totally new provision.

However, it is also important to safeguard what we already have, and existing facilities will be protected from being lost unless there are demonstrable reasons for their loss.

Policy LAX 17 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities, as shown on the Policies Map, 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.

Community Action 10

Develop costed options for use and refurbishment of the Sports Pavilion.

Community Action 11

Develop options for increasing use of the Playing Field. There is very strong support and enthusiasm for proposals to develop community gardens and orchards, as well as outdoor gym equipment around the edges of the playing field, and several people expressed a desire to become involved in taking these ideas forward (in association with Community Action 6).

Community Action 12

Develop proposals for making Laxfield 'Dementia Friendly' and increase support networks within the village.

Community Action 13

Seek ways to engage young people in the development of recreational and sporting facilities and find ways to actively support delivery of their aspirations.

Community Action 14

Work with the Museum Trustees to explore ways of extending use of this valuable asset.

Community Action 15

Develop a Parish Infrastructure Investment Plan to provide a clear picture of Laxfield's current and potential assets and ensure that appropriate funding can be provided (and where necessary additional funding sought) to maintain and develop those assets appropriately.



DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Business & Employment



Businesses and Jobs

The Neighbourhood Plan supports the creation of new jobs where such development would not 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.



Policy LAX 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, where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.

Outside the Settlement Boundary, proposals will be supported where

- a) they are located on land designated in the development plan for business uses;
- b) or they relate to small scale leisure or tourism activities, or other forms of commercial/employment-related development or agriculture related development of a scale and nature appropriate to a countryside location and a need to be located outside the Settlement Boundary can be satisfactorily demonstrated.

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.

Agriculture

There may be opportunities for the diversification of agricultural businesses, perhaps through the establishment of farm shops, craft units or small-scale business uses. These uses will be supported in principle as long as they do not undermine the viability of the agricultural unit and that the impacts, especially traffic generation, of such uses are acceptable in a rural location.



Policy LAX 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 would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character will not be supported.

Community Action 16

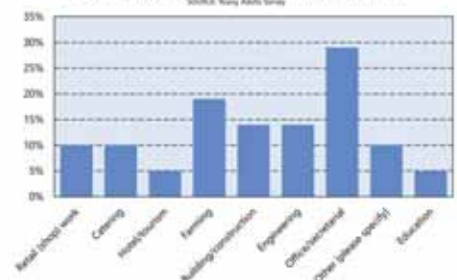
Establish a group to investigate and report on potential for improving facilities for local small businesses and makers.

Community Action 17

Instigate a study of the local economy to understand how it is generated and who contributes to it in different ways.



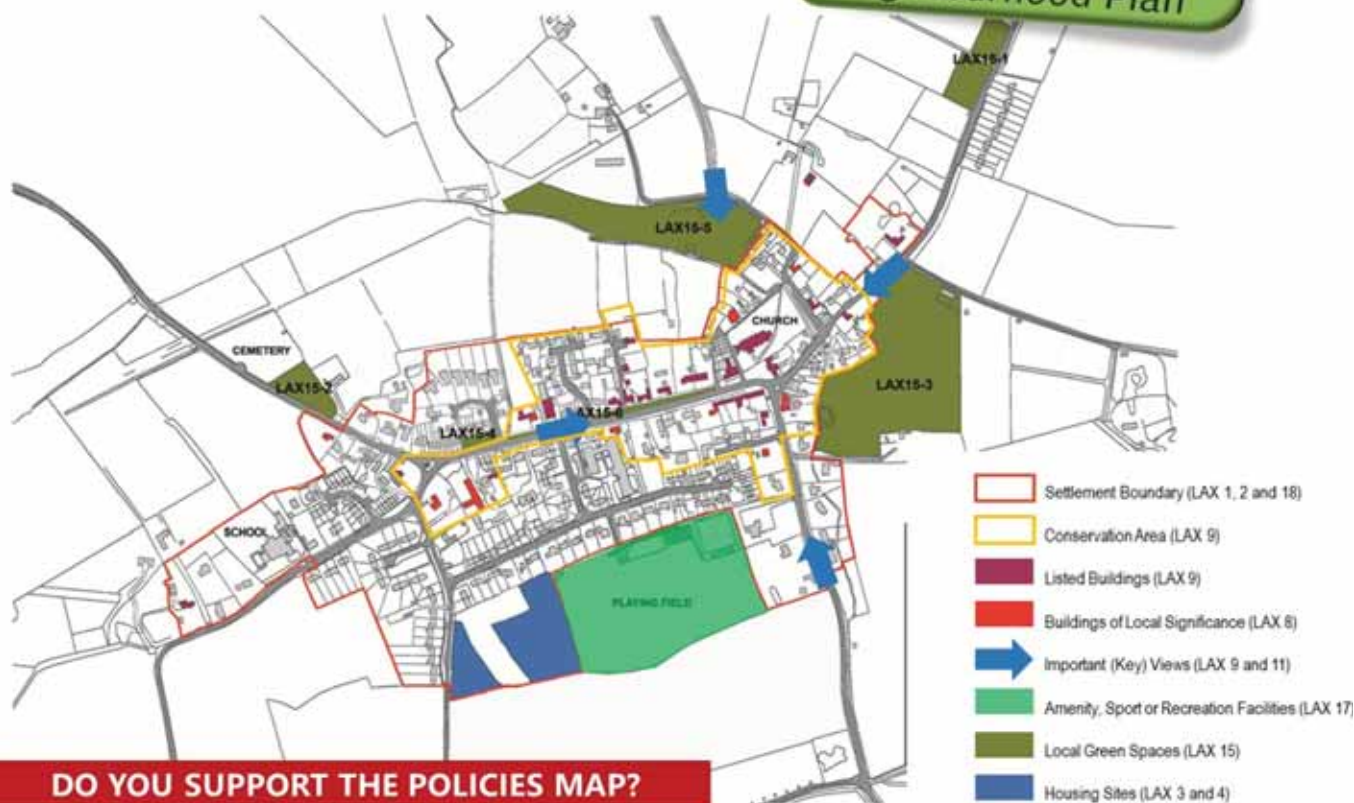
Type of employment or career being followed



DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Policies Map

Laxfield Neighbourhood Plan



DO YOU SUPPORT THE POLICIES MAP?

What next?

Consultation on the Neighbourhood Plan ends on 6 April
 At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

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

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

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

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

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



Appendix 5 – Consultation Response Form

Laxfield Neighbourhood Plan

PRE-SUBMISSION CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Neighbourhood Plan – February 2020.

We would prefer receiving responses via the online feedback form as it will make the task of collating views much easier. However, if this is not possible then please complete this form.

Further copies of this form are available from:

- Sue Innes 07855 027645
- The Neighbourhood Plan pages of the Parish Council website <https://www.laxfield.online/neighbourhood-plan>

Please submit your completed form in one of the following ways:

- Drop off at one of the collection boxes around the village (in the pubs and at Grayston Bros)
- Email as an attachment to – plan@laxfield.org

Please ensure your response is received by Monday 6th April 2020

NAME			
ADDRESS (optional)			
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)			
EMAIL (optional)			
Would you like to be notified when the Parish Council submits the Plan to Mid Suffolk Council? (if yes, please provide either address or email address)	Yes	<input type="checkbox"/>	No
<p>Data Protection Notice: All information collected and processed by the Parish Councils at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).</p> <p>Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.</p>			
<p>CONSULTATION RESPONSE</p> <p><i>Please continue on a separate sheet if the box isn't big enough</i></p>			
1. Do you support the content of Chapters 1, 2 3, 4, 5?		YES / NO / No opinion	
Comments (please specify chapter and paragraph number)			

2. Do you support the Vision and Objectives in Chapter 6?	YES / NO / No opinion
<p>Comments (please specify Objective number if appropriate)</p>	
3. Do you support Policy LAX 1 – Spatial Strategy?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
4. Chapter 7. Not including Policy LAX 1, do you support Chapter 7?	YES / NO / No opinion
<p>Comments (please specify paragraph number)</p>	

5. Do you support Policy LAX 2 – Housing Development?	YES / NO / No opinion
If No, please state what changes you would like	
6. Do you support Policy LAX 3 – Land at Mill Road?	YES / NO / No opinion
If No, please state what changes you would like	
7. Do you support Policy LAX 4 – Land off Cullingford Close?	YES / NO / No opinion
If No, please state what changes you would like	

8. Do you support Policy LAX 5 – Affordable Housing on Rural Exception Sites?	YES / NO / No opinion
If No, please state what changes you would like	
9. Do you support Community Action 1	YES / NO / No opinion
If No, please state what changes you would like	
10. Do you support Policy LAX 6 – Housing Mix?	YES / NO / No opinion
If No, please state what changes you would like	

11. Do you support Policy LAX 7 – Measures for New Housing Development?	YES / NO / No opinion
If No, please state what changes you would like	
12. Chapter 8. Other than Policies LAX 2 to LAX 7 do you support the remaining contents of Chapter 8?	YES / NO / No opinion
Comments (please specify paragraph number)	
13. Do you support Policy LAX 8 – Buildings of Local Significance?	YES / NO / No opinion
If No, please state what changes you would like	

14. Do you support Policy LAX 9 – Heritage Assets?

YES / NO / No opinion

If No, please state what changes you would like

15. Do you support Policy Community Action 2?

YES / NO / No opinion

If No, please state what changes you would like

16. Do you support Policy LAX 10 – Dark Skies?

YES / NO / No opinion

If No, please state what changes you would like

<p>17. Do you support Policy LAX 11 – Design Considerations?</p> <p>If No, please state what changes you would like</p>	<p>YES / NO / No opinion</p>
<p>18. Do you support Community Action 3?</p> <p>If No, please state what changes you would like</p>	<p>YES / NO / No opinion</p>
<p>19. Do you support Policy LAX 12 – Sustainable Construction Practices?</p> <p>If No, please state what changes you would like</p>	<p>YES / NO / No opinion</p>

20. Do you support Community Action 4? If No, please state what changes you would like	YES / NO / No opinion
21. Other than Policies LAX 8, LAX 9, LAX 10, LAX 11 and LAX 12, do you support the remaining contents of Chapter 9? Comments (please specify paragraph number)	YES / NO / No opinion
22. Do you support Policy LAX 13 – Protection of Landscape Setting of Laxfield? If No, please state what changes you would like	YES / NO / No opinion

23. Do you support Policy LAX 14 - Biodiversity?

YES / NO / No opinion

If No, please state what changes you would like

24. Do you support Policy LAX 15 – Local Green Spaces?

YES / NO / No opinion

If No, please state what changes you would like

25. Do you support Community Action 5?

YES / NO / No opinion

If No, please state what changes you would like

26. Do you support Community Action 6?

YES / NO / No opinion

If No, please state what changes you would like

27. Do you support Community Action 7?

YES / NO / No opinion

If No, please state what changes you would like

28. Do you support Community Action 8?

YES / NO / No opinion

If No, please state what changes you would like

29. Do you support Community Action 9?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
30. Chapter 10. Other than Policies LAX 13, LAX 14 and LAX 15, do you support the remaining contents of Chapter 10?	YES / NO / No opinion
<p>Comments (please specify paragraph number)</p>	
31. Do you support Policy LAX 16 – Protecting Existing Services and Facilities?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	

32 .Do you support Policy LAX 17 – Open Space, Sport and Recreation Facilities?	YES / NO / No opinion
If No, please state what changes you would like	

33. Do you support Community Action 10?	YES / NO / No opinion
If No, please state what changes you would like	

34. Do you support Community Action 11?	YES / NO / No opinion
If No, please state what changes you would like	

35. Do you support Community Action 12?

YES / NO / No opinion

If No, please state what changes you would like

36. Do you support Community Action 13?

YES / NO / No opinion

If No, please state what changes you would like

37. Do you support Community Action 14?

YES / NO / No opinion

If No, please state what changes you would like

38. Do you support Community Action 15?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
39. Chapter 11. Other than Policies LAX 16 and LAX 17, do you support the remaining contents of Chapter 11?	YES / NO / No opinion
<p>Comments (please specify paragraph number)</p>	
40. Do you support Policy LAX 18 – New Businesses and Employment?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	

41. Do you support Policy LAX 19 – Farm Diversification?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
42. Do you support Community Action 16?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
43. Do you support Community Action 17?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	

44. Chapter 12. Other than Policies LAX 18 and LAX 19, do you support the contents of Chapter 12?	YES / NO / No opinion
Comments (please specify paragraph number)	
45. Do you support Policy LAX 20 – Public Rights of Way?	YES / NO / No opinion
If No, please state what changes you would like	
46. Do you support Community Action 18?	YES / NO / No opinion
If No, please state what changes you would like	

47. Do you support Community Action 19?

YES / NO / No opinion

If No, please state what changes you would like

48. Do you support Community Action 20?

YES / NO / No opinion

If No, please state what changes you would like

49. Do you support Community Action 21?

YES / NO / No opinion

If No, please state what changes you would like

50. Do you support Community Action 22?	YES / NO / No opinion
If No, please state what changes you would like	
51. Do you support Community Action 23?	YES / NO / No opinion
If No, please state what changes you would like	
52. Do you support Community Action 24?	YES / NO / No opinion
If No, please state what changes you would like	

53. Do you support Community Action 25?	YES / NO / No opinion
<p>If No, please state what changes you would like</p>	
54. Chapter 13. Other than Policy LAX 20, do you support the contents of Chapter 13?	YES / NO / No opinion
<p>Comments (please specify paragraph number)</p>	
55. Chapter 14. Do you support the contents of Chapter 14?	YES / NO / No opinion
<p>Comments (please specify paragraph number)</p>	

56. Do you support the contents of the Policies Maps, including the Village Centre Inset Map?	YES / NO / No opinion
If No, please state what changes you would like	
57. Appendices. Do you have any comments on the Appendices?	YES / NO / No opinion
Comments (please specify which Appendix)	
58. Do you have any other comments on the Draft Neighbourhood Plan?	YES / NO
Comments	



Q58 continued

Thank you for providing your feedback. We will take your comments into account in deciding whether amendments are required to the Neighbourhood Plan.




A Consultation Report for the Neighbourhood Plan will be published when the Plan is submitted to Mid Suffolk Council.

Appendix 5 – Summary of Responses to Consultation Responses



1. Chapters 1 – 3 Do you support the content of Chapters 1, 2, 3, 4 and 5?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0

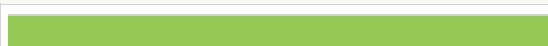

2. Do you support the Vision and Objectives in Chapter 6?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		2.04%	1
3	No opinion		2.04%	1
			answered	49
			skipped	0



3. Policy LAX 1 - Spatial Strategy Do you support the policy?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		4.08%	2
3	No opinion		0.00%	0
			answered	49
			skipped	0




4. Chapter 7. Not including Policy LAX1, do you support Chapter 7?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0




5. Policy LAX 2 - Housing Development Do you support the content of this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0

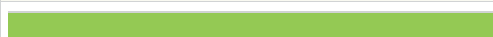


6. Policy LAX 3 - Land at Mill Road Do you support this policy?

			Response Percent	Response Total
1	Yes		82.98%	39
2	No		8.51%	4
3	No opinion		8.51%	4
			answered	47
			skipped	2



7. Policy LAX 4 - Land off Cullingford Close Do you support this policy?

			Response Percent	Response Total
1	Yes		87.50%	42
2	No		4.17%	2
3	No opinion		8.33%	4
			answered	48
			skipped	1



8. Policy LAX 5 - Affordable Housing on Rural Exception Sites Do you support this policy?

			Response Percent	Response Total
1	Yes		87.23%	41
2	No		8.51%	4
3	No opinion		4.26%	2
			answered	47
			skipped	2




9. Do you support Community Action 1?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0




10. Policy LAX 6 - Housing Mix Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0




11. Policy LAX 7 – Measures for New Housing Development Do you support this policy?

			Response Percent	Response Total
1	Yes		91.84%	45
2	No		2.04%	1
3	No opinion		6.12%	3
			answered	49
			skipped	0



12. Chapter 8. Other than Policies LAX 2 to LAX 7 do you support the remaining contents of Chapter 8?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		2.04%	1
3	No opinion		2.04%	1
			answered	49
			skipped	0



13. Policy LAX 8 – Buildings of Local Significance Do you support this policy?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		2.04%	1
3	No opinion		2.04%	1
			answered	49
			skipped	0

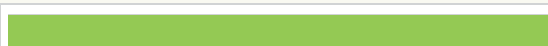

14. Policy LAX 9 – Heritage Assets Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



15. Do you support Community Action 2?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



16. Policy LAX 10 – Dark Skies Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



17. Policy LAX 11 – Design Considerations Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0



18. Do you support Community Action 3?

			Response Percent	Response Total
1	Yes		91.84%	45
2	No		0.00%	0
3	No opinion		8.16%	4
			answered	49
			skipped	0



19. Policy LAX 12 – Sustainable Construction Practices Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



20. Do you support Community Action 4?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0


21. Chapter 9. Other than Policies LAX 8, LAX 9, LAX 10, LAX 11 and LAX 12, do you support the remaining contents of Chapter 9?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0



22. Policy LAX 13 – Protection of Landscape Setting of Laxfield Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0



23. Policy LAX 14 – Biodiversity Do you support this policy?

			Response Percent	Response Total
1	Yes		100.00%	49
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	49
			skipped	0



24. Policy LAX 15 – Local Green Spaces Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0



25. Do you support Community Action 5?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



26. Do you support Community Action 6?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0




27. Do you support Community Action 7?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0



28. Do you support Community Action 8?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0



29. Do you support Community Action 9?

			Response Percent	Response Total
1	Yes		93.88%	46
2	No		4.08%	2
3	No opinion		2.04%	1
			answered	49
			skipped	0



30. Chapter 10. Other than Policies LAX 13, LAX 14 and LAX 15, do you support the remaining contents of Chapter 10?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		2.04%	1
3	No opinion		0.00%	0
			answered	49
			skipped	0


31. Policy LAX 16 – Protecting Existing Services and Facilities Do you support this policy?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0




32. Policy LAX 17 – Open Space, Sport and Recreation Facilities Do you support this policy?

			Response Percent	Response Total
1	Yes		95.83%	46
2	No		0.00%	0
3	No opinion		4.17%	2
			answered	48
			skipped	1


33. Do you support Community Action 10?

			Response Percent	Response Total
1	Yes		100.00%	49
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	49
			skipped	0


34. Do you support Community Action 11?

			Response Percent	Response Total
1	Yes		93.88%	46
2	No		4.08%	2
3	No opinion		2.04%	1
			answered	49
			skipped	0



35. Do you support Community Action 12?

			Response Percent	Response Total
1	Yes		100.00%	49
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	49
			skipped	0



36. Do you support Community Action 13?

			Response Percent	Response Total
1	Yes		100.00%	48
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	48
			skipped	1



37. Do you support Community Action 14?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



38. Do you support Community Action 15?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0



39. Chapter 11. Other than Policies LAX 16 and LAX 17, do you support the remaining contents of Chapter 11?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



40. Policy LAX 18 – New Businesses and Employment Do you support this policy?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0



41. Policy LAX 19 – Farm Diversification Do you support this policy?

			Response Percent	Response Total
1	Yes		91.67%	44
2	No		0.00%	0
3	No opinion		8.33%	4
			answered	48
			skipped	1



42. Do you support Community Action 16?

			Response Percent	Response Total
1	Yes		93.88%	46
2	No		0.00%	0
3	No opinion		6.12%	3
			answered	49
			skipped	0



43. Do you support Community Action 17?

			Response Percent	Response Total
1	Yes		93.75%	45
2	No		0.00%	0
3	No opinion		6.25%	3
			answered	48
			skipped	1



44. Chapter 12. Other than Policies LAX 18 and LAX 19, do you support the contents of Chapter 12?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



45. Policy LAX 20 – Public Rights of Way Do you support this policy?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0




46. Do you support Community Action 18?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0



47. Do you support Community Action 19?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		0.00%	0
3	No opinion		4.08%	2
			answered	49
			skipped	0



48. Do you support Community Action 20?

			Response Percent	Response Total
1	Yes		91.84%	45
2	No		2.04%	1
3	No opinion		6.12%	3
			answered	49
			skipped	0




49. Do you support Community Action 21?

			Response Percent	Response Total
1	Yes		97.96%	48
2	No		0.00%	0
3	No opinion		2.04%	1
			answered	49
			skipped	0




50. Do you support Community Action 22?

			Response Percent	Response Total
1	Yes		97.92%	47
2	No		0.00%	0
3	No opinion		2.08%	1
			answered	48
			skipped	1




51. Do you support Community Action 23?

			Response Percent	Response Total
1	Yes		95.92%	47
2	No		2.04%	1
3	No opinion		2.04%	1
			answered	49
			skipped	0



52. Do you support Community Action 24?

			Response Percent	Response Total
1	Yes		89.58%	43
2	No		4.17%	2
3	No opinion		6.25%	3
			answered	48
			skipped	1



53. Do you support Community Action 25?

			Response Percent	Response Total
1	Yes		87.50%	42
2	No		4.17%	2
3	No opinion		8.33%	4
			answered	48
			skipped	1




54. Chapter 13. Other than Policy LAX 20, do you support the contents of Chapter 13?

			Response Percent	Response Total
1	Yes		93.75%	45
2	No		0.00%	0
3	No opinion		6.25%	3
			answered	48
			skipped	1




55. Chapter 14. Do you support the contents of Chapter 14?

			Response Percent	Response Total
1	Yes		95.74%	45
2	No		0.00%	0
3	No opinion		4.26%	2
			answered	47
			skipped	2



56. Policies Map Do you support the contents of the Policies Map, including the Village Centre Inset Map?

			Response Percent	Response Total
1	Yes		93.75%	45
2	No		4.17%	2
3	No opinion		2.08%	1
			answered	48
			skipped	1



57. Appendices Do you have any comments on the Appendices?

			Response Percent	Response Total
1	Yes		23.91%	11
2	No		71.74%	33
3	No opinion		4.35%	2
			answered	46
			skipped	3

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

			Response Percent	Response Total
1	Yes		45.83%	22
2	No		54.17%	26
			answered	48
			skipped	1

59. Would you like to be notified when the Parish Council submits the Plan to Mid Suffolk District Council? (if yes, please provide either address or email address above)

			Response Percent	Response Total
1	Yes		72.34%	34
2	No		27.66%	13
			answered	47
			skipped	2

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Coleman	Chapters 1, 2, 3, 4 and 5	Yes - it will be good to have up-to-date plans and suggested action from these, which reference present ideas.	Noted	None
L Brydson		I fully support the contents of Chaps 1 - 5, in particular I am impressed that the issues facing the village have been recognised and articulated and that a good balance has been struck between seeking to preserve the unique character of Laxfield whilst recognising the need to plan for the future. An area of concern for me, however, is the apparent difference of opinion between our village and the MSDC as to what constitutes "small scale housing growth to meet local needs" in a primary village as evidenced by outline planning for a potential development of about 70 houses more suited to a small town.	Noted	None
C Emeny		I fully support the work done to date on the Neighbourhood Plan and hope that with its adoption we can truly have some control over building in the village boundary area.	Noted	None
J Alchin		1: Provides a comprehensive/accurate account of Laxfield's development and history. 2: It is ESSENTIAL that Laxfield has a Neighbourhood Plan to enable development that reflects local needs, that respect the environment, wishes and of the Village population - who are not opposed to development but are unanimous in the belief that small (10 houses max) builds are the appropriate way forward. This is a comprehensive and detailed section, evidencing the significant work undertaken.	Noted	None
R Winn		4.1 I absolutely support the view that more smaller, truly affordable homes are needed for current and future residents. I have a problem with the number of smaller properties (including new builds) that are	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
G Ayre		<p>bought up as investment properties and rarely-used holiday homes - therefore empty much of the year and fleetingly occupied by visitors who stock up using Waitrose home delivery rather than supporting our local Coop. Yes, this creates an income for some in our community, but if Laxfield is being asked to give up its green spaces to provide new houses, is there any way of ensuring they provide real, needed homes?</p> <p>4.1 Green spaces - yes please! We need to provide enough parking, too, so that people don't park on the greensward down the main Street.</p>	Noted	None
J Worthington		<p>TIDI-2: Employ 'lollipop' person to supervise children crossing road at school times.</p> <p>TIDI-4: Suggest pedestrian crossing approximately opposite 'General Wolf' house.</p> <p>Page 4 valuable support to navigating way around the report. Community Actions equally important as policies, should be listed in contents</p>	Agreed	Contents page to be updated to include Community Actions
J Reeve		<p>TIDI5</p> <p>Lack of public transport is the major concern.</p>	Noted	None
S Prendergast		<p>HDI-3;TIDI-5; BEMI-1; TIDI-2; TIDI-4; BEM-3</p> <p>I agree that Laxfield is in need of low cost housing. This has to be dependent on public transport being improved, parking at the school and taking into account increasing delivery vehicles and the lack of support for local businesses.</p> <p>ASI-6 This was the only mention of Hartismere House which used to be Supportive Housing but now has only a part-time warden with no overnight or weekend cover. This means that people with care needs may have to leave the village.</p>	Noted	None
M Godfrey J Graham & R Matthews		<p>In particular the lack of parking near the shop and the school is an issue. As landowners of the meadow, referred to in the report as Mobbs Meadow, we cannot agree that there has been good community engagement in creating this plan. We submitted our site to the Parish in 2018 as a possible site for development. We were informed that we would be kept updated but there has never been any feedback / consultation with us. How can a plan be compiled including decisions about the future of our land without any contact or consultation with us. This seems unacceptable and immoral.</p>	Noted	None
			The preparation of the Neighbourhood Plan has gone beyond the minimum requirements set out by the Government Regulations. The pre-submission consultation on the Neighbourhood Plan has provided the formal consultation	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Anonymous		I think the key issues have been well captured in Ch 4	opportunity to make representations about the land in question. Noted	None
	Suffolk County Council	I particularly endorse HD1 -- can MSDC and our elected member be invited to acknowledge and endorse this point and confirming or otherwise that they do not conflict with their role as the planning authority <u>Public Rights of Way</u> The SWOT analysis on p11 is very welcome, highlighting the "awareness of footpaths" being a weakness and providing "accessible, all-weather, safe pathways for walkers, cyclists and mobility scooters" as an opportunity. The Natural Environment Issues (p13) is also welcome by reflecting a demand and need for more accessible rights of way. Community Action 5 could widen its scope beyond "foot and cycle paths" by also referring to "Public Rights of Way".	Noted Noted	None None
Vision and Objectives Comments				
M Coleman		6.1 is the idealistic view which I agree with and I just hope it is not too idealistic.	Noted	None
C Emeny J Alchin		Organic growth is an absolute must, not large scale developments The Vision is well evidenced. 6.4 The Guiding Principles should enduringly be regarded.	Noted Noted	None None
M Stevens		6.4-- That principals 1 and 2 should have more prominence over the others Planning and being climate change ready/aware are for me the most pressing. Danger is that some will concentrate on the others -- not quite fiddling while Laxfield / Rome burns but there are elements of this for me The lower 3 will follow I think if the first 2 are more to the fore.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R Winn		6.1 Spot on!	Noted	None
S Prendergast		Guiding principles - recycling. It should be pointed out that the recycling facility which used to be on the playing field has been removed.	Noted	None
Anonymous		6.1 Fully endorse 6.4 -- First two points should be shown to be most important and prominent - other points are important but I believe are of lesser importance and will follow in part from first 2 points.	Noted	None
Anonymous		MOST	Noted	None
Policy LAX1 – Spatial Strategy				
	Mid Suffolk District Council	LAX 1 Suggest first paragraph simply read: "The Neighbourhood Plan Area will accommodate development commensurate with Laxfield's designation in the adopted settlement hierarchy."	The policy as written is consistent with other examined neighbourhood plans in Mid Suffolk and Babergh and, to maintain consistency, it is not considered appropriate to incorporate the requested amendment.	None
D Alchin		It should be emphasised that the emerging designation of the village, as promoted by the District Council in their emerging Joint Local Plan, is as a HINTERLAND village.	The Policy states this	None
J Alchin		Most importantly - ' there are no sites available within the settlement boundary for developments of more than four houses.	Noted	None
M Stevens		Can MSDC and our elected member be invited to say if they agree with this in principle forthwith.	The response by MSDC is noted above	None
G Ayre		South-east quadrant B117 - verge beside River Blyth used to be a grass verge that could be walked on. Shrubs have been allowed to grow over the years and it is no longer possible to walk on the verge.	Noted	None
J Worthington		Policies map at end of report (P.68) does not include buildings completed or under construction that are contiguous with current BUAB.	The map base uses the most up-to-date published Ordnance Survey mapping	None
W Shuttle		The strategy is good. When putting into practice with reference to potential future developments outside the Settlement Boundary the challenge will be achieving consensus on what constitutes "exceptional	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Graham & R Matthews Anonymous		<p>uses" in the context of "identified local needs". (I see this covered in Lax 5)</p> <p>If house stock is to increase as required, the village will need to look outside the settlement boundary.</p> <p>Laxfield PC and our elected member should seek to get this policy endorsed by MSDC , and be informed ASAP that this action is now being proposed.</p> <p>The settlement boundary should not be breached prior to the NP adoption. Also that no further development agreement in principle or in detail should be agreed by MSDC in the interim.</p>	<p>Noted</p> <p>The response by MSDC is noted above.</p> <p>Planning decisions cannot legally be stopped being made until the Neighbourhood Plan is in place.</p>	<p>None</p> <p>None</p>
Chapter 7- Other Comments				
M Coleman		Prefer to remain a Hinterland Village	Noted	None
J Alchin		I wholly agree with the settlement boundary and the noted exceptional uses as identified	Noted	None
J Worthington		<p>7.7 suggests that the proposed BUAB "reflect changes during that 20 year period and opportunities for new development that will arise during the next 20 years"</p> <p>Shouldn't report propose how needs over next 20 years for sites of up to 10 homes within or contiguous to the current BUAB could be provided?</p> <p>SPO-4 I'm particularly keen to see this objective acted upon.</p>	The Plan identifies how the housing requirement during the period to 2036 will be met.	None
C Cawood		SPO-4 I'm particularly keen to see this objective acted upon.	Noted	None
Policy LAX2 – Housing Development				
	Mid Suffolk District Council	Criteria iii is, for the most part, a repeat of wording set out in the third para in LAX 1. Ostrn: Is this absolutely necessary?	The policy as written is consistent with other examined neighbourhood plans in Mid Suffolk and Babergh and, to maintain consistency, it is not considered appropriate to incorporate the requested amendment.	None
M Coleman C Emeny		<p>Numbers should be adhered to, where possible!</p> <p>I would like to see growth but never up Bickers Hill especially on Mobb's meadow. There is only one site suitable and why it hasn't been</p>	<p>Noted</p> <p>Mobb's Meadow is proposed for designation as a Local Green Space, which would restrict</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Alchin		fully explored I will never know, whatever it costs. The site is next to the Old Police Station, my reasons are at the back in comments. The policies provide a framework for appropriate/sympathetic housing development.	development only to essential works. Noted	None
G Ayre		We agree generally but would like to see the %age of 4 bedroom homes reduced to 25% to give lower income residents a better chance.	Noted	None
Policy LAX 3 - Land at Mill Road				
	Mid Suffolk District Council	Suggest including a reference to Map 4 within the policy wording.	Agreed	Amend Policy LAX 3 as follows: A site of 0.32 hectares east of Mill Road, as identified on <u>Map 4</u> and on the Policies Map, is allocated for four, three bedroomed bungalows with access from Mill Road.
D Alchin		It is disappointing that the DC (planning authority) did not see fit to allow for a footway to be constructed along the Mill Rd frontage to connect to the one provided from the Cullingford Close development. The development is nearing completion.	Noted	None
E Hawkins		Already being built on.	Noted	None
J Alchin		The work has already commenced.	Noted	None
J Worthington		If we have concerns about development which is already on site what can could we do?	The development has to comply with the conditions attached to its planning permission.	None
S Stephenson		Too many	The site already has planning permission and the neighbourhood plan cannot revoke planning permissions	None
M Stephenson		Too many	The site already has planning permission and the neighbourhood plan cannot revoke planning permissions	None
J Graham & R Matthews		Point 3, why is development outside the Settlement boundary so restricted? Why can't local people providing local work build on their own land if it is on a small scale.	The neighbourhood plan conforms with national and local plan policies in seeking to provide certainty as to where development can and cannot take place. Policy LAX 1 does not rule out	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Anonymous		Although a little late. The site in Mill Road allowed to for building as further in the plan there has been a need for more small allotment type growing space.	development in proven exceptional circumstances which is in line with policies elsewhere. Noted	None
Policy LAX 4 - Land off Cullingford Close				
	Mid Suffolk District Council	Suggest including a reference to Map 5 within the policy wording. Para 8.17 It is now understood that the Joint Local Plan will now include policy wording relating to the delivery of affordable housing on rural exception sites.	Agree. Amend Policy LAX 4	Amend Policy LAX 4 as follows: A site of 0.71 hectares east of Mill Road, as identified on <u>Map 5</u> and on the Policies Map, is allocated for thirteen dwellings including four affordable homes.
J Alchin		Affordable homes are and should be the priority need in future development.	Noted	None
R Winn		Affordable homes - yes please! But NOT for second homes and holiday getaways!	Noted. Affordable homes have strict occupation criteria	None
J Worthington		To give this policy more strength should we draft a Community Action, to be implemented with the Parish Council. CA could be write for all phased sites of 11 houses and above. Cover: Review of fist phase development against lodged plans and special planning conditions. Integration of landscaping and links to surrounding sites. Work with phase 1 residents. Identify additional funding for improved public real eg subsidy for tree planting	Noted	None
M Godfrey		Affordable/low cost housing, should be prioritised.	Noted	None
R Holland		4 "affordable" homes out of 13 homes is not enough. At least half of the development should be 3 bedroom "affordable" homes made available to Laxfield residents who wish to up size.	The requirement accords with the planning permission for the site and the neighbourhood plan cannot change the requirements.	None
Anonymous		Again to late but, hopefully lessons can be learned to help alleviate some of the disruption and mess during and after building, also the site	The highways and accesses have been agreed by the County Council Highways Department.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>entrance is an accident waiting to happen. No pedestrian access for a site with family homes.</p> <p>Is there a completion date on existing sites before any new buildings can commence, as it would be difficult to determine the need.</p>	<p>There is no completion date</p>	
Policy LAX 5 - Affordable Housing on Rural Exception Sites				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
M Coleman		Affordable housing is essential	Noted	None
L Brydson		<p>Whilst I fully support this policy, I would like to record that I have some concerns about possible clustering of affordable housing. I believe that the policy of using rural exception sites for affordable housing is a good one. I am less comfortable with the provision of low cost homes by developers as part of larger developments and I hope that we shall be able to avoid that by meeting the needs of the village more sensitively.</p> <p>Entirely in support. Affordable homes should be/are the priority need.</p> <p>---- And add ---- will largely be for rent in perpetuity, at rents affordable to those on below local average household incomes and/or on benefit.</p>	Noted	None
J Alchin			Noted	None
M Stevens			The make-up of affordable housing tenure will reflect the identified local need at the time of the development.	None
E Nason		Why wasn't the Stradbroke Road site not considered? opposite the cemetery.	No sites are identified for development that would accord with this policy at this time.	None
C Cawood		I'm opposed to any housing schemes outside the Settlement Boundary. I'm particularly opposed to any scheme where market homes are permitted as I fear that the affordable housing will be used as a white wash for the building of market homes.	These are strictly controlled through the planning process and The housing association developing the scheme would have to demonstrate through a viability assessment that the affordable housing scheme is not viable without the minimum element of affordable housing.	None
L Hunt		Dependent on actual sites planned, otherwise support in principle	Noted	None
M Hunt		Dependant on sites planned. Otherwise support in principle	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
E & D Mercer		I am concerned that by approving the use of rural exception sites will create a precedent that will then be used going forward. Existing village infrastructure and facilities will be put under pressure and designated 'green' areas put at risk.	This policy approach has been in place for many years to enable the provision of affordable housing for villages. The amount of housing is generally minimal and subject to a local need being identified.	None
V Mason		We do not support residential development on designated agricultural land.	Noted	None
H Evans		This shouldn't be the go to solution and it should not become a loop hole for those wanting to make money on a site that has previously been turned down for planning many times before for very good reasons which still exist. If used correctly it could be a good idea but needs a great deal of policing to make it work successfully and to prevent people been pressurised in to agreeing to the wrong schemes.	Noted	None
W Shuttle		8.15 says "up to 35%" affordable housing in a new development. I would like there to be a defined minimum requirement for affordable homes. Could that be specified in the policy?	This would not conform with current planning policies, with which the neighbourhood plan must conform	None
Anonymous		Housing should primarily be available for rent in perpetuity at rents payable to those on minimum wage and /or benefit levels. The definition of affordable needs to be clarified for the public -- exactly what does that mean and on what income levels. I would add to i --- affordable in perpetuity TO RENT	The make-up of affordable housing tenure will reflect the identified local need at the time of the development. Agreed that a glossary should be included. Affordability does not apply solely for rented property but is applicable to shared ownership property too.	None Glossary to be provided as an appendix to the Plan. None
Community Action 1				
J Alchin		The Community Land Trust is an excellent idea and promotes local need.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Policy LAX 6 - Housing Mix				
	Mid Suffolk District Council	We make no comment on this policy at this time	Noted	None
D Alchin		I accept the policy in principle but would like to see the %age of 4 bedroom homes reduced to 20% with the balance spread across 2 and 3 bedroom homes.	Noted	None
M Coleman		This needs to be strictly adhered to.	Noted	None
C Emery		I think the best mix would be 20% 4-bed; 40% 3-bed & 40% 2-bed	Noted	None
L Brydson		Very much support this - see notes above.	Noted	None
W Thompson		BUT - there must be safeguards in place to discourage/prevent smaller, less expensive housing being acquired by second home owners.	Noted. Affordable homes have strict occupation criteria	None
G Nason		Prevent/discourage second home owners	Noted. Affordable homes have strict occupation criteria	None
J Alchin		The importance of balance is essential.	Noted	None
Anonymous		<p>But would add something to effect -- and will look to significantly reduce carbon emissions from all new dwellings and not be heated where possible by fossil / carbon based fuels.</p> <p>My point is that new build should not be looking to have LPG/Oil fuelled heating installed as carbon neutral electricity is increasingly available. Higher standards of insulation would also need to be part of any specification.</p>	<p>The Government introduced national technical standards for housing in 2015. A Written Ministerial Statement (2015) explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</p>	None
Policy LAX 7 – Measures for New Housing Development				
	Suffolk County Council	<p>Ageing population</p> <p>As stated in the Neighbourhood Plan, the ageing population of Laxfield is more likely to prefer smaller dwellings for downsizing, as are first-time buyers and young families. The County Council is supportive in principle of the proposal for homes built to Lifetime standard, as stated in Policy LAX7, however the Lifetimes Homes standard has been replaced by the optional building standard M4(2).</p> <p>The following amendment is recommended to LAX7 to reflect this;</p>	Agreed	<p>Amend policy LAX7 as follows:</p> <p>All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Proposals to deliver new residential development to Lifetime Homes standards that is <u>adaptable to Building Regulations</u>.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>"All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Proposals to deliver new residential development that is adaptable to M(4)2 standards in order to meet the needs of the increasingly ageing and frail population without restricting the needs of young families, will be strongly supported."</p> <p>The aims to make Laxfield a "Dementia-Friendly Village" is welcome, as it is important to meet the needs of an ageing population. This can help to reduce social isolation in the elderly, and improve physical and mental wellbeing with the opportunities to meet in safe and friendly community environments. Policies within the neighbourhood plan could contribute towards this aim. The Royal Town Planning Institute has guidance on Town Planning and Dementia https://www.rtpi.org.uk/practice/2017/august/dementia-and-town-planning/, which may be helpful in informing policies. The Waveney Local Plan contains a good example of a "designing for dementia" policy.</p>		<p>M(4)2 standards in order to meet the needs of the increasingly ageing and frail population without restricting the needs of young families will be strongly supported.</p> <p>In addition, insert space between first and second sentence and remove character space in "strongly"</p>
	Mid Suffolk District Council	No comment other than to draw attention to the typo in the second sentence and suggest inserting a character space between first and second sentence.	Agreed	Amend Policy LAX 7 as follows: Insert space between sentences. Delete character space in "strongly"
J Alchin		I understand the ??? in recent developments are extremely slow.	Noted	None
M Stevens		Not sure where this fits -- housing should be built to have as low a carbon footprint as practicable and should not include heating systems which use oil, or LPG. The future will see increasing use of non-carbon based electricity to heat homes and we are building for the next 50 years	The Government introduced national technical standards for housing in 2015. A Written Ministerial Statement (2015) explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The suggestion goes beyond what planning policies are allowed to require.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Worthington		<p>All new build must include a connection for electric vehicles</p> <p>Ensure the measures apply to both space standards within the home and fore space between homes front areas and shared grounds such as parking, play or reflection.</p>	<p>This requirement is contained in Policy LAX 11</p> <p>Noted</p>	None
Chapter 8 – Other Comments				
	Mid Suffolk District Council	<p>Para 8.8 This paragraph makes two references to a 2018 Settlement Boundary. Qstn: Which boundary is that?</p> <p>Para 8.9 Ostn: Should the opening two words (Housing Development) appear as a sub-heading in green type?</p>	<p>The 2018 Settlement Boundary is the existing Settlement Boundary as defined at the beginning of the Plan period – ie that shown in the Mid Suffolk Local Plan</p> <p>Agreed</p>	<p>None</p> <p>Amend Policy LAX 12 as follows: Delete criteria c. and renumber subsequent criteria accordingly.</p>
J Alchin C Cawood		<p>It is hoped the significance of heritage sites will be regarded.</p> <p>8.25 I'm particularly keen on the provision of secure, covered storage for cycles.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
J Treadway		<p>Whilst appreciating the search for suitable sites within the village footprint, I would consider that once the current and planned developments are completed, this should suffice until a further survey of need is undertaken. By this I mean the development on Mill Road (including the planned area still to be built), the further area stretching behind the most westerly housing in Noyes Avenue and adjacent to the playing field*, the current allotment site, together with the recent development on Bickers Hill. I particularly consider LAX5 to be important this regard.</p> <p>With reference to the larger development alongside the playing field* still to be commenced, care should be taken to ensure a mix of sizes, styles, with accommodation both to rent and purchase. Other considerations are also important. Many properties built by developers today are small in total area. It is all very well saying that there should be enough space to extend into the roof or the garden, but the UK is building some of the smallest houses in volume and area in Europe, We</p>	<p>Noted. The Plan makes provision for housing to 2036 but it will be necessary to occasionally review the Plan to keep it in conformity with the Mid Suffolk Local Plan.</p> <p>This site has planning permission for the development described in Policy LAX 4 and matters raised here could only be considered should an amended scheme be submitted for planning permission. Policy LAX7 sets</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>have now overtaken the Netherlands in the small average size of estate houses being built.</p> <p>Often the garages built are too small except for the smallest of cars and owners leave them on the road with most of the using part of the pavement to ensure there is enough room for emergency vehicles to pass.</p> <p>Trafalgar Way on the road into Diss from the Bury St Edmunds Road is an example of this. Admittedly it was a brown field site before construction started, but it is indicative of what can be passed by planning authorities and of course there is the appalling situation in Framlingham where houses and roads were not constructed according to the plan and by the time the planning authority had discovered the situation it was too late.</p> <p>Many home owners have more than one car and this facts needs to be built into the planning process. Often this is because older children still live at home and cannot afford to rent or buy.</p> <p>I note the use of the term 'availability of windfall sites' within the settlement boundary. I hope there will be no attempt to emulate Trafalgar Way. This was a windfall for the developer, not for those living there, with all the attendant issues. Two areas in the village that do cause concern in relation to this are:</p> <p>(a). The field, which lies at the eastern end of The Street, which is on rising ground and if built on would spoil the visual aspect of the village completely. This is part of its attractive setting.</p> <p>(b). The field opposite the school has, I understand, an owner living in France. It would be easy for this to become a 'windfall development' for him, but disastrous for the village. This wouldn't be just a 'hint of suburbia'!</p>	<p>minimum floorspace standards for new dwellings when new proposals are considered.</p> <p>Noted. The Suffolk Parking Guidelines include provision for minimum garage sizes.</p> <p>Noted.</p> <p>Noted. New development has to meet the Suffolk Parking Guidelines minimum standards.</p> <p>Noted. Policies elsewhere in the Neighbourhood Plan address matters such as design and impact of new development.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
Policy LAX 8 – Buildings of Local Significance				
	Historic England	Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Laxfield Neighbourhood Plan.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Coleman		<p>We welcome the production of this neighbourhood plan, especially Policies LAX 8 and 9 dealing with the protection of the historic environment. We consider that these policies reflect a positive strategy for the historic environment of Laxfield, and are pleased to note that your plan aims to protect buildings of local significance in particular. We do not wish to make any further comments at this time but for general advice would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>	Noted	None
W Thompson G Nason J Alchin		<p>These buildings should be preserved, with the outlooks involved, as essential to the Village</p> <p>- but there are rather more than specified.</p> <p>Although there are considerably more than specified.</p> <p>Entirely.</p>	Noted Noted Noted	None None None
S Hepworth		<p>Add: improvement to drainage near Bridge House/Low House car park where the water floods across the road to reach the river and continues down to collect outside St Margarets in flood conditions. This is exacerbated by water flooding down the track from High Barn from the lower gate to High Barn and not using the ditch but running down the track and thence down into Gorams Mill Lane past The Low House and ending up outside St Margarets. Several attempts have previously been tried to fix this but seem to have made the problem worse.</p>	Noted	None
Policy LAX 9 – Heritage Assets				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Mid Suffolk District Council	<ul style="list-style-type: none"> Criteria c. refers to a 'Built Character Assessment' but this is not immediately obvious amongst the list of published supporting documents. <p>Ostrn: Is the reference made in error or has this supporting document not been made available yet?</p> <ul style="list-style-type: none"> This policy does not differentiate between designated and non-designated heritage assets. While it is this Councils Heritage Team's view that all heritage assets should receive the same consideration, they make it clear that the NPPF does make a distinction. Therefore, it should be made clear which assets are being talked about. For example: "To ensure the conservation and enhancement of the village's designated and nondesignated heritage assets, proposals must:" Our Heritage Team also advise referring to the NPPF wording, i.e.: "Proposals will not be supported where any harm - less than substantial or substantial harm - caused as a result of the impact of a proposed scheme is not outweighed by the public benefits that would be provided." <p>Para 9.11 Penultimate line. Suggest full-stop after 'term' and start new sentence with "Work also ..."</p>	<p>This document will be published with the other supporting documents (omitted in error)</p> <p>The policy as written is consistent with other examined neighbourhood plans in Mid Suffolk and Babergh and, to maintain consistency, it is not considered appropriate to incorporate the requested amendment.</p> <p>Agreed</p>	<p>Built Character Assessment supporting document to be published</p> <p>Amend second sentence of para 9.11 as follows: It needs investment in significant repair and maintenance work to preserve it for the long term. Work also needs to be done.....</p>
M Coleman		Whole heartedly agree.	Noted	None
J Alchin		Essential	Noted	None
Community Action 2				
M Coleman		Essential to preserve this building	Noted	None
J Alchin		This sounds like a good plan.	Noted	None
Policy LAX 10 – Dark Skies				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
C Emeny		But low energy street lighting should be maintained till midnight as it currently stands. I am against the switching off of streetlights before this time.	Noted. The Neighbourhood Plan cannot specify times when street lights are switched on.	None
J Alchin		Light pollution has the potential to significantly impact on the local environment - once again an essential policy.	Noted	None
Anonymous		To a degree. There is a need in key places for lighting, and maybe a look at the individual home lighting being installed by the developers could be looked at in regards to dark skies.	Noted	None
J Treadway		7. Lighting. When The Street was relit some twenty years go it was overkill. It is the sort of lighting more suited to suburban estate. It is totally out of keeping for a village whose main street is a conservation area	Noted	None

Policy LAX 11 – Design Considerations

Suffolk County Council	Flooding The Neighbourhood Plan has not assessed or referenced the existing flood risks areas, which there is Flood Zones 2 and 3, and areas of surface water flooding. In addition, the Neighbourhood Plan has not referenced the flooding that occurs to residents and commercial premises of Gorams Mill Lane. It is suggested that Policy LAX11 Design Considerations, part i) should include the following addition: "i. do not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits."	It is not a requirement of neighbourhood plans to refer to flood zones. The suggestions are more relevant to Policy LAX 12 where amendments are proposed to address some of the suggestions as appropriate and to ensure consistency with other recently examined Plans in the MSDC area	None Amend Policy LAX 12 as follows: e. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, photovoltaics, solar panels and grey water recycling and rainwater and stormwater harvesting.
	It is suggested that the Neighbourhood Plan should refer to long term river flooding risk maps https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?location=laxfield+suffolk , and flood zones and likelihood of flooding https://flood-map-for-planning.service.gov.uk/confirm-	It is not a requirement of neighbourhood plans to refer to these.	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>location?eastng=629608.9&northing=272393.94&placeOrPostcode=Laxfield%2C%20suffolk, found on the Government website.</p> <p>It is suggested that the Neighbourhood Plan could add in the Landscape Character paragraphs, the desire for multifunctional SUDS that mimic the natural environment, and provide amenity and biodiversity benefits.</p> <p>The following amendments to Policy LAX11 are suggested, as the current wording of part d) could be overly restrictive as such the following amendment is suggested;</p> <p>d. "... taking mitigation measures into account, do not effect adversely result in a significant adverse effect on." i. "any the historic character, architectural or archaeological heritage assets..."</p> <p>Policy LAX11: Design Characteristics</p> <p>Part g of this policy states: "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;" It is suggested that this policy is amended to include the support of a proportion of on-street parking in developments, as some parking on the street will be inevitable, for example by visitors, deliveries and tradespeople. If there is no properly designed, well integrated on street parking incorporated into the development this can cause issues of obstruction, such as mounting of pavements and reduced visibility.</p> <p>To address these issues the policy should specify that the design, location and layout of parking should avoid or minimise these issues.</p> <p>In addition, key issue HDI-5 states that new development should consider shared parking, which is unlikely to be achievable if all the parking is provided within the plot of a dwelling.</p>	<p>Agreed</p> <p>The Neighbourhood Plan seeks to provide consistency of policies across Mid Suffolk. As such, this element of the policy is consistent with other neighbourhood policies in Mid Suffolk.</p> <p>A major concern in the village is the narrowness of the public highways, as noted in the Plan. As such, it is not considered that any additional allowance for on-street parking should be made on the existing highways.</p>	<p>Amend Policy LAX11 as follows:</p> <p>d. "... taking mitigation measures into account, do not effect adversely result in a significant adverse effect on."</p> <p>i. "any the historic character, architectural or archaeological heritage assets..."</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>The mention of permeability in Policy LAX11 part g is welcome, as improved connectivity can help to encourage walking and cycling for residents.</p> <p>The mention of permeability is welcomed however LAX11 could be further enhanced by including that movements of pedestrians and cyclists should be prioritised within developments and should connect to existing footways. https://www.suffolk.gov.uk/assets/council-and-democracy/consultations-petitions-and-elections/ROWIPSuffolk-Green-Access-Strategy.pdf</p> <p>It is noted that objective TIDO-3 states that "Sufficient off-street parking should be included in new build plans". Suffolk Guidance for Parking 2019 (SGP) https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/SuffolkGuidance-for-Parking-2019-Adopted-by-SCC.pdf sets minimum parking standards for Suffolk and is used by the Highway Authority in assessing all relevant planning applications.</p> <p>It is recommended that the explanatory text supporting Policy LAX11 should mention SGP 2019 are the current relevant standards.</p> <p>SCC welcomes the provision of electric vehicle charging points, in Policy LAX11.</p> <p>The above comments can be addressed through amendments to Policy LAX11. See recommended amendments to this policy below.</p> <p>"g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all appropriate vehicle parking is provided within the plot, a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all highway users and visibility seek always to ensure permeability through new housing areas; connecting any new development into the heart of the existing settlement, prioritising the movement of pedestrians and cyclists."</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Such a reference could quickly become out-of-date.</p> <p>Noted</p> <p>Agreed. Plan will be amended</p>	<p>Amend Policy LAX11 g. as follows:</p> <p>g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all appropriate vehicle parking is provided within the plot, a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Settlement Gaps is mentioned in part c of Policy LAX11, noting that they are displayed on the Policy Maps. However, the Policy Maps do not appear to display any important settlement gaps. It is therefore suggested that the Neighbourhood Plan should either remove this part of the policy, or amend the Policy Map to show settlement gaps.</p>	<p>Agreed. Policies Map to be amended</p>	<p><u>highway users and visibility</u> seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>prioritising the movement of pedestrians and cyclists</u>;</p> <p>Amend Village Centre Inset Map to identify Settlement Gaps</p>
	<p>Mid Suffolk District Council</p>	<ul style="list-style-type: none"> Criteria a.: Suggest the group consider replacing "where necessary" with "on sites located outside the settlement boundary" to make it clearer in which circumstances this is required Criteria c.: With reference to a recommendation set out in the Elmsett NP Examiners Report suggest changing the word "significant" to "positive" Criteria f.: Suggest "... character, scale, height, density of the locality;" 	<p>Agreed</p>	<p>Amend Policy LAX 11 a. as follows: a. 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 Built Character Assessment and, where necessary <u>on sites located outside the Settlement Boundary</u>, prepare a landscape character appraisal to demonstrate this;</p> <p>Amend Policy LAX 11 c. as follows: c. do not involve the loss of gardens, important open, green or landscaped areas or the erosion of the settlement gaps identified on the Policies Map, which make a <u>positive significant</u> contribution to the character of that part of the village;</p> <p>Amend Policy LAX 11 f. as follows f. produce designs that reflect the character, scale, <u>height</u> and density of the locality;</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>• Criteria i: Subject to the views of other consultees, suggest it reads: "do not increase the risk of both fluvial and pluvial flooding, or the risk of flooding elsewhere;"</p> <p>• Criteria j: Subject to the views of County colleagues suggest this may want to refer more specifically to the adopted 'Suffolk Guidance for Parking'</p>	<p>Noted. Suggested amendments from Suffolk County Council are to be incorporated into Policy LAX 12.</p> <p>Noted</p>	<p>None</p> <p>None</p>
M Coleman		Totally support and agree.	Noted	None
J Alchin		All essential areas covered	Noted	None
J Reeve		le. Unlike Pump Lane, where design considerations have already been ignored.	Noted	None
M Poole		<p>Policy 11 paragraph b, refers to the undesirability of cul-de-sac developments.</p> <p>- Maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;</p> <p>I do not understand the reason for this policy statement.</p> <p>I live in Elm Lodge Road, and find it very advantageous from a neighbourhood watch point of view, as it discourages dangerous passing traffic, and burglary.</p> <p>There are many examples of such roads in Laxfield:</p> <p>Jubilee Close.</p> <p>The Orchards.</p> <p>Malt Close.</p> <p>Elm Lodge Road.</p> <p>Home Meadow.</p> <p>Chattens Lane.</p> <p>Noyes avenue at its eastern end.</p>	Noted	<p>Amend Policy 11 b. as follows:</p> <p>b. maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;</p>
J Graham & R Matthews		<p>Would like it to include;</p> <p>If there is a special reason (i.e. ecological interest) why a green area could be enhanced as a result of development, this should be considered.</p>	Noted	None
Community Action 3				

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Alchin		Possibly, or could the working group remit be considered within another group?	Noted	None
Policy LAX 12 – Sustainable Construction Practices				
	Mid Suffolk District Council	Delete criteria c. as it is a repeat of criteria a. and re-index accordingly.	Agreed	Amend Policy LAX 12 as follows: Delete criteria c. and renumber subsequent criteria accordingly
M Coleman		Some of this may have difficulties in being strictly adhered to at the outset.	Noted	None
C Emeny		As long as the external design of the building is in keeping with the character of the village and is not the type of wooden 'bolt on' extensions that seem to be the current flavour of the month with BMSDC and look like wooden sheds.	Noted	None
J Alchin		It would be excellent to incorporate sustainable practices.	Noted	None
M Stevens		see my previous comments	Noted	None
Community Action 4				
J Alchin		Yes, definitely	Noted	None
Chapter 9 – Other Comments				
	Mid Suffolk District Council	<p>Para 9.2 Reference here should be to Map 7 'Key Views' •</p> <p>Para 9.7 • Pg 38 - 40 • Map 8 • Policies Map • Landscape Assessment supporting doc': We note that para 9.7 refers to the March 2018 Heritage & Settlement Sensitivity Assessment (HSSA) and that Map 8 shows four key views which we read as a re-interpretation of the map shown in the HSSA. We have also looked at the information presented in the Landscape Assessment supporting document. We make some general observations here only and leave it the NP Group to implement whatever solution works best and is most consistent across plan and supporting document:</p>	Noted. Plan will be amended	<p>Amend second sentence of paragraph 9.2 as follows: A key feature of the historic core (see Map 6 Z) is that although the patterns is considered that of a linear village.....</p>
			Agreed	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<ul style="list-style-type: none"> It might be helpful to amend the end of para 9.7 to read as follows: "... identifies four keys views in the settlement of Laxfield, which we further summarise as follows:" We suggest Map 8 (and the policies map as necessary) be annotated in some so that the 'Key View' arrows can be cross-referenced to the relevant descriptions. On the first page of the Landscape Assessment supporting doc' the Key View descriptions are more aligned to way they are set out in the HSSA, except that the last entry re Gorams Mill Lane should read '3' and not '2'. 	<p>This is not considered necessary as to do so would over-complicate the Plan.</p> <p>The Landscape Assessment will be amended.</p>	<p>Amend first sentence of paragraph 9.7 as follows: Identifies four keys views in the settlement of Laxfield, which we further summarise as follows:</p> <p>None</p> <p>Amend Landscape Assessment concerning reference number for Gorams Mill Lane.</p>
M Stevens		BEO 2 --- should be stronger I think --- will where possible --- not should	Noted	None
C Emeny		see notes on Q. 19 above	Noted	None
J Alchin		The potential to make Laxfield a Green Village is an excellent plan. With an ageing population, making Laxfield a dementia friendly village would be beneficial.	Noted	None
J Graham & R Matthews		Please see our comments in LAX 15 re 'Mobb's Meadow'.	Noted	None
	Suffolk County Council	<p>In paragraph 9.9, the following amendments are suggested, to provide further detail:</p> <p>"Suffolk County Council's Historic Environment Record (HER) provides details of <u>archaeological and historic sites and buildings and finds</u>, and <u>the Archaeological Service</u> should be consulted at the earliest possible stages of preparing a planning application. <u>The public version of the HER can be viewed online through the Suffolk Heritage Explorer.</u>"</p> <p>https://heritage.suffolk.gov.uk "</p>	Agreed.	<p>Amend paragraph 9.9 as follows: Suffolk County Council's Historic Environment Record (HER) provides details of <u>archaeological and historic sites and buildings and finds</u>, and <u>the Archaeological Service</u> should be consulted at the earliest possible stages of preparing a planning application. <u>The public version of the HER can be viewed online through the Suffolk Heritage Explorer.</u></p>
J Treadway		6. Heritage.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Our Guildhall is a wonderful asset. It is Grade 2* and has a fire alarm which was cut off many years ago due to it going off regularly and annoying the neighbours, especially at night. In those days the sensors were prone to be set off by spiders and insects. This has largely been overcome by modern technology. As Chairman of the museum for several years, I tried in vain to have a new fit for purpose system installed, but met considerable hostility from the trust responsible for building. The reason wasn't just cost. It was considered 'unnecessary'. This was one of the reasons I resigned. So do we leave this historic building to chance? It is unlikely to be rebuilt and with it would go the valuable collection in the museum. As a former committee member of the museum, I would dispute the active interest of the village. They are glad it is there, but largely ignore it apart from the beginning and end of season meetings. Access is obviously an issue that cannot be improved due to its status and construction.</p>		

Policy LAX 13 – Protection of Landscape Setting of Laxfield

	Mid Suffolk District Council	We make no comment on this policy at this time other than to note that 'detrimental impact' could be a very subjective judgement.	Noted	None
D Alchin		There is a need to take account of the future changes to the country side which will be affected by changes to new agricultural policy and by the need to support sustainable energy solutions.	Noted	None
M Coleman J Alchin		So hope this can be achieved. It is essential that young people are involved in future development and planning.	Noted Noted	None None
S Prendergast		10-3; 10-9 Whilst many fields have been enlarged to enable large machinery, this has caused loss of hedgerow and trees, loss of wildlife, erosion of soil and the build up of snow in winter which can be blown on to roads. While it is nice to have open views, does this really mean a lack of hedges and trees?	Noted	None
J Graham & R Matthews		Please see comments in LAX 15 re 'Mobb's Meadow'.	Noted	None

Policy LAX 14 - Biodiversity

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Suffolk County Council	Policy LAX14, and supporting references to biodiversity throughout the Neighbourhood Plan, are well written and detailed and is supported by SCC as part of ongoing work towards the Greenest County Initiative6 In regard to the photograph of "an example of eco-friendly house" (p47), it may be helpful to add in a description as to what makes this house "eco-friendly".	Noted	None
	Mid Suffolk District Council	The 'green village' ambitions within the plan are clear. Did the group consider whether a requirement for new development proposals to also include Swift bricks and/or bat boxes (for example) as a further means of providing net biodiversity gain? Para 10.14 A note only to draw attention to the fact that the emerging JLP also identifies the allotments along Station Road as an important open space.	Noted	None at this stage. To consider additional biodiversity gain requirements at next Plan revision
M Coleman		Total agreement	Noted	None
J Alchin		The Museum is an excellent resource.	Noted	None
Anonymous		But there is no point leaving an old established hedge with no access to ditch or hedge for maintenance.	Noted	None
Policy LAX 15 – Local Green Spaces				
	Mid Suffolk District Council	It would appear that the Local Green Space Appraisal referred to in para 10.17 was not available during this consultation period, which is unfortunate. That said, we note that two of the six designations (the two allotment sites) are also identified in the emerging JLP. With regards to 'Mobbs Meadow' and the 'Field behind Church Walk' we have no specific concerns at this time.	Noted	Local Green Space Appraisal to be published
		Para 11.2 Suggest including an "(at month / year)" after the word 'currently' in the first sentence to provide some time context for future reference.	Agreed	
		11.10 to 11.12 A thought. Could these be combined as one, with pub details presented as bullet points under 11.10? This would also require consequential para' re-numbering. Para 11.15 May want to add a cross-ref' to their allocations via LAX 15.	Noted	None at this stage To be considered at next Plan revision

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
D Alchin		Support the policy but it is important that the owners of private land are carried along with the designation.	Noted	None
M Coleman		We must be strict with utility works on verges, etc. in that they must be made good as soon as possible.	Noted	None
J Alchin		Assets should be maintained and developed	Noted	None
C Wingate		For clarity, point 5 should be renamed Field on left of Goram Mill Lane	Agreed	Amend Policy LAX 15 as follows: 5. Field behind Church Walk on left of <u>Goram Mill Lane</u>
J Worthington		should we define what we mean by green spaces. Can they be urban, hard surfaces with tree cover and planting or natural, allotments or community orchard or burial ground How do we define common lands, eg Market Square, Middy Line a tank pool. Private land given permissive access. Meadow behind Low House Allotment land - Chichen hut triangle	The NPPF defines what qualify as Local Green Spaces.	None
E & D Mercer		Whilst we have answered yes, we are concerned that the wording of this policy 'opens the door' for potential future development. These green spaces define the village as it stands and should be protected all costs.	The policy does not allow any development on the identified green spaces, except in exceptional circumstances.	None
J Graham & R Matthews		We wish to officially log our complaint about this section of the Neighbourhood Plan. We are incredibly disappointed that our site at Bickers Hill, referred to in the report as 'Mobbs Meadow', has been designated as a green open space and therefore not a priority for development. We put this site forward for development consideration in September 2018 and are surprised and very disappointed that there has been no consultation with us or follow up by the Parish prior to them coming to their decision. It is unacceptable that a decision about the future of our land can be made without our consent and without any consultation with us. We only found out about this opportunity to comment on the draft plan by chance. We should have been informed and kept updated throughout the process especially we had submitted our site for	Noted Noted The preparation of the Neighbourhood Plan has gone beyond the minimum requirements set out by the Government Regulations. The pre-submission consultation on the Neighbourhood Plan has provided the formal consultation opportunity to make	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>consideration. As owners of the meadow we strongly feel that we should have representation in the decision making process.</p> <p>We understand from the report that the village feels strongly that the view of our meadow from the High Street is important. The planning application which is currently pending for only three properties would not have any impact on that view at all. We purposefully positioned the proposed properties along the boundary adjoining Bickers Hill and therefore they are not, by design, visible from the High Street. In addition, the hedging alongside Bickers Hill would be maintained and therefore once again minimise any impact.</p> <p>You will be aware that we have undertaken numerous ecological surveys on this site. The latest submission recognises that the species diversity on the site as being in decline. However if planning is granted on the small section, the measures reported will benefit the remainder of the meadow.</p> <p>We would like to add that the meadow has been in our family for in excess of 100 years and we have no intentions of selling the site. Any building work would not be passed on to developers but instead would be providing local work for local people.</p>	<p>representations about the land in question.</p> <p>Noted.</p> <p>Noted.</p> <p>Land ownership is not a matter that can be taken into account in setting planning policies.</p>	None
L Pickles		Development even with VERY SPECIAL CIRCUMSTANCES should not go ahead on the 6 local green spaces stated.	The policy, as written, conforms with the National Planning Policy	None
Community Action 5				
C Emeny		Definitely! some footpaths appear to have been lost perhaps due to reduced use and missing F.P. signs.	Noted	None
J Alchin		Foot and cycle paths need to be clearly signposted.	Noted	None
J Worthington		Merge CA5 and 6	Noted	None
Community Action 6				
J Alchin		I am unsure how many working groups would be viable.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Community Action 7				
J Worthington		Consolidate CA 's 5-9	Noted	None
Anonymous		A working party would be a great idea as we know we have a priceless area for all to enjoy, and with a few small adjustments it could be more comfortable for families in the play area, such as some shaded areas There is no doubt that at this present time it is under used, but it was and should be utilised for differing types of sport. We have had orchards in the village also allotments and we all know if you want to grow it entails the restriction of wild life.	Noted	None
Community Action 8				
J Alchin	Suffolk County Council	Could these groups be amalgamated? The County Council is supportive of Community Action 8 and Objective NEO-5, to make Laxfield a Green Village. <u>Active Travel</u> The vision for the residents of the parish to lead active and healthy lives, and the mention of active travel in Community Action 8 is welcomed. Physical activity, such as walking and cycling, has not only the obvious improvements to physical health, but also can help to improve mental health and wellbeing, as mentioned in paragraph 8.3, which is welcome.	Noted Noted	None None
Community Action 9				
J Alchin		Within one group, possibly?	Noted	None
S Prendergast		Not sure about this... what about wild flower verges and edges of fields, rather than the loss of arable land?	Noted	None
S Hepworth		Add: This should include letting the bottom third of the Churchyard revert to wildflower meadow as it formally was (18 years ago) as there are hardly any gravestones there and it would enhance the protected area above the bridge.	Noted	None
Anonymous		Would that mean with access to the public.	Noted	None at this stage. For discussion at next Plan revision
Chapter 10 – Other Comments				
M Coleman		Hope villagers will come forward to join the working parties (groups).	Noted	None
C Emeny		see notes Q. 25	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Alchin		At least one working party would be beneficial.	Noted	None
C Cawood		NEO-5 I'm particularly keen on this objective.	Noted	None
S Prendergast		10-8 There is no outdoor space for the residents of Hartismere House, apart from a bench in the car park. There is a small green space between the rows of the bungalows which could be a designated place for a garden, pond and a place for reflection.	Noted	None
J Graham & R Matthews		10.16 - Due to the unjust and untrue complaints logged against our current planning application we feel that our designation as a LGS has been done to block development on our meadow. We were particularly surprised to see a recent complaint quoting this Neighbourhood Plan as one of the reasons for rejection, when the Neighbourhood Plan is still in a draft format. Surely this document cannot be quoted until the process has been completed and it is an approved Neighbourhood Plan.	The draft Neighbourhood Plan that we consulted on only carries limited weight in the planning decision making process. The amount of weight to be afforded to the Plan will increase as it goes forward to referendum.	None

Policy LAX 16 – Protecting Existing Services and Facilities

Suffolk County Council	<u>Access to Greenspaces and Community Facilities</u> The importance of protecting existing facilities is highlighted in Policy LAX16, and is welcomed by SCC. These facilities can help to promote social inclusion, and the feeling of community spirit and connectivity, which has benefits to mental wellbeing. Access to pleasant and attractive outdoor spaces also help to contribute to physical health and wellbeing, with increased physical activity at recreational facilities, as well as links to improved mental health https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/ .	Noted	None
Laxfield & District Museum	Consider Guildhall as community asset: Building and site P11 Don't take what we have for granted. Success requires energy and commitment of volunteers (Museum) and local sourcing (food and services) • Community recognition of need for long term conservation and maintenance plan P11 BEI-2: The Guildhall is a medieval building and requires investment to preserve the fabric of the building, improve access and develop its use as a village asset. P13	Noted	None at this stage. Any changes or proposals put forward to extend the use of the Guildhall, or to seek funding for any purpose, would involve the Museum Trustees. There is no intent to impose any changes or requirements, only to support the valuable work that is already being done.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Seeking clarification – does this mean other users in the Parish Room? Or more opening hours for the Museum as AS1-5 below? Or both?</p> <p>ASI-5: There is a great demand for increased access to the Museum and for more events to be staged by the Museum.P14</p> <p>Again, point of clarification: does this mean increased hours of opening? Or increased accessibility for people with restricted mobility?</p> <p>We are responding to the request for more hours by increasing Market Day opening hours from 11am – 5pm. Also, we do host a number of group visits when requested by history groups or visiting families. Any group in Laxfield and surrounding areas is welcome to request the same.</p> <p>We are opening for the Easter Weekend 2020 in addition to our usual opening from May to September.</p> <p>As the Plan points out the Museum exists and runs on the voluntary time, interest and dedication of a comparatively few people in terms of its management and stewards. There is a limit to which this can be stretched.</p> <p>Limited mobility issues being partially addressed by new downstairs gallery in our old office space. Staged events outside will be three this year to celebrate our 50th anniversary and the guildhall's 500th. The 2 usual events in the village hall plus a celebration on Church Plain on 20th June.</p> <p>BEI-2: The Guildhall is a medieval building and requires investment to preserve the fabric of the building, improve access and develop its use as a village asset. P36</p> <p>9.11 The Grade 2* listed Guildhall is one of Laxfield's key buildings and is much valued by residents. It currently houses the Museum on the first floor, and the Parish Rooms on the ground floor as well as other areas which are let to tenants for storage. It needs investment in significant repair and maintenance work to preserve it for the long term; work also needs to be done to see whether it is possible to enable it to become financially sustainable and to support more extensive use of this community asset. P43</p> <p>The museum has taken on the old surgery rooms. This is to be admin and place where we can show documents on request. There is only one Parish Room and one room let for storage.</p> <p>Again, seeking clarification of financially viable given our limited funds and scope for more.</p>		<p>We recognise and support the actions already being taken as set out in the comments made.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>And more extensive use?</p> <p>Community Action 2 Establish a Working Group to work with the Trustees of the Guildhall to develop a business case for investment in this historic building to preserve and improve its usability P43</p> <p>We are assuming the business case is for the purpose of seeking funding for the fabric of the building?</p> <p>11.9 The Museum is housed in the 16th Century Guildhall in the centre of the village and holds an extensive village archive, comprising of photos, documents and artefacts. It is open regularly, for limited periods between April and October. Access is limited as it is on the first floor of a Grade 2 listed building and opening hours are limited. There are links with the school, Hartismere House and the community in general via specific outreach packages for education, therapy and research. The village is proud of its museum; when asked what they valued most about the village, over 50% of household survey respondents said they valued the Guildhall and over 70% said 'village history/built heritage'.</p> <p>ASI-5: Laxfield Museum. There is a great demand for increased access to the Museum and for more events to be staged by the Museum.</p> <p>Concerns regarding the fabric of the building and unused space within the Guildhall in general were also raised in the Survey P55</p> <p>As stated above – we are attempting to address the opening hours and mobility issues. There is no unused space at present.</p> <p>ASO-2: Increase access to the material used and curated by the Museum P56</p> <p>Policy LAX 16 - 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: a. 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 b. 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 c. 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.</p> <p>P56</p>		

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>The museum has concerns about economically viable for the reasons stated before.</p> <p>Community Action 14 Work with the Museum Trustees to explore ways of extending use of this valuable asset. Community Action 15 Develop a Parish Infrastructure Investment Plan to provide a clear picture of Laxfield's current and potential assets and ensure that appropriate funding can be provided (and where necessary additional funding sought) to maintain and develop those assets appropriately. P58</p> <p>We make no comment on this policy at this time.</p>	Noted	None
M Coleman	Mid Suffolk District Council	We must protect existing services etc. but at the moment transport is almost non-existent.	Noted	None
J Alchin		Services and facilities require protection to enhance the village's future.	Noted	None
Policy LAX 17 – Open Space, Sport and Recreation Facilities				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
M Coleman		Better use of facilities and modernisation to bring things up-to-date and safe.	Noted	None
J Alchin		Essential alongside further development	Noted	None
M Poole		Paragraph 11:13 states: The pavilion is used by The Horticultural Society alongside its general use. The pavilion is now very seldom used by the Horticultural Society. The village hall is used for the society's annual summer show and occasionally also the Baptist chapel hall, for occasions when there is an overspill of exhibits.	Noted	None
Community Action 10				
M Coleman		Long overdue.	Noted	None
J Alchin		This may already happen?	Noted	None
J Worthington		Special emphasis on designing for shared and extended use	Noted	None
Community Action 11				
J Alchin		Strongly supported.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
G Ayre		I have reservations about community gardens and outdoor gym because of past history of vandalism of children's play area and bottle bank when it was sited there. (how will it be funded?)	Noted	None
R Holland		I do not support the idea of a community garden as there are already allotments which appear neglected/not looked after and I fear the same would happen with this idea. However, I do support the other suggestions of outdoor equipment and an maybe an orchard.	Noted	None
Anonymous		Agree with gym equipment and any sport facility but not a garden or an orchard.	Noted	None
Community Action 12				
J Alchin		As previously referred to - beneficial with ageing population.	Noted	None
Community Action 13				
J Alchin		Engagement of young people - essential.	Noted	None
Community Action 14				
No comments received				
Community Action 15				
J Worthington		Stress this as a strategic tool the PC has to coordinate community initiatives, wider funding sources and links with external agencies and public services.	Noted	None
Chapter 11 – Other Comments				
S Jack		<p>11.1: There is no Dispensing Pharmacy at Hartismere House. Someone dropping off and giving out medications does not a Dispensing Pharmacy make!</p> <p>11.4: The Church is part of the Four Rivers Benefice, not Laxfield and Worlingworth.</p> <p>11.6: See above for Dispensing Pharmacy comments.</p>	<p>Agreed.</p> <p>Agreed.</p>	<p>Amend fifth bullet point of paragraph 11.1 as follows: Sheltered, Retirement and Supported Living Accommodation with a Dispensing Pharmacy</p> <p>Amend first sentence of paragraph 11.4 as follows: 11.4 All Saints Church of England Church is part of the <u>Four Rivers Laxfield and Worlingworth</u> Benefice.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C Emeny		Fully support it. Note 11:13 the Playing field is not used by the Horticultural Society, page 55.	Agreed	Amend third sentence of paragraph 11.6 as follows: This is also the site for a dispensing-pharmacy available to village-residents-as well as Hartesmere House residents; it is also the location for the visiting Mobile Library. Amend final sentence of paragraph 11.13 as follows: The pavilion is used by the Horticultural Society alongside its general use.
J Alchin J Treadway		Groups could be amalgamated. 5. Local Services When the developers of the four new housing estates in Framlingham got underway there was no concern for the affect on the doctor's surgery or the schools or any other aspect of the town's infrastructure. There is a strain on these resources and whilst Fram Surgery seems to be 'about managing' this is not the case in Halesworth, which has an extreme shortage of GP's and waits can be there weeks. I cannot comment on the Fressingfield / Stradbroke surgeries. Development on our village will have an effect on this too.	Noted Noted	None None

Policy LAX 18 – New Businesses and Employment

Suffolk County Council	New Businesses and Employment The opening statement of this Policy states that intensification or retention of employment premises should be supported unless it has "unacceptable impact on... the highways network". One of the basic conditions the Neighbourhood Plan needs to meet is that it "has regard to national policy and advice contained in guidance issued by the Secretary of State" Paragraph 109 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" It is not clear whether "unacceptable impact on... the highways network" is an equivalent test to that set out in the NPPF which could lead to a lack of clarity in decision making.	Agree. The Plan will be amended.	Amend the first sentence of Policy LAX 18 as follows: Proposals for new business development will be supported where sites are located within the Settlement Boundary identified on the Policies Map, where they would not have an unacceptable impact on residential amenity, heritage assets, and the <u>highways-network</u> highway safety <u>or</u>
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Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		To ensure alignment with national policy and that this policy can meet the basic conditions, an amendment to bring the opening statement of this policy in accordance with paragraph 109 of the NPPF is as follows: "...where they would not have an unacceptable impact on residential amenity, heritage assets, and the highways-network <u>highway safety, or the residual cumulative impacts on the road network would be severe.</u> "		<u>the residual cumulative impacts on the road network would be severe.</u>
	Mid Suffolk District Council	Criteria a) refers to support for business outside the settlement boundary where they are located on land designated in the development plan. Ostrn: Which development plan is this?	The wording in this policy is consistent with Policy B&R 17 of the Botesdale and Rickinghall Neighbourhood Plan.	None
J Alchin		Employment is required for younger people - consistent with future development.	Noted	None
L Hunt		The policy states that "... development will be supported where sites are located within the Settlement Boundary identified on the Policies Map." This implies that they have already been identified, which is not the case. This is misleading, so please reword.	It is the Settlement Boundary that is identified on the Policies Map.	None
M Hunt		LAX 18 indicates that land is designated on Policies Map but not shown. This is misleading.	It is the Settlement Boundary that is identified on the Policies Map.	None
Policy LAX 19 – Farm Diversification				
	Mid Suffolk District Council	We make no comment on this policy at this time Para 13.2 Re-arrange the photographs so the order matches the arrows on Map 9.	Noted Agreed	Amend Paragraph 13.2 as follows: There are four entrances to the village – the two principal gateways (<u>numbered 1 and 3 on the map and in the photographs below</u>) are on the main route through the village, the B1117. Number photos as follows: <u>1.</u> Station Road (east bound view) <u>2.</u> Bickers Hill Road (west bound view) <u>3.</u> Vicarage Road (west bound view) <u>4.</u> Framlingham Road (east bound view)

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Para 13.6 Penultimate line. Suggest full-stop after 'dangerous' and start new sentence with "There have ..."	Agreed	Amend second sentence of para 13.6 as follows: Given the general increase in traffic, including large agricultural vehicles, travelling through the village, this is potentially very dangerous. There have already been incidents where cars reversing away from the Co-op have backed into cars parked across the road.
J Alchin		Creative use of land would be beneficial.	Noted	None
J Worthington		In text of report show how CA 16 can be used to develop new business opportunities and diversify local economy and prime sector agriculture	Noted	None
E Nason		No camp sites.	Noted	None
Community Action 16				
D Alchin		Imperative for the future viability of the community.	Noted	None
J Alchin		All group actions would be beneficial.	Noted	None
Community Action 17				
No comments received				
Chapter 12 – Other Comments				
No comments received				
Policy LAX 20 – Public Rights of Way				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
C Emeny		Fully supported 200%	Noted	None
J Alchin		Car sharing is a good/simple plan	Noted	None
	Suffolk County Council	Policy LAX20 regarding Public Rights of Way is exemplary and the County Council is supportive of this policy.	Noted and Thank You	None
Community Action 18				
J Alchin		An amalgamated group.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Community Action 19 No comments received				
Community Action 20				
E Nason		Public transport still needed. Dial-a-ride not possible for some older residents.	Noted	None
S Prendergast		I would add the possibility of a village owned electric car which could be rented per hour by the residents. This might cut down the amount of cars owned by people who only need their car occasionally.	Noted	None
Community Action 21				
C Emeny		In general, I would like the Church Plain to be used only by people visiting the shop, museum, Church & the Royal Oak, not for overnight parking or parking for houses around the area at any time, our shop, Church, pubs & museum are so important to our village & they all need parking spaces.	Noted	None
E Nason		Discourage car parking on pavements and verges.	Noted	None
Anonymous		We have been banging on about parking as long as i can remember, but with more cars needed within the village as there is no other mood of transport, people have utilised space by converting garages, building in their grounds for varying reasons with no thought of where they might park their vehicles. Parking could be made available on the playing field but there again no walking access.	Noted	None
Community Action 22				
Anonymous		We need the shop.	Noted	None
Community Action 23				
M Willis		As we live on Rowes Hill which i think 80% of the village have never heard of, Everything in the plan is very good, but as the road out of the village seems to be one of the most dangerous with all the bends, no street lights or pavements it seems to be forgotten.	Noted	None
Community Action 24				
C Emeny		I just don't think this is possible given the large Co-op delivery lorries. In an ideal world it would be fantastic but I don't think it will happen.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Alchin		Need to promote sustainable methods.	Noted	None
M Stevens		Most things re delivered by vans or post --- do we want an amateur delivery postal system ? Van deliveries are now much improved and economically managed	Noted	None
J Reeve		This would just cause the same problem in a different place. Not seen as a viable option.	Noted	None
Community Action 25				
	Suffolk County Council	Community Action 25 The Community Action 25 which aims to test the feasibility of creating Quiet Lanes is acknowledged. SCC currently has no plans or funding to expand the provisions of quiet lanes within Suffolk, however if groups (such as parish councils) can identify funding to carry out works required to establish a quiet lane then it may be possible. There are criteria for the designation of a Quiet Lane, where a speed and volume survey needs to show low speeds and little use. Quiet Lanes are not traffic calming or speed reducing measures, they are to advise drivers of the likelihood of walkers, cyclists and equestrians. Only one way to slow traffic, that is with speed humps. Consider if have 3 working groups for this Chapter 1. Accessibility 2 Deliveries and storage 3. Active travel and leisure	Noted	None
C Emeny			Noted	None
J Worthington			Noted	None
Chapter 13 – Other Comments				
M Coleman		Excepting where I know little of implications and do not feel strongly either way.	Noted	None
C Emeny		see notes Q. 52	Noted	None
M Willis		Apart from 23	Noted	None
Anonymous		More or less.	Noted	None
J Treadway		2. Parking is an important issue and due to the fact the village hall has remained in the position that was chosen before WW2, when car ownership was limited, it now causes extreme parking difficulty for large events, causing The Street to be crammed with cars. Large vehicles and farming machinery including combine harvesters still go through in the evening.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>3.Speed is an issue not really addressed. We have just one speed camera which is moved to and fro between three sites. This really is insufficient. Despite the cost, there should be one permanently at each end of the B1117.</p> <p>Before, when one failed, Scole Village had one at each end. The road to Hoxne has a chicane added to its eastern entry to slow traffic. The western end is to all intents and purposes, is 'policed.' by the sharp bend.</p> <p>Other measures that have worked is a heightened presence of the speed camera vans, The road through Weybread was regularly covered as was the road from Framlingham to the A.12. This has been very effective.</p> <p>What happens on the B1117 which passes through Laxfield? Nothing! There is a van occasionally in the lay-by at Walpole Cemetery or in the bay just before the road leads up to the Heveningham estate. There is also sometimes one in the lay-by at the cemetery in Stradbroke. Why is Laxfield ignored? We have a bay outside the Baptist Chapel ideal to catch speeding vehicles coming either way. If you live on The Street you are very aware that cars, boy racers and farm vehicles are exceeding the speed limit on a regular basis. Some farm vehicles have wheels as high as the average car.</p> <p>The village shop is excellent and attracts people from other villages. Cars back out of this small car park space with limited visibility into oncoming traffic. The bend is also another hazard. There has been a recent incident on the corner.</p> <p>Surely we:</p> <ol style="list-style-type: none"> 1. Could ask for the speed van to visit the village regularly, especially in the morning and evening peaks 2. Could reinstate the village 'Speed Watch'. I would be happy to be part of a newly trained team. 	<p>Community Action 23 seeks to address these concerns.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Community Action 21 seeks to address these concerns.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>4. Public Transport in the village is appalling. Those with free bus passes have no regular timed bus services. Pointless having it! I use mine on occasional visits to London.</p> <p>I have had many complaints for the elderly and those in Hartesmere House saying they feel marooned. This is as important an issue as fast broadband, I used to drive the community bus from Laxfield to Halesworth on Wednesdays as a volunteer driver. The 15 seater bus was always full and sometimes I could not collect those waiting in Huntingfield due to the numbers on board. I went on this bus just before the service was cut last October. It was still full. Where is the sense in that? We can't expect hourly and daily buses here, but one or two a week with adequate time in Halesworth or Diss must be possible. As the Panorama report made clear at the beginning of March,, since the Thatcher de-regulation of buses in the 80's, bus services have declined by over 50%. Despite even limited funding available to local authorities, these services are cut because as the presenter remarked it is now controlled by profit and not need. Cycling is a dangerous activity leaving the village in any direction. With no public transport any further development would be adding to the issue of global warming.</p>		
	Suffolk County Council	<p><u>Transport</u> Laxfield Village is identified as a Hinterland Village; Station Road, High Street and Vicarage Road are the B road classified road (B1117) part of the strategic highway network is the main route through the village which links the Heveningham to Stradbroke. The village centre is within a 30mph speed limit.</p> <p>The Plan does not show the recent approved site on Framlingham Road DC/19/02312, for 49 dwellings. This site will provide improved pedestrian crossing facilities near the school and to the PROW network.</p> <p><u>Sustainable Travel</u> The issues raised regarding public transport are noted. Shifting to more sustainable modes of transport can help with the reduction of emissions through reducing traffic and congestion, by encouraging the use of non-car modes of transport for short journeys, such as walking and cycling. The interest in this from the parish is highlighted in TIDL-6, which is welcomed by the council. SCC is also supportive of paragraph</p>	<p>Noted</p> <p>The permission has yet to be issued by MSDC</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapter 14 – Other Comments				
M Stevens		BUT --- 14.3 -- state how often --- on at least an annual / 6 monthly basis -- reporting back to the village	Agreed	Amend paragraph 14.3 as follows: The Parish Council will monitor the Plan at least annually to ensure that it remains relevant and appropriate given changes to Local and National Planning Policy and will report the outcome to Parish residents.
Policies Map Comments				
J Alchin	Mid Suffolk District Council	Inset Map if possible, annotate the two housing site allocations on the map	Agree	Inset Map to be amended to annotate housing site allocations.
J Worthington		Beautifully presented, no changes required. Both important maps Parish wide policies map cross reference to relevant policies. Village centre policies map proposed settlement boundary 2018- 2025 See comments in LAX 15.	Noted Noted	None None
J Graham & R Matthews			Noted	None
Appendices Comments				
	Mid Suffolk District Council	Appendix 1 Suggest you many want to add an introductory para' at the top: "The information in this appendix was correct at the time of writing this Plan. Up to date information should be sought from the local planning authority, the Parish Council or appropriate statutory body."	Agree but reference to the Parish Council is not appropriate	Amend Appendix 1 by inserting the following text after the title: <u>The information in this appendix was correct at the time of writing this Plan.</u> <u>Up to date information should be sought from Historic England or Mid Suffolk District Council.</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C Emeny		Appendix 2 point 8 should read Bridge Street, not Gorams Mill Lane. Note: some people call it Market Street as well.	The description will be amended to include reference to Bridge Street.	Amend Appendix 2, point 8 as follows: 8. Bridge House, Gorams Mill Lane (<u>Bridge Street</u>) –
J Alchin		Excellent Comprehensive	Noted	None
C Wingate		Appendix 2 - Buildings of Local Significance Should read - Examples of Buildings, etc. etc. as there are many more than just those listed.	Such an amendment would make the Plan vague and not provide certainty to users of the Plan	None
J Reeve		All addresses referred to as 'The Street' should be amended to 'High Street' (land registry).	The list reflects the description on Historic England's website.	None
S Prendergast		Appendix 3. Local opposition to new builds M/1683/15/FUL and DC/17/04032/FUL, DC/17/06313/FUL was ignored and all degraded the historic houses, all grade 2 that they were built behind and used large pieces of land. Much opposition to M/3642/16/OUT - Ten houses on Bickers Hill. A road with no pavements into the village and possibly the most dangerous area to build in Laxfield apart from opposite the school.	Noted	None
	Suffolk County Council	For Appendix 2: Buildings of Local Interest, farmsteads in Laxfield have been reviewed at a high level for an ongoing project undertaken and funded by Historic England. It is suggested that the Neighbourhood Plan may wish to consider whether the exercise adds any detail/information to the list in Appendix 2, and entries from the project can be seen through the Heritage Explorer.	Noted – thank you. The Heritage Explorer entries will be considered as part of Neighbourhood Plan review	None
Other Comments				
Julie Collett	Clerk to Ubbeston PC	We isolated the main policies from the document minus Policies 3-7 inclusive, which refer to particular potential building sites and we didn't feel it was our place to comment on these. All the other policies we were in support of as they do have an impact on our own area abutting Laxfield parish in as much as the Plan seeks to preserve the character of the countryside; is in line with Ubbeston residents' views on avoiding light pollution and seeking to be as green as possible.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Luke Watson	Office of Rt Hon Dr Thérèse Coffey MP Suffolk Coastal and Secretary of State at the Department for Work & Pensions	<p>Policies which refer to the character of the village of Laxfield, the historic buildings, the amenities, a desire to regulate traffic, encourage alternative means of transport other than cars, preservation of green spaces etc all are welcome statements which are beneficial to Ubbeston as a neighbour and frequent user of all Laxfield has to offer.</p> <p>In brief, Ubbeston Parish Council is supportive of all policies except 3-7 inclusive, where we remain neutral.</p>	Noted	None
Robert C.T.Wardley	Dennington Parish Council	<p>Thank you for sending us your neighbourhood plan consultation document.</p> <p>As chairman of Dennington parish Council, congratulations on producing such a detailed plan, my intention is to place this on our agenda for discussion at our next meeting on the 16th March.</p> <p>We are in discussions at the moment about producing one for Dennington and I'm interested in how long it has taken you from start to finish to produce yours and how many of people were involved to put it together.</p> <p>I'm fully aware of the hard work involved and the possible headaches you may have had however I think you've done extremely well.</p>	Noted and Thank you	None
Ellie Roberts	Water Management Alliance	<p>The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>(https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB.</p> <p>In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following:</p> <ul style="list-style-type: none"> • Should any development propose to discharge surface water to a watercourse within the IDD (directly or indirectly), the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy. (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf). <p>Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such we strongly recommend that any required consent is sought prior to determination of a planning application.</p>		
	National Grid	<p>LAXFIELD NEIGHBOURHOOD PLAN (REGULATION 14) CONSULTATION</p> <p>Representations on behalf of National Grid National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document: About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NKG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use: National Grid Ventures (NGV) is separate from National Grid's core regulated</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed by or in close proximity to National Grid assets An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Please also see attached information outlining guidance on development close to National Grid infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Laxfield 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: - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport 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 vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in italics and deleted text will be in strikethrough.</p> <p><u>Archaeology</u></p>	Noted	None
			Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>The County Council welcomes the references to archaeology within the Neighbourhood Plan. It is suggested that the Neighbourhood Plan may wish to include in the "Laxfield, A Short History" section, that there are Prehistoric and Roman finds recorded from the parish, particularly related to the topography and watercourses, which hints at early occupation in the area.</p> <p><u>Education</u> Early Years Laxfield is in the Stradbroke and Laxfield Ward where at the pre-school there is a surplus of one full time place. As the majority of the planned 70 dwellings are permitted it is not expected that additional early years capacity will be required as a result of the neighbourhood plan. The strategy for Early Years in the Stradbroke and Laxfield Ward in the draft Infrastructure Delivery Framework, which accompanied the draft Joint Local Plan, is to expand the setting in Stradbroke. However, the Joint Local Plan is currently an iterative document and this strategy may be revised.</p> <p><u>Primary Education</u> All Saints Church of England Primary School is the primary education provider for Laxfield, with a capacity of 119 places, however for planning purposes a 95% capacity is used, making a total of 113 places. It is noted the Neighbourhood Plan states that the primary school is already at capacity, which is correct. The school is currently forecast to exceed 95% capacity, with a deficit of 31 places. The quantum of growth proposed for the catchment area does not warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over children coming from out of the catchment area over time via application of the admissions policy (as at October 2019 c.39% of the school roll).</p>	<p>Agreed</p> <p>Noted</p> <p>Noted</p>	<p>Amend first paragraph of Laxfield: a short history as follows: Laxfield arose in Saxon times and Prehistoric and Roman finds recorded from the parish, particularly related to the topography and watercourses, hints at early occupation in the area; it is known that an early church was there and the village itself appears in the Domesday Book. In 1226, Laxfield was given charter to hold a market.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>It is noted that issues around parking near the school have been raised in TIDI-2, ASI-2, and Community Action 21. The permitted DC/19/02312 Land on the South Side of Framlingham Road, Laxfield includes provision of car parking facilities for the school which should help to alleviate some of the issues around parking near the school. The development includes a 17-space car park for the school and 17 spaces for visitor parking for the development and additional drop off spaces for the school.</p> <p><u>Secondary Education.</u> Stradbroke High School is the catchment provider for secondary education, with a capacity of 435 places, however for planning purposes a 95% capacity is used, making a total of 413 places. The school is currently forecast to exceed 95% capacity, with a deficit of 18 places. The quantum of growth proposed for the catchment area does not warrant expansion of the school. It is expected that the additional pupils emanating from this development would take priority over children coming from out of the catchment area over time via application of the school's admissions policy (as at October 2018 c.26% of the school roll). Currently, it is not expected that Stradbroke High School will need to be expanded, however as the Joint Local Plan proceeds, this will be kept under review. The Infrastructure Delivery Plan for the Joint Local Plan indicates that there could be expansion for Stradbroke High School, to accommodate growth arising from allocated housing in the Joint Local Plan, if required in the future. Land for future possible expansion has been proposed in the Stradbroke Neighbourhood Plan within site STRAD16.</p> <p><u>Fire and Rescue.</u> The Suffolk Fire & Rescue Service (SFRS) 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.</p> <p>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</p>	<p>Noted</p> <p>Noted</p> <p>This is not a matter of detail relevant to planning policies but</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>the design/build stage it is extremely cost effective and efficient. 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>should be picked up in the application of the Building Regulations.</p>	
		<p><u>Minerals and Waste.</u> SCC is the minerals and waste authority in Suffolk. Meaning, that the County Council is responsible for making local plans and making planning decisions with regards to minerals and waste facilities. The current planning documents are the Minerals Core Strategy and the Waste Core Strategy. It is expected that these documents will be replaced this year by the Suffolk Minerals and Waste Local Plan (SMWLP).</p>	<p>Noted</p>	
		<p><u>Mineral Resources Safeguarding.</u> The Minerals Core Strategy and SMWLP include policies which safeguard minerals resources from being made inaccessible (sterilised) by development. In Suffolk mineral resources are mainly sand and gravel. Locations of resources are shown through the Minerals Consultation Area (MCA). A small area of the parish is covered by the MCA of the emerging SMWLP, to the west of the parish following the River Blyth. It is not expected that the Neighbourhood Plan proposals would cause a minerals safeguarding issue.</p>	<p>Noted</p>	
		<p><u>Minerals and Waste Facilities Safeguarding.</u> Both the current planning documents and emerging SMWLP contain policies which protect existing waste and mineral extraction facilities. There is a wastewater treatment facility in the parish, however it is not expected that that plan proposals would prejudice the operation of this facility.</p>	<p>Noted</p>	
		<p>It is suggested that there could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030) https://www.suffolk.gov.uk/assets/council-and-</p>	<p>Noted</p>	

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>democracy/consultations-petitions-and-elections/ROWIP-Suffolk-Green-Access-Strategy.pdf</p> <p>This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p><u>General</u> Contents Page: the numbering does not match rest of document.</p> <p>The Parish Wide Policies Map does not appear to show any policies, only the parish boundary and the area of the village centre inset map. It is suggested that this Policy Map could display some of the features shown in the Inset Map.</p> <p>Paragraph 12.5: "back clothed" (p60) please provide a definition or explanation.</p> <p>Policy LAX12: parts a) and c) are repeats, and it recommended that one of the points is removed.</p> <p>Appendix 3 Outstanding Residential Planning Permissions: ref DC/17/05818/FUL has no date of approval (p72).</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</p>	<p>Noted.</p> <p>There are no policy designations that specifically apply to this area.</p> <p>Noted</p> <p>Agreed</p> <p>The permission has yet to be issued by MSDC</p> <p>Noted</p>	<p>Amend Contents page to ensure page numbers are correct</p> <p>None</p> <p>Amend third sentence of paragraph 12.5 as follows: Wherever possible care should be taken to ensure they are back clothed <u>by have a backdrop of</u> vegetation</p> <p>Amend Policy LAX 12 as follows: Delete criteria c. and renumber subsequent criteria accordingly.</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
M Coleman		by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources. The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.	Thank you	None
C Emeny		The people involved here have worked tirelessly and have prepared an excellent draft. Just hope it will become a reality. Huge thanks to all concerned. My reasons for wanting building next to the Old Police Station are as follows:- 1. Children could walk to school from that site 2. Less traffic 3. Straight road 4. It would bring the cemetery into the village centre. This is a must site.	Noted. There is no need at this time to identify additional sites to meet the housing requirement identified by Mid Suffolk District Council.	None
LBrydson		An impressive and comprehensive document	Thank you	None
W Thompson		You have all done remarkable and painstaking work ... what an achievement, well done!	Thank you	None
G Nason		Well done!	Thank you	None
C Emeny		Tremendous work has been done in pulling this together As I know this is the document that will be amended before submission, not that the page numbers in the contents index on page 5 are wrong and need to be corrected before submitting.	Noted and Thank you	None
J Alchin		The document is excellent It is evidence of a significant amount of research, time and commitment by the Neighbourhood Plan Group. It is a quality document that should be adopted, considered and enhance the future of our village. This document should be respected and highly regarded by all relevant parties.	Thank you	None
M Stevens		That MSDC and our elected representative at MSDC and SCC should be invited to comment and where they agree to endorse this draft plan forthwith - by the end of the consultation period and to support it's future implementation.	MSDC are a statutory consultee on the Plan and their comments are recorded in this table.	None
M Willis		other than already stated	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
R Winn		<p>Thank you to the team who have worked so hard to pull this together.</p> <p>Clearly I'm disappointed that outline planning permission was granted to the large development opposite the school, even though it was known this Plan is so close to finalisation. It's a decision that flies in the face of everything said in here. I don't believe Laxfield is reluctant to build, grow, welcome and move forward. But in order to protect what we cherish, this must happen sustainably and collaboratively.</p> <p>Done right, this could be a wonderful opportunity for our community. Let's hope the Neighbourhood Plan has some real influence and isn't simply a tickbox exercise.</p>	Noted and Thank you	None
G Ayre		I would like to thank the team for all of the hard work and vision that has gone into producing the draft Laxfield Neighbourhood Plan. We hope it progresses successfully.	Noted and Thank you	None
J Worthington		A valuable tool for the community through its elected body, the Parish Council (PC) to plan and manage the communities assets.	Thank you	None
C Cawood		Thank you for all your hard work canvassing opinion and writing the draft plan.	Thank you	None
R Capp		I think it is a good all round document to go forward with	Thank you	None
M Blaxill		<p>TRAFFIC -</p> <p>1) As a wheelchair user, I have become ever more conscious of the need for SLOW notices, both sides to be made before traffic turns the corner by the Guild Hall.</p> <p>2) Help with Footpaths can be given by the Ramblers Association. Alde Valley Group working party has done work in Laxfield for a number of years.</p>	Noted	None
S Prendergast		A really thorough piece of work. Commendable, and must put Laxfield forward into a more positive future.	Thank you	None
K Dunkley		I wholeheartedly support the draft neighbourhood plan in its entirety and applaud the dedication and hard work of all those who have worked tirelessly for over 37 years to bring it to fruition.	Thank you	None
M Godfrey		We fully endorse the initiatives to retain the rural nature of the village; we particularly support the initiative to develop outdoor fitness equipment on the playing field and the development of the rural footpaths.	Noted and Thank you	None
H Evans		Congratulations to all those involved for doing such a good job	Thank you	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
W Shuttle	Suffolk Preservation Society	<p>Great piece of work. Many thanks to all in the team that have devoted so much time and effort to develop it.</p> <p>Re: Laxfield Neighbourhood Plan – Pre-Submission Consultation 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 and promoting high quality design, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic settlements such as Laxfield, distinctive for its architectural heritage and landscape quality.</p> <p>Having read the draft plan we would like to congratulate the Neighbourhood Plan team on the excellent document and the thorough assessment work that has been undertaken on landscape, design and heritage. The supporting documentation is comprehensive and provides a robust framework for a raft of sound policies designed to protect the special qualities of your parish. We are particularly pleased to note the inclusion of specific policies relating to Buildings of Local Significance (LAX8), Heritage Assets (LAX9), Dark Skies (LAX10), Design Considerations (LAX11) and Protection of Landscape Setting (LAX13). We also welcome both Community Action point (No 2), for a working group to work on a programme to ensure the conservation of the historic fabric of the Guildhall, and Community Action point (No 3), for a working group to carry out further work to define Design Guidelines. Both of these projects will make a significant contribution through the protection of highly important heritage assets, which contribute to the quality and character of the village, and through ensuring that the identified architectural character and quality of the built environment is protected and that future development safeguards it.</p> <p>We fully support the excellent work of the Neighbourhood Plan team in developing a robust range of policies to safeguard the landscape and heritage of its parish.</p>	Thank you Noted and Thank you	None None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	East Suffolk Drainage Board	<p>RE: Laxfield (Suffolk) Neighbourhood Plan – Pre-Submission Consultation (Regulation 14) The site is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. A copy of the Board's Byelaws can be accessed on our website (https://www.wlma.org.uk/uploads/ESIDB_Byelaws.pdf), along with maps of the IDD (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf). These maps also show which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. In order to avoid conflict between the planning process and the Board's regulatory regime and consenting process please be aware of the following: Should any development propose to discharge surface water to a watercourse within the IDD (directly or indirectly), the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy. (https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf). Whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents. As such we strongly recommend that any required consent is sought prior to determination of a planning application.</p>	Noted	None

Appendix 7 - Schedule of Changes following the Regulation 14 Pre-Submission Consultation Stage

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

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Cover		Amend as follows: Pre-Submission Draft February June 2020	To bring the Plan up-to-date
3	Second paragraph	Amend paragraph as follows: This first draft of the Laxfield Neighbourhood Plan has been prepared by a team of Parish Councillors and volunteers. Known as the first draft of the Submission Draft Neighbourhood Plan, known as the "Pre-Submission Plan", which is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made ahead of it being submitted to Mid-Suffolk District Council. It was subject to public consultation between 22nd February 2020 to Monday 6th April 2020 (inclusive). Following that consultation, amendments have been made in response to comments received and the Plan has been brought up-to-date. It has now been submitted to Mid-Suffolk District Council for further consultation and then examination by an independent examiner. Following the examination, and subject to the examiner and District Council's approval, a referendum of residents will be held to vote on whether the Plan should be used by Mid-Suffolk District Council when deciding planning applications. and it has now reached the formal "pre-submission" consultation stage of the formal preparation process. At the end of the consultation period, all submitted comments will be considered and the Plan will be amended where necessary. The Neighbourhood Plan will then be submitted to Mid-Suffolk District Council for a further round of consultation, followed by an examination by an independent Examiner and, if approved, a village referendum.	To bring the Plan up-to-date
5	Contents	Contents to be updated to include Community Actions as attached to the end of this schedule.	In response to comments
9	Key Milestones	Amend table as follows:	To bring the Plan up-to-date

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<p>Pre-submission draft NP Document approved by Parish Council Jan 2020 Pre-Submission Plan Statutory Consultation (6-week period) Q1-2020 Feb-Apr 2020 Submission of revised NP to MSDC Q2-2020 June 2020 Submission Plan consultation by MSDC (minimum 6-week period) Q2-2020 Q3 2020 Independent examination Q3 2020 MSDC decide to call referendum Q3-2020 Q4 2020 Referendum Q3-2020 May 2021*</p> <p>Insert below table:</p> <ul style="list-style-type: none"> Under Covid-19 restrictions, the Government has currently postponed all neighbourhood plan referendums until May 2021 	
6	Laxfield: a short history	<p>Amend first paragraph of "Laxfield: a short history" as follows:</p> <p>Laxfield arose in Saxon times and Prehistoric and Roman finds recorded from the parish, particularly related to the topography and watercourses, hints at early occupation in the area; it is known that an early church was there and the village itself appears in the Domesday Book. In 1226, Laxfield was given charter to hold a market.</p>	In response to comments
12	HDI-5	<p>Amend HDI-5 as follows: New developments should aim to be compact, consider shared parking and green amenities, minimise the visual impact of car parking, integrate with surrounding neighbourhoods and open space, and balance privacy and community.</p>	In response to comments
26	8.7	<p>Amend the last sentence of Para 8.7 as follows: For groups of four or more units, shared amenity or parking space should be considered. <u>Proposals should also seek to minimise the visual impact of car parking on the character of the area.</u></p> <p>Amend HDI-5 as follows: New developments should aim to be compact, consider shared parking and green amenities, minimise the visual impact of car parking, integrate with surrounding neighbourhoods and open space, and balance privacy and community.</p>	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
26	8.8	Amend first sentence of paragraph 8.8 as follows: Within the 2018 <u>Adopted Local Plan</u> Settlement Boundary there are no cleared sites for developments of four or more dwellings.	In response to comments
26	8.9	Amend paragraph 8.9 as follows: Housing Development 8.9 Housing Development: A key role of the Neighbourhood Plan.....	In response to comments
28	Policy LAX 3	Amend Policy LAX 3 as follows: A site of 0.32 hectares east of Mill Road, as identified on <u>Map 4</u> and on the Policies Map, is allocated for four, three bedroomed bungalows with access from Mill Road.	In response to comments
29	Policy LAX 4	Amend Policy LAX 4 as follows: A site of 0.71 hectares east of Mill Road, as identified on <u>Map 5</u> and on the Policies Map, is allocated for thirteen dwellings including four affordable homes.	In response to comments
34	Policy LAX 7	Amend Policy LAX 7 as follows: All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Proposals to deliver new residential development to <u>Lifetime Homes standards that is adaptable to Building Regulations M(4)2 standards in order to meet the needs of the increasingly ageing and frail population without restricting the needs of young families</u> will be strongly supported. In addition, insert space between first and second sentence and remove character space in "strongly"	In response to comments
35	9.2	Amend second sentence of paragraph 9.2 as follows: A key feature of the historic core (see <u>Map 6 Z</u>) is that although the patterns is considered that of a linear village.....	In response to comments
38	9.7	Amend first sentence of paragraph 9.7 as follows:identifies four keys views in the settlement of Laxfield, <u>which we further summarise as follows:</u>	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
41	Map 8	Amend Map 8 and preceding photos to provide a link, where appropriate, between the view photos and the map.	In response to comments
42	9.9	Amend paragraph 9.9 as follows: Suffolk County Council's Historic Environment Record (HER) provides details of archaeological and historic sites and buildings and finds, and the Archaeological Service should be consulted at the earliest possible stages of preparing a planning application. <u>The public version of the HER can be viewed online through the Suffolk Heritage Explorer.</u>	In response to comments
43	9.11	Amend second sentence of Para 9.11 as follows: Insert full-stop after 'term' and start new sentence with "Work also ..."	In response to comments
44-45	Policy LAX 11	Amend Policy LAX 11 as follows: a. 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 Built Character Assessment and, where necessary <u>on sites located outside the Settlement Boundary</u> , prepare a landscape character appraisal to demonstrate this; b. maintain or create the village's sense of place and/or local character avoiding, where possible, out- developments which do not reflect the lane hierarchy and form of the settlement; c. do not involve the loss of gardens, important open, green or landscaped areas or the erosion of the settlement gaps identified on the Policies Map, which make a <u>positive significant</u> -contribution to the character of that part of the village; d. "... taking mitigation measures into account, do not affect adversely <u>result in a significant adverse effect on</u> ." i. any <u>the</u> historic character, architectural or archaeological heritage assets..." f. produce designs that reflect the character, scale, <u>height</u> and density of the locality;	In response to comments

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46	9.17	<p>g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all <u>appropriate</u> vehicle parking is provided within the plot, <u>a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all highway users and visibility</u> seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>prioritising the movement of pedestrians and cyclists</u>;</p> <p>i. do not result in water run-off that would add to or create surface water flooding; and shall include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits</p>	In response to comments
46	Policy LAX 12	<p>Amend paragraph 9.17 as follows: Broader sustainability concerns also need to be addressed within construction projects, including (but not limited to) water, materials, resource efficiency and biodiversity as well as the economic and social concerns discussed in some of the other areas of this Plan. <u>Measures that reduce water usage including recycling will be supported and where Sustainable Drainage Systems are implemented, designs should seek to mimic the natural environment, and provide amenity and biodiversity benefits.</u></p>	In response to comments received
50	Policy LAX 13	<p>Amend Policy LAX 12 as follows: Delete criteria c. and renumber subsequent criteria accordingly. e. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, photovoltaics, solar panels and grey water <u>recycling and rainwater and stormwater harvesting.</u></p>	In response to comments received
51	Policy LAX 14	<p>Amend Policy LAX 13 iii) as follows: iii) will not have a detrimental impact on the <u>key features of the important views identified on the Policies Map.</u></p> <p>Amend Policy LAX 14 by adding the following additional criterion to the end: d) <u>the inclusion of swift bricks and/or bat boxes within new buildings.</u></p>	In response to comments received

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52	Policy LAX 15	Amend Policy LAX 15 as follows: 5. Field behind Church Walk on left of Goram Mill Lane	In response to comments received
53	11.1	Amend fifth bullet point as follows: <ul style="list-style-type: none"> • Sheltered, Retirement and Supported Living Accommodation with a Dispensing Pharmacy • 	In response to comments received
54	11.4	Amend first sentence as follows: 11.4 All Saints Church of England Church is part of the <u>Four Rivers Taxfield and Worthingworth</u> Benefice.	In response to comments received
54	11.6	Amend third sentence of paragraph 11.6 as follows: This is also the site for a dispensing pharmacy available to village residents as well as Hartesmere House residents; it is also the location for the visiting Mobile Library.	In response to comments received
55	11.13	Amend final sentence as follows: The pavilion is used by the Horticultural Society alongside its general use.	In response to comments received
60	Policy LAX 18	Amend the first sentence of Policy LAX 18 as follows: Proposals for new business development will be supported where sites are located within the Settlement Boundary identified on the Policies Map, where they would not have an unacceptable impact on residential amenity, heritage assets, and the highways network highway safety, <u>or the residual cumulative impacts on the road network would be severe.</u>	
60	12.5	Amend third sentence as follows: Wherever possible care should be taken to ensure they are back-etched by <u>have a backdrop of</u> vegetation	In response to comments received
62	13.2	Amend Paragraph 13.2 as follows: There are four entrances to the village – the two principal gateways (<u>numbered 1 and 3 on the map and in the photographs below</u>) are on the main route through the village, the B1117.	In response to comments received In response to comments received

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63	13.6	<p>Number photos as follows:</p> <ol style="list-style-type: none"> 1. Station Road (east bound view) 2. Bickers Hill Road (west bound view) 3. Vicarage Road (west bound view) 4. Framlingham Road (east bound view) <p>Amend second sentence of paragraph 13.6 as follows:</p> <p>Given the general increase in traffic, including large agricultural vehicles, travelling through the village, this is potentially very dangerous. There have already been incidents where cars reversing away from the Co-op have backed into cars parked across the road.</p>	In response to comments received
65	Community Action 23	<p>Amend as follows:</p> <p>Enhance and enforce Speeding speed limits and improve road safety, working with the relevant authorities.</p>	To correct grammatical error
66	14.3	<p>Amend paragraph 14.3 as follows:</p> <p>The Parish Council will monitor the Plan at <u>least annually</u> to ensure that it remains relevant and appropriate given changes to Local and National Planning Policy and <u>will report the outcome to Parish residents.</u></p>	In response to comments received
68	Village Centre Inset Map	<p>Amend Village Centre Inset Map to identify Settlement Gaps</p>	In response to comments received
69	Appendix 1	<p>Amend Appendix 1 by inserting the following text after the title: <u>The information in this appendix was correct at the time of writing this Plan. Up to date information should be sought from Historic England or Mid Suffolk District Council.</u></p>	In response to comments received
70	Appendix 2	<p>Amend Appendix 2, point 8 as follows:</p> <p>8. Bridge House, Gorams Mill Lane (<u>Bridge Street</u>) –</p>	In response to comments received

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End of Plan		Insert Glossary as set out in pages following this table	In response to comments received

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Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The definition also includes “starter homes”.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Building of Local Significance: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Conservation (for Heritage Policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Hinterland Village: Defined in the Babergh Core Strategy (2014) as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

Local Plan: The plan for the future development of the district, drawn up by the local planning authority in consultation with the community.

Neighbourhood Area: The Neighbourhood Area is that which the Neighbourhood Plan covers. It normally covers a whole parish and is formally designated by the local planning authority upon request of the Parish Council.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals,

lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the Parish.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

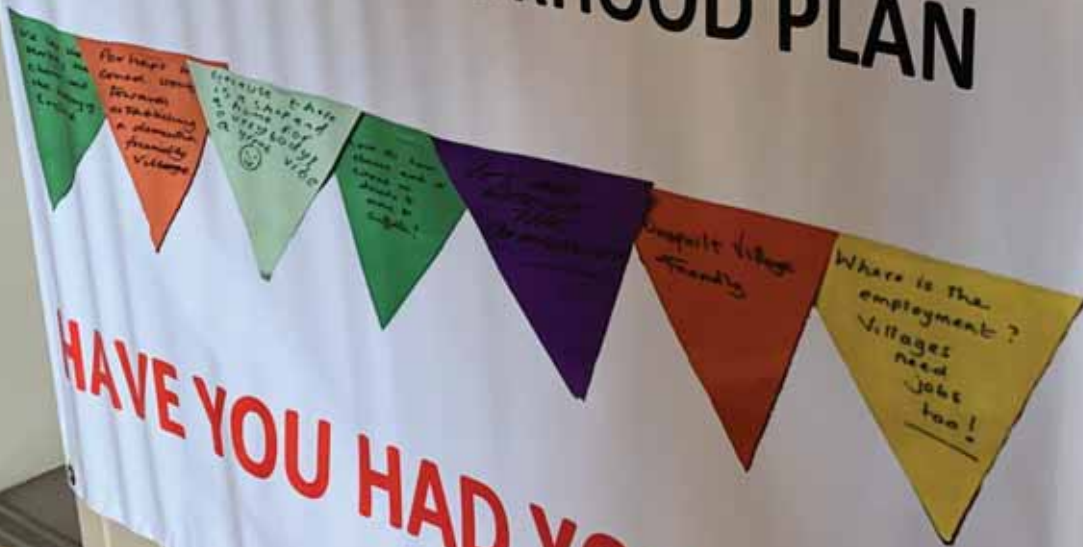
Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Starter Homes: The Housing and Planning Act 2016 provides the statutory framework for the delivery of starter homes. The Act defines starter homes as new homes costing up to £250,000 (£450,000 in London), to be available at a minimum 20% discount on market value to eligible first-time buyers.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004 as amended) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joints two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

LAXFIELD NEIGHBOURHOOD PLAN



HAVE YOU HAD YOUR SAY?

Laxfield

Neighbourhood Plan

2018 -2036