

Mid Suffolk District Council



Laxfield Neighbourhood Development Plan

Submission Consultation Responses

On the 7 August 2020, Laxfield Parish Council (the 'qualifying body') submitted their Neighbourhood Development Plan to Mid Suffolk District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The consultation period ran from Monday 17 August until Monday 12 October 2020.

Nine organisations submitted written representations. They are listed below and copies of their representation are attached. Also included is a copy of late representation.

Ref No.	Consultee
(1)	Suffolk County Council
(2)	Natural England
(3)	Historic England
(4)	Environment Agency
(5)	Anglian Water
(6)	East Suffolk Drainage Board
(7)	Highways England
(8)	National Grid (via Avison Young)
(9)	Suffolk Wildlife Trust
(10)	Locus Planning Ltd (obo Newhall Properties (Eastern) Ltd) * A late rep'

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(1) SUFFOLK COUNTY COUNCIL

Date: 12th October 2020
Enquiries to: Georgia Teague
Tel: [REDACTED]
Email: [REDACTED]



Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich
IP1 2BX

Dear Robert Hobbs,

Submission version of the Laxfield Neighbourhood Plan

Thank you for consulting Suffolk County Council (SCC) on the Submission version of the Laxfield Neighbourhood Plan.

SCC welcomes the changes made to the plan in response to comments made at the Reg. 14 pre-submission consultation stage.

As this is the submission draft of the Plan the County Council response will focus on matters related to the Basic Conditions the plan needs to meet to proceed to referendum. These are set out in paragraph 8(2) Schedule 4B to the Town and Country Planning Act. The basic conditions are:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- b) the making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

Where amendments to the plan are suggested added text will be in *italics* and deleted text will be in ~~strikethrough~~.

Health and Wellbeing

From the Consultation Statement, the plan has been changed following SCC advice regarding adaptable housing. However, there is a minor error, as Policy LAX7 states:

“... adaptable to Building Regulations M(4)2 standards in order to

This should actually be “M4(2)” and SCC apologies for providing inaccurate wording at the pre-submission consultation stage.

Community Actions

In regard to community issues TIDI-2, ASI-2, and Community Action 21, SCC would like to address the concerns around school capacity and parking.

As mentioned in SCCs regulation 14 response, planning application DC/19/02312 Land on the South Side of Framlingham Road, Laxfield includes provision of car parking facilities for 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. This should help to resolve the issues of parking around the school.

There is also potential to expand the primary school to 140 places, if required, which is an available option to resolve the over-capacity issues. This is referred to in the Babergh Mid Suffolk Joint Local Plan Infrastructure Delivery Plan.

I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Georgia Teague
Planning Officer
Growth, Highways, and Infrastructure

(2) NATURAL ENGLAND

Date: 21 August 2020
Our ref: 325359
Your ref: Laxfield Neighbourhood Plan



Paul Bryant
Neighbourhood Planning Officer
paul.bryant@babberghmidsuffolk.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Bryant

Laxfield Neighbourhood Plan – Regulation 16

Thank you for your consultation on the above dated 17 August 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this neighbourhood plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Jacqui Salt
Consultations Team

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(3) HISTORIC ENGLAND



Historic England

By e-mail to: Paul Bryant
Neighbourhood Planning Officer
Babergh and Mid Suffolk Councils

Our ref: PL00689725
Your ref:
Date: 09/10/2020

Direct Dial: [REDACTED]
Mobile: [REDACTED]

Dear Mr Bryant,

Ref: Laxfield Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice 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/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district 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 NP, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Edward James
Historic Places Advisor, East of England
[REDACTED]



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



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(4) ENVIRONMENT AGENCY



Paul Bryant
Babergh and Mid Suffolk District
Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Our ref: AE/2020/125419/01-L01
Your ref: Reg 16
Date: 08 September 2020

Dear Mr Bryant

LAXFIELD (SUFFOLK) NEIGHBOURHOOD PLAN – REGULATION 16 CONSULTATION

LAXFIELD NEIGHBOURHOOD PLAN DESIGNATED AREA

Thank you for your consultation dated 17 August 2020. We have reviewed the submission draft of the Laxfield Neighbourhood Plan (Regulation 16) and have the following comments to make regarding the development plan.

We were satisfied that the regulation 14 draft plan had suitably considered the issues which are within our remit and had informative advice only to offer in our response (ref : AE/2020/124972/01-L01, dated: 06 April 2020).

Please note that the view expressed in this letter is a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.

I hope that this information is beneficial to you. Please do not hesitate to contact me if you have any further queries regarding this matter.

We trust this advice is useful.

Yours sincerely

Mr Mark Macdonald
Planning Advisor

Direct dial [REDACTED]

Direct e-mail [REDACTED]

Environment Agency
Cobham Road, Ipswich, Suffolk, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

End

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(5) ANGLIAN WATER

For Office use only:

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Part's A & B

Part A: Respondent	
Title / Name:	Stewart Patience
Job Title (if applicable):	Spatial Planning Manager
Organisation / Company (if applicable):	Anglian Water Services Limited
Address:	Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire.
Postcode:	PE3 6WT
Tel No:	
E-mail:	

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	LAX 1
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses.

Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is an exceptional use for the purposes of this policy as set out in our previous representations on the Neighbourhood Plan.

We also note that uses considered to be acceptable in the countryside appear to have a demonstrate a local need to be located in the countryside. We don't consider it is appropriate for Anglian Water to have to demonstrate a need for essential infrastructure for our customers to be located in the countryside. As such this requirement should be removed from the wording of the policy.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

It is therefore suggested that the following supporting text be added to the Neighbourhood Plan:

'For the purposes of policy LAX 1 the exceptional uses would include development required by a utility company to fulfil their statutory obligations to their customers.'

It is therefore proposed that Policy LAX 1 be amended as follows:

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: i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii) it cannot be satisfactorily located within the Settlement Boundary.~~

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Laxfield NDP by Mid Suffolk District Council	X

Signed: Stewart Patience

Dated: 18th September 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	LAX 3 and 4
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Laxfield NDP by Mid Suffolk District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	LAX 11
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

Reference is made to sustainable drainage systems (SuDS) being incorporated for all development proposals.

Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality enhancement.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Laxfield NDP by Mid Suffolk District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	LAX 12
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

We note that reference is made to development proposals demonstrating sustainable design and construction measures including water efficiency/re-use which is fully supported. The changes made to the policy in respect of include reference to stormwater harvesting in response to our previous comments is welcomed.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Laxfield NDP by Mid Suffolk District Council	X

Signed: Stewart Patience

Dated: 18th September 2020

(6) EAST SUFFOLK DRAINAGE BOARD



Kettlewell House
Austin Fields Industrial Estate
KING'S LYNN
Norfolk
PE30 1PH

t: +44(0)1553 819600
f: +44(0)1553 819639
e: planning@wlma.org.uk
w: www.wlma.org.uk

Our Ref: 20_02966_P
Your Ref: Laxfield NP Reg 16 Consultation

14/09/2020

Dear Sir/Madam

RE: Draft Laxfield Neighbourhood Development Plan 2018-2036

The Parish is near to the Internal Drainage District (IDD) of the East Suffolk Internal Drainage Board (IDB) and is within the Board's Watershed Catchment (meaning water from the site will eventually enter the IDD). Maps are available on the Board's webpages showing the Internal Drainage District (https://www.wlma.org.uk/uploads/ESIDB_Index_plan.pdf) as well as the wider watershed catchment (https://www.wlma.org.uk/uploads/ESIDB_Watershed.pdf).

If as part of any development, a discharge of surface water to a watercourse within the watershed catchment of the Board's IDD is proposed, the Board request that this discharge is facilitated in line with [the Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. We recommend that the discharge from a site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 163 of the [National Planning Policy Framework](#)). For further information regarding the Board's involvement in the planning process please see our [Planning and Byelaw Strategy](#), available online.

Kind Regards,

Jess

Jessica Nobbs
Senior Sustainable Development Officer
Water Management Alliance



Jane Marson (Chairman) Michael Paul (Vice-Chairman)
Phil Camamile (Chief Executive)



Cert No. GB11990

Cert No. GB11991

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(7) HIGHWAYS ENGLAND

E from: Planning EE <PlanningEE@highwaysengland.co.uk>
Received: 17 August 2020
Subject: Consultation under Reg' 16 of the N'hood Planning (General) Regs 2012 (as amended) - LAXFIELD Neighbourhood Development Plan

Dear Sir / Madam

Thank you for your consultation on the Laxfield Neighbourhood Development Plan.

Laxfield is remote from the Strategic Road Network (SRN), therefore any traffic generated from any future development would be diluted before reaching the SRN with minimal if any noticeable impact.

Consequently, we offer **No Comment**.

Kind Regards

JARROD GOY

Spatial Planning

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Web: <http://www.highways.gov.uk>

[Ends]

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Our Ref: MV/ 15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

07 October 2020

avisonyoung.co.uk

Babergh Mid Suffolk Council
communityplanning@baberghmidsuffolk.gov.uk
via email only

Dear Sir / Madam
**Laxfield Neighbourhood Plan Regulation 16 Consultation
August – October 2020
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 (NGG) 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 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 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. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588


or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

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(9) SUFFOLK WILDLIFE TRUST

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent please complete Part's A & B

Part A: Respondent	
Title / Name:	Mr Jacob Devenney
Job Title (if applicable):	Planning and Biodiversity Adviser
Organisation / Company (if applicable):	Suffolk Wildlife Trust
Address:	Brooke House Ashbocking Ipswich
Postcode:	IP6 9JY
Tel No:	01473 890089
E-mail:	

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.	10.1 – 10.13	Policy No.	LAX14
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support / opposition, or make other comments here:

We are pleased to see that the Laxfield Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it. As stated within the National Planning Policy Framework (2019), development should seek to provide biodiversity net gain, so it is encouraging that this is recognised within the Parish. However, we believe that the plan can be expanded to further safeguard species and habitats from fragmentation caused by development.

We are also pleased to see that the three County Wildlife Sites within the Parish, Laxfield Cemetery, Laxfield Meadow (also known as Mobbs Meadow) and Laxfield Wood are recognised within the plan. Furthermore, Laxfield Meadow is given further recognition as a proposed Local Green Space. This is imperative to ensure that these sites are not threatened by future development.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The Policy states; 'suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.' As the National Planning Policy Framework (NPPF, 2019) Chapter 15 States, planning policy should minimise impacts and provide net gains for biodiversity. Therefore, all development should seek an enhancement, not just an equivalent replacement of lost features.

The policy should be expanded to encompass landscape scale ecological networks. The source of the River Blyth is close to the village. We believe that this river and its surrounding habitats provide a key ecological network for a range of protected species and so should be recognised and protected within this plan. In accordance with the NPPF, ecological networks should be established to ensure that they are more resilient to current and future pressures. Therefore, protecting and enhancing these should be within this policy and ensure this ecological network is maintained. We would be happy to provide additional advice if required.

All future development proposals should apply the mitigation hierarchy to help deliver biodiversity net gain and reduce, as far as possible, negative effects on biodiversity. The mitigation hierarchy requires that in the first instance impacts are avoided, if they cannot be avoided then they should be mitigated for and only as a last resort should impacts be compensated. Enhancement and delivery of biodiversity net gain i.e. an approach that

leaves biodiversity in a better state than before should be part of all development proposals, in line with the Government's emerging Environment Act predicted to receive Royal Assent in 2021. This should therefore be referenced within LAX14's objectives to ensure that future development will not have a negative effect on the area's biodiversity and will deliver a biodiversity net gain.

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the responses through written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ..

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

The publication of the recommendations of the Examiner	<input checked="" type="checkbox"/>
The final 'making' (adoption) of the Laxfield NDP by Mid Suffolk District Council	<input checked="" type="checkbox"/>

Signed: Jacob Devenney

Dated:09/10/2020

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(10) LOCUS PLANNING - obo Newhall Properties (Eastern) Ltd



Locus Planning Ltd
11 Charing Cross
Norwich
Norfolk

Sustainable Communities
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Date: 12th October 2020

Dear Sirs,

Laxfield Neighbourhood Plan - Consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

This letter is prepared by Locus Planning Ltd on behalf of Newhall Properties (Eastern) Ltd, an interested party in planning matters in the parish of Laxfield, Mid Suffolk. Further to correspondence received from Mid Suffolk District Council on 17th August 2020, we wish to make comment on the Draft Laxfield Neighbourhood Plan and specifically the exclusion of land pertaining to planning application reference DC/19/02312 from those sites allocated for housing.

The aforementioned application relates to a development of 49 dwellings at Land on the South Side of Framlingham Road, Laxfield. The application was the subject of a resolution to grant outline planning permission following Mid Suffolk District Council's Planning Committee meeting on 5th February 2020. As per the resolution, a Section 106 Legal Agreement has been drafted and has now reached its final stages. The completion of the Section 106 Legal Agreement and issuing of the Outline Planning Permission is therefore anticipated to take place in the coming weeks. In light of the impending grant of planning permission, we consider the site should be included as an allocation for housing within the Laxfield Neighbourhood Plan.

Thank you for your opportunity to provide comment.

Yours faithfully,

James Platt
Director
Locus Planning Ltd

PHONE

07710239593

EMAIL

info@locusplanning.co.uk

WEB

www.locusplanning.co.uk