

Mid Suffolk District Council

Thurston Neighbourhood Development Plan

Submission Consultation Responses



In December 2018 Thurston 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 21 January until Wednesday 6 March 2019.

In total, 10 organisations submitted representations. These are listed below and copies of their representations are attached.

Ref No.	Consultee
(1)	West Suffolk Council
(2)	Natural England
(3)	Historic England
(4)	Environment Agency
(5)	Highways England
(6)	Anglian Water
(7)	National Grid
(8)	Propop Advisers (obo Mr & Mrs P Hay)
(9)	Gladman Developments Ltd
(10)	Phil Cobbold Planning Ltd

(1) West Suffolk Council

From: planning.policy <planning.policy@westsuffolk.gov.uk>
Sent: 28 January 2019 14:36
To: BMSDC Community Planning
Subject: Response to Thurston Neighbourhood Plan Submission version
Attachments: West Suffolk Councils reponse to Submission version Thurston NP.pdf

Please find the planning policy comments attached.

Kind regards,

Amy Wright
Senior Planning Policy Officer
Planning Strategy
Direct dial: 01284 757616
Email: amy.wright@westsuffolk.gov.uk
www.westsuffolk.gov.uk

Forest Heath District and St Edmundsbury Borough councils

A new West Suffolk Council is being created from the beginning of April 2019. We will continue to deliver the top quality services that Forest Heath District and St Edmundsbury Borough Councils have done while finding improved ways of supporting our communities, businesses and local economy. For more information go to <http://www.westsuffolk.gov.uk/singlecouncil>
#TeamWestSuffolk

[Report, pay and apply online 24 hours a day](#)
[Find my nearest for information about your area](#)

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West Suffolk Council's response to the Submission Thurston Neighbourhood Plan

Please find below some officer level comments from West Suffolk Council's planning policy team. The comments are focused on those areas which could affect cross boundary planning and infrastructure issues in the parishes on Thurston, in Mid Suffolk, and the neighbouring St Edmundsbury parishes of Great Barton and Rushbrooke with Rougham. These comments include considering development outside of the settlement boundary, in the context of seeking to minimise impacts on infrastructure in and around Bury St Edmunds. Please note that these comments have not been member endorsed.

Please note that paragraphs 3.8 and 3.9 are duplicates.

p32. Policy 1- Thurston Spatial Strategy

D) Allows a lot of exceptions to development outside the settlement boundary. It is suggested that this criteria wording is tightened as most types of economic development for example, are capable of supporting the rural economy. This means that there is easily scope for development outside the settlement boundaries. Likewise, specialist housing is not ordinarily sufficient reason to allow development in the countryside.

The new settlement boundary still appears to have sites with planning permission lying outside it despite para 4.5 stating that the proposals are within the boundary, which is inconsistent. It is recommended that these are captured by the settlement boundary.

Policy 2 & 3 – Meeting Thurston's Housing Needs/ Specialist Care Needs

These policies "encourage" the provision of younger person housing/ older person and specialist care facilities. It is suggested that this may not suffice to ensure delivery, and instead such provision could be "required" on sites over a certain threshold if there is a genuine need for this in the village.

Policy 5- Community Facilities

This policy (e) reads as though it would be possible for a community facility to be constructed outside of the settlement boundary "if it is not required or achievable within the settlement boundary." This has potential to pressurise the settlement boundary and make it more difficult to safeguard the character of the area and countryside. It is unclear under what circumstances this would not be required in the settlement boundary. It is suggested that the wording is re-examined and tightened.

Policy 6- Key Movement Routes

Figures 10, 13 and 14 demonstrate Key Movement Routes for walking and cycle safety including the National Cycle Route 51, which is welcomed. It is suggested

that the National Cycle Route 51 is specifically mentioned in the policy wording as a Key Movement Route.

Policy 7 Highway capacity at Key Road Junctions

The identified junction improvements highlighted are welcomed. However, Transport Statements/ Assessments are usually site specific. It would be difficult to hold site owners responsible for the transport impacts of neighbouring developments. Instead, the neighbourhood plan team could investigate pooled funding through s106 or CIL contributions and this policy could look at transport schemes for the village that tackle these existing problem junctions.

Planning Policy

21 January 2019

Date: 27 February 2019
Our ref: 271022



Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

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

T 0300 060 3900

Dear Sir/Madam

Thurston Neighbourhood Development Plan

Thank you for your consultation on the above dated 18 January 2019.

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 the consultation under regulation 16 of the Thurston neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

Yours faithfully
Dawn Kinrade
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

(3) Historic England



EAST OF ENGLAND OFFICE

Mr Paul Bryant
Babergh & Mid Suffolk District Councils
Corks Lane
Hadleigh
Ipswich
IP7 6SJ

Direct Dial: [REDACTED]

Our ref: PL00461993

1 March 2019

Dear Mr Bryant

Ref: Thurston Neighbourhood Plan Regulation 16 Consultation

Thank you for your correspondence dated 18 January 2019 inviting Historic England to comment on the Regulation 16 Submission version of the Thurston Neighbourhood Plan.

We welcome the production of this neighbourhood plan, and are pleased to note that the historic environment of the parish is referred to throughout. Aside from congratulating those involved, we do not wish to provide detailed comments at this time. We would refer you to any previous advice submitted at Regulation 14 stage, and for any further information 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/>

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
Edward.James@HistoricEngland.org.uk



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Mr Paul Bryant
Babergh and Mid Suffolk District Council
Spatial Planning Policy Team
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AE/2019/123757/01-L01
Your ref: ThurstonNP/Reg16
Date: 06 March 2019

Dear Mr Bryant

THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2036 - REGULATION 16 CONSULTATION

THURSTON PARISH COUNCIL

Thank you for your consultation dated 18 January 2019. We have reviewed the Regulation 16 Submission draft for the Thurston Neighbourhood Development Plan, and with regards to our comments provided to the Parish at the Regulation 14 Consultation, we are satisfied that our advice has been incorporated into the Plan document.

Our considerations reflect the scope to which the Plan sets out for future growth development within the Parish. We note that the Plan does not allocation any additional sites for development and so we have no further comments to make. We refer you back to our previous advice comments at Regulation 14 for more detail of environmental considerations that should form the basis for policies within the Plan.

We trust that this advice is useful.

Yours sincerely

A large black rectangular redaction box covering the signature of Mr Ed Abigail.

Mr Ed Abigail
Planning Advisor

Direct dial [Redacted]
Direct e-mail Ed.Abigail@environment-agency.gov.uk



Our ref: Thurston LP
Your ref:

Paul Bryant
Neighbourhood Planning Officer
Babergh & Mid Suffok District Council
Via email

Mark Norman
Operations - East
Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: [REDACTED]

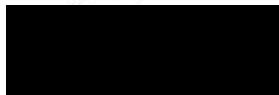
11 February 2019

Dear Sir,

neighbourhood plan consultation

Thank you for your consultation. Your plan promotes sustainable transport, and this is welcomed. The plan also supports the maintenance of village services and infrastructure such as School, butchers, shops, garage and medical facilities. These are important as they reduce the need for people to travel. It is recognised that Thurston is located in a rural area which is part of its charm it also makes the village more susceptible to high levels of car dependency it also fits with the wider policy of Babergh and Mid Suffolk local plan as such impacts on the Strategic Road Network are taken account in their evidence base. Therefore, we have no comment to make on the plan.

Yours faithfully



Mark Norman
Assistant Asset Manager
Operations (East)
Email: mark.norman@highwaysengland.co.uk

(6) Anglian Water

Response Form

Thurston Neighbourhood Development Plan 2018 - 2036

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 Stewart Patience
Job Title (if applicable):	Spatial Planning Manager
Organisation / Company (if applicable):	Anglian Water Services Ltd
Address:	Thorpe Wood House, Thorpe Wood, Peterborough
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.	Policy 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:

Policy 1 states that applicants are required to demonstrate a need for utility infrastructure including that provided by Anglian Water to be located outside of the identified settlement boundary.

Anglian Water's existing water and water recycling infrastructure is located both within urban areas as well as within open countryside.

It is unclear on what basis it would be determined that a need for a rural location had been demonstrated. Anglian Water provides new and improved infrastructure to address the impact of additional development and to ensure we can serve our existing and new customers.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

It is suggested that Policy 1 should be amended to include the following wording:

'c. They relate to necessary utilities infrastructure ~~and where no reasonable alternative location is available.~~'

(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	✓
The final 'making' (adoption) of the Thurston NDP by Mid Suffolk District Council	✓

Signed: Stewart Patience	Dated: 1st March 2019
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Thurston NP Consultation
c/o Mr Paul Bryant
Spatial Planning Policy Team
Babergh and Mid Suffolk DC
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

Lucy Bartley
Consultant Town Planner

Tel: [REDACTED]
n.grid@woodplc.com

Sent by email to:
communityplanning@baberghmid.suffolk.gov.uk

07 February 2019

Dear Sir / Madam

Thurston Neighbourhood Plan Consultation SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customers. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High-Pressure apparatus.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:

Gables House
Kenilworth Road
Leamington Spa
Warwickshire CV32 6JX
United Kingdom
Tel +44 (0) 1926 439 000
woodplc.com

Wood Environment
& Infrastructure Solutions UK Limited
Registered office:
Booths Park, Chelford Road, Knutsford,
Cheshire WA16 8QZ
Registered in England.
No. 2190074



<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>

Electricity distribution

The electricity distribution operator in Babergh and Mid Suffolk Council is Energetics Electricity. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Lucy Bartley
Consultant Town Planner

n.grid@woodplc.com

Wood E&I Solutions UK Ltd
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX

Spencer Jefferies
Development Liaison Officer, National Grid

box.landandacquisitions@nationalgrid.com

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

I hope the above information is useful. If you require any further information, please do not hesitate to contact me.

Yours faithfully

[via email]

Lucy Bartley
Consultant Town Planner

cc. Spencer Jefferies, National Grid

(8) Propop Advisers (obo Mr & Mrs P Hay)

Response Form

Thurston Neighbourhood Development Plan 2018 - 2036

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:	Christopher Haworth
Job Title (if applicable):	Director
Organisation / Company (if applicable):	Propop Advisers
Address:	Old Flint Barn West Farm Bury Road Thetford Norfolk
Postcode:	IP24 2PL
Tel No:	██████████
E-mail:	██

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	Mr & Mrs P Hay, Barton Place Farms
Address:	East Barton Road Great Barton Bury St Edmunds Suffolk
Postcode:	IP31 2QY
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.	1
---------------	--	------------	---

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:

The Settlement Boundary as defined by Policy 1 is incorrect as it does not reflect the recent planning consents for development in the village and also and also does not include various areas of existing development throughout the village

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The Settlement Boundary therefore should be revised to reflect the current position

(Continue on separate sheet if necessary)

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

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.	A	Policy No.	1
---------------	---	------------	---

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:

There is too much emphasis on developments needing to be within the Settlement Boundary. There may be opportunities for small scale development in areas outside the Settlement

Boundary, or not contiguous with the Settlement Boundary, which can meet identified local needs and work well in planning terms

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

The Neighbourhood Plan should recognise that there may be opportunities for small scale development in the short term, outside the Settlement Boundary, which will meet identified local needs. In the longer term, further more significant development may be needed to provide sustainable growth for Thurston

(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 ...

The area covered by the Settlement Boundary is clearly fundamental to the development principles as set out in the proposed Plan

(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 Thurston NDP by Mid Suffolk District Council	X

Signed: Christopher Haworth

Dated: 6th March 2019



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www.gladman.co.uk

Thurston NP Consultation
c/o Mr Paul Bryant
Spatial Planning Policy Team
Babergh & Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

By email only to communityplanning@baberghmidsuffolk.gov.uk

6th March 2019

Dear Sir/Madam,

Thurston Neighbourhood Plan Regulation 16 Consultation

Introduction

This letter provides Gladman Developments Ltd's (Gladman) representations to the submission version of the Thurston Neighbourhood Plan (TNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This letter seeks to highlight the issues within the TNP as currently presented and its relationship with national and local planning policy. Gladman has considerable experience in Neighbourhood Planning, having been involved in the process across the country. It is from this experience that this representation has been prepared.

Legal Requirements

Before a Neighbourhood Plan can proceed to referendum, it must be tested against a set of basic conditions defined in Paragraph 8(2) schedule 4b of the Town and Country Planning Act 1990 (as amended) by way of independent examination. The basic conditions that the TNP must meet are as follows:

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

National Planning Policy

On the 24th July 2018, the Ministry of Housing, Communities and Local Government published the revised National Planning Policy Framework (NPPF). The first revision since 2012, it implemented 85 reforms announced through the Housing White Paper. This version of the NPPF was itself superseded on the 19th February 2019, with the latest version, largely only making alterations to the Government's approach for the Appropriate Assessment as set out in Paragraph 177 of the NPPF.

Paragraph 214 of the 2019 NPPF sets out the transitional arrangements for the implementation of revised national planning policy. Paragraph 214 confirms that development plan documents submitted on or after the 24th January 2019 will be examined against the latest version of the NPPF. Given that the TNP was submitted to Mid Suffolk District Council for Examination before the 24th January 2019, the comments provided within this representation reflect the national policy requirements as previously defined by the 2012 version of the NPPF.

At the heart of the NPPF is the presumption in favour of sustainable development which is seen as the golden thread running through both plan-making and decision-taking. Paragraph 16 sets out that the presumption has implications for how communities engage in Neighbourhood Planning, including the need for Neighbourhood Plans to support strategic development needs, and positively support local development.

Paragraph 17 of the NPPF sets out that Neighbourhood Plans should set out a clear and positive vision for the future of the area, and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood Plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to wider opportunities for growth.

Paragraph 184 of the NPPF makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

Planning Practice Guidance (PPG) is published alongside the NPPF by the Government to provide further guidance on how policies of the NPPF are to be interpreted and implemented by plan-makers. Section 41 of the PPG relates to Neighbourhood Planning. The PPG adds further clarity on the content, timing and role of Neighbourhood Plans. PPG further reiterates the need to ensure that Neighbourhood Plans provide for a positive planning strategy and do not seek to curtail the amount of development planned at the strategic level.

Relationship to the Local Plan

To be found in accordance with the Basic Conditions, Neighbourhood Plans should be prepared to conform to the strategic policy requirements set out within the adopted Development Plan. The adopted Development Plan relevant to the preparation of the TNP is the Mid Suffolk Core Strategy adopted in 2008 and the subsequent Core Strategy Focused Review which was undertaken and adopted by the Council in December 2012.

Mid Suffolk District Council are working with neighbouring authority Babergh District Council to produce a new Joint Local Plan, having consulted on the Regulation 18 document in late 2017. The Parish Council should be mindful of this document as it emerges and draft the policies within the TNP as flexibly as possible to minimise any potential conflicts with the emerging Joint Local Plan.

The housing requirement in the Joint Local Plan will be based upon the new standardised methodology for calculating local housing needs however this methodology is still subject to further alterations following the Governments '*Technical consultation on updates to national planning policy and guidance*'. The Government has stated it will consider further adjusting the methodology to be consistent with ensuring that 300,000 homes are built per year by the mid-2020s. It is not known what impact this will have for the future housing requirement in the Joint Local Plan but this will almost certainly be higher than the figure proposed in the latest Strategic Housing Market Assessment (SHMA) for the District.

The emerging Joint Local Plan proposes to designate Thurston as a Core Village and consulted on a number of options for the percentage of the districts growth that would be appropriate in these settlements. The level of growth that these settlements are required to deliver is yet to be determined and as such the TNP should be as flexible as possible regarding the level of development proposed.

Thurston Neighbourhood Plan

This section highlights the key issues that Gladman would like to raise with regards to the content of the TNP as currently proposed. It is considered that some policies do not reflect the requirements of national policy and guidance, Gladman have therefore sought to recommend a series of alternative options that should be explored prior to the Plan being submitted for Independent Examination.

Policy 1: Thurston Spatial Strategy

The above policy states that new development in the neighbourhood plan area will be focused within the settlement boundary. Development outside the settlement boundary will be limited to development that is required to support the rural economy, meet specialist housing and care needs, or where it can be demonstrated that there are no suitable, available or deliverable sites within the settlement boundary.

Gladman do not consider the use of built-up boundaries to be an effective response to future development proposals if it would act to preclude the delivery of otherwise sustainable development opportunities, as indicated in the policy. The Framework 2012 is clear that development which is sustainable should go ahead without delay. The use of settlement limits to arbitrarily restrict suitable development or apply strict criteria limiting the type or justification for development to come forward on the edge of settlements does not accord with the positive approach to growth required by the Framework and is contrary to basic condition (a).

We suggest that the policy recognises that proposals for development on the edge of the settlement should be considered on their own merits, and further recognises that such development could assist in the delivery of community facilities, such as those listed in criterion c of Policy 5.

Policy 2: Meeting Thurston's Housing Needs

Criterion B of Policy 2 states that all housing proposals for 5 or more dwellings must reflect the need across all tenures for smaller units, specifically designed to address the need of older and younger residents.

Whilst recognising the provision of smaller dwellings to meet the needs of an ageing population and to support younger families, the policy would apply to all residential developments across the neighbourhood plan area. Gladman suggest that the policy clearly states that compliance with this

policy is subject to viability, as at present we consider that in seeking to apply this principle wholly, sustainable development opportunities could be missed over genuine concerns around viability.

We do not believe that this is a reasonable requirement of any development, nor is it reflective of the market realities of providing accommodation for older and younger people. This is considered to be an unsubstantiated design requirement which does not conform with the NPPF 2012.

Policy 4: Retaining and Enhancing Thurston Character Through Residential Design

Policy 4 states that development proposals must demonstrate that they contribute to the features which positively define the plan area's character. In total 8 design criteria are set out within the policy.

Whilst Gladman recognise the importance of high-quality design, planning policies and the documents sitting behind them should not be overly prescriptive and need flexibility in order for schemes to respond to sites specifics and the character of the local area. There will not be a 'one size fits all' solution in relation to design and sites should be considered on a site by site basis with consideration given to various design principles.

Gladman therefore suggest that more flexibility is provided in the policy wording to ensure that a high quality and inclusive design is not compromised by aesthetic requirements alone. We consider that to do so could act to impact on the viability of proposed residential developments. We suggest that regard should be had to paragraph 60 of the Framework 2012 which states that: *"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"*.

Policy 9: Landscaping and Environmental Features

Policy 9 states that development which abuts open countryside must not create a hard edge and a native species landscape buffer of at least five meters is required where a development abuts open countryside.

Whilst Gladman acknowledge the importance of developments not creating a hard edge, we suggest that as currently drafted Policy 9 is overly prescriptive in requiring all proposals for development to provide a five-meter native species landscape buffer wherever the proposals abut open countryside.

Again, we suggest that it is appropriate for the requirement for a landscape buffer, and indeed details regarding the size and content of the landscape buffer, to be assessed on a site-by-site basis, with formal input from the Council's landscape officers being used to determine the individual requirements.

Conclusions

Gladman consider that there is a need for the Parish Council to commit to review the TNP, should the policies and spatial strategy outlined within the "made" Neighbourhood Plan contradict or restrict the capacity of Mid Suffolk District Council in meeting the strategic requirements of the emerging joint plan in a sustainable manner.

Gladman recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national planning policy and the strategic requirements for the wider authority area. Through this consultation response, Gladman has sought to clarify the relation of the TNP as currently

proposed with the requirements of national planning policy and the wider strategic policies for the wider area.

Gladman is concerned that the plan in its current form does not comply with basic conditions (a) and (d). The plan does not conform with national policy and guidance and in its current form does not contribute to the achievement of sustainable development.

Gladman hopes you have found these representations helpful and constructive. If you have any questions do not hesitate to contact me or one of the Gladman team.

Kind Regards,

Megan Pashley
m.pashley@gladman.co.uk
Gladman

Response Form

Thurston Neighbourhood Development Plan 2018 - 2036

The Neighbourhood Planning (General) Regulations 2012 - Regulation 16 (as amended)

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:	Phil Cobbold
Job Title (if applicable):	Director
Organisation / Company (if applicable):	Phil Cobbold Planning Ltd
Address:	42 Beatrice Avenue Felixstowe
Postcode:	IP11 9HB
Tel No:	01394 275431
E-mail:	info@philcobboldplanning.co.uk

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	Mr & Mrs G LeMar
Address:	Popples Barrells Road Thurston
Postcode:	IP31 3SF
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.	Policy No1.
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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:

In its current form Policy 1 does not accord with the NPPF. This is because the NPPF does not exhort a restrictive approach to development outside settlements in the manner set out in Policy 1. Policy 1 obviates a balancing exercise and precludes otherwise sustainable development by default and thereby defeats the presumption in its favour. Therefore, Policy 1 is contrary to paragraph 78 of NPPF 2018.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

1. Policy 1 should be amended in such a way that it permits residential development on land adjacent to the settlement boundary where the proposal fulfils the three objectives of sustainable development set out at paragraph 8 of the NPPF.
2. The settlement boundary shown at Figure 13 and 14 should be extended to include the land shown edged red on the attached drawing 949/TNP/1.

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	✓
The final 'making' (adoption) of the Thurston NDP by Mid Suffolk District Council	✓

Signed: Phil Cobbold

Dated: 6 March 2019



LAND AT BARRELLS ROAD, THURSTON IP31 3SF
Drawing 949/TNP/1