



Wetheringsett cum Brockford Neighbourhood Plan Consultation Statement February 2024

To accompany 2nd Submission Version of the Neighbourhood Plan

Contents

1. Introduction	3
2. Context for this Neighbourhood Development Plan	5
3. Designation of the Neighbourhood Area	6
4. Community Engagement Stages	6
5. Communication	14
6. Conclusion	14
Appendices:	
Appendix A	
Application for Neighbourhood Plan Area Designation and Map	16
Appendix B	
Decision Notice for Neighbourhood Plan Area Designation	20
Appendix C – Residents’ Questionnaire Results	21
Appendix D – Business Survey	24
Appendix E – Placecheck	26
Appendix F – 5 Things Responses	32
Appendix G - Drop-In Exhibition Results	40
Appendix H – Exhibition Publicity/Flyer	52
Appendix I– Regulation 14 Consultation Publicity/Flyer	53
Appendix J– Regulation 14 Consultee Letter/Notification	54
Appendix K – Regulation 14 Consultee List	59
Appendix L – Regulation 14 Response form	62
Appendix M – Regulation 14 Response Table	68
Appendix N- Results of informal consultation housing issues July 2023	116
Appendix O – 2nd Regulation 14 Consultation Publicity/Flyer	119
Appendix P – 2nd Regulation 14 Consultee Letter/Notifications	121
Appendix Q – 2nd Regulation 14 Consultee List	126
Appendix R – 2nd Regulation 14 Consultation Response form	129
Appendix S- 2nd Regulation 14 Consultation Response Table	133

Chapter 1: Introduction

- 1.1 The Wetheringsett cum Brockford Neighbourhood Development Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Wetheringsett cum Brockford and a part of the Government's current approach to planning. It has been undertaken with extensive community engagement, consultation and communication.
- 1.2 The Consultation Statement is designed to meet the requirements set out in the Neighbourhood Planning (General) Regulations 2012 for Consultation Statements. This document sets out the consultation process employed in the production of the Wetheringsett cum Brockford Neighbourhood Development Plan. It also demonstrates how the requirements of Regulation 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.
- 1.3 The Wetheringsett cum Brockford Neighbourhood Plan Steering Group (WCBNPSG) have endeavoured to ensure that the Neighbourhood Plan reflects the desires of the local community and key stakeholders, which have been engaged with from the outset of developing the Plan.
- 1.4 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning (General) Regulations 2012.
- 1.5 Section 15(2) of Part 5 of the Regulations sets out what a consultation statement should contain:
 - a) Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan.
 - b) Explains how they were consulted.
 - c) Summarises the main issues and concerns that were raised by the persons consulted.
 - d) Describes how these issues and concerns have been considered and where relevant, addressed in the proposed Neighbourhood Plan.
- 1.6 This consultation statement will also demonstrate that the process undertaken to produce the Wetheringsett cum Brockford Neighbourhood Development Plan has complied with Section 14 of the Neighbourhood Planning (General) Regulations 2012. This sets out that before submitting a Neighbourhood Plan to the Local Planning Authority (in this case Mid Suffolk District Council) a qualifying body (in this case the Parish Council) must:
 - i. Publicise, in a manner that it is likely to bring it to the attention of people who live or work within Wetheringsett cum Brockford civil parish,
 - ii. Provide details of the proposals within the Neighbourhood Plan.
 - iii. Provide details of where, how and when the proposals within the Plan can be inspected.

- iv. Set out how representations may be made; and
 - v. Set out the date for when those representations must be received, being not less than 6 weeks from the date from when the draft proposals are first publicised.
 - vi. Consult any consultation body referred to in Para 1 of Schedule 1 whose interests the qualifying body may be affected by the proposals for a Neighbourhood Plan.
 - vii. Send a copy of the Neighbourhood Plan to the Local Planning Authority.
- 1.7 Furthermore the Planning Practice Guidance (PPG) at paragraph 15, requires that the qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan and to ensure that the wider community:
- is kept fully informed of what is being proposed,
 - can make their views known throughout the process,
 - has opportunities to be actively involved in shaping the emerging Neighbourhood Plan.
 - Is made aware of how their views have informed the draft Neighbourhood Plan or Order
- 1.8 This document accompanies the 2nd Submission Version of the Wetheringsett cum Brockford Neighbourhood Plan. A previous version of the Neighbourhood Plan was submitted to Mid Suffolk District Council in December 2022 and an Examination conducted by Janet Cheesley commenced in March 2023. However, due to the identification of a procedural error and a conflict between the contents of the Neighbourhood Plan and the SEA and HRA Screening Reports, the Parish Council withdrew the Neighbourhood Plan from Examination in May 2023, and the Examination was suspended. The 2nd Submission Version of the Neighbourhood Plan has been prepared following the suspension of the Examination and with further public consultation and engagement, the details of which are set out in **Section 4** of this statement.

2. Context for the Wetheringsett cum Brockford Neighbourhood Development Plan

- 2.1 The idea of producing a Neighbourhood Plan for Wetheringsett cum Brockford informally began in 2018 and continued during 2019. An initial Steering Group was established, and a village questionnaire was delivered to every household in the parish and replicated on-line using Survey Monkey. 32 responses were received, and all comments were analysed. There was then a brief hiatus in activity from March 2020 due to the COVID-19 pandemic.
- 2.2 At the end of 2020, the Parish Council decided to re-start the process and a formal application for the designation of a Neighbourhood Area was submitted to Mid Suffolk District Council on 15th January 2021. The area designation was approved on 21st January 2021 and covers the entire parish of Wetheringsett cum Brockford.
- 2.3 A new Steering Group (which included some original Steering Group members) was formed. The new Steering Group comprised a mix of local residents from a geographical spread across the parish and one Parish Councillor (rising at a peak to three Parish Councillors). The Parish Council appointed an independent planning consultant to help guide them through the process. The Group was keen to be as democratic and open as possible.
- 2.4 A key driver for the Neighbourhood Plan was to give residents a voice in the sustainable development of the Parish, by developing a Plan that is inclusive, innovative and bespoke to the needs of the parish. By undertaking a Neighbourhood Plan, the Steering Group aimed:
 - To give a voice to the community to influence and shape future development.
 - To enhance the sense of community.
 - To ensure new development is sustainable and protects and maintains the rural character of Wetheringsett cum Brockford.
 - Allow the village to develop sensitively, in terms of design, local linear character, heritage, community facilities, and the natural environment.
 - Establish what is special about Wetheringsett cum Brockford
 - Identify community needs for the use of developer contributions and other possible funds.
 - The Plan is based on evidence from local people, preserving unique and positive features that residents' value. It promotes community cohesion and develops a framework for economic, social, and environmental sustainability.
- 2.5 To spread the word about the emerging Neighbourhood Plan, the Steering Group agreed engagement needed to be effective throughout the process if it were to result in a well-informed plan and a sense of local ownership. Communication is dealt with in **Section 5** of this report.

3. Designation of the Neighbourhood Plan Area

- 3.1 Wetheringsett cum Brockford Parish Council applied to Mid Suffolk District Council for the entire parish to be designated a Neighbourhood Plan area on 15th January 2021. The application was approved on 21st January 2021. The Wetheringsett cum Brockford NDP Area Designation Application, the Neighbourhood Area Map and Designation Statement can all be found on Mid Suffolk's website:

<https://www.midsuffolk.gov.uk/w/wetheringsett-cum-brockford-neighbourhood-plan>

- 3.2 The Neighbourhood Plan area application and Map can be found in full at **Appendix A**.
- 3.3 The Neighbourhood Plan Area Decision Notice can be found in full at **Appendix B**.

4. Community Engagement Stages

- 4.1 The Wetheringsett cum Brockford Neighbourhood Plan Steering Group led on the preparation of the Neighbourhood Plan, and it is hoped that the document reflects the community's vision and aspirations for the future of the parish. In order, to create a Plan that represents the needs and aspirations of residents, the Steering Group have drawn upon a number of sources including evidence gathered through the various stages and as a result of stakeholder and community input.

Neighbourhood Plan Steering Group

- 4.2 The management of the Neighbourhood Plan process has been undertaken by the Steering Members themselves with support from the Parish Council and other local residents as required. The Steering Group has consisted on average of between 7-9 members who are all local residents, geographically evenly spread throughout the parish. The Steering Group has been supported through the process by an independent consultant who was appointed initially in March 2020 and then again in January 2021. The Steering Group has met monthly since January 2021 although there have been considerable periods when the Group have met fortnightly depending on workload. The majority of the meetings have been held on ZOOM in order to accommodate the consultant but also due to the geographical spread of the Group members around the Parish. Parish Council representation has ranged from 1-3 Parish councillors on the group
- 4.3 There is a dedicated Neighbourhood Plan web page which is located on the parish council's website and contains details of the progress of the Neighbourhood Plan, together with copies of the consultation materials and exhibition boards used for consultation events together with feedback from those events. The Wetheringsett cum Brockford Neighbourhood Plan webpage has been updated regularly to provide

information to residents about the process and as well as advance notice of any consultations or events and any write ups from those events.

- 4.4 Details of all consultation events were also published in the Parish newsletter. Posters and flyers were used to publicise events. Feedback from the consultation events indicated that the parish magazine was the most effective form of communicating and promoting the Neighbourhood Plan events. An update for the Parish Council on Neighbourhood Plan progress was presented at every meeting.

Evidence Gathering, Village Questionnaire and 5 Things Survey.

- 4.5 Early work on the Neighbourhood Plan began in 2018 and moved into 2019. A questionnaire was delivered to all households in the parish in February 2019. The questionnaire was also replicated online using Survey Monkey. The questionnaire sought feedback on issues relating to future development in the parish such as housing, environment, community facilities, access and transport. The questionnaire was publicised via the website and the parish magazine. 39 responses were received which included 8 paper responses and 31 on-line. The questionnaire results are shown at **Appendix C**.
- 4.6 Work on the Neighbourhood Plan was paused during the majority of 2020 due to the Covid-19 pandemic and then restarted at the beginning of 2021. The new Steering Group sought to re-engage with the community and began structured conversations with a range of stakeholders including, the Church, the School, the Village Hall, community groups and The Middy. The views of local businesses were also sought via a short business questionnaire (**Appendix D**) which sought to understand their future aspirations and plans. In addition, Steering Group members developed a short 5 Things Survey which it promoted via the parish magazine. This short survey sought to elicit from people their 5 favourite things about the parish, what they might like to improve and what they might like to change. 31 responses were received. The survey was also repeated at a specific session with a group of young people in the village run by one of the Steering Group members. This exercise was run in tandem with the Placecheck survey on the website which invited comments from local people to be recorded using pins on an electronic map. The results of the Placecheck exercise is shown at **Appendix E** and the 5 Things at **Appendix F** The Steering Group reviewed the results of all of these exercises and developed a draft vision and objectives for the Plan

Public Drop-in Sessions September 2021 - Policy Ideas

- 4.7 During the spring and summer of 2021, the Steering Group developed a number of draft policy ideas. In September 2021, a Policy Ideas-Drop-in Exhibition was held over two consecutive days which introduced a number of thematic draft policy ideas covering housing, natural environment, design, historic environment, community and access. Feedback from local people was sought on the draft policy ideas. The Exhibition session were held in All Saints Church as the Village Hall was being

refurbished. The exhibitions were held on Friday 17th September between 4pm and 7pm and Saturday 18th September between 10am and 2pm.

- 4.8 The information boards at the Exhibition explained what a Neighbourhood Plan was, what its scope was, the draft timetable and how to find out further information on the future stages. The consultation boards asked for feedback on the vision and objectives, and the specific policy ideas such as new housing, important views, non-designated heritage assets, community facilities and local green spaces. Maps were available for annotation.
- 4.9 All comments left were recorded and a write-up of the results of the exhibitions, together with the exhibition material was posted on the Neighbourhood Plan website.



- 4.10 The write-up from the exhibitions can be found at **Appendix G**. An example of the publicity for the event is at **Appendix H**. Over the two days, 49 people attended the exhibition and left their comments on the draft policy ideas. The drop-in was publicised via a flyer, the parish magazine and social media. The results of the Exhibition were written up and posted on the Neighbourhood Plan website.
- 4.11 Analysis undertaken by the Steering Group of the results of the exhibition sessions reveals a number of issues for the parish with some consistent themes emerging:
- Protect green spaces – playing field, cemetery, churchyard, meadow, play area, Hockey Hill, allotments, war memorial field
 - Encourage access by foot and by bicycle
 - Protect wildlife habitats from development
 - Keep indigenous hedges
 - Don't develop between the hamlets
 - Protect important views – those towards, church, from Hockey Hill, top of Hall Lane
 - Protect dark skies
 - Retain existing facilities e.g. church, hall, school and Middy
 - Ensure pavements are clear and safe for people to use
 - No suburbanisation of landscape
 - 20mph speed limit through the village

- Protect heritage and the conservation area
- Need high quality design that reflects rural character
- Prevent development that doesn't fit with the aesthetics of the village
- No flats
- Off street parking for new development
- Protection for listed buildings
- Housing needs to be close to facilities
- No large-scale development in the village
- Infill is better than development on greenfield land
- Affordable housing for locals first
- Affordable housing to be integrated into a mix of developments
- Business use needs to be appropriate to a rural area and have noise, pollution, or other environmental impacts

Pre-Submission Consultation (Regulation 14) 20th June to 5th August 2022.

- 4.12 The results of the public exhibitions and the evidence base were considered in detail by the Steering Group during the late 2021 and early 2022 and work began on drafting the pre-submission version of the Plan.
- 4.13 The Pre-Submission Regulation 14 Consultation was undertaken between 20th June and 5th August 2022. The consultation period was just longer than the statutory 6 weeks period.
- 4.14 The consultation began, with hard copies of the Plan, being available for view in the porch of All Saints Church and a flyer publicising the consultation and explaining how to respond was delivered throughout the parish. (**Appendix I**) Copies of the plan and the response form (**Appendix L**) were posted onto the website, which also contained full details of the consultation dates.
[Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](#)
- 4.15 Notification letters were sent to the owners of proposed Local Green Spaces and Non-Designated Heritage Assets. The pre-submission consultation was publicised via social media and via an article in the Parish Magazine. A copy was also sent to Mid Suffolk District Council who included details of the consultation on their Neighbourhood Plan website.
<https://www.midsuffolk.gov.uk/w/wetheringsett-cum-brockford-neighbourhood-plan>
- 4.16 Notifications of the consultation and details of how to view the draft plan and submit and return comments were sent to a wide range of consultees. (**Appendix J**) The list of consultees is shown at **Appendix K**.
- 4.17 Following the closing date of the Pre-Submission Consultation, responses had been received from 7 members of the public including 2 local landowners. In addition, responses had also been received from the following consultees:
- Mid Suffolk District Council
 - Natural England

- Historic England
- Suffolk Wildlife Trust
- Anglian Water
- National Grid
- Suffolk County Council
- National Highways
- Mendlesham Parish Council
- Defence Infrastructure Organisation
- Internal Drainage Board

4.18 All responses were acknowledged, and respondents informed that their comments would be considered by the Steering Group. The Steering Group considered all responses received at their meetings in September and October 2022, and each separate comment received consideration. The response table is at **Appendix M**. Each individual comment has been logged and assessed. The table shows each individual comment made together with the response of the Steering Group and any proposed changes to the Plan.

Summary of key issues raised.

4.19 The key issues raised during the REG14 consultation exercise can be summarised as:

- General support for the plan
- Housing policies – clarification on the proposed allocation, affordable housing mix
- Clarification required on existing permissions (commitment)
- Request for a settlement boundary amendment at Wetherup Street
- Support for the environmental and heritage policies
- Support for the policies on community facilities
- Suggestions for strengthening of policies and clarity around wording.
- Comments in respect of clarity of maps and photographs
- Request for NDHA to be removed

4.20 Following consideration of these representations the following key changes were made to the NDP policies:

- Factual updates and correction of errors
- Update on the position of the Babergh Mid Suffolk Joint Local Plan
- Inclusion of further justification to support Policy WCB1
- Removal of references to standards M4 (2) and (3) from WCB2
- Amended the affordable housing mix in WCB2
- Amendment to affordable housing %
- Inclusion of reference to Dementia friendly developments

- Removal of one proposed NDHA
- Inclusion of references to Suffolk Guidance for Parking
- Clarification of status of existing permissions
- Minor amendments to policy wording.
- Minor amendments to wording of Objective 2.
- Changes to supporting text throughout the plan.
- Amendments to mapping.
- Factual updates following publication of latest version of the BMSJLP in November 2020.

REG 16 – Submission

- 4.21 Following consideration of the revised Neighbourhood Plan documents at the Steering Group meeting of 21st November 2022 and approval by Wetheringsett cum Brockford Parish Council on 5th December 2022, the Neighbourhood Plan and its supporting documents were submitted to Mid Suffolk District Council (MSDC).
- 4.22 Regulation 16 consultation was undertaken by Mid Suffolk between January and March 2023. The Examination was commenced at the end of March 2023 and later suspended in May 2023 following the withdrawal of the Neighbourhood Plan by the Parish Council. The Examiner had identified a conflict between the Neighbourhood Plan content and the SEA and HRA Screening Reports relating to a piece of land at Brockford Street, which the Neighbourhood Plan had included as an allocation.

Revised Neighbourhood Plan

- 4.23 Following withdrawal of the Neighbourhood Plan from Examination, the Neighbourhood Plan Steering Group were keen to make progress on the Plan, however the issues identified by the Examiner meant that work on the Plan needed to go back in the process prior to Regulation 14 Pre-Submission stage. Whilst the Neighbourhood Plan was subject to Examination, two outstanding appeal decisions were determined in the parish, both at Hockey Hill. An application for 11 dwellings was dismissed whilst an application for 14 dwellings on the former football field was upheld. This latter site was identified as a Local Green Space in the previous version of the draft Neighbourhood Plan.

Informal Consultation on Housing Issues (July 2023)

- 4.24 Given the appeal decisions and the fact that the issues identified by the Examiner related to land for new housing, the Steering Group decided to undertake some further informal consultation with local residents on housing issues. The consultation information used updated housing figures taking into account the recent appeal decision and updated housing figures provided by MSDC. The pause in the Neighbourhood Plan process allowed the Steering Group to check with the community in respect of views on new housing.
- 4.25 The consultation took the form of an update on the position of the Neighbourhood Plan (following the suspension of the Examination), updated information on housing commitments and posed a simple question: ***Do you think the Neighbourhood Plan should be allocating more land for housing (above that that already permitted)?***.
- 4.26 The informal consultation ran for 31 days during July 2023, and was publicised via

the village Facebook group, the Parish Council website/Neighbourhood Plan page, posters on village noticeboards and via the parish newsletter which included a return slip and was delivered to every household in the parish. Responses could be emailed or returned in hard copy to the Church porch which has acted as the deposit point for Neighbourhood Plan consultations.

4.27 At the end of the consultation, 20 responses had been received from local residents. The majority of respondents considered that there was not a need for the Neighbourhood Plan to make further allocations for new housing development. The reasons given for this included the permission for 14 dwellings at Hockey Hill and the poor level of local infrastructure and services including transport links. There was also some limited support expressed for new housing, citing concerns over the future of the rental market in the parish. The results of the consultation are contained in **Appendix N** and the key points are summarised below:

- Concerns over a lack of infrastructure in the parish to support further growth
- Sufficient housing already exists in the parish and there is no need to allocate more
- New housing is required to meet housing needs
- If new housing is to be allocated it should be in the main part of the settlement close to the school and it should be smaller affordable housing for families to support the school.

2nd Pre-submission (Regulation 14 Consultation) – 16th October to 30th November 2023

4.28 The results of the informal consultation and updates on the position of the BMSJLP and to the NPPF in September 2023, were considered in detail by the Steering Group during the summer and early Autumn of 2023 and work began on preparing the next version of the Neighbourhood Plan, which was to be titled the 2nd Pre-Submission Consultation Version.

4.29 Prior to the 2nd pre-submission consultation taking place the following amendments were made to the Neighbourhood Plan:

- Factual updates to reflect the current position of the Local Plan
- Factual updates to reflect the latest position in respect of current planning permissions and appeal decision
- Factual updates to reflect the publication of NPPF September 2023
- Removal of former site allocation at Brockford Street
- Removal of Local Green Space at Hockey Hill

4.30 The 2nd Pre-Submission Regulation 14 Consultation was undertaken between 16th October and 30th November 2023.

4.31 The consultation began, with hard copies of the Plan, being available for view in the porch of All Saints Church and a flyer publicising the consultation and explaining how to respond was delivered throughout the parish. (**Appendix O**) Copies of the plan and the response form (**Appendix P**) were posted onto the website, which also contained full details of the consultation dates.

<http://wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/>

- 4.32 Notification letters were sent to the owners of proposed Local Green Spaces and Non-Designated Heritage Assets. The pre-submission consultation was publicised via social media on the village Facebook page and via an article in the Parish Magazine. A copy was also sent to Mid Suffolk District Council who included details of the consultation on their Neighbourhood Plan website.
- 4.33 Notifications of the consultation and details of how to view the draft plan and submit and return comments were sent to a wide range of consultees. (**Appendix Q**) The list of consultees is shown at **Appendix R**).
- 4.34 Following the closing date of the 2nd Pre-Submission Consultation, responses had been received from 5 members of the public. In addition, responses had also been received from the following consultees:
- Mid Suffolk District Council
 - Natural England
 - Historic England
 - Anglian Water
 - Environment Agency
 - Suffolk County Council
 - National Highways
 - Debenham Parish Council
- 4.35 All responses were acknowledged, and respondents informed that their comments would be considered by the Steering Group in due course. The Steering Group considered all responses received at their meetings in December 2023 and January 2024 and each separate comment received consideration. The response table is at **Appendix S**. Each individual comment has been logged and assessed. The table shows each individual comment made together with the response of the Steering Group and any proposed changes to the Plan.
- 4.36 Following the conclusion of the 2nd Pre-Submission consultation, the following amendments were made to the Neighbourhood Plan
- Factual updated to reflect the adoption of Part 1 of the BMS Joint Local Plan
 - Changes to the wording of Policy WCB2 to reflect the MSDC position re First Homes
 - Amendments to supporting text and Policy WCB6 to reflect concerns raised following recent flood events in the parish.
 - Other factual amendments and correction of typos and mapping errors.
 - Updates to Policy WCB9 to reflect the latest position on Biodiversity Net Gain
 - Updates to reflect the publication of the NPPF in December 2023.

REG 16 – Submission

- 4.37 Following consideration of the revised Neighbourhood Plan documents at the Steering Group meeting of 15th January 2024 and approval by Wetheringsett cum Brockford Parish Council on 5th February 2024, the 2nd Submission Version of the Neighbourhood Plan and its supporting documents were submitted to Mid Suffolk District Council (MSDC).

5. Communication

- 5.1 Good communication is key to the local community feeling included and informed about the progress and content of the Wetheringsett cum Brockford Neighbourhood Plan.
- 5.2 The Neighbourhood Plan had a specific page on the Parish Council website which was updated regularly during the production of the Neighbourhood Plan and new information included to publicise upcoming consultations as well as the results of the consultation exercises including all exhibition and consultation material, Neighbourhood Plan documents and contact details.
- 5.3 To spread news of the emerging Neighbourhood Plan, the Steering Group used:
- Neighbourhood Plan website
 - Flyers delivered around the parish delivered by Steering Group Members
 - Event posters which went up throughout the Parish
 - Updates to the Parish Council
 - Regular articles and updates in the Parish Magazine, including specific consultation response slips
 - Updates and postings on the Village Facebook page
- 5.4 Copies of the exhibition boards for the drop-in sessions and consultation documents were placed on the website so that anyone unable to attend the events was able to view the information. The results of each stage of consultation have also been placed on the website to provide an overall picture of comments received.

6. Conclusion

- 6.1 The programme of community engagement and communications carried out during the production of the Wetheringsett cum Brockford Neighbourhood Plan used a range of mechanisms and sought to reach a wide range of the local population and provided opportunities for many parts of the local community to input and comment on the emerging policies.
- 6.2 The comments received throughout and specifically in response to the policy exhibitions, the Pre-Submission (Regulation 14) consultation, the informal consultation on housing issues and the 2nd Pre-Submission (Regulation 16) consultation draft of the Wetheringsett cum Brockford Neighbourhood Development Plan have been addressed, in so far as they are practical, and in conformity with the National Planning Policy Framework and the policies in the development plan for Mid Suffolk and the Adopted Part 1 Babergh-Mid Suffolk Joint Local Plan.

APPENDICES

Appendix A

Application for Neighbourhood Plan Area Designation and Map

Appendix B

Decision Notice for Neighbourhood Plan Area Designation

Appendix C – Village Questionnaire Results

Appendix D – Business Survey

Appendix E – Placecheck

Appendix F – 5 Things Results

Appendix G - Drop-In Exhibition Results

Appendix H – Exhibition Flyer

Appendix I – Regulation 14 Consultation Publicity/Flyer

Appendix J – Regulation 14 Consultee Letter/Notification

Appendix K – Regulation 14 Consultee List

Appendix L – Regulation 14 Response Form

Appendix M - Regulation 14 Response Table

Appendix N – Results of Informal Consultation on Housing

Appendix O – 2nd Regulation 14 Consultation Publicity/Flyer

Appendix P – 2nd Regulation 14 Consultee letter/Notification

Appendix Q – 2nd Regulation 14 Consultee List

Appendix R – 2nd Regulation 14 Response Form

Appendix S – 2nd Regulation 14 Response Table

Appendix A: Application for Neighbourhood Plan Area Designation and Map

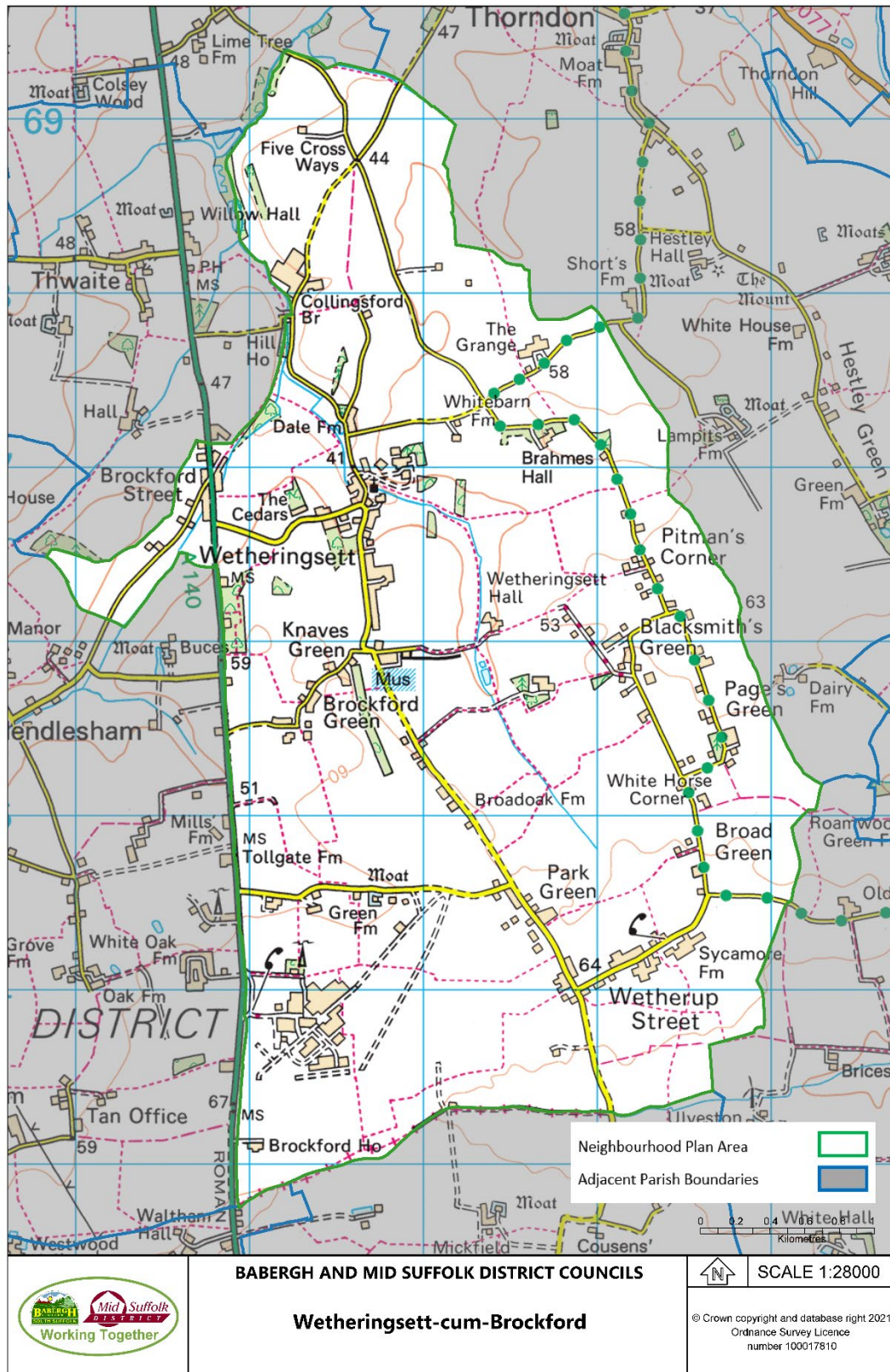


Application to designate a Neighbourhood Area

Town and Country Planning Act 1990 Neighbourhood Planning (General) Regulations 2012 (as amended)	
Parish clerk details	
Title	Mrs
First name	Lynne
Last name	Cockerton
Property name/number	23
Address line 1	High Street
Address line 2	
Town/Village	Debenham
County	Suffolk
Postcode	IP14 6QL
Email address	lynne.cockerton@btopenworld.com
Additional contact details (if different)	
Title	
First name	
Last name	
Property name/number	
Address line 1	
Address line 2	
Town/Village	
County	
Postcode	
Email address	
Relevant body	

Confirmation that you are the relevant body to undertake neighbourhood planning in your area in accordance with the regulations	Yes
District	Mid Suffolk District Council
Parish	Wetheringsett-cum-Brockford
If adjacent LA/Parish was selected these details have been provided	
Name of neighbourhood area	
Name by which the neighbourhood area will formally be known	Wetheringsett cum Brockford Neighbourhood Area
Extent of the area	
Intended extent of the area	Whole parish boundary area
Is assistance with an OS plan required	Yes
To satisfy Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 the following statement has been provided to explain why the area being proposed is considered appropriate:	
<p>Following attendance by Parish Councillors at presentations relating to Neighbourhood Plans in mid 2018, the Parish Council agreed on 3rd September 2018 to proceed with a Neighbourhood Plan in principle and explore the issue further. In October 2018, there was agreement to form a Working Group. Recruitment of the Working Group took place in early 2019, with a first formal meeting on 5th April 2019. A Village Survey was undertaken in summer 2019 with responses received online and by post. The survey covered a wide range of issues including use of village amenities, views on future development and improvements to the area. The survey was designed to be inclusive and sought feedback from the parish as a whole. The proposed Neighbourhood Area is intended to be similarly inclusive. Following changes in Working Group Membership, further recruitment for members took place using the parish magazine in Autumn 2020. A website and terms of reference have been established and the results of the village survey have been analysed. A planning consultant to assist with the process has also been identified.</p>	
Intention of neighbourhood area	
The following is intended to be undertaken within the neighbourhood area	Neighbourhood Development Plan
Support provided for this choice:	
Parish Council meetings and minutes (specifically those for September 2018, October 2018), Village Survey in 2019, Neighbourhood Plan publicity through parish magazine, facebook and the website.	
Adjoining parish clerk details (multi-parish areas)	
Details of adjoining parish or parishes clerk details if provided	None required

Declaration	
I/we hereby apply to designate a neighbourhood area as described on this form and on the accompanying plan.	
Name(s)	Lynne Cockerton
Date	15/01/2021



Appendix B: Decision Notice for Neighbourhood Plan Area Designation



NEIGHBOURHOOD PLAN AREA DESIGNATION NOTICE WETHERINGSETT-cum-BROCKFORD NEIGHBOURHOOD PLAN

Mid Suffolk District Council received an application from Wetheringsett-cum-Brockford Parish Council (the 'Relevant Body') to designate the whole of the parish as a Neighbourhood Plan Area on the 15 January 2021.

The application was made under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended). A copy of the application, and a map which identifies the area to which this relates can be found on the District Council website at:

<https://www.midsuffolk.gov.uk/WetheringsettNP>

Regulation 5A states that ... "where - (1)(a) a local planning authority receives an area application from a parish council, *and* (1)(b) the area specified in the application consists of the whole of the parish council's area, (2) the local planning authority must exercise their powers under section 61G of the 1990 [Town and Country Planning] Act to designate the specified area as a neighbourhood area."

Regulations 6 and 6A relating to publicising an area application do not apply in this instance. Therefore, in accordance with Regulation 5A(2) and 7(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended) Mid Suffolk District Council hereby give notice that it has designated the parish of Wetheringsett-cum-Brockford as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by the Parish Council.

Tom Barker

Assistant Director - Planning for Growth
Babergh and Mid Suffolk District Council

Dated: 21 January 2021

Babergh District Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.babergh.gov.uk

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.midsuffolk.gov.uk

Appendix C: Village Questionnaire Results 2019

VILLAGE QUESTIONNAIRE 2019 RESULTS

Compiled on 11th November 2019

31 Responses online

8 Paper responses

This questionnaire gives you the chance to help guide the future development of Wetheringsett cum Brockford

Please complete this questionnaire ideally via the following link:

<https://www.surveymonkey.co.uk/r/6ZD35WQ>

And encourage others in your household and neighbours. Its open to any residents of Wetheringsett cum Brockford who are over the age of 16.

1. Where in the parish do you live?

Wetheringsett village	16	Knaves Green	Pitman's Corner	3	Park Green	3
Brockford Street	3	Blacksmith's Green	1	Wetherup Street	10	Broad Green
Page's Green	2	White Horse Corner		Brockford Green		

2. What is your postcode?

IP14 5QH (3) IP14 5PP IP14 5PR IP14 5PX (2) IP14 5QF (9) IP14 5PQ (2)
 IP14 5PZ
 IP14 5PN IP14 5QG IP14 5QA (2) IP14 5PE IP14 5NF IP14 5QJ IP14
 5PL (5)
 IP14 5QY (2) IP14 5XB (2) IP14 5HF IP14 5PH IP14 5PU

3. What is your age?

16-24 25-39 **1** 40-55 **16** 56-70 **14** 70+ **8**

4. How long have you lived in Wetheringsett cum Brockford?.....

1 yrs
 2 yrs (2)
 3 yrs
 5 yrs
 6 yrs
 7 yrs
 8 yrs
 13 yrs
 14 yrs
 18 yrs
 24 yrs
 25 yrs
 28 yrs

 36 yrs
 44 yrs
 75 yrs

5. Do you have any children?

Yes **28** No **11** If yes how many.....**1 2 3**

6. If yes do they live at home in Wetheringsett cum Brockford?

Yes **12** No **23**

7. What is your work status?

Employed **17** Self employed **8** Part time work **4** Retired **9**
Student Other **1 full time Mum**

8. If you are employed, are you employed...

Within Wetheringsett cum Brockford **10** Within 5 miles of Wetheringsett **4**
Further afield **14**

9. What do you like about living in Wetheringsett cum Brockford?

Proximity to mainline rail	Surrounding countryside	Community life
Curbside appeal	rural environment	No street lights
No large housing estates	Dog Walking	Low crime
The people/residents	MSLR	
	Quiet	
	Coffee morning	

10. What do you dislike about living in Wetheringsett cum Brockford?

Overgrown footpaths	Fly tipping	Rubbish	Speed of Traffic
Not enough buses	Large vehicles on small roads		Pig
farm smell			
No pub/Shop	Too many large houses being built		Difficulty crossing
A140			

11. Which of the following amenities do you use?

Church 13	Village Hall 24	School 4	Mid Suffolk Light
Railway 21			
Community play area 8	Playing field 4	Local businesses 17	
Other...Library van 1	Footpaths 8	Cedars Pool 1	

12. Would improvements would you like to see in the future?

More housing 8	more community events 21	More public transport 17
More local businesses 12	Other... Shop 3	Support for the School
parking	Pub 3	More off road
General maintenance	More dog bins	More police presence

13. If housing is added in the future what would you like to see?

Detached houses 11	Semi detached houses 11	Single storey 5
Terraced 1	Retirement 7	Other:... Energy efficient
	Starter 17	

14. How many bedrooms?

1 bedroom 12	2 bedrooms 18	3 bedrooms 22	4 bedrooms 6
5 bedrooms 3			

15. Do you think that there are any specific locations that you think would be suitable for sustainable development?

No 25 Yes 3 If yes please describe: Back of town lane near lorry park, Hockey Hill, Along existing envelope

16. Are there any areas of land that you think should be protected from development?

No 7 Yes 17 If yes please describe: Farmland, conservation area, grazing land, school playing field, old cricket field

17. What are the biggest concerns you have regarding further development?

Traffic 29 Loss of green space 24 Noise 20 Wildlife impact 26

Loss of village character 29 Mass housing 30 Visual impact 26

Other: Ugly, inappropriate scale, materials and design not in keeping

This section is specifically about the Wetheringsett Village Hall

18. How often do you use the village hall each year?

**Never 5 1-5 times 25 6-15 times 5 16-25 times 0
26+ times 4**

19. If the village hall was remodelled or rebuilt would you use the village hall more?

Yes 18 No 20

20. What brings you to the village hall?

**Village meetings 11 Curtains Up 6 Yoga 3 Voting 15 School 6
Private functions 3**

Other: Eastern Angles, Harvest Supper, Fete, Community Events

21. What improvements would you like to see?

New Kitchen 10 New Toilets 11 New Stage 5 Additional room 2

Improved ramp access 1 More parking 2 Better lighting/heating/sound 8

To open onto the playing field 1 Outside terrace area 3 Bar 9

Lower windows 1 Redecorated 4 Modernised 3

Clean Floor 1

22. Would you make use of an online booking system for the village hall with live calendar information?

Yes 28 No 11

23. Are the conditions at the existing village hall acceptable to you?

Yes 17 No 14 OK 1

24. Would you or a member of your household be willing to help fund raise?

Yes 12 No 19

25. Would you or a member of your household be willing to help in other ways like arranging or carrying out items of work?

Yes 11 No 20

Appendix D – Business Survey



WETHERINGSETT-CUM-BROCKFORD NEIGHBOURHOOD PLAN

Businesses and Employment Summary

Note :- Included are all businesses sited at a “ business “ premise. Excluded are home-workers and sole traders who operate from “ domestic “ premises.

1) Cedars Hill

D.I.Alston Ltd Farmers; Land and Property Owners

Black Barn - AHP Medical Services NHS Physio sub-contractors
32 Full time staff

Unit 1 Upholsterer

Unit 2/3/4 Lovesoap and Sanitizers

Unit 5 Recording Studio

Unit 6 Baby Photography

Unit 9 Ladybird Lawn Care

Unit 11 Upholsterers

Unit 12 Pet Foods

Unit 14 Damask Hair and Beauty

Unit 15 Couture curtains and blinds

2) Old Station Yard

Unit 1 Vehicle Repairs

Unit 2 MPA Classics car repairs

Unit 3 Vehicle Repairs

Unit 5 Oak Famed Buildings

Unit 6 UCS Electrical

Mid Suffolk Light Railway

3) Knaves Green

The Sidings holiday accommodation

4) Station Road

Old Trowel Barn, Palfrey car repairs

5) Park Green

Wetheringsett Garden Machinery

6) Town Lane

James Kemball container storage

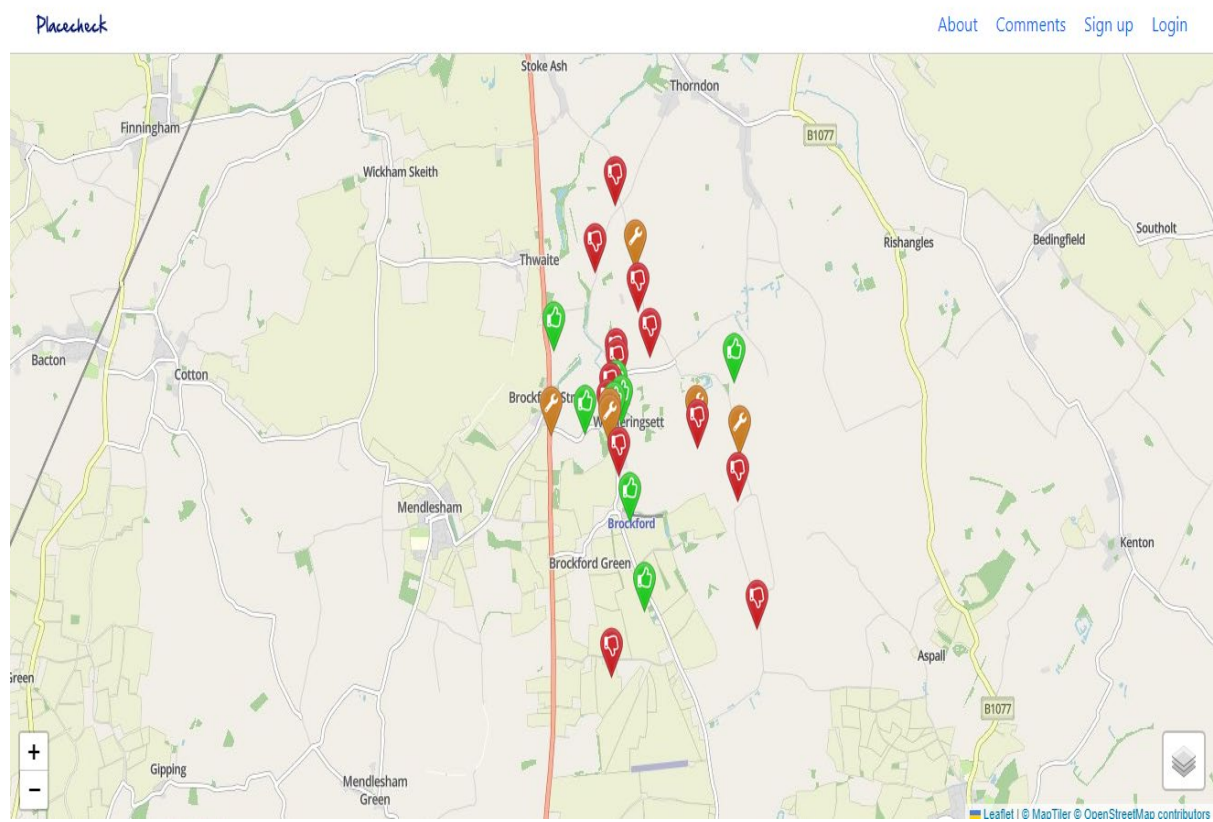
A N Fabrications steelwork

7) Mendlesham Industrial Estate

CEVA Logistics Ltd

Trade Counter Ltd

Appendix E: Placecheck



Placecheck



Comments added to map



Church

Wed, 24 Feb 2021, 15:36

👍6 🗨️0

Beautiful building & surroundings



3 new houses

Wed, 24 Feb 2021, 15:39

👍3 🗨️0

Terrible design on a very cramped site and out of keeping with the character of the place.



Grouping of cottages around the church

Wed, 24 Feb 2021, 15:40

👍6 🗨️0

A reasonably untouched grouping of cottages around the church expressing the original character of the village.



A grouping of modern small houses.

Wed, 24 Feb 2021, 15:41

👍3 🗨️0

Out of keeping with the character defined by the conservation area at the heart of the village. The design is insensitive to its surroundings and pays scant attention to its context.



Open arable landscape

Wed, 24 Feb 2021, 16:03

👍3 🗨️0

Featureless arable landscape with zero visual, amenity or wildlife interest.



Arable landscape

Wed, 24 Feb 2021, 16:03

👍2 🗨️0

Featureless arable landscape with zero visual, amenity or wildlife interest.



Arable landscape

Wed, 24 Feb 2021, 16:04

👍3 🗨️0

Featureless arable landscape with zero visual, amenity or wildlife interest.



Playground

Wed, 24 Feb 2021, 16:39

👍3 🗨️0

Lovely playground but would like it to provide better facilities for younger children.



Farm Yard

Wed, 24 Feb 2021, 17:07

👍1 🗨️0

Poorly maintained and unclean attracting vermin



Breeding Pens

Wed, 24 Feb 2021, 17:07

👍3 🗨️0

Unclean attracting vermin



Midi

Wed, 24 Feb 2021, 17:08

👍3 🗨️0

Charming Historic attraction



Charming Graveyard

Wed, 24 Feb 2021, 17:09

👍3 🗨️0



Footpath

Thu, 25 Feb 2021, 18:55

👍1 🗨️0

Nice walk down into village by church but land in fields very barren, could do with some wildlife



Battery Farming

Thu, 25 Feb 2021, 18:57

👍1 🗨️0

Smells really bad



Bus stop

Thu, 25 Feb 2021, 19:01

👍0 🗨️0

Needs repairing



Lanes and arable land

Thu, 25 Feb 2021, 22:19

👍0 🗨️0

Barren landscape needs hedges to attract wildlife



Lane

Thu, 25 Feb 2021, 22:20

👍0 🗨️0

More hedges needed.



Banks along lane

Thu, 25 Feb 2021, 22:21

👍1 🗨️0

Wonderful daffodils in spring.



Lane edges and ditches

Thu, 25 Feb 2021, 22:22

👍0 🗨️0

Wonderful primroses and cowslips in spring.



Model aircraft club

Thu, 25 Feb 2021, 22:25

👍0 🗨️0

Completely out of keeping with the area. Visually unattractive storage container.



Battery chicken sheds

Thu, 25 Feb 2021, 22:26

👍0 🗨️0

Ugly and spoils the countryside.



Petrol station and shop.

Thu, 25 Feb 2021, 22:27

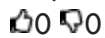


Useful amenity and nearest pint of milk for the villagers.



Garage

Thu, 25 Feb 2021, 22:29



Extremely useful garage for repairs and local employment.



Static caravans

Thu, 25 Feb 2021, 22:31



Not in keeping with rural surroundings. Need more screening.



Container stack

Thu, 25 Feb 2021, 22:33



Completely out of keeping with rural surroundings and contravenes planning.



Village Hall

Mon, 15 Mar 2021, 08:03



To make it work better for the whole community.



Cedars Hill

Mon, 15 Mar 2021, 08:04 There is no foot path and dangerous to walk along.

Appendix F – 5 Things Write Up

31 responses to date



What are the 5 best things about living in the parish of Wetheringsett cum Brockford?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things about Wetheringsett cum Brockford that you would like to keep/protect or maintain?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things about Wetheringsett cum Brockford that you would like to change?

- 1.
- 2.
- 3.
- 4.
- 5.

What are the 5 things that make Wetheringsett cum Brockford special/different to anywhere else?

- 1.
- 2.
- 3.
- 4.
- 5.

What is the most important thing that the Neighbourhood Plan must achieve?

Best things



Young People:



Protect/Retain:



Young People:



Detailed Comments:

1. Village feeling – keep any development compliant with Design Statement (on which a lot of work was done).

Change/Improve:**Young People:****Detailed Comments:**

1. Both Church and Village Hall need substantial renovation.
2. Roads plagued by water run-off from fields in wet weather: some parts of road are only top-dressed which causes problems for motorists with windscreen damage.
3. Verges and hedges need better maintenance.
4. Sometimes a little too quiet – no-one passing by! It would be nice to see some “life” once in a while.....

5. Increase biodiversity and reduce over-intensive farming practices.
6. Introduce much greater protection for woodland, hedges and biodiverse habitats (even rough patches like the one recently lost in the middle of Wetherup Street), and stop planting laurel bushes and putting up hard landscaping, which doesn't help biodiversity and is completely unsympathetic to the rural environment
7. Stop the gradual ad-hoc housing infill, without proper thought to what that housing should look like, the sustainability of the builds and who the housing should be for, plus more opportunities for young people to stay in the village with good quality low-cost/ low rent housing.
8. More community infrastructure – maybe a local shop at the Middy, and a place to drink and socialise that is open more often.
9. 5. Proper planning enforcement when planning conditions are ignored or flouted (Town Lane is the obvious example – as the lorry yard is the biggest blight on the local community)
10. The community spirit is a bit dead and therefore change is required for the village to adapt more to all ages. It should also be remembered that Wetheringsett cum Brockford includes Wetherup and various hamlets within the parish and they need to be included as part of the village.
11. The church needs to shake off its dull and unwelcoming image of the past and become more welcoming to all ages. The weekly coffee mornings is an example of what can be done, but more needs to be done to attract in this area of village life.
12. The school is treading a tightrope and needs a boost in pupil numbers to put itself on a more stable situation.
13. More community events. There are a few such as a village quiz and the pantomime, but generally public events are a bit half-hearted. My first two years in the village saw a fete planned and then cancelled. This sort of thing should never happen and does harm in the long run.
14. There needs to be more done for the young in the village; those of primary school age but also teenagers. Milling around the play area and other areas on a Friday night drinking and smoking is not good for them!
15. A more positive system to enable that elderly and unfit people in the village feel that there are things for them to do.
16. The only minor nuisance is the road noise from the A140, although that seems to have dramatically reduced since the leaves have started to come out. However, sometimes during winter it was really surprising how loud it was. Imho, the noise seems to be coming up the valley from North of Brockford Street, where the road level rises, the speed limit is higher and there is little roadside tree screening. I wonder whether any sort of programme of planting along the road and at points in between might be somehow possible and helpful. For example, there is a belt of rather patchy/straggly woodland which could be filled out a bit - the one behind the Brockford St petrol station. With evergreens perhaps.....I was trained in London by the charity Trees for cities to plant trees and supervise volunteer tree planters, I'm not just pontificating here, I'm happy to get my hands dirty!
17. There is obviously great love here for our wonderful wildlife. I understand that this area has been particularly denuded by modern agriculture, and we have such a rich array of wildlife despite this. I do see many opportunities however where this could be improvement. This could include further tree and hedge and other planting at roadsides and along stream/ditch edges (for example, the stream that runs from here up alongside the path towards Pitmans Corner has sporadic trees and hedgerow sections - this and others similar could be filled out to enhance the network of habitat/wildlife corridors.

18. In the Village History book from 1981 there is reference to a then recent tree planting push, and it's obvious from the front cover that much has been achieved - Cedars Hill looks extraordinarily bare in the picture. There is also reference to significant historic loss of hedgerows. Things have, obviously, moved on in our understanding of climate breakdown and biodiversity declines. Maybe now is a good time to reappraise the village in this regard and reconsider sites for further planting, protection, enhancement and other pro-wildlife measures - things like swift boxes as have recently been installed on the church at Debenham. I would be very happy to be involved in this in a practical way and through engagement with local/county wildlife charities. Do we have a village wildlife strategy? I believe some rural villages are developing these. I'm sure that this stream of consciousness is 5ish things to change.

Unique/Special



Young People:



Detailed Comments:

1. Very different from London commuter belt with excellent transport links, shops and other amenities – but much more peaceful and affordable.
2. Not too many holiday/second homes or seasonal influx of visitors, thus there is more potential for community life.
3. The Railway Museum gives the village a sense of history which seems successful and have opened a bar on Friday nights that compensates for there being no pub in the village.
4. The Hakluyt Cycle Route was a new feature opened in 2019 but needs ideas to motivate it into action.
5. The church is a fine one historically and deserves to be more active. I hope this will happen!
6. People are proud of the village and feel that they belong, but rely too much on facilities elsewhere esp. shopping, but they a bus route exists, there is a garage, there is a mobile library and there is some industry.
7. It is within a delightfully attractive part of Suffolk.
8. The most important thing that the Neighbourhood Plan must achieve is a system for everyone to feel that they can gain help when needed and that those who are ill, old and lonely have people keeping an eye on them. They need reassuring that they are part of a safe environment (the church can also involve themselves in welcoming newcomers to the village and visiting, something that I have mentioned to the vicar recently).
9. I hope these few points are useful. They are mentioned with no regard to Covid, which has naturally played havoc over the last twelve months. They apply to the normal world that we wish to return to!
10. People chose to live in Wetheringsett for its quiet and picturesque qualities.
11. If you want a pub/shop, further village amenities, it's better to move than change a place where the residents largely enjoy it for what it is.
12. The amount of listed buildings is very high.

NP must achieve:

community_buy-in
well_designed_development
protect_natural_environment
Retain_village_character
C.I.C
control_new-development
affordable_housing
support_facilities
local_materials
encourage_economy

Young People:**Detailed Comments:**

1. STOP ad-hoc, ill-thought through and piecemeal development of the village. We need to avoid what has happened around Stowmarket and Framlingham, with the destruction of greenfield sites, hedgerows, woodland and so on.
2. We need a proper housing plan which prioritises good quality, well-designed housing, which is sustainable, uses local materials and is part of a proper PLAN.
3. Some of this housing must be genuinely affordable – BUT this should not be at the expense of good quality and sensitive building practices.
4. Keep any housing and business development small-scale and appropriate to local needs and support services. Any additional housing and business units should be located.
5. close to the A140 to avoid increased traffic through the village itself.
6. Infrastructure and services need to improve if significant developments are allowed e.g., GP provision, sewerage, drainage. There needs to be “something for
7. Everyone” in the parish e.g. smaller “starter” homes for local young people to rent or buy. New homes should reflect the village character e.g. ,as in the Design plan
8. not being permitted just because they claim to be “eco homes”.
9. the protection of the rural nature of the area through encouraging the rural economy through sensitive farming and avoiding over-development, whilst at the same time acknowledging that:
10. some, minimal development, including low-cost housing, was necessary - but protecting the natural environment and the community spirit.
11. Unsurprisingly, given the above comments, respondents were consistent in their views about what the Neighbourhood Plan should achieve.
12. controlled development in appropriate locations/ make good use of infill plots rather than lose entire fields. Over-strict planning constraints will drive people out of the village in search of larger affordable homes.
13. the protection of the rural nature of the area and access to open spaces.
14. . That Wetheringsett does not become spread out and joined up with other places and end up disjointed and eventually a town.
15. Permanent affordable housing, not just lots of holiday lets. Climate change, energy efficient buildings with infrastructure for electric vehicles, net positive for biodiversity.
16. 1.A simple plan asap, to get CIL %!!
17. Preserving the current village qualities and avoiding mass housing.
18. A plan that can benefit those who currently feel they are not part of the community or feel that the village does not offer them anything at the moment.

Appendix G – Exhibition Write Up



NEIGHBOURHOOD PLAN

Policy Ideas Exhibition
September 2021
Write Up

Demographics

Male	23
Female	26
Total	49

0-20	2
21-40	3
41-50	6
51-60	17
61-70	15
71-80	4
80+	0

I live in WCB	44
I live nearby	2
I am just visiting	2
I work in WCB but don't live here	

Flyer/Poster	6
Parish Magazine	24
Word of Mouth	11
Parish Council Minutes	0
Website/Social Media	10
Other	10

Draft Vision and Objectives

A vision for Wetheringsettleum Brockford

“Wetheringsettleum Brockford will continue to be a quiet and peaceful place where the landscape, wildlife, open spaces, and heritage valued by its residents are protected and enhanced.

The school, the church and the village hall are at the heart of village activities and include and serve the whole parish.

New development is sustainable and well-designed, respecting the area's existing character, whilst meeting the economic and social needs of a range of people who choose to live, work, and participate in this thriving rural community.”

Objective 1: To protect the rural character and open spaces of the parish.

Objective 2: To safeguard the parish's existing facilities and encourage the greater use of the school, church, and village hall buildings by the whole community.

Objective 3: To champion sustainable high-quality design and celebrate the village's historic environment and heritage assets.

Objective 4: To manage appropriate new housing, business, and employment development for the benefit of the community and ensure it meets the needs of residents.

Comments:

1. Agree vision and objectives 1-4
2. Agree and open to be enthusing the future generations to become an action point for the community, breathing new life beyond ageing population.
3. Consideration for the design of new housing should be considered a priority not only for aesthetic of current residents but a legacy for future generations

	Agree	Disagree	Comment
Natural Environment			
Draft Objective 1: To protect the rural character and open spaces of the parish	18		
DRAFT POLICY IDEA 1: Local Green Spaces Identifies important Local Green Spaces and protects them from development. Some examples are shown below (See Map):			
1. All Saints Churchyard	27		<ul style="list-style-type: none"> • All Saints Church are going to work towards becoming an Eco-church (x1)
2. Cemetery	23		
3. Playing field adjacent Village Hall	21		
4. Play area	15		
5. Meadow at Church Street	16		
6. Allotments south of Green Lane	15		
7. War Memorial Field	23		
8. Former Football Field at Hockey Hill	14		<ul style="list-style-type: none"> • Could be a valuable green/amenity/ecological space to link green corridor behind the length of Hockey Hill • Former football field would make a great wildflower meadow , encouraging local habitat and greater biodiversity and new wildflower species
9. Dog Agility Course at Knaves Green	4	1	

10. Allotments at Knaves Green	9		
11. Parkland at Wetheringsett Manor	16		
<p>DRAFT POLICY IDEA 2: Safe and Healthy access to the countryside</p> <ul style="list-style-type: none"> • Encourages access by foot and by bicycle to the countryside to improve health and well-being. • Encourages safe walking and cycling routes (creation of new where possible) • Protects existing public rights of way where they might be affected by development. • Supports for cycle routes • Support for an outside gym 	<p>1</p> <p>17</p> <p>12</p> <p>17</p> <p>9</p> <p>2</p>		<ul style="list-style-type: none"> • Agree, ensuring that traffic levels are appropriate for this small village with few footpaths ensures continued use by foot and cycle • Renewed and improved play area would encourage use and enjoyment of outside spaces in the village.
<p>DRAFT POLICY IDEA 3: Protecting and enhancing wildlife</p> <ul style="list-style-type: none"> • Protects identified wildlife habitats and species from development and requiring a net gain for wildlife on development sites e.g. creation of new or repair of existing ecological networks, wildlife corridors, use of features that would benefit wildlife in new development of any scale. • Requires development not to adversely affect identified natural features important to the parish e.g. River Dove, ponds, parkland, verges, hedges, woodland, ancient and veteran trees, 	<p>1</p> <p>21</p> <p>22</p> <p>22</p>		<ul style="list-style-type: none"> • Agree, encouragement of tree and hedge planting. • Any new development should have appropriate outside space and landscaping.

allotments. • Requires existing natural features to be retained on development sites			<ul style="list-style-type: none"> • Keep indigenous hedges (x1)
Supports measures to enhance existing areas for the benefit of wildlife e.g. school meadow, allotments	10		
<p>DRAFT POLICY IDEA 4: Landscape and important views.</p> <ul style="list-style-type: none"> • Protects the rural setting and character of the individual hamlets, ensuring the existing distinctive landscape breaks between hamlets is maintained (no joining up) • Identifies important public local views, where development that would adversely affect the view will be resisted. <p>Candidate views to date include (See Map):</p>	<p>29</p> <p>22</p>		<ul style="list-style-type: none"> • Infill is not desirable – slippery planning slope. • Agree to all locations • How is this reflected in the existing Conservation Area document.
a) Views towards All Saints Church	16		
b) View from bridge nr Mill Cottage overlooking River Dove	14		
c) View down Hockey Hill towards the Church and the river	12		
d) Views west from Hockey Hill	17		
e) View from the top of Hall Lane towards Wetheringsett Hall	14		
f) View from southern end of Brockford towards Mendlesham	5		
g) View from eastern end of Wetherup Street, south towards Debenham	8		

h) View from footpath (south of but parallel to Wetherup Street) towards Broad Green and Park Green.	9		
Are there any others?			<ul style="list-style-type: none"> I feel that the view from the top of Cedars Hill should be protected, from the old post office cottages. Also looking towards the village triangle.
DRAFT POLICY IDEA 5: Dark Skies, Light and air pollution <ul style="list-style-type: none"> Protects existing dark skies, with criteria to restrict outside lighting of new development. Ensures that new development does not have adverse impacts on amenity e.g. air pollution, dust, smell, 	23 14		<ul style="list-style-type: none"> Also include noise pollution Outside lighting should be restricted and not impose on other properties Add noise to polluting factors Agree, I would object to street lighting

Additional Views – from View Maps

- View south of Wetherup Street over open farmland (x2)
- View towards woodland from behind Griffin Lane
- Views towards Pitman's Corner from east (x3) – [possibly outside of Neighbourhood Area]
- Views east from the Grange (x3)
- Views towards Church from Northeast (x3)
- Views towards Church/centre of village from Cedars Lane (x8)
- Views towards lorry park from east, north and south seen as 'blight' (x 17)

Community

	Agree	Disagree	Comment
Community			
Objective 2: To safeguard the parish's existing facilities and encourage the greater use of the school, church, and village hall buildings by the whole community	34		
DRAFT POLICY IDEA 6: Community Facilities <ul style="list-style-type: none"> Protects the existing village facilities: <ol style="list-style-type: none"> church, school/pre-school 	25 18		<ul style="list-style-type: none"> Create new habitats e.g. wildflower meadow Village needs green spaces and wildlife areas. Also continue to protect areas that already exist

<p>c) village hall, d) the Middy e) allotments, f) play area/field from development proposals that would reduce their community value.</p> <ul style="list-style-type: none"> • Encourages alterations/extensions to these facilities/ buildings, that would enable their wider use by the community • Encourages sustainable features on existing facilities e.g. village hall • Support in principle for new facilities e.g. shop 	<p>15 17 8 27</p> <p>22</p> <p>19</p> <p>19</p>	<p>3</p>	<ul style="list-style-type: none"> • Need to specify other significant green spaces in the village to prevent loss of habitat. • Protect countryside form over development • Need to protect green spaces in the village and ensure protection of the wildlife • We want to install kitchen and toilet facilities at the church to enable us to provide more events and activities for the whole community. • Toilets in the church please. <p>• By having a shop we would be deemed to have suitable facilities to accommodate significant development. Most residents use online supermarket shop as well as supporting existing nearby businesses like Thornham, Debenham, Mendlesham, Hog and Hen etc.</p>
<p>DRAFT POLICY IDEA 7: Community Safety</p> <ul style="list-style-type: none"> • Covers impacts of traffic generation from new development. • Identifies areas of highway safety improvements including new pavements. 	<p>24</p> <p>22</p>		<ul style="list-style-type: none"> • Ensure there are clear pavements to enable those with small children to walk safely with pushchairs (double!) to get to the beautiful safe areas to walk. There are many cars through the main roads and children's safety is top of my list to enjoy their village too. • Do not suburbanise the landscape • No suburbanisation – we are rural! • 20mph speed limit through village – yes completely agree!

Historic Environment & Built Environment

Historic Environment	Agree	Disagree	Comment
<p>Objective 3: To champion sustainable high-quality design and celebrate the village's</p>	<p>20</p>		<ul style="list-style-type: none"> • Link to conservation area and existing planning constraints?

historic environment and heritage assets.			
<p>DRAFT POLICY IDEA 8: Design</p> <ul style="list-style-type: none"> • Recognises the important character of the different parts of the parish e.g. the hamlets, • Encourages high quality design in all new development and provides design guidance specific to the parish covering, layout, materials, style, density, parking etc 	<p>24</p> <p>32</p>		<ul style="list-style-type: none"> • Prevent the building of new house, flats that do not fit into the aesthetics of the village! • Prevent the style of new builds that do not suit the charm of this pretty village • In John Gummer's words 'stop building crap houses' • Use local materials/high quality design/sustainable practices • Any development should respect the existing gap from the highway to the building line to ensure that there is space for landscaping. • Parking space is important to avoid further parking on the road which makes walking and cycling more dangerous.
<p>DRAFT POLICY IDEA 9: Sustainable Design</p> <ul style="list-style-type: none"> • Promotes the incorporation of environmental measures into new developments e.g., electric car charging points, sustainable features e.g., solar, air/ground source heat pumps, rainwater capture, etc 	26		<ul style="list-style-type: none"> • More work needs to be done to make listed buildings more energy efficient • Development should not be considered on the flood risk area.
<p>DRAFT POLICY IDEA DRAFT POLICY IDEA 10: Historic Environment</p> <ul style="list-style-type: none"> • Identifies and reinforces the heritage importance of the conservation area and measures to control new development within it. • Identifies of the important contribution to the overall character of the area that is made by the Listed Buildings 	<p>25</p> <p>23</p>		<ul style="list-style-type: none"> • Not <u>just</u> the Conservation Area. The context of all our wonderful listed buildings is critical. • More help need to conserve and protect and make older houses in the village more energy efficient.

<p>DRAFT POLICY IDEA 11: Non-Designated Heritage Assets</p> <ul style="list-style-type: none"> Identifies unlisted buildings that contribute to the character of the parish Possible list includes the following: <ol style="list-style-type: none"> The Schoolhouse Willow Farm (Wetherup Street) Pump House (Wetherup Street?) <p>Any others?</p>	21		<ul style="list-style-type: none"> These assets may not necessarily be historic – newer assets may be worth consideration All of our listed buildings (and their context) need protecting. We should audit all listed buildings and their context. <p>This is Park Hall cottage</p> <ul style="list-style-type: none"> The Old White Horse Pub Former Trowel and Hammer Waveney Cottage The Cedars on Cedars Hill
	5		
	2		
	1		

Housing and Employment

Housing and Employment	Agree	Disagree	Comment
Objective 4: To manage appropriate new housing, business and employment development for the benefit of the community and to ensure that it meets the needs of local residents.	11		
<p>DRAFT POLICY IDEA 12: New Housing</p> <ul style="list-style-type: none"> No new specific housing allocations in the Neighbourhood Plan. Any new housing over the plan period will be small scale, infill and to meet local needs. Focus of infill within current settlement boundaries (Church Street, Brockford Street, Wetherup Street). Avoid developing in the gaps between the village and the distinct hamlets 	7 16 7 20	12	<ul style="list-style-type: none"> Housing requirements should be in a sustainable area and close to facilities i.e. public transport, petrol station, shop Focus of infill, if any should be on the core hamlet of Wetheringsett itself A priority should be the ability of the infrastructure to be able to accommodate any development (x1) Infill is better than farms/green land Prevent speculative development through backland development – al development should benefit the community not private individuals (x1) Greenfield development should always be considered very carefully (x1). It's the cheapest

			<p>for developers but often worst for the community.</p> <ul style="list-style-type: none"> • A140 should be development focus. It's obvious plots of the A140 are best placed for development (x1) • I don't believe there is any space for infill on Church Street, it is within the Conservation Area and you have listed the pasture field as a protected green space, which floods annually anyway. The area is in the flood risk area. • Flooding is a real problem as the farmland drains onto the roads. There should be maintained farm ponds and attenuation. • You haven't provided a map showing the existing settlement boundaries. • I believe infill can be detrimental to an existing village
<p>DRAFT POLICY IDEA 13: Housing size, type/tenure Policy will cover:</p> <ul style="list-style-type: none"> • size of housing e.g. no of bedrooms • Type e.g. bungalows, flats, housing with care, sheltered housing etc • Tenure – open market/affordable/rented 	<p>3</p> <p>6</p> <p>2</p>		<ul style="list-style-type: none"> • Put a criteria to allow 'locals' to be first. • Consider housing with care, sheltered housing supporting needs, medical, shopping, transport links • Bungalows don't provide good use of space and typically get extended upwards over time • Design, Design, Design, less interested in size – we obsess about it. • How do people without access to cars make use of these properties.
<p>DRAFT POLICY IDEA 14: Affordable Housing Do we need to have a specific policy to allow for affordable housing outside of the existing settlement boundaries to meet identified local needs?</p>	<p>5</p>	<p>18</p>	<ul style="list-style-type: none"> • Prefer affordable to be integrated into mix of all developments • Are there options for brownfield locations? • That would be free for all around developing greenfield sites – no
<p>DRAFT POLICY IDEA 15: Employment and Economic Development • Support for new business in appropriate locations</p>	<p>17</p>	<p>1</p>	<ul style="list-style-type: none"> • New business should avoid residential locations

<ul style="list-style-type: none"> • Support for acceptable expansions of existing businesses subject to traffic generation, amenity, landscape impact etc • Support for conversion of rural buildings e.g. barns to employment or business uses 	11	1	<ul style="list-style-type: none"> • Not necessarily, barn conversions destroy habitats and often result in highly inappropriate development in rural contexts . Need to be super careful about this. • No carte blanche on this • Business Use needs to be 'appropriate' taking into account impact on the environment/neighbours etc. • Conversion of rural buildings for residential should be supported too
	16	3	

Housing Needs Assessment

Housing Needs Assessment	Agree	Disagree	Comment
Do the following reflect the Parish you know?			
<ul style="list-style-type: none"> • No new affordable housing has been built in the parish for over 10 years 	13		<ul style="list-style-type: none"> • I disagree, there has been several 3-4 bedroom houses built over the past few years
<ul style="list-style-type: none"> • There are few properties bought and sold in the parish 	1	6	<ul style="list-style-type: none"> • Church St and Hockey Hill has seen a large number of sales of the past 5 years
<ul style="list-style-type: none"> • There are people resident in the parish who can afford to rent but can't afford to buy 	5	2	<ul style="list-style-type: none"> • It is expensive to do either • Agree, private rentals are very expensive
<ul style="list-style-type: none"> • 15 affordable homes are needed in the parish up to 2036 	4	2	<ul style="list-style-type: none"> • Feel cannot comment without understanding how this number has been considered • Needs to be more than 15 • How was this number reached? Not possible to comment without this information • 14 are being built by the Brockford garage
<ul style="list-style-type: none"> • There are currently 5 households with a local connection to the parish on Mid Suffolk's waiting list 	3		<ul style="list-style-type: none"> • The social housing on Hockey Hill has been bought up causing this shortage of affordable homes.

<ul style="list-style-type: none"> Where affordable housing is to be built: <ul style="list-style-type: none"> 40% should be affordable rented 60% should be affordable for sale 	2	3	<ul style="list-style-type: none"> All needs to be rented otherwise lost under right to buy or similar Affordability needs to be protected from right to buy sales or early market sales Who owns the rented property How would this be enforced? The 3 new red brick properties on Hockey Hill appear to be empty due to trying to avoid paying CIL.
<ul style="list-style-type: none"> The majority of the houses in the parish are large (3+ bedrooms) 	5	1	<ul style="list-style-type: none"> Small starter homes needed (x2) I don't feel 3 bed is large
<ul style="list-style-type: none"> There are less bungalows in the parish than the rest of Mid Suffolk 	1	1	<ul style="list-style-type: none"> Bungalows can look out of place and suburban in a rural landscape. Design is critical I'm not sure we need to encourage WCB to become a 'retirement' home What is the data on this?
<ul style="list-style-type: none"> Where housing is to be built the mix should include: <ul style="list-style-type: none"> 2-3 bedroom properties for older and younger people Some 4 bedroomed properties are still needed Bungalows and houses that can be adapted for those with mobility needs 	15 2 11	3	<ul style="list-style-type: none"> Family housing needed to bring in people to sue the school, church etc (X1) Except affordables. Family housing should be built near the school/access to local amenities
<ul style="list-style-type: none"> There may be some demand for Custom Build or Self Build 	5	1	<ul style="list-style-type: none"> Design is most critical here. Well designed one-offs can be great. Problems is that they are usually awful, poor design etc

Potential Community Projects:

Potentially funded by Community Infrastructure Levy

1. All Saints Church:

- Reordering of the layout to the building's layout e.g. providing toilets , seating area and kitchenette **21**
- Enable wider community use of the building **12**
- Wildlife Enhancement of church grounds **13**

2. The Middy:		
• Raise the profile as a visitor/tourist destination		15
3. Primary School:		
• Environmental enhancements within the grounds	6	
• Enable wider community use of the grounds	8	
• Encourage greener transport use to and from school	4	
4. Village Hall:		
• Wider community use of the building		13
• Improvements to the building's facilities		10
Other:		
• Outside gym		4
• Footpath and cycle route improvements	13	
• Programme of Environmental Enhancements throughout the parish – tree planting, hedgerow planting etc		12
Additions:		
1. Footpaths need more maintenance		
2. Noise mitigation from A140 e.g. through strategic tree planting	2	
3. Materials and management of existing public realm		
4. Special attention/signing needed for the Hakylyt especially the road surface		

Appendix H: Drop-in exhibition flyer



If you have views on the future planning of the parish then we need to hear from you.

Please come along and tell us about how you think future development should be managed.

Public Drop-in Exhibition

Friday 17th September: 4pm-7pm

Saturday 18th September: 10am- 2pm

All Saints Church; Refreshments provided

Appendix I – Regulation 14 Consultation Publicity/flyer

Comment on the draft
Neighbourhood Plan
for Wetheringsett cum
Brockford





**Read the draft Plan at
All Saints Church or online**

[www.wetheringsettcumbrockford.onesuffolk.net/
neighbourhood-plan-2/](http://www.wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/)

Consultation period open from 20th June to 5th August 2022

The Wetheringsett Cum Brockford Neighbourhood Plan is a planning policy document written by the community to guide future development in the area.

The Steering Group want to know your views on the draft Plan. Comment on the Plan this summer.

Read a copy of the draft Plan in the porch of **All Saints Church**.

Or read a copy online
[www.wetheringsettcumbrockford.onesuffolk.net/
neighbourhood-plan-2/](http://www.wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/)



Consultation closes on 25th August 2022.



2022-2037

**Pre-submission DRAFT
June 2022**

After this consultation, the Neighbourhood Plan will be revised and submitted to Mid-Suffolk District Council for examination and local referendum. If voted for by residents of Wetheringsett Cum Brockford, it will become part of the statutory development plan for the area.

Appendix J Regulation 14 Notification Letters



Dear Statutory Consultee,

Pre-submission consultation on the Neighbourhood Plan

I am delighted to inform you that the pre-submission consultation on the Wetheringsett cum Brockford Neighbourhood Plan begins on **20th June 2022** and concludes at midnight on **5th August 2022**.

Details of the consultation including how to make comments on the plan can be found on the Wetheringsett cum Brockford Parish Council Neighbourhood Plan web page: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](https://www.onesuffolk.net/Neighbourhood-Plan)

The Pre-Submission Consultation Draft NDP and the accompanying supporting documents can also be viewed using this link.

As this is a formal stage, comments on the plan must be made using the response form and emailed to this email address. Wetheringsettcumbrockfordndp@gmail.com

Kind Regards

Neighbourhood Plan Steering Group

NDHA Owners letter**Wetheringsett cum Brockford
Neighbourhood Plan****Consultation: Monday 20th June to Friday 5th August 2022**

Dear Property Owner,

Non-designated Heritage Assets

This letter is to advise you that the draft Wetheringsett cum Brockford Neighbourhood Plan will be published for public consultation on 20th June 2022 with a six-week public consultation period lasting until 5th August 2022.

The Neighbourhood Plan is being prepared on behalf of Wetheringsett cum Brockford Parish Council. It is a planning policy document which will guide future development in the area. More information can be found here: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](https://www.onesuffolk.net)

We are writing to you because a building you own/have an interest in, has been suggested for inclusion in the Neighbourhood Plan as a Non-designated Heritage Asset (Important Unlisted Building).

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, historic association, landscape interest, landmark status or social/communal value. These do not have the same protection or restrictions as those on the national list of Listing Buildings.

If a building is identified as a Non-designated Heritage Asset, it does not mean that it cannot be altered or amended in anyway nor does it mean that there are additional regulations or consents required to undertake any works to it. It simply means that any proposals that already require the benefit of planning permission that may affect your property should take your building's architectural or historic significance into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that that some of the important characteristics of Wetheringsett cum Brockford are recognised.

The draft list and maps of possible Non-designated Heritage Assets for Wetheringsett cum Brockford are as follows:

1. The School House
2. Willow Farm (Wetherup Street)
3. The Old White Horse Public House (also known as The cat and Mouse)

4. The former Trowel and Hammer
5. Former Windmill at Broad Green
6. Stone House, Brockford
7. The Cedars

I attach the information gathered to date for this property.

The list of Non-designated Heritage Assets is in draft at present. We are seeking your views as to whether you think your building should be included in the final version of Neighbourhood Plan and whether the information is correct. We would be grateful therefore if you could email wetheringsettcumbrockfordndp@gmail.com

by the closing date of the consultation, which is midnight on **5th August 2022**, with your views. If you have any questions, please contact us before this date.

Thank you.

Yours sincerely,

Wetheringsett cum Brockford Neighbourhood Plan Steering Group
wetheringsettcumbrockfordndp@gmail.com

LGS Owners letter

**Wetheringsett cum Brockford
Neighbourhood Plan consultation
20th June 2022 to 5th August 2022**

Dear Landowner,

Local Green Spaces

This letter is to advise you that the draft Wetheringsett cum Brockford Neighbourhood Plan will be published for public consultation on **20th June 2022** with a six-week public consultation period lasting until **Friday 5th August 2022**.

The Neighbourhood Plan is being prepared on behalf of Wetheringsett cum Brockford Parish Council. It is a planning policy document which will guide future development in the area. More information can be found here: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](https://www.onesuffolk.net)

A piece of land that you own/have an interest has been suggested for inclusion in the Neighbourhood Plan as a Local Green Space.

Local Green Space designation allows local communities to protect green spaces of local importance. We are keen to include Local Green Spaces in the Neighbourhood Plan, to ensure that some of the important characteristics of Wetheringsett cum Brockford are recognised and protected. If the spaces meet the following criteria, they will receive protection equivalent to green belt land, once the Neighbourhood Plan is approved.

The Local Green Space designation should only be used where the green space is:

- a. in reasonably close proximity to the community it serves;
- b. 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
- c. local in character and is not an extensive tract of land.

(National Planning Policy Framework, paragraph 102)

[Promoting healthy and safe communities - National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/promoting-healthy-and-safe-communities-national-planning-policy-framework-guidance)

A draft list of candidate Local Green Spaces for Wetheringsett cum Brockford is as follows:

1. Churchyard of All Saints Church
2. Cemetery

3. Playing field adjacent Village Hall
4. Play area (with equipment)
5. Meadow at Church Street
6. Former Football field at Hockey Hill
7. War Memorial Field
8. Allotments at Knaves Green
9. Parkland at Wetheringsett Manor

The list of Local Green Spaces is in draft at present. We are seeking your views as to whether you think your land should be included in the final version of the Neighbourhood Plan. We would be grateful therefore if you could email wetheringsettcumbrockfordndp@gmail.com by the closing date of the consultation which is 5th August 2022, with your views. If you have any questions, please email before this date.

Thank you.

Wetheringsett cum Brockford Neighbourhood Plan Steering Group

13th June 2022

Appendix K: REG 14 Consultee List

MP for Central Suffolk & North Ipswich	
MP for Bury St Edmunds	
County Cllr for Wetheringsett cum Brockford	Suffolk County Council
Ward Cllr to Wetheringsett cum Brockford	MSDC
Ward Cllr to Debenham	MSDC
Ward Cllr to Stonhams	MSDC
Parish Clerk to ...	Mendlesham
Parish Clerk to ...	Eye
Parish Clerk to ...	Debenham
Parish Clerk to ...	Stonhams
Parish Clerk to ...	Palgrave
Parish Clerk to	Stoke Ash and Thwaite
BMSDC Community Planning	Babergh & Mid Suffolk DC
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
HR Manager - SOR, Children and Young People	Suffolk County Council
	The Coal Authority
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
Corporate and Financial Affairs Department	EE
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Consultant	Wood Plc (obo National Grid)
Infrastructure Planner	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
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
Senior Conservation Adviser	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Coalition of Disabled People
	Suffolk Preservation Society
	Landowners; owners of NDH and LGS
Community Development Officer – Rural Affordable Housing	Community Action Suffolk
Internal Drainage Board	

Defence Infrastructure Organisation	
Senior Manager Community Engagement	Community Action Suffolk

Local Landowners

Townsland Trust

Wetheringsett Manor School

DI Alston

Alston Family

LGS Landowners

NDHA Owners

Local businesses

Appendix L: Regulation 14 Response Form



Pre-Submission (REG14) Consultation Response Form
Wetheringsett cum Brockford Neighbourhood Development Plan
Monday 20th June to Friday 5th August 2022

Please use this form to submit comments about the pre-submission draft Plan. We would prefer to receive responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy. Further copies are available in the porch of the Church, the Middy and the telephone box on Church Street.

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

- 1) Email as an attachment to wetheringsettcumbrockfordndp@gmail.com
- 2) Hand deliver as a paper copy to the porch of the Church

The document being consulted on may be viewed online at: [Neighbourhood Plan »](#)
[Wetheringsett cum Brockford \(onesuffolk.net\)](#) or borrowed from the porch of the Church

This public consultation begins on **20th June 2022** and will run for **6 weeks ending at midnight on 5th August 2022**. Responses received after the closing date may not be considered.

Please expand the boxes as necessary or attach additional sheets. Clearly mark any **additional** sheets with your Name, details and the part of the Plan your comments relate to.

You do not have to answer every comment box but the more you tell us the more we can ensure the Plan represents local views. Please let us know about the things that are important to you.

NAME	
ADDRESS	
ORGANISATION / CLIENT YOU'RE REPRESENTING	

(Where applicable)	
YOUR EMAIL (optional)	

CONSULTATION RESPONSE

Please continue on a separate sheet if the box isn't big enough

I am generally in favour of the Plan**AGREE / DISAGREE****I would like to see changes to the Plan****AGREE / DISAGREE****General comments on the Plan**

Do you have any comments on Chapters 1 – 3?

YES /
NO

Comment

Do you agree with the Vision and Objectives of the Plan (Chapter 4)?

YES /
NO

Comment

Do you have any general comments on Chapter 5 – Housing and Economic Development?

YES /
NO

Comment

Do you agree with Policy WCB1 – Location of new housing?	YES / NO
Comment	
Do you agree with Policy WCB2 – Housing Size, Type and Tenure?	YES / NO
Comment	
Do you agree with Policy WCB3 – Affordable Housing on Rural Exception Sites?	YES / NO
Comment	
Do you agree with Policy WCB4– Employment and Economic Development?	YES / NO
Comment	
Do you agree with Policy WCB5 – The Middy?	YES / NO

Comment	
Do you have any general comments on Chapter 6 – Design & Historic Environment?	YES / NO
Comment	
Do you agree with Policy WCB6 – High Quality & Sustainable Design?	YES/NO
Comment	
Do you agree with Policy WCB7 – Historic Environment?	YES/NO
Comment	
Do you agree with Policy WCB8 – Non-Designated Heritage Assets?	YES/NO
Comment	
Do you have any general comments on Chapter 8 – Natural Environment?	YES/NO
Comment	

Do you agree with Policy WCB9 – Landscape Character and Important Views	YES / NO
Comment	
Do you agree with Policy WCB10 – Protecting and Enhancing Biodiversity?	YES / NO
Comment	
Do you agree with Policy WCB11 – Local Green Spaces	YES / NO
Comment	
Do you agree with Policy WCB12 – Amenity and Dark Skies?	YES/NO
Comment	
Do you have any general comments on Chapter 9 – Community and Access?	YES/NO
Comment	
Do you agree with Policy WCB13 – Community Facilities?	YES/NO
Comment	

Do you agree with Policy WCB14 – Safe and healthy access?	YES/NO
Comment	
Do you have any comments on the Environmental or Community Projects shown on Pages 80 and 86?	YES/NO
Comment	
Do you have any general comments on the supporting documents: Housing Needs Assessment or the Design Guidelines?	YES/NO
Comment	
Do you have any other comments ?	YES/NO

Thank You!

Appendix M – Regulation 14 Response Table

Wetheringsett cum Brockford Neighbourhood Plan

Log of all comments and responses to Pre-submission Consultation (Regulation 14)

Introductory chapters/other non-policy chapters

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
1	Defence Infrastructure Organisation on behalf of the Ministry of Defence	General	<p>It is understood that Wetheringsett cum Brockford Neighbourhood Plan Steering Group are undertaking a consultation regarding the pre-submission of the Wetheringsett cum Brockford Neighbourhood Plan. The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.</p> <p>The MOD may be involved in the planning system both as a statutory and non-statutory consultee with statutory involvement stemming from consultation occurring as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out</p>	Comments noted.	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>on safeguarding maps issued by Department for Levelling Up Housing and Communities (DLUHC) in accordance with the provisions of that Direction.</p> <p>Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.</p> <p>The area covered by the Wetheringsett cum Brockford Neighbourhood Plan will both contain and be washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. RAF Wattisham is located to the South of the Wetheringsett cum Brockford Neighbourhood Plan authority area and benefits from safeguarding zones drawn to preserve the airspace above and surrounding the aerodrome.</p> <p>Additionally, the MOD have an interest within the plan area, in a new technical asset known as the East 2 WAM Network, which contributes to aviation safety by feeding into the air traffic management system in the Eastern areas of England. There is the potential for development to impact on the operation and/or capability of this new technical asset which consists of nodes and connecting pathways, each of which have their own consultation criteria. Elements of this asset pass through the Wetheringsett cum Brockford Neighbourhood Plan area of interest.</p> <p>The Safeguarding map associated with the East 2 WAM Network has been submitted to DLUHC for issue. As is typical, the map provides both the geographic extent of consultation zones and the criteria associated with them. Within the statutory consultation areas identified on the map are zones</p>		

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>where the key concerns are the presence and height of development, and where introduction of sources of electro-magnetic fields (such as power lines or solar photo voltaic panels and their associated infrastructure) are of particular concern. Wherever the criteria are triggered, the MOD should be consulted in order that appropriate assessments can be carried out and, where necessary, requests for required conditions or objections be communicated.</p> <p>In summary, the MOD have no concerns or suggested amendments to the current draft of the Wetheringsett cum Brockford Neighbourhood Plan that forms the subject of the current consultation.</p>		
2	ALSTON	General	I think it is a well-balanced plan. The housing requirement and planning is particularly well thought out.	Support welcomed	No change to Plan
3	CHAPMAN	General	I am generally in favour of the Plan	Support welcomed	No change to Plan
4	CHAPMAN	General	I think the work that has gone into this document is amazing and it is a truly comprehensive read. Unfortunately, working full-time, I have struggled to read all of it thoroughly and have therefore not commented on any other part of the document other than chapter 5 – my specific area of interest.	Support welcomed	No change to Plan
5	Historic England	General	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be</p>	Comments noted	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>involved in the detailed development of your strategy at this time. We would refer you to our 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/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>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>		
6	Internal Drainage Board – Waveney, Lower Yare and Lothingland	General	<p>Thank you for consulting the Water Management Alliance on the Wetheringsett cum Brockford Neighbourhood Plan (2022-2037). The Parish of Wetheringsett cum Brockford is partially within the Internal Drainage District (IDD) of the Waveney, Lower Yare and Lothingland Internal Drainage Board (IDB) and therefore the Board's Byelaws apply. The area also falls within the Boards' Watershed Catchments (meaning water from the site will eventually enter the IDD). A copy of the Board's Byelaws can be accessed on our website, https://www.wlma.org.uk/uploads/WLYLIDB_Byelaws.pdf,</p>	Comments noted	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>along with the maps of the IDB, https://www.wlma.org.uk/uploads/WLYLIDB_Index_Map.pdf. The principal function of the IDB is to provide flood protection within the Board's area. Certain watercourses within the IDD receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy.</p> <p>Main Rivers within the IDB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p>		
7	JONES	General	I am in support of the Plan, in particular consideration of the different areas and their particular characteristics and the emphasis to keep the Parish as a rural parish but would like to see consideration of some small changes.	Support welcomed	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
8	JONES	Chapter 1	In chapter 1 Local Housing Requirement: I think there should be stronger comments including linked back to the evidence from September 2021 and the Housing Needs Assessment, in particular no 37 “focus on med and smaller houses” and the comments regarding infill/linear development. Appreciate this is covered in Chapter 5, but the NP would be stronger if the message is also included in Chapter 1.	Agree to include some wording in this section as requested <i>“In preparing this Neighbourhood Plan, and specifically when considering the issue of new housing, regard has been had to the evidence in the Housing Needs Assessment, the District Council’s own monitoring reports and the views of local people expressed through consultation to date particularly those views which relate to scale, location and form of new development.”</i>	Include additional paragraph 1.31 <input checked="" type="checkbox"/>
9	JONES	General	Whilst I have mentioned some concerns as part of this stage of the consultation process, this is a very well written Plan which needs to be brought to fruition sooner rather than later. Thank you to all of those involved	Support noted	No change to Plan
10	Mendlesham Parish Council	General	Mendlesham Parish Council has no concerns regarding the Wetheringsett Plan and wishes Wetheringsett all the best with delivery of their plan.	Support welcomed	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
11	Avison Young on behalf of National Grid	General	<p>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.</p> <p>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.</p> <p>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.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>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.</p>	Comments noted	No change to Plan
12	National Highways	General	Thank you for consulting National Highways on the above Neighbourhood Plan.	Comments noted.	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>We have reviewed the plan and note the area and location that is covered is remote from the SRN. Consequently, the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment.</p>		
13	Natural England	General	<p>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.</p> <p>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.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Comments noted	No change to Plan
14	PEASE	General	<p>An excellent document clearly laying out the needs of the parish moving forward, whilst preserving the character of the village and hamlets and surrounding landscape.</p>	Support welcomed	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
15	PEASE	General	This is an excellent piece of work which when adopted will be of great value to the community, it is a credit to everyone who worked on the document, my heartfelt thanks to you all.	Support welcomed	No change to Plan
16	SCC – Transport	Para 2.52	The issues raised in paragraphs 2.52 onwards are noted and again, SCC as Local Highways Authority will always work to procure highway improvements from developments wherever possible to mitigate the effect of development on the local highway network. However, it is not always possible to procure off-site highway improvements from minor developments	Comments noted	No change to Plan
17	SCC – Rights of Way	Para 2.54	Paragraph 2.54 mentions the footpath network; however we would suggest that this is amended to refer to the “ <i>public rights of way (PROW) network</i> ” as it then includes PROW of all types.	Comments noted. Suggest this can be accommodated	Amend paragraph 2.54 accordingly <input checked="" type="checkbox"/>
18	Suffolk County Council (SCC) - Archaeology-	Para 2.6	A short paragraph relating to archaeology in development should be added to the plan, preceding paragraph 2.6, in order to give clarity to developers of future sites. The following wording is proposed: “ <i>Suffolk County Council Archaeological Service (SCCAS) manages the Historic Environment Record for the county with publicly accessible records viewable on the Suffolk Heritage Explorer, which can be viewed at https://heritage.suffolk.gov.uk/. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate</i>	Comments noted. Suggest some of this can be accommodated, however the plan is not a promotional document for related planning services	Amend paragraph 2.6 accordingly <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p><i>stage in the design of new developments, in order that the requirements of the National Planning policy Framework and SO 4 of Mid Suffolk District Council Core Strategy Development Plan Document (2008) are met. Suffolk County Council Archaeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken. SCCAS should be consulted for advice as early as possible in the planning application process. The plan could also highlight a level of outreach and public engagement that might be aspired to from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of the NPPF, and provision in project designs for outreach and engagement are welcomed.</i></p>		
19	SCC – Education	Para 2.39	<p>Early Years Care As there are no additional housing sites allocated in this plan, this is likely to be a minimal impact on Early Years Care providers, and their capacity to take on additional children. There is a small deficit of Early Years places in the Mendlesham Ward. Developers will be expected to contribute towards the provision of additional early years places.</p> <p>Primary and Secondary Education The catchment areas for Wetheringsett cum Brockford are as follows: Primary: The parish is predominantly covered by Wetheringsett Church of England Primary School with area to the west of the A140 (Brockford Street) covered by the historical catchment area of Mendlesham Primary School Secondary: The parish is predominantly covered by Debenham High School with area to the west of the A140</p>	Comments noted.	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>(Brockford Street) covered by the historical catchment area of Stowupland High School</p> <p>Mendlesham Primary School and Stowupland High School do not include catchment area in their oversubscription criteria for school admissions.</p> <p>Wetheringsett Church of England Primary School is not currently expected to exceed 95% capacity during the forecast period. There are currently two applications currently at appeal (DC/20/04921/OUT and DC/20/04692/FUL) and one site allocation included in the JLP allocated for 10 dwellings. Should these developments come forward, it is expected they would generate the need for 10 primary places. Based on current forecasts, these pupils could be accommodated at the primary school.</p> <p>Debenham High School is not currently expected to exceed 95% capacity during the current forecast period. However, the number of pupils arising from housing completions beyond the forecast period, applications pending decision, and local plan site allocations are expected to cause the school to exceed 95% capacity based on current forecasts. The proposed strategy for mitigating this growth is via future expansion of existing provision</p>		
20	PROCTOR	General	<p>The biggest issue I have with the plan is that increases to the population east of the A140 is almost certainly going to result in road accidents -- potentially fatal ones. The situation with getting out onto the A140, and even returning from the A140, has never been great, and there is a history of accidents there. The lowering of the speed limit did not help in any noticeable way. When I used to work in Ipswich, I refused to</p>	<p>Comments noted. The issue of highway safety and the A140 is an issue that the Parish Council has been consistently concerned about and raising for some time and will continue to</p>	<p>No change to Plan</p>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			use the A140 because of danger to life and used country roads instead. More recently, someone has knocked down the one marker for the Park Green turn (from A140 into Town Lane) and it is now impossible to see. I recently had an articulated lorries blaring at me in the dark -- right on my tail -- because I had to slow right down to find the turn (I eventually missed it, and the next one). This is lethal because there is no marker at all, and the long grass obscures the turn totally. I complained to Andrew Stringer about this earlier this year (by phone message and by email) and received zero acknowledgement -- zilch!! Unless you can address this issue and make the access roads more accessible from the A140 then I cannot condone any increase to the population of the parish.	press the County Council for action through the elected members and other mechanisms. See also Suffolk County Council response no. 94	
21	Howard	General	Good to see a pro-active approach to Planning	Support welcomed	No change to Plan
22	SCC – Minerals and Waste	General	Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020. The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan in terms of minerals safeguarding measure.	Comments noted	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
23	SCC – Natural Environment	Vision and Objectives	<p><i>Vision and Objectives</i></p> <p>It is encouraging to see that the protection of landscape, wildlife and open space are the first things mentioned in the vision.</p> <p>The Natural Environment Objective (Objective 3) is to the point: To protect the rural character, biodiversity, and open spaces of the parish, and this is welcomed by SCC.</p>	Support noted.	No change to Plan
24	SCC	General	<p>General</p> <p>The Contents page numbering is inaccurate, and there are some inconsistencies with the titles of policies listed here and the titles of each policy itself.</p> <p>Paragraph 1.20 refers to the “Parish and Country Planning Act”, however this is incorrect, and should read as the “<i>Town and Country</i>” Planning Act 1990.</p> <p>Paragraph 1.30 states: "The most northerly located of the two proposed allocations has a current permission for 9 dwellings which was granted in 2020". However, this wording is ambiguous, and should clarify specifically which site this refers to.</p> <p>Objective 4 on page 25 has two commas on the last line.</p> <p>The figures and data in paragraph 2.19 regarding demographics are quoted as sourced from Wikipedia. It is recommended to use alternative sources, or to quote the sources used in within the Wikipedia article, and not Wikipedia itself</p>	Comments noted. The contents page and policies/objectives will be checked for consistency and amended accordingly	Amend Plan accordingly <input checked="" type="checkbox"/>
25	MSDC	General	We have no comment to make at this time on the following policies: WCB4, WCB5, WCB12 and WCB13	Noted.	No change to Plan

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
26	MSDC	Contents Page	Check and update the Contents page numbering.	Noted. See 23 above	Amend accordingly
27	MSDC	Para 1.8	In the Second line, this should read: ' <i>...Town and Country Planning Act 1990 ...</i> ' The text refers to the flowchart under para 1.8 as '(figure 1)'. Because Fig[ure] 1 is also the Neighbourhood Area map shown on page 5, we suggest you just say: ' <i>The flow chart below outlines ...</i> '	Noted. This error will be corrected	Amend accordingly <input checked="" type="checkbox"/>
28	MSDC	Para 1.11	The designation date should read 21st January 2021.	Noted. This will be corrected	Amend <input checked="" type="checkbox"/> accordingly
29	MSDC	Para 1.16	For now, the saved 1998 Local Plan policies are also relevant. Amend text to read: <i>'The relevant documents covering Wetheringsett cum Brockford are the saved policies of the adopted Mid Suffolk Local Plan (1998), the adopted Mid Suffolk Core Strategy (2008), and the adopted Mid Suffolk Core Strategy Focused Review (2012). These, along with ... provide the basis ...</i>	Noted. Plan to be updated to reflect this	Amend accordingly <input checked="" type="checkbox"/>
30	MSDC	Para 1.28	With the removal of the BMSJLP (Nov 2020) maps from what was the working draft version of the WCBNP, the cross-reference to Fig 3 is no longer relevant. We suggest this could read: '(see Inset Map 1, Appendix F)'	Noted. These needs updating	Amend accordingly <input checked="" type="checkbox"/>
31	MSDC	Para 1.29	To link back to previous paragraphs, we suggest amending this paragraph to read: <i>'The District Council have since confirmed in their briefing note to parishes (dated December 2021) that these allocations and any published housing requirement figure for a neighbourhood plan area now be treated as 'indicative only. Therefore, the 'allocation' of 20 new dwellings within the parish could be taken</i>	Noted This requires updating	Amend accordingly <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<i>to represent the indicative requirement figure for this parish over the plan period to 2037</i>		
32	MSDC	Chapter 2	A helpful and detailed chapter. A note somewhere to explain that the information was correct at the time this NP was published might be relevant in some cases, e.g., in para 2.53 and the discussion on bus services.	Noted. Note to be added	Amend accordingly <input checked="" type="checkbox"/>
33	Howard	Chapters 1-2	There is no mention of Wetheringsett Manor as a local employer	Comments noted. An appropriate reference can be included in Chapter 2.	Include reference in Chapter 2. <input checked="" type="checkbox"/>
34	MSDC	Fig 3	As this is a repeat of Fig 1 (pg 5), is it necessary?	Noted. Although it reinforces context	Amend accordingly <input checked="" type="checkbox"/>
35	MSDC	Chapter 4	Consider re-ordering this part of the Plan as follows: 1. Move the table showing the Area Wide Objectives to sit immediately below para 4.3 (where they are discussed in some detail). 2. Deleting para 4.4 but retain the last sentence ('The diagram ...') and place this at the end of para 4.5.(to be followed by Figure 8).	Amend accordingly	Amend plan accordingly <input checked="" type="checkbox"/>
36	MSDC	Vision and Objectives	Four 'Area Wide Objectives' are listed on page 25. Objective 1, 2 & 3 are repeated at the start of their respective Chapters (5, 6 & 7). It is presumed that the intention was to repeat Objective 4 at the start of Chapter 8. In Objective 4 (pg 25), you have two commas after 'school'. One should suffice. On page 30, under WCB1, there is a fifth objective. Is this an oversight copied over from an earlier draft of the plan in error?	Noted. The objectives need correcting	Amend accordingly <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
37	Howard	Vision and Objectives	Nothing about supporting the development of a community shop or pub that would protect older people from isolation	Reference to the potential for a shop in connection with the Middy is made in the plan at paragraph 8.12 and this is supported by the Neighbourhood Plan. It is not considered necessary to refer to it specifically in the objectives however reference can be made to support for new facilities dependent upon the location and details of any proposal rather than unqualified support	Amend objective accordingly <input checked="" type="checkbox"/>

Housing and Economic Development

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
38	MSDC	Para 5.2	(Last sentence). A discussion on the local planning context appears to begin at para 1.16 (subject to the modification set out above). It might be easier to say that ' <i>The planning</i>	Noted Amend accordingly	Amend accordingly <input checked="" type="checkbox"/>

			<i>policy context for this Neighbourhood Plan is discussed in the Chapter 1.'</i>		
39	MSDC	Para 5.6-5.10	With the recent refusal of the '14 dwellings Norwich Road' scheme (DC/21/04476), and the outcome of the two appeal decisions at Hockey Hill (referred to in para 5.8) still unknown we can, at this stage, only advise that the Steering Group continue to monitor the situation and that you be prepared to update / amend this section and other parts of the Plan as necessary prior to submission. That way, the text can explain the very latest position.	Noted. This section will be updated to be correct at the time of submission	Update accordingly <input checked="" type="checkbox"/>
40	Howard	Housing Chapter	Need to consider that there are limited local facilities for people who live in new housing. Limited local transport and need to travel – so housing only realistic for people who have their own transport . No local shop even.	Comments noted. This point is worthy of emphasis: <i>"The Neighbourhood Plan recognises that there limited local services and facilities in the parish to provide for new residents((e.g., no shop), few public transport opportunities exist. and travel is very much dependent upon the private car".</i>	New text added to paragraph 5.14 <input checked="" type="checkbox"/>
41	MSDC	WCB1: Location of new housing	We note that this NP intends to continue with the allocation of the 'Land East of the A140' LS01 site identified in the BMSJLP (Nov 2020), ahead of whatever happens in Part 2 of that document. Your para' 5.1.3 refers. Given that the JLP allocation no longer has any planning status, you should consider the implications of this and whether it would be appropriate to conduct your own site selection	Noted. Sustainability Appraisal is not a requirement for a Neighbourhood Plan. However further justification can be inserted into the supporting text to cover the issue at para 5.13 <i>"The site is considered to be suitable in that it has no known</i>	Amend plan accordingly <input checked="" type="checkbox"/>

			<p>exercise, and also if further sustainability appraisal work is required.</p> <p>For now, we are content to leave the policy much as is, but some re-wording seems appropriate. The following is a suggestion only: <i>“The scale of new housing within the parish will reflect its position within the adopted local plan settlement hierarchy.</i></p> <p><i>The focus for new development will be within the defined settlement boundaries of Brockford Street, Church Street, and Wetherup Street/Park Green (as shown on the relevant Policy Maps). New infill or windfall development within these defined settlement boundaries will be small scale (meaning individual houses or small groups) and proposals should enhance the area’s form, character and setting and not have adverse impacts on:</i></p> <p><i>{retain the four bullet points}</i></p> <p><i>New development should actively seek to improve walking and cycling.</i></p> <p><i>This Plan also supports, in principle, the development of a small scheme of up to 10 dwellings on the site known as ‘Land East of the A140’ (shown on the Brockford Street Policy Inset Map) where this is compliant with other policies in this Plan.</i></p> <p><i>Proposals for development located outside of the defined settlement boundaries will only be permitted where they are in accordance with national and district level policies, and where they will not result in the erosion of the undeveloped gaps between the distinct settlement areas.”</i></p>	<p><i>legal or physical constraints that would prevent it from coming forward. It marks a logical extension to the existing built-up area with little landscape, nature conservation or heritage impacts and therefore development here is supported by the Neighbourhood Plan”</i></p> <p>Noted. Amend policy wording accordingly</p>	
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			<p>You will see that we deleted your penultimate paragraph. While our Strategic Housing Team have said they welcome any additional affordable homes, they have some concerns around restrictions on their tenure. We also recommend that the LS01 tag on the Brockford Street inset map is removed for now.</p>	<p>Comments noted and amend plan however the reference to a preference for affordable housing to rent is to be retained.</p> <p>Remove LS01 and update map</p>	
42	CHAPMAN	WCB1: Location of new housing	<p>I would like to raise the issue of the former Chapman & Pleasance builders yard to the rear of my property and Peppers Place in Wetherup Street. This is in effect a brownfield site which will deteriorate in the coming years as it is no longer used, following the passing of my late husband Richard Chapman in 2014. The yard has now been sitting idle for 8.5 years. I would like to query why the settlement zone (illustrated on inset 3 – page 138) appears to exclude the old Chapman & Pleasance yard. In the distant future, this site could potentially be used for development – perhaps for a bungalow for myself in my old age (I live alone) or for another elderly resident/s of the village. As pointed out in the Neighbourhood Plan, there is a need for accessible accommodation of this nature in the parish. Is there any way that the settlement zone can be expanded to include the former builders yard?</p>	<p>Comments noted. The settlement boundary to be used for the Neighbourhood Plan policies is that as originally promoted through the JLP which has a logic and rationale for its delineation. The Neighbourhood Plan does not propose to loosen or amend the settlement boundary to identify specific new sites for new development as the overall housing requirement has been met by the policies in the plan and this may set a precedent for other requests for development. This also acknowledges that the parish does not have many of the facilities required to support new inhabitants and that public transport is poor. However, the respondent is entitled to submit a planning application at any time and make the case based on fulfilling a particular need.</p>	No change to Plan

43	MSDC	Para 5.28	There is no mention here that the 10 or more dwellings threshold is a consequence of a change in national planning guidance	Noted. This requires updating	Update accordingly <input checked="" type="checkbox"/>
44	SCC – Natural Environment	WCB1: Location of new housing	Nature Conservation is further anchored in WCB1: Location of New Housing and CB4: Employment and Economic Development. Here the word ' <i>significant</i> ' should be added before 'adverse'	Noted. Amend accordingly	Amend plan accordingly <input checked="" type="checkbox"/>
45	SCC- Rights of Way	WCB1: Location of new housing	We are really pleased to see a requirement in Policy WCB1 for developments to actively seek to improve walking and cycling facilities. It is suggested that Policy WCB1 is amended to include PROW with the inclusion of: "Highway safety or <i>public rights of way</i> ".	Noted Amend accordingly	Amend policy accordingly <input checked="" type="checkbox"/>
46	Internal Drainage Board – Waveney, Lower yare and Lothingland	Housing strategy and commitments	Developments within the IDB watershed catchment DC/21/04476 I note that the outline of this proposal was refused by the Local Planning Authority on the 23rd of June 2022, due to the unsustainable location, as well as insufficient flood risk information provided. Should the applicant wish to reapply for the relevant planning permission, we support the LLFA's position and recommend that the drainage strategy supplied is to have been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy. DC/20/04921 I note that the outline of this proposal was refused by the Local Planning Authority on the 14th of September 2021 and is in the process of appealing the decision. I note that the	Comments noted. However, these comments refer to two applications that are currently the subject of an appeal and is therefore for the Inspector to take this into account. It is not within the scope of the Neighbourhood Plan to influence these until the appeals are determined.	No change to Plan <input checked="" type="checkbox"/>

			<p>applicant had proposed Page 2 Waveney, Lower Yare and Lothingland Internal Drainage Board to discharge surface water to a watercourse, due to unfavourable ground conditions. If the appeal is successful, we would recommend that this discharge is facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.</p> <p>Local Plan Allocations within the Board's watershed catchment: Land to the east of the A140 and Land to the north-east of The Street</p> <p>We recommend that as each of these sites prepares to apply for planning permission, they ensure their drainage proposals are designed in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4.</p> <p>Our standing advice at this stage is as follows:</p> <ul style="list-style-type: none"> • Surface water disposal from new developments should be facilitated in line with the drainage hierarchy (as per best practice). • We recommend that any application is supported by a drainage strategy which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy. • If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced by 	<p>One of these sites already has the benefit of planning permission. The second has no planning history and therefore any application would be expected to address this issue. A footnote note can be added to the policy</p>	<p>Add footnote</p>
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			<p>ground investigation followed by infiltration testing in line with BRE Digest 365.</p> <ul style="list-style-type: none"> • If a surface water discharge is proposed to a watercourse within the watershed catchment of the Board's IDD then we request that this be facilitated in line with the Non-Statutory technical standards for sustainable drainage systems (SuDS), specifically S2 and S4. Resultantly we recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible. • Should any development proposals include works to alter a riparian watercourse (including culverting for access), consent will be required under Section 23 of the Land Drainage Act 1991. The Board is responsible for consenting this activity within its IDD, while Suffolk County Council (as Lead Local Flood Authority) is the regulatory body outside the boundary of the IDD. <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 I strongly recommend that the required consent is sought prior to determination of the planning application.</p>		
47	SCC – Archaeology	Housing General	<p>The following points are raised regarding site allocations:</p> <p>Land at Norwich Road (Planning App. DC/20/00324) – this site received trenched archaeological evaluation. It was negative for</p>	Noted	No change to Plan <input checked="" type="checkbox"/>

			<p>archaeology and no further work was required. Construction has commenced.</p> <p>Allocation East of the Street, Brockford, Appendix F, page 136 – this is a previously un-investigated plot of land directly adjacent to a Roman Road (SAS 011). Finds of metalwork of various periods have been found in the vicinity (recorded on the Historic Environment record and the Portable Antiquities Scheme Database). SCCAS would recommend trenched archaeological evaluation in the first instance, to inform any need for possible mitigation evaluation depending on results. This could be secured by condition on a planning application.</p>	<p>A note can be added to the plan to highlight this to any prospective developer</p>	<p>Add note to plan <input checked="" type="checkbox"/></p>
48	JONES	Housing Generally	<p>Affordable housing should be for rent only to avoid disappearance of these properties for locals, under right to buy or similar. My view on this at the September 2021 consultation does not seem to have been included in the Evidence document. Appreciate this is the view of one resident and may have been discounted/disagreed with by the Steering Group which is their right</p>	<p>See also other representations about affordable housing and tenure. E.g. MSDC 41</p> <p>It is recognised that where affordable housing is to be provided it should be so in perpetuity rather than being 'sold off'. Policy WCB states a preference for affordable housing to rent for this reason. Although it in the last 12 months that have been many Government statements advocating the right to buy for housing operated by housing associations</p>	<p>No change to Plan</p>

49	MSDC	WCB2: Size, type and tenure	<p>For convenience we split our comments on this policy into two parts. The first deals with general mix, the second with affordable element.</p> <p>General mix: In the first line, delete the comma after 'contribute to' The footnote should read '...., plus any <i>SHELAA</i> or <i>District Level info.</i>' The third criteria refers specifically to dwellings being built to M4(2) / M4(3) standards. We remind you that, while it may be appropriate to now set out such a requirement in an emerging local plan, the same cannot be done through a neighbourhood plan. You could try being less specific, e.g., 'Housing capable of being adapted to meet changing needs'</p>	<p>Comments noted. Amend plan accordingly – references to M4(2) and (3) will generally be removed by examiners</p>	<p>Amend accordingly <input checked="" type="checkbox"/></p>
50	MSDC	WCB2: Size, type and tenure	<p>Affordable mix Our Strategic Housing Team have a number of reservations about the methodology that AECOM use to prepare their Housing Needs Assessment (HNA). They are not specific to the HNA for this Plan but include, for example, the notion that affordable housing should only be there to meet the needs of the parish, while our responsibility is to meet the need of the district. That is a conversation we will probably need to have separately with AECOM. We also see that there are a number of cross-reference errors within the HNA itself. Some flag themselves up as 'Error! Reference source not found'. Others references to non-existent paragraphs etc. (e.g., para's 27 & 199, and Table 7-1 all refer section 4.4.3). As the HNA</p>	<p>Noted It is appreciated that the District has a requirement to meet general housing need across the District. However the Neighbourhood Plan's policies must relate to the Neighbourhood Area only. Neighbourhood Plans are not compelled to meet the need in their area but can do so if they feel it is justified. The AECOM work provides some evidence as to what that need might be albeit very small numbers.</p>	<p>No change to Plan</p>

			<p>was commissioned by yourselves, you may want to raise this issue with AECOM as part of your follow-up to this consultation exercise.</p> <p>For now, and turning to WCB2, we make the following general observations:</p> <ul style="list-style-type: none"> • One of the basic conditions that a NP must meet is general conformity with the strategic policies of the local [district] plan. At the district level, we currently seek 75% rents, and have reservations about dropping below 50%. WCB2 is proposing 40% rents. While we are not anticipating much additional housing growth in the parish, meaning only a few new rental units, we are also mindful of the precedent this may set. <p>The first criteria should also refer to 'Social or Affordable Rent.' [Nb: Our own experiences tell us that, unfortunately, it is difficult to secure social rents].</p> <p>With regard to First Homes, we see that the HNA finds that the highest possible discount level of 50% is necessary and justified in Wetheringsett cum Brockford. There is no mention of this within the policy which begs the question . why?</p>	<p>This will be corrected for submission</p> <p>See also comments in relation to WCB1 where the preference is for rented housing.</p> <p>Noted.</p> <p>Amend accordingly</p>	<p>Amend accordingly <input checked="" type="checkbox"/></p> <p>Amend plan accordingly <input checked="" type="checkbox"/></p>
51	JONES	WCB2: Size, type and tenure	<p>However my earlier comments still remain, would prefer 100% rent.</p>	<p>Noted. See also responses from MSDC above.</p>	<p>No change to Plan</p>
52	SCC – Health and Wellbeing	WCB2: Size, type and tenure	<p><i>Adaptable homes and an ageing population</i></p> <p>The neighbourhood plan states that 17% of the residents are aged 65 and older in paragraph 2.21. We recommend changing the source from</p>	<p>Noted. Source to be amended. References to M4(2) and (3) to be removed as per MSDC comments.</p>	<p>Amend accordingly <input checked="" type="checkbox"/></p>

			<p>Wikipedia to Suffolk Observatory which is a primary source.</p> <p>To futureproof this neighbourhood plan, we also recommend looking at how the number of older people will increase over the next 20 years, for example 11.7% of the residents are aged 55-59 years, and 9.9% are 60-64 years, with 7.1% of younger people aged 10-14 years. This highlights the need for homes to cater for both the older population and for family homes, and affordable homes for younger people.</p> <p>We welcome Policy WCB2 Housing size, type and tenure which includes the desire for smaller homes that are adaptable and accessible and meets the requirements for both older residents as well as younger people and families, with the inclusion of M4(2) and M4(3) housing.</p> <p>It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Wetheringsett Cum Brockford a “Dementia-Friendly” village. The Royal Town Planning Institute¹ has guidance on Town Planning and Dementia, which may be helpful in informing policies. We welcome reference on the Design Code page 14 on using Dementia friendly principals.</p>	Reference to dementia to be included	
53	MSDC	WCB3 : Affordable Housing on Rural Exception sites	<p>As there is more than one settlement boundary, the first paragraph should refer to ‘<i>settlement boundaries</i>’ [NB: Para 5.60 will also need updating to refer to ‘boundaries’].</p> <p>To avoid ambiguity, we ask that the third bulleted criteria read: ‘<i>Is offered in the first</i></p>	Noted. This requires correction	Amend accordingly <input checked="" type="checkbox"/>

			<p><i>instance to people with a demonstrated local connection to the parish.</i></p> <p>For similar reasons, the third paragraph should be amended to read: <i>Where there are insufficient applicants with a local connection to the parish, a property should then be offered to those with a demonstrated need for affordable housing in adjoining villages and thereafter, if needed, to the District of Mid Suffolk.</i></p> <p>The second sentence in the fourth paragraph ignores other policies in this plan e.g., WCB6. We suggest: <i>'The development of such housing should also be consistent with other policies in this plan.'</i></p>		
54	HOWARD	WCB3: Affordable Housing	Concerned that people could be isolated and lack access to jobs and other facilities.		
55	JONES	WCB4: Employment and Economic Development	However, the comments made in 5.72 regarding traffic concerns, should also be included within the Policy ie subject to traffic and road surveys capability etc. When it comes to future planning applications it is the contents of the policy which will be considered, not the individual paragraphs	Agree this would benefit from strengthening and additional criterion relating to highway capacity and safety is proposed in the policy	Amend policy accordingly <input checked="" type="checkbox"/>
56	SCC – Active Travel	WCB4: Employment and Economic Development	Although there are good cycling routes, we recommend adding words to Policy WCB4 Employment and Economic Development on safe and convenient access to employment sites by active travel. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail	Noted No specific wording requested and it is difficult to see how this issue can be easily addressed by this policy and may be better placed in WCB14	Amend WCB14 accordingly

57	SCC- Natural Environment	WCB4: Employment and Economic Development	Nature Conservation is further anchored in WCB1: Location of New Housing and CB4: Employment and Economic Development. Here the word ' <i>significant</i> ' should be added before 'adverse'	Noted Add 'significant'	Amend accordingly <input checked="" type="checkbox"/>
58	JONES	WCB5: The Middy	<p>I find this difficult as I agree that The Middy brings community benefits to the Parish in particular the Bar which is also enjoyed by my family. It is also a wonderful visitor attraction and provides some parish amenities such as the café open when volunteers are present (believe currently two mornings a week). However, care needs to be taken, including any future allocation of CIL or other Parish funds. In essence the Middy is a charity with its own objectives which may not always be in line with the interests of the Parish . Trustees, resources and requirements may change.</p> <p>If residents wish to attend the organised events/opening days they have to pay ie this is not an organisation providing benefits to the entire Parish at all times.</p> <p>In the NP statements , including the vision statement, it is stated that “the School, Church and Village Hall include and serve the whole parish” . This is correct.</p> <p>WCB5 – my concern is that funds will be allocated to a specific Middy application which should only be used for organisations, infrastructure etc that serves the whole parish. Think there is some inconsistency with the Vision and Statement on page 24?</p>	This is more a debate about the criteria the parish council will use to determine how it spends any CIL monies rather than the policy wording itself.	No change to Plan

59	HOWARD	WCB5: The Middy	We think that more of a feature could be made of The Middy with a café, shop and other local community facilities.	Comments noted. The aspiration is for the railway heritage function of the Middy to be safeguarded with opportunities for it to play a greater community role – including with additional facilities that would benefit the community	No change to Plan
60	PROCTOR	WCB5 The Middy	As well as being a tourist attraction, the Middy has turned out to be a unifying element in the parish -- far more than a traditional pub would have been, if we had any left. With a population consisting of many retired or professional people, it is common to never really get to know your neighbours, but the Middy provides a friendly environment where we can meet. I absolutely believe that they should be allowed to extend the line and purchase more rolling stock	Support welcomed	No change to Plan

Design and the historic environment policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
61	SCC – Health and Wellbeing	WCB6: Design	We welcome the reference to the health and wellbeing benefits that can be gained from access to pleasant outdoor areas, in Policies	Support welcomed	No change to Plan

			WCB6, in addition to health and wellbeing aligned with nature, cycling and walking, amenities references throughout the plan.		
62	MSDC	WCB6: Design	<p>Under Scale & Massing, the three criteria (c, d, and e) appear repetitive. Can they be combined and presented in a more succinct manner?</p> <p>Under Details & Materials, delete the words 'sustainable' from criterion f). For an explanation, we refer to you the Examiners Report on the Redgrave NP, in particular para' 144 and the modification set out in para 149(1).</p> <p>Under Parking, consider including a reference to the Suffolk Guidance for Parking (2019) or any successor document.</p>	<p>Agree to reword and combine</p> <p>Amend accordingly</p>	<p>Amend accordingly <input checked="" type="checkbox"/></p> <p>Amend policy accordingly <input checked="" type="checkbox"/></p>
63	SCC - Rights of Way	WCB6: Design	In Policy WCB6, SCC welcomes the requirement for proposed developments to look for opportunities to create new pedestrian / cycle access connections. We are also pleased to see non-vehicular connections with PROW and convenient pedestrian connections encouraged	Support welcomed	No change to Plan
64	SCC - Transport	WCB6: Design	<p><i>Policy WCB6 Design Principles</i></p> <p>In the Parking section, we generally agree with the wording, but parking should reference 'Suffolk Guidance for Parking (2019)6'.</p> <p>It is recommended that there is provision for a proportion of on-street parking considered for new developments. On-street parking will always be inevitable from visitors and deliveries or maintenance. Having well designed and integrated on-street parking can help to reduce inconsiderate parking, which can restrict</p>	<p>Noted</p> <p>Include reference to Suffolk Guidance for parking 2019</p>	Amend accordingly <input checked="" type="checkbox"/>

			<p>access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety</p> <p>Paragraph 6.13 states “Parking space is important to avoid further parking on the road which makes walking and cycling more dangerous”, indicating that inconsiderate on-street parking is an existing issue in the parish. As such, the following wording is recommended: “<i>t) A proportion of parking should be provided on-street within any new developments, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility.</i>”</p> <p>In the Connections section, we agree with the wording, new developments should provide permeable layouts to encourage sustainable travel and recreational journeys.</p> <p>In the Sustainability section, EV charging for new dwellings and other buildings should be in accordance with ‘Suffolk Guidance for Parking (2019)’.</p>	<p>Noted Amend accordingly</p> <p>Already covered by reference at the end of the policy</p>	<p>Amend policy accordingly <input checked="" type="checkbox"/></p> <p>No change to Plan <input checked="" type="checkbox"/></p>
65	MSDC	Page 50	<p>It might be helpful to clarify which of the ‘Land to the East of Hockey Hill’ applications is being referred to here by including the application reference number.</p> <p>We also suggest putting the last sentence into square brackets and, perhaps, replacing the word ‘From’ with ‘Source:’</p>	<p>Noted. Application number to be included</p>	<p>Amend accordingly</p>
66	MSDC	WCB7: Historic Environment	<p>Our Heritage Team note that this section of the Plan appears to have been well researched and that it gives a reasonable amount of detail. They also note that WCB7 does not currently cover Listed Buildings outside of the</p>	<p>Comments noted Agree this needs expanding and amend accordingly</p>	<p>Amend Policy WCB7 accordingly. <input checked="" type="checkbox"/></p>

			<p>Conservation Area. To strengthen the policy wording, they suggest:</p> <ul style="list-style-type: none"> • Amending the first sentence to read: <i>'Proposals for development within or adjacent to the Conservation Area...'</i> • Amending criterion a) to read: <i>'...which contributes to the character and setting of the Conservation Area...'</i> • Amending criterion c) to read: <i>'Protecting the Conservation Area from development within its setting that would adversely affect its character, appearance and Historical setting'</i> 		
67	HOWARD	WCB7: Historic Environment	Local historic and heritage assets must be protected	Comments noted	No change to Plan
68	MSDC	WCB8: NDHA	<p>Our Heritage Team make no specific comments on these NdHAs at this time but it is presumed that the owners were properly consulted. It would be more logical to list these NdHAs in the same order that they appear in Figures 12 to 16, and that the same approach is applied to Appendix C:</p> <ol style="list-style-type: none"> 1. The Cedars 2. The Old School House 3. The former Trowel and Hammer 4. Willow Farm (and Barns), Wetherup Street 5. The former White Horse Public House 6. Stone Cottage, Brockford Road 7. Roundhouse of former mill, Broad Green 	<p>Noted.</p> <p>All owners of proposed NDHA were contacted ahead of the public consultation and responses were received as a consequence</p> <p>Agree the order should be consistent</p>	Amend accordingly <input checked="" type="checkbox"/>

69	ALSTON	WCB8: Non Designated Heritage Assets	No objection... apart from the photo, and the description, which we could fill in more suitably!	Comments noted. The assessment and description would benefit from input from the owner	Contact owner for additional wording
70	BOWDEN	WCB8: Non Designated Heritage Assets	Further to your letter regarding the designation of Willow Farm as a non-designated heritage asset, please note that we <u>do not</u> wish to have it registered as such within the NDP. This is due to concerns as to the implications that this may have in the future.	Comments noted. It has been agreed to remove Willow Farm from the proposed NDHA list	Remove Willow Farm from Policy List (appendices and maps) <input checked="" type="checkbox"/>
71	JONES	Historic Environment General	This is very comprehensive and reflects the different parts of the parish.	Comments noted	No change to Plan
72	JONES	WCB8: Historic Environment	However this policy only seems to deal with the conservation area near the Church. What about listed properties elsewhere in the Parish- I do not believe these fall under the non-designated heritage assets and WCB8?	Comments noted. Agree the policy scope would benefit from expansion See also MSDC response 60 above	See response to 60 above

Natural environment policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
73	SCC – Natural Environment	WCB9: Landscape character and	Policy WCB9 would be more robust if it required developers to undertake a Landscape and Visual Impact Assessment, to identify the impacts development may have on the landscape and how these may be mitigated.	Noted. See also MSDC response 69 which picks up the point but without specific reference to LVIA.	Amend plan in accordance with mix of SCC and MSDC text. <input checked="" type="checkbox"/>

		<p>Important Views</p> <p><i>Important views</i> The views are described, depicted and shown on maps above the policy, however Policy WCB states “The following views and vistas as shown on (Figs 17-19) below”, and should be amended to read “above”.</p> <p>It is suggested to replace ‘unacceptable’ with “<i>significant</i>” in the second sentence of the Views section of Policy WCB9.</p> <p>The third sentence of the Views section should be revised or deleted. In its current form it is confusing without providing additional detail. The views specified in the policy should no longer be referred to as “Candidate views”. The policy (as well as text and photos) identifies seven views, whereas eight views are shown on maps. Please either remove View 8 from the maps or identify it with description, photo and within the policy.</p>	<p>Agree to use ‘significant’</p> <p>Agree amend accordingly</p> <p>Views need renumbering on the map</p>	<p>Amend Plan accordingly</p> <p>Amend Plan accordingly <input checked="" type="checkbox"/></p> <p>Amend Plan accordingly <input checked="" type="checkbox"/></p>
74	MSDC	<p>WCB9: Landscape character and Important views</p> <p>View 2 (pg 58) is described as ‘<i>View from bridge adjacent to Mill Cottage overlooking River Dove</i>’. Fig 17 (pg 62) places ‘view 2’ accordingly.</p> <p>The image on pg 59 appears to have been taken from a completely different location to the north side of All Saints Church, adjacent to the village sign and opposite the thatched Waveney Cottage. If the view is to be retained, the description on page 58, Fig 17 and the relevant viewpoint shown on the Main and Inset 2 Policies Maps all need amending.</p>	<p>The photo is taken from where it is described.</p>	<p>Agree to amend wording to clarify <input checked="" type="checkbox"/></p>

			The text should read: “This is an attractive subsidiary. Views can be ... “		
75	MSDC	Fig 19	Correct the map to show Views 6 and 7 (not Views 7 and 8).	Noted. Agree this requires amendment	Amend accordingly <input checked="" type="checkbox"/>
76	MSDC	WCB9: Landscape Character and Important Views	<p>To be more specific about what is required from developers, we make the following suggestions:</p> <ul style="list-style-type: none"> • Insert a line space between the first and second paragraphs • Retain first sentence under Important Views heading, but delete the word ‘below’ <ul style="list-style-type: none"> • Delete the sentence that begins ‘Candidate views ...’, and move the numbered list to appear below the sentence that reads ‘The following views and vistas ..’, correcting any descriptions as appropriate {see comments above re View 2 and Fig 19}. • Move the paragraph that begins ‘Development proposals ..’ so that it follows the numbered list, and amend it to read: <p><i>“Development proposals within or that would otherwise affect an important public local view should be accompanied by a statement (appropriate to the scale of the proposal) that demonstrates how the view has been taken into consideration. Any proposal that would have an unacceptable impact on the landscape or character of the view concerned should not be supported.”</i></p> <p>Nb: The sentence that begins with ‘Identification of ..’ and ends with ‘will be resisted’ makes no sense, hence why we ignored it.</p>	Comments noted.	Amend accordingly <input checked="" type="checkbox"/>

77	HOWARD	Policy WCB9: Landscape Character and Important Views	The views across the parkland at Wetheringsett Manor should be protected – it is unique and does not feature sufficiently in the Plan. It must be protected	Comments noted. The parkland is protected due to its identification as a Local Green Space however, the importance of the views it affords can be added to the Local Green Space justification	Amend LGS justification <input checked="" type="checkbox"/>
78	MSDC	Para 7.14	To provide more clarity, we suggest re-wording this para as follows: “There are no designated international or national wildlife sites within the parish. Mickfield Meadow, a Site of Special Scientific Interest (SSSI), lies just outside the parish to the south. It is a rare example of a hay rich meadow with associated boundary hedges. The Impact Risk Zone from this SSSI extends northwards into the parish and should therefore be referred to when assessing development in Wetherup Street or to the south of it.’	Comments noted. Micklefield Meadow is a ‘species rich hay meadow.’	Amend accordingly <input checked="" type="checkbox"/>
79	SCC – Natural Environment	Para 7.16	It is further noted that the land in the centre of the village has been identified as a Habitat Network Enhancement Zone One by Natural England, with further orchards also identified (paragraph 7.16). Defra has confirmed an area in the centre of the village as a Nature Improvement Zone (paragraph 6.24)	Comments noted. Update text as required	Update accordingly <input checked="" type="checkbox"/>
80	MSDC	Para 7.17	There are two paragraphs numbered 7.17 (pages 65 and 66). Subsequent amendments will be needed through to the end of page 74.	Noted. Renumbering required	Renumber accordingly <input checked="" type="checkbox"/>
81	MSDC	Para 7.19	This should read: ‘Section 41(1) of the ...’ ?	Noted This required amending	Amend accordingly <input checked="" type="checkbox"/>

82	MSDC	WCB10: Protecting and Enhancing biodiversity	A few amendments are required to address some grammatical errors: <ul style="list-style-type: none"> • in the fourth paragraph, it should read: ‘.. <i>native or near native species, and landscape ..</i>’ • in the penultimate paragraph, it should read: ‘... <i>to protect wildlife species and enhance habitats</i>’ 	Noted Amend accordingly	Amend accordingly <input checked="" type="checkbox"/>
83	Suffolk Wildlife Trust	WCB10: Protecting and enhancing biodiversity	Thank you for sending us details of the DRAFT Wetheringsett cum Brockford Neighbourhood Plan, we have the following comments: Suffolk Wildlife Trust are generally in favour of the Wetheringsett cum Brockford Neighbourhood Plan, and we welcome the high level of consideration given to the natural environment and biodiversity within the plan. Our comments will focus on Chapter 7 – Natural Environment and Policy WCB10: Protecting and enhancing biodiversity. We are pleased to see that all statutory and non-statutory designated sites within and neighbouring the parish have been identified within the plan text. Furthermore, we are pleased to see the inclusion within the neighbourhood plan of all Priority habitats as well as Birds of Conservation Concern, Priority species and important trees within the parish. The identification of key species and habitats within the parish is a crucial step to ensuring they are protected from future development pressures, and these are also clearly detailed within the Environmental Assets report accompanying this Neighbourhood Plan.	Comment noted. Agree to amend accordingly	Amend Plan accordingly. <input checked="" type="checkbox"/>

		<p>We also welcome the inclusion of Figure 20. Ecological Networks in the parish, as this demonstrates the key areas within the parish where there is potential to link and buffer existing Priority habitats to create a more coherent ecological network. This should be referenced within Policy WCB10 , to ensure that biodiversity net gain and wildlife enhancements from development are targeted to these areas to ensure they have the greatest impact for wildlife. Policy WCB10 could state: 'c) the restoration and reparation of fragmented ecological networks, to be targeted within the area highlighted in Figure 20.' A further statement could be added to ensure that biodiversity net gain is targeted to improve habitats for key species recorded in the parish such as farmland birds (turtle dove, yellowhammer, lapwing, skylark, and linnet). We are also pleased to see the inclusion within Policy WCB10 of the requirement for development to provide a minimum 10% biodiversity net gain. The Wildlife Trusts are advocating for 20% biodiversity net gain where this is possible, to have greater confidence that more nature is being put into recovery than is being lost from development. Setting an aspiration within the Wetheringsett cum Brockford Neighbourhood Plan for achieving a higher percentage of net gain could help to ensure that wildlife and the rural character of the parish are conserved for future generations. Suffolk County Council's recent commitment to 'deliver twice the biodiversity net gain</p>		
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			required'1, suggests that it is reasonable to include this aspiration within the Wetheringsett cum Brockford Neighbourhood Plan.		
84	SCC - Flooding	WCB10: Protecting and Enhancing Biodiversity	SCC, as the Lead Local Flood Authority, welcomes the mentions of water capture and Sustainable Drainage Systems in Policy WCB6 Design Principles for new developments. There is an opportunity for there to be further reference to the benefits of and requirements for SuDS in Policy WCB10 Protecting and enhancing biodiversity	Noted. Agree to add suitable wording	Amend Plan accordingly <input checked="" type="checkbox"/>
85	SCC – Natural Environment	WCB10: Protecting and enhancing biodiversity	<i>Biodiversity</i> Policy WCB10 Protecting and Enhancing Biodiversity has sound wording and good detail, and emphasises the mitigation hierarchy. There are some typos, and in the second to last paragraph it is suggested to change the wording to: <i>'... to protect wildlife species and enhance habitats...'</i> . SCC welcomes the inclusion of the eight Environmental Projects on page 75, in particular the Monitoring Indicators for new development and the participation in SCC's Roadside Nature Reserve scheme for roadside verges. The mapping of veteran trees and hedgerows will provide important information for the baseline biodiversity recovery must be measured against. Woodland creation, ecological enhancements and support for active travel are all important aspects of mitigating climate change.	Noted. Policy wording to be amended as a consequence of other representations that pick up this point. See MSDC and SWT responses	Amend accordingly <input checked="" type="checkbox"/>

86	HOWARD	Natural Environment and Biodiversity	The parkland at Wetheringsett Manor provides important natural environment for deer, wood peckers and other wildlife.	Comments noted. The Parkland has been identified as a Local Green Space under Policy WCB11	No change to Plan
87	HOWARD	WCB10: Protecting and enhancing biodiversity	The veteran trees at Wetheringsett Manor are exceptional and should be protected. Not mentioned specifically.	Comments noted. Reference can be made in the LGS assessment . The Parkland is protected by under WCB11 as a Local Green Space	Amend supporting text accordingly <input checked="" type="checkbox"/>
88	MSDC	Para 7.27	To avoid unnecessary repetition, delete the fourth sentence. ('Each space has been assessed against the NPPF criteria.')	Comments noted Agree to clarification	Amend accordingly <input checked="" type="checkbox"/>
			Amend the penultimate sentence to read: ' ... shown in Figure 21 (and on pages xx to xx) and listed within Policy WCB11. '		
89	HOWARD	WCB11: Local Green Spaces	The protection of these green spaces is critical to the local character. The parkland at Wetheringsett Manor is magnificent and historic	Support welcomed	No change to Plan
90	MSDC	WCB11: Local Green Spaces	We comment on the following sites: 'Former Football Field at Hockey Hill' - This site is currently subject to an ongoing appeal decision (para 5.8 refers). In that context, putting it forward as a LGS appears opportunistic We do not doubt its historic use but also remind you that a LGS should also be capable of enduring beyond the end of the Plan period (NPPF para 101). The assessment provides no clue to suggest that such an agreement exists with the landowner. For that reason, we consider the allocation unsafe and recommend it be deleted from the Plan (including any maps, and from Appendix D)	Noted. However it has been concluded to retain this proposed LGS in the list.	No change to Plan

			<ul style="list-style-type: none"> • Allotments at Knaves Green – The map on page 72 needs correcting. It does not show the allotment area as the designated LGS. • Parkland at Wetheringsett Manor – At approx. 5 hectares, this could be seen as an extensive tract of land. However, there are examples of adopted ‘parkland’ LGS’s in other NPs (i.e., Assington) and this site seems no different. 	<p>Agree the map is incorrect.</p> <p>Noted</p>	Amend Map accordingly <input checked="" type="checkbox"/>
91	PEASE	WCB11 Local Green Spaces	There maybe some controversy around the designation of the former football field, specifically by the landowner, however the history behind that area makes its adoption as a green space a natural choice.	Noted . See MSDC response 79 above	No change to Plan
92	SCC – Health and Wellbeing	WCB:11 Local Green Spaces	<p><i>Green Spaces and Facilities</i></p> <p>The provision of the designated Open Spaces and Sport Recreation in the Neighbourhood Plan is welcomed.</p> <p>There are proven links with access to green outdoor spaces and the improvements to mental wellbeing for the population as a whole, including better quality of life for the elderly, working age adults, and for children, through physical activity and increased opportunities of social engagement.</p>	Comments noted	No change to Plan
93	SCC – Natural Environment	WCB11: Local green Spaces	<p>Local Green Spaces</p> <p>SCC welcomes the nine designated Local Green Space in Policy WCB11 Local Green Spaces - shown on the Figure 21 (which consists of a map followed by several detailed line-enhanced aerials), the Policies Map and inserts - as this</p>	<p>Noted.</p> <p>Site areas to be clarified in Appendix</p>	Amend accordingly <input checked="" type="checkbox"/>

			<p>supports the ongoing work to make Suffolk the Greenest County⁴. Appendix D, which can be found towards the end of the document, provides good evidence. The outline of the areas on the aerials and the size given in the appendix tables could both be more accurate.</p>		
94	SCC – Transport	WCB12: Amenity and dark Skies	<p>SCC Street Lighting Team is happy to liaise with Parish Councils regarding whether adoptable roads on new developments have street lighting. In areas where surrounding roads do not have lighting, it is generally acceptable to have unlit new development roads.</p> <p>SCC generally supports the wording of this policy, and it is worth noting that SCC as the Local Highway Authority will always work to procure highway improvements from developments wherever possible to mitigate the effect of development on the local highway network. However, it is not always possible to procure off-site highway improvements from minor developments.</p>	Comments noted	No change to Plan
95	HOWARD	WCB12: Amenity and Dark Skies	Absolutely support this policy	Support for policy is welcomed	No change to Plan

Community and access policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
96	SCC - Rights of Way	Para 8.2	Paragraph 8.2 currently refers to “footpaths”, however it is suggested to amend to “ <i>public rights of way</i> ” to ensure all types are included.	Noted. Amend for clarity	Amend accordingly <input checked="" type="checkbox"/>
97	JONES	WCB13: Community facilities	See my earlier concerns re the Middy.	Noted. See above	See above
98	SCC – Health and Wellbeing	WCB13: Community Facilities	We would suggest the inclusion of the need to make community spaces and facilities accessible to residents with limited mobility (inclusion of benches, including Chatty Benches ³ and well-maintained paths etc), into Policy WCB13. This could help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups.	Agree. Amend Plan to refer to accessibility considerations	Amend Plan accordingly <input checked="" type="checkbox"/>
99	PROCTOR	WCB14 Safe and healthy access	See comments above about the atrocious access to the A140	Noted. See above	No change to Plan
100	SCC – Rights of Way	Para 8.17	Paragraph 8.17 is welcomed, and the PROW team wholly support the principles. However, the both the map and the key are difficult to read – a clearer map could be included to help with identification of PROW in the parish. This map does not have a caption/label	Noted Clearer map to be investigated	Amend Map
101	SCC - Health and wellbeing	WCB14: Safe and	We welcome the reference to the health and wellbeing benefits that can be gained from	Comments welcomed	No change to Plan

		Healthy Access	access to pleasant outdoor areas, in Policies WCB6 and WCB14, in addition to health and wellbeing aligned with nature, cycling and walking, amenities references throughout the plan.		
102	SCC – Active travel	WCB14: Safe and Healthy Access	<p><i>Active Travel</i></p> <p>Active travel, such as walking and cycling, is important to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles.</p> <p>We welcome the desire for safe walking and cycling routes highlighted in Policy WCB14 Safe and Healthy Access.</p>	Comments welcomed	No change to Plan
103	SCC - Rights of Way	WCB14: Safe and Healthy Access	<p>SCC is pleased to see PROW included in the third paragraph of Policy WCB14, and wholly support the principles here. It is recommended the wording is amended slightly, as follows: “Where development is likely to affect an existing Public Right of Way these should take account of its route and incorporate it into the scheme, preferably in a wide and an open green corridor”</p> <p>There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council’s Green Access Strategy (2020-2030)⁵. This strategy sets out the council’s commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access</p>	<p>Noted</p> <p>Amend accordingly</p>	Amend accordingly <input checked="" type="checkbox"/>

			between communities and services through development funding and partnership working.		
104	MSDC	WCB14: Safe and Healthy Access	The final paragraph refers to 'severe' increases in traffic generation, but no guidance is provided re how this will be measured. Replacing 'severe' with ' <i>unacceptable</i> ' would be consistent with similarly worded policies in other NPs.	Noted Amend accordingly	Amend accordingly <input checked="" type="checkbox"/>
105	SCC Rights of Way	Access Generally	PROW networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can realistically be used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. As part of this, a commitment to working with landowners to remove structures such as stiles which can restrict access and replacing with more accessible structures such as self-closing gates or kissing gates would be welcomed. This would help to improve connectivity and make the network more accessible	Comments noted. However, the proposed wording is more suited to a project than a policy	No change to Plan
106	SCC – Transport	Access General	<i>Access Section</i> SCC fully supports and commends the local initiative to promote cycling in the parish. SCC as Local Highways Authority supports any measures to promote active travel in accordance with local and national policies.	Comments noted	No change to Plan
107	HOWARD	Appendix B – Area 1	Does not mention views across the parkland at Wetheringsett Manor	Comments noted. The assessment can be amended to reflect this	Amend assessment accordingly <input checked="" type="checkbox"/>

108	MSDC	Appendix F	Re-order these maps to that Parish Wide Policies M7ap comes first, then the separate Inset Maps.	Noted Maps to be re-ordered	Amend accordingly <input checked="" type="checkbox"/>
109	PEASE	Projects	The Village Hall was recently refurbished to be a hub for Village activities, e.g., the Mother & Toddler group and Internet café to support the digitally disadvantaged. The main stumbling block is the school's view that it is a facility for use during the day by the school during term time, currently at great cost to the community, due to the historically low rent being paid. Once this hurdle is removed and a balanced use of the hall between the school and community is found, the hall should become a valuable resource in the Village	Comments noted . This is outside of the scope of the Neighbourhood Plan	No change to Plan
110	JONES	Projects	Support, but not sure if Page 86 is the page you wish comment on as it is mainly just photos?	Noted	No change to Plan
111	HOWARD	Projects	Agree project at the church is important. Could future development at the village hall be considered to include a shop and café?	Noted. The balance of usage of the village hall together with any additional uses, would need to be reviewed outside of the Neighbourhood Plan process	No change to Plan

Wetheringsett cum Brockford Design Code

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
112	JONES	General	Very much support the need for community housing, linear infills rather than larger back developments. Also see earlier comments re rent.	Comments noted	No change
113	SCC – Rights of Way	Design Code Page 24	<i>Design Code</i> On page 24, we would like to see the fourth paragraph amended to say “Despite the lack of footways alongside the carriageways, the various hamlets of the parish are connected through <i>public rights of way</i> public countryside footway across the farmlands ...” .	Agree this needs amending for clarity	AECOM have amended the Design Code accordingly.
114	SCC- Rights of Way	Design Code Page 25	The wording on the image F7 on page 25 is incorrect, and the phrase “public footways” should be amended to say, “ <i>public rights of way</i> ”. ‘Footway’ generally refers to the pedestrian parts (the pavement) next to the carriageway. A public footpath is a type of public right of way which has a specific legal definition	Agree this needs amending for clarity	AECOM have amended the Design Code accordingly.
115	SCC- Rights of Way	Design Code Page 55	On page 55, Figures 40 and 42 should read as “ <i>public rights of way</i> ” not as “public footways”, as this is incorrect terminology.	Agree this needs amending for clarity	AECOM have amended the Design Code accordingly.

116	SCC- Rights of Way	Design Code Page 62	On page 62, the aims of paragraph 3.3.2 is supported, however we would like to see it refer to both pedestrians and cyclists throughout. Additionally, all of the Figures should refer to “ <i>public rights of way</i> ” rather than “public footway”	Agree this needs amending for clarity	AECOM have amended the Design Code accordingly.
117	SCC- Rights of Way	Design Code Pages 72 and 73	It is recommended to include on pages 72 and 73 a requirement for “ <i>secure and easily accessible</i> ” cycle parking / storage to be a feature of all proposed developments.	Agree this needs amending for clarity	AECOM have amended the Design Code accordingly.

Appendix N- Results of informal consultation on housing issues July 2023



Wetheringsett cum Brockford Neighbourhood Plan Update June 2023

Unfortunately the Neighbourhood Plan Examination was suspended in May due to a procedural issue. The Steering Group are working to address this.

At the same time, 3 things happened which affect what happens next with the Neighbourhood Plan.

1. Mid Suffolk District Council published Part 1 of their Local Plan for public consultation in March. All sites proposed for development in previous versions of the Local Plan have been removed until Part 2 of the Local Plan is produced. This includes a site for 10 houses east of Brockford Street. Work is due to begin on Part 2 of the Plan in 2024.
2. Outline planning permission was granted on appeal for 14 new houses east of Hockey Hill (on the former football field).
3. Planning permission was refused on appeal for 11 houses east and (north) of Hockey Hill.

This pause in the process allows the Steering Group to check how the community feels about the potential for new housing .



MSDC's '*indicative*' housing figure for Wetheringsett between 2018 and 2037 is **10** new houses.

The current commitment (houses recently completed, under construction and with planning permission) is now **36**.



Do you think the Neighbourhood Plan should be allocating more land for housing (above that already permitted) ?

No

Yes

Please return this slip to the box in the Church porch, or email your views to wetheringsettcumbrockfordndp@gmail.com.

For further information go to <http://wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/>

No	Respondent	Do you think the Neighbourhood Plan should be allocating more land for housing (above that already permitted)?	
Electronic Submissions			
1	Individual 1	I vote no. The village's bus connections and road infrastructure are not conducive to rapid development.	
2	Individual 2	Do you think the Neighbourhood Plan should be allocating more land for housing (above that already permitted)?" YES, we cannot stand still till 2038!! Max 3 bed houses and for the rental market which is rapidly disappearing, due to EPCs etc.	
3	Individual 3	No. I was disappointed to hear the plans were accepted on appeal for Hockey Hill on the old football field.. It's a shame these fields could not have been reestablished through sport England. Saddened that former football fields are being taken over for development. When you particularly look on society as a whole i feel the village has lost an opportunity to support all age groups, now and for the future. using sport to enhance well-being	
4	Individual 4	As a resident of Wetheringsett, I do NOT think the Neighbourhood Plan should be allocating further land for housing.	
5	Individual 5	As a resident of Wetheringsett I do NOT think the Neighbourhood Plan should allocate any further land for housing.	
6	Individual 6	As a frequent visitor to Wetheringsett, I do NOT think the Neighbourhood Plan should allocate any more land to housing.	
7	Individual 7	I vote No to any more allocation of land for housing.	
8	Individual 8	Further to the article in the July 2023 parish newsletter my vote is NO for the question Do you think the Neighbourhood Plan should be allocating more land for housing (above that already permitted) ?	
9	Individual 9	With reference to allocation of land over the permitted requirement, my answer is NO.	
10	Individual 10	Generally not in favour of allocating land for further development in Wetheringsett-cum-Brockford but if there was to be, preference would be for modest proportioned housing (1-2 bedroomed) in the centre of the village near to facilities such as the church and primary school.	
Hard copy responses			
11	Individual 11	No	

12	Individual 12	No	
13	Individual 13	No	
14	Individual 14	No	
15	Individual 15	No	
16	Individual 16	No	
17	Individual 17	No	
18	Individual 18	No	
19	Individual 19	No	
20	Individual 20	No	

Comment on the draft **Neighbourhood Plan** for Wetheringsett cum Brockford



NEIGHBOURHOOD PLAN



**Read the 2nd draft Plan at
All Saints Church or online**

[www.wetheringsettcumbrockford.onesuffolk.net/
neighbourhood-plan-2/](http://www.wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/)

**Consultation period open from
16th October to 30th November 2023**

The Wetheringsett Cum Brockford Neighbourhood Plan is a planning policy document written by the community to guide future development in the area.

The Steering Group want to know your views on the draft Plan. Comment on the Plan this autumn.

Read a copy of the draft Plan in the porch of **All Saints Church**.

Or read a copy online
www.wetheringsettcumbrockford.onesuffolk.net/neighbourhood-plan-2/



Consultation closes on 30th November 2023.



After this consultation, the Neighbourhood Plan will be revised and submitted to Mid-Suffolk District Council for examination and local referendum. If voted for by residents of Wetheringsett Cum Brockford, it will become part of the statutory development plan for the area.

Appendix P: 2nd Pre-Submission Consultation (Regulation 14) Consultee letters /Notifications



Dear Statutory Consultee,

2nd Pre-submission consultation on the Neighbourhood Plan

I am delighted to inform you that the 2nd pre-submission consultation on the Wetheringsett cum Brockford Neighbourhood Plan begins on **16th October 2023** and concludes at midnight on **30th November 2023**

You may recall that a previous pre-submission consultation was held between June and August 2022. The amended Plan was subsequently amended as a result of consultation responses received and submitted to Mid Suffolk District Council in December 2022. Unfortunately, the Examination which began in March 2023, was suspended in May 2023 due to a process error. This is the 2nd Pre-Submission Version of the Neighbourhood Plan and has been influenced by further public consultation undertaken in July 2023.

Details of the consultation including how to make comments on the plan can be found on the Wetheringsett cum Brockford Parish Council Neighbourhood Plan web page: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](#)

The Pre-Submission Consultation Draft NDP and the accompanying supporting documents can also be viewed using this link.

As this is a formal stage, comments on the plan must be made using the response form and emailed to this email address. Wetheringsettcumbrockfordndp@gmail.com

Kind Regards

Neighbourhood Plan Steering Group



Wetheringsett cum Brockford Neighbourhood Plan consultation

16th October 2023 to 30th November 2023

Dear Landowner,

Local Green Spaces

This letter is to advise you that the 2nd draft Wetheringsett cum Brockford Neighbourhood Plan will be published for public consultation on **16th October 2023** with a six-week public consultation period lasting until **Thursday 30th November 2023**.

The Neighbourhood Plan is being prepared on behalf of Wetheringsett cum Brockford Parish Council. It is a planning policy document which will guide future development in the area. More information can be found here: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](https://onesuffolk.net)

A piece of land that you own/have an interest has been suggested for inclusion in the Neighbourhood Plan as a Local Green Space.

Local Green Space designation allows local communities to protect green spaces of local importance. We are keen to include Local Green Spaces in the Neighbourhood Plan, to ensure that some of the important characteristics of Wetheringsett cum Brockford are recognised and protected. If the spaces meet the following criteria, they will receive protection equivalent to green belt land, once the Neighbourhood Plan is approved.

The Local Green Space designation should only be used where the green space is:

- d. in reasonably close proximity to the community it serves;
- e. 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
- f. local in character and is not an extensive tract of land.

(National Planning Policy Framework, paragraph 102)

[Promoting healthy and safe communities - National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

A draft list of candidate Local Green Spaces for Wetheringsett cum Brockford is as follows:

1. Churchyard of All Saints Church
2. Cemetery
3. Playing field adjacent Village Hall
4. Play area (with equipment)
5. Meadow at Church Street
6. War Memorial Field
7. Allotments at Knaves Green
8. Parkland at Wetheringsett Manor

The list of Local Green Spaces is in draft at present. We are seeking your views as to whether you think your land should be included in the final version of the Neighbourhood Plan. We would be grateful therefore if you could email wetheringsettcumbrockfordndp@gmail.com by the closing date of the consultation which is **30th November 2023**, with your views. If you have any questions, please email before this date.

Thank you.

Yours sincerely,

Andrea Long

Consultant to Wetheringsett cum Brockford Neighbourhood Plan

wetheringsettcumbrockfordndp@gmail.com



Wetheringsett cum Brockford
Neighbourhood Plan
Consultation: Monday 16th October to
Thursday 30th November

Dear Property Owner,

Non-designated Heritage Assets

This letter is to advise you that the 2nd draft Wetheringsett cum Brockford Neighbourhood Plan will be published for public consultation on 16th October with a six-week public consultation period lasting until 30th November 2023

The Neighbourhood Plan is being prepared on behalf of Wetheringsett cum Brockford Parish Council. It is a planning policy document which will guide future development in the area. More information can be found here: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](https://onesuffolk.net)

We are writing to you because a building you own/have an interest in, has been suggested for inclusion in the Neighbourhood Plan as a Non-designated Heritage Asset (Important Unlisted Building).

A Non-designated Heritage Asset is a building or structure that is locally important to the community because of its age, rarity, aesthetic interest, group value, historic association, landscape interest, landmark status or social/communal value. These do not have the same protection or restrictions as those on the national list of Listing Buildings.

If a building is identified as a Non-designated Heritage Asset, it does not mean that it cannot be altered or amended in anyway nor does it mean that there are additional regulations or consents required to undertake any works to it. It simply means that any proposals that already require the benefit of planning permission that may affect your property should take your building's architectural or historic significance into account. We are keen to include Non-designated Heritage Assets in the Neighbourhood Plan, to ensure that that some of the important characteristics of Wetheringsett cum Brockford are recognised.

The draft list and maps of possible Non-designated Heritage Assets for Wetheringsett cum Brockford are as follows:

1. The School House
2. The Cedars
3. The former Trowel and Hammer Public House
4. The Old White Horse Public House (also known as The Cat and Mouse)
5. Stone Cottage, Brockford Road
6. The Roundhouse at the former Windmill at Broad Green

I attach the information gathered to date for this property.

The list of Non-designated Heritage Assets is in draft at present. We are seeking your views as to whether you think your building should be included in the final version of Neighbourhood Plan and whether the information is correct. We would be grateful therefore if you could email wetheringsettcumbrockfordndp@gmail.com

by the closing date of the consultation, which is midnight on **30th November 2023**, with your views. If you have any questions, please contact us before this date.

Thank you.

Yours sincerely,

Andrea Long

Consultant to Wetheringsett cum Brockford Neighbourhood Plan
wetheringsettcumbrockfordndp@gmail.com

Appendix Q – 2nd Pre-Submission Consultation – Consultee List

MP for Central Suffolk & North Ipswich	
MP for Bury St Edmunds	
County Cllr for Wetheringsett cum Brockford	Suffolk County Council
Ward Cllr to Wetheringsett cum Brockford	MSDC
Ward Cllr to Debenham	MSDC
Ward Cllr to Stonhams	MSDC
Parish Clerk to ...	Mendlesham
Parish Clerk to ...	Eye
Parish Clerk to ...	Debenham
Parish Clerk to ...	Stonhams
Parish Clerk to ...	Palgrave
Parish Clerk to	Stoke Ash and Thwaite
BMSDC Community Planning	Babergh & Mid Suffolk DC
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
HR Manager - SOR, Children and Young People	Suffolk County Council
	The Coal Authority
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
	National Highways

Stakeholders & Networks Officer	Marine Management Organisation
	Vodafone and O2 - EMF Enquiries
Corporate and Financial Affairs Department	EE
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Consultant	Avison Young (obo National Grid and National Gas)
Infrastructure Planner	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
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
Senior Conservation Adviser	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Coalition of Disabled People
	Suffolk Preservation Society
	Landowners; owners of NDH and LGS
Community Development Officer – Rural Affordable Housing	Community Action Suffolk
Internal Drainage Board	

Defence Infrastructure Organisation	
Senior Manager Community Engagement	Community Action Suffolk

Local Landowners

Townsland Trust

Wetheringsett Manor School

DI Alston

Alston Family

LGS Landowners

NDHA Owners

Local businesses

Individuals who responded to the previous consultations

Appendix R: 2nd Pre-Submission Consultation (regulation 14) response form

2nd Pre-Submission (REG14) Consultation Response Form

Wetheringsett cum Brockford Neighbourhood Development Plan

Monday 16th October to Thursday 30th November 2023

Please use this form to submit comments about the 2nd pre-submission draft Plan. We would prefer to receive responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy. Further copies are available in the porch of the Church.

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

- 1) Email as an attachment to wetheringsettcumbrockfordndp@gmail.com
- 2) Hand deliver as a paper copy to the porch of the Church

The document being consulted on may be viewed online at: [Neighbourhood Plan » Wetheringsett cum Brockford \(onesuffolk.net\)](#) or borrowed from the porch of the Church

This public consultation begins on **16th October 2023** and will run for **6 weeks ending at midnight on Thursday 30th November 2023**. Responses received after the closing date may not be considered.

Please expand the boxes as necessary or attach additional sheets. Clearly mark any **additional** sheets with your Name, details and the part of the Plan your comments relate to.

You do not have to answer every comment box but the more you tell us the more we can ensure the Plan represents local views. Please let us know about the things that are important to you.

NAME	
ADDRESS	

ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)	
YOUR EMAIL (optional)	

CONSULTATION RESPONSE <i>Please continue on a separate sheet if the box isn't big enough</i>	
I am generally in favour of the Plan	AGREE / DISAGREE
I would like to see changes to the Plan	AGREE / DISAGREE
General comments on the Plan	
Do you have any comments on Chapters 1 – 3?	YES / NO
Comment	
Do you agree with the Vision and Objectives of the Plan (Chapter 4)?	YES / NO
Comment	
Do you have any general comments on Chapter 5 – Housing and Economic Development?	YES / NO
Comment	
Do you agree with Policy WCB1 – Location of new housing?	YES / NO
Comment	

Do you agree with Policy WCB2 – Housing Size, Type and Tenure?	YES / NO
Comment	
Do you agree with Policy WCB3 – Affordable Housing on Rural Exception Sites?	YES / NO
Comment	
Do you agree with Policy WCB4– Employment and Economic Development?	YES / NO
Comment	
Do you agree with Policy WCB5 – The Middy?	YES / NO
Comment	
Do you have any general comments on Chapter 6 – Design & Historic Environment?	YES / NO
Comment	
Do you agree with Policy WCB6 – High Quality & Sustainable Design?	YES/NO
Comment	
Do you agree with Policy WCB7 – Historic Environment?	YES/NO
Comment	
Do you agree with Policy WCB8 – Non-Designated Heritage Assets?	YES/NO
Comment	
Do you have any general comments on Chapter 8 – Natural Environment?	YES/NO
Comment	

Do you agree with Policy WCB9 – Landscape Character and Important Views	YES / NO
Comment	
Do you agree with Policy WCB10 – Protecting and Enhancing Biodiversity?	YES / NO
Comment	
Do you agree with Policy WCB11– Local Green Spaces	YES / NO
Comment	
Do you agree with Policy WCB12 – Amenity and Dark Skies?	YES/NO
Comment	
Do you have any general comments on Chapter 9 – Community and Access?	YES/NO
Comment	
Do you agree with Policy WCB13 – Community Facilities?	YES/NO
Comment	
Do you agree with Policy WCB14 – Safe and healthy access?	YES/NO
Comment	
Do you have any comments on the Environmental or Community Projects shown on Pages 80 and 86?	YES/NO
Comment	
Do you have any general comments on the supporting documents: Housing Needs Assessment or the Design Guidelines?	YES/NO
Comment	
Do you have any other comments ?	YES/NO

Thank You!

Appendix S: 2nd Pre-Submission (Regulation 14) Response Table

Wetheringsett cum Brockford Neighbourhood Plan

Comments and responses to 2nd Pre-submission Consultation (Regulation 14)

Introductory chapters/other non-policy chapters

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
1	National Highways	General	National Highways do not have any comment on this 2nd Pre-Submission Consultation Draft October 2023 and the accompanying supporting documents.	Comments noted	No change
2	Historic England	General	<p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to our 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/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>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>	Comments noted	No change

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
3	Individual 2	General	The Plan is very comprehensive, well written and supported by myself.	Support welcomed	No change
4	Individual 3	General	<p>A point that I feel needs greater emphasis are:</p> <p>Flooding is currently a major issue for Church St and Brockford St and therefore this needs to be taken into account for future development. A lot of water runs down Hockey Hill, where development has recently happened, and further development of it is in the planning process.</p> <p>Attenuation needed for all development and not filling in ditches with small water drainage pipes.</p>	<p>It is recognised that this has been a significant issue in the parish over the past few months.</p> <p>The NP can only be concerned with development – in this case ensuring that any new development that does come forward does not exacerbate any existing problems. Where flooding of existing properties is potentially caused by floodwater from farmland or due to existing blockages downstream this is not a ‘planning or NP issue’ as no development is taking place and therefore wouldn’t be within the scope of the NP. However, the main text of the Plan (including 2.59) , where mention is made of SUDS, and Policy WCB6 can be reinforced to address this issue and we can also make greater reference to</p>	<p>Amend supporting text to Policy WCB6 to refer to the recent issues of flooding in the parish and amend policy wording at j) to reinforce this issue. <input checked="" type="checkbox"/></p>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
				<p>the more extensive section on Drainage in the Design Code.</p> <p>The newly adopted BMSJLP Policy LP27 provides some general strategic guidance.</p>	
5	Individual 3	General	Some of the maps are very pixelated page 50 and 64 for example	Noted. These will be reviewed to see if they can be improved.	Review maps <input checked="" type="checkbox"/>
6	Individual 3	General	There has been no consideration into a potential future bypass to Brockford St	Comments noted. This issue has not been previously raised through the NP consultations to date. Any bypass for Brockford Street would need to be identified as a strategic route or scheme in either the Local Plan or Suffolk County Council's Local Transport Plan. Neither document currently identifies such a scheme or refers to the need for a bypass. A by-pass in this location would extend beyond the Neighbourhood Area and	No change

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
				therefore could not reasonably be reflected in the Neighbourhood Plan unless a specific route had been chosen by the Highway Authority and that it needed to be safeguarded.	
7	Individual 4	General	What a mammoth task my congratulations on its completion. I am sorry to raise one small and minor point but I feel it needs looking at. Item 2.59 refers to the River Dove, and mentions Church Street. This is not the River Dove but an unnamed stream. The Dove flows through Brockford Street and then turns north to Thorndon.	The River Dove flows from Mendlesham, north towards Thorndon and on to meet the Waveney east of Eye. In the parish it flows east of Brockford Street, however at the pumping station north west of Dale Farm, there is a separate smaller unnamed tributary which flows west of Church Street and then east and down Church Street at Dove Cottage and the Church. The text can be amended to reflect this	Amend 2.59 accordingly <input checked="" type="checkbox"/>
8	Individual 4	General	In view of the recent flooding i the village, I feel it is very important to correctly label the cause of the flooding in the 'main village' and it wasn't the River Dove.	Noted. Paragraph 2.59 to be amended accordingly.	See above <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
9	Individual 5	General	<p>We have been looking through the village plan – particularly of interest is the section re flooding. We live at The Old Forge in Wetherup Street and were actually quite badly flooded in the recent storm. We had water approx. 5-6” throughout the ground floor of our house annexe, garages and workshop.</p> <p>You stage “nothing related to flooding in Wetherup Street and section 2.5.9 specifically addresses flooding but Wetherup Street isn’t shown as an area of risk” – unfortunately since the building of two new properties adjacent to our house the road now floods on a regular basis – and in the storm the rain was so relentless the pond flooded into the road and consequently affected our property.</p>	<p>Comments noted. Wetherup Street is not identified as an area of floodrisk from rivers. However, there have been issues with surface water recently and 2.59 can be updated to reflect this</p>	Amend 2.59 accordingly <input checked="" type="checkbox"/>
10	Debenham Parish Council	General	<p>The Debenham Parish Council would like to thank the Wetheringsett-cum-Brockford Parish Council for the opportunity to comment on their Neighbourhood Plan.</p> <p>The Debenham Parish Council does not have any comments to make at this stage and wishes you luck with your Plan’s completion.</p>	Support noted.	No change
11	Individual 1	General	<p>The plan does well to preserve the heritage and rural character of the village and the effort expended in creating this plan is appreciated. It should include a higher level of consideration to the outlying areas of the parish boundary, in particular along the A140.</p>	<p>Comments noted. The Plan covers the whole Neighbourhood Area. The supporting text to Policy WCB7 could usefully be amended to refer to the concentration of listed buildings at Brockford Street</p>	Amend paras 6.21- 6.24 accordingly. <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
12	Individual 1	Paras 2.52, 2.53 and 2.54	<p>2.52 “roars” is somewhat of an emotive description and should instead show the actual traffic volumes and average speeds within the boundaries of the village on the A140.</p> <p>Transport 2.53 1. Should be split in two sections, one on public transport, the second part on traffic. 2. “Although the speed limit on most roads into and through the parish, including the A140, is 30mph (20 by the school), there is evidence that this is widely disregarded: but without evidence of serious accidents, the local authority has not considered this an issue in recent planning applications.”</p> <p>The above statement should be extended to:</p> <ul style="list-style-type: none"> • Include the wider parish boundary along the A140 outside of the 30mph speed limit. • Adequately reflect the number and severity of accidents that have occurred along the A140. <p>These have ranged to minor accidents, those requiring full attendance of emergency services, including the air ambulance and at least two fatalities that we know of.</p> <ul style="list-style-type: none"> • Reflect that the 50mph speed limit is also widely disregarded. • There is an increasing volume of HGV and LGV traffic as the A140 is used as a major route to access logistic site developments in the surrounding areas and as the road is frequently used as a diversion route when the A14 is impacted. <p>We feel that the above should be noted in the Neighbourhood Plan and act as a negative consideration for any planning applications (commercial or domestic) requiring access to the A140 or impacting traffic volume on the A140 where it runs along the</p>	<p>Agree that ‘roars’ is subjective, and a more suitable term will be used. Actual traffic volumes are not available to the NP unless the Highway Authority undertake some specific feasibility work.</p> <p>Agree para 2.53 could be split to emphasis the two different issues it covers.</p> <p>Para 2.53 can be amended accordingly.</p>	Amend para 2.52 and 2.53 accordingly. <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>parish boundary. This includes planning applications from neighbouring parishes e.g. Mendlesham.</p> <p>Transport 2.54 Walking and cycling as sustainable means of transport along the A140 is highly dangerous due to the high volume traffic and loss of verges, making parts of it only passable by walking in the road. The importance to the maintenance of ALL public rights of way should be given greater significance in this document. Will 2.59 be updated in light of the recent flooding at Brockford Street?</p>	<p>The maintenance of Public Rights of Way is not a Neighbourhood Plan issue.</p> <p>Para 2.59 to be updated as a result of other representations</p>	
13	Anglian Water	GENERAL	<p>Thank you for consulting Anglian Water regarding the second pre-submission consultation on the neighbourhood plan for Wetheringsett cum Brockford. We have previously made responses on the neighbourhood plan at the Regulation 16 stage, which positively responded to policies in the plan.</p> <p>Whilst we note changes to Policy WCB11 Local Green Spaces, we are not aware of any significant changes to the neighbourhood plan that would cause us to raise any objections to this second stage process, and wish you every success in taking your plan forward</p>	Support noted	No change
14	Environment Agency	GENERAL	<p>Thank you for consulting us on pre-submission plan for the Wetheringsett cum Brockford neighbourhood plan.</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It</p>	<p>Comments noted.</p> <p>Where Policy WCB1 does refer to small scale windfall development not having a significant</p>	Amend WCB1 accordingly.

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>We note the Babergh Mid Suffolk Joint Local Plan was recently adopted in 2023, however, we have identified important environmental constraints, within our matrix for currently screening neighbourhood plans, that affect this Neighbourhood Plan Area. We are, therefore, providing you with the following advice which identifies opportunities for you to strengthen the Plan and enhance the scope of environmental Objectives considered.</p> <p>Environmental Constraints</p> <p>We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints:</p> <p>Water Resources</p>	<p>adverse impact additional wording could be added to cover the water supply point.</p>	

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>The location of this development is in an area of serious water stress (as identified in our report Water stressed areas - final classification). We have evidence that indicates abstraction from groundwater to meet current needs of the population is already causing ecological damage to some Water Framework Directive (WFD) designated water bodies, or there is a risk of causing deterioration to the ecology if groundwater abstraction increases.</p> <p>Developments have the potential to increase demand for water and result in increased abstraction from groundwater sources. The water company (Essex and Suffolk Water) have recently published their draft Water Resource Management Plans 2024 (WRMP24). Prior to alternative strategic sources of water becoming available in the long-term, the water company is proposing to help manage the risk of abstraction causing deterioration in status of WFD water bodies primarily through demand management measures such as leakage reduction and compulsory metering. The proposals set out in Essex and Suffolk Water's draft WRMP24 mean we believe the company should be able to manage the risk of planned development and prevent overall increases in abstraction. Therefore, we are not objecting to planning applications in this area. It should be noted that the water company is heavily reliant on the success of demand management measures to maintain customer supplies until new strategic sustainable supplies of water can be developed. Planning applications should seek to achieve greater water efficiency and re-use in their designs (beyond the standards within current adopted local plan policies) wherever possible to help the companies meet their water efficiency targets. It is possible we or the Local Planning</p>		

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>Authority will seek to secure water efficiency and re-use schemes or require further detail via planning conditions. We have made representations on the water companies draft WRMP24 and will be working with the water companies to ensure they address water resource pressures across East Anglia.</p> <p>As a minimum, the higher standard of a maximum of 110 litres per person per day should be applied to this development as set out in the Building Regulations &c. (Amendment) Regulations 2015. This standard is already a requirement of the Babergh and Mid Suffolk Joint Local Plan (2023) and can be checked by Local Planning Authorities Building Regulations teams for compliance. However, we strongly recommend the applicant should explore higher standards of water efficiency, looking at all options including rainwater harvesting and greywater systems.</p> <p>Should the development be permitted, we would expect you to ensure that the new buildings meet the highest levels of water efficiency standards, as per the policies in the adopted local plan. New developments should not detrimentally affect local water features (including streams, ponds, lakes, ditches, or drains) this includes both licensed and unlicensed abstractions. There are two licensed groundwater abstractions within the development boundary. The applicant should ensure there is no adverse impact on these abstractions.</p> <p>Certain private and small water supplies that abstract 20 cubic meters or less per day do not require a licence to abstract water, therefore we may not necessarily be aware of their existence. The locations of private domestic sources may be held by the local authority on the</p>		

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>register required by Regulation 14 Private Water Supplies Regulations 2016</p> <p>Water Quality</p> <p>Sewerage services in Wetheringsett are provided by Anglian Water Services (AWS) and foul water is treated at the Mendlesham Water Recycling Centre (WRC) from where treated effluent discharges into the River Dove. Discharges from this facility to the river are governed by an Environmental Permit issued by the Environment Agency, the limits of which are set to ensure that harm is not caused to the receiving waterbody. Data supplied by AWS show that over the preceding five years the WRC has exceeded or come close to the permit limit on two occasions. AWS do not have committed plans in their Drainage and Wastewater Management Plan to increase capacity at this WRC. Therefore, there is potential that any additional dwellings or businesses brought forward as windfall development in the Neighbourhood Plan area, could increase the likelihood of permit exceedance at the WRC due to foul water flows arising from it, which in turn presents the risk of harm to the river Dove. For this reason, it is important that this neighbourhood plan echoes the requirements of Policy LP26 of the Babergh & Mid Suffolk Joint Local Plan: 3.</p> <p>Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.</p> <p>Under the provisions of NPPF 174 (e) planning considerations should prevent pollution of the water environment and seek to improve it.</p> <p>Flood Risk</p>		

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>The Draft Neighbourhood Plan includes areas which are located in Flood Zone 2 and 3/3b. In accordance with the National Planning Policy Framework (NPPF) paras 159-165, we remind you that the Sequential Test should be undertaken if the plan is proposing development or promoting growth to ensure development is directed to the areas of lowest flood risk taking climate change into account. The application of the Sequential Test should be informed by the Local Planning Authority's Strategic Flood Risk Assessment (SFRA).</p> <p>Informative</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p> <p>Source Protection Zones and Aquifers</p> <p>Your plan includes areas which are located on principle aquifers and Source Protection Zones 1. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p>		
15	Natural England	GENERAL	<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the</p>	Comments noted	No change

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			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 draft neighbourhood plan.		
16	Suffolk County Council	GENERAL	<p>SCC welcomes the changes that have been made to the Neighbourhood Plan and the Design Code following the Regulation 16 consultation undertaken earlier this year. SCC has no significant comments to make on this latest version of the plan, although the following minor comments are raised.</p> <p>There is a typographical error in the second sentence of paragraph 5.9, as outlined below: “Taking this into account together with the, the outstanding commitments [...]”</p> <p>Please note that paragraph 7.24 still refers to NPPF 2021, rather than the 2023 revised version. All other occurrences in the plan are correct.</p>	<p>Comments noted. Typo to be amended.</p> <p>References to NPPF to be updated.</p>	Amend para 5.9 and 7.24 accordingly <input checked="" type="checkbox"/>
17	MSDC	GENERAL	<p>We do have new comments to make. These are set out on the following pages. In particular, we draw your attention to two missed consequential amendments related to WCB1 (paragraphs 1.28 and 5.30 refer).</p> <p>The formal adoption by Mid Suffolk District Council of the Joint Local Plan Part 1 (on 22 November 2023) is now a consideration going forwards. Clearly, we recognise that the WCBNP will have been written at a time when Joint Local Plan policy was still evolving, and you do refer to that. However, and prior to re-submission of the WCBNP, you should bring your plan up-to-date where it does refer to district policy. As part of our response, we set out our recommendations and other thoughts on how this can be achieved.</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
18	MSDC	Chapter 1	<p>Chapter 1. Introduction</p> <p>Para 1.4 - Delete the word <i>'emerging'</i> in the first sentence.</p> <p>Para 1.9 - Delete the word <i>'emerging'</i> in the last sentence</p> <p>Para 1.13 - The cover date on the Design Guide is now October 2023. Comparing this with the March 2022 version, the changes seem minimal ... footpaths now called public rights of way(?). To avoid any confusion re which version of the Design Guide should be used, we suggest amending the first bullet point to read:</p> <ul style="list-style-type: none"> • Wetheringsett cum Brockford Design Guidance and Codes - undertaken by consultants AECOM and first completed in March 2022, but with minor updates in October 2023 – a focus on design elements to inform policy making and application determination across the Neighbourhood Area. <p>[Nb: See also our related comment below re para 6.15]</p> <p>Para 1.15. In the referendum question, delete the word <i>'parish'</i> after <i>'Brockford'</i>.</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
19	MSDC	Chapter 1	<p>National and local planning policy context (page 6 to page 8) Para 1.16 - Amend the second and third sentences to read:</p> <p>The relevant local plan documents that covered Wetheringsett cum Brockford during our neighbourhood plan drafting stages were the saved policies of the Mid Suffolk Local Plan (1998), the Mid Suffolk Core Strategy (2008), and the Mid Suffolk Core Strategy Focused Review (2012). These have now been replaced by Part 1 of the BMSJLP, which was adopted in November 2023. The Part 1 BMSJLP, any relevant saved local plan policies, and this Neighbourhood Plan (when adopted), will provide the basis for determining planning applications and future development in the parish.</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>Para 1.17 - For context, recommend replacing this whole paragraph with the following: As stated above, district level planning policy has changed. The BMSJLP underwent an extensive period of public consultation and independent inspection. In December 2021, the District Councils agreed to progress the BMSJLP in two parts. Part 1 (now adopted) contains the strategic policies and development management policies for both Babergh and Mid Suffolk. It is also understood that Part 2 of the BMSJLP will consider, amongst other things, a new settlement hierarchy, the spatial distribution for any necessary housing allocations, and open space designations. Work on the Part 2 plan is expected to begin in early 2024.</p> <p>Para 1.21 - For context, recommend replacing this whole paragraph with the following: Policy CS1 of the 2008 Core Strategy identified Wetheringsett as a 'secondary village' in its settlement hierarchy. These were villages that were identified as being unsuitable for growth but capable of taking appropriate residential infill and small-scale development to meet local needs. Local needs includes employment, amenity, and community facilities, as well as "rural exception" sites for affordable housing. Local needs could be identified through annual monitoring or in locally generated documents, such as parish plans or local needs surveys. Development proposals were [and are still] expected to be accompanied by supporting evidence of the need that is being met.</p> <p>Para 1.22 - No changes.</p> <p>Para 1.23 - Some amendments as follows: The emerging Plan BMSJLP (Nov 2020) also indicated that hinterland villages' as a collective were expected to account for 10% of planned growth over the Plan period (April 2018 to March 2037) which equates equated to 1267 dwellings over approximately 43 settlements. The</p>		

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
			<p>BMSJLP It also made it clear that not all ‘hinterland’ villages are were equal and that there will would be variance in the levels of growth based on a number of factors such as the availability of suitable development sites and considerations of the built and natural environment.</p> <p>Para 1.24 - Some amendments as follows:</p> <ul style="list-style-type: none"> • First sentence: ‘... ‘In addition, the emerging BMSJLP (Nov 2020) indicated that hamlets’ have had been defined where ...’ • Second sentence: ‘Hamlets are were also expected to collectively provide 3% of [...] which equates equated to 404 dwellings across approximately 75 settlements. • Third sentence: ‘, this relates related to Wetherup Street/Park Green and Brockford Street, although it is was acknowledged that ... ’ <p>Para 1.25 & 1.26 - No changes. Local Housing Requirement (page 9) Para 1.28 still incorrectly refers to the two proposed site allocations in the Nov 2020 draft BMSJLP being shown on ‘Appendix F - Inset Map 1’. This needs addressing.</p> <p>More widely, there is an opportunity to rephrase this whole section, as suggested below:</p> <p>1.27 Retain all apart from the last sentence.</p> <p>1.28 The WCBNP Area was designated in January 2021, which was after publication of the Pre-submission draft BMSJLP (Nov 2020). Consequently, the latter did not set out housing requirement figure for the parish. In a briefing note to parishes dated December 2021, the District Council subsequently confirmed that all neighbourhood plan</p>		

Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
		<p>housing requirement figures should be treated as indicative only, and until such time as revised figures are established through work on BMSJLP Part 2.</p> <p>1.29 The draft BMSJLP (Nov 2020) identified two housing site allocations at Brockford Street totalling 20 dwellings. In separate correspondence (Aug 2022) the District Council suggested that these allocations could be taken as representing the indicative housing requirement figure for this parish over the plan period to 2037. The allocations were as follows:</p> <ol style="list-style-type: none"> 1. 'Land east of A140' (10 dwellings), and 2. 'Land north-east of The Street' (10 dwellings). <p>1.30 The most northerly site ('Land north-east of The Street') had a planning permission for 9 dwellings which was granted in 2020. A subsequent outline application for 14 dwellings was submitted in 2021 but was refused in June 2022. An appeal was submitted but was then withdrawn. Meanwhile, construction had begun on site to implement the 2020 permission. The other proposed allocation did not benefit from any permissions.</p> <p>1.31 In preparing this Neighbourhood Plan, and specifically when considering the issue of new housing, regard has been had to the evidence in the Housing Needs Assessment, the District Council's policy position and their own monitoring reports, and the views of local people expressed through the consultations to date - particularly those views which relate to scale, location and form of new development.</p>		

Housing and Economic Development

Respondent	Reference (paragraph	Response	Suggested Steering Group response	Action

		or policy number)			
20	MSDC	Para 5.2	Para 5.2 – Suggest this paragraph could be simplified by just retaining the first and last sentences: Government guidance contained in the National Planning Policy Framework (NPPF) ³ advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area. The planning policy context for this Neighbourhood Plan is discussed in detail in Chapter 1.	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
21	MSDC	Para 5.5	Para 5.5 – A recent overhaul of our website means that the new URL for footnote 4 is as follows: https://www.midsuffolk.gov.uk/documents/d/babergh/h31-spatial-distribution-statement	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
22	MSDC	Para 5.9	Para 5.9 - To bring the first sentence up to date, and to fix some grammatical issues in the second sentence, replace both with the following: ‘In December 2022, Mid Suffolk published its Five-Year Housing Land Supply Position Statement 2022. This confirmed that the District had a 10.88 year housing land supply against its 5-year requirement. Taking this into account, together with the outstanding commitments, it is considered that the indicative housing requirement for the parish has already been met.’ [Nb: The third and fourth sentences in para 5.9 are OK].	Comments noted	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
23	MSDC	WCB1: New Housing	We note, and have no further comments to make on the changes made to this policy	Comments noted	No change
24	Individual 3	WCB1: New Housing	Small scale should be defined as less than X.	Noted. Major development is commonly considered to be over 10 dwellings. A small group can be up to 9	No change
25	Individual 1	WCB1: New Housing	The paragraph for development outside of the defined settlement boundaries must include the same	Noted.	Amend policy wording <input checked="" type="checkbox"/>

			<p>restrictions for those inside the defined settlement boundaries:</p> <ul style="list-style-type: none"> • Heritage assets (designated or undesignated) • Nature conservation interests • Highway safety or public rights of way • the amenity of adjoining occupiers 		
26	MSDC	PARA 5.29	<p>Para 5.29 - Altered Local Plan Policy H4 is now superseded by JLP Part 1 Policy SP02 - Affordable Housing. Paragraph 5.29 therefore requires updating: 'Adopted BMSJLP Policy SP02 requires that on sites of ten or more dwellings or 0.5ha or more, a contribution of 35% affordable housing will be required on greenfield sites. For brownfield sites a contribution of 25% affordable housing will be required.'</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
27	MSDC	Para 5.30	<p>Para 5.30 - As referred to in our cover letter, the last sentence still refers to the site allocation that was set out in the 1st draft WCBNP. This sentence needs deleting.</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
28	MSDC	Para 5.31 and WCB2: Housing Mix	<p>Para 5.31 & Policy WCB2 - This paragraph and policy are unchanged from the 1st submission draft WCBNP. We did not comment on them at the time but had noted that both sought to address an earlier concern of ours re tenure split. Having re-read both, we have concluded that further changes are needed to remove what appears to have been a misunderstanding re our 'preferred' rather than a 'policy requirement' position on tenure split, and to make the First Homes discount position clearer. Amend para 5.31 to read as follows: 5.31 The HNA (Sept 2021) recommends that roughly 40% of new affordable housing in the parish should</p>	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

		<p>take the form of rented tenures such as social and affordable rent (preferably the former), with the remaining 60% as affordable routes to home ownership. The Government’s changes to Planning Practice Guidance (in May 2021) required that Neighbourhood Plans published for Regulation 14 consultation after 28 June 2021 include a policy requirement for 25% of affordable homes to be First Homes⁸, and thereafter prioritise rented tenures. The affordable housing secured via planning obligations from any relevant sites in Wetheringsett is justified on the basis of meeting District-wide need, as set out in Policy SP02 of the new Joint Local Plan, which sets out that the starting point for determining affordable housing mix should be the District-wide needs assessment but that localised assessments can also be considered. Furthermore, community consultation has indicated that there is support in the parish for affordable rented housing rather than affordable housing to buy, with concerns expressed about how some of the affordable routes to home ownership would effectively keep housing affordable in perpetuity. Policy WCB2 therefore seeks to reflect national policy requirements whilst also reflecting points raised during community consultation and being aligned with the practice of the District Council. Amend the last paragraph in Policy WCB2 to read as follows: Where affordable housing is proposed it should comprise the following: .</p> <ul style="list-style-type: none"> • 75% Social or Affordable Rent 		
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			<ul style="list-style-type: none"> • 25% First Homes, provided at a discount of 50% 		
29	Individual 3	WCB3: Affordable Housing on Rural Exception Sites	<p>I don't feel that by it being "affordable housing" should allow exemptions.</p> <p>Affordable housing is often quickly extended to suit the occupants better over the course of time. Whilst it may initially be offered to local residents/connections it is not feasible for this to be implemented over the course of time. This policy creates a backdoor for developers.</p> <p>The term small scale should be defined as less than X.</p>	<p>Development permitted by this policy must meet the criteria set out in it including the requirement for it to remain affordable in perpetuity. There are mechanisms in place to allow for that including the fact that such sites are often provided by an affordable housing provider such as a housing association. To be compliant with this policy such housing is required to demonstrate that it is meeting an identified need. Small scale is generally taken to be less than 10 dwellings</p>	<p>Add footnote to define small scale <input checked="" type="checkbox"/></p>
30	MSDC	Paras 5.51 and 5.52	<p>Para's 5.51 & 5.52 - The district level requirement for 50% of dwellings to meet accessible and adaptable M4(2) Standards is now set out in criterion 2.(l) of adopted BMSJLP Policy LP24 - Design and Residential Amenity. The requirement now also applies to all new development proposals, so is not just restricted to major developments. As a consequence, these two paragraphs will require some re-wording:</p> <ul style="list-style-type: none"> • Amend para 5.51 to read: 'While the previous Local Plan was largely silent on this issue, adopted BMSJLP Policy LP24 (Nov 2023) requires that development proposals provide at least 50% of dwellings which meet the requirement for accessible and adaptable dwellings under Part M4(2) of the Building Regulations (or any equivalent regulations that supersedes or replaces). Policy WCB2 therefore does not seek to introduce any additional standards.' • In para 5.52, delete the second sentence (now rendered obsolete by LP24), and we suggest amending the third 	<p>Comments noted.</p>	<p>Paragraphs to be amended accordingly <input checked="" type="checkbox"/></p>

			sentence to read: 'One option would be to increase the target up to 75% or higher because the overall delivery of housing in the neighbourhood plan area is likely to be insufficient to meet the need identified here at a lower target (though this question cannot be firmly answered at this stage because the parish is not in receipt of a formal target from MSDC).		
31	MSDC	Para 5.54	Para 5.54 - For context, and because the information on need is now dated, we suggest that the first sentence be amended to read: 'MSDC confirmed (in July 2021) that there was a household on the waiting list [...] that required an adapted level-access dwelling. This demonstrated some need ...	Comments noted	Para 5.54 to be update accordingly <input checked="" type="checkbox"/>
32	MSDC	Para 5.62	Para 5.62 - It has already been established that the NP Area was designated after publication of the pre-submission BMSJLP and, consequently, the latter did not set out a housing requirement figure for the parish. Para 5.62 therefore requires a small amendment to remove the cross-reference: 'Given that the indicative Local housing requirement figure as set out in the emerging BMSJLP has had already been met but that a need for specific forms of affordable housing has been identified within Wetheringsett cum Brockford, the Steering Group were keen to investigate how this need might be met, either in full or in part.'	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>
34	Individual 1	WCB3: Affordable Housing on Rural exception Sites	WCB3 must include at least a reference to all of the restrictions set out in Policy WCB1	Noted. Wording can be added to the policy to ensure it is clear that such developments will need to comply with the criteria in WCB1.	Amend Policy WCB3 accordingly <input checked="" type="checkbox"/>
35	MSDC	Para 5.69	Para 5.69 - The last sentence is presumably a reference to planning application DC/21/06605 [Erection of three warehouse units etc. Land rear of CEVA Logistics, Norwich	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

			Road]. This scheme was approved (with recommendations) on 30 September 2022. The last sentence should be updated accordingly.		
36	Individual 2	WCB5: The Middy	With caution, to ensure the needs of the Community are balanced with needs of tourists. However understand tourist income will also support financial sustainability of any project.	Noted. The Policy includes appropriate caveats.	No change

Design and the historic environment policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
37	MSDC	Para 6.15	Para 6.15 - We commented earlier on the Design Guide. For context, suggest amending the first part of this paragraph to read: In June 2021, the Steering Group commissioned consultants AECOM to produce some Design Guidelines for the whole of the parish. An updated version of the Design Guidelines document (dated October 2023) now	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

			accompanies this new WCBNP. It reflects a detailed analysis		
38	Individual 3	WCB6: High Quality Design	I think water attenuation should be listed to avoid further pressure on the floor risk areas caused by run off.	Noted. Criterion j) can be amended to address this.	Amend policy criterion j) accordingly <input checked="" type="checkbox"/>
39	Individual 1	WCB6: High Quality Design	Numbering sequence of bullet items across the policy are incorrect.	Noted.	Correct numbering accordingly <input checked="" type="checkbox"/>
40	MSDC	WCB6: High Quality Design	Policy WCB6: <ul style="list-style-type: none"> • Check / amend the criterion lettering. On page 55, it reads j), m), k), l), m), n) etc. • For context, add '(Oct 2023)' after 'Design Guidelines' in the last paragraph. 	Comments noted.	Policy to be amended accordingly <input checked="" type="checkbox"/>
41	Individual 3	WCB8: NDHA	Box tree cottage, Church Street?	Comments noted. This potential NDHA has been reviewed and it is noted it lies within the Conservation Area and therefore already enjoys a degree of protection.	No change
42	Individual 5	WCB8: NDHA	ALSO – can you please note that the Fig 13 on the diagram on Page 60 is of our property – THE OLD FORGE – it is NOT The Trowel & Hammer. Can you please ensure this is updated. The Trowel & Hammer is the property between The Firs and Old Bank Cottage – shown on the plan as “Cottages”. Also incorrect on Page 153!	Noted. The maps will be corrected.	Amend map <input checked="" type="checkbox"/>
43	MSDC	WCB8: NDHA	Policy WCB8: Important Unlisted Buildings (NdHAs) <ul style="list-style-type: none"> • Suggest moving the policy text box to sit under paragraph 6.33 (on page 59). Figures 12 to 16 can 	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

			<p>follow, which would make more sense given how the policy is worded.</p> <ul style="list-style-type: none"> • Figure 14 and Appendix C (page 132) both refer to the ‘former’ White Horse Public House. Policy WCB6 [4] refers to this as the ‘Old’ White Horse Public House. It would be helpful if they all use the same description. 		
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Natural environment policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
44	Individual 1	WCB9: Important Views	<p>In Appendix B, Area 4 (yellow) Brockford Street “At the southern end of Brockford, there are views over large arable fields in the parish of Mendlesham. (See Policy WCB9). “</p> <p>There is no mention of this view in WCB9 and should be updated. The above should be updated to include the view over the Dove Valley and Mendlesham Church.</p>	The view described was previously considered following the completion of the character appraisal work and was not considered to be suitable for inclusion. It was also noted that the majority of the view lies outside of the parish boundary and therefore the Neighbourhood Area and could not therefore be included.	No change
45	MSDC	WCB10: Protecting and enhancing biodiversity	<p>To ensure that supporting text is up to date, we recommend the following changes:</p> <ul style="list-style-type: none"> • In para 7.12 - amend the last sentence that starts on page 71 as follows: ‘BNG is not mandatory until 2023 will become mandatory in 2024 and its importance in the planning process will be elevated within Schedule 14 of the Environment Act. 	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

			<ul style="list-style-type: none"> Amend para 7.13 as follows: ‘Whilst not yet mandatory, Many Districts have begun to embed BNG as a policy requirement in their Local Plans, which is the level at which a consistent and districtwide policy will apply. Neighbourhood Plans therefore need not repeat or duplicate such matters unless there is clear, robust local evidence for doing so. The emerging BMSJLP policies already Policy LP16 in the BMSJLP (Nov 2023) requires that development proposals create, protect, and enhance ecological networks, and seek to ensure that all new development secures high standards of design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. Networks of green infrastructure ...[etc.]...’ 		
46	MSDC	WCB10: Protecting and Enhancing Biodiversity	<p>Suggest amendments to policy as follows:</p> <p>WCB10: Protecting and enhancing biodiversity</p> <p>Development proposals will be expected to protect and enhance existing ecological networks, wildlife corridors and priority species in accordance with the biodiversity mitigation hierarchy (avoid, minimise, restore, offset). Proposals should retain existing features and habitats of biodiversity value such as ponds, hedgerows, trees (including veteran trees), traditional orchards, woodlands, wood pasture and parkland, and any other semi-natural habitats within the parish.</p> <p>Where loss or damage of biodiversity is unavoidable, it must be demonstrated that the</p>	Comments noted	Amend policy accordingly <input checked="" type="checkbox"/>

		<p>benefits of the development clearly outweigh the impacts and the development shall provide for mitigation in the form of appropriate on-site replacement, replanting or appropriate natural feature on site together with a method statement for the ongoing care and maintenance of that planting or feature. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused. Otherwise acceptable development proposals will be supported where they provide a minimum net gain of 10% in biodiversity, rising to 20% where possible through for example:</p> <ul style="list-style-type: none"> The creation, restoration and enhancement of new natural habitats including ponds The planting of additional trees and hedgerows (reflecting the character of the areas traditional hedgerows), the restoration and reparation of fragmented ecological networks to be targeted within the area highlighted in Figure 20. <p>Biodiversity net gain should be targeted at improving habitats for key species recorded in the parish as identified in paragraph 7.21 above. Support will also be given for other measures that will enhance existing areas in the parish for the benefit of wildlife e.g. the school meadow, the Churchyard, the allotments, or the creation of a community orchard.</p>		
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		<p>New tree planting should be of a scale, location and type which adds value and optimises benefits to wildlife. New and replacement planting should be native or near native species and landscape maintenance and management plans should be agreed in writing with the local planning authority. Proposals for new buildings (including non-residential development) should incorporate measures to protect wildlife species and enhance habitats including the incorporation of wildlife friendly measures such as:</p> <ul style="list-style-type: none"> i i) bat boxes and swift bricks (on appropriate elevations), ii ii) hedgehog highways - gaps under fences to enable hedgehogs and other small mammals/amphibians etc. to move freely iii iii) insect (bee) bricks iv iv) new garden native hedgerows and trees. <p>The design of new gardens should take account of the contribution gardens can make to enhancing wildlife and include trees and hedgerows in boundary treatments. Consideration should also be given to Sustainable Drainage Schemes and the benefits they can provide for biodiversity and pollution control. In line with the results of environmental screenings, development may only be supported where no likely significant effects (LSE) or adverse effects on site integrity (AEoI) of a European Protected Site</p>		
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			can be demonstrated through an individual project-level Habitats Regulation Assessment.		
47	Individual 2	WCB11: Local Green Spaces	Agree, but noting the loss of a green space and significant view due to the planning permission approved for the Hockey Field in Hockey Hill.	Comments noted. However, this is the result of an appeal decision	No change
48	Individual 3	WCB11: Local Green Spaces	I am not sure if the statement managed consistent with the approach taken for Green Belts is sufficient.	The protection given to green belts in the NPPF (para 107) is one of the strongest protections available .	No change
49	Individual 4	Chapter 8	You have a photograph of the stream adjacent to Mill Cottage, labelled as 'overlooking River Dove'. This is not the River Dove.	Noted. See earlier response to representation number 7	No change
50	Individual 1	Para 7.18	There are two, very mature horse chestnut trees (without TPOs) in the woodland to the south of Seamans, IP14 5NS which should be included in the list.	The Veteran Tree Inventory is held by the woodland trust. The respondent has been directed towards them to add the trees referred to. Ancient Tree Inventory - Woodland Trust	
51	Individual 1	WCB12: Amenity and Dark Skies	Section 7.32 The impact of any development to dark skies along the A140 village boundary should be considered, including large scale developments in neighbouring parishes e.g Mendlesham In Appendix B, Area 4 (yellow) Brockford Street "At the southern end of Brockford, there are views over large arable fields in the parish of Mendlesham. (See Policy WCB9)". This should be considered an area of dark sky and referenced in Appendix B, Area 4 (yellow) Brockford Street.	The Neighbourhood Plan policies can only relate to land within the Neighbourhood Area and not in other parishes.	No change

Community and access policies

	Respondent	Reference (paragraph or policy number)	Response	Suggested Steering Group response	Action
52	Individual 2	Projects	Particularly agree with the plans to improve facilities at the Church as village hall is not available to the community during the school and community facilities at the Middy are subject to permissions from the Middy Charity Trustees.	Support welcomed.	No change
53	Individual 3	Projects	The village playground, features as a photo but it not mentioned. It should be a community facility which is deserving of CIL money. The evidence shows that this is a village of families and yet we have a very poor village playground	Comments noted. The village playground can be added to the list of community facilities in the policy. The use of CIL is a matter for the Parish Council	Add playground to list in Policy WCB13 <input checked="" type="checkbox"/>
54	Individual 3	Chapter 8	Chapter 9 is actually Implementation and Monitoring	Noted. This was an error on the response form not in the Neighbourhood Plan	No change
55	Individual 3	WCB13: Community Facilities	Village playground should be listed, as a community facility. Village playing field should be listed, as a community facility	Comments noted see response to 53 above	No change
56	MSDC	Para 8.4 and 8.5	Para 8.4 - The third sentence is no longer relevant and should be deleted. The final sentence could also be deleted. Para 8.5 - Delete the first two sentences. There is no settlement hierarchy at this time.	Comments noted.	Paragraphs to be amended accordingly <input checked="" type="checkbox"/>

