
Wilby

neighbourhood plan



Wilby Neighbourhood Development Plan Consultation Statement

July 2020

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1. Introduction

- 1.1 The Wilby Neighbourhood Development Plan is a community-led document for guiding the future development of the parish. It is the first of its kind for Wilby 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 Wilby 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 Wilby Neighbourhood Plan Volunteer Group (WNPVG) 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 Joint Neighbourhood Plan;
 - b) An explanation as to how they were consulted;
 - c) A summary of the main issues and concerns that were raised by the persons consulted;
 - d) A description of 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 Wilby Neighbourhood Development Plan and is compliant 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 Wilby 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

2. Context for the Wilby Neighbourhood Development Plan

- 2.1 The idea of producing a Neighbourhood Plan for Wilby formally began in October 2017 when a public meeting was held to gauge support for the production of a Neighbourhood Plan. Strong support for proceeding was expressed. In early November, after notes of the meeting had been distributed to every household, a further public meeting was held which agreed to go ahead with Neighbourhood Plan production.
- 2.2 The Parish Council then endorsed the process on 8th November 2017 and by doing so decided to use the new powers and processes available to it under the 2011 Localism Act and prepare a Neighbourhood Plan.

- 2.3 A Group to oversee and guide the Neighbourhood Plan was put in place that consisted of some Parish Councillors together with other local residents. The Group was keen to be as democratic and open as possible and named itself the Volunteer Group. All Volunteer Group Members were local residents although some of the original members have now moved away.



Members of the Wilby Neighbourhood Plan Volunteer Group

- 2.4 A key driver for the Neighbourhood Plan is to give residents a voice in the sustainable development of the Parish, by building a Plan that is inclusive, innovative and bespoke to the needs of the parish. 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 Volunteer 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 Wilby Parish Council applied to Mid Suffolk District Council for the entire parish to be designated a Neighbourhood Plan area on 22nd November 2017, and the application was approved on 18th December 2017. The Wilby 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/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/wilby-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 Wilby Neighbourhood Plan Volunteer Group led on the preparation of the draft 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 Volunteer Group have drawn upon a number of sources including evidence gathered through the various stages and as a result of stakeholder and community input.
- 4.2 The management of the Neighbourhood Plan process has been undertaken by the Volunteer Group Members themselves with support from the Parish Council and other local residents as required.
- 4.3 There is a dedicated Neighbourhood Plan web page on the Village website, which contains details of the progress of the Neighbourhood Plan, notes from Volunteer Group meetings,

together with copies of the consultation materials and exhibition boards used for Consultations 2 and 3 above as well as the analysis of the results of those exercises. There are also contact details on the website for anyone wishing to receive direct updates on the progress of the Neighbourhood Plan. The Wilby Neighbourhood Plan website 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.

<http://wilby.suffolk.cloud/neighbourhood-plan/>

- 4.4 Details of the consultation events were also published in the Parish newsletter. Posters and flyers were used to publicise events and banners were erected at the village entrances. Feedback from the consultation event indicated that the flyers were 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.

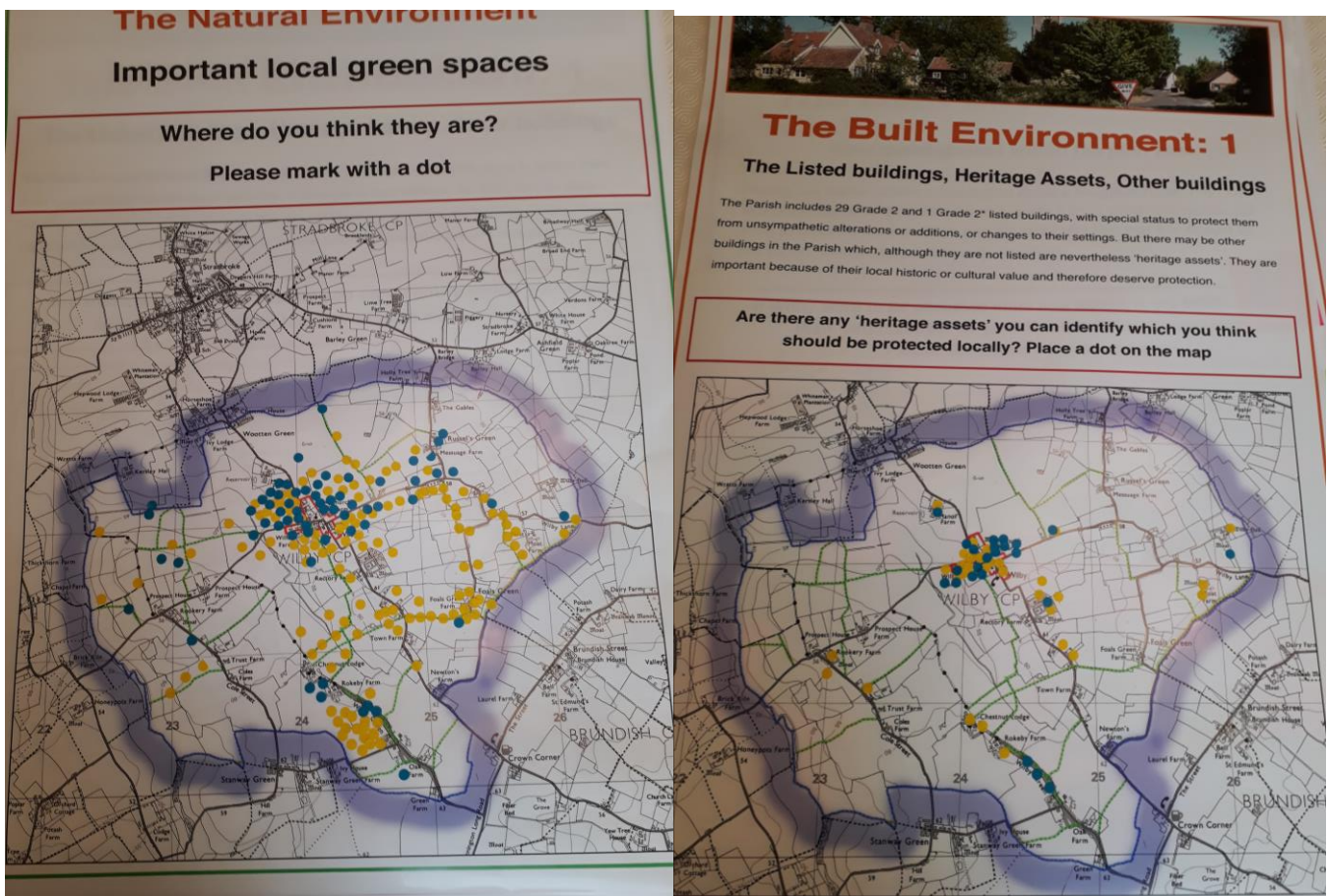
Evidence Gathering and Draft Vision and Objectives

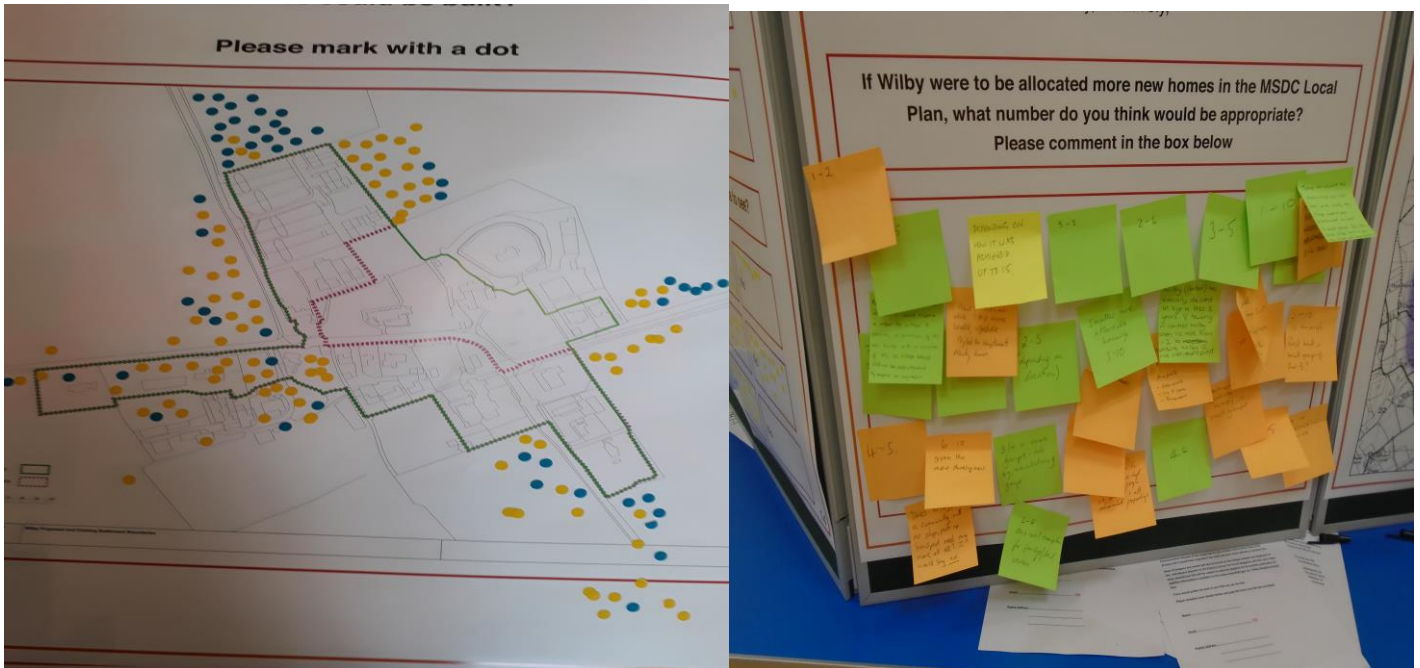
- 4.5 Following the appointment of a Planning Consultant in Summer 2018, work began on scoping the potential content of the Neighbourhood Plan and the Volunteer Group held a workshop meeting in which they sought to establish a draft vision and a set of initial objectives that they could reality check with members of the Wilby Community.
- 4.6 The Volunteer Group were keen to begin to establish potential ideas for future planning policies but felt that it was important to reinforce to the local community how important the Neighbourhood Plan process can be and what it could or couldn't deliver for Wilby. Stakeholder meetings we held with the School, Church and the Village Hall and time was spent on evidence gathering and co-ordinating local evidence and data.

Public Drop in Sessions November 2018

- 4.7 On Saturday 24th November and Monday 26th November two public drop-in exhibition events were held at Wilby Primary School. Residents were invited to give their views on the emerging objectives and draft vision for the Neighbourhood Plan as well as to give a steer to the Volunteer Group about what they considered to be the important issues.
- 4.8 The event was publicised via the website and a flyer was placed through the door of every household and a large banner placed outside of the school in the preceding week. Local businesses were also contacted. The exhibition consisted of a mix of information and consultation boards. The information boards 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, any other ideas and also contained space for comments. There was also a specific board asking for the views of local businesses and in particular asking them what their future needs and aspirations would be during the plan period and what issues the plan needed to address. Visitors to the exhibitions were also asked their views on potential new sites for housing, important views and local green spaces. Maps were available for annotation.





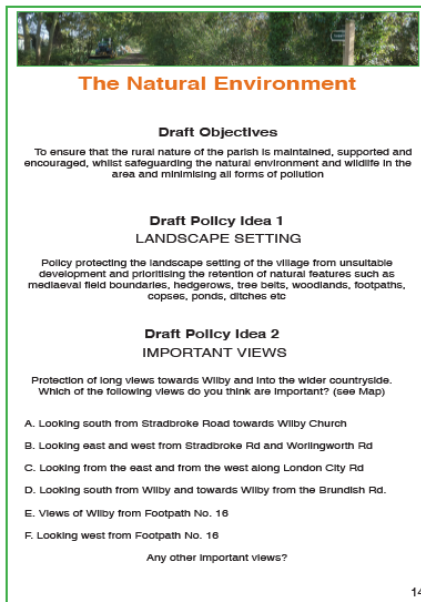
4.9 95 people which equated to 47% of the adult population attended the exhibition over the two days. Views were recorded via dots on exhibition boards and comments were left on post it notes. There was also an opportunity for people to sign up to the website for notifications and updates on the progress of the plan.



The write-up from the exhibitions can be found at **Appendix C**

Policy Ideas Exhibitions – March 2019

- 4.10 Following the success of the public drop-in exhibitions, the Volunteer Group analysed the results of the drop-ins and came up with a series of ideas for policy based on the results to date. It was decided to hold two further public drop-in sessions but this time with more detailed information for the public to look at and comment upon. To help them achieve this the Group designed a questionnaire that visitors to the exhibition would use to explore the exhibition and fill in on the day. Completed questionnaires were posted into a box at the end of the exhibition. A copy of the questionnaire is included at **Appendix D**
- 4.11 The drop in events were held on Saturday 23rd March and Monday 25th March 2019, again at the Primary School. They were publicised in the same way as the previous exhibition.
- 4.12 In addition to the exhibition boards there were maps for visitors to the exhibitions to look at which gave factual information about the Parish e.g. number and location of listed buildings, the area covered by the Settlement Boundary. Members of the public were specifically invited to annotate the maps to highlight Important buildings that were not nationally listed but were important to the character of Wilby.



The Natural Environment

Draft Objectives

To ensure that the rural nature of the parish is maintained, supported and encouraged, whilst safeguarding the natural environment and wildlife in the area and minimising all forms of pollution

**Draft Policy Idea 1
LANDSCAPE SETTING**

Policy protecting the landscape setting of the village from unsuitable development and prioritising the retention of natural features such as mediaeval field boundaries, hedgerows, tree belts, woodlands, footpaths, copses, ponds, ditches etc

**Draft Policy Idea 2
IMPORTANT VIEWS**

Protection of long views towards Wilby and into the wider countryside. Which of the following views do you think are important? (see Map)

- Looking south from Stradbroke Road towards Wilby Church
- Looking east and west from Stradbroke Rd and Worlingworth Rd
- Looking from the east and from the west along London City Rd
- Looking south from Wilby and towards Wilby from the Brundish Rd.
- Views of Wilby from Footpath No. 16
- Looking west from Footpath No. 16

Any other important views?

14

Housing and the Built Environment

Draft Objective 2

To preserve the best elements of the heritage and built environment and allow for sensitive, proportionate and sustainable development within the Plan area

DRAFT POLICY IDEA 6 - NEW HOUSING SITES

Policy that identifies the most suitable location(s) for new housing (up to 10 dwellings in total)
(Please see map and rank your top three)

DRAFT POLICY IDEA 7 - HOUSING MIX

Policy that encourages a mix of housing types and methods of construction with a preference for (see definitions)

Housing type

- Family housing 2-4 beds
- Starter homes/first time buyers
- Single storey houses
- Affordable Housing

DRAFT POLICY IDEA 8 - GOOD DESIGN

Design should consider layout, orientation, materials, styles, density, heights of buildings, including:

- The existing character of the area
- Houses with adequate space around them
- Garages that you can fit a car in and parking for visitors
- Storage for waste and recycling
- Community safety built into the design of developments

18

The Community

Draft objective:

To encourage cohesion of the whole parish by providing sufficient and suitable facilities, including support for the vibrant functioning of the school, the church and the community hall

DRAFT POLICY IDEA 10 – COMMUNITY FACILITIES

Policy protecting existing community facilities from change of use to non -community uses. Support for the improvement of existing community facilities

DRAFT POLICY IDEA 11 – NEW FOOTPATHS AND CYCLE WAYS

Where new development takes place there will be the opportunity to create new footpaths/cycle routes

DRAFT POLICY IDEA 11 – NEW FOOTPATHS AND CYCLE WAYS

Where new development takes place there will be the opportunity to create new footpaths/cycle routes
Support for the creation of new footpaths and cycle ways in and around the village that connect to existing routes

Have we missed anything?

20

Example exhibition boards

4.13 38 completed questionnaires were left at the end of the two days and these were the results were written up and analysed. The results of the questionnaire were also posted on the Neighbourhood Plan website.

The full write-up from the exhibition is included is at **Appendix E**

4.14 Analysis undertaken by the Volunteer Group of the results of the two public consultation sessions reveals a number of issues for the parish with some consistent themes emerging:

- Protection/retention of hedgerows should be a priority
- Footpaths need better maintenance
- Rural character of the village is important
- Concern that new development will spoil countryside views
- High traffic speeds through the village
- Parking/traffic in and around the school at peak times is a problem
- Concern over the design and visual appearance of recent new developments
- Some concerns over affordable housing development
- Accommodation for young families is beyond financial means.
- Expansion of the village must not detract from the village atmosphere and community.
- No appetite for large scale village expansion
- Lack of footways in the village
- No on street parking
- Concerns over sewerage capacity of Wilby – no mains drainage.

- Any increase in the size of the village should meet local need and be small scale.
- Development should respect wildlife habitats, existing built, natural and existing environments.
- Broadband is slow and mobile phone reception is poor
- More moderate size properties to meet local need are required.
- Village amenities such as the church, school and village hall are valued.
- Support for domestic scale renewable energy measures such as solar panels and ground source heat pumps
- No support for wind turbines
- Support for a green area/play space

Pre-Submission Consultation (Regulation 14) – 22nd January 2020 to 12th March 2020

- 4.15 The results of all of the public consultation exercises were considered in detail by the Volunteer Group in June 2019 and work began on drafting the pre-submission version of the Plan.
- 4.16 The Pre-Submission Regulation 14 Consultation was undertaken between 22nd January 2020 and 12th March 2020. The consultation lasted for just over 6 weeks. The consultation began with a hard copy of the draft plan, a consultation form and details of how to submit representations being posted through the door of every house within the parish.
- 4.17 The pre-submission consultation was publicised via the website, an article in the Parish Magazine and the delivery of the draft plan itself. Copies of the draft Plan and response forms were available on the website. 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/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/wilby-neighbourhood-plan/>
- <http://wilby.suffolk.cloud/neighbourhood-plan/>
- 4.18 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. The list of consultees is shown at **Appendix F**. In addition letters were sent to owners of either a Proposed Non Designated Heritage Asset or a Proposed Local Green Space (**See Appendix G**).
- 4.19 Following the closing date of the Pre-Submission Consultation 24 responses had been received from members of the public including local landowners. In addition, responses had also been received from the following consultees:

- Mid Suffolk District Council
- Natural England
- Historic England
- Suffolk Preservation Society
- Woodland Trust
- Anglian Water
- National Grid
- Ipswich and East Suffolk CCG

4.20 All responses were acknowledged, and respondents informed that their comments would be considered by the Volunteer Group. The Volunteer Group considered all responses received at a meeting in April 2020 and each separate comment received consideration. The response table is at **Appendix H**. Each individual comment has been logged and assessed. The table shows each individual comment made together with the response of the Volunteer Group and any proposed changes to the Plan.

4.21 The suggested responses were agreed by the Volunteer Group at its meeting held on 21st April 2020 (See **Appendix I** for the Minutes)

Summary of key issues raised.

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

- General support for the plan
- Proposed Housing Numbers – support for.
- Clarification required over the position of Wilby in the settlement hierarchy
- Clarification required on existing permissions (commitment)
- Objection to and support for the proposed settlement boundary amendment at Willow Farm.
- Support for the identified non-designated heritage assets
- Suggestions for changes to policy wording for WIL6 to strengthen the heritage aspects including safeguarding of the views of the church.
- Comments about need for footway connections from the proposed allocation to the school/rest of the village.
- Suggestions for strengthening of policies and clarity around wording
- Support for LGS designations
- Suggestions that parts of the introduction for the housing section requires greater clarity

in respect of the composition of the housing figure

- Some concern over the implications of the policy relating to the village hall and requests for wording changes to supporting text.
- Support for parish tree and hedge planting scheme.
- Comments in respect of clarity of maps

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

- Factual updates and correction of errors
- Minor amendments to wording of Objectives 1 and 3
- New text in Section 7 to provide clarification around housing numbers and position in the settlement hierarchy
- Reconsideration given to the settlement boundary at Willow Farm and decision made to delete proposed amendment
- Changes to supporting text throughout the plan
- Minor changes to policy wording for Policies WIL1, 3, 4, 5,7, 8 and 10
- Changes to policy wording of WIL6
- Inclusion of Heritage Impact Assessment for proposed allocation
- Amendments to mapping

REG 16 – Submission

4.24 Following consideration of the revised Neighbourhood Plan documents at the Volunteer Group meeting of 21st April 2020 and approval by Wilby Parish Council on 30th July 2020, the Neighbourhood Plan and its supporting documents were submitted to Mid Suffolk District Council.

4.43 The documents together with this Consultation Statement and the Basic Conditions Statement can be viewed at:

<http://wilby.suffolk.cloud/neighbourhood-plan/>

and on Mid Suffolk's Neighbourhood Plan pages of their website:

<https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/wilby-neighbourhood-plan/>

5. Communication

- 5.1 Good communication is key to the local community feeling included and informed about the progress and content of the Wilby Neighbourhood Plan.
- 5.2 Essential to this was the Neighbourhood Plan page on the Wilby Parish Council website. <http://wilby.suffolk.cloud/neighbourhood-plan/> The website 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. There was also the ability for residents to sign up to the Neighbourhood Plan mailing list to be informed directly of progress on the plan.
- 5.3 To spread news of the emerging Neighbourhood Plan, the Volunteer Group used:
- Parish Council website <http://wilby.suffolk.cloud/parish-council/>
 - Direct emails to those signed up to the Mailing List
 - Flyers delivered around the parish delivered by Volunteer Group Members
 - Event posters which went up throughout the Parish
 - Neighbourhood Plan Banners erected to publicise the drop-in events
 - Regular articles and updates in the Parish Magazine (Brunby Community Magazine)
 - Facebook
 - Banners advertising Drop-in events.
 - Hard copy of draft plan delivered to every household
- 5.4 At each stage of consultation, copies of the exhibition boards have been 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 Wilby Neighbourhood Plan was extensive and varied. It reached 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 consultation on the REG14 Pre-Submission draft of the Wilby 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 emerging Babergh-Mid Suffolk Joint Local Plan.

Appendices

Appendix A - [Application](#) for Neighbourhood Plan Area Designation

Application to Designate a Neighbourhood Plan Area

Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012 (as amended)

Publication of applications on the Babergh / Mid Suffolk District Council websites:

Please note that the information provided on this application form may be published on the Authority's website. If you require any further clarification, please contact: communityplanning@baberghmid.suffolk.gov.uk

* indicates a mandatory field

1. Town Clerk details	2. Additional contact (if different)
* Title	Title
MRS	MR
* First Name	First Name
JULIE	STEVE
* Last Name	Last Name
COLLETT	LEE
* Property name / no.	Property name or no.
BRIDGE COTTAGE	TOWN FARM
* Address 1	Address 1
HUNTINGFIELD	STRADGROVE ROAD
* Address 2	Address 2
	BRUNDISH
* Address 3	Address 3
* Town	Town
HALESWORTH	WOODBRIDGE
* County	County
SUFFOLK	SUFFOLK
* Postcode	Postcode
IP19 0PX	IP13 8BQ
* Email	Email
j.collett5@btinternet.com	steve@srleebuilder.co.uk

3. Relevant body:

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 81G of the 1990 Act and section 5C of the 2012 Regulations.

Yes	<input type="checkbox"/>	* District: Mid Suffolk District Council
No	<input checked="" type="checkbox"/>	

If Adjacent LA / Parish has been selected please provide details

N/A

Wilby

neighbourhood plan

Consultation Statement July 2020

4. Name of the Neighbourhood Area:

Please give a name which your neighbourhood area will be formally known: *

WILBY PARISH

5. Extent of the area:

Please indicate below the intended extent of the area: *

<input checked="" type="checkbox"/>	Whole parish boundary area
<input type="checkbox"/>	Part of the parish
<input type="checkbox"/>	Joint with neighbouring parish

Reminder: Your application needs to be accompanied by an OS plan showing the area. We can produce this for you so please ask if you have not already done so.

Would you like our assistance producing an OS plan (if you haven't already been provided with one)?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

To satisfy Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, a statement is required to explain why the proposed neighbourhood plan area is considered appropriate in order for it to be designated. Please provide a statement below that explains why you consider the extent of the neighbourhood area appropriate *

ALL THE HOUSEHOLDS WITHIN THE AREA DEFINED BY THE PARISH BOUNDARY AND CENTRED AROUND THE PRIMARY SCHOOL/CHURCH/VILLAGE HALL HAVE BEEN CONSULTED AND THE PARISH IS COMMONLY RECOGNISED BY THE COMMUNITY AS BEING "OUR AREA".

6. Intention of Neighbourhood Area:

Please indicate which of the following you intend to undertake within your neighbourhood area: *

<input checked="" type="checkbox"/>	Neighbourhood Development Plan
<input type="checkbox"/>	Neighbourhood Development Order
<input type="checkbox"/>	Community Right to Build Order

Please provide support for your choice below. For example, which parish and community meeting has the above choice been discussed at? Are the community aware of what is being proposed and why? Do the community support the choice selected? *

WE BELIEVE THE FOLLOWING ACTIONS/OUTCOMES PROVIDE EVIDENCE TO PROCEED:
 16/09/20 Cllrs Lee + Woolgrove attended BMSDC presentation at Stradbroke
 09/10 FULLY PUBLICISED WELL ATTENDED PRESENTATION AT WILBY VILLAGE
 HALL RE IDP AND POSSIBILITY OF N/P/OPTIONS FOR REPRESENTATION
 TO BMSDC. STRONG SUPPORT FOR N.P. ONE EXCEPTION.
 01/11 NOTES HAVING BEEN HAND DELIVERED TO EVERY PARISH... CONT

CONF... HOUSEHOLD RE THE PC MEETING, OPTIONS AGAIN DISCUSSED
AND THE STEPS TO A NP EXPLAINED, PUBLIC VOTED TO PROCEED WITH A
PARISH LED NP.

08/11 WPC EGM CALLED WHERE CLERS VOTED UNANIMOUSLY TO PROCEED.

7. Adjoining parish clerk details (multi-parish area):

If you are applying with an adjoining parish or parishes please give the clerk's details
for each parish:

- N/A

8. Declaration:

I/we hereby apply to designate a neighbourhood area as described on this form and the
accompanying plan.

Name(s)*	Richard Wadgoue		S.R. LEE
Date (dd/mm/yy)*	22/11/2017		

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Appendix B - [Decision Notice](#) for Neighbourhood Plan Area Designation



**NEIGHBOURHOOD PLAN AREA DESIGNATION NOTICE
WILBY NEIGHBOURHOOD PLAN**

Mid Suffolk District Council received an application from Wilby Parish Council (the 'Relevant Body') to designate the whole of the parish as a Neighbourhood Plan Area on 14 December 2017.

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:

www.midsuffolk.gov.uk/WilbyNP

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 Town and Country Planning Act 1990 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 Wilby Parish as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Plan by Wilby Parish Council.

Tom Barker

Assistant Director - Planning for Growth
Babergh and Mid Suffolk District Council
Dated: 18 December 2017

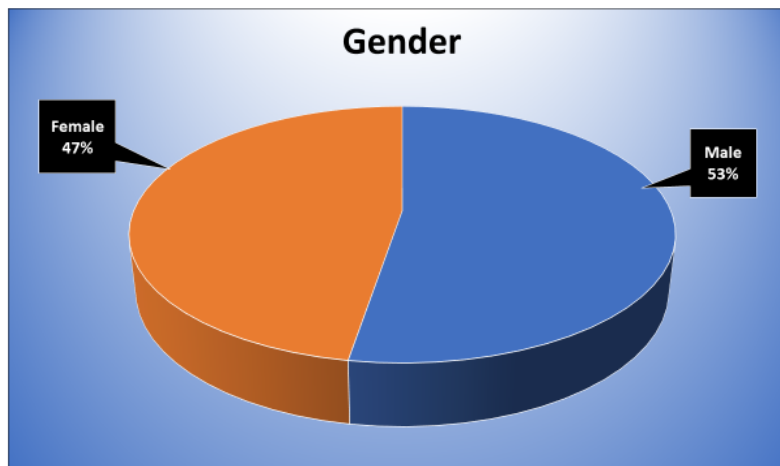
Babergh District Council
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.babergh.gov.uk

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

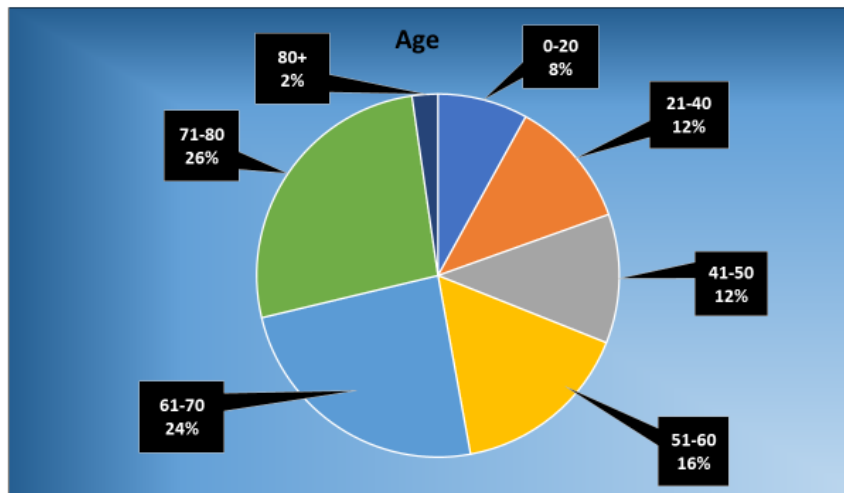
Appendix C - Write-up of public exhibitions November 2018



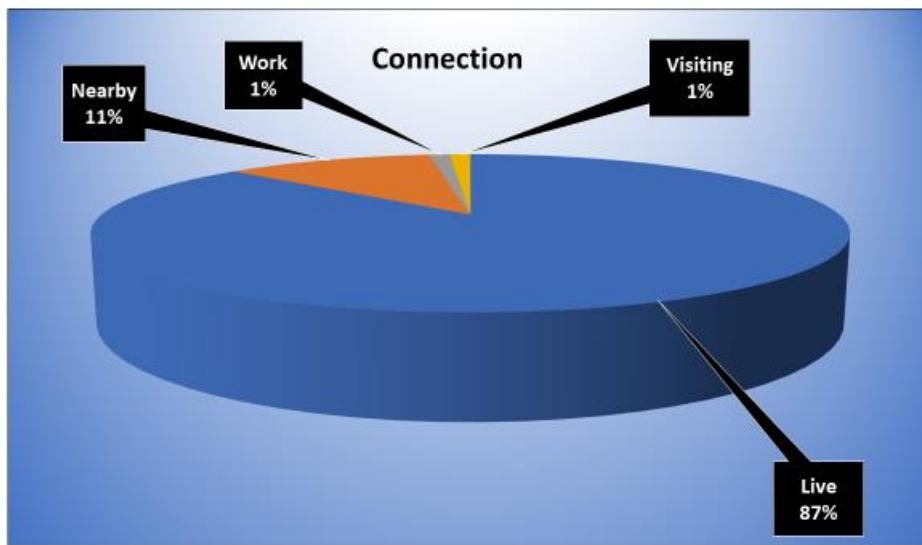
Demographics



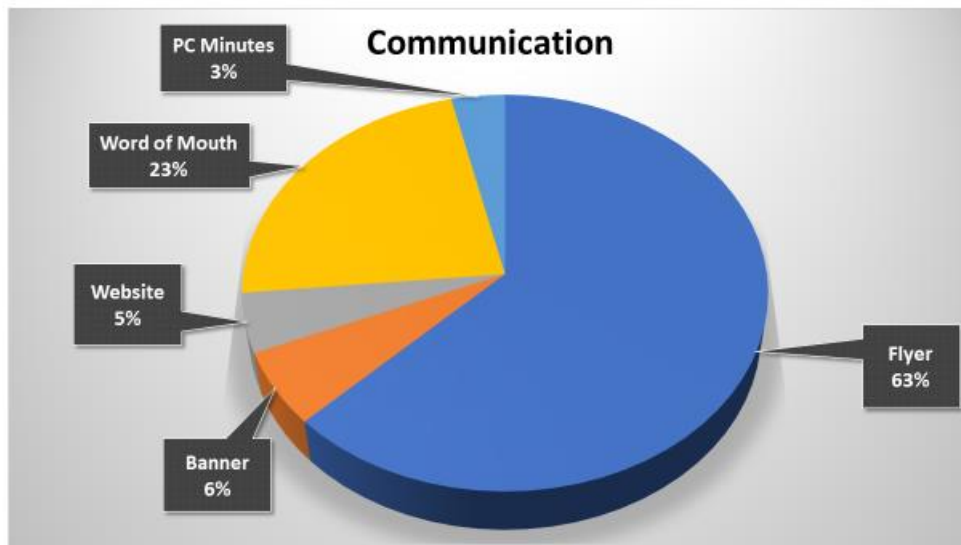
Demographics



Demographics



Demographics



The Natural Environment

The Question:

Is the protection of ponds, trees, hedges, footpaths and wildlife an important issue for Wilby?

YES 84
No 0

The Natural Environment

How can we best conserve Wilby's landscape and wildlife to benefit ourselves as well as future generations ?

Summary of 32 comments

Trees and Hedgerows (9)

Encourage landowners to plant trees and copses
Retain and maintain trees and hedgerows
Reinstate lost hedgerows etc
Plant more trees and hedges
Remove no more trees and hedges

Footpaths (11)

Preserve existing footpaths and headlands and keep them accessible.
Maintain signs
Open up more walking routes to encourage people to walk. Hold rambling events to keep public interest
Make landowners maintain footpaths
Reorganise footpaths to give circular routes

The Natural Environment

Farming, Farmers and Landowners: (8 comments)

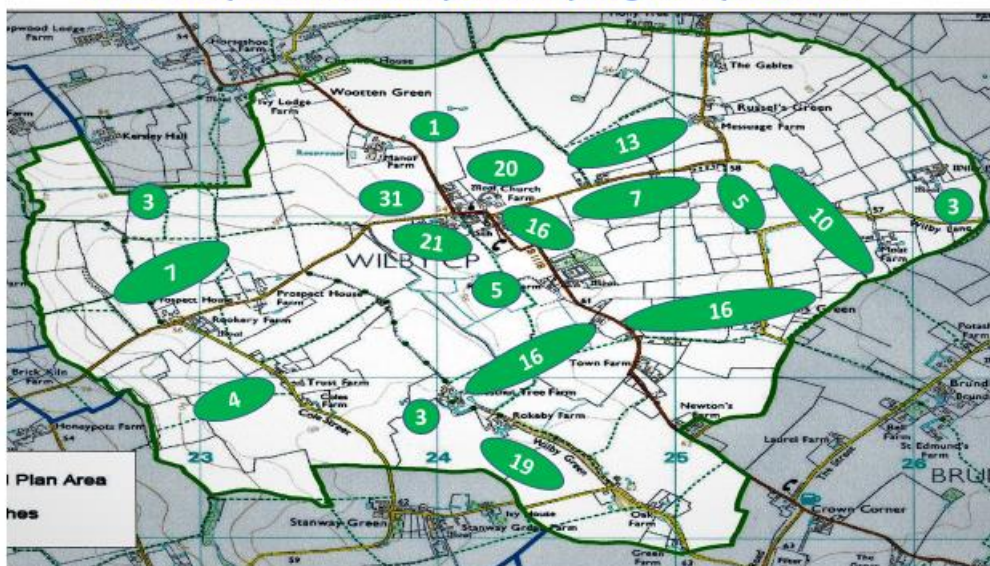
Ensure we keep active farmland
 Don't allow development for profit
 Main farms and landowners to work together in preserving the area in and around the village
 Farming methods should adapt to conserve wildlife habitats
 Conserve the Historic Wilby Green
 Maintain drainage ditches
 Retain open views across countryside

General: (4 comments)

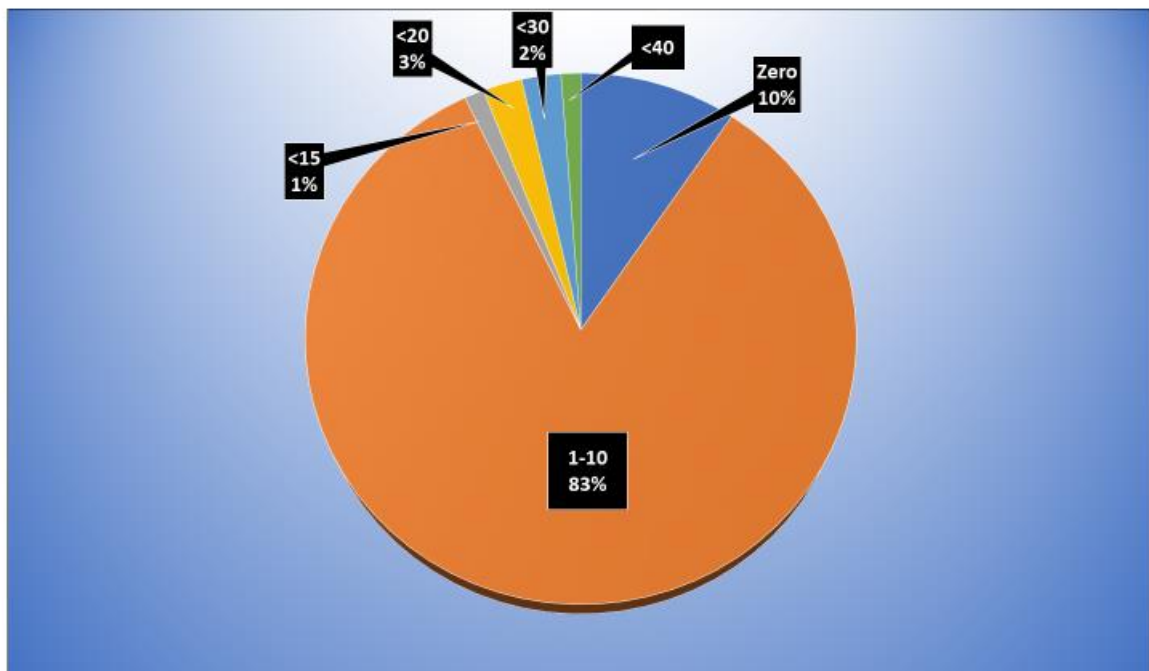
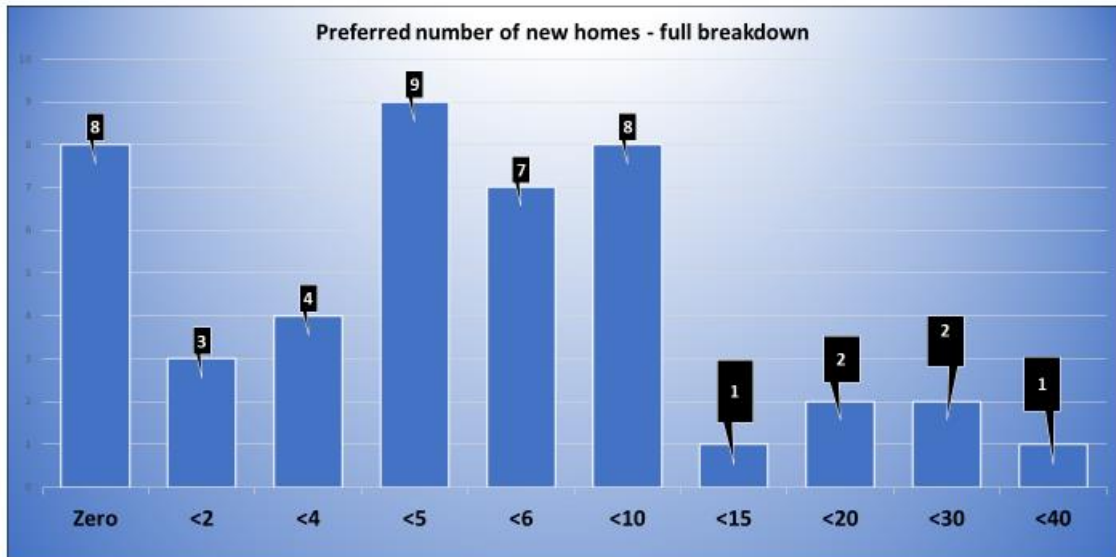
Minimise unnecessary intrusions – road signs etc, - to preserve the natural beauty
 Raise awareness among residents and also at the school
 Country roads have a 60mph limit – far too high; carnage on the road for animals and traffic must be calmed
 We have already saved the village pump pond so just need to keep safeguarding

The Natural Environment

Where do you think the important open green spaces are?



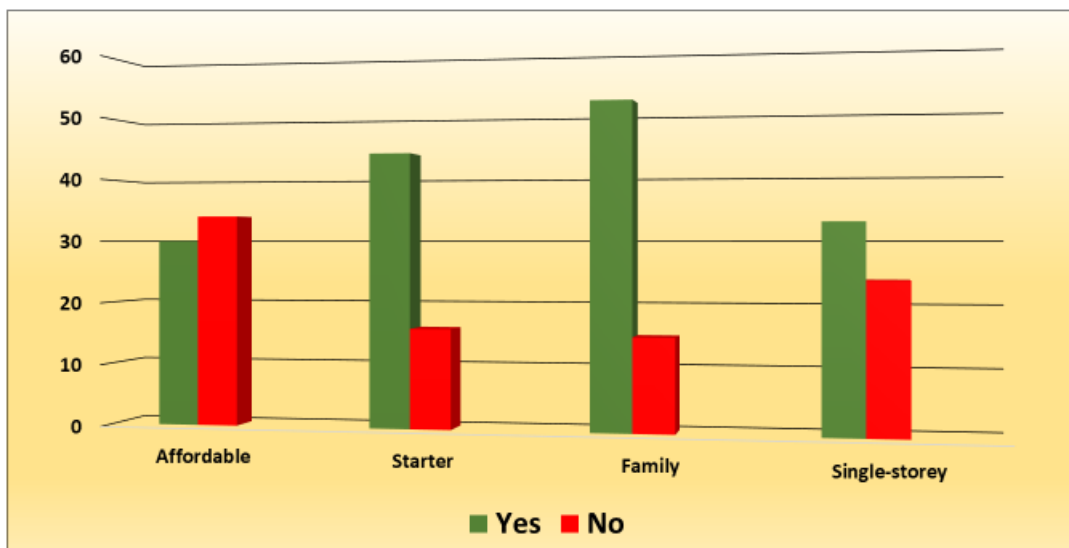
Built Environment 2



Built Environment 2

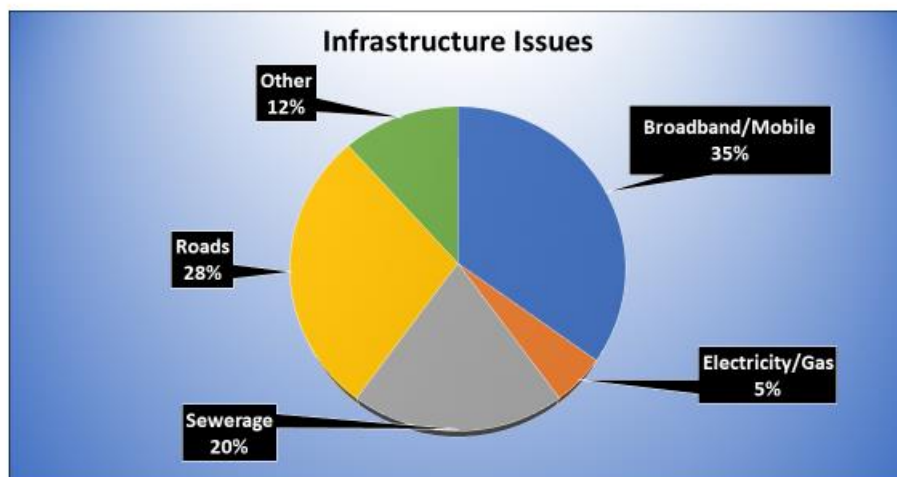


Preferred Types of New Homes



Infrastructure - Broadband, Mobile Coverage, Electricity, Gas, Sewerage, Roads

Are there specific issues around infrastructure which need addressing?



Infrastructure Comments

Broadband, mobile and TV service (21 comments)
 Broadband too slow and mobile phone reception is poor
 TV reception very poor
 Mobile coverage is a big issue which needs urgent addressing; broadband is improving

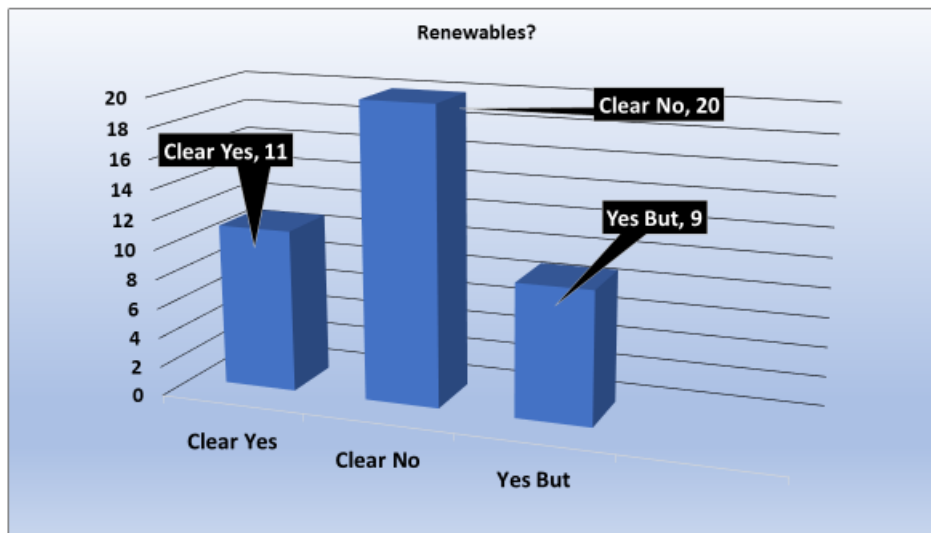
Sewerage: (12 comments)
 Still using septic tank – could Wilby be put on mains sewerage.
 Mains sewerage - Stradbroke is close
 We need mains sewerage, it has now got to be a priority

Electricity and Gas: (3 comments)
 Overhead power cables catching on trees
 Can we have natural gas?
 Poor infrastructure for electricity landlines

Roads: (17 comments)
 Roads need street lights
 Constant pool of water at junction of London City Road needs addressing
 Roads are in need of repair, too many potholes
 Bend between church and coronation hall causes lorries to veer across the road – dangerous for oncoming traffic.
 Speed limits required on all approach roads and outside school

Renewable Energy

Do you think the Plan should consider the possibilities for renewable energy?



Renewable Energy: Comments

Yes but on a small scale

Yes but only when tech improvements have enabled miniature section and greater harmony with the environment

Yes we need local solutions not nuclear power stations

New builds should have more solar built in

With climate change a pressing priority – renewable energy essential; small scale sites on outskirts of village or subsidies again for solar panels

No wind farms please or solar farms!

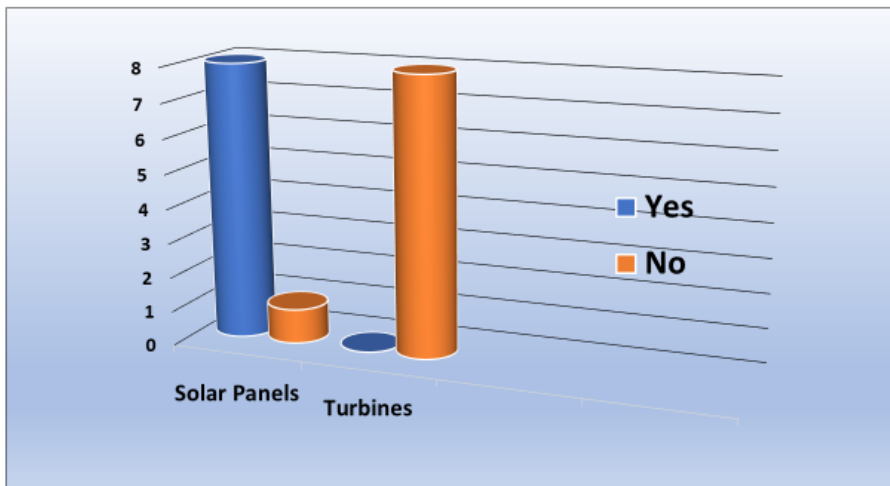
Solar only

Free solar panels for all houses that would like them. The Council does this already for many of their properties.

Can't see it working here

Renewable Energy

What kind of Renewables?



Are there any locations that you think would be suitable for small-scale solar or wind energy sites?

No solar farms or wind turbines

Not until technology is developed better

Individual options only i.e. to heat or run own home

Solar panels on roofs as standard

No keep our farmland producing crops

Field within parish boundary but avoiding sight from settlement boundary as far as poss.

If any – well away from houses.

Need to be chosen with regard to views, and environment and viability

Thank you for coming but before you go!!

We would really like to hear your comments on any aspect of The Plan and how it is being put together.

Negative comments

Planning control must be proven and used to general benefit not builders' profit.

No more houses

No more Orwell

Keep farmland for farming!!

How many landowners wanting to sell development land have yellow dotted their own area!!

No more leylandii

But, to finish on a positive note.....

On the Event

Well done for all your efforts so far. Much appreciated

Grateful thanks for the hard work to get where we are. At this rate the finished plan will be very professional.

Lots of clear well-presented information a great deal of thought and discussion. Good to see so many people here.

Well done to all working on the Neighbourhood Plan.

A well planned event – using dots was a great idea; clear presentation

Improved Amenities

Help to create a seating area, picnic space at the hall with a village sign

A park for family and children to play in but not smoking (+2)

Play area for families and children to enjoy

A green space to be used by the children and families of Wilby (+2)

A small open "village green" would be a focal point and balance any building

The Volunteer Group - A Great Team - Keep it Coming!!





Consultation Statement July 2020

Appendix D – Visitor Feedback form for Policy Ideas Exhibition March 2019



March 23rd & 25th Public Consultation Event

Visitor Feedback Form

Please complete this form as you go around today's display. Some of the Boards are purely for information, but others present numbered draft policy ideas for you to consider. On this form you will find space to either agree or disagree with each of these draft policy ideas, and we hope you will also add your comments.

All the forms will be anonymous, but our team (who will be wearing white badges) are available to answer any questions you may have.

Once you have completed your form please deposit it in the box near the exit.

Please tick one of the following boxes:

I am a current resident of Wilby Parish

I am from outside Wilby Parish

I am from outside Wilby Parish but have a business interest in the Parish

DRAFT POLICY IDEA 1 – LANDSCAPE SETTING

Policy protecting the landscape setting of the village from unsuitable development and prioritising the retention of natural features such as mediaeval field boundaries, hedgerows, tree belts, woodlands, footpaths, copses, ponds, ditches etc

Agree	Disagree	Comments

DRAFT POLICY IDEA 2 – IMPORTANT VIEWS

Protection of long views towards Wilby and into the wider countryside.

Agree

Disagree

Which of the following views do you think are most important?

(see Map)

Please write their letter(s) here:						
------------------------------------	--	--	--	--	--	--

Comments or any other important views?					
DRAFT POLICY IDEA 3 – LOCAL GREEN SPACES Protect 'Local Green Spaces' from development				Agree	Disagree
Criteria for designating Local Green Spaces (from Government Guidance) The Local Green Space designation should only be used where the green space is: <ul style="list-style-type: none"> 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. 					
The following spaces were suggestions from the last exhibition. Which of them do you think meet the criteria for Local Green Spaces (see Map)					
Please write their letter(s) here:					
Comments or any green areas missing?					
DRAFT POLICY IDEA 4 – RENEWABLE ENERGY AND ENERGY EFFICIENCY					
4a Support for well-designed small-scale solar energy development and solar panels subject to no adverse visual impact				Agree	Disagree
4b Support for individual energy measures e.g. ground/air source heat pumps/rainwater capture/greywater recycling				Agree	Disagree
Comments					

DRAFT POLICY IDEA 5 – EXISTING FOOTPATHS Promoting footpath access to the countryside and creating a comprehensive network	Agree	Disagree												
Comments														
DRAFT POLICY IDEA 6 – NEW HOUSING SITES Policy that identifies the most suitable location(s) for new housing (up to 10 dwellings in total)	Agree	Disagree												
<p>A Neighbourhood Plan is a plan for growth and conservation. Please look at the map and choose up to 3 sites on which, in your opinion, new homes should be built. Then please say how many new homes should be built on each of them. The previous public consultation showed a large majority were willing to accept up to 10 new dwellings and the final policy should respect that preference.</p> <p>Please write the letters of your 3 top sites below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 20%;">Letter of Site</th> <th style="width: 75%;">How many new homes should be built here?</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">3</td> <td></td> <td></td> </tr> </tbody> </table>				Letter of Site	How many new homes should be built here?	1			2			3		
	Letter of Site	How many new homes should be built here?												
1														
2														
3														
Comments														
DRAFT POLICY IDEA 7 – HOUSING MIX Policy that encourages a mix of housing types and methods of construction with a preference for (see definitions)	Agree	Disagree												
Housing Type														

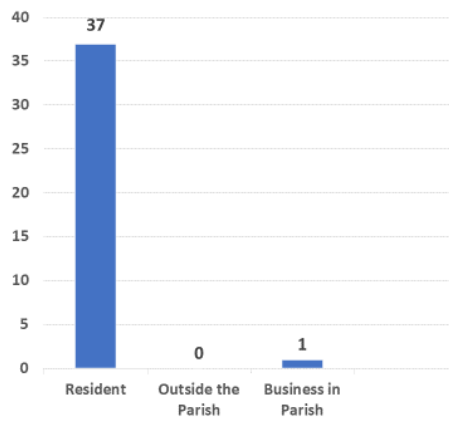
Family Housing		
Starter		
Single Storey		
Affordable		
Method of Construction		
Sustainable		
Self-Build		
Any Others?		
Comments		
DRAFT POLICY IDEA 8 – GOOD DESIGN Design should consider layout, orientation, materials, styles, density, heights of buildings, including:	Agree	Disagree
The existing character of the area		
Houses with adequate space around them		
Garages that you can fit a car in		
Parking for visitors		
Storage for waste and recycling		
Community safety built into the design of developments		
What other design features are important for new development in Wilby?		
DRAFT POLICY IDEA 9 – NON-DESIGNATED HERITAGE ASSETS Policy that protects heritage buildings that are not nationally listed but are important to the character of Wilby – protected as “non-designated heritage assets” (Please see map and use a red flag to indicate your suggestions)	Agree	Disagree

DRAFT POLICY IDEA 10 – COMMUNITY FACILITIES	Agree	Disagree
--	--------------	-----------------

Policy protecting existing community facilities from change of use to non -community uses.		
Support for the improvement of existing community facilities		
DRAFT POLICY IDEA 11 – NEW FOOTPATHS AND CYCLE WAYS Where new development takes place there may be the opportunity to create new footpaths/cycle routes.		
Support for the creation of new footpaths and cycle ways in and around the village that connect to existing routes.		
Comments on Draft Policy Ideas 10 & 11		
Have we missed anything?		

Appendix E - Write-up from Policy Ideas Exhibitions March 2019

Demographics



Policy Idea 1 - Protecting landscape setting of village

	Agree	Disagree
Protecting landscape setting of village	36	2

No comments recorded

Policy Idea 2 – Important Views



VIEW	NUMBER
A	22
B	26
C	32
D	26
E	19
F	15

Long Views Map

Policy Idea 2 – Protection of Long Views

	Agree	Disagree
Protection of long views	35	0

Comments: 3 3 ← Pos Neg → 0

- B and A re fantastic open views which are the essence of the Suffolk Countryside - wide open skies. The view from the west of Church Close is the most important of all. C is of least importance as new houses already prominent
- [All of the views merit importance](#)
- As you approach Wilby from the north, south, east or west, do not want views of the open countryside to change

Policy Idea 3 – Local Green Spaces

	Agree	Disagree
Protecting local green spaces (LGS)	34	0

Which LGS meet the criteria?



LGS	NUMBER
A	28
B	26
C	26
D	23
E	17

Policy Idea 3 – Local Green Spaces

	Agree	Disagree
Protecting local green spaces (LGS)	34	0

Comments: 2

2 ← Pos Neg → 0

- All green spaces merit careful consideration
- The beauty of the open views as Wilby is approached from the north, south, east and west is very important

Policy Idea 4 – Renewable Energy and Energy Efficiency

	Agree	Disagree
Support for small scale solar energy	24	12
Support for individual energy efficiency measures	31	4

Comments: 4

1 ← Pos Neg → 3

- Difficult to perceive 4a being achieved without significant adverse impact
- Please stop solar panels being retrofitted indiscriminately to the roofscape. Small scale wind and solar farms are the best way forward.
- Solar energy panels are unattractive and not so necessary with the climate heating up

Policy Idea 5 – Existing Footpaths

	Agree	Disagree
Promote access to countryside and create a comprehensive network	33	3

3 ← Pos Neg → 3

Comments: 6

- Footpaths are no longer fit for purpose original function to link places now superseded by recreational usage.
- Suggest look at restructuring them to form circular walks – could be beneficial to landowners and users alike.
- Very important - the new bridges are excellent but the paths themselves are often not wide enough or well maintained.
- Wilby already has a sufficient network of footpaths. The network of footpaths should be publicised to make everyone aware of their existence.

Policy Idea 6 – New Housing Sites

	Agree	Disagree
Housing locations for up to 10 dwellings	20	4



Built Environment - New Housing Sites				
Site	Votes	No. of Houses		
		Average	Median	Mode
A	18	5	4	3
B	17	5	5	5
C	10	5	4	4
D	12	4	4	5
E	3	7	10	10
F	13	5	5	6
G	6	7	6	6
H	9	4	4	3
I	6	4	3	3
J	9	4	3	2

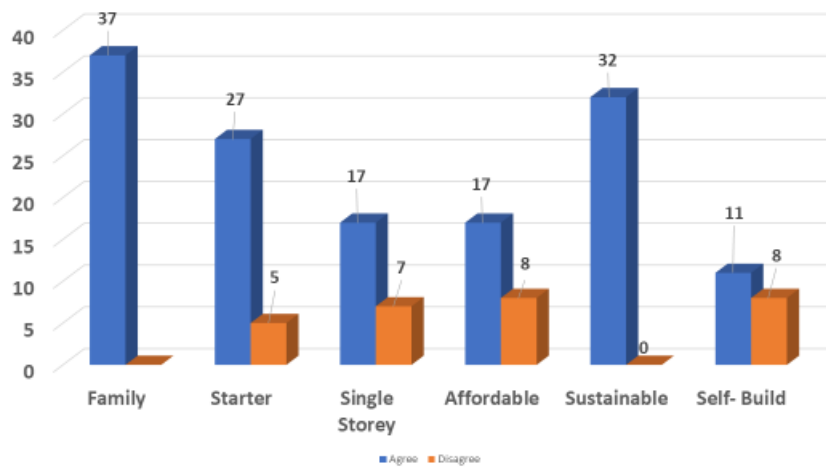
Policy Idea 6 – New Housing Sites

Comments: 18	Themes:		
	Should be added to and tight around existing		11
	Should not effect views		3
	Site I should be considered with options for Village Hall		2
	New builds should be small scale		6

- **New housing should be unobtrusive or aligned with existing new development**
- Sites D and I are the only ones where the views will not be adversely affected. Village hall could benefit from more space and possibly future redevelopment. A space could be left between Site I and the hall to encourage this.
- **Village Green and additional car park for Site I**
- Some of them are large green spaces which are farmland. It is important to protect farmland
- **5-6 houses max in all areas (D, A F)**
- Small scale builds in sympathetic colours; no orange bricks/roof tiles
- **Sites that sit most comfortably with existing development nearby (J, H, B)**
- It is important to keep the development tight into the existing core. (J, C, F)
- **Must keep new development to a minimum to avoid swamping the existing settlement.**
- New houses should be added where existing new developments have already been built or where they can be “infilled” between other homes where possible and practical.
- **No need for more building except to replace existing on a 1 to 1 basis**
- Any new housing to be spread over the above sites (C,B,J). No estate format

Policy Idea 7 – Housing Mix

	Agree	Disagree
Policy encouraging a mix of housing types and methods of construction	20	0



TOP THREE SITES



Long Views Map

B	26	A	18
C	32	B	17
D	26	F	13



New Houses Sites Map

Green Spaces Map



A	28
B	26
C	26

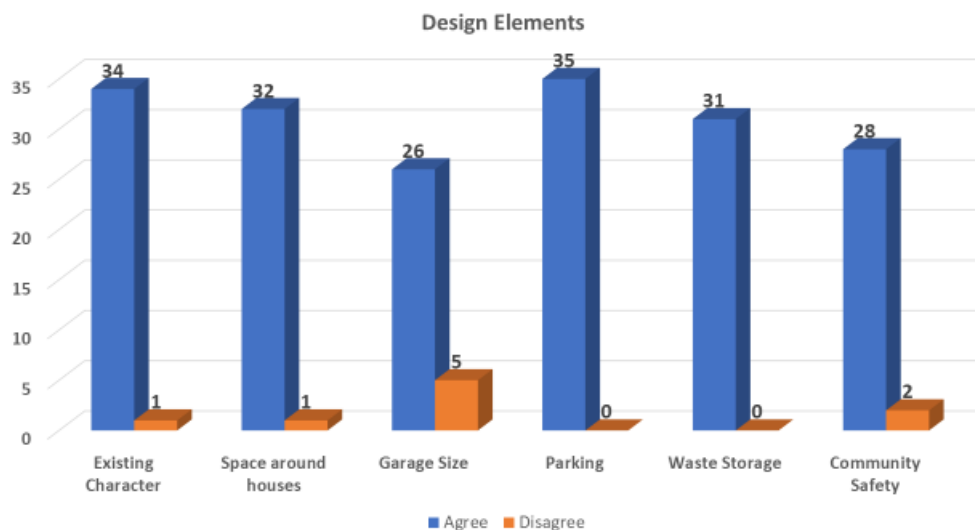
Policy Idea 7 – Housing Mix

Comments 16 Themes:

Should be in keeping with existing	4
No more Affordable housing	3
Should be a good mix of types	2
Should be of high quality	1

- Pre-fabricated/kit houses should be considered
- Affordable homes are already provided on Church Close site. Whilst we must not be swamped with affordable housing we must provide house within reach of first time buyers, young families etc
- Mix and evolution is important. Gradual and proportionate incremental growth as has been the case so far (mostly).
- Single storey for elderly
- Having had 10 affordable homes provided in the last 5 years, Wilby has no requirement for any more.
- Family houses and affordable houses.
- No housing above 2 storeys.
- No apartments or apartment blocks.
- New housing must be in keeping with existing village dwellings of modest size.
- Self build – difficult to control design and suitability in the setting.
- Rooms large enough to fit furniture and family in

Policy Idea 8 – Design



Policy Idea 8 – Design

Comments 15 Themes:

Garages & Parking	3
Should be consistent with existing designs	2
Should be of high quality	2

- All properties should be in keeping.
- Please do not build houses with all different coloured rendering – they look like a pattern card
- Consistent with the vernacular of existing development nearby and materials.
- High quality design and detail that stands the test of time. Let’s make architectural progress as history has mostly done – not copying the past.
- Garages not necessary for all houses. People don’t necessarily park in them.
- Parking space needed.
- Safe access to existing roads.
- Not overly modern in nature
- Space around the houses
- Recent developments are too close
- Trees and shrub planting.
- No hard surface frontages to avoid excessive water run off
- Proportions should be right, windows, overhang shape, different heights, orientation, colour, texture, shape etc
- Cutting edge modern design of a high quality; environmentally friendly

Policy Idea 9 – Non Designated Heritage Assets

	Agree	Disagree
Protect locally important buildings	27	3

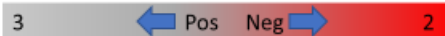
List of Suggested Non-Designated Heritage Assets:

1. Willow Farmhouse (has important features)
2. Trust Farm
3. No 2 Church Cottages
4. Town Farmhouse

Draft Policy idea 10 – Community Facilities

	Agree	Disagree
Protect existing facilities	20	3
Improvement to existing facilities	29	1

Comments: 5



- Village hall needs proper assessment for the future instead of budgeting short term alterations. Replacement should be considered.
- Draft Policy Idea 10 – feel this is not applicable to Wilby as the school and village hall are thriving and there is no pub
- Support for improvement to existing facilities if well used

Draft Policy idea 11 – New Footpaths and cycleways

	Agree	Disagree
Create new routes as a consequence of development	28	3
New footpaths and cycle ways	27	7

Comments: 11



- **Unlikely to get new footpaths for small scale developments.**
- There are plenty of footpaths already but where new development takes place it might be necessary to create a new footpath or incorporate footpaths & community spaces.
- **Already adequate footpaths – lanes are generally quiet and provide adequate linkage to existing footpaths etc. No need for more footpaths.**
- There are a number of footpaths around the Parish, but it would be helpful if they could be extended and joined up to provide more circular routes.
- **We need more “footways” to be alongside roads to facilitate walking and reduce congestion and idling engines around the school.**
- Footpaths and cycle routes should be protected and extended.

Have we missed anything?

- Are these policy ideas sufficient to protect Wilby from inappropriate development? Are they sufficiently specific for our purposes? It is difficult not to support the good intent conveyed in these proposals – do they lose value as a result?
- Congratulations on the exhibition. Your effort and time is much appreciated.
- There is not much here about ideas for land to be preserved and sustained to best effect by farmers.
- There is I believe in the parish 1 bridleway. There is no mention of safe provision for recreational horse riders the numbers of which appear to be increasing.
- I think the meadow behind Willow Farm has potential to be a green space with woodland and a play area for children
- Are green spaces for recreational use?

Appendix F - List of consultees for Pre-Submission (REG14) Consultation

MP for Central Suffolk & North Ipswich	
MP for Suffolk Coastal	
County Cllr to Hoxne & Eye Division	Suffolk County Council
County Cllr to Framlingham Division	Suffolk County Council
Ward Cllr to Stradbroke & Laxfield	MSDC
Ward Cllr to Fressingfield	MSDC
Ward Cllr to Hoxne	MSDC
Ward Cllr to Peasenhall & Yoxford	Suffolk Coastal
Parish Clerk to ...	Stradbroke
Parish Clerk to ...	Brundish
Parish Clerk to ...	Horham & Athelington
Parish Clerk to ...	Laxfield
Parish Clerk to ...	Bedfield
Parish Clerk to	Worlingworth
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
Planning Policy Team	South Norfolk Council
Neighbourhood Planning Team/Planning Policy Team	West Suffolk Council

Planning Policy Team	East Suffolk 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
Senior Manager Community Engagement	Community Action Suffolk



Consultation Statement July 2020

Appendix G - Notification emails:



Dear Consultee,

I am delighted to inform you that the pre-submission consultation on the Wilby Neighbourhood Plan begins on 22nd January and ends at midnight on 12th March 2020.

Details of the consultation including how to make comments on the plan and details of the previous public exhibitions can be found on the Wilby Neighbourhood Plan web page: <http://wilby.suffolk.cloud/neighbourhood-plan/>

The Pre-Submission Consultation Draft NDP can also be viewed using this link.

As this is a formal stage, comments on the plan should be made using the response form and emailed to the email address below.

Alternatively you can use a hard copy of the form (downloaded from the website, print it) and drop it off at 2 St Mary's Close, Wilby, IP215LJ

Hard copies of the Neighbourhood Plan and the response form will be delivered to every household in the Neighbourhood Area.

Yours faithfully
Andrea Long

Consultant, Wilby Neighbourhood Plan
wilbyndp@gmail.com



Consultation Statement July 2020



Dear

I am writing on behalf of the Wilby Neighbourhood Plan Steering Group to inform you that the pre-submission consultation on the Wilby Neighbourhood Plan begins on **22nd January 2020** and ends at midnight on the **12th March 2020**.

I am writing to you because a piece of land that you own/have an interest in has been included in the Neighbourhood Plan as a Local Green Space (LGS).

A **Local Green Space** would be an area which would be protected from future development and must meet the following criteria which are set by Government:

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.*

The LGS suggestions are in draft at present and therefore we are seeking your views as the owners as to whether you think they should go forward in the final plan.

Details of the consultation including the locations of hard copies of the plan, how to make comments on the plan and details of the previous public exhibitions can be found on the Wilby Neighbourhood Plan web page: <http://wilby.suffolk.cloud/neighbourhood-plan/>

Comments on the plan must be made using the response form and emailed to this email address. Alternatively you can download the form and print it and drop it off at one of the drop off points. Hard copies of the Neighbourhood Plan have been delivered to every household within the Neighbourhood Plan Area.

Kind Regards



Andrea Long
Consultant, Wilby Neighbourhood Plan
wilbyndp@gmail.com



Consultation Statement July 2020



Dear ,

I am writing on behalf of the Wilby Neighbourhood Plan Volunteer Group to inform you that the pre-submission consultation on the Wilby Neighbourhood Plan begins on **22nd January 2020** and ends at midnight on the **12th March 2020**.

I am writing to you because a building that you own/have an interest in has been suggested for inclusion in the Neighbourhood Plan as a Non Designated Heritage Asset (NDH)

A **Non Designated Heritage Asset (NDH)** is a building or structure that is locally important to the community because of its historic, archaeological, architectural or cultural value. These are often referred to as Locally Listed Buildings and do not have the same protection or restrictions as those on the National List.

If a building is identified as a non-designated heritage asset it doesn't mean that it cannot be altered or amended in anyway . It simply means that any proposals that require the benefit of planning permission that may affect your property should take your building's architectural, archaeological or historic merit into account.

The NDH suggestions are in draft at present and therefore we are seeking your views as the owners as to whether you think they should go forward in the final plan.

Details of the consultation including the locations of hard copies of the plan, how to make comments on the plan and details of the previous public exhibitions can be found on the Wilby Neighbourhood Plan web page: <http://wilby.suffolk.cloud/neighbourhood-plan/>

Comments on the plan must be made using the response form and emailed to this email address. Alternatively you can download the form and print it and drop it off at one of the drop off points. Hard copies of the Neighbourhood Plan will be delivered to all households within the Neighbourhood Plan area.

Kind Regards



Andrea Long
Consultant, Wilby Neighbourhood Plan
wilbyndp@gmail.com

Appendix H - WNDP REG14 – Response table

Wilby Neighbourhood Plan – REG 14 Consultation – Responses

Policies	Agree	Disagree
WIL1 Natural Features	23	
WIL2 Protected Views	23	
WIL3 Local Green Spaces	23	
WIL4 Renewable Energy and Future Sustainability	23	
WIL5 Housing Provision	17	6
WIL6 Housing Allocation	16	6
WIL7 Housing Mix	22	2
WIL8 Design	20	2
WIL9 Non Designated Heritage Assets	16	4
WIL10 Community Facilities	20	3

	Paragraph or Policy Number	Respondent	Response	Suggested Steering Group Response to Comment
1	General	Deborah Embley and John Diess	Generally in favour of the Plan. A very detailed and diligent plan – well done all!. We were a little surprised to see absolutely no reference to tourism which given the number of residents that engage in B & B activities we thoughts should be a positive planning contribution.	Support welcomed. The issue of tourism was not raised at all during either of the two public exhibitions nor has it been an issue revealed by the evidence base, and therefore has not been an issue the plan has sought to address. No change to Plan.
2	General	WJ Regis (Moat Farm)	Very thorough. Very reassuring to have a plan that protects our future logically . I think it is brilliant work.	Support welcomed. No change to Plan
3	General	Alison Walls	Although the NPVG had a ‘headstart’ on reading the draft policy, I am very impressed with the policy booklet. It is very professional, well presented and the addition of the photos is excellent.	Support welcomed. No change to Plan.
4	General	Robin Cross	Very well put together, with a coherent story and conclusion. Detail on some of the maps was difficult to see on the printed version because they were too small.	Comments noted. Maps will be reviewed to see if they can be made clearer.
5	General	Anglian Water	In general agreement with the Plan.	Support noted.
6	General	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Wilby Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not wish to make any comments at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found</p>	Comments noted. The Suffolk HER has been used to inform the Plan’s production.

			<p>here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p>	
7	General	Natural England	<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. 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>	Comments noted.
8	General	Suffolk County Council	<p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p>	Support noted.
9	General	Avison Young on behalf of	<p>Proposed development sites crossed or in close proximity to National Grid assets:</p>	Comments noted. No change to Plan.



		National Grid	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.	
10	General	Anne Leivers	Very well researched and detailed plan. Presentation excellent. A great deal of hard work has been put in. Very comprehensive in coverage.	Support welcomed.
11	General	Roger Leivers	Impressive document	Support welcomed.
12	General	Julian and Adele Roughton	Generally in favour of the plan. Happy for my comments to be considered and incorporated or discarded.	Support welcomed.
13	General	Mr and Mrs Prince	Generally in favour of the Plan.	Support welcomed.
14	General	Mr and Mrs Day	Generally in favour of the Plan	Support welcomed
15	General	Ian Williamson, Chair of Wilby Parish Council	I believe the plan is very well presented and clearly links evidence, gained from public consultation and other sources, to support the development of proposed policies. The scope of the plan is impressive as is the presentation which conveys a professional approach. I commend the consultant Andrea Long, the Volunteer Group and in particular Steve Lee and Stuart Banks for their contributions to the development and publication of this impressive document, in which the community of Wilby can take pride.	Support welcomed.



16	General	Evolution Town Planning for Braiseworth Hall Farms Ltd	We support the aim and vision of the Wilby Neighbourhood Plan to proactively plan for sustainable growth and changes to the built environment, as this is an essential part of the purpose of any Neighbourhood Plan.	Support welcomed
17	General	Stuart Banks	The Plan is an accurate representation of the evidence gained and the results of the public consultation on this evidence. This is all well-presented and accessible within a readable representation of the legal planning context.	Support noted.
18	General	Steve Lee	My comments here are submitted on a personal level but I acknowledge the draft Plan is a result of the consultation process and represents the views of the community. (I will state for clarity and transparency that I am a member of the Parish Council, and a joint co-ordinator for the Plan). The second question above is I consider unanswerable for myself, personally there are things that are not my choice and I would like to see them changed, but as a member of the group responsible for representing the collective views I would not like to see them changed.	Comments noted.
19	General	MSDC	Through you, we have been kept regular updated on the preparation of this Plan. Our overall impression is that it is both well prepared and presented. We note also that it provides for around twelve dwellings which is consistent with the minimum housing requirement set out in policy SP04 of our emerging Joint Local Plan (JLP) (July 2019).	Comments noted.

			The NP Group kindly consulted us on an earlier draft (Dec 2019) to which we provided informal comments. The proposed site allocation and settlement boundary amendment remain the only areas where we feel it necessary to formally comment again. Naturally, other parts of the plan will also need updating to ensure they accurately reflect its progress or to address minor editing issues (e.g. the criteria references in policy WIL 4).	
20	General	MSDC	The Parish Council is also reminded that if they do make substantive changes to this draft following the close of this round it may be appropriate to re-consult for the necessary period prior to formally submitting the Plan and other required documents to the District Council.	Comments noted.
21	General	Mr and Mrs Grantham	Generally in favour of the plan	Support welcomed.
22	General	Mr and Mrs Barker	Generally in favour of the Plan	Support welcomed
23	General	Mr and Mrs East	Generally in favour of the Plan.	Support welcomed.
24	General	Charles Comins	Generally in favour of the Plan	Support welcomed.
25	General	Mrs Marian Ward	Mixed feelings about the plan. Generally it is very well presented – all rather repetitive and too much detail about the past. We live in an ever changing community and surely it is better to consult the community at the time rather than writing something done now although I notice in later information it is said ‘situations can be reconsidered’! Thank you for all the effort. Another point is during consultation	Comments noted.



			<p>meetings people who do not live in this village were writing their comments.</p> <p>Trouble is with some people is that they have past comments on some subjects e.g. Renewable Energy when they are poorly informed about it or have no or little knowledge on the subject.</p>	
26	General	Ipswich and East Suffolk CCG	<p>Thank you for communicating with Ipswich and East Suffolk Clinical Commissioning Group (CCG) regarding Wilby Parish Council’s proposal to create a Neighbourhood Plan (NP). The CCG recognises that the Parish of Wilby does not have a primary healthcare facility actually inside the parish but do have healthcare facilities nearby in Stradbroke Medical Centre (branch of Fressingfield Medical Centre) which residents of Wilby predominantly use. The CCG would be in favour of new walking routes to help with health and wellbeing of the residents as walking can help prevent numerous ailments and is in line with the NHS preventative policies.</p> <p>The Neighbourhood Plan provides for up to 12 dwellings in the parish (5 new). Ipswich and East Suffolk CCG would like to make the Parish Council aware that smaller developments make it more difficult to gain mitigation through CIL or Section 106 for healthcare than larger developments done in one go. The number of dwellings proposed will have no significant impact on the neighbouring surgeries and therefore there is no need to mitigate for the minimal patient increase.</p> <p>We would welcome the addition of a simple statement, to confirm that Wilby Parish Council will support Ipswich & East Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Wilby. The CCG has no other comments to make on the Neighbourhood Plan.</p>	<p>Comments noted. Agree to include a specific reference in the plan as requested. New paragraph to be inserted after 2.9 as follows:</p> <p><i>“Medical Facilities There is no specific provision of medical services within Wilby and local residents predominantly tend to use facilities at Stradbroke. The Parish Council will support Ipswich and East Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Wilby.”</i></p>



27	General	Suffolk Preservation Society	<p>I am writing on behalf of the Suffolk Preservation Society (SPS), the only countywide amenity society dedicated to protecting and promoting the special historic and landscape qualities of Suffolk. We also represent the Campaign for the Protection of Rural England in Suffolk and work closely with parish and town councils and other bodies who share our objectives. As Neighbourhood Plans offer the opportunity for protecting or improving the heritage and landscape character of an area, SPS are supportive of plans being drawn up in Suffolk, particularly where they are centred on historic villages such as Wilby which are distinctive for their architectural heritage and landscape quality.</p> <p>We congratulate the Neighbourhood Plan team on the draft document and the comprehensive assessment work that has been undertaken resulting in a raft of robust policies relating to landscape, design and heritage designed to protect the special qualities of your parish. We hope that you find these comments helpful and once again congratulate the volunteer group on the production an excellent draft plan.</p>	Support welcomed.
28	General	Savills on behalf of Wolfson College	<p>Savills is instructed by Wolfson College to submit representations in response to the Wilby Neighbourhood Development Plan (WNDP) Pre-Submission Draft consultation, closing date 12th March 2020. Specifically, these representations relate to Willow Farm and associated farm buildings and land within and around the village of Wilby, which is within the ownership of our clients.</p> <p>National Planning Policy Context</p> <p>The National Planning Policy Framework 2019 (NPPF) establishes that the purpose of the planning system is to contribute to the achievement of sustainable development. The three objectives of</p>	Comments noted. See also specific comments made later.

		<p>sustainable development, as set out in the NPPF, require the planning system to perform an economic, social and environmental role. For plan making, Paragraph 11 of the NPPF, requires that Local Planning Authorities positively seek opportunities to meet the development needs of their area.</p> <p>Paragraph 78 of the NPPF outlines that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It notes that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby. Residential development in such settlements can make a significant contribution to the maintenance and continuing provision of local services and facilities for community use, as supported by paragraph 83 of the NPPF in relation to Supporting a Prosperous Rural Economy.</p> <p>It is therefore important that the Neighbourhood Plan pursues a development strategy that allows for the growth of Wilby as a means of ensuring its long term sustainability. An approach to growth which allows for organic and sympathetic development at an appropriate scale is vital.</p> <p>Paragraph 78 of the NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	
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			This approach is also echoed earlier in the NPPF, which recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (paragraph 68).	
29	General	SCC	Fire and Rescue - The Suffolk Fire and Rescue Service has considered the plan and are of the opinion that, given the level of growth proposal, we do not envisage service provision will need to be made to mitigate the impact. It is requested that any new proposal regarding build for access or water for firefighting provision is submitted to the Suffolk Fire and Rescue Service via the normal consultation process	Comments noted. It will be the responsibility of MSDC as the LPA to consult on applications once they are submitted.
30	Chps 1-3	WJ Regis (Moat Farm)	Key that we keep our status as a hamlet	The representation refers to the classification of Wilby in the draft settlement hierarchy as outlined in the emerging JLP. In the Adopted Core Strategy, Wilby was identified as a hamlet. In the emerging JLP it has been preliminarily identified as a hinterland village although the scoring to underpin that takes into account retail opportunities that do not exist. MSDC have clarified that there is an error in the scoring matrix for Wilby in the settlement hierarchy. The outcome of this would reduce the score from 9 to 7 which if the current thresholds are

				to remain would see Wilby identified as a hamlet
31	Chps 1-3	Robin Cross	My broadband is very good and the mobile 4g is excellent in the house, although I have installed a booster system. A better description would be patchy rather than poor.	Comments noted. Text at paragraph 3.7 to be amended accordingly
32	Chps 1-3	Anne Leivers	But reassuring to know that the final version will carry some legal weight.	Support welcomed. No change to Plan.
33	Chps 1-3	Roger Leivers	Para 2.22 – like the idea of trying to open up circular routes around the village	Support welcomed. No change to Plan
34	Chps 1-3	Ian Williamson, Chair of Wilby Parish Council	<p>An excellent and comprehensive contextual resumé.</p> <p>In para 2.29 it is assumed that the figure of 12 dwellings for Wilby is derived from its mis-designation as an Hinterland Village. It would be helpful to give a pointer here to Chapter 7 where the question of new dwellings is dealt with in more detail.</p> <p>Editorial comments: Para 2.4 Line 4 Suggest delete “coarse” and insert “choice” Para 2.6 Line 2 Suggest insert “is’ between “station” and “now”</p>	Comments noted. The figure of 12 dwellings is a largely a commitments figure not necessarily one derived from the settlement hierarchy. Text will be reviewed to consider clarity in respect of housing figures and to pick up suggested editorial changes. MSDC have clarified that the scoring for Wilby in the settlement hierarchy contains an error (in relation to retail). The outcome of this would be that the score for Wilby will be reduced from 9 to 7.
35	Chps1-3	Stuart Banks	In setting out the context the Plan is right to make clear that there is a balance to be achieved between conservation and sustainable development. These chapters also give the reader a good feel for the kind of community which Wilby is, its history and its current nature.	Support noted

36	Chp1-3	Mr and Mrs Mutimer	Population 2.10; 2011 Census. 110 dwellings; 98 occupied. 12 unoccupied, were these holiday homes? Why were people not living in the village allowed to vote on these policies and plans at consultation events.	Comments noted. The 12 unoccupied dwellings could have been empty for a range of reasons including, holiday homes, renovation, house sale or just empty. The consultation drop in events were open to all and no-one was prevented from participating through not being a resident. The demographics board at the beginning of the drop in event asked for people to indicate their connection to the village the categories were as follows: I live in Wilby, I live in a nearby town or village, I am just visiting, I don't live in Wilby but I do work here. However, it will only be residents of Wilby eligible to vote in any referendum.
37	Chapter 2	SCC	Flooding The County Council is the Lead Local Flood Authority in Suffolk. It would be helpful if the plan contained some description of the Parish's flood risk. Wilby is situated on Plateau Claylands, with seasonally waterlogged clay soils, many ponds, and some small streams and tributaries. These conditions could result in some risk from surface flooding.	Agree to add wording that refers to Floodrisk in Chapter 2 at paragraph 2.13

			There are areas of Environment Agency flood zone 3 along the western parish boundary where there is an unnamed watercourse, and also some areas of the existing developed area within the parish which are predicted to be affected by surface water flooding. Surface water flood reports in Wilby all relate to flooding of the public highway.	
38	Para 4.2	SCC	Archaeology - The County Council welcomes the information regarding the historic and archaeological interest in Wilby. In paragraph 4.2, it is suggested that the Neighbourhood Plan could add that there are hints of Roman/Iron Age activity in the south of the parish.	Plan will be amended at para 2.4 to reflect the spirit of this response however the Volunteer Group consider that the proposed wording is too vague.
39	Vision and Objectives	Mrs Marian Ward	I'm glad to read it has a positive approach and people have been given a period to pass on their reflections. No-one has a crystal ball. 2.4 1969 – arable farming – cattle pigs and sheep 2.5 Village hall should be included with the church and school – the later both are the hall 2.9 Suffolk County has Wilby Village Hall as a place of refuge from disasters 2.12 – What does very bad health mean – on death bed, house bound or what?	Comments noted The definition of very bad health includes those with terminal and serious chronic illnesses requiring regular hospital treatment
40	Vision and Objectives	Deborah Embley and John Diess	Spot on!	Support welcomed. No change to Plan.
41	Vision and Objectives	WJ Regis (Moat Farm	Yes totally. Proportionate development in harmony with the environment is important. i.e. low impact.	Comments noted. No change to Plan.
42	Vision and Objectives	Robin Cross	Strikes a good balance between preserving what is here already and looking to future development	Support welcomed. No change to Plan.

43	Vision and Objectives	Anne Leivers	I attach great importance to tree planting in the parish – delighted to read about this in the Feb/March community Mag. More please!. Can you offer trees to residents to plant on their land/gardens? Encourage wildflower meadows even on roadsides.	Support welcomed. No change to Plan. (PC Tree scheme see below)
44	Vision and Objectives	Julian and Adele Roughton	I think the natural environment objective should be strengthened through the addition of ‘enhancing’ i.e. ‘whilst safeguarding and enhancing the natural environment’	Agree – amend objective wording to include ‘enhancing’
45	Vision and Objectives	Ian Williamson,	The vision is broadly based and provides a clear basis for the selection of objectives to support the delivery of the vision In Chapter 5 (upon which comment has not been invited) I have an editorial comment: namely in para 5.2 I suggest that in Line 4 the word “writing” is deleted and is replaced by “identification or selection”	Comments noted. Text will be reviewed accordingly.
46	Vision and Objectives	Evolution Town Planning for Braiseworth Hall Farms Ltd	We support the three objectives of the Neighbourhood Plan	Support welcomed.
47	Vision and Objectives	Stuart Banks	If the overall remit of the Plan is to balance conservation and sustainable development, then the Vision and Objectives capture this well.	Support welcomed
48	Vision and Objectives	Mrs Marian Ward	Yes if a plan is necessary at all!. Ch4 – Obj 2 – Village Parish Council scrutinises plans thoroughly but when I was on the council we never considered the height of new buildings we ought to have done. I	Comments noted, The purpose of the plan is to highlight the issues in advance and develop policies that

			hope it does now. Obj3 – School and church rely heavily on village hall for special occasions.	can be used to take those into account.
49	Vision and Objectives	SCC	<p>Health and Wellbeing</p> <p>There are four themes in relation to planning and health and wellbeing, and should be considered in the Neighbourhood Plan:</p> <ul style="list-style-type: none"> - Healthy Neighbourhoods - Healthy Housing - Healthy Environment - Active Travel <p><i>Vision and objectives</i></p> <p>In order that the health and wellbeing of residents is explicitly addressed by the plan, it would be helpful to expand Objective 3 to include:</p> <p><i>“To encourage cohesion of the whole parish and promoting wellbeing of community members by providing sufficient and suitable facilities...”</i></p>	<p>Agree the principle but not the proposed wording.. Objective wording to be amended as follows:</p> <p><i>“To encourage community cohesion and promote the wellbeing of the whole parish by providing sufficient and suitable facilities, including support for the vibrant functioning of the school, the church and the community hall”</i></p>
50	Policies WIL1-WIL10	Julian and Adele Roughton	Agree with policies WIL1-WIL10.	Support welcomed.
51	Policies WIL1-WIL10	Mr and Mrs Grantham	Agree with policies WIL1-WIL10	Support welcomed.
52	Policies WIL1-WIL10	Mr and Mrs Prince	Agree with policies WIL1-WIL10.	Support welcomed.
53	Policies WIL1-WIL4, WIL7-8 and WIL10	Mr and Mrs Mutimer	Agree with policies WIL1-WIL4, WIL7-WIL8 and WIL10	Support welcomed.
54	Policies WIL1-WIL5 and WIL7-WIL10	Mr and Mrs Day	Agree with policies WIL1-WIL5 and WIL7-WIL10	Support welcomed.



55	Policies WIL1-WIL4 and WIL7-WIL8	Mr and Mrs Barker	Agree with policies WIL1-WIL4 and WIL7 and WIL8	Support welcomed
56	Policies WIL1-WIL10	Mr and Mrs East	Agree with policies WIL1-WIL10	Support welcomed.
57	Policies WIL1-WIL6 and WIL8-WIL10	Anne Leivers	Agree with policies WIL1-WIL6 and WIL8-WIL10	Support welcomed
58	Policies WIL1-WIL4 , WIL6 , WIL8-WIL10	Roger Leivers	Agree with Policies WIL1-WIL4, WIL6, WIL8-WIL10	Support welcomed
59	Policies WIL1-WIL5 and WIL7-WIL10	W J Regis (Moat Farm)	Agree with policies WIL1-WIL5 and WIL7-WIL10	Support welcomed.
60	Policies WIL1-WIL7 and WIL10	Deborah Embley and John Diess	Agree with policies WIL1-WIL7 and WIL10	Support welcomed.
61	Policies WIL1-WIL9	Mrs Marian Ward	Agree with policies WIL1-WIL9	Support welcomed
62	Policies WIL1-WIL10	Charles Comins	Agree with policies WIL1-WIL10	Support welcomed.
63	Policies WIL1-WIL4 and WIL6-WIL10	Stuart Banks	Agree with policies WIL1-WIL4 and WIL6-WIL10.	Support welcomed.
64	Policies WIL1-WIL10	Steve Lee	Support for policies WIL1-WIL10	Support welcomed
65	Natural Environment Chapter	Deborah Embley and John Diess	We would like to see a positive statement about engaging farmers and landowners in helping wildlife – note conifer hedges down Wilby Lane rather than natural, mixed hedgerow planting? The fields are also enormous and often with no hedgerows for miles. It would be good to engage their assistance. We have just planted a natural hedge inside our garden for example...	Comments noted and the support for environmental measures is welcomed. However, the primary purpose of the NDP is to provide planning policies that can be used in determining applications for new development. The plan is only enacted where development is

				proposed. The activities refer to do not necessarily require the benefit of planning permission however they can be reflected in the Community Action Projects for future consideration.
66	Natural Environment Chapter	WJ Regis (Moat Farm)	There should be a tree planting plan. There should be a hedge planting plan and pond preservation.	This has been included in the list of Community Action Projects for future consideration.
67	Natural Environment Chapter	Charles Comins	Some farms do have Stewardship Schemes in place and endeavour to carry them out effectively, though it may not always be possible for reasons outside their control to meet aspirations in full.	Comments noted. No change to Plan.
68	Natural Environment Chapter	Alison Walls	<p>Comment</p> <p>The consultation events have proved the community does care about the natural environment, particularly the loss of native hedgerows and trees and subsequent loss of habitat. If local farmers and landowners could be encouraged to sow wild-flowers on the field edges, with some natural rewilding, this would be one way to help wildlife and redress the balance. Much of the surrounding environment consists of prairie like fields with little or no hedgerows. This, as mentioned in the draft policy has had a detrimental effect on the local wildlife. During the plan period, I would not expect Wilby to be greatly developed so although planning applications may allow for wildlife and environment protection, it will not have much impact on the current arable landscape unless there is an agri-environmental</p>	See response to previous two representations above.

			<p>scheme in place for farming land surrounding Wilby, which is outside of the Neighbourhood Plan remit.</p> <p>Regarding the Community Projects and the improvement of local footpaths, I think it will be very difficult for this project to move forward owing to reluctance on the part of landowners to enter into dialogue. However, should Wilby be further developed, and it could be proved that better footpath routes would be socially important and beneficial to the community, this would give weight to the project.</p> <p>(Typing mistake Community Project 6.25 mediaeval should be medieval)</p>	Plan will be amended accordingly.
69	Natural Environment Chapter	Anne Leivers	We have a wildflower meadow on our own land, also a wildlife pond. The more green spaces and trees in the village, the better.	Comments noted. No change to Plan.
70	Natural Environment Chapter	Roger Leivers	Tree planting on the approaches to the village badly needed. Trees should be part of any new development creating space between dwellings – make it a planning requirement.	Comments noted. The policy has been reviewed with this in mind.
71	Natural Environment Chapter	Robin Cross	Rather hoping that the newly emerging agricultural settlement will encourage hedgerows to be retained / replanted and be properly valued.	Comments noted. Amendments have been made to Policy WIL8 to refer to replanting and to WIL6 in terms of landscaping.
72	Natural Environment Chapter	Ian Williamson,	A well-presented section with useful illustrative maps and photographs. Editorial comment: Para 6.10 Line 1 the word “site” should be “sites”	Comments noted and text will be amended accordingly.

73	Natural Environment Chapter	Stuart Banks	A very well-written section which inspires confidence as a basis for Policy WIL1.	Support welcomed
74	Natural Environment Chapter	Mrs Marian Ward	At Chestnut Lodge there is a moat and an orchard. Wilby Green stretches from Holidays Farm, Brundish End to Rokesby or is from Lenny's Farm to Rokeby now privately owned?	Wilby Green boundary shown in the plan is to be reviewed to include the entire area of common land.
75	Natural Environment Chapter	Suffolk Preservation Society	Natural Environment The SPS is pleased to see the comprehensive range of policies designed to protect the natural environment, in particular WIL1 Landscape and Natural Features which identifies orchards, meadows and woodlands and the Local Green Spaces policy WIL3. The policies will help to safeguard natural assets in the parish.	Support welcomed.
76	Natural Environment Chapter – Community Action Projects	SCC	SCC supports Community Action Project: Footpaths (p42), which suggests the reinstatement of hedgerows and trees would make the walking experience more pleasant to pedestrians, as well as encouraging wildlife. However, please see comments below regarding public rights of way, and the potential for expansion of footpaths to bridleways.	Support welcomed. See specific comments relating to bridleways below.
77	Natural Environment Chapter – Community Action Projects	SCC	Public Rights of Way Under 'Community Action Projects: Footpaths' the key comment relates to hedge planting. Whilst of importance to wildlife and creating interest for those walking, this section could instead focus more on how the rights of way network in Wilby could be developed to benefit the community accessing the countryside. Such developments could include raising the status of rights of way, such as changing the status of a footpath to a bridleway. This would allow more than just walking on a public right of way by encouraging and enabling other forms of access, such as horse riding and off-road	Support for community action project welcomed although it is considered that this is unlikely to be a high priority.

			<p>cycling. Similarly, a Public Right of Way (PRoW) might benefit from development, without changing its status, to simply widen access to people with limited mobility, those using wheelchairs or those pushing pushchairs. The parish might identify specific routes that could be developed in these ways to provide strategic links through the parish, connections between green spaces, including any newly designated green spaces, and into neighbouring parishes. The community actions to improve and promote PRoW are welcomed. A positive addition to the plan which would be the inclusion of a policy which requires development to protect and where possible enhance PRoW. Policy wording is proposed below: <i>Development should protect and where possible enhance Public Rights of Way through the inclusion of new or improved routes and connections.</i></p> <p>More information on the PRoW within the parish can be found on the County Councils definitive maps.</p>	<p>The inclusion of a brand new policy in the NDP at this stage would require an additional round of public consultation. Therefore the wording will be included in Policy WIL8.</p>
78	WIL1 – Landscape and Natural Features	WJ Regis (Moat Farm)	We need a broad plan.	Noted. No change to Plan.
79	WIL1 – Landscape and Natural Features	Anne Leivers	Tree Preservation Orders. Can these be implemented before development becomes a threat. I am not sure what the law is on this one	Tree Preservation Orders can be served by the District Council at any time provided the tree(s) are of sufficient merit to warrant protection. No change to Plan.
80	WIL1 – Landscape and Natural Features	Roger Leivers	Space A page 38 could become a wildflower meadow with the help of the school.	Comments noted. This would require the consent of the landowner.
81	WIL1 – Landscape and Natural Features	Evolution Town	We support the aims of this Policy and suggested amendments to the text could allow some flexibility for allowing the removal of the	Agree that the issues of quality and viability need addressing in the

		<p>Planning for Braiseworth Hall Farms Ltd</p>	<p>lowest quality features and/or allowing mitigation in circumstances where retention of these features is not justified (due to quality) and/or the retention would deem an allocated site to be unviable.</p> <p>We suggest the following amendment: <i>‘Development proposals will be expected to retain existing high-quality features of landscape and biodiversity value (including ponds, trees, woodland, hedgerows and verges) and where it is practical to do so and where the retention is both justified and viable. In addition, where practical to do so (or where there is any loss to existing natural features), developments will be encouraged to provide a net gain in biodiversity through, for example:</i> <i>a) the creation of new natural habitats and/or wildlife corridors.</i> <i>b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.’</i></p> <p>Without such amendments, we would have concern that the Policy may not satisfy the basic conditions, since the proposed Policy appears to be more restrictive than national Policy contained in the NPPF</p>	<p>policy but not necessarily the wording suggested:</p> <p><i>“Development proposals will be expected to retain existing features of high landscape and biodiversity value(including ponds, trees, woodland, hedgerows and verges) provided this is justified. In addition, where practical to do so (or where there is any loss to existing natural features) development will be encouraged to provide net gain in biodiversity through for example a) the creation of new natural habitats and/or wildlife corridors b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.”</i></p>
82	WIL1 – Landscape and Natural Features	Mrs Marian Ward	<p>2.16 Wildlife – 15 years ago I spotted eels in the pond near the Foals Green road at the opposite end of the road near R Griffiths house.</p> <p>2.21 – is footpath from Pinehurst to Chestnut Lodge FP11?</p> <p>2.22 – Do enough people use FP to warrant an extension</p> <p>2.23-27 – As we are having a neighbourhood plan these points are important</p>	Comments noted

			3.7 – parking at school would be overcome by staggering the times the children leave school and adjusting the length of class time at lunch playtime. At one time it was arranged school playground was overspill for hall and hall park was overspill for school. Playing apparatus fills playground and it ought to have been placed at back of school.	
83	WIL1 – Landscape and Natural Features	Charles Comins	Same comments as immediately preceding question (on Chapter 6). Additionally, due to inevitable changes in farming practices driven by the need for economic viability as much as anything else, it will sometimes be necessary to use land identified in the Plan for purposes that are not necessarily the same as the original. For example, what were once meadows may not necessarily be grazed or cut for fodder as the farm in question may not stock animals.	Comments noted. The plan's policies are only enacted where development is proposed. It is acknowledged that the changes described in the representation would not require planning permission. No change to Plan.
84	WIL1 – Landscape and Natural Features	SCC	<i>WIL1: Landscape and Natural features</i> It is suggested that the Neighbourhood Plan could include reference to the additional health benefits of the local population of maintaining green spaces around developments, within the section of Natural Environment. There is good evidence supporting the view that the presence of green spaces around developments are beneficial for mental health	Agreed. Wording can be added to supporting text at para 6.15 which supports Policy WIL3
85	WIL1 – Landscape and Natural Features	SCC	Natural Environment The County Council welcomes the level of detail in the Neighbourhood Plan regarding Section 6: The Natural Environment, as part of the commitment in making Suffolk the UK's Greenest County.1 Policy WIL1 raises the importance of biodiversity in a clear and succinct way, highlighting the need for protection, creation and ongoing maintenance of natural environments and habitats,	Agree – last paragraph of Policy WIL1 to be amended accordingly

			supported by the two designated Local Green Spaces outlined in Policy WIL3. One minor suggestion in the last paragraph of the Policy WIL1 would be instead of “appropriate planting”, a clearer word to use would be “equivalent”	
86	WIL2 – Protection of Important Views	Deborah Embley and John Diess	Especially views of the church	Noted. This is a key issue that has been considered in respect of the proposed housing allocation East of Stradbroke Road.
87	WIL2- Protection of Important Views	Robin Cross	We have one important view missing – upwards. The low level of man-made ambient light in Wilby enables the night sky to be observed.	This is a good point. We could add some text at paragraph 6.12 to refer to this.
88	WIL2 – Protection of Important Views	Evolution Town Planning for Braiseworth Hall Farms Ltd	We support this Policy, and suggest the following amendment to increase flexibility: <i>‘Proposals within or that would affect an important view, and which cannot be adequately mitigated, should ensure that they respect and take account of the view concerned. Developments which would have an unacceptable adverse impact on the landscape or character of the view or vista will not be supported.’</i> 3.10 The NPPF is clear that the greatest weight should be attached to landscapes with special designations (such as National Parks, the Broads and Areas of Outstanding Natural Beauty), which does not impact Wilby.	There is concern about adding the concept of mitigation – if the development will adversely harm the view and cannot be adequately mitigated then it should not be supported. No change to Plan.
89	WIL3 – Local Green Spaces	Deborah Embley and John Diess	Nothing about littering? Nothing about dog walkers not taking their waste home with them	The primary purpose of the NDP is to provide planning policies that can be used in determining applications

				for new development. The plan is only enacted where development is proposed. The activities refer to do not require the benefit of planning permission and therefore they lie outside of the remit of the NDP. No change to Plan.
90	WIL3-Local Green Spaces	Robin Cross	The two spaces mentioned are pretty safe from development. I'm not sure I want to visit a graveyard, even less wander around a children's play area.	Noted. No change to Plan.
91	WIL3-Local Green Spaces	Roger Leivers	See also above	See above (WIL1)
92	WIL3 – Local Green Spaces	Evolution Town Planning for Braiseworth Hall Farms Ltd	<p>We support this Policy and suggest an amendment to increase flexibility with regards mitigation potential.</p> <p>We support this Policy and suggest a minor amendment would improve flexibility: <i>'Development on designated Local Green Spaces will only be permitted in very special circumstances. Development adjacent to a Local Green Space that would adversely impact upon its special qualities will not be supported, unless it can be satisfactorily mitigated.'</i></p>	<p>Agree that development adjacent to an LGS that would affect its character but could be satisfactorily mitigated and therefore should be supported.</p> <p>Amend plan accordingly.</p>
93	WIL3 – Local Green Spaces	Mrs Marian Ward	See comment above on CH6 re Wilby Green	Noted. See above response
94	WIL3 – Local Green Spaces	SCC	In Policy WIL3, the following amendment is suggested as the current wording could be overly restrictive;	Agree that development adjacent to an LGS should be less restrictive

			<p>“Development adjacent to a Local Green Space that would <i>have a significant adverse</i> impact upon its special qualities will not be supported</p>	<p>than that taking place directly on an LGS. However any adverse impacts should be mitigated if development is to be supported.</p>
95	WIL4 – Renewable Energy and Future Sustainability	Deborah Embley and John Diess	<p>Nothing about double glazing? We know it’s a potential issue with listed buildings but they’ve got to start getting real.</p> <p>Food waste and glass not even collected by councils means may car trips by people</p>	<p>The primary purpose of the NDP is to provide planning policies that can be used in determining applications for new development. The plan is only enacted where development is proposed. Consent is not required to install double glazing except in Listed Buildings. The issues of food waste and glass collection are issues that lie outside of the remit of the NDP. No change to Plan.</p>
96	WIL4 – Renewable Energy and Future Sustainability	WJ Regis (Moat Farm)	<p>Look for low impact solutions such as panels and biomass</p>	<p>Noted. No change to Plan.</p>
97	WIL4 – Renewable Energy and Future Sustainability	Steve Lee	<p>But I do not agree with the use of solar panels as part of the building unless they can be integrated to complement the design, generally the way in which solar panels are used on domestic roofs is in direct conflict with policy WIL8 below.</p> <p>I also believe that if and when both small scale solar arrays and wind turbines become more efficient and their demands on space and impact lessen to an acceptable level they should be encouraged.</p> <p>I would strongly support the idea of a community owned and managed solar array that Parishioners could buy into. Unless they have means to store it nobody generates their own electricity unless</p>	<p>This is a subjective area. However a proposal would need to be consistent with Policy WIL8 as well as WIL4 and that may not always be mutually exclusive. There was community support for solar panels in the consultation exercises.</p> <p>The Community Owned and Managed Solar arrays has been</p>

			they are off grid and so the notion that this is the case with roof mounted systems is flawed	added to the list of Community Action Projects for future consideration.
98	WIL4 – Renewable Energy and Future Sustainability	Anglian Water	<p>Anglian Water as sewerage company for the Parish supports Policy WIL4 which promotes the inclusion of grey water recycling and rainwater capture as part of new development.</p> <p>Reference could also be made to surface water/storm water harvesting in this policy which capture surface water runoff in a storage tank or pond. The water can be treated if required, then supplied to properties through a dedicated pipe network. These systems can also be combined with Sustainable Drainage Systems (SuDS).</p> <p>It is therefore proposed that Policy WIL4 is amended as follows: ‘b) grey water recycling and rainwater capture <u>and surface water harvesting,</u>’</p>	Support welcomed and wording of Policy WIL.4 will be amended accordingly.
99	WIL4 – Renewable Energy and Future Sustainability	MSDC	The criteria references in policy WIL 4 require amending.	Comments noted. Policy lettering will be amended accordingly.
100	WIL4 – Renewable Energy and Future Sustainability	Evolution Town Planning for Braiseworth Hall Farms Ltd	We support the proposed Policy as it is in conformity with NPPF paragraph 151. We also support the Policy in its support for other technologies.	Support welcomed.

101	WIL4 – Renewable Energy and Future Sustainability	Mrs Marian Ward	More ways of renewable energy and future sustainability are developed as we speak and during next 15 years. They should be considered too. A wind turbine could be placed in the copse on the right hand side of the footpath leading from Pinehurst to Chestnut Lodge	Comments noted. The erection of a wind turbine in this location would be a matter for the appropriate landowner and planning permission would be required.
102	WIL4 – Renewable Energy and Future Sustainability	Charles Comins	Small renewable energy schemes such as wind turbines, particularly serving farms and therefore of modest scale, should not be ruled entirely provided careful thought given to siting etc.	Comments noted. This is what the policy is seeking to achieve. No change to Plan.
103	WIL4 – Renewable Energy and Future Sustainability	SCC	In Policy WIL4, the following amendment is suggested to provide further detail; “Proposals for well designed, small-scale solar energy development including solar arrays will be supported where such proposals <i>have no significant adverse effects on the landscape character or protected natural assets and no significant adverse visual effects.</i> ”	Agree that protecting landscape character not just the visual impact needs incorporating. Suggest: “Proposals for well designed, small scale renewable energy development including solar arrays will be supported where such proposals do not significantly adversely affect the character or visual appearance of the landscape or would adversely affect protected natural assets.”
104	Chapter 7 - Housing	Robin Cross	The housing uplift is small enough to enable each new dwelling to be designed and finished differently. Conformity has no place in a small rural village.	Noted. The design policies are aimed at encouraging innovation and have been worded not to be

				too descriptive or formulaic. No change to Plan.
105	Chapter 7 - Housing	Roger Leivers	Willow Farm and its surrounding trees and pond can be a great asset to the village. I agree with the proposed boundary amendment	Comments noted. See also other representations made in respect of Willow Farm and WIL9.
106	Chapter 7 - Housing	Ian Williamson, Chair of Wilby Parish Council	Generally I have no difficulty in supporting the contention that Wilby should look to provide 12 new dwellings over the time period of the plan, of which a substantial number are already accounted for in completions and approved applications since 2018. I support the provision of up to 5 new dwellings on a new site H1.	Comments noted.
107	Chapter 7 – Housing	Mr and Mrs Prince	It is important to build houses that enhance the beautiful buildings in the village	Comments noted.
108	Chapter 7 - Housing	Stuart Banks	Para 7.12. It's not clear where the number of 11 current commitments is derived from and what its relationship is to the Draft JLP allocation of 12 for Wilby.	Agree this section requires clarity. The figures are taken from the BMSDC SHELAA 2019.
109	Chapter 7 - Housing	Steve Lee	7.8) Wilby is a hamlet as defined by MSDC and not a hinterland village as the draft JLP suggests. As a hamlet I believe there is no obligation to provide for new housing but consultation results have suggested an acceptance for up to ten new dwellings over the period of the Plan and this should be seen as a very positive result of the Neighbourhood Planning process by MSDC. Nonetheless the correct designation for Wilby as hamlet should be applied. 7.9) Similarly, the figure is based on the incorrect designation and would I suggest that should be noted.	Confirmation has been provided by MSDC on the settlement scoring and it does contain an error, the outcome of which reduces the score for Wilby from 9 to 7. The figures in the BMSJLP are based on commitment figures shown in the SHELAA. The section has been reworded to clarify matters.

			7.12 and 7.13) These paragraphs could benefit from some clarification.	
110	Para 7.7 Page 47	Mr and Mrs Mutimer	Site C and D Descriptions are the wrong way round. Site D is London City Road not Stradbroke Road. C is Stradbroke Road not London City Road	Agree – this has been amended.
111	Para 7.12 and 7.13	SCC	<p><i>Clarification:</i></p> <p>There is a discrepancy in the number of dwellings that have been committed, and requires clarification or re-wording of these sentences:</p> <p>- 7.12 (p49): “The current commitment for Wilby at the base date of the Plan (1st April 2018) is 11 dwellings. These are permissions that have been granted but are not yet completed.”</p> <p>- 7.13 (p49): “The minimum housing requirement outlined in the Local Plan is 12 dwellings, of which, 7 dwellings are already committed.”</p>	<p>This section has to be amended to provide clarity.</p> <p>11 dwellings have the benefit of extant permissions and are therefore committed; the MSDC minimum is 12 and the allocation is for 5 making 16 in total.</p>
112	WIL5 – Future Housing Provision	Evolution Town Planning for Braiseworth Hall Farms Ltd	This site belongs to our client and he confirms that it is immediately available for housing development. As such, it is considered a deliverable site and one which will meet the need for housing in the village, with minimal negative impacts. We note that the proposed Policy also includes suitable flexibility within the plan to support other windfall development and conversions. We consider that this provision, along with the allocation, will meet the need for housing within Wilby. As such, Policy WIL5 has our support.	Support welcomed.

113	WIL5 – Future Housing Provision	Deborah Embley and John Diess	If additional housing is needed	Noted. The results of the consultation undertaken to date indicate support within the parish for some small scale development over the plan period. The emerging JLP also identifies a figure of 12 dwellings up to 2036, although the majority of these are already permitted. No change to Plan.
114	WIL5 – Future Housing Provision	Mr and Mrs Prince	We need to grow our village not swamp it with new houses	Comments noted. The NDP is seeking to achieve this.
115	WIL5 – Future Housing Provision	WJ Regis (Moat Farm)	10-12 houses over the period seems sensible. Although infill and brownfield is preferable in my view.	Comments noted, This is consistent with the consultation undertaken to date. No change to Plan.
116	WIL5 – Future Housing Provision	Anne Leivers	The policy is sensible and attainable without spoiling the village scene.	Comments noted. No change to Plan.
	WIL5 – Future Housing Provision	Roger Leivers	We have adequate low cost housing that is new.	Comments noted.
117	WIL5 – Future Housing Provision	Mr and Mrs Mutimer	Para 7.14 2) Footways from future housing to the new Flagship, Church Close Development. Children will still have to walk on the road to school as no footpath around a very dangerous corner.	Accept that the new development will not provide a footpath all the way to the school but it will be required to provide a link to Church Close . (See SCC rep below)
118	WIL5 – Future Housing Provision	Ian Williamson	I find however that the text of the plan in this chapter makes it difficult to follow through to the conclusions reached. For example Para 7.12 clearly identifies 11 dwellings with permissions granted but not yet completed since 1 April 2018, this total including 4 dwellings at Rookery Farm. In the description of Policy WIL5 the text	Comments noted. This section has been reviewed to provide clarity.

		<p>cites the requirement for 12 dwellings over the plan period (drawn from the current JLP as an Hinterland Village?), yet at para 7.3 it is accepted that the number of new dwellings required in Wilby is not yet known. The policy acknowledges that 11 of these dwellings are already committed but then suggests that the housing target will be met by allocation of a site for around 5 dwellings. In addition it is likely that at present unidentifiable small windfall sites and infill plots within the settlement boundary might arise over the plan period. The policy statement concludes with acknowledging potential conversions and development opportunities outwith the settlement boundary adding further to the housing stock in the parish. It would appear that we need a site for new build to demonstrate our commitment to growth and that Site H1 could provide up to 5 dwellings so that is now effectively the new housing provision target over the plan period?</p> <p>In logic Wilby need only provide one new dwelling within the settlement boundary to satisfy the 12 house target. In practice however it appears that a site for new dwellings needs to be identified – H1 being the choice of the plan – and this therefore produces a new housing target of up to 5 dwellings. It is the need to identify a site to illustrate a commitment to growth that is driving the 5 dwellings. This should be made clear in the text of WIL5. This driver in effect replaces what is currently an unknown target for new dwellings.</p> <p>There is an important editorial amendment required in para 7.7 in that the descriptions of sites C and D have been transposed. Site C is</p>	<p>Agree. This will be amended in the next version of the Plan.</p>
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			<p>the land west of Stradbroke Road and north of Worlingworth Road and Site D is North of London City Road .</p> <p>It might be useful to add a phrase to para 7.11 to the effect that the sites in question were nominated by the landowner(s) concerned.</p>	<p>Agree to insert the word 'landowners'.</p>
119	Policy WIL5 – Future Housing Provision	Stuart Banks	<p>The Policy does not make it sufficiently clear why, if 11 dwellings are already committed, an allocation of a site for a further 5 is being made, plus an unknown number of windfall sites. The general understanding is that the community supports one site for a further 5 dwellings over the 7 already committed. I feel that this policy needs to be reworded to avoid ambiguity</p>	<p>This section has been amended to provide clarity. The community indicated support for an additional new 5-10 dwellings.</p>
120	Policy WIL5 – Future Housing Provision	Savills on behalf of Wolfson College	<p>WIL5: Future Housing Provision</p> <p>The broad approach of the policy which supports windfall sites and infill development within the settlement boundary, as well as conversions and new development in accordance with paragraph 79 of the NPPF is to be welcomed. This approach is considered to be supported by national planning policy, not only in paragraph 79, but also paragraphs 68 and 83, as discussed above.</p> <p>Wilby a primary school and village hall and therefore growth is important to sustain these facilities. However, the village should not be viewed in isolation, but as part of a wider network of settlements in this part of Suffolk all of which work together to provide a critical mass to support local services.</p> <p>The policy approach of WIL5 is also considered to be consistent with that of the adopted Local Plan which supports development within the settlement boundary of 'secondary villages' such as Wilby.</p>	<p>Support noted</p>

121	WIL5 – Future Housing Provision	Mr and Mrs Barker	Do NOT want any dwellings built on land east of Stradbroke Road	Comments noted however this was the most popular choice from the consultation exercises and there is support for it from the landowner and other consultees.
122	WIL5 – Future Housing Provision	SCC	<p>Education</p> <p><i>Early Years:</i> The Early Years care provider in Wilby is the Primary School. It can take 13 children at any one time. The neighbouring providers are;</p> <ul style="list-style-type: none"> - Laxfield Pre-School Group - Tiddlywinks (Day Care Stradbroke) <p>There is a surplus of two places after approved planning applications are considered in the Stradbroke and Laxfield Ward. Given the small-scale expansion any additional housing in Wilby would look at small expansion to existing providers, if necessary.</p> <p><i>Primary School:</i> The local primary school, Wilby CEVCP School, has a total capacity of 88 places. However, for planning purposes SCC uses the 95% capacity of the school as the threshold for collecting planning contributions; this capacity is 84 places. When taking account of permitted but not completed development, it is currently expected that there will be a surplus of 14 places at the school by 2023/24. As the proposed allocation in the neighbourhood plan is less than 10 dwellings SCC as the Education Authority would not be formally consulted should this development come forward. However, based on the primary pupil yield calculation, 14 places is sufficient to serve the equivalent of 56 2+ bedroom houses.</p> <p><i>Secondary School:</i></p>	Comments noted. No change to Plan

			Based on approved and potential growth, including sites proposed in the Joint Local Plan, it is expected that the pupils from development in the Neighbourhood plan can be accommodated at Stradbroke High School. As part of planned growth in the Joint Local Plan it has been identified that Stradbroke High School will need to expand.	
123	WIL5 – Future Housing Provision	SCC	WIL5 (p50): “This plan provides for around 12 dwellings to be developed in the Neighbourhood Plan area between April 2018 and March 2036 of which 11 dwellings are already committed. ”	This section of the plan has been amended for clarity as a consequence of other representations. 11 dwellings are already committed and therefore the plan provides for around 16.
124	WIL6 – Housing Allocation H1 East of Stradbroke Road	Mr and Mrs Prince	Agree with this policy	Support noted.
125	WIL6 – Housing Allocation H1 East of Stradbroke Road	Deborah Embley and John Diess	Particularly ii) should include softening by trees for example otherwise it will look like any other poor development shoved on to the end of a village (as does existing housing)	Agree – this policy is to be reworded to accommodate this issue.
126	WIL6 – Housing Allocation H1 East of Stradbroke Road	WJ Regis (Moat Farm	As above, Brownfield and infills = key priority	Noted. No change to Plan.
127	WIL6 – Housing Allocation H1 East of Stradbroke Road	Robin Cross	If there are objections (JLP) on the basis that it looks like strip development towards Stradbroke, that can be countered by making a statement that this will be the last northerly development approved. In any event, the new houses will be nearer to the shops/sports centre/pubs/health centre. I don’t think that would be too hard to defend when there is a push to reduce rural isolation.	Comments noted.

	WIL6 – Housing Allocation H1 East of Stradbroke Road	Anne Leivers	Should be set <u>well back</u> from the road in line with existing housing and to retain views of the church.	Comments noted. The policy will be amended as a consequence of other representations but this is a key policy consideration.
128	WIL6 – Housing Allocation H1 East of Stradbroke Road	Roger Leivers	Yes as long as the view of the Church as you approach the village is not lost.	Comments noted. It is the aim of the policy to ensure this and some additional work in the form of a Heritage Site Impact Assessment has been undertaken.
129	WIL6 – Housing Allocation H1 East of Stradbroke Road	Ian Williamson,	I strongly support the selection of this site for new build of up to 5 dwellings. It is infinitely preferable to that proposed by MSDC on the other side of the B1118.	Support welcomed.
130	WIL6 – Housing Allocation H1 East of Stradbroke Road	MSDC	<p>Site Allocation (Policy WIL 6)</p> <p>Where it does not cause issue or conflict with the wider objectives that this Council must plan for we will always work with our Neighbourhood Planning groups to ensure that local wishes with regards to housing site allocations are respected. Our emerging JLP proposes a site allocation via an extension to the settlement boundary onto land west of the B1118 and opposite Church Close. The Neighbourhood Plan proposes an alternate allocation east of the B1118 that would extend the built form northwards from Church Close</p> <p>Within our informal comments we suggested that, because the groups preferred site is elevated in the landscape, it has the potential to impact on the setting of the church and that it would also extend the current built form of the village beyond what currently presents itself as a natural stoppage line. We also said that the southern JLP</p>	Comments noted. There is support from the landowner, local people and other consultees. The policy considerations will be amended as a consequence of other representations.



		<p>site is better clustered in relation to the existing built form and would be easier to successfully integrate new development with existing properties without impacting in the church setting as this southern site is on lower land. Furthermore, we also cautioned against the possibility that, by allowing development on the NPs preferred site, it would not prevent speculative development coming forward on the JLP preferred site.</p> <p>In reply, the NP Group said that similar arguments could equally be made against the JLP site. It was further confirmed that (1) both parcels of land are in the same ownership, (2) that the landowners are keen to see some form of development on their land and, (3) that they have stated that they would be prepared to work with the Parish Council / NP Group to develop the community's preferred site and not pursue the site identified in the emerging JLP.</p> <p>On balance, and on further reflection, if the Wilby NP is submitted and examined in advance of JLP then, yes, where site allocations have been determined locally and where they also help meet wider district housing needs, we will review the plan-led process accordingly.</p>	
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131	WIL6 – Housing Allocation H1 East of Stradbroke Road	Evolution Town Planning for Braiseworth Hall Farms Ltd	<p>We support this allocation, although suggest that the wording of this Policy should be amended to be in line with Policy WIL5, as follows: <i>‘A site as shown on the Policies Map, east of Stradbroke Road is allocated for around 5 dwellings.’</i></p> <p>We support the wording of this Policy, but request clarification with regards point iv) and point v). With regard to point iv), which cross refers to the need to comply with Policy WIL7, we note that Policy WIL7 includes the requirement that <i>‘in line with the latest evidence of need new developments should include ... affordable Housing’</i>. Since site H1 has not been allocated for 10 dwellings (which is the NPPF threshold for the provision of affordable housing as set out at paragraph 62), requiring site H1 to deliver affordable housing would not be in conformity with the NPPF and would risk viability. We suggest that point iv) of proposed Policy WIL6 is clarified to state which parts of WIL7 apply. We suggest the following wording: <i>‘iv) The housing mix e.g. size and type of dwelling provided will be in accordance with Policy WIL7. Affordable Housing would only be required on any proposals for more than ten dwellings on this site.’</i></p> <p>Point v), requires that a <i>‘footway connection to link the site with the rest of the village’</i> is required. We have reviewed the options for this and it is noted that there are ownership constraints likely to make this problematic. On the eastern side of the B1118, it seems that there is not sufficient land within the control of the Highways Department to deliver such a continuous link, and moreover, there are likely to be viability issues with requiring a small development of 5 dwellings to provide such a link all the way into the village. However, the landowner has confirmed that it will be possible to</p>	<p>The suggested phraseology is commonly used in plan making and therefore could be accommodated. All housing figures are minimums after all.</p> <p>Agree the point here that not all sites will be expected to provide affordable housing – this site is below the NPPF threshold. It can be stated in the supporting text for clarity.</p> <p>See SCC rep below which requires a footway link to Church Close.</p>
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			<p>provide a footway within the site, so as to connect with the drive at number 18. This will then enable pedestrians to use the existing network of footways into the village.</p> <p>We consider that the wording of point v) could be amended to clarify exactly what is required for the avoidance of doubt. We suggest the following: <i>‘On land within the owner’s control, or on Highway’s land, a footway connection that links the site with footways already available within adjacent built development will be provide, subject to this being viable.’</i></p> <p>The landowners have confirmed that they will provide a footpath within the site to connect with the footway outside of the adjacent house, to provide a safe connection into the village via the existing footway network. Subject to clarification that affordable housing provision will not be required on sites of less than 10 dwellings, in accordance with the NPPF, and that the requirement for a viable footpath proposal on land within the applicant’s control, we support this proposed Policy.</p>	<p>See response from SCC in respect of footways.</p>
132	WIL6 – Housing Allocation H1 East of Stradbroke Road	SCC	<p>It is recommended that developers should incorporate above ground open SuDS as part of their development, which normally equate to 12-15% of any development. National planning policy states that major development should use SUDS unless it is inappropriate. Whilst the allocated development in Wilby is less than 10 dwellings, and therefore not classified as a major development, it is not strictly required to incorporate SuDS, however it is strongly recommended</p>	<p>Comments noted. This can be referred to in the supporting text but made clear it is applicable to larger sites.</p>

133	WIL6 – Housing Allocation H1 East of Stradbroke Road	SCC	In Policy WIL6, the following amendment could instead be changed to mention the predominant use of native species; “ii) Appropriate screen planting of a type to be agreed on the northern, southern and eastern boundaries; with a minimum 5m landscape buffer on the northern boundary <i>all boundaries</i>	Agree the policy can include a reference to native species. See comments from SCC and SPS below about visibility – it may therefore not be practical or desirable to have 5m on all boundaries.
134	WIL6 – Housing Allocation H1 East of Stradbroke Road	SCC	<i>WIL6: Land East of Stradbroke Road</i> For this site to be acceptable by the Highway Authority, a variety of factors will need to be considered. With light traffic numbers generated from the site, the number of dwellings is unlikely to have an impact on the highway network. However, due to intensification of use, the accesses will need to be upgraded to include; the construction of a shared driveway, visibility splays that adhere to the Design Manual for Roads and Bridges Standards, and provision of sustainable drainage to prevent the discharge of surface water from the private dwellings onto the highway This site is within walking distance to the Primary School, and therefore the development will need to provide a footway from the site to the existing footway on Church Road to create a safe route for the vulnerable user. It is important that on-site parking and turning should be provided in accordance with Suffolk Guidance for Parking 2019 (SGP) ³ Therefore, it would be helpful if the Neighbourhood Plan included these requirements in explanatory text.	Comments noted. Policy and text can be amended accordingly. Highways requirements can often appear over suburban for a rural area and a balance needs to be struck between highway safety and the rural character of the area.
135	WIL6 – Housing Allocation H1 East of Stradbroke Road	SCC	<i>Housing allocations</i>	Comments noted. Although the JLP does not contain a site area for that

			When proposing housing sites, it can be helpful to state the size of the development site, particularly in the description of the site in the Policy WIL6.	suggested allocation west of Stradbroke Road. Site Area: 0.5ha
136	WIL6 – Housing Allocation H1 East of Stradbroke Road	Mr and Mrs Mutimer	WIL6 – Will the Parish Council insist that a new footpath goes all the way to school around the corner if new development takes place	See SCC rep relating to the requirement for a footway to Church Road.
137	WIL6 – Housing Allocation H1 East of Stradbroke Road	Mr and Mrs Day	It looks like all development are at Church Close	Comments noted
138	WIL6 – Housing Allocation H1 East of Stradbroke Road	Suffolk Preservation Society	Housing Allocations: The SPS welcomes the strenuous efforts to identify appropriate sites for new housing development while safeguarding the special heritage and landscape qualities of Wilby. To that end we note the potential for the proposed housing allocation in policy WIL6, site east of Stradbroke Road, to impact upon the setting of the church. It is therefore important that the wording of the policy allows for proper mitigation in the form of reduced height and/or flexibility in layout of dwellings to ensure that the setting of the heritage asset is protected. We also note the proposed 5m landscape buffer on the northern boundary which we are concerned may also have the potential to interrupt views of the church further. Therefore, we suggest that the policy makes clear that outline applications will not be supported and full details of the proposed layout, building heights, landscaping etc will be required at application stage in order to safeguard the setting of the church.	Comments noted. Agree that policy can refer to the need for applications to include full details, including layouts due to the need to protect views of the church.
139	WIL6 – Housing Allocation H1 East of Stradbroke Road	Mr and Mrs Barker	The area is the high point of the village and any houses built on it would stick out like a sore thumb. It would stretch the village boundary and consume good productive agricultural land.	Comments noted. The plan seeks to provide for housing in a form and location that would not prejudice

				views of the church and provides for a footway connection to the rest of the village. The agricultural land classification is Grade 3 which is the same for all land around Wilby.
140	WIL6 – Housing Allocation H1 East of Stradbroke Road	Mr and Mrs Mutimer	I hope all new developments will not be anything like the new houses at the back of Church Close. WIL6 B No front garden; C Hight of houses overlooking existing; F no front garden and G rubbish bins outside front doors	The policy can only apply to new developments that come forward. The concerns expressed here in respect of recent developments were expressed at the drop in exhibitions and have helped to inform this policy. Policy WIL8 addresses the concerns raised in respect of future development No change to Plan
141	WIL6 – Housing Allocation H1 East of Stradbroke Road	Steve Lee	1) This would be my second choice. I would prefer to see a small parcel of land either north or south of London City Road adjoining the existing village outline developed. I believe that with some care in design and landscaping/planting this could improve the view as the village was approached from the East along London City Road. 2) The size of the site outlined is much larger than required for 5no dwellings and is assumed to be notional to show position only. Some of the final space should be used to improve planted landscape and	1)The site(s) referred to were among the least popular sites for housing as voted for by local residents in the public consultation exercises. In fact they were among the most popular for protected views and have been identified under Policy WIL2. 2) Site area is to be clarified. Accept that layout will be important in order to protect views of the church

			<p>buffering of the new development and to protect the views of the church.</p> <p>3) Whilst a footway from this site could easily connect with the existing section on the main road connecting with the “rest of the village” will not easily be achievable.</p>	<p>and that landscape buffers will be required</p> <p>3) See comments made by SCC in respect of footways No change to Plan</p>
142	WIL6 - Allocation H1 East of Stradbroke Road	Savills on behalf of Wolfson College	<p>WIL6: Housing Allocation – H1 – East of Stradbroke Road</p> <p>In relation to the proposed allocation within the village, the importance of proactively identifying a location for growth is acknowledged. Small sites are vital to the sustainability and viability of rural communities. It is important that the WNDP remains sufficiently flexible to ensure that an appropriate amount of growth can take place over the plan period, particularly as the emerging Local Plan still has some way to go before it is adopted. Identifying additional sites to accommodate further growth should be considered. When Babergh and Mid Suffolk held their Regulation 18 consultation in September 2019, two additional sites were submitted for consideration:</p> <p>Site 1: Land to the south of Willow Farm, Wilby</p> <p>Site 2: Land to the west of Brundish Road, Wilby</p> <p>In addition, it was also suggested that the settlement boundary of Wilby should be extended to include the whole of Willow Farm (farmyard/outbuildings).</p>	<p>Comments noted.</p> <p>The proposed Settlement Boundary amendment to exclude Willow Farm will now not be taken forward in the revised NDP and the existing adopted Settlement Boundary will be retained.</p>

			<p>Policy Idea 6 (page 47 of the WNDP) highlights that Site F (Willow farm yard) scored well in the votes of local people when identifying potential housing sites. Site G (land to the south of Willow Farm) also received some support for local residents. It is therefore considered that this western gateway into the village presents an opportunity for further, small scale growth.</p>	<p>It is correct that both Willow Farmyard and land to the south scored relatively well in the public consultations. Although they were not the most popular. However there was also support for the protection of Willow Farm as a non-designated heritage which is covered under Policy WIL9. No change to Plan</p>
143	WIL7- Housing Mix	Alison Walls	<p>The community is in favour of family houses which is good to encourage families to the area. However, any planning application should include provision for a green space near to the development with a children’s playground. This would provide a safe place for children to play and parents to socialise. Wilby doesn’t have any facility for young children and our roads are not particularly safe for walking with pushchairs. Even if the village hall is ultimately replaced and the above provision is planned for, this might not happen for a long time, if at all.</p>	<p>It is unlikely that the number of dwellings proposed here would be sufficient to generate a children’s play area – particularly if equipment was to be provided. It might however be possible for an open area of green space to be incorporated into the layout which would assist with protecting views of the church. The allocation will provide a footpath link to Church Close..</p>
144	WIL7 – Housing Mix	Steve Lee	<p>The part that should be stressed is “latest evidence of need”. Local requirements and a mix to balance the demographic of the village</p>	<p>Comments noted. The policy is to be amended as a consequence of other</p>

			<p>should be met first. Affordable housing that requires exporting people that really need it from where they want to live is not ideal for those people.</p> <p>The number of dwellings proposed for the village in the plan period will also mean that the range that the number of types listed will not be achievable and so the above applies to this also.</p>	<p>representations to clarify that not all forms of housing will necessarily be appropriate on all sites. The NPPF threshold for Affordable housing is 10 units.</p>
145	WIL7 – Housing Mix	Mr and Mrs Prince	<p>Although we are very reliant on our own transport would families in affordable homes be able to manage this extra cost.</p>	<p>Comments noted. Wilby is poorly served by public transport and therefore it might not be seen as a desirable location for families with their own limited transport.</p>
146	WIL7- Housing Mix	Robin Cross	<p>See my response to 7</p>	<p>Noted. No change to Plan.</p>
147	WIL7 – Housing Mix	SCC	<p><i>WIL7: Housing Mix</i></p> <p>It is encouraging to see that allocations for future housing are designed to meet population needs. It would be beneficial to include support to build “adaptable” and “Lifetime” homes, that can be readily adapted to meet the needs of disabled or frail older residents. This will help to ensure new homes continue to meet the needs of the local population.</p>	<p>Although this isn’t something that has come through strongly in consultation to date it could be added to the policy under the construction methods.</p>
148	WIL7- Housing Mix	Mrs Marian Ward	<p>Remember to consider the height. The new builds down the village as it is approached coming down London City Road.</p>	<p>Comments noted. This issue is covered by WIL8 relating to design.</p>
149	WIL7 – Housing Mix	Mr and Mrs Mutimer	<p>Except for Flagship Housing development, All new houses recently have been very expensive, that no young local people can afford. £400 thousand to over half a million pounds.</p>	<p>Comments noted. The average house prices are high in Wilby and this is noted in the plan at para 7.23. No change to Plan.</p>
150	WIL7 – Housing Mix	Evolution Town	<p>We support Policy WIL7 which relates to housing mix. It states that new developments should comply with the latest evidence of need</p>	<p>Support welcomed.</p>

		Planning for Braiseworth Hall Farms Ltd	and that this should include family housing (of 2-3 bedrooms), starter homes for first time buyers and affordable housing. We consider that the Policy could be clarified to state that affordable housing will only be required on proposals of more than ten homes, in accordance with the NPPF paragraph 62. This is necessary to comply with the basic condition of conforming with national Planning Policy. We also welcome the express support for self-build and custom-built housing and sustainable construction methods.	Policy wording has been amended to reflect this issue
151	WIL7- Housing Mix	Anne Leivers	Partly agree. 'Affordable housing' – we already have this – as we have no transport links, low income families would surely have problems getting about. I am not against affordable housing but this is a practical point.	The policy wording is to be amended (as a consequence of other representations) to reflect the fact that not all of the types of housing shown may necessarily be desirable or achievable on every site that comes forward. The lack of general accessibility and sustainability is one of the reasons why the housing figure is low together with its expected position in the settlement hierarchy. No change to plan.
152	WIL7- Housing Mix	Roger Leivers	See WIL5 above	See above
153	WIL8 – Well-designed developments	Deborah Embley and John Diess	If new developments respect and are compatible with <u>existing</u> development they will be more of the same – point a) is surely wrong?	Policy already states that new development should be compatible with existing development where

				this provides a positive contribution.
154	WIL8 – Well-designed developments	Mrs Marian Ward	Very good indeed. All good common sense.	Support welcomed
155	WIL8 – Well-designed developments	Robin Cross	Eaves ! Look at the new houses in Framlingham, they have little or no eave overhang. I think it makes a huge difference to the look of a house. Well proportioned eaves says that you are not trying to maximize the interior space using the minimum of materials i.e. cheap!	Agree that design details such as eaves and verges, do make a difference to the overall appearance. A specific reference has been added in paragraph 7.28.
156	WIL8 – Well Designed Developments	Evolution Town Planning for Braiseworth Hall Farms Ltd	<p>We support Policy WIL8 which seeks to ensure that all new development will <i>‘reflect Wilby’s local distinctiveness’</i>. The Policy seeks to protect local distinctiveness, by ensuring that new development respects its immediate setting, in particular the <i>‘scale and character of existing and surrounding buildings’</i>.</p> <p>We note that this does not preclude modern design and welcome express support for <i>‘innovative and contemporary design which respects the character of the area and promotes the use of sustainable and high-quality materials’</i>.</p> <p>We support all of the examples of good design listed in a) to j), although we note that some of these examples of good design may not be deliverable in practice. For example, a proposed design which <i>‘b) respects the established building arrangements of residential front gardens, walls, railings or hedges’</i> by providing a walled or hedged front garden, may conflict with the requirement to provide adequate visibility splays to the satisfaction of the Highways Department. We suggest that the Policy could be provided with the following wording:</p>	<p>Support noted.</p> <p>Agree that the NP should not be promoting development that might be unsafe in highways terms, however it is felt that a balance should be sought between highways requirements e.g. surfacing,</p>

			<p><i>'This can be achieved where development proposals consider ways in which they could:</i></p> <p>This then allows the Policy to provide appropriate guidance without being too rigid.</p>	<p>visibility splays etc and their potential impact on the character of a rural area. A reference to highway safety and rural character should be inserted in b) to cover the point.</p>
157	WIL8 – Well Designed Development	Steve Lee	<p>Timber framed houses, the first brick houses, glass and much more were all new and very different when first introduced. I think it's time that those stuck in the rut of the past will accept that architecture needs to move on from a lengthy period of often poor replications or re-incarnations of styles and details long since superseded.</p>	<p>Comments noted. The policy seeks to promote contemporary and innovative design</p>
158	WIL8 – Well-designed developments	Anne Leivers	<p>Off street parking is particularly important and desirable. Parking areas should be well screened by hedges, trees and shrubs.</p>	<p>Comments noted. The policy wording is to be amended as a consequence of other representations and screening can be included</p>
159	WIL8 – Well-designed developments	Roger Leivers	<p>Trees, shrubs and parking use more land than trying to put the maximum dwellings on a small plot.</p>	<p>Comments noted. See representation immediately above</p>
160	WIL8 – Well-designed developments	Ian Williamson,	<p>Comment Editorial amendments: Para 7.32 Line 3 Insert inverted commas around "modern"</p> <p>Para 7.34 Line 2 delete final "s" from "covers" to make it singular and not plural. Line 6 delete apostrophe from "its"</p>	<p>Comments noted. Text to be amended accordingly</p>

			WIL8 sub para h) Line 3 delete “off” and insert “of” Line 4 Suggest amend to read “ ...average car, enabling access to and from the car”	This section has been amended as a consequence of the SCC rep
161	WIL8 – Well-designed developments	Mr and Mrs Prince	This is a key document in the overall plan.	Comments noted. Agreed this is a fundamental policy for the Plan
162	WIL8 – Well-designed developments	SCC	In Policy WIL8 the following slight amendments are suggested to provide further detail and clarity; “d) include soft well landscaped, <i>soft</i> boundary edges where adjacent to open countryside or edge of settlement;” “h) ...accommodate an average car and <i>provide enough internal space to open the doors</i> ” “i) minimise the loss of trees and hedgerows to enable necessary road access and visibility <i>splays and provide replacement planting</i> ”	Amend plan accordingly
163	WIL8 – Well-designed developments	SCC	<i>WIL8: Well Designed Development</i> It is recommended that part h) of WIL8 should have specific reference to Suffolk Guidance for Parking within the policy in order to set clear standards for parking. Integration of new developments into existing footways in part e of the policy is supported.	Agree –reference to the Suffolk Guidance for parking to be included in the policy
164	WIL8 – Well-designed developments	SCC	<i>Typo:</i> Policy WIL8 part h) “...and where garages are proposed ensure that they are off <i>of</i> sufficient dimensions...”	Amend plan accordingly.
165	WIL9- Non Designated Heritage Assets	Deborah Embley and John Diess	Putting protective wrapping around all heritage assets (designated or not) may put off prospective purchasers as it makes it expensive for existing owners (planning, listed building issues) so a balance needs to be struck	Agree a balance is required, however if a building is of sufficient historical merit to warrant identification and protection then it

				should be identified irrespective of ownership. No change to Plan.
166	WIL9- Non Designated Heritage Assets	Steve Lee	Am declaring an interest in Town Farm.	Noted.
167	WIL9- Non Designated Heritage Assets	Evolution Town Planning for Braiseworth Hall Farms Ltd	<p>We welcome the inclusion within the Neighbourhood Plan of an identified list of Non-Designated Heritage Assets. In a recent appeal decision, PINS ref: 19/3239171, Mid Suffolk Council were criticised for failing to have an up to date local list, which included a non-designated heritage asset, which they were seeking to protect by refusing development which would impact it. The inspector noted: <i>'I have not been informed that [the non-designated heritage asset] is included on a local list and there is limited evidence before me that demonstrates its significance or heritage interest.... As such, there is insufficient justification to treat [the heritage asset] as a non-designated heritage asset in the assessment of this appeal'.</i></p> <p>4.20 By identifying Town Farmhouse and Barn and Willow Farmhouse and Ancient Barn in this Policy, the Neighbourhood Plan will enable the protection of these assets.</p>	Support welcomed.

168	WIL9- Non Designated Heritage Assets	Ian Williamson,	<p>I understand that a decision is awaited from Historic England as to whether Willow Farm merits classification as a Listed Building. This decision should determine whether it is deemed a non-heritage asset.</p> <p>Regarding the settlement boundary I do not support the exclusion of Willow Farm and the neighbouring property from the settlement boundary as proposed. I believe the objections raised by MSDC in their comments on a draft of the NHP are supportable. I do not consider there to be any equivalence between the treatment of the churchyard and the proposals relating to Willow Farm. I believe there is a general expectation that in due course the Willow Farm site will be redeveloped for housing. This would contribute to the overall housing target identified in the plan.</p> <p>In Map G the orange line should follow the boundary of the whole area proposed for exclusion from the settlement in the interests of clarity if this policy proposal is to be pursued.</p>	<p>Accept that the identification of Willow Farm as a Non Designated Heritage Asset, should provide sufficient protection from development that may affect its historic value or setting.</p> <p>It is therefore unclear what additional protection excluding it from the settlement boundary would provide.</p> <p>Therefore it is proposed to remove reference in the Neighbourhood Plan to the proposal to realign the settlement boundary on this location and revert to that in the adopted Local Plan.</p>
169	WIL9- Non Designated Heritage Assets	Stuart Banks	<p>7.52 The 3rd sentence of this paragraph is not worded clearly. It can't be both "believed to date" and also "probably dates" from differing periods as these are both indefinites set against each other. To be correct a definite should be set against an indefinite. I would suggest the text is changed to read, ".....it is believed to date from between the mid C16th and early C17th", thus omitting the reference to the mid-C17th. Alternatively, you could say, "Opinions on the true age of the farmhouse vary from the mid-C16th to the early-C17th."</p>	<p>Agree to rewording</p>

170	WIL9- Non Designated Heritage Assets	Mrs Marian Ward	Agree	Support noted.
171	WIL9- Non Designated Heritage Assets	Charles Comins	This may be of concern to the owners of those properties identified, but hopefully they will not find the proposals objectionable.	Comments noted.
172	WIL9- Non Designated Heritage Assets	Suffolk Preservation Society	Heritage: The Society is particularly pleased that the plan has undergone a careful assessment of heritage assets in the parish culminating in a short list of non-designated heritage assets (NDHAs). Wilby NP is one of a limited number of plans in Suffolk that has taken the opportunity to protect non designated heritage assets in this way, in line with the NPPF, and we congratulate you on your foresight. We endorse the proposed amendment to the Settlement Boundary as a way of protecting the setting of Willow Farm, which is identified as a NDHA. However, we note that Town Farm, designated in WIL9 as a NDHA is not shown on Policies Map at Appendix G. We presume this is a drafting error.	Support noted. It is proposed to not pursue the proposed settlement boundary amendment at Willow Farm as a consequence of other representations. Policies map to be reviewed subject to scale constraints
173	Page 65	SCC	It is suggested that there could be the inclusion of a sentence in the non-designated asset section (p65) regarding archaeology: <i>“Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Local Plan policies are met.”</i>	Agree to add this to paragraph 7.45
174	WIL9- Non Designated Heritage Assets	Savills on behalf of Wolfson College	WIL9: Non-designated heritage assets It is proposed to identify Willow Farmhouse as a ‘non-designated heritage asset’ within the WNDP. It is not possible to comment on the merits or otherwise of this case as detailed justification has not been	Comments noted. The landowner was specifically notified as part of the REG14 consultation which has provided an opportunity for

		<p>presented nor has the matter been discussed with the landowner. What explanation is provided within the supporting text of the WNDP recognises that there have been many alterations and modern additions to the farmhouse over the years.</p> <p>The supporting text to WIL9 (paragraph 9.54) mentions that the WNDP proposes to amend the settlement boundary of the village to make it smaller and exclude Willow Farm and the neighbouring building to the west.</p> <p>At present, the settlement boundary proposed for Wilby extends around the physical confines of the village. The inclusion of properties on the edge of the village is consistent across Wilby and reflects the natural pattern of development.</p> <p>A reduction in the settlement boundary is not considered justified or necessary.</p> <p>Policy WIL5 supports the development of redundant farm buildings and infill schemes, both of which could apply to Willow Farm. Development of this type would also be in accordance with local planning policy (Mid Suffolk Local Plan) and national planning policy. By reducing the settlement boundary, this reduces the potential for the incremental growth that the village needs to secure its sustainability in the future.</p> <p>The reduction in settlement boundary is not consistent with the approach of the emerging BMSLP which is looking for opportunities to support growth in villages, including Wilby. The Draft Local Plan (date) did not propose to amend the settlement boundary in this location, nor did it propose any amendment that would make the boundary smaller.</p>	<p>comments to be submitted. It is noted that MSDC, HE nor SCC are objecting to the proposal.</p> <p>It is proposed to remove reference in the Plan to the proposal to realign the settlement boundary and to revert to that shown in the Adopted Local Plan.</p>
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			<p>For a Neighbourhood Plan to proceed to a referendum, the Localism Act requires the appointed Examiner to consider whether it meets the ‘basic conditions’ set out at Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and summarised in Paragraph ID41-065-20140306 of the national Planning Practice Guidance (PPG).</p> <p>The basic conditions are:</p> <p><i>“(a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</i></p> <p><i>(b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.</i></p> <p><i>(c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.</i></p> <p><i>(d) The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.¹</i></p> <p><i>(e) The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</i></p> <p><i>(f) The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</i></p> <p><i>(g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).”</i></p>	
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			<p>A reduction in the settlement boundary is not considered compatible with the achievement of sustainable development as it seeks to limit growth. Specifically, it would not support the requirement to ensure <i>“that a sufficient number and range of homes can be provided to meet the needs of present and future generations.”</i> In addition, the approach is not consistent with the approach of the adopted and emerging Local Plans which recognise that villages such as Wilby should be able to support a proportionate amount of growth. Therefore, it is considered that the WNDP as draft would fail to meet Basic Conditions d and e.</p> <p>It is recommended that the settlement boundary remains unchanged in this location, as a minimum. An alternative and pro-growth approach would be to slightly extend the settlement boundary around Willow Farm to include the farm buildings</p>	
175	Paragraph 7.54 and Map G	MSDC	<p>Settlement Boundary (Para 7.54 and Map G)</p> <p>When you consulted us informally we were advised that this Neighbourhood Plan would be proposing an amendment to the settlement boundary to exclude Willow Farm and that it was intended that this be identified as a non-designated heritage asset. In response, we advised that the purpose of the settlement boundary was to include the majority of the clustered built form where appropriate (especially residential dwellings) and that we felt that there was no justification or appropriate reason to exclude Willow Farm and the existing property to the west (the Rectory) as technically they too are part of the built form cluster of the village. We also said that retaining those dwellings within the settlement would help to define the difference between the farm (rural agriculture) area to the rear and the residential dwellings to the front of the highway.</p>	<p>Accept that the identification of Willow Farm as a Non Designated Heritage Asset, should provide sufficient protection from development that may affect its historic value or setting.</p> <p>It is therefore unclear what additional protection excluding it from the settlement boundary would provide.</p> <p>Therefore it is proposed to remove reference in the Neighbourhood</p>

			<p>We remain unchanged in our view that the settlement boundary at this part of the village should stay as set out in our emerging Joint Local Plan, i.e., that Willow Farm and the Rectory should remain within the settlement boundary. The NP Group may also want to look at this with reference to the Policies Map on page 93 which shows the existing and proposed settlement boundaries from our Aug 2017 JLP consultation document. Perhaps an updated map that shows the July 2019 boundary – with an adjustment for the site allocation – would be better.</p>	<p>Plan to the proposal to realign the settlement boundary on this location and revert to that in the adopted Local Plan.</p>
176	Para 7.54	Steve Lee	<p>7.54) The Neighbourhood Plan proposal is similar to an alteration to the settlement boundary to the west of the village suggested by the MSDC JLP draft plan. Though it is unusual for a settlement boundary to exclude part of the existing cluster this is a perfect way to protect not just the buildings at Willow Farm but the views of it as a traditional Suffolk farmstead of which few remain. The land allocation provides for new housing in excess of that laid down and so there is no need for Willow Farm to remain under the threat of unsuitable development and subjective arguments as to whether a proposal would harm the setting of a listed building.</p>	<p>It is accepted that the identification of Willow Farm as a Non Designated Heritage Asset, should provide sufficient protection from development that may affect its historic value or setting.</p> <p>It is therefore unclear what additional protection excluding it from the settlement boundary would provide.</p> <p>Therefore it is proposed to remove reference in the Neighbourhood Plan to the proposal to realign the settlement boundary on this location and revert to that in the adopted Local Plan.</p>

177	WIL9- Non Designated Heritage Assets	Mr and Mrs Mutimer	5.5. Page 70 – Chp 9 We do not agree with the proposal to take Willow Farm out of the settlement boundary	See comments relating to WIL9 later.
178	WIL9- Non Designated Heritage Assets	MSDC	Non Designated Heritage Assets (Policy WIL 9) Connected with the above, and on the matter of identifying both Town Farmhouse & Barn, and Willow Farmhouse & Barn as a non-designated [Policy WIL9], this Councils Heritage Team raise no objection. Note however that the Ancient Barn adjacent to Willow Farm is not identified clearly on the Policies Map. Town Farmhouse & Barn should also be shown on the Policies Map but we appreciate this might be difficult given the map scale and their distance from the main settlement cluster.	Support noted. Maps to be reviewed.
179	WIL9 – Non Designated Heritage Assets	Mr and Mrs Mutimer	Why does Wilby Parish Council want to take Willow Farm out of the settlement boundary. It would be best are for more houses in Wilby. It's a brown field site; Old Farm buildings and extend to meadow land at the back. Children going to school would not have to walk on road – footpath all the way. Or is it near people on Wilby Parish Council. Not in or near my backyard.	It is accepted that the identification of Willow Farm as a Non Designated Heritage Asset, should provide sufficient protection from development that may affect its historic value or setting. It is therefore unclear what additional protection excluding it from the settlement boundary would provide. Therefore it is proposed to remove reference in the Neighbourhood Plan to the proposal to realign the settlement boundary on this

				location and revert to that in the adopted Local Plan.
180	Chapter 8 – Community	Mr and Mrs Prince	I agree in theory but feel it would be right to continue improvement of the hall in its current position in the heart of the village.	Comments noted.
181	Chapter 8 - Community	Stuart Banks	8.6 The most recent Ofsted rating for the school is Outstanding in 3 categories and Good in a further 2.	Amend plan accordingly
182	Chapter 8 – Community	Mrs Marian Ward	8.7 – Why the hall should remain 8.8 – Who pays for a new village hall? 8.9 – It sounds as though there could be no village hall at all.	It is not the intention of the Neighbourhood Plan for the village to be without a village hall at any point in time . however it is considered that the wording of paragraph 8.8 could make that point clear.
183	Chapter 8 - Community	Steve Lee	8.7 and 8.8) I feel that the Village Hall building needs to be considered in the longer term. Every structure has a usable viable life span relating to its’ maintenance, efficiency and usefulness for purpose. If we had no village hall and a building the size type and style of the existing were proposed it would undoubtedly argued this was a poor choice. Much money is being spent ongoing on a dated building that is larger than the village requires and we are constantly being told more is required. I feel we are not looking forwards to one day providing something more efficient, much more aesthetically pleasing (that would be the easiest one!) and of more suitable size. Car parking and outside spaces could be improved also.	The Neighbourhood Plan is not prescriptive in this respect and the policy is a supportive one that would allow for a new village hall to be built in the future should the need arise. It is not promoting a specific proposal but allows sufficient flexibility in the future for something to happen should the it be considered necessary to do so. The plan period is up to 2036 which is still some time away.

			Two main arguments surface over and over, 1) respect for the voluntary labour that helped build it, though there is of course unanimous agreement for that it would be interesting to see if those guys wanted or thought that the building would never be replaced, and 2) it houses the best dance floor in Suffolk, well that may be but is that good reason alone for perpetuating the existing structure, especially when a while back a major problem to the Village Hall Committee was that the hall was being blocked booked for large dances and the local community were unable to access it easily for local uses.	
184	WIL10 – Community Facilities	Robin Cross	If you were going to move the village hall it would have to have a positive benefit. A well designed fit for purpose brick built building. Not a cheap replacement just to release space for domestic housing.	Comment noted. Should a need be identified locally in the future for a new village hall then design should be an important consideration and the policy should reflect that.
185	WIL10 – Community Facilities	Anne Leivers	I accept people want a village hall. Personally I think it is far too big and will ultimately have to be replaced by something smaller and more economic. Wilby is a small community and does not need this building as it now exists. Also the present size lends itself to large parties. Noise is an issue as music can be heard inside Church Farm on occasion. This is much too loud.	Comments noted. No change to Plan.
186	WIL10 – Community Facilities	Roger Leivers	I believe it is too large for the village resulting in the need to obtain outside lettings. As my wife said noise can be an issue especially for those next to the car park. If it is a village event people do not mind – it is outside functions that cause the problem.	Comments noted. The operation of events at the current village hall is not an NDP issue however the comments will be passed to the VH Management Committee.
187	WIL10 – Community Facilities	Ian Williamson,	I am aware that some prominent and former, as well as current residents, were of the view that the Village Hall should be replaced.	Comments noted.

			This controversial view has been skilfully finessed in the text at paras 8.7 and 8.8. Careful reading of the text shows no immediate threat to the Village Hall. In reality the likelihood of finding an alternative site for a new Village Hall is remote. I wonder whether this whole issue of the future of the Village Hall has been somewhat inflated as a result of strong views expressed by some members of the community past and present?	Further amendments to text have been made as a consequence of other representations.
188	WIL10 – Community Facilities	Evolution Town Planning for Braiseworth Hall Farms Ltd	We support the Policy, as currently worded	Support welcomed.
189	WIL10 – Community Facilities	Mr and Mrs Mutimer	The school needs its own car park, land to the left of school which was the school playing field when I was at school. Children crossing the road to get to village hall car park and cars exiting London City Road is very dangerous at school times.	This area of land is owned by Wolfson College who have promoted the site for housing development through the Local Plan process and is therefore unlikely to be available for this purpose. Whilst it is accepted there is an issue with traffic speeds at the school, the level of parking provision at the village hall site is considered adequate for the morning and evening peaks.

190	WIL10 – Community Facilities	Mrs Marian Ward	<p>Points to remember: The Village Hall stands on land which has been land registered, The trustees are responsible for its future. It is agreed that in the case of emergencies of any kind the hall can be used by Suffolk County Council as a refuge centre. That makes the hall important to the county as well as to Wilby and the surrounding areas. The village hall committee raises enough money to improve all facilities so it offers all village people a heart to the village. It is ready for service at all times. The village hall committee members are to be congratulated especially when you see the recently refurbished sprung wood floor. On the village hall deed, the church, school and WI should have representatives on the village hall committee. Over recent years they have not been able to send persons in spite of constant invitations to share the responsibility for the VH. Standing in the centre of the village the VH is invaluable. The church weddings are celebrated there and the funeral wakes and other occasions. The school uses it for big events. The WI members hold monthly meetings and other things are there too. The parking arrangements entitle the school to use the VH park except for the rare times it is using it all. Similarly the VH may use the school playground and its park. New village halls are not as accommodating as Wilby's VH. Many people comment on Wilby Village Hall saying it is outstanding in the area- credit due to Alison and Ian Taylor and their helpers. We must remember the VH was built voluntarily by village people who had already completed a full days hard work.. Over the years many people have worked hard to maintain it.</p>	Comments noted.
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191	Policy WIL10 – Community Facilities	Mr and Mrs Barker	Existing facilities very adequate for the foreseeable future.	Comments noted. The policy is taking a long term view should the need for change arise.
192	Policy WIL10 – Community Facilities	SCC	Redevelopment of the hall site may also require a planning condition on any consent as the site is within the historic settlement core, although that is provisionally set out in the plan as a possibility rather than an allocation	Comments noted. Supporting text amended accordingly.
193	Policy WIL10 – Community Facilities	Steve Lee	To avoid confusion I would suggest altering to “on the same site or elsewhere” in first para.	Comments noted. Agree amended wording.
194	Policy WIL10 – Community Facilities	SCC	<i>WIL10: Community Facilities</i> SCC welcomes Policy WIL10 with the support of improvements for village facilities, and creation of new facilities with improved amenities. Community facilities are a vital part of rural life, and help to maintain health and wellbeing, particularly in the older generation by providing a sense of connectivity.	Comments noted.
195	Other Comments	Deborah Embley and John Diess	It’s a great plan, well thought through	Support welcomed. No change to Plan.
196	Other Comments	WJ Regis (Moat Farm)	Many thanks for your work and execution. It is highly appreciated.	Support welcomed. No change to Plan.
197	Other Comments	Robin Cross	Any CIL payments from new housing should be spent on community facilities. It would be worthwhile for the PC to work up a menu of possible projects before the money is available to avoid not being able to spend it within the timeframe.	The Community Projects list is meant to fulfil this role will go some way to fulfilling this role. New wording could be added to para 5.5. to make this clear.



198	Other Comments	Ian Williamson,	Only to reiterate my congratulations to all those concerned in producing this plan and to express my thanks as Chairman of Wilby Parish Council to all those residents who participated so meaningfully in the various public consultation exercises.	Support welcomed.
199	Other Comments	Mr and Mrs Prince	I feel it would be beneficial to acquire land on the same side of the school for parking to improve safety.	This area of land is owned by Wolfson College who have promoted the site for housing development through the Local Plan process and is therefore unlikely to be available for this purpose.
200	Other comments	Mrs Marian Ward	The inhabitants of Wilby must do what is fitting to meet their needs at the time, Let us hope the church, school and village hall all continue to be well used. Who can foresee the future, Change happens so quickly, Thank you for your time and efforts.	Comments noted. Support welcomed.
201	Other Comments	Mr and Mrs Barker	We consider the most suitable place on which to build dwellings is the area marked F and G – Policy Idea 6 on page 47. At the public drop-in exhibition in March 2019 we each placed one pin in the Willow Farm site which we assumed would cover both the farmyard and meadow. With hindsight we should have placed a pin in both areas now marked F and G.	Comments noted. See other representations made in respect of Willow Farm above
202	Other Comments	Charles Comins	None other than to congratulate those involved with preparing the Plan and its presentation.	Support welcomed.
203	Other Comments	Savills on behalf of	It is important that the Neighbourhood Plan is considered within the context of national policy which continues to focus on the importance of growth and housing in rural areas. The inclusion of a sufficient	Comments noted. The provision made in in the draft Wilby NDP for new housing is consistent with its

		Wolfson College	<p>amount of housing growth is vital to the long term sustainability of this rural community. Development is essential to secure the future of services and facilities in the local area, which are key to the long term sustainability of rural communities.</p> <p>We trust the above comments clearly set out Wolfson College's position at this stage. Please do not hesitate to make contact should you wish to discuss these matters further as in advance of the Plan progressing to the next stages.</p>	current identification as a hamlet in the adopted core strategy and with the housing requirement set out in the emerging JLP.
204	Appendix B Natural Environment Features Maps	Julian and Adele Roughton	Boundary for Wilby Green shows the current grassland area but should the plan show the entire area of Wilby Green that is designated as Common (i.e. runs north from Lennys Farm)	Agree, the map should follow the boundary of the designated Common. Amend Map accordingly
205	Appendix B Natural Environment Features Maps	SCC	SCC welcomes the detailed Appendix B of maps displaying natural features deemed important by the parish, however, suggests that it could be helpful if these were all consolidated into one clear image, displaying where they are located in relation to the rest of the parish	Agree it would be helpful but may not be possible due to scale
206	Appendix D	SCC	In regard to Appendix D for site sheet H1, it is likely that any consent for redevelopment would require a condition to secure a programme of archaeological work, as the site is close to the historic settlement core.	Noted

Wilby Neighbourhood Plan
Volunteer Group
Zoom Virtual Meeting 6pm 21st April 2020

The purpose of this meeting was to discuss proposed changes to the Policies of the Wilby Neighbourhood Plan, arising from response to the 6-week Reg.14 Consultation on the Draft Plan, held between 22nd January 2020 – 10th March 2020

In attendance: Steve Lee (Joint Coordinator) SL
Stuart Banks (Joint Coordinator) SB
Karen Collins KC
Robin Cross RC
Carl Berry CB
Andrea Long (Consultant, Compass Point Planning) AL

Apologies: Alison Walls
Ian Williamson (WPC Chair)

SB 2 Documents were circulated by AL to the VG prior to the meeting: A Reg.14 Response Table listing all responses received from both residents, landowners and corporate bodies. These had been divided into 3 categories- a) those requiring no further action; b) those requiring minor adjustments to supporting text; c) those requiring further discussion and agreement on proposed changes to policy wording. Category a) had been accepted as shown by all members of the VG prior to the meeting, with nfa required.

Discussion on requested Category b) changes:

RC **Index 4:** Some maps are indistinct:

AL Agreed that maps will be reviewed to see if they can be made clearer

KC **Index 34:** Wilby is shown as a Hinterland Village in the Joint Local Plan.

AL Mid Suffolk have acknowledged their error, which will be corrected in the next iteration of the JLP.

SL **Index 38:** Can we change the word "hints", which is too vague?

AL Agreed to amend wording.

SL **Index 118:** There is an issue with the way in which the housing numbers are presented, which is confusing. (This point was also made by several other respondents).

AL Agreed that this section will be reworded to provide greater clarity.

SL **Index 132:** Do not think it is appropriate to include this as we are not anticipating a major development.

AL Agreed that this will go into the supporting text, but not in the policy.

SL **Index 155:** Agreed that the policy would be amended to reflect highway safety but also would contain reference to the rural character of the area and the fact that houghways measures should not adversely affect the rural character. (See WIL8

SL **Index 173:** Agreed that this will go into the supporting text but not in the policy.

Discussion on Category c): Proposed changes to Objectives and Policies

Objective 1: To ensure that the rural nature of the parish is maintained, supported and encouraged, whilst safeguarding and enhancing the natural environment and wildlife in the area and minimising all forms of pollution.

To add “and enhancing” to the text. **All agreed.**

Objective 3: To encourage cohesion of the whole parish and promote community wellbeing by providing sufficient and suitable facilities, including support for the vibrant functioning of the school, the church and the community hall.

To add “and promote community wellbeing” to the text. **All agreed.**

Policy WIL1; Development proposals will be expected to retain existing features of high landscape and biodiversity value (including ponds, trees, woodland, hedgerows and verges) provided this is justified and it is viable to do so. In addition, where practical to do so (or where there is any loss to existing natural features) development will be expected to provide a net gain in biodiversity through for example
a) the creation of new natural habitats and/or wildlife corridors
b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.

To add: “high” value; **All agreed**

“provided this is justified and it is viable to do so”

SL Would prefer not to include “viable” **All agreed**

“or where there is any loss to existing natural features development will be expected to”

All agreed

“and/or wildlife corridors”

All agreed

Where loss or damage is unavoidable, the benefits of the development proposals must be demonstrated to clearly outweigh any impacts and the development shall provide for equivalent replacement planting....

SB Would like to add “or better” after “equivalent” to be consistent with “enhancing” in Objective 1.

All Agreed

Policy WIL2: Proposals within or that would affect an important view, and which cannot be adequately mitigated, should ensure that they respect and take account of the view concerned. Developments which would have an unacceptable adverse impact on the landscape or character of the view or vista will not be supported.

SB Concerned that there is a contradiction within this wording. Suggested alternative as below or similar. *Proposals within or that would affect and important view should ensure that they respect and take account of the view concerned. Developments which would have an unacceptable adverse impact on the landscape or character of the view or vista and which cannot be mitigated, will not be supported.*”

AL to reword

ALL Agreed

Policy WIL3: Development on designated Local Green Spaces will only be permitted in very special circumstances. Development adjacent to a Local Green Space that would adversely impact upon its special qualities will not be supported, unless it can be satisfactorily mitigated.

All Agreed

Policy WIL4: Proposals for well designed, small scale renewable energy development including solar arrays will be supported where such proposals do not significantly adversely affect the character or visual appearance of the landscape or would adversely affect protected natural assets. **All Agreed**

Support will be given to proposals that include (but are not limited to) one or more of the following technologies:

a) passive solar gain:

b) grey water recycling, rainwater capture and surface water harvesting

All Agreed

Policy WIL5: No changes

Policy WIL6: A site (0.5ha) as shown on the Policies Map, east of Stradbroke Road is allocated for around 5 dwellings and associated landscaping

All Agreed

v) A footway connection to link the site to the existing footway on Church Road and then to the rest of the village.

Some concerns that a link to the School is not included. AL to rephrase this and provide to VG for approval.

Outline applications will not be supported and full details of the proposed layout, building heights, landscaping etc will be required at application stage in order to safeguard the setting of the Church.

All Agreed

Policy WIL7: Adaptable and Lifetime homes¹

CB We should specify to include accessibility in design as well. All Agreed

RC It should be understood that where possible “Adaptable” should include a space suitable for use as an office.

All Agreed

*It should be noted that the above housing types may not be suitably accommodated on every site.

All Agreed

**Paragraph 63 of the NPPF 2019 states that provision of affordable housing should not be sought for residential developments that are not major development (10 dwellings).

All Agreed

Policy WIL8: b) respect the established building arrangements of residential front gardens, walls, railings or hedges; where this would not compromise highway safety

SL Asked that this should require conformity with the rural nature of the community and its roads. AL to re-draft.

d) include soft well landscaped, soft boundary edges where adjacent to open countryside or edge of settlement;

All agreed

h) accommodate off street parking for residents in accordance with the Suffolk Guidance for parking

- i) where garages are proposed ensure that they are of sufficient dimensions to accommodate an average car and provide enough internal space to open the doors:
 - j) provide for appropriate landscaping of parking areas
 - k) minimise the loss of trees and hedgerows to enable necessary road access and visibility splays and provide replacement planting.
- All Agreed**

Development should protect and where possible enhance Public Rights of Way through the inclusion of new or improved routes and connections.

All Agreed

Policy WIL9: No changes

Settlement Boundary

SB Three options have been proposed for the settlement boundary as it relates to Willow Farmhouse:

- a) To leave it in its present location, (as shown in the adopted Local Plan), which puts the farmhouse and its immediate setting within the SB (MSDC and others)
- b) To move the SB northwards so that it excludes Willow Farmhouse and The Rectory (a minority of respondents) (as shown in the draft Neighbourhood Plan)
- c) To move the SB southwards so that it includes all the farm buildings comprising Willow Farmstead (Agent for the landowner)

There was an extended discussion of the merits and demerits of each option. As there was no apparent unanimous consensus a vote was taken and a majority decision recorded to retain the status quo of option a).

Policy WIL10: Proposals for change of use involving a potential loss of an existing community facility on the same site or elsewhere (Village Hall, Church or School), will only be supported where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe and accessible location or where there is no reasonable prospect of continued viable use and this can be sufficiently demonstrated.

All Agreed

Support is given by the community for maintaining, developing and improving the services and facilities offered by the Village Hall, the Church and the School. This may include the creation of a new Village Hall, on the existing or an alternative site, should the need be identified during the plan period.

All Agreed

Any new facility should provide safe and convenient access, sufficient parking and outside amenity green space for community use. Proposals for the redevelopment of the existing site providing parking for use in conjunction with the school will be supported. All Agreed

Community Action Projects

Suggested change to “Community Action Projects for Future Consideration”

All Agreed

- Positive promotion of recreational access to the countryside via the existing Rights of Way network within Wilby.
- Broadening access to specific Rights of Way (e.g. off road cycling and horse-riding) by changing their status to a bridleway.
- To explore possibilities to create new paths and routes which connect or link with existing Rights of Way and provide a comprehensive and useable network.
- Enhancement of Wilby's natural environment through Parish Tree and Hedge Planting Scheme
- Explore the potential for a Community Owned and managed Solar Energy facility
- Investigate options for improving parking facilities at the school

AL to revise these items as follows:

All Agreed

- To explore possibilities and use opportunities to create new paths and routes which connect or link with existing Rights of Way and provide a comprehensive, safe and useable network, with priority given to creating a safe route from the housing allocation on Stradbroke Road to the school.
- Positive promotion of recreational access to the countryside via the existing Rights of Way network within Wilby.
- Enhancement of Wilby's natural environment through Parish Tree and Hedge Planting Scheme
- Explore the potential for a Community Owned and managed Solar Energy facility

Further Actions:

AL Make all agreed amendments to the Policies and circulate to VG for approval.

SB To contact AW for her vote on Settlement Boundary. (**Post-meeting note:** AW opts for option a).

Meeting Concluded at 20.05.

