

COMMENTS ON REG 16 RESPONSES ON BEHALF OF WILBY NP GROUP

By E-mail

Dated: Mon 12 October 2020
From: Andrea Long
To: Janet Cheesley (NP Examiner); Paul Bryant (BMSDC)
Cc: Wilby PC Chair

Dear Janet and Paul, c.c. Wilby Chairman

As previously advised please find comments from the Parish as set out below.

Comments on the REG16 responses made on behalf of the Wilby Neighbourhood Plan Volunteer Group

Representation made by Braiseworth Hall Farms Ltd:

The overall support for the plan expressed by Braiseworth Hall Farms Ltd is welcomed.

Policy WIL2: The same point was made at the REG14 consultation stage. (See Consultation Statement page 79) The Volunteer Group were concerned 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.

Policy WIL6:

- 1) The policy wording is a response to concerns made at REG14 about the potential for the edge of village location of the proposed allocation to impact upon the heritage and rural character of the area. (See consultation statement pages 90-98 and REG16 Version of the NDP para' 7.17).
- 2) The View Safeguarding Zone is an output of the Site Heritage Impact Assessment which was produced in response to Historic England's comments made in March 2020, on the SEA Screening Report. (See SEA Screening Determination July 2020, Appendix 1 Pages 7 -8 and Appendix 2 Page 10; See also Basic Conditions Statement Paragraphs 6.10-6.12 pages 36 and 37). Criterion iii) of the policy only requires that the View Safeguarding Zone...be kept clear of development that would occlude, obscure or interrupt the views of the Church tower currently available through the identified View Channel. It does not preclude all development and therefore the area could include features such as the access to the site, garden land, amenity open space etc
- 3) The policy wording is in response to comments made by the Suffolk Preservation Society at REG14 Stage (See Consultation Statement Page 96). The key aim was to ensure that permission would only be granted on this site for a form of development where full details of the proposed layout, building heights, landscaping were known in order to safeguard the setting of the church, particularly given the concerns about the potential impacts on the setting of the church expressed by Historic England. It was considered that a full application would be the best way to secure this.

If you require anything further please do not hesitate to contact me.

Best Wishes

Andrea Long
Consultant to the Wilby Neighbourhood Plan Group