

## Botesdale & Rickinghall Neighbourhood Plan

Qualifying Body's response to comments received at Regulation 16 Consultation stage

Body	Qualifying Body response
1) Breckland District Council	Nothing further to add
2) Natural England	Nothing further to add
3) Historic England	Nothing further to add
4) Environment Agency	Nothing further to add
5) Anglian Water	The Water Recycling Centre is already in a Special Landscape Area in the adopted but out of date Local Plan. The Area of Local Landscape Sensitivity does not change the requirements of the out of date local plan policy.
6) National Grid	Nothing further to add
7) Suffolk County Council	<p>The comments of the County Council in relation to Policy B&amp;R16 and on-street parking are noted. The Qualifying Body, is concerned that indiscriminate on-street parking on estate roads results in the potential blocking of the carriageway for emergency vehicles, as referred to in the submitted Consultation Statement against the previous County Council comments. Hence the desire for new developments to provide sufficient off-highway parking. However, should the Examiner consider that the changes previously requested by the County Council at Regulation 14 stage are required to meet the Basic Conditions then we would support such a recommendation.</p> <p>The County Council's preferred wording for part h) of Policy B&amp;R16 at Regulation 14 stages was:</p> <p>h) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided <u>in accordance with adopted guidance and designed to be integrated into the development without creating an environment dominated by vehicles, within the plot</u> and seek always to ensure <u>sufficient</u> permeability through new housing areas, connecting any new development into the heart of the existing settlement;</p>
8) LRM Planning Ltd	LRM Planning submitted comments at the Regulation 14 Pre-Submission Consultation stage and the Qualifying Body responded to these in the Consultation Statement. We have nothing further to add.
9) Gladman Developments	<p>Gladman Developments submitted comments at the Regulation 14 Pre-Submission Consultation stage and the Qualifying Body responded to these in the Consultation Statement. We reiterate that, at this time, the District Council has been unwilling to provide a housing requirement figure for the Neighbourhood Plan but has not specifically objected to the number proposed. A reasoned approach to the calculation of the amount of new housing required is set out in paragraph 9.3 of the Plan. (between 53 and 105 homes). The Neighbourhood Plan actually makes provision for 200 homes. The District Council did comment, at Regulation 14 stage, that they could not "rule out the need to identify a site or sites in Botesdale and Rickinghall in the forthcoming Joint Local Plan additional to those identified in the Neighbourhood Plan." Given this statement, it would be more appropriate, and in accordance with the NPPF, to take a plan-led approach to the location of any further development and leave it to the emerging Local Plan to determine whether a further allocation is required and plan for it accordingly rather than react to proposals that could arise from the approach espoused by Gladman. This is particularly the case given that Mid Suffolk District Council is able to demonstrate a five years supply of housing land.</p> <p>The Godmanchester NP referred to by Gladman does not meet an identified housing requirement nor allocate sites. The circumstances are, therefore, in direct contrast to the Botesdale and Rickinghall Plan that significantly over provides its calculated requirement.</p>