



# Woolpit Neighbourhood Plan

2016-2036

**Consultation Statement**

## Contents

1	Introduction.....	3
2	Background to preparation of Woolpit Neighbourhood Plan .....	3
3	Regulation 14 Pre-Submission Consultation.....	5
4	Pre-Submission Consultation responses.....	5
	<b>Appendices .....</b>	<b>6</b>
A	Summary brochure distributed to all households.....	7
B	Pre-submission consultation Response Form.....	15
C	Notices placed in the <i>Woolpit Diary</i> .....	19
D	Poster advertising the pre-submission consultation .....	21
E	Notification sent to statutory consultees .....	22
F	List of statutory consultees consulted at the pre-submission consultation stage .....	23
G	Material displayed at the consultation event on 23 March 2019 .....	25
H	Responses received to pre-submission consultation and responses to comments .....	51

## 1 Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Woolpit Neighbourhood Plan (WNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a Consultation Statement should;
- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan,
  - Explain how they were consulted,
  - Summarise the main issues and concerns raised by the persons consulted, and
  - Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the WNP are as a result of extensive engagement and consultation with residents of Woolpit Parish as well as other statutory bodies. Work has involved a household survey, a household questionnaire, public meetings and consultation events at appropriate stages during the preparation of the Plan.

## 2 Background to the preparation of Woolpit Neighbourhood Plan

- 2.1 Community and stakeholder engagement has been an integral part of the Neighbourhood Plan making process. The consultation activity can however be broken down into five key stages as follows:

Stage	Time period
Inception	January – April 2016
Community Engagement Stage	May 2016 – November 2017
Plan Development Stage	August 2017 – February 2019
Regulation 14 Pre Submission Consultation	1 March 2019 – 19 April 2019

- 2.2 In the last quarter of 2015 pressure from the local community for a Neighbourhood Plan persuaded Woolpit Parish Council to test the strength of support and reach a decision<sup>1</sup>. Advertised by a flyer to all households, a meeting was held on 13 January and repeated a week later owing to demand. About 170 residents in all attended the two meetings. As a result of this demonstration of support, the Parish Council decided to prepare a Neighbourhood Plan at its meeting of 1 February 2016.
- 2.3 A Neighbourhood Plan Steering Group was established and the first meeting held on 10 March 2016. The membership of the group was selected to be as widely representative as possible of the village community.
- 2.4 In preparing the Woolpit Neighbourhood Plan the Steering Group has endeavoured to keep residents and other stakeholders fully informed of the plan making process. Very early on, web pages were attached to the village website to host information about neighbourhood

<sup>1</sup> See Woolpit Parish Council minutes of October 5 2015 and December 7 2015.

planning, provide news about the plan, publish agendas and minutes of Steering Group meetings as well as newsletters, documents and reports, and link to local and national neighbourhood planning resources<sup>2</sup>. These web pages were updated monthly.

- 2.5 Woolpit Parish Council submitted the proposed Neighbourhood Plan area to MSDC, who approved the application on 4 May 2016.
- 2.6 During the late spring, summer and autumn of 2016, a working group engaged with the community by means of a pop-up stall at a range of venues<sup>3</sup>, to inform residents about the neighbourhood planning strategy as well as seek input from the wider community on a range of issues identified previously in meetings with stakeholders. A presentation was made to the children of Woolpit primary school, with follow-up activities for pupils.
- 2.7 In November a full-day exhibition was mounted, to provide feedback to the community. About 120 residents attended the event. The results of consultations were also disseminated to subscribers of the emailing list and published on the web site. Feedback was also provided by a bimonthly newsletter to these subscribers and made available to the public at two sites in the village centre. There have also been regular notices in the Woolpit Diary, and less frequently in the local press.
- 2.8 A Housing Needs Survey had already been carried out by Community Action Suffolk, on behalf of Woolpit Parish Council, in the summer of 2015.
- 2.9 In 2017 the focus shifted to the Community Questionnaire. Benefiting from the recommendations and advice of Carroll Reeve, of Lavenham Neighbourhood Plan the Steering Group obtained a grant from Locality to cover survey costs. Widely publicised from early April, and through a launch event in May, questionnaire booklets were distributed to every household in mid-June and were collected during July. An online version of the survey remained open until 1 September. There were 637 responses from approximately 900 households. Analysis of the questionnaire was completed by December, when the analysis report was published on the website. An exhibition to display the results was mounted in February 2018, and the consultant preparing the Landscape Appraisal made a presentation at this event, attended by at least 80 members of the community.
- 2.10 Plan development, started in autumn 2017, was not completed until early 2019, following publication of the Site Assessment report commissioned from AECOM. During this period, residents were kept updated on progress<sup>4</sup>. The Pre-Submission Neighbourhood Plan was then finalised, and preparations made for the pre-submission consultation.

---

<sup>2</sup> [www.woolpit.org/WNP/](http://www.woolpit.org/WNP/)

<sup>3</sup> The pop-up stall was at the Garden Club plant sale 21 May 2016; the Festival Day 18 June; Borley Green 3 July; the village centre 9 July; Wrights Way 16 July; The Heath 23 July; the Green Fair 19 November.

<sup>4</sup> News items on the website: *The Next Stage - Drafting the Plan* (22 July 2017); *Results of the Neighbourhood Questionnaire* (1 November 2017); *Housing Policies Drafted for the Plan* (2 December 2017); *Woolpit Neighbourhood Plan After Two Years* (6 February 2018); *Sensitivity Study Completed* (7 March 2018); *Writing the Plan* (8 April 2018); *Allocating Sites for Housing Development* (28 June 2018); *Completing the Jigsaw* (17 October 2018); *Now You Decide* (8 February 2019).

### 3 Regulation 14 Pre-Submission Consultation

- 3.1 As with the initial meeting in January 2016, and the Community Questionnaire in June 2017, a booklet (see Appendix A) together with a copy of the Consultation Response Form (see Appendix B) was distributed in February 2019 to all households in Woolpit parish, which:
- Advertised the four locations in Woolpit village where copies of the Pre-Submission Neighbourhood Plan would be available to read<sup>5</sup>. Consultation Response Forms were also at these locations. These documents were made available from 1 March 2019 to 19 April 2019;
  - Explained how to access these documents on the Woolpit Village website, and respond via an email address available from the website;
  - Gave the dates of the Pre-Submission Consultation, and invited residents to submit their views;
  - Advertised a public consultation event on 23 March 2019 at Woolpit Institute.

The booklet summarised the main points and policies of the Plan, including the Policies Map. The Consultation Response Form also gave details of drop-in sessions at Woolpit Institute on 2 March, 6 March, 12 March and 30 March 2019 for residents to attend where members of the WNP Steering Group were available to answer questions. All documents were also available at these drop-in sessions.

A notice advertising the Pre-Submission Consultation was placed in the February-March and April-May issues of the Woolpit Diary (see Appendix C), and posters were displayed on several noticeboards in the parish (see Appendix D).

- 3.2 In accordance with requirements of the Neighbourhood Planning Regulations, Woolpit Parish Council notified statutory consultees based on a list provided by Mid Suffolk District Council. A copy of the email text of the notification is included under Appendix E and the list of consultees is included under Appendix F.
- 3.3 Material displayed at the public consultation event on 23 March 2019, and also at all the drop-in sessions, is included under Appendix G.
- 3.4 The Pre-Submission Consultation ran for slightly longer than the statutory six-week period, from 1 March 2019 to 19 April 2019.

### 4 Pre-Submission Consultation responses

- 4.1 In total 67 residents and 14 organisations responded to the Pre-Submission Consultation. The schedule of comments and the responses of the WNP Working Party are set out in Appendix H of this Statement. As a result, the Submission version of the Neighbourhood Plan (date) has been appropriately amended as identified in the Response column. The changes made to the Neighbourhood Plan are relatively minor in nature and do not warrant a further Pre-Submission Consultation round.

---

<sup>5</sup> Woolpit Village Hall, Woolpit Institute, Woolpit Health Centre, Elm Tree Gallery.

## Appendices

## A Summary brochure distributed to all households



# Woolpit Neighbourhood Plan



This is a summary leaflet giving an outline of the whole plan. It contains all the key points. The full document is available in the Health Centre, Institute, Village Hall and Elm Tree Gallery in the village, also on our website [www.woolpit.org/WNP/plan.pdf](http://www.woolpit.org/WNP/plan.pdf).

**Please read it and give us your views before we submit the document. There is a 7 week consultation period between 1st March and 19th April.**

There will be a meeting in the Institute on **Saturday 23rd March 2019** for everyone to discuss the issues and to express their views. We also invite you to put your views on line via our email address available from our website

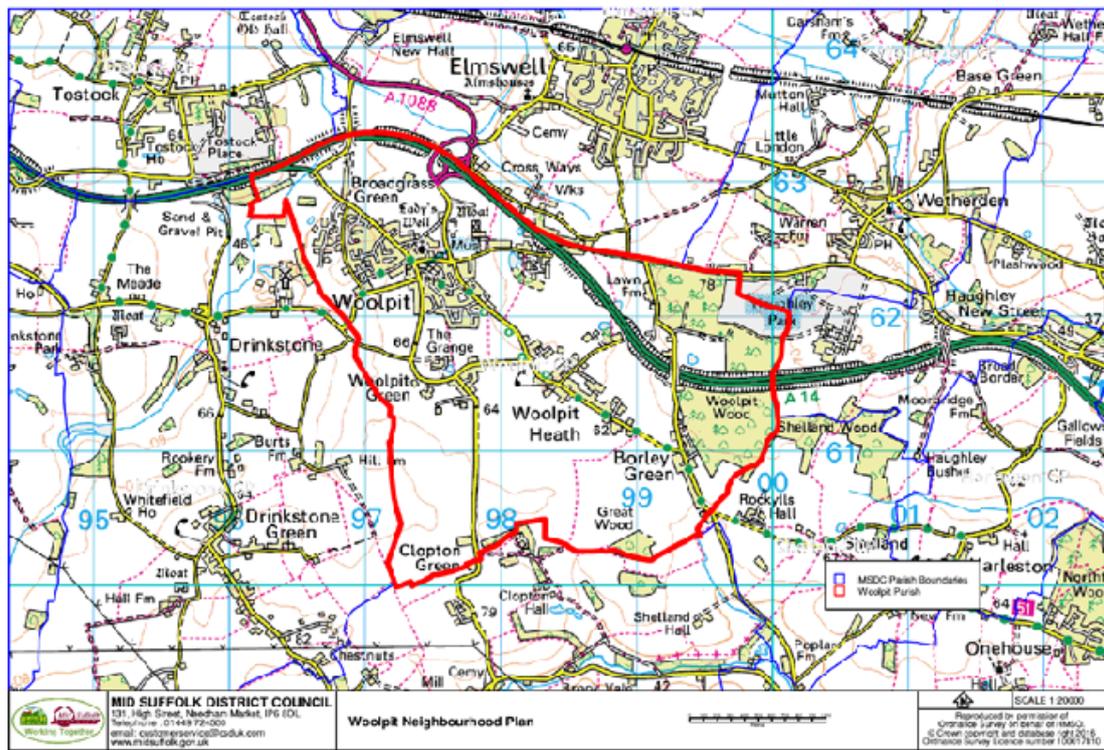
## 1. Introduction

### What is a Neighbourhood Plan?

A Neighbourhood Plan sets out the planning policies decided on for future development in our village. Once the Plan has been adopted, it will be incorporated into Mid Suffolk District Council's development plans, and will have legal standing in determining planning applications.

### Why do we need a Neighbourhood plan?

Mid Suffolk District Council has identified Woolpit as a village which has the location, existing facilities and potential to accept many new houses, some of which are already in the pipeline. Speculative development proposals are also being put forward - which could add up to a total of 800 new houses being built over the next 15 years.



Although it is generally accepted that new development, and change, can be a good thing, Woolpit is a village with a very special character, and people are worried that too much, or too rapid, development in the wrong places could result in lasting damage to the village. The Neighbourhood Plan will allow us to have more of a say in how Woolpit will grow in the future and where that growth will take place.

The decision to proceed with the preparation of a Neighbourhood Plan was taken at the Parish Council meeting on 1 February 2016, in response to strong support from the local community. A Steering Group was set up to work on developing the Plan which covers the whole parish.

## 2. About Woolpit

### Woolpit Past and Present

Woolpit is a thriving community with good facilities which not only serve Woolpit but the surrounding villages as well. It has a long history with 61 listed buildings, a 13th Century Grade I listed church and a 13th Century Pilgrimage site, Our Lady's Well. The brickworks produced the famous Suffolk whites from the 17th century to the 1940's. The triangular village centre gives a traditional feel to the village and is the centre of a "conservation area".



The **population** of Woolpit is approximately 2000. Over the last 10 years or so the proportion of over 65's living in the village has risen so Woolpit now has an ageing profile.

There are about 900 houses in the village and compared to the rest of Mid-Suffolk, a higher than average proportion of these have 4 or more bedrooms; and there are fewer than average houses with 1 or 2 bedrooms. The **average house price** was £269,000 in 2015 which is higher than

the norm for the area. Nearly 80% of houses are owner-occupied and 6% are privately rented. There is a higher than average proportion of social housing compared with the rest of Suffolk.

## 3. Consultations

Several consultations were carried out to find out what the residents thought were the most important issues. **The Community Consultation Summary Report (Jan 2017)** showed many residents are concerned for road safety, with the congestion in the village centre and the lack of parking seen as particular problems. There was a clear demand for more footpaths and cycleways, especially to Elmswell. The housing problems already noted were also an issue but the scale of proposed housing development was the main concern for many. **The Report on Woolpit Business (March 2017)** echoed all those concerns. The needs for better transport and more affordable housing were particularly highlighted. The lack of space for business expansion was also a concern for people working in woolpit businesses.

The **household questionnaire (June–August 2017)** which resulted in 637 responses from a total of 900 households added 2 more areas of concern (a) the need to preserve the village character - its rural setting and historic centre and the nearby farmland, hedgerows and wildlife and (b) the lack of play facilities for young children, the lack of sports facilities (apart from excellent cricket and tennis) and the need for more and better equipped recreational space for teenagers.

### So What are the Key Issues?

- We do not want development in Woolpit to distort the character of our community by having large scale housing projects or too rapid development. Our Plan aims to ensure that development in the village meets the needs of the present and future generations.

- We want to encourage younger people to stay in the village or come to live here and to play their part in developing our community; our policy is for future developments to include houses cheap enough for them to buy or rent
- We want to help residents who want to downsize; our policy is that new development should include houses suitable for that purpose
- We do not want development to overstretch our services and facilities; our policy is that new developments should include provision to increase the capacity of those services and facilities, or provide new capacity, including footpaths, parking or green spaces; development should not cause harm by increasing traffic congestion, or damage to the historic centre the natural environment and our surroundings.

The responses from residents and businesses have been turned into specific policies designed to make our shared vision for the future of Woolpit a reality.

Further consultation with residents about the draft plan is now taking place. After this the draft plan will be submitted to “the Examiner” appointed by Mid-Suffolk Council. Once it has been approved there will be a Referendum to show acceptance by the village.

## 4. Housing Policies

We agreed a number of policies arising from the issues raised by the parishioners and the fact that we will have an allocation of at least 250 new homes in line with the Mid Suffolk Local Plan in the period up to 2036:

**Spatial Strategy (1):** Development will be focused within the “Settlement Boundaries” as identified on the map on the inside back page. Woolpit should remain a village, and to preserve its village character, large developments must be divided up and landscaped.

**Allocation of Sites:** WPT2 (Old Stowmarket Road) and WPT3 (Green Road) are allocated against Woolpit’s housing target; these two sites have already received planning consent. Additionally, the site WPT4 behind the school is to be allocated; a planning application for this has not yet been submitted, but is expected very soon. It is anticipated that these three sites will deliver 205 homes all together.

Should further housing be required, we will aim first to reach a higher target by allowing for infill building over the period to 2036. If it is calculated that this policy will not deliver the required number of homes, then other sites could be reassessed.

**Location and scale (2):** All new housing development proposals will only be supported if they:

- do not overload the existing infrastructure and roads
- are well connected to the rest of the village
- preserve the Conservation Area
- are not too large to affect the landscape and key views
- preserve the focal points - the village centre and its Conservation Area
- are not too crowded together - in line with the village character and nearby housing.

**Housing Type (3):** Proposals for housing developments of 10 or more homes will be supported only if they provide a mix of housing. The majority of dwellings should comprise homes with 2 or 3 bedrooms.

**Affordable Housing on Rural Exception Sites (4):** Proposals for small scale affordable housing schemes outside the settlement boundary will only be supported if there is a proven local need. Any such housing must remain affordable and should be

- for people who are in need of housing because they are unable to buy or rent properties in the village at open-market prices
- firstly for people with a local connection who have a clear need, then to those with a need in neighbouring villages.

**Design and Character (5):** all new developments (including industrial units) will be expected to preserve and enhance Woolpit's unique character: in the choice of materials; by preserving green areas including trees and hedges; by providing pathways into the village.

All proposed designs should take into account issues of climate change through sustainable design. Proposals for any major developments (over 10 houses) should consult with the Parish Council.

**Housing for the elderly and disabled (6):** Proposals are welcomed for development which makes specific provision for these people, which may include:

- Bungalows to accommodate older people as well as those with disabilities
- Sheltered housing for those capable of living independently within a supported setting
- Care home provision for those no longer capable of independent living.

## 5. Businesses in Woolpit

**Businesses in the village centre:** Woolpit has a good range of successful retail and catering businesses but recently two significant shops, Addison's grocery and food shop, and the old Post Office have closed and been converted into homes. The Woolpit Questionnaire showed a strong feeling that a separate post office should be re-instated in the village.

**Location of business sites (7):** makes a number of conditions for any proposals to redevelop brownfield or existing sites for business / industrial use. These include

- traffic using these sites should avoid the village centre
- pedestrian and cycle links must be improved and
- the rural setting of the village will not be affected.

Proposals for new ("greenfield") business sites will be supported only where there is a demonstrated need in Woolpit Parish or in Mid Suffolk District. More particularly new sites must show a benefit to the community.

**Sustainability and support for the community (8):** The development of employment sites, ie 'business parks' will be supported only where they can clearly show a long term, sustainable management plan, with growth in line with the gradual growth of housing, roads and services in Woolpit.

**Retail outlets and small businesses (9):** supports the introduction of further businesses in the village centre provided that

- the character and architectural heritage is respected and
- development is sympathetic to neighbouring properties and the street scene.

The policy recommends support for small business development outside the Conservation Area provided (amongst other things) there is access for commercial vehicles without passing through the village centre; also that the Conservation Area, the rural setting of the village and the key views will not be adversely affected.

## 6. Environmental Policies

The preservation of our green spaces (see map) is a key issue for the Plan. **Our Local Green Spaces Policy (10)** states that development on designated Local Green Space will only be permitted in very special circumstances.

**Sports and Recreational Areas (11):** The Sports Field, Village Hall Playing Field and Woolpit School playing field are vital to the health and well-being of the community; therefore development on any of these areas will not be permitted unless it can be shown that

- they are no longer used for sport or recreation, or
- a similar or better replacement will be provided in a suitable location, or
- the development will improve the recreational facilities on the site so that benefits clearly outweigh the loss.

**Areas of Special Landscape Quality (12):** These were assessed by a specialist Landscape Consultant (see map). Development proposals in these areas will only be permitted where they

- protect and enhance the special qualities of the area; and
- are designed and sited so as to harmonise with the landscape setting.

**Settlement gaps and key views (13):** A survey was conducted to discover which were the most highly valued views by the residents (see map). We wish to protect these views and prevent development encroaching onto the gaps between the main village and Woolpit Heath, Borley Green and Woolpit Green. Development will only be permitted in these places if it keeps the physical and visual separation of these settlements.

**Footpaths and cycleways (14):** We want to promote walking and cycling and access to the countryside on Public Rights of Way. Larger developments will be required to provide footpath and cycle routes, within Woolpit as well as those which would link Woolpit with neighbouring parishes.

**Public charging points for electric vehicles (15):** For any car parking spaces for use by the general public, provision of infrastructure for future electric vehicle charging is required for 20% of all spaces, so that they can easily be made fully functional in the future.

**Design (16):** This policy draws together all the design implications of new developments:

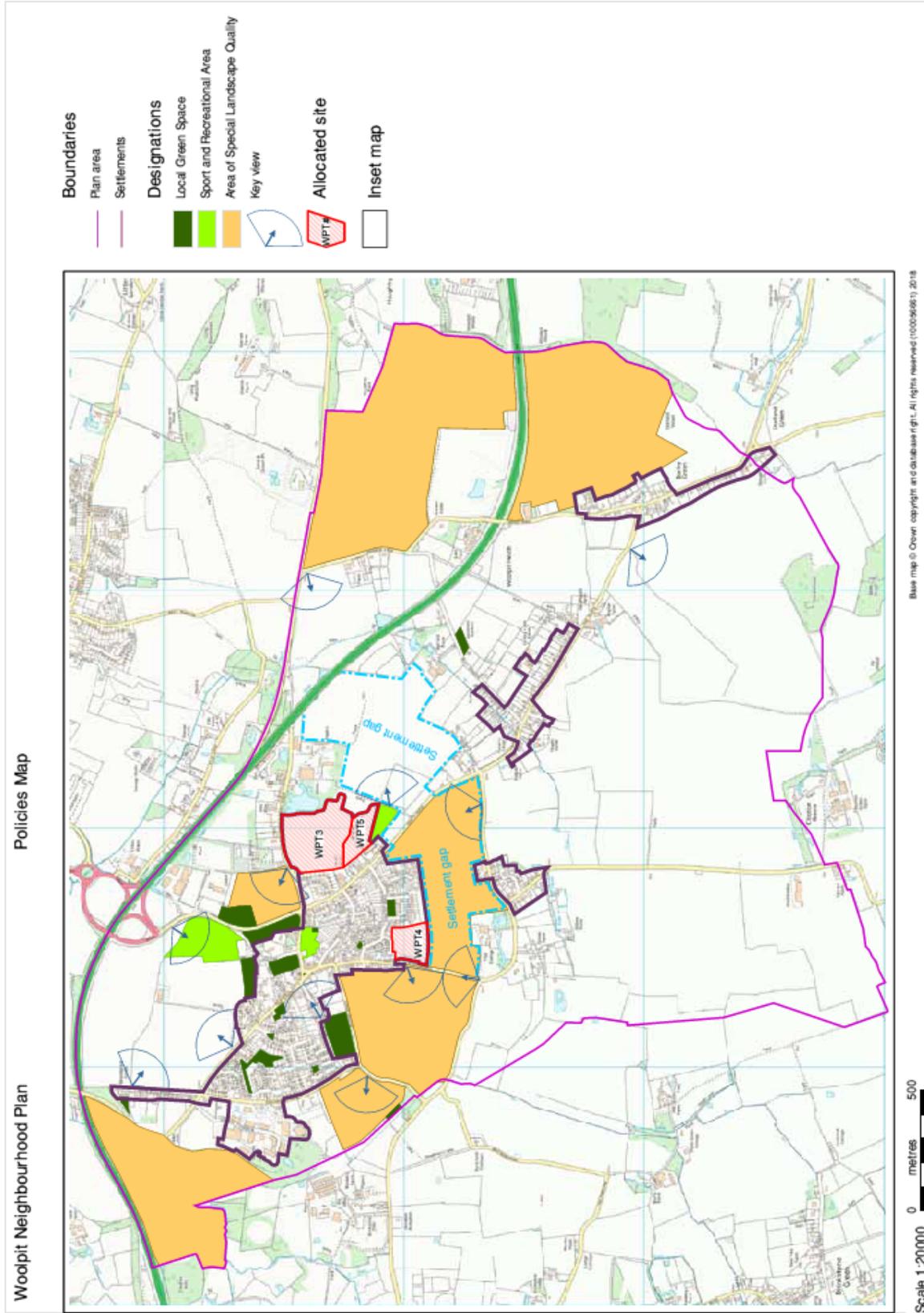
Affordable homes must be integrated with other houses and all houses should have adequate floor space as described by a National Space Standard;



New developments must not cause a nuisance to neighbouring houses;

Larger developments must have a landscaping strategy;

Renewable energy projects will be encouraged and broadband for the future must be provided. However any solar panels, satellite dishes and aerials which affect the roofscape must not harm the Conservation area or important views.





## B Pre-submission consultation Response Form



# Woolpit Neighbourhood Plan Pre-Submission Consultation Response Form

This form should be completed in conjunction with the draft of the Neighbourhood Plan, March 2019.

Please use this form to submit comments about the pre-submission draft Plan. We would prefer receiving responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy. Further copies are available from the Parish Clerk.

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

- Email as an attachment to [woolpitnp@gmail.com](mailto:woolpitnp@gmail.com)
- Post to Woolpit Parish Clerk, Mrs Peggy Fuller, 86 Forest Road, Onehouse, Stowmarket, IP14 3HJ
- Hand deliver as a paper copy to the Village Hall, the Institute, the Health Centre or the Old Bakery

Please ensure that your response is received by [date]

<b>NAME</b>	
<b>ADDRESS</b>	
<b>ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)</b>	
<p><i><b>Data Protection Notice:</b> All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit our website</i></p>	

### CONSULTATION RESPONSE

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

Do you have any comments on Chapters 1 – 2?	YES / NO
Do you agree with the Vision and Objectives of the Plan (Chapter 3)?	YES / NO
<b>Please identify which of the above topics you are commenting on.</b>	
<b>Topic</b>	<b>Comment</b>

Do you have any general comments on the <b>Housing Policies</b> (Chapter 4)?		YES / NO
Do you agree with Policy WPT1 Spatial Strategy?		YES / NO
Do you agree with Policy WPT2 Location and scale of new housing developments?		YES / NO
Do you agree with Policy WPT3 New homes at land south of Old Stowmarket Road?		YES / NO
Do you agree with Policy WPT4 New homes at land east of Green Road?		YES / NO
Do you agree with Policy WPT5 New homes at land north of Woolpit Primary School?		YES / NO
Do you agree with Policy WPT6 Housing Type?		YES / NO
Do you agree with Policy WPT7 Affordable Housing on Rural Exception Sites?		YES / NO
Do you agree with Policy WPT8 Housing for the elderly?		YES / NO
<b>Housing Policy</b>	<b>Comment</b>	

Do you have any general comments on the <b>Business Policies</b> (Chapter 5)?		YES / NO
Do you agree with Policy WPT9 Location of business sites?		YES / NO
Do you agree with Policy WPT10 Sustainability and support for the community?		YES / NO
Do you agree with Policy WPT11 Retail outlets and small businesses?		YES / NO
<b>Business Policy</b>	<b>Comment</b>	

Do you have any general comments on the <b>Environmental Policies</b> (Chapter 6)?		YES / NO
Do you agree with Policy WPT12 Local Green Space?		YES / NO
Do you agree with Policy WPT13 Sports and Recreational Areas?		YES / NO

Do you agree with Policy WPT14 Areas of Special Landscape Quality?		YES / NO
Do you agree with Policy WPT15 Settlement gaps and key views?		YES / NO
Do you agree with Policy WPT16 Footpaths and cycleways?		YES / NO
Do you agree with Policy WPT17 Public charging points for electric vehicles?		YES / NO
<b>Enviro. Policy</b>	<b>Comment</b>	

Do you have any general comments on the <b>Design Policies</b> (Chapter 7)?		YES / NO
Do you agree with Policy WPT18 Design?		YES / NO
Do you agree with Policy WPT19 Design and Character?		YES / NO
<b>Design Policy</b>	<b>Comment</b>	

### Community Actions

The Community Actions do not form part of the formal development plan but identify local initiatives to address issues and concerns raised during the community engagement undertaken in preparing the Plan. We'd welcome your comments on them in the box on the following page.

**Please identify which Community Action Number you are commenting on.**

Action Number	Comment

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

A Summary of the Neighbourhood Plan accompanies this form. You can examine the full Plan document from 1 March to 19 April 2019 at the Village Hall, the Institute, the Health Centre and the Old Bakery, or download it from the village web site at [www.woolpit.org/WNP/draftplan.pdf](http://www.woolpit.org/WNP/draftplan.pdf). There will be a **public consultation event** on **Saturday 23 March from 10 am to 4 pm at the Institute**.

This will be your opportunity to discuss the Plan with members of the Steering Group, and ask any questions you may have. You can also do this at any of the following **drop-in sessions**, which will be held at the Institute:

**Sat 2 March 10 am to 12 noon**  
**Wed 6 March 12 noon to 1 pm and 2 pm to 3 pm**  
**Tue 12 March 6 pm to 8 pm**  
**Sat 30 March 10 am to 12 noon**

## C Notices placed in the *Woolpit Diary*

### February-March issue



## Woolpit Neighbourhood Plan

### Pre-submission consultation

**Saturday 23 March 10 am – 4 pm at the Institute**

After 3 years in preparation, Woolpit's Neighbourhood Plan is at last complete. Now it is time to present the Plan to you, the people who live and work in Woolpit, before it is submitted to the Local Authority for their approval.

You can view the Plan on the village website at

[www.woolpit.org/WNP/draftplan.pdf](http://www.woolpit.org/WNP/draftplan.pdf)

Paper copies are available at the Institute, Health Centre, Village Hall, Elm Tree Gallery and one or two other locations in Woolpit. A concise summary in a short booklet is being distributed more widely.

On Saturday 23 March there will be a consultation at the Institute, with a presentation and a question-and-answer session. This is also your opportunity to discuss the Plan with members of the Steering Group, and put your own comments directly to them.

Comments can also be 'posted' at the Institute and the Health Centre, or submitted online to

[woolpitnp@gmail.com](mailto:woolpitnp@gmail.com)

or by post to the Parish Clerk (address page 6).

**Refreshments available**

**April-May issue**



**Woolpit Neighbourhood Plan**

**Pre-submission consultation**

**The consultation period ends 19 April**

You can view the Plan on the village website at

[www.woolpit.org/WNP/draftplan.pdf](http://www.woolpit.org/WNP/draftplan.pdf)

Paper copies are available to view at the Institute, Health Centre, Village Hall, and Elm Tree Gallery. Comments can be 'posted' at those places, or submitted online to

[woolpitnp@gmail.com](mailto:woolpitnp@gmail.com)

or by post to the Parish Clerk (address page 6).

D Poster advertising the pre-submission consultation

**Woolpit Neighbourhood Plan**

**Have your say!**



**PRE-SUBMISSION CONSULTATION**

Download the Plan at  
[www.woolpit.org/WNP/docs.html](http://www.woolpit.org/WNP/docs.html)

**Consultation events at the Institute**

Saturday 2 March 10 am - 12 noon  
Wednesday 6 March 12 noon - 1 pm  
& 2 - 3 pm  
Tuesday 12 March 6 - 8 pm  
**Saturday 23 March 10 am - 4 pm**  
Saturday 30 March 10 am - 12 noon

You can view a copy of the Plan at the Institute, the Village Hall, the Health Centre, and Elm Tree Gallery.

Response forms can be 'posted' at these locations, emailed to [woolpitnp@gmail.com](mailto:woolpitnp@gmail.com), or posted to the Parish Clerk (see Woolpit Diary for address).

## E Notification sent to statutory consultees

«Title» «Given\_Name» «Family\_Name»  
«Position»  
«Company\_Organisation»  
«Address\_Line\_1»  
«Address\_Line\_2»  
«Address\_Line\_3»  
«Post\_Town»  
«Post\_Code»  
«Email\_»

«Date»

Dear «Given\_Name» «Family\_Name»

### **WOOLPIT NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)**

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Woolpit Parish Council is undertaking a joint Pre-Submission Consultation on the Draft Woolpit Neighbourhood Plan. As a body, we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed [here](#). A response form for your comments is enclosed with this letter.

This Pre-Submission Consultation runs for a period of 7 weeks from 1 March 2019 to 19 April 2019.

We look forward to receiving your comments.

**Neighbourhood Plan Steering Group**

**On behalf of**

**Woolpit Parish Council**

## F List of statutory consultees consulted at the pre-submission consultation stage

<b>Title</b>	<b>Given Name</b>	<b>Family Name</b>	<b>Position</b>	<b>Company / Organisation</b>
Ms	Jo	Churchill MP	MP for Bury St Edmunds	
Cllr	Jane	Storey	County Cllr to Thedwastre North Division	Suffolk County Council
Cllr	Penny	Otton	County Cllr to Thedwastre South Division	Suffolk County Council
Cllr	Andrew	Stringer	County Cllr to Upper Gipping Division	Suffolk County Council
Cllr	Jane	Storey	Ward Cllr to	Woolpit Ward
Cllr	John	Levantis	Ward Cllr to	Elmswell & Norton Ward
Cllr	Sarah	Mansell	Ward Cllr to	Elmswell & Norton Ward
Cllr	Rachel	Eburne	Ward Cllr to	Haughley & Wetherden Ward
Cllr	John	Matthisen	Ward Cllr to	Onehouse Ward
Cllr	Penny	Otton	Ward Cllr to	Rattlesden Ward
Mr	Peter	Dow	Parish Clerk to	Elmswell Parish Council
Ms	Jen	Larner	Parish Clerk to	Wetherden Parish Council
Ms	Claire	Pizzy	Parish Clerk to	Haughley Parish Council
Mr	R	Jewers	Parish Clerk to	Shelland Parish Council
Mr	Doug	Reed	Parish Clerk to	Rattlesden Parish Council
Mrs	Hilary	Workman	Parish Clerk to	Drinkstone Parish Council
Ms	Sandra	Brown	Parish Clerk to	Tostock Parish Council
Mr	Robert	Hobbs	Corporate Manager - Strategic Planning	Babergh & Mid Suffolk District Councils
			Suffolk CC Neighbourhood Planning Team	Suffolk County Council
Ms	Nhi	Huynh-Ma	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
Mr	Steve	Taylor	Town Planning Team	Network Rail Infrastructure Limited
				Highways England
			Stakeholders & Networks Officer	Marine Management Organisation
				Vodafone and O2 - EMF Enquiries
Mr	Alex	Jackman	Corporate and Financial Affairs Department	EE
Ms	Jane	Evans		Three
	Chris	Crisell	Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
				Transco - National Grid
Ms	Lucy	Bartley	Consultant	Wood Plc (obo National Grid)
Mr	Howard	Green	Infrastructure Planner	UK Power Networks
Mr	Stewart	Patience	Strategic and Spatial Planning Manager	Anglian Water

Mr	Martin	Lunn		Essex & Suffolk Water
Mr	Peter	Mercer MBE		National Federation of Gypsy Liaison Groups
	Jo	Richardson		Norfolk & Suffolk Gypsy Roma & Traveller Service
				Diocese of St Edmundsbury & Ipswich
Mr	John	Dugmore	Chief Executive	Suffolk Chamber of Commerce
Mr	Iain	Dunnett	Senior Growing Places Fund Co-ordinator	New Anglia LEP
	Marie	Finbow	Strategy Manager	New Anglia LEP
Mr	John	Grayling		Babergh Disability Forum
Mr.	Philip	Pearson	Conservation Officer	RSPB
Mr	Philip	Raiswell	Senior Planning Manager	Sport England (East)
Mr	Leigh Gareth	Jenkins		Suffolk Constabulary
Mr.	James	Meyer	Senior Conservation Adviser	Suffolk Wildlife Trust
Mrs	Fiona	Cairns	Director	Suffolk Preservation Society
Ms	Linda	Cockburn		Suffolk Preservation Society
Ms	Sunila	Osborne	Community Dev' Officer – Rural Affordable Housing	Community Action Suffolk
Mrs	Sarah	Mortimer	Senior Manager Community Engagement	Community Action Suffolk

## G Material displayed at the consultation event on 23 March 2019

### **Policy WPT1 Spatial Strategy**

The Neighbourhood Plan area will accommodate development commensurate with the village's designation in the Local Plan. In the period 2017 to 2036 at least 250 additional homes will be built and new development will be focused within the defined Settlement Boundaries, through sites allocated in this Plan as identified on the Policies Map, or in the form of small-scale windfall developments.

Unless specifically identified elsewhere in the Plan, development outside the Settlement Boundaries will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can be satisfactorily demonstrated that it needs to be located there.

### **Policy WPT2 Location and scale of new housing developments**

Residential development proposals will be supported subject to conforming with Policy WPT1, and:

- being within the capacity of the existing infrastructure and road layout of the village, or providing the necessary additional capacity;
- not eliminating or encroaching on the gaps between the main village of Woolpit and one or more of the outlying settlements;
- being well related to the existing pattern of development;
- preserving or enhancing the Conservation Area.

All proposals should take into account any cumulative impact taken with other existing housing commitments in the village. They should also demonstrate that:

- the scale and character of the proposal respects the landscape, landscape features, streetscape, heritage assets and important spaces and key views into and out of the village;
- the proposal will make a positive contribution to the local character, shape and scale of the area;
- the development (for example through its scale) will preserve or enhance the existing focal points provided by the village centre and its Conservation Area;
- the proposed housing density is consistent with the village character and adjacent housing.

Woolpit should remain a village, and to preserve its village character, larger schemes must be appropriately subdivided and landscaped in order to meet this objective.

A landscape and visual impact appraisal will be required for all development proposals outside the existing settlement boundary unless they are located in an area of low landscape and visual sensitivity as shown in the Landscape Appraisal. In all areas outside the settlement, development proposals would have to demonstrate due regard to the particular sensitivities identified in the Landscape Appraisal and seek ways to mitigate effectively against potential harmful impacts, particularly in areas with higher sensitivity.

**Policy WPT3 New homes at land south of Old Stowmarket Road**

Land south of Old Stowmarket Road, identified on the Policies Map, is allocated for up to 120 homes provided that the following are part of the development:

- The housing density is no higher than 23 dwellings per hectare;
- Mix of dwelling types and sizes across all tenures including bungalows;
- The development will include 35% of affordable housing to address local housing needs;
- Sufficient outdoor green space with high standard landscaping is included;
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.

In order to improve connectivity of the site with the village centre, developers will be expected to enter into a planning obligation to provide the following off-site improvements:

- Raised table pedestrian crossings on Heath Road at Woolpit Health Centre and at the junction of Old Stowmarket Road with Heath Road; and
- New pedestrian linkages to enable residents to walk to all facilities in the village centre.

**Policy WPT4 New homes at land east of Green Road**

Land east of Green Road, identified on the Policies Map, is allocated for up to 49 homes provided that the following are part of the development:

- The housing density is no higher than 23 dwellings per hectare;
- Mix of dwelling types and sizes across all tenures including bungalows;
- The development will include 35% of affordable housing to address local housing needs;
- Sufficient children's play space with high standard landscaping is included;
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.

In order to improve connectivity of the site with the village centre, developers will be expected to enter into a planning obligation to provide the following off-site improvements:

- New pedestrian linkages to enable residents to walk to all facilities in the village centre.

**Policy WPT5 New homes at land north of Woolpit Primary School**

Land north of Woolpit Primary School, identified on the Policies Map, is allocated for up to 36 homes, provided that the following are part of the development:

- The housing density is no higher than 23 dwellings per hectare;
- Mix of dwelling types and sizes across all tenures including bungalows;
- The development will include 35% of affordable housing to address local housing needs;
- Sufficient outdoor green space with high standard landscaping is included;
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015.

In order to improve connectivity of the site with the village centre, developers will be expected to enter into a planning obligation to provide the following off-site improvements:

- New pedestrian linkages to enable residents to walk to all facilities in the village centre.

**Policy WPT6 Housing Type**

Proposals for housing developments of 10 or more homes will be supported if they specifically provide a mix of appropriate and diverse types of housing, which include two or more of these options:

- one and two bedroom homes;
- family homes, with 3 or 4 bedrooms;
- bungalows of 1 to 2 bedrooms.

The majority of dwellings should comprise homes with 2 or 3 bedrooms. A proportion of the dwellings must be designed for lifetime occupation.

At least 10% of the affordable housing in a development of 10 or more homes should comprise dwellings intended to provide an affordable route to home ownership, in order to meet the known local demand for such housing.

**Policy WPT7 Affordable Housing on Rural Exception Sites**

Proposals for the development of small scale affordable housing schemes on rural exception sites outside but adjacent to the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- always remains affordable;
- is for people who are in housing need because they are unable to buy or rent properties in the village at open-market prices;
- is offered, in the first instance, to people with a demonstrated local connection as identified in paragraph 4.4 of the Mid Suffolk Choice-based Lettings Scheme 2016. Where there is no need, a property should then be offered to those from neighbouring villages with a demonstrated need for affordable housing.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

**Policy WPT8 Housing for the elderly**

Proposals will be welcomed for development which incorporates specific provision for the elderly, which may include:

- Bungalows to accommodate older people as well as those with disabilities;
- Sheltered housing for those capable of living independently;
- Care home provision for those no longer capable of independent living.

**Policy WPT9 Location of business sites**

Proposals for redevelopment of brownfield sites for business / industrial use, and construction or redevelopment on existing employment sites will be supported, subject to meeting the following conditions:

- being within the capacity of the existing infrastructure and road layout of the village, or providing the necessary additional capacity;
- not eliminating or encroaching on the gaps between the main village of Woolpit and one or more of the outlying settlements;
- good access to A14 avoiding the village centre;
- mitigation of traffic / road impacts from the development;
- improvement of pedestrian / cycling links with the built-up area of the village;
- enough on-site parking to meet the needs of the proposed use;
- avoidance of nuisance (from noise, fumes, smells, light pollution or other disturbance) to neighbouring properties;
- any lighting plan that will keep pedestrians and other users safe without a detrimental effect on the environment;
- mitigation of visual impacts on rural setting of the village consistent with the recommendations of the Landscape Appraisal;
- no adverse impacts on a heritage asset or its setting, including the Conservation Area;
- enhancement of the environment consistent with the recommendations of the Landscape Sensitivity Study.

In any other case, proposals for new business / employment development will be supported where there is a demonstrable need in Woolpit Parish or in Mid Suffolk District, and more particularly where there is a demonstrable benefit to the parish community and its infrastructure, in all cases subject to meeting the same conditions as listed above.

**Policy WPT10 Sustainability and support for the community**

Proposals for the development of employment sites, ie 'business parks' will be supported where in addition to complying with other Policies it can be clearly demonstrated that there exists a long term, sustainable site management plan and a vision for growth in line with the gradual growth of housing, infrastructure and services in Woolpit.

Proposals would be viewed more favourably from developers who are willing to, for example:

- invest in expansion of existing community facilities;
- contribute to community projects and services;
- make improvements to the footpaths / cycleways between their location and the village centre, or improve the network of footpaths and cycleways in the vicinity of their location;
- install low-carbon / carbon-neutral energy generation;
- enhance biodiversity by enhancing and maintaining the local natural environment.

**Policy WPT11 Retail outlets and small businesses**

Within the Conservation Area, the development of a wider range of retail outlets will be supported, provided that: the character and architectural heritage is respected and development is sympathetic to and in keeping with the height, scale and appearance of neighbouring properties and the street scene.

Outside the Conservation Area proposals for the development of small businesses including food shops will be supported but must be able to show that:

- there is access for commercial vehicles without passing through the village centre;
- there will be on-site servicing and delivery arrangements;
- the development will not generate unacceptable nuisance (noise, fumes, smells, light pollution or other disturbance) to neighbouring properties
- the Conservation Area, the setting of the historic core, the rural setting of the village and the key views will not be adversely impacted;
- responsibility is accepted, for dealing with litter, refuse and packing materials which are generated by the activities of the business, and there is a management plan for dealing with this.

**Policy WPT12 Local Green Space**

The green spaces listed below and identified on the Policies Map (Village Centre Inset Map), having been assessed in accordance with the criteria set out in paragraph 100 of the National Planning Policy Framework, and found to meet those criteria, are to be designated Local Green Space. New development on designated Local Green Space will only be permitted in very special circumstances.

- St Mary's Churchyard
- Lady's Well and enclosure
- Meadows within the Conservation Area between Elmswell Road and the Old Rectory
- Meadowlands meadow
- Wooded ridge and grassed area adjacent to Wrights Way and Lower Broom Road
- Grassed recreation space adjacent to Steeles Road
- Baker's Piece
- Former allotments site adjacent to Rags Lane
- Millennium Garden
- Pump garden
- Mitre Close green space
- Briar Hill green space
- Land within the Conservation Area north of Monks Close
- Steeles Road garden
- Allotments adjacent to Warren Lane
- Graveyard behind The Room (White Elm Road)

**Policy WPT13 Sports and Recreational Areas (SRA)**

The areas listed below, and identified on the Policies Map, make a vital contribution to the health and well-being of the community, and therefore development on any of these areas will not be permitted unless it can be shown that

- they are no longer used for sport or recreation, or;
- an equivalent or better replacement will be provided in a location which is at least as suitable and convenient; or
- the development will enhance the sports / recreational facilities on the site to meet community needs, the benefits clearly outweighing any loss.

Designated areas:

- Sports Field
- Village Hall Playing Field
- Woolpit School playing field

**Policy WPT14 Areas of Special Landscape Quality**

Development proposals in areas of special landscape quality, as identified by the Landscape Character Appraisal and the Landscape Appraisal, and shown on the Policies Map, will only be permitted where, over and above any proposed mitigation of impacts, they

- protect and enhance the special qualities of the area; and
- are designed and sited so as to harmonise with the landscape setting.

The benefits of development proposals must demonstrably outweigh any adverse impacts and provide for appropriate replacement on site of any features lost, together with an ongoing management and maintenance plan.

The areas are marked on the Policies Map, and comprise:

- Woodland in the east of the parish, east of the line Warren Lane—Wood Road—Borley Green, north and south of the A14
- The valley of the Black Bourn river in the north-west corner of the parish
- Bishop Karney Green
- Westerly facing slopes south-west of Woolpit village, with views of Drinkstone Mills
- The land separating Woolpit village from the settlements of Woolpit Green and The Heath
- Glebe land north of Old Stowmarket Road

**Policy WPT15 Settlement gaps and key views**

In order to preserve the Key Views (as identified on the Policies Map) and visual qualities of the landscape, prevent encroachment onto the gaps between the settlements to retain their separate and distinctive identities, developments will only be permitted within identified areas if:

- they maintain the physical and/or visual separation of the settlements; and
- they safeguard the integrity of the gaps between settlements, either individually or in combination with other existing or proposed development;
- they retain the public visual amenity of the landscape setting; and
- defined Key Views will be protected.

**Policy WPT16 Footpaths and cycleways**

In order to support the sustainability objectives of promoting walking and cycling and access to the countryside via the Public Rights of Way, larger new proposals (10 houses or more) will be required to provide linked or extended routes to existing footpaths and cycleways.

Proposals to reroute existing public rights of way as part of a development will be supported if they result in an enhanced route being obtained that will benefit the community.

**Policy WPT17 Public charging points for electric vehicles**

Where development proposals include car parking spaces for use by the general public, passive provision of electric vehicle charging infrastructure (ie underlying infrastructure meeting current best practice, which enables simple installation and activation of charging points at a later date) is required for 20% of all spaces. Parking spaces equipped with activated charging points for electric vehicles (EVCPs) must be provided at a ratio of at least 1 per 20 spaces, and not less than 1 per car park.

**Policy WPT18 Design****Affordable homes**

Affordable homes are to be well integrated with and not segregated from open market homes on the same site.

**Space standards**

The gross internal floor space prescribed in the Nationally Described Space Standard shall apply to all dwellings whether or not that standard has been formally adopted by the Local Authority.

**Location**

The location and design of developments should be such as to achieve:

- avoidance of nuisance (from noise, fumes, smells, light pollution or other disturbance) to neighbouring properties;
- mitigation of visual impacts on rural setting of the village consistent with the recommendations of the Landscape Appraisal;
- no adverse impacts on the Conservation Area or its setting;
- enhancement of the environment consistent with the recommendations of the Landscape Appraisal.

**Telecommunications**

All proposals are required to show that broadband provision and the associated infrastructure to meet the foreseeable needs of the site form part of the proposal.

continued on next page

## Policy WPT18 (continued)

**Green space and landscaping**

All developments must follow the *Management and Development Guidelines* in the Landscape Appraisal (reproduced in Appendix). For the site allocations in this Plan, and for other large proposals (10 or more houses), a landscape strategy shall be submitted, including:

- a biodiversity assessment;
- an appraisal of both near and distant views of the proposed development from principal public vantage points, showing existing landscaping and that proposed to be established after 10 years;
- details of how areas to be retained as open space and/or woodland will be managed in the future.

**Renewable energy**

Renewable energy projects will be supported where they are located to avoid adverse impacts on the visual or environmental qualities of Local Green Spaces or other public recreational areas, areas of special environmental and landscape value (see Policies Policy WPT12, Policy WPT13 and Policy WPT14), or the historic core of the village.

**Roofscape**

Proposals to erect solar panels, satellite dishes, and aerials within the Conservation Area will be supported provided that they do not harm

- the historic setting of Woolpit;
- the character or appearance of the Conservation Area, including the setting of nearby listed buildings;
- defined key views into or out of the village.

**Policy WPT19 Design and Character**

All development proposals including industrial units will be expected to preserve and enhance Woolpit's unique character:

- Within the Conservation Area Woolpit's architectural heritage should be recognised and taken into account in the choice of materials, height, scale, spacing, layout, orientation and design.
- Outside the Conservation Area development should contribute to the street scene so that choice of materials is sympathetic to the surrounding properties and height and scale is in keeping with the neighbouring buildings
- All development should retain and where possible enhance green areas including trees and hedges, or restore local landscape structure through provision of alternative green spaces and appropriate planting.
- When designing the layout of housing development schemes developers should ensure that the necessary infrastructure is in place to provide easy integration into the village and safe access to key services.

Proposals should address climate change through sustainable design, adaptation and mitigation. Proposers of major developments (over 10 houses) should consult with the Parish Council and the community.

## Community Action – Pavements and footpaths

Objectives relating to this Community Action

SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.

EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways.

A working party found that most pavements in Woolpit are approximately 1 metre in width, with some short stretches of less than 0.5 metres. These can be difficult and potentially dangerous for parents with pushchairs and small children, wheelchair users and users of mobility aids. We should aim to make our streets inclusive. Guidance in *A Manual for Streets* suggests pavements of at least 2 metres in residential areas and wider near schools and shops.

Several pavements were very overgrown; the questionnaire highlighted lack of maintenance.

We need to do something to make our streets feel safe and welcoming and to encourage more people to walk to school and to the shops. However, it is not realistic to widen all our pavements.

### *Actions*

- Stretches of pavement less than 0.5 metres wide to be referred to SCC Highways.
- A regular maintenance scheme to be set up for foot/cycle paths.

### Community Action – Cycle path to Elmswell

#### Objectives relating to this Community Action

EO1 To maintain and enhance access to open countryside and ensure sustainable access to new housing developments by the creation of safe paths and cycle ways.

EO2 To mitigate the impact of new development on climate change and encourage a low carbon economy.

80% of questionnaire respondents agree that a cycle path should be created between Woolpit and Elmswell. The land has been previously allocated for this. Currently cyclists use the Elmswell Road and pedestrians walk along the verge. This is the only non-vehicular access to Elmswell and the railway station and is becoming increasingly dangerous.

#### *Action*

- The cycle path to Elmswell to be expedited using any funding available.

## Community Action – Pedestrian crossings and parking

### Objectives relating to this Community Action

SO1 To improve the parking especially near the school and health centre.

SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.

The majority of respondents to the community questionnaire agreed that on street parking in the centre should continue. In through-traffic areas such as The Street this has a traffic calming effect, which is important from a road safety aspect. However, on-street parking affects visibility and can cause particular safety issues for children and for wheelchair users. Installing a simple raised pedestrian crossing at The Institute and possibly at the Co-op would make crossing the road much safer.

Parking can be a problem in the centre of the village. It would help greatly if one or two disabled parking spaces reserved for blue badge holders were created. Woolpit has an aging population and we should be catering for this.

### *Actions*

- Install a simple raised pedestrian crossing at The Institute and possibly also at the Co-op.
- Create disabled parking spaces in the village centre, reserved for blue badge holders.

## Community Action – Traffic speeds

Objectives relating to this Community Action

SO2 To maintain easy access to the village centre and reduce traffic congestion and the shortage of parking.

Concerns were raised about traffic speeds in the village centre. 81% of respondents to the community questionnaire agree that the speed limit in the village centre should be reduced to 20mph. There were similar concerns about safety on Heath Road where 83% consider that the speed limit should be reduced to 20 mph at key periods.

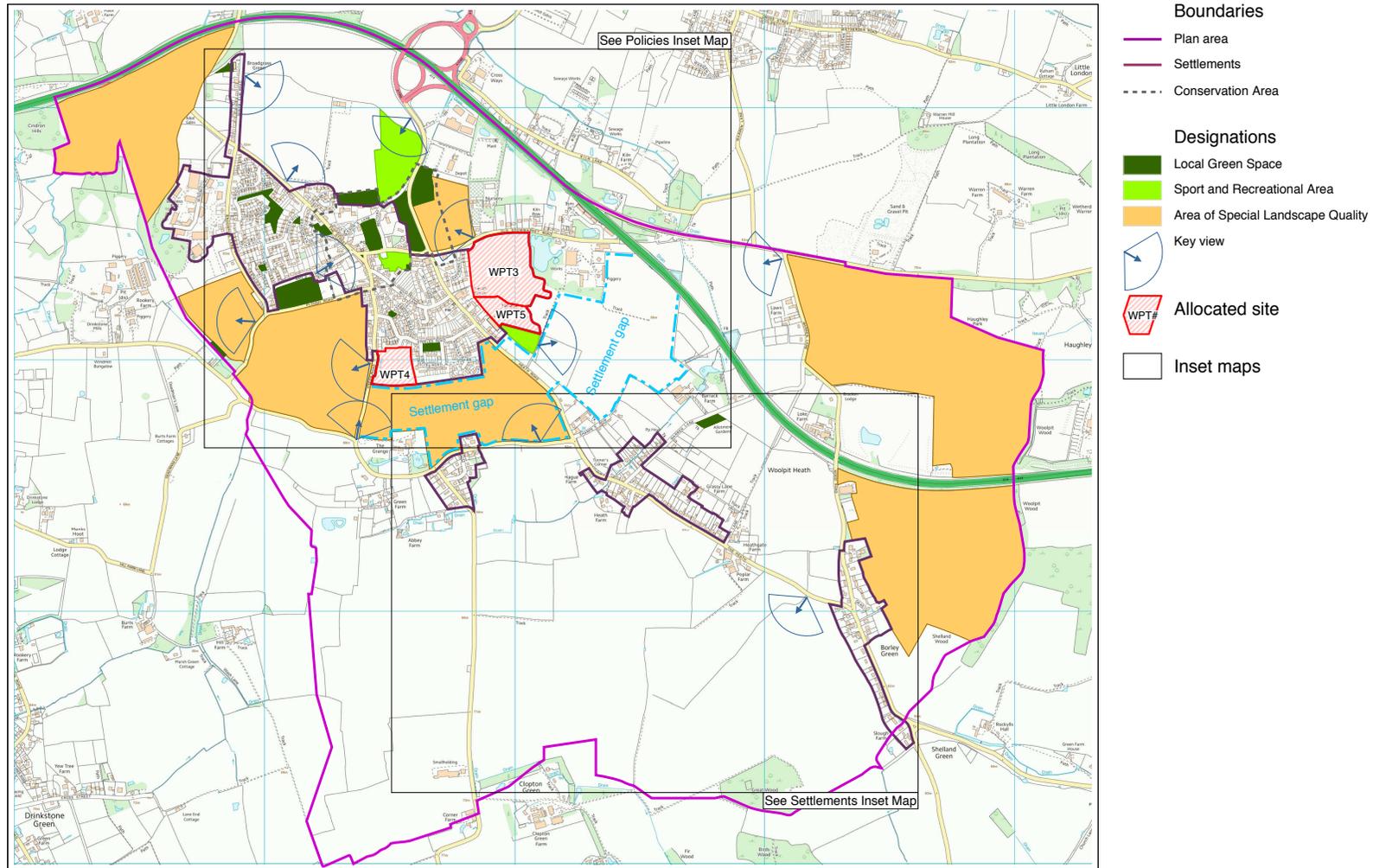
A 20 mph limit in Woolpit village would make our streets safer, encouraging pedestrians and cyclists, and also reducing traffic noise. It would help to give ownership back to residents of the community, and make our village fit for the demands of the 21st century.

### *Action*

- Options on the extent of the 20 mph speed limit area to be studied, and a 20 mph limit instituted in Woolpit village.

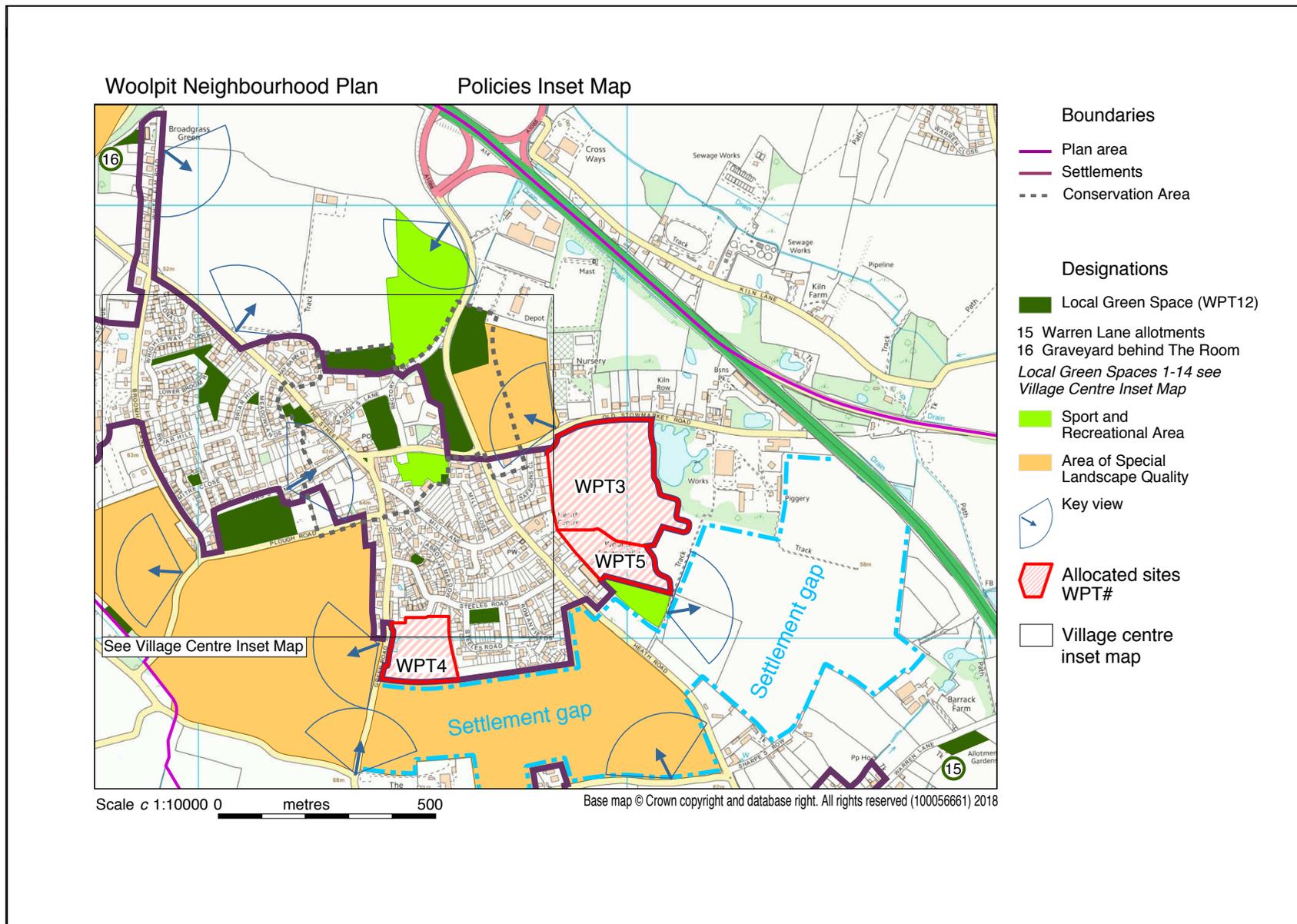
Woolpit Neighbourhood Plan

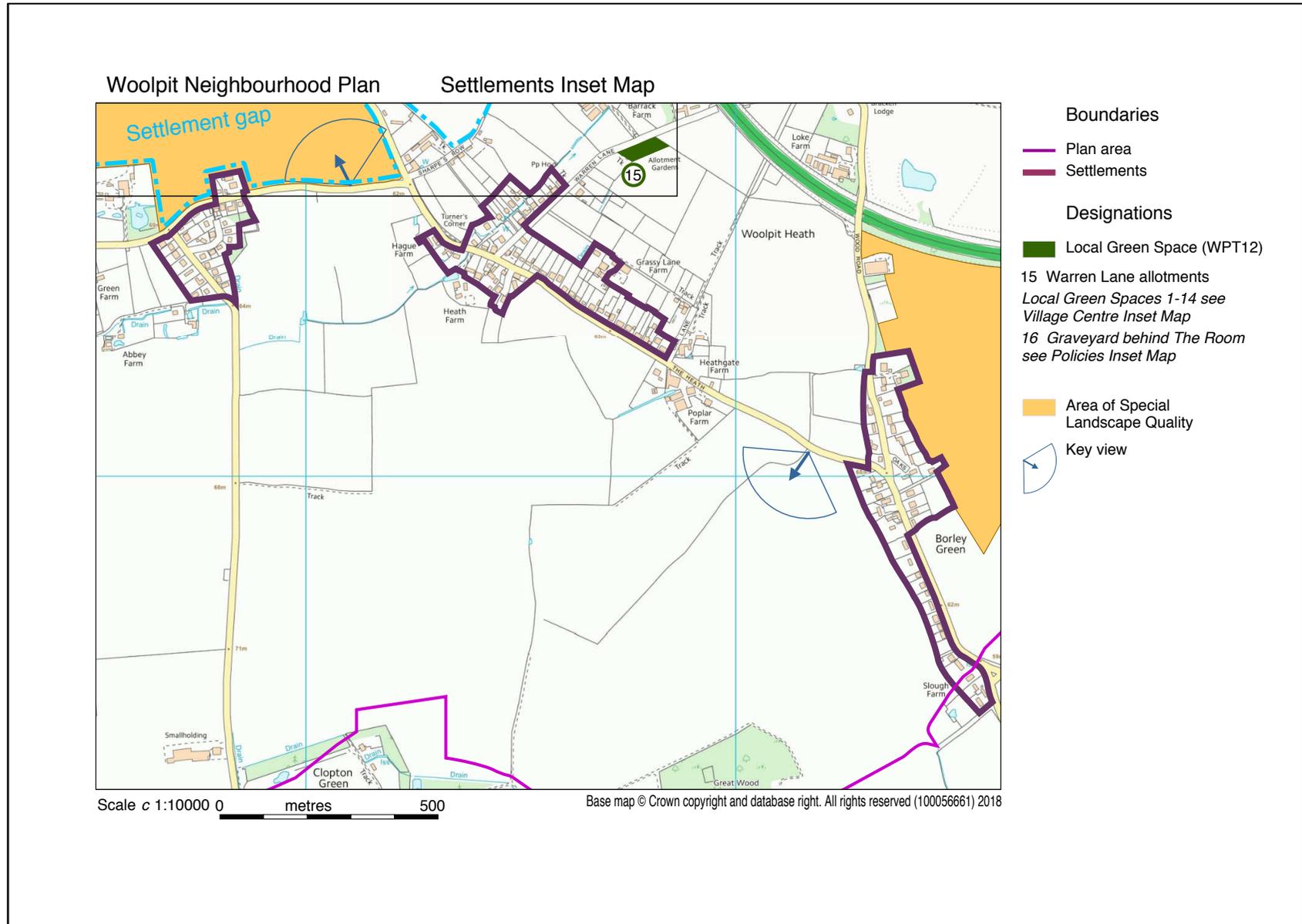
Policies Map

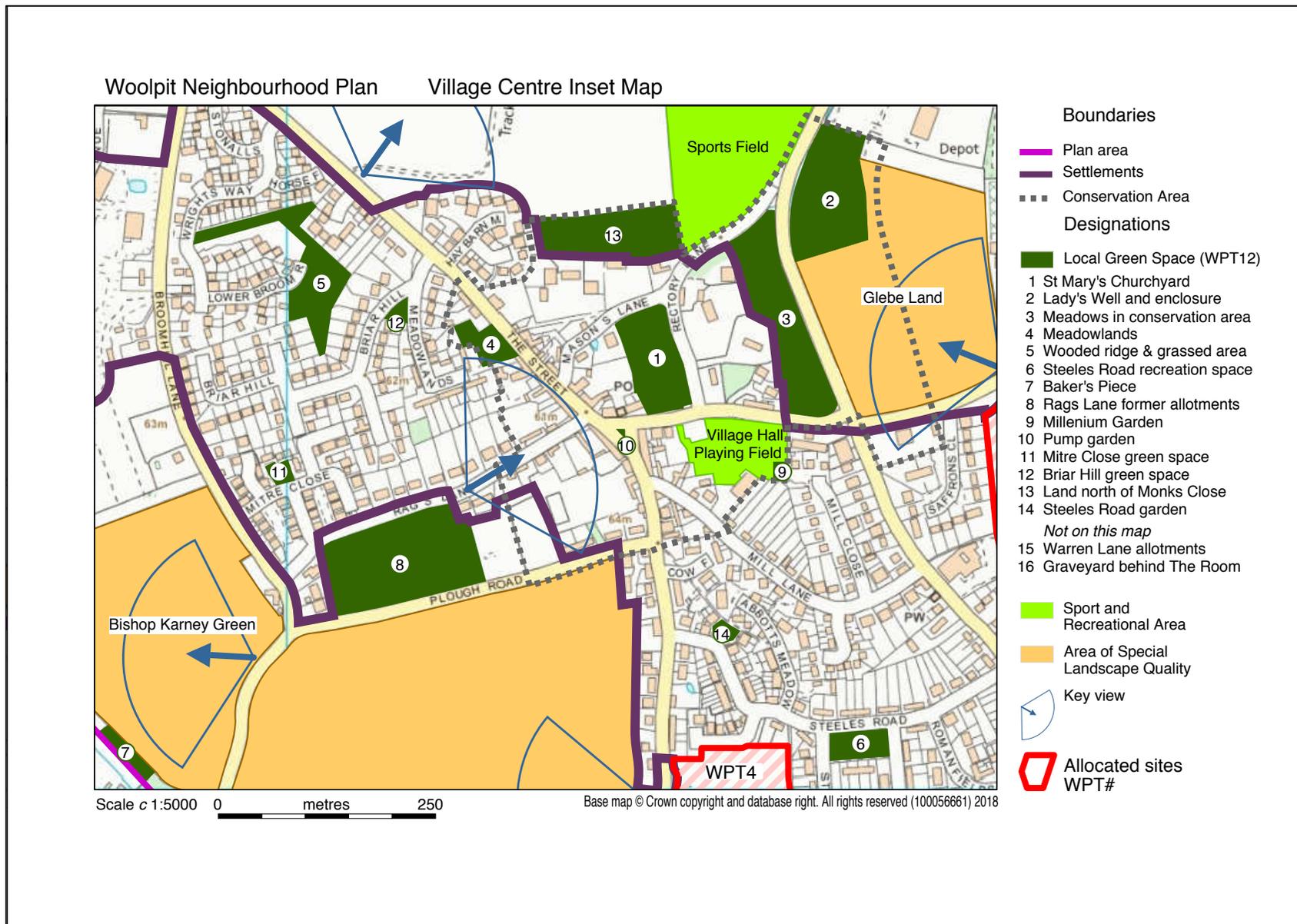


Scale c1:14000 0 metres 500

Base map © Crown copyright and database right. All rights reserved (100056661) 2018







## H Responses received to pre-submission consultation and responses to comments

Where the response is “Noted” and the change “None”, the responses have been noted and considered by the Woolpit Neighbourhood Plan (WNP) Working Party and Woolpit Parish Council but these are either outside the scope or the powers of the WNP but does not question the validity.

Respondent	Policy	Summary of Comment	Response	Change
2	General	Location of care home should be reasonably central	Noted.	No change.
2	General	New builds max 1-2 storey in height	Noted.	No change.
3	General	Protected view/key view from White Elm Road to village. Why is this field not designated as an "Area of special landscape quality". Any development will destroy this view.	See the assessment of this area in the Landscape Appraisal.	No change.
4	General	The neighbourhood plan seems to be totally focussed on housing. The main problem faced by the village is traffic and the plan has no provision for the routing of larger vehicles and increased numbers of private cars.	Noted. The Plan recommends Community Action on Traffic.	No change.
5	General	Well worded and thoughtful plan. It was well defined in its approach and I was heartened to learn of the good number of responses to the original household questionnaire had been collected. This reflects the care for our community that many villagers have.	Thank you.	No change.
L1	General	We have lived in our home for over 35 years, one that must be one of the oldest in the village having been built around 1380. We are at a loss to understand how it can be justified leaving our "Dale House" and contiguous "Oak Tree Cottage" outside the established settlement area of our village. We strongly urge the Parish Council to correct that omission within the Neighbourhood Plan that is currently under consultation	Noted. The settlement boundary was set by MSDC in 1998, and the Plan proposes extensions for allocated sites only.	No change.
8	General	Great Presentation and information. Fantastic work,	Thank you.	No change.

		thank you.		
9	General	Housing' for elderly and disabled, and affordable housing is good.	Noted.	No change.
9	General	It would have been nice to relate the form to the map. The whole report is very confusing. The map is good but WPT numbers do not match.	Noted. We apologise that some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.
10	General	Well organised and clearly presented	Thank you.	No change.
11	General	We understand the need for development and generally we are in favour. Our concerns are that Woolpit remains a rural <u>village</u> and maintains its beautiful character so it can be enjoyed for future generations.	Noted.	No change.
13	General	POLUTION People <u>buying</u> the houses (should be to RENT TOO!!) have to go to work. BSE 9-10 miles & Ipswich a lot more, even Stowmarket they have to drive. NO DECENT BUS SREVICE it's a hit and miss one!! Hence why have a minister for making England GREENER? Why not build in or Near towns & the bus service is good. <u>NO</u> POLUTION form CARS etc. GOOD SENSE or WHAT?	Noted.	No change.
14	General	I agree with the plan providing there is no entry or exit through the village centre.	Noted.	No change.
15	General	Housing growth will not be 'sustainable' if all occupants have to commute for work. I would like to see new houses incorporate 'work spaces' (offices/studies/small workspaces) to keep residents in the village.	Noted.	No change.
19	General	In general the plan is well thought out and we would like to express our appreciation for the considerable	Thank you.	No change.

		volunteer effort which has been contributed. We believe more emphasis should have been placed on traffic flow improvement and parking. We believe certain historic residential areas designated as settlement areas.		
20	General	Very well presented clear and concise	Thank you.	No change.
21	General	The plan acknowledges attention to possible issue involving congestion, traffic, views etc.	Noted.	No change.
22	General	General agreement but, difficult to see why key views across fields of Street Farm are not also Land of Special Landscape Quality. Your picture shows a landscape view across here toward ELMSWELL church.	See the assessment of this area in the Landscape Appraisal.	No change.
22	General	DO NOT CHANGE WOOLPIT INTO A TOWN	Noted.	No change.
23	General	Generally I am happy with the plan, and thank to all involved. However I think people need to accept the post office is at the co-op. As a full time worker, the benefit of having the post office located at the co-op is huge. No longer are postal services restricted to 5.30 M-F and 12.30 on Saturday and even worse closed for lunch as before. Leave it where it is.	Noted.	No change.
26	General	Team are to be congratulated on the production of the booklet for its depth and extensive information. Well presented with clearly defined areas of information.	Thank you.	No change.
27	General	The group who drew up the plan have done an extraordinary job of presentation and work. Well done although I do have some reservations on various aspects. Once again I would like to congratulate the Authors of this plan for its detail and time taken.	Thank you.	No change.
29	General	Very thorough with local residents kept well informed with opportunities to voice their opinions.	Thank you.	No change.
30	General	Very professional and an excellent statement of the	Thank you.	No change.

		needs of the village.		
33	General	I accept that there is a need for new housing in Woolpit, we do not need large scale development that will swamp our village with people outside the area and overstretch our facilities. We also do not want our roads clogged up with traffic, it is difficult enough now to cross Heath Road safely.	Noted. The Plan recommends Community Action on Traffic.	No change.
33	General	We neither want nor need large scale housing projects or too rapid development to destroy the character of our community. We do not want developments to overstretch our services and facilities and they should not but will inevitably increase traffic congestion and compromise pedestrian safety when trying to cross the road. the sensible approach is to wait until the full effect of the already approved developments south of Old Stowmarket Road and green road have been assessed and the inevitable concerns regarding traffic congestion and pedestrian safety dealt with before allowing any further village expansion. there should be a reassessment of need.	Noted. Local housing need has been carefully calculated using the district housing target and historic rates of growth in Woolpit as baseline data.	No change.
33	General	The application to provide high density housing next to Lady's Well must not be allowed to take place this is in the hands of the Planning inspector and we are awaiting judgement. This area has been identified as an ancient monument and Key View and must be reserved for us and future generations to enjoy the beautiful unspoiled setting.	Noted. The Plan designates this site an Area of Special Landscape Quality.	No change.
33	General	Recreational areas must be preserved whether currently used or not under no circumstances should development on this land be allowed in order to preserve this space for us and future generations.	Noted.	No change.

33	General	Areas of special landscape quality should also be preserved and developments under the disguise of landscape enhancement should be refused.	Noted.	No change.
34	General	Heath Road appears to be very low down on the list of priorities, and in view of the present dangerous pedestrian and vehicle access to and from the Surgery and the School, we feel this deserves far more consideration. Heath Road/Mill Lane junction pavement is too narrow for disabled, prams and pedestrians use.	Community Actions on Traffic, Pavements and footpaths and Pedestrian crossings and parking show that these are priorities in the Plan.	No change.
35	General	Thank you to everyone who contributed to an excellent all round plan.	Thank you.	No change.
35	General	Priority should be given to infrastructure particularly to development plans for the Health Centre and School. They are both at full capacity from catchment area developments before even one of the planned houses are built in Woolpit.	Noted.	No change.
39	General	While we acknowledge the need for expansion - there is far too much building going on which will change the whole aspect of the village especially with regard to congestion and road safety.	Noted. The Plan recommends Community Action on Traffic.	No change.
39	General	Woolpit was our final choice for permanency in retirement, we feel now that we are being forced into moving to more safe environments.	Noted.	No change.
41	General	Well thought out	Thank you.	No change.
42	General	This seems a very well considered plan which has required substantial thought and provides balanced and through views of the ways in which Woolpit should develop. All in all it is good enough as it stands and its adoption should be accepted with as much speed as possible to secure appropriate development and	Thank you.	No change.

		prevent overwhelming development, by which I mean the wrong (or less appropriate) types, in the wrong places at too fast a pace. These latter things would threaten the cohesiveness of the community, which is what currently makes Woolpit such a pleasant and attractive place to live and work.		
43	General	I feel it is a fair appraisal and all significant points are being taken into consideration.	Thank you.	No change.
44	General	Whilst I consider any further expansion to Woolpit a great shame, Neighbourhood Plan seems to be helping we, the local residents and the local environment hugely - Thank you	Thank you.	No change.
49	General	I would like to thank all those responsible for their time, hard work and effort in creating a Woolpit Neighbourhood Plan, on behalf of the residents.	Thank you.	No change.
50	General	As much land as possible should be retained for farming. Less import of food would reduce climate change.	Noted.	No change.
51	General	There is a mismatch between WPT numbers in the summary leaflet, the map on the back page and this response form.	Noted. We apologise that some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.
53	General	Well thought out and shows that at least some residents care about the future of our village. My great concern is that all this hard work can be blown away by the specious oratory of an overpaid QC!	Thank you.	No change.
56	General	Overall seems a sensible approach to the need for more housing balanced against the need to retain the character of the village and community and not stretch	Thank you.	No change.

		the infrastructure too far.		
60	General	Thank you for all your hard work on this plan. Everyone involved deserves our grateful thanks.	Thank you.	No change.
61	General	In the Summary Printed Document 'Woolpit Neighbourhood Plan', the Policies Map on the back page is not labelled correctly. WPT 3 should be WPT2, WPT5 should be WPT4 and WPT4 should be WPT 3.	Noted. See response at 51 above.	No change.
61	General	In addition, the other areas denoted for development should really be marked, for instance we have a particular objection to any building on the area SS0670 between 'The Street' and the A14 roundabout as it will have serious detriment on the views of many residents in this area, will affect overlooking of adjacent properties and affect traffic congestion and noise during any development. It will also have a negative effect on housing property values.	Noted. In order to avoid confusion, only boundaries, allocated sites, designated areas and key views are shown on the Policies Maps.	No change.
62	General	<p>The construction of the plan is excellent and, by any standards, thoroughly professional. The photographs are good and the graphics very good and helpful.</p> <p>If there is an adverse comment it is that in places the wording is too vague, abstract and non specific. This in my view diminishes the usefulness of the plan when it is used for decision making at meetings of the planning authority.</p> <p>Much emphasis is placed upon RATE of development and has been previously. However, the oft declared view of the inhabitants is that Woolpit should retain its village character. Size must be considered one of the criteria if we are not to be considered as a sweet little town that</p>	<p>Thank you.</p> <p>Noted. The Pre-Submission Consultation has helped us to tighten up the wording of the Plan.</p> <p>Noted.</p>	No change.

		<p>used to be a lovely village. This aspect is not covered explicitly enough.</p> <p>Steering group I think it would be useful to describe the background of the members of the steering group at least as far as saying how the members covered a wide range of professions and interests.</p>		
63	General	A very professional document.	Thank you.	No change.
64	General	The plan seems to me to have been well thought out. Woolpit is now getting quite large and I agree that we need to retain the 'feel' and character of this special village.	Thank you.	No change.
65	General	Very well presented clear and covered all aspects of our hopes for Woolpit in the future.	Thank you.	No change.
68	General	It is clear that a lot of effort has gone into preparing this and those responsible should be commended.	Thank you.	No change.
Mid Suffolk District Council	General	<p>Woolpit Neighbourhood Plan - Regulation 14, Pre-submission Consultation</p> <p>Thank you for consulting Mid Suffolk District Council on the Pre-Submission Draft version of Woolpit Neighbourhood Plan. We have sought the views of colleagues and this letter, together with the attached schedule of comments represents our formal response.</p> <p>Generally, we are of the view that the Plan is well prepared and well presented. That said, we have also felt it necessary to make a number of comments, some more substantive than others. All are intended to assist with the preparation of the submission version of the Plan, its independent examination and, ultimately, its implementation through the development management</p>	Thank you.	No change.

		<p>process. Should it be necessary to discuss some of our comments further we will be happy to do so.</p> <p>The Parish Council will note in particular that we have commented in that part of the Plan which looks at housing numbers. The publication of the Government's new National Planning Policy Framework document in July 2018 (with a further update in February 2019), and the introduction of a new standardised methodology for calculating district wide housing need means that housing numbers set out in our August 2017 Joint Local Plan are out of date.</p> <p>The work on our Joint Local Plan is now at an advanced stage but, because this is still subject to viability and deliverability testing, both the final housing number and the sites that will be required to deliver these cannot yet be finalised. Consequently, we are unable to give certainty on the likely requirement for Woolpit at present but a figure higher than that currently provided for in the Neighbourhood Plan cannot be ruled out.</p> <p>The Parish Council are also reminded that, should they feel it necessary to make substantive changes to the current draft Plan following this round of consultation, it may be appropriate and necessary to re-consult on the revised document for the required period prior to formally submitting the Woolpit Neighbourhood Plan to Mid Suffolk District Council.</p> <p>We will continue to work with and help support the Parish Council and Neighbourhood Plan Group as this Plan progresses.</p>	<p>Noted. This is dealt with elsewhere.</p> <p>Noted. Unfortunate, as a precise figure would have helped us with site allocations.</p> <p>Noted.</p>	
Clarke &	General	The landowners consider that the draft Neighbourhood	Noted.	No change.

Simpson		Plan is generally well put together but there are nonetheless a number of areas where changes should be made to the draft Neighbourhood Plan to improve the Plan and ensure it is sound.		
Pigeon Investments	General	Overall, Pigeon consider that the draft Neighbourhood Plan has been well put together with a strong evidence base and with a Vision, Objectives and Policies which are broadly consistent with one another. We nonetheless have a number of comments on particular aspects of the draft Neighbourhood Plan which would help to improve the Plan. We also note, that the section and paragraph numbering throughout the document is inconsistent and confusing. If all paragraphs are to be numbered, then this should continue. For example, it starts at paragraph 1.6.1 and then stops again at paragraph 2.4.1.	Noted.	No change.
Elmswell Parish Council	General	An excellent statement of community intent and aspiration which should serve Woolpit well in steering development away from the ad hoc piecemeal approach which has proved so damaging in recent years.	Thank you.	No change.
West Suffolk Clinical Commissioning Group	General	As a statutory consultee I am neither for or against anything in the plan, I will only be commenting on issues that affect healthcare in the neighbourhood plan on behalf of the Clinical Commissioning Group.	Noted.	No change.
Gladman	Introduction	1.1 Context 1.1.1 Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, we understand the need for the planning system to deliver the homes, jobs and thriving local places that the country needs.	Noted.	No change.

		<p>1.1.2 These representations provide Gladman’s response to the current consultation on the draft version of the Woolpit Neighbourhood Plan (WNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>1.1.3 Through these representations, Gladman provides an analysis of the WNP and the policy decisions promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the WNP suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the PPG<sup>1</sup>.</p> <p>1.1.4 These representations will focus on the following matters:</p> <ul style="list-style-type: none"> <li>- Legal compliance;</li> <li>- National Planning Policy and Guidance; and</li> <li>- Neighbourhood plan policies</li> </ul> <p>- Strategic Environmental Assessment/Sustainability Appraisal</p> <p>1 Section ID: 41</p>		
Gladman (continued)	Legal requirements, national policy & guidance	<p>2.1 Legal Requirements</p> <p>2.1.1 Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic Conditions that the WNP must meet are as follows:</p> <p>a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it</p>	Noted.	No change.

		<p>is appropriate to make the neighbourhood plan;</p> <p>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;</p> <p>c) Having regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;</p> <p>d) The making of the neighbourhood plan contributes to the achievement of sustainable development;</p> <p>e) The making of the neighbourhood plan is in general conformity with the strategic policies contained within the development plan for the area of the authority; and</p> <p>f) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.</p> <p>g) The making of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.</p> <p>2.1.2 Through the preparation of the neighbourhood plan it is important for the Steering Group to ensure that the policies contained in the Plan are in accordance with the Basic Conditions as set out above. If regard has not been given to the basic conditions through the drafting of policies that are to be contained in the neighbourhood plan, then there is a real risk that the policies may be found inconsistent with the basic conditions when the plan reaches independent examination and may be unable to proceed to referendum.</p> <p>2.2 National Planning Policy Framework, &amp; Planning Practice Guidance</p>	Noted.	No change.
--	--	--	--------	------------

		<p>National Planning Policy Framework</p> <p>2.2.1 On 24th July 2018, the Ministry of Housing, Communities and Local Government (MHCLG) published the Revised National Planning Policy Framework (NPPF2018). This publication forms the first revision of the Framework since 2012 and implements changes that have been informed through the Housing White Paper, The Planning for the Right Homes in the Right Places consultation and the draft NPPF2018 consultation. This version was itself superseded on the 19th February 2019, when MHCLG published a further revision to the NPPF (2019) which implements further changes to national policy, relating to the Government's approach for Appropriate Assessment as set out in Paragraph 177, clarification to footnote 37 and amendments to the definition of 'deliverable' in Annex 2.</p> <p>2.2.2 The NPPF (2019) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements of the preparation of neighbourhood plans within which locally-prepared plans for housing and other development can be produced. Crucially, the changes to national policy reaffirms the Government's commitment to ensuring up to date plans are in place which provide a positive vision for the areas which they are responsible for to address the housing, economic, social and environmental priorities to help shape future local communities for future generations. In particular, paragraph 13 states that:</p> <p>"The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the</p>	Noted.	No change.
--	--	---	--------	------------

		<p>delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.”</p> <p>2.2.3 Paragraph 14 further states that:          “In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:</p> <ul style="list-style-type: none"> <li>a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;</li> <li>b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement;</li> <li>c. The local planning authority has at least a three-year supply of deliverable housing sites (against its five-year supply requirement, including the appropriate buffer as set out in paragraph 73); and</li> <li>d. The local planning authority’s housing delivery was at least 45% of that required over the previous three years.”</li> </ul> <p>2.2.4 The NPPF (2019) also sets out how neighbourhood planning provides local communities with the power to develop a shared vision for their area in order to shape, direct and help deliver sustainable development needed to meet identified housing needs. Neighbourhood plans should not promote less development than set out in Local Plans and should not seek to undermine those strategic policies. Where the strategic policy making authority identifies a housing requirement for a</p>	Noted.	No change.
--	--	---	--------	------------

		<p>neighbourhood area, the neighbourhood plan should seek to meet this figure in full as a minimum. Where it is not possible for a housing requirement figure to be provided i.e. where a neighbourhood plan has progressed following the adoption of a Local Plan, then the neighbourhood planning body should request an indicative figure to plan taking into account the latest evidence of housing need, population of the neighbourhood area and the most recently available planning strategy of the local planning authority.</p> <p>2.2.5 In order to proceed to referendum, the neighbourhood plan will need to be tested through independent examination in order to demonstrate that they are compliant with the basic conditions and other legal requirements before they can come into force. If the Examiner identifies that the neighbourhood plan does not meet the basic conditions as submitted, the plan may not be able to proceed to referendum.</p> <p>2.3 Planning Practice Guidance</p> <p>2.3.1 Following the publication of the NPPF (2018), the Government published updates to its Planning Practice Guidance (PPG) on 13th September 2018 with further updates being made in the intervening period. The updated PPG provides further clarity on how specific elements of the Framework should be interpreted when preparing neighbourhood plans.</p> <p>2.3.2 Although a draft neighbourhood plan must be in general conformity with the strategic policies of the adopted development plan, it is important for the neighbourhood plan to provide flexibility and give consideration to the reasoning and evidence informing the emerging Local Plan which will be relevant to the</p>	Noted.	No change.
--	--	--	--------	------------

		<p>consideration of the basic conditions against which a neighbourhood plan is tested against. For example, the neighbourhood planning body should take into consideration up-to-date housing needs evidence as this will be relevant to the question of whether a housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. Where a neighbourhood plan is being brought forward before an up-to-date Local Plan is in place, the qualifying body and local planning authority should discuss and aim to agree the relationship between the policies in the emerging Neighbourhood Plan, the emerging Local Plan and the adopted Development Plan<sup>2</sup>. This should be undertaken through a positive and proactive approach working collaboratively and based on shared evidence in order to minimise any potential conflicts which can arise and ensure that policies contained in the neighbourhood plan are not ultimately overridden by a new Local Plan.</p> <p>2.3.3 It is important the neighbourhood plan sets out a positive approach to development in their area by working in partnership with local planning authorities, landowners and developers to identify their housing need figure and identifying sufficient land to meet this requirement as a minimum. Furthermore, it is important that policies contained in the neighbourhood plan do not seek to prevent or stifle the ability of sustainable growth opportunities from coming forward. Indeed, the PPG emphasises that;</p> <p>“...blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”</p>	Noted.	No change.
--	--	---	--------	------------

		<p>2.3.4 With further emphasis that;  “... All settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.”<sup>3</sup></p> <p>2.3.5 Accordingly, the WNP will need to ensure that it takes into account the latest guidance issued by the SoS so that it can be found to meet basic conditions (a) and (d).</p> <p>2 PPG Reference ID: 41-009-20160211  3 Paragraph: 044 Reference ID: 41-044-20160519 (Revised 19/05/2016).</p>	Noted.	No change.
Gladman (continued)	Development Plan	<p>3.1 Adopted Development Plan  3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.  3.1.2 The adopted Development Plan relevant to the preparation of the WNP and the Development Plan that the WNP will be tested against is the Mid Suffolk Core Strategy adopted in 2008 and the subsequent Core Strategy Focused Review which was undertaken and adopted by the Council in December 2012.</p> <p>3.2 Emerging Development Plan  3.2.1 Mid Suffolk District Council are working with neighbouring authority Babergh District Council to produce a new Joint Local Plan, having consulted on Issues and Options document in late 2017. The Parish Council should be mindful of this document as it</p>	Noted.	No change.

		<p>emerges and the draft policies within the WNP should be designed as flexibly as possible to minimise any potential conflicts with the emerging Joint Local Plan.</p> <p>3.2.2 The emerging Joint Local Plan proposes to designate Woolpit as a Core Village and consulted on a number of options for the percentage of the districts growth that would be appropriate in these settlements. The level of growth that these settlements are required to deliver is yet to be determined and as such the WNP should be as flexible as possible regarding the level of development proposed. A failure to include sufficient flexibility may affect the longevity of the WNP and conflicts will be superseded by the Joint Local Plan if this is adopted after the making of the Neighbourhood Plan. This degree of flexibility is required to ensure that the WNP is capable of being effective over the duration of its plan period and not ultimately superseded by s38(5) of the Planning and Compulsory Purchase Act 2004, which states that:</p> <p>‘if to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approached, or published (as the case may be).’</p> <p>3.2.3 It is recommended that the Parish Council discuss the relationship between the emerging Local Plan and Neighbourhood Plan and request a housing target figure so that both documents can be aligned going forward.</p>	Noted.	No change.
Gladman (continued)	Woolpit Neighbourhood Plan Policies	<p>4.1 Context</p> <p>4.1.1 These representations are made in response to the current consultation on the pre-submission version of</p>	Noted.	No change.

		<p>the WNP, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This chapter of the representation highlights the key points that Gladman raise with regard to the content of the WNP as currently proposed. As currently proposed, Gladman believe that a number of the policies require further modification/ amendment, before they can be considered consistent with the Neighbourhood Plan Basic Conditions.</p> <p><b>NB Gladman's comments on specific policies are found under the corresponding policy</b></p>		
Gladman (continued)	Strategic Environment Assessment	<p>5.1 Context</p> <p>5.1.1 In accordance with PPG ID: 11-027, the preparation of Neighbourhood Plans may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have significant environmental effects.</p> <p>5.1.2 The SEA is a systematic process that should be undertaken at each stage of a Plan's preparation. It should assess the effects of a Neighborhood Plan's proposals and whether they would be likely to have significant environmental effects and whether the Plan is capable of achieving the delivery of sustainable development when judged against all reasonable alternatives.</p> <p>5.1.3 The decision making and scoring of the SEA should be robust, justified and transparent and should be undertaken through a comparative and equal assessment of each reasonable alternative. Too often SEA flags up the negative aspects of development whilst</p>	Noted.	No change.

		<p>not fully considering the positive aspects which can be brought about through new opportunities for housing development and how these can influence landscape issues, social concerns and the economy.</p> <p>5.1.4 It is currently unclear whether the Plan will need to be supported by an SEA as it does not appear that an SEA Scoping has been undertaken. Gladman reserve the right to provide further comments on this matter when further evidence is made available.</p>		
Gladman (continued)	Conclusions	<p>6.1 Assessment against Basic Conditions</p> <p>6.1.1 Gladman recognises the Government’s ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the WNP must be consistent with national planning policy and the need to take account of up-to-date housing needs evidence and the direction of growth outlined in the emerging Local Plan Review. If the plan is found not to meet the Basic Conditions at Examination, then the plan will be unable to progress to referendum.</p> <p>6.1.2 As detailed through these submissions, we suggest that greater flexibility must now be built into the WNP’s proposals. Should the WNP proceed and fail to plan for this flexibility, there is a real risk that its proposals will need to be reviewed upon the emerging Local Plan’s adoption, to remain an up-to-date part of the Development Plan for the parish.</p>	Noted.	No change.
<b>Chapters 1 – 2</b>				
42	1.5	Why does MSDC policy not apparently include sustaining existing communities, in particular ensuring that	Noted. The Neighbourhood Plan has	No change.

		Planning is allowed at a pace whereby existing communities are able to assume new development without threatening to damage or destroy the nature of the community? Is this able to be challenged - is it sufficiently worthwhile (i.e. not challenging too many things all at once?)	no influence on the content of the Local Plan, which is currently under review.	
22	2.1.4	Buses now nearer 1.5hrly, up to date timetables should be displayed.	Noted.	No change.
42	2.5.6	MSDC reports suggest "views from the North should be protected" this should include views of Woolpit from the A14	Noted.	No change.
Mid Suffolk District Council	List of Policies	Add page number references.	Agree.	Page numbers added to List of Policies.
Mid Suffolk District Council	Appendices	Suggest that these be clearly numbered and that the corresponding number also appear on the contents page.	Noted. There are only six appendices; numbering would not improve clarity. Page numbers are given.	No change.
10	About Woolpit	This section in the summary leaflet refers to 'Our Lady's Well' which is incorrect (I can give the historical references if required). The relevant section in the Full Plan document is correct and does not use that misleading term, although I thought it was mentioned before the 16th century.	Noted.	No change.
11	About Woolpit	Opening comment of good facilities - does not reflect areas of decline e.g. post office closure, lack of park/play area	Noted. Action on play facilities is already well advanced.	No change.
22	About Woolpit	Agree completely that all is relevant within this section especially nearby productive farmland, hedgerows and wildlife.....	Noted.	No change.

35	About Woolpit	900 houses and 2000 residents now - essential to phase in lower numbers over a longer period otherwise we will double in size in just a few years.	Noted and agreed. The period of the Plan is 20 years.	No change.
27	Business Parks	Where do the present employees live? The age of people living in Woolpit is a determining factor of future employment. More affordable housing is being emphasised at what cost. Why do the present inhabitants of Woolpit have to put up with people who spend their time on expensive cars, ?? and live for today and not save for tomorrow.	Noted.	No change.
32	Chapter 1 & 2	The plan makes much of and emphasises the importance of maintaining the nature and character of the centre of the village. While this is important I feel that consideration of those outside the village are very much secondary and in danger of being ignored. In particular issues for residents at Woolpit Heath and Warren Lane are largely ignored.	Noted.	No change.
62	Chapter 1 & 2	"Para 1.1.3 is an example of abstract wording: "better balanced community through sustainable development." Is this really meaningful? The word "Sustainable" is scattered liberally throughout the document. 2.5.1 SWOT analysis. Lots of abstract words here. Inadequate, inappropriate, unsuitable, degradation, decay and abuse of amenities etc.	Noted. Sustainability is a key thread in national planning policy.	No change.
Mid Suffolk District Council	Chapter 1 & 2	1.1.1 Strictly speaking the Plan is "made" by the District Council. It may be better to say " <i>Once the Neighbourhood Plan has been made (adopted) by ...</i> " 1.4 The third paragraph implies that the Conservation Area	Agree.  Disagree. The Parish Profile and Rural Place	The suggested wording is adopted.

		<p>Appraisal was prepared by Community Action Suffolk. As you will be aware, this was prepared by Mid Suffolk District Council. The sentence should be re-worded accordingly.</p> <p>1.5.1 Needs slight re-wording to reflect the basic conditions accurately. With reference to the wording used in recent Examination Reports (e.g. the Debenham NP) we suggest rewording the bullet points as follows:</p> <ul style="list-style-type: none"> <li>• <i>it must have regard to national policies and advice contained in guidance issued by the Secretary of State,</i></li> <li>• <i>the making of the neighbourhood plan contributes to the achievement of sustainable development;</i></li> <li>• <i>the making of the neighbourhood plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority; and</i></li> <li>• <i>the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations and human rights requirements.</i></li> </ul> <p>1.5.3 At the end of the second sentence, replace “<i>is</i>” with “<i>in</i>” so that it reads “<i>...where such a plan is already in place.</i>”</p> <p>Section 2 Suggest putting ‘Past’ before ‘Present’</p> <p>2.4.6 The section is sub-headed ‘Deprivation’ but the second and third paragraphs seem to appear out of context.</p>	<p>profiles were commissioned from CAS, and paid for by Woolpit Parish Council.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree.</p> <p>Disagree.</p>	<p>The suggested wording is adopted.</p> <p>Correction made.</p> <p>Order of sections changed.</p> <p>‘However’ deleted from second paragraph in order to improve clarity.</p>
Clarke &	Chapter 1 & 2	Paragraph 1.1.4 identifies that the draft Neighbourhood	Agree.	3 <sup>rd</sup> -5 <sup>th</sup> sentences of

Simpson		<p>Plan has been prepared to align with the emerging Babergh and Mid Suffolk Joint Local Plan so that the end date is 2036. Having set this Woolpit Neighbourhood Plan Pre-Submission Consultation Response Form context, the draft Neighbourhood Plan should be checked for consistency to ensure that all references to the Plan Period align with the dates in this paragraph.</p> <p>A consistency check between the information set out in paragraph 1.5.3 and the housing chapter should be undertaken to ensure that the evidence referred to in both Sections is aligned since at present there are inconsistencies in the population and housing trends identified within these sections.</p> <p>An observation on paragraph 2.4.2 is that the declining household size could be attributed in part to an ageing population. The objectives of the draft Neighbourhood Plan seek to make Woolpit a place to live and work for all people of all ages, this trend may have the opportunity to reverse this to some degree.</p> <p>The information and conclusions contained in paragraph 2.4.3 are fully supported and the recognition that for <i>'the sake of the village's prosperity and for a sustainable local economy, it is hard to avoid the conclusion that more homes are needed.'</i></p>		<p>paragraph 4.1.2 amended: <i>By 2036, the population would be about 2,600 and the housing stock 1,150, an occupancy rate of just over 2.25 persons per household. At current occupancy rates, a village population of 2,600 could be served by 1,083 houses, an increase of 248 over the 2011 figure. Thus, depending on occupancy rates, maintaining the historic rates of population and housing stock growth would result in an extra 248-315 houses in the village by 2036 in any event.</i></p>
Pigeon Investments	Chapter 1 & 2	<p>The Parish Council has produced a draft Neighbourhood Plan which is supported by a comprehensive and thorough evidence base as set out in the appendices of the Plan.</p> <p>Paragraph 1.1.4 identifies that the draft Neighbourhood Plan has been prepared to align with the emerging Babergh and Mid Suffolk Joint Local Plan so that the end</p>	This has been addressed in the response to Clarke & Simpson above.	

		date is 2036. Having set this context, the draft Neighbourhood Plan should be checked for consistency to ensure that all references to the Plan Period align with the dates in paragraph 1.1.4.		
West Suffolk Clinical Commissioning Group	Chapters 1 & 2	The increase of 5.5% of residents over 65 years of age living in Woolpit since the last census indicates that the local GP Practice will be under more pressure than previous periods of time. An over 65 demographic of 24% in Woolpit would suggest that specialised housing for the elderly in the area should be an important policy going forward and community based healthcare would also be something that would be of benefit to an ageing population.  The surgery is currently over capacity despite the most recent development and further extension work.	Noted. See Policy WPT8.	No change.
<b>Chapter 3 Vision and Objectives</b>				
32	Chapter 3	Again emphasis is on the centre of the village and its links to Elmswell. There is nothing about traffic through the settlements of Woolpit Heath and Woolpit Green.	Noted. The Community Action on Traffic need not restrict itself to the village centre.	No change.
36	Chapter 3	I am concerned with the increased traffic flow on Heath Road. I expect the majority of traffic resulting from the new housing developments will go towards the A14, but there will be an increased traffic flow also along Heath Road towards Stowmarket and areas. I do this journey most days and it only takes 11 minutes to get the to the railway station. I suggest that many of our new residents will also take this route, resulting in a substantial increase in the traffic flow.	Noted. The Community Action on Traffic notes concern about Heath Road.	No change.
44	Chapter 3	I completely agree with the bullet points raised in the Neighbourhood Plan	Noted.	No change.

62	SO2 & BO3	<p>“Maintain easy access”. This phrase implies that it is currently easy – but it is not. The Green Road pinch point is obvious but cars are parked from outside the church through to 40 yards past the Co-op and all round the pump. These give rise to effectively single track lengths of road which in the case of The Street is blind as well because of the bend. This gives rise to blockages where vehicles must reverse to clear. Because of these constraints there is no possibility of “easy access”.</p> <p>Outside the village centre must have parking. The only area (in my view) is the field opposite the garage.</p>	Noted. The Plan recommends Community Actions on traffic and Parking.	No change.
11	Vision Issues & Objectives	Could not agree more with key issues in chapter 3. Whilst we acknowledge there has to be development the character of Woolpit must be preserved.	Noted.	No change.
13	Vision Issues & Objectives	Do planners aim to take lovely villages & SPOIL them for the sake of making money? Taking woods & Green Belt is a 'NO' thank you	There is no Green Belt around Woolpit.	No change.
33	Vision Issues & Objectives	We do not need 800 new homes in Woolpit over the next 15 years.	Noted. The Plan allocates sites for approximately 250 homes.	No change.
51	Vision Issues & Objectives	These are very general in nature almost reading like a 'wish-list'. I just hope when it comes to the crunch and there are challenges to planning applications that it has some teeth.	Noted.	No change.
58	Vision Issues & Objectives	I wholeheartedly agree that the protection of Woolpit’s wonderful historic village centre must be prioritised when considering any future developments.	Noted.	No change.
4		Woolpit benefits greatly from having almost instant access to the A14, all new development, especially	Noted.	No change.

		business should be kept between the village and the A14 access points		
5		Since we have above average ?? of social housing already existing within the village, future housing could/should reflect a smaller proportion.	Noted.	No change.
8		I agree that new developments need to consider pedestrian safety. Current applications in Warren Lane, that now constitute a major development, does not consider this as important as no discussion in Highways report dated Feb 2019, only consideration for cars passing each other?	Noted. The Community Action on Pavements and footpaths emphasises the importance of pedestrian safety.	No change.
14		Providing there is affordable housing for the young with a mixture of 1-5 bedrooms. It needs good access to the A14.	Noted.	No change.
28		All seem sensible and well balanced	Thank you.	No change.
50		Congestion in village centre needs careful management	Noted.	No change.
50		Delivery to Co-op, pubs and days for bin lorries could be discussed with companies and maybe arranged for different days	Noted.	No change.
50		Disabled parking spaces needed outside co-op and post office	The Community Action on Parking addresses this point.	No change.
Mid Suffolk District Council	Vision & Objectives	3.1 Should the sentence " <i>This has maintained Woolpit as a key hub ...</i> " be the last sentence of the preceding paragraph?	Noted, but disagree.	No change.
Clarke & Simpson	Vision & Objectives	The landowners generally agree with the Vision and Objectives of the Plan which are on the whole considered to form a logical and reasonable response to the issues identified based on the evidence base.	Thank you, noted.	No change.

		<p>However, with respect to objective SO7, this is supported in principle, but the landowners do question whether the Site Assessment report by AECOM has considered each site against the full range of objectives set out in this section of the Plan and whether they provide the opportunity to positively address the identified issues at paragraph 3.2.1.</p> <p>A review of the site assessments against these important matters should be undertaken prior to submission of the Plan for examination.</p>	Disagree, AECOM is an independent, well-respected agency that has produced an objective assessment of the sites.	
Pigeon Investments	Vision & Objectives	The proposed vision is well considered and recognises the opportunities that can be secured by the local community over the plan period. The objectives support the delivery of the vision and are organised under the three overarching objectives which are set out in the National Planning Policy Framework (the “NPPF”) (2019). These are economic, social and environmental and are the means of achieving sustainable development. The objectives are also built on and are consistent with the comprehensive and thorough evidence base.	Thank you, noted.	No change.
West Suffolk Clinical Commissioning Group	Vision & Objectives	With regards to SO1, I can confirm that negotiations are ongoing regarding the car park near the health centre. BO1, plans are currently being looked at with regards to the health centre and a strategic plan for the area is currently being undertaken to look at mitigating proposed development in the area.	Noted.	No change.
<b>Chapter 4 Housing policies</b>				
26	General	How relative is the figure of a maximum allocation for Woolpit of 252 houses? Is it likely that this figure could be exceeded by many more?	Noted. Until the Joint Local Plan is complete, we are proceeding on	No change.

			the basis of our own calculation of housing need.	
Mid Suffolk District Council	General	<p>4.1.3 The methodology to determine housing requirements in the August 2017 Joint Local Plan Consultation Document is now out of date. It has been replaced by a standard methodology set out in National Planning Practice Guidance. Applying the methodology to Mid Suffolk currently results in an annual requirement of 556 dwellings p.a. or 10,008 dwellings for the plan period of 2018 to 2036 [calculated as of 16 Apr 2019]. Any assessment of local requirements in the NP should now be based on this figure and the analysis should be set out in full.</p> <p>4.1.5 At present it is not possible to say whether the level of housing growth being proposed for Woolpit in the NP will meet the requirement in the Joint Local Plan. The current timetable is for a draft Joint Local Plan to be considered by MSDC in June 2019. This will set out housing requirements for all neighbourhood plan areas and the figure for Woolpit may be higher than that proposed in the draft Neighbourhood Plan.</p>	<p>Noted. The calculation of housing need in the Neighbourhood Plan has been brought up to date in the light of these changes. The total requirement has consequently been changed from 252 to 255 dwellings. The calculation is explained in the appendices.</p> <p>This is unfortunate. A precise housing requirement would have been very helpful at the preparation stage.</p>	No change.
Clarke & Simpson	General	The draft Neighbourhood Plan needs to be consistent on the period it intends to cover. The document sets out in Chapter 1 that the plan period is 2017 – 2036 to align with the emerging Joint Local Plan. However, paragraph 4.1.2 appears to be referring to 2031 as an end date or at least implies that it is focussed on meeting housing needs to 2031. This needs to be reviewed and amended	Agree. The response to this issue has been addressed above.	See above. No change.

		<p>to 2036 so that it is in alignment with the emerging Local Plan. The implications for the housing requirement needs to be considered as it seems likely that this would increase the extent of housing need up to 2036.</p> <p>The Planning Policy Guidance identifies that 'Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.' It is understood that the Parish Council have been drafting this Plan at a time when the national context on housing supply has been turbulent, which has been challenging.</p> <p>It is understood that Mid Suffolk District Council will be consulting on the next draft of their emerging Joint Local Plan with Babergh in Summer 2019. While we are sure that the Parish Council and Neighbourhood Plan Group have been in close contact with the District Council on this matter, we would strongly suggest that the quantum of housing allowed for in the draft Neighbourhood Plan is considered further by the Parish Council following this consultation and prior to submitting the Neighbourhood Plan for examination to ensure they are fully aligned.</p> <p>During the time that the draft Neighbourhood Plan has been drafted, Government has released the Standard Methodology for calculating Housing Need and the results of the 2018 Housing Delivery Test. With respect to Mid Suffolk District Council, the outcome of these two processes are that the annual housing requirement will need to increase from the figure published in August</p>	<p>There is no need to allocate additional sites. Mid Suffolk District Council have been unable to identify a housing requirement for</p>	
--	--	--	---	--

		<p>2017 as part of their Issues and Options consultation. This is to align with the Standard Methodology. The implications of this is that the District Council will be looking for further sites to deliver housing and Woolpit's location within the A14 corridor suggest that this may lead to a requirement for additional growth beyond that currently allowed for in the draft Neighbourhood Plan.</p> <p>While Woolpit is being extremely proactive and positive about growth in the District by producing their draft Neighbourhood Plan, we would suggest that it needs to include a contingency to ensure that the Plan is robust enough to withstand speculative applications for the plan period.</p> <p>The draft Neighbourhood Plan identifies a minimum requirement for 250 new dwellings and allocates sites to deliver 205 dwellings in Woolpit. This allows for a further 45 dwellings to be provided through windfall sites, for which there is no justification for within the evidence.</p> <p>As is the case with Local Plans, Neighbourhood Plans should include a sufficient number of allocations to deliver the required housing number in the event that some sites do not deliver. This is regardless of whether Mid Suffolk District Council have to increase their housing requirement.</p> <p>As such, it is considered that a reserve housing site may be necessary to ensure the delivery of at least 250 dwellings over the plan period, irrespective of whether the emerging Joint Local Plan identifies a higher requirement.</p>	<p>the Neighbourhood Plan and have not objected to the number identified in Policy WPT1.</p> <p>Noted. The policy framework and allocations method are sufficient to defend the Plan against speculative development.</p> <p>The Plan allocates sufficient sites that are deliverable and will meet the identified housing requirement.</p> <p>Disagree</p>	
--	--	---	---	--

Pigeon Investments	General	The draft Neighbourhood Plan needs to be consistent on the period it intends to cover. The document sets out in Chapter 1 that the plan period is 2017 – 2036 to align with the emerging Joint Local Plan for Mid Suffolk and Babergh. However, paragraph 4.1.2 appears to be referring to 2031 as an end date. This needs to be reviewed and amended to 2036 so that it is in alignment with the emerging Joint Local Plan.	See above.	No change.
West Suffolk Clinical Commissioning Group	General	Please be aware that it is easier to acquire developer contributions for developments over 50 dwellings rather than smaller developments that are proposed in the Neighbourhood Plan.	Disagree. CIL is in operation in MSDC and therefore standard contributions are collected from house building regardless of development size.	No change.
4	WPT1	Any new building should be to the north of the village and infill to the A14. this will keep much of the traffic outside the village centre.	Noted.	No change.
7	WPT1	Might be sensible to protect a buffer from development along the S side of the A14, covering N end of White Elm Road and strip eastwards. A "settlement gap".	Noted. The Landscape Appraisal assessed this area.	No change.
8	WPT1	Outside settlement boundary should be refused. Again- Warren Lane at the Heath has effectively got a major development planning application in, outside of the settlement boundary, completely overwhelming the rural idyll.	The Plan does not support development outside the Settlement Boundary, except for affordable housing on rural exception sites where there is a proven local need.	
30	WPT1	I found this question a little confusing in but otherwise I agree to all the comments made.	Noted.	No change.

Mid Suffolk District Council	WPT1	<p>We suggest re-drafting the policy to set out the overall level of growth proposed and how it will be met along the following lines:</p> <p><b>Policy WPT1 Spatial Strategy</b></p> <p><i>It is estimated that this Plan can provide around xxx dwellings to be developed in Woolpit between 2017 and 2036. The actual number of homes to be built will be subject to detailed site assessments of the allocated sites based on the relevant policies of the Development Plan. The growth will be met through the allocation of the following sites:</i></p> <ul style="list-style-type: none"> <li>• <i>Land south of Old Stowmarket Road (WPT3) providing around 120 dwellings</i></li> <li>• <i>Land east of Green Road (WPT4) providing around 49 dwellings</i></li> <li>• <i>Land north of Woolpit Primary School (WPT5) providing around 36 dwellings</i></li> </ul> <p><i>and an anticipated windfall* allowance of approximately xx dwellings.</i></p> <p><i>The focus of new development will be within the Settlement Boundary as defined on the Policies Map.</i></p> <p><i>Proposals for development located outside the Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within it."</i></p> <p>(*The windfall allowance should be based on an analysis of what can reasonably be expected to be delivered e.g. by examining past completion rates on small sites.)</p>	Agree.	<p>Policy WPT1 amended to read:</p> <p><i>It is estimated that this Plan can provide around xxx dwellings to be developed in Woolpit between 2017 and 2036. The actual number of homes to be built will be subject to detailed site assessments of the allocated sites based on the relevant policies of the Development Plan. The growth will be met through the allocation of the following sites:</i></p> <ul style="list-style-type: none"> <li>• <i>Land south of Old Stowmarket Road (WPT3) providing around 120 dwellings</i></li> <li>• <i>Land east of Green Road (WPT4) providing around 49 dwellings</i></li> <li>• <i>Land north of Woolpit Primary School (WPT5) providing around 36 dwellings</i></li> </ul> <p><i>and an anticipated</i></p>
------------------------------	------	---	--------	---

				<p><i>windfall allowance of approximately xx dwellings.</i></p> <p><i>The focus of new development will be within the Settlement Boundary as defined on the Policies Map. Proposals for development located outside the Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within it.</i></p>
Clarke & Simpson	WPT1	<p>Woolpit is clearly being a pro-active community and accepting that it needs some growth to maintain its objective of being a modern village with a traditional feel where people want to live and work.</p> <p>However, for the reasons identified in the previous comments on Chapter 4, the Parish Council need to consider the identification of a reserve housing site or subject to the requirements of the emerging Joint Local Plan, potentially a further housing allocation within the draft Neighbourhood Plan.</p> <p>At present, even based on the minimum housing requirement currently identified in the draft Neighbourhood Plan it currently has an over reliance on</p>	<p>Disagree. There is no need or national policy requirement to provide a contingency site. Should further development be required in the future, sites to be considered when the Plan is review are indicated in paragraph 4.1.5.</p>	<p>No change.</p>

		windfall development, given past delivery trends and that there is no other contingency. This would leave the village vulnerable to future speculative development. As such, irrespective of any additional requirements emanating from the forthcoming emerging Joint Local Plan, it would be sensible to consider further housing allocations or at least the identification of a reserve housing site within the draft Neighbourhood Plan with the development of the reserve site subject to a criteria based policy.		
Pigeon Investments	WPT1	<p>Pigeon generally support Policy WPT1 and the identification of Sites WPT3 and WPT5 to meet the future housing needs for the village. It allocates a quantum of development to sites which have been granted planning permission, or are well advanced in the preparation of an application, having been through public consultation with the Parish Council, local residents and a number of other stakeholders.</p> <p>The allocation of these sites is in accordance with the evidence base produced for the plan, delivering a steady supply of housing across the plan period within Woolpit. However, it is noted that this would provide a total of 205 new dwellings (although for the reasons set out below in response to draft Policy WPT5 it is considered that this should be 209 dwelling), some way short of the minimum requirement for 250 dwellings. Whilst it is proposed that the difference would be made up from windfall development there is currently no evidence to support this approach. Moreover, the housing requirement is likely to need to be reviewed once the emerging Joint Local Plan is published to ensure</p>	<p>Noted, thank you.</p> <p>It may become necessary to review the Neighbourhood Plan once the Local Plan is adopted, but until such time, the emerging Local Plan has no weight, thus the Neighbourhood Plan could not be assessed against it.</p>	No change.

		consistency between the plans. This may lead to the need to consider further site allocations.		
Gladman	WPT1	<p>4.2 Policy WPT1: Spatial Strategy</p> <p>4.2.1 The above policy seeks to deliver the spatial strategy for the neighbourhood area and seeks to deliver at least 250 dwellings over the plan period 2017 to 2036. Although Gladman support the principle that the housing figure is considered as a minimum it is clear that this figure has been identified solely from census data. The Plan would be better served if it was based on a robust assessment of housing needs for the area and Gladman recommend that the Parish request a housing target figure from the local planning authority based on robust evidence.</p> <p>4.2.2 Notwithstanding this, Gladman is concerned that the above policy only allows for development outside of the settlement boundaries in a very narrow set of circumstances similar to that contained in the old national planning policy approach to countryside protection. Gladman would be opposed to the use of settlement boundaries if these were to preclude otherwise sustainable development opportunities from coming forward. The Framework is clear that sustainable development should go ahead without delay in accordance with the presumption in favour of sustainable development. The use of settlement boundaries to arbitrary restrict suitable development from coming forward on the edge of settlements does not accord to the positive approach to growth as required by the Framework and is therefore in conflict with basic condition (a).</p>	<p>As stated elsewhere, there is no need to allocate additional sites. Mid Suffolk District Council have been unable to identify a housing requirement for the Neighbourhood Plan and have not objected to the number identified in Policy WPT1.</p> <p>Noted.</p>	No change.



		settlement boundary as identified in the plan.” It should be made clear that any new development should be either infill or of a minor or moderate scale, so that the local distinctiveness of the settlement is not compromised. PM2 should be made to achieve this flexibility and ensure regard is had to the NPPF and the promotion of sustainable development. PM2 is also needed to ensure that the GNP will be in general conformity with the aims for new housing development in the Core Strategy and align with similar aims in the emerging Local Plan.” 4 PPG Paragraph: 001 Reference ID: 50-001-20160519		
32	WPT1&2	it should be recognised that planning application for over 10 houses are being considered outside Woolpit Heath Settlement Boundary.	Noted.	No change.
2	WPT2	Location and scale of new housing developments - not on map	Site allocations are shown on the Policies Maps.	No change.
11	WPT2	Completely agree with location and scale paragraph.	Thank you.	No change.
13	WPT2	Should be more to RENT? THINK AGAIN? LIKE COUNCIL HAD BEFORE	Noted.	No change.
19	WPT2	We live in one of the longest established properties in the village C1380 and are very disappointed not to be within the settlement boundary. (Dale House & Oak Tree Cottage Warren Lane)	Response to this comment can be found elsewhere in these tables.	No change.
30	WPT2	Too many land owners/developers have sized the opportunity to "jump on the bandwagon" or propose over large development in unsuitable sites	Noted.	No change.
34	WPT2	Already agreed	?	No change.
35	WPT2	The allocation of 250 new homes only over 17 years is	Noted. The purpose of	No change.

		impossible - the developers target is over 800 so every effort must be made to stop them. Green Road is hopefully still in doubt.	the Plan is to influence planning matters in Woolpit.	
39	WPT2	Not sufficient planning into traffic movement at junctions of old Stowmarket Road and Heath Road. As pensioners we feel unsafe when crossing these roads, even now.	Noted. The Plan recommends a Community Action on Pedestrian crossings.	No change.
62	WPT2	EO6. It is impossible to see how new development can contribute “positively” to Woolpit’s historic buildings. The last 2 paras cannot be supported. This envisages “larger schemes” and schemes out- side the existing settlement area. How can we remain a village with this as policy?	Noted. A complex question, but an appropriate level of growth must be provided for.	No change.
68	WPT2	'Do not overload etc ...' - I would suggest that if there is a housing need then the infrastructure is upgraded (where possible) to support.	Noted.	No change.
Mid Suffolk District Council	WPT2	4.2.2 20-25 dwellings per hectare is relatively low density and could work against the preference for 2 and 3- bedrooomed houses.	With respect to housing density, policies WPT2, WPT3, WPT4 and WPT5 must, as stipulated by the NPPF paragraph 122(a) and 122(d), have regard to the identified local housing need, and also preserve Woolpit’s village character. Both of these are priorities of prime importance for the population of the parish, as shown by the	4.2.2 Add after '20-25 per hectare': <i>but may be slightly higher if there is a strong focus on homes Of 2-3 bedrooms in order to meet the identified local housing need.</i>  WPT5 Alter the allocation in the first line to 40 homes, and the first bullet point to

			<p>results of the community questionnaire (see calculation of housing need in Woolpit in the appendices and table in paragraph 7.2.3 of the Neighbourhood Plan).</p> <p>Paragraph 122 of the NPPF also stipulates three other considerations: local market conditions (122(b)), which are outside the control and scope of the Neighbourhood Plan; the availability and capacity of infrastructure and services (122(c)), which are primarily matters for the local planning authority; and design (122(e)), which is covered in policies WPT6, WPT18 and WPT19 of the Plan.</p> <p>Although housing density varies in different parts of the</p>	<p>read:  <i>The housing density is no higher than 27 dwellings per hectare;</i></p>
--	--	--	---	--

			<p>village (see paragraph 4.2.2 of the Plan), 23 dwellings per hectare is typical and representative of Woolpit’s character overall.</p> <p>On larger major residential developments with a broad mix of house sizes, including home with four or more bedrooms and correspondingly larger plots, it is reasonable to expect proposals to conform to a maximum of 23 dwellings per hectare for the site as a whole. With regard to WPT3, the self build plots are integral to the whole site and are included in the calculation of housing density.</p> <p>On lesser major developments, particularly where there is a strong focus on</p>	
--	--	--	---	--

		<p>4.2.4 Clarify what is meant by “BMSDC’s Suitability Assessment”. (<i>Is this the SHELAA?</i>)</p> <p>1. There is no need to cross reference to WPT1. Simply say “<i>All new residential proposals will be supported subject to their:</i>”</p> <p>2. References to “<i>preserving or enhancing the Conservation Area</i>” (point 4) should ideally refer to “<i>preserving or enhancing the character and appearance of the Conservation Area,</i>” in line with the wording of</p>	<p>small and medium sized homes of 2-3 bedrooms in order to meet identified local housing need, and correspondingly fewer larger homes, it is reasonable to allow a slightly higher density in the range 25 to 27 dwellings per hectare; although it should be stressed that there should be good provision of public amenity space in order to comply fully with the NPPF paragraph 122(d) and 122(e), owing to the reduced private amenity of smaller plots.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree. Bullet point 4 amended.</p>	<p>‘Suitability Assessment’ replaced by ‘SHELAA’</p> <p>First line of Policy WPT2 amended as suggested.</p> <p>Bullet point 4 changed to: <i>preserving or enhancing the character and appearance of the</i></p>
--	--	--	--	--



		<p>As set out in response to Policy WPT1 and the housing chapter as a whole, the draft Neighbourhood Plan should identify a sufficient supply of site allocations to enable the delivery of sufficient housing to meet local housing needs. It is considered that either a further housing allocation or a reserve site for the village is likely to be required in order to do so with the appropriate scale to be determined subject to the outcome of the emerging Joint Local Plan.</p> <p>It is proposed that an additional allocation could be provided to the east of the village and should be considered on the basis of the attached draft concept plan. Such an allocation provides the opportunity to address housing needs up to 2036 by providing around 150 new homes to meet a range of housing needs including much needed 2 and 3 bedroom properties and retirement properties. Furthermore, there is also the opportunity to provide land for employment uses, providing more places to work in close proximity to houses and contributing to making Woolpit a sustainable community. An allocation in this location would provide the ability to deliver a new relief road to take HGV traffic from Heath Road and re-direct it along Old Stowmarket Road via a reprioritized junction and relief road. This would provide the ability to improve traffic congestion outside the Health Centre and the Primary School which has been identified as an issue within the draft Neighbourhood Plan. The scheme could be accommodated whilst maintaining a significant gap between Woolpit and Woolpit Heath with the potential for this to be enhanced through the creation of sensitive planting and landscape belts, community woodland and</p>	<p>As stated elsewhere, there is no need to allocate additional sites. Mid Suffolk District Council have been unable to identify a housing requirement for the Neighbourhood Plan and have not objected to the number identified in Policy WPT1.</p>	<p>No change.</p>
--	--	--	--	-------------------

		<p>new publicly accessible open space providing enhanced access to the countryside.</p> <p>Notwithstanding this, it is considered that the wording of the policy is particularly rigid. The Planning Practice Guidance sets out that <i>'a policy in a Neighbourhood Plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.'</i></p> <p>It is considered that the first bullet point of the policy, which refers to the capacity of existing infrastructure is ambiguous. It is unclear as to whether the Policy is referring to social infrastructure such as capacity at doctors' surgeries and local schools or physical infrastructure such as foul sewage capacity, or indeed both. If this term is to be used, it needs to be clearly defined.</p> <p>Furthermore, the Planning Policy Guidance also states that <i>'the following may be important considerations for a qualifying body to consider when addressing infrastructure in a neighbourhood plan:</i></p> <ul style="list-style-type: none"> <li>• <i>what additional infrastructure may be needed to enable development proposed in a neighbourhood plan to be delivered in a sustainable way;</i></li> <li>• <i>how any additional infrastructure requirements might be delivered;</i></li> <li>• <i>what impact the infrastructure requirements may have on the viability of a proposal in a draft neighbourhood plan and therefore its delivery; and</i></li> <li>• <i>what are the likely impacts of proposed site</i></li> </ul>	<p>Agree. The wording of the policy has been clarified. See the response above to MSDC's comments.</p>	<p>See above.</p>
--	--	---	--	-------------------

		<p><i>allocation options or policies on physical infrastructure and on the capacity of existing services, which could help shape decisions on the best site choices.</i></p> <p><i>Qualifying bodies should engage infrastructure providers (e.g. utility companies, transport infrastructure providers and local health commissioners) in this process, advised by the local planning authority.'</i></p> <p>The supporting evidence for the draft Neighbourhood Plan does not appear to consider these points and together with the draft wording means that the policy would be difficult to apply consistently and with confidence by the decision maker.</p> <p>With respect to the second bullet point, which refers to <i>'Not eliminating or encroaching on the settlement gaps...'</i> this is not consistent with national planning policy in the NPPF, which is to not protect the countryside for its own sake. There is quite a difference between encroaching and eliminating something and as such, subject to be being supported by the relevant evidence, some flexibility in the policy should be provided in order to accommodate development in less sensitive landscape areas where an appropriate gap can be maintained. Minor encroachment into gaps in less sensitive places such as some development on the eastern fringe of Woolpit could be accommodated in line with the Landscape Assessment recommendations and as such the wording of the policy should be amended to reflect this.</p> <p>Therefore, it is suggested that the wording of this policy</p>	<p>Disagree. The Infrastructure providers have been consulted at the Pre-Submission Consultation stage and, where concerns have been raised, these have been addressed in the Submission version of the Plan.</p> <p>Disagree. The Plan is not protecting the countryside "for it's own sake" but is giving careful consideration to the character and setting of the village and, in particular, the environmental and heritage assets that have been identified.</p>	<p>No change.</p> <p>No change.</p>
--	--	---	--	-------------------------------------

		is reviewed in full to ensure that it is consistent with the NPPF and the PPG.		
Pigeon Investments	WPT2	<p>Subject to our comments above with regard to windfall development and the need to ensure that the draft Neighbourhood Plan is ultimately aligned with the growth aspirations of the emerging Joint Local Plan when this is published later this year, Pigeon broadly support Policy WPT2. However, we would suggest that the wording of the policy is amended in line with the requirements set out in the Planning Practice Guidance. This is that <i>'a policy in a Neighbourhood Plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.'</i></p> <p>To make the policy clear, the first sentence should be re-worded to include:</p> <p><i>'Residential development proposals, including those site allocations as identified on the Policies Map, will be supported subject to conforming with Policy WPT1...'</i></p> <p>The seventh bullet point of this policy refers to a <i>'development preserving or enhancing the existing focal points provided by the village centre and its conservation area'</i>. The use of the phrase 'focal point' has not been explained or defined elsewhere within the draft Plan.</p> <p>The term <i>'focal point'</i> is used in paragraphs 2.3.3 and the paragraph before 4.2.2. In the first instance it refers to the triangular street area at the centre of the village as being a focal point. In the next instance it is used to explain that new development should <i>'provide safe</i></p>	<p>Disagree. The Plan should be read as a whole when making decisions.</p> <p>Agree. The distinction between the use of 'focal point' in paragraphs 2.3.3 and in 4.2.1 has been clarified, and the term added to the glossary.</p>	<p>No change.</p> <p>In paragraph 2.3.3 the words <i>focal point</i> are replaced by <i>central hub</i>;</p> <p>In paragraph 4.2.1 the final paragraph is amended by adding after the phrase <i>'other key focal points'</i>: <i>such as the Health Centre, primary school, places of worship and secular</i></p>

		<p><i>pedestrian and cycle routes to the centre and other key focal points.'</i></p> <p>Therefore, there is no definition of the term '<i>focal point</i>' within the draft Neighbourhood Plan and as such, this bullet point of the policy cannot be applied consistently and with confidence when determining planning applications. The bullet point either needs to be removed as Policy WPT19 addresses this point more clearly, or amend the wording to align with Policy WPT19.</p> <p>Following the eight bullet points the policy includes a paragraph which requires larger schemes to be appropriately subdivided and landscaped. This is to meet objective EO6, which is for Woolpit to remain as a village. As currently worded, the paragraph is unclear and ambiguous. There is no definition of what comprises a '<i>larger scheme</i>'. If such wording is to be used, then it either needs to be defined, or use definitions within the Town and Country Planning (Development Management Procedure) Order, such as major and minor developments.</p> <p>Furthermore, the '<i>larger schemes</i>' presumably refers to those sites which have been allocated. If so, then where planning permission has already been permitted, how do the Parish Council intend to apply this policy? It is also unclear as to what the policy is seeking to achieve e.g. what does 'appropriately subdivided' mean?</p> <p>Certain parts of this policy need to be re-worded so that the policy can be applied consistently and with confidence by the decision maker when determining</p>	<p>Agree.</p> <p>The policies of the Plan cannot be applied retrospectively, but should planning permission lapse, this requirement would enter into force on those sites.</p>	<p><i>community venues, sports and recreation facilities, and food and retail outlets.</i></p> <p>Policy WPT2, penultimate paragraph; the words <i>larger schemes</i> are replaced by <i>major developments</i> (which has a legal definition).</p>
--	--	--	--	---

		planning applications in Woolpit.		
Gladman	WPT2	<p>4.3 Policy WPT2: Location and scale of new housing development</p> <p>4.3.1 The above policy states that residential development proposals will be supported subject to the principles outlined in the above policy.</p> <p>4.3.2 Gladman note that development will be required to be within the capacity of existing infrastructure and road layout of the village or providing the necessary additional capacity. It is often the case that development will provide financial contributions (where necessary) to support improvements to existing infrastructure associated with development. However, it should be noted that developers may not be responsible for all improvements to infrastructure (i.e. sewerage) as these are the responsibility of utility undertakers and are therefore outside of a developers control.</p> <p>4.3.3 Further, it is noted that the policy states development should not result in eliminating or encroaching on the gaps between the main village of Woolpit and one or more of the outlying settlements. Gladman submit that new development can often be located in countryside gaps without leading to the physical or visual merging of settlements, eroding the sense of separation between them or resulting in the loss of openness and character. Gladman do not consider that this policy should be progressed if it is to be used as a measure to prevent sustainable development opportunities from coming forward. Notwithstanding this, if this element of the policy is to be retained then it must allow a balancing exercise to be undertaken which assesses any harm to the visual or functional separation</p>	<p>The Community Infrastructure Levy has been adopted in Mid Suffolk through which developer contributions will be made.</p> <p>Disagree. The Plan is not protecting the countryside “for it’s own sake” but is giving careful consideration to the character and setting of the village and, in particular, the environmental and heritage assets that have been identified.</p>	No change.

		of settlements against the benefits of the proposal.		
4	WPT2/3	Smaller houses will encourage higher density and consequently more vehicles, unless off-road parking is ample then congestion will follow.	Noted.	No change.
61	WPT2/3/4	We agree that WPT2, 3 and 4 are the logical first areas for housing development to build 205 new houses and that the balance of 45 houses could be found within the settlement boundaries.	Noted.	No change.
9	WPT3	Good idea behind the school and health centre	Noted.	No change.
21	WPT3	A dead end road with a business park. Phase 1 house proposals too many. Phase 2 land allocated to school too small. Flats proposed & car park not in keeping with village & current residents endure more pollution from new sites as well as dealing with it on Heath Road. No protection for wildlife it will be run out of the area. Same issues for other sites.	Noted. The developer is still in discussions re the precise details of Phase 2.	No change.
34	WPT3	Already agreed	Noted.	No change.
40	WPT3	This development is far too large. The most important development should be a roundabout at the end of Old Stowmarket Road & Green Road	Noted.	No change.
Mid Suffolk District Council	WPT3	Suggest that the fifth bullet point re parking guidance be re-worded as follows: “ ... will provide adequate and suitable parking, having regard to the Suffolk Guidance for Parking (2015) (or any successor document).”  This would then be consistent with similar wording used in recent NP Examination Reports. [NB: The same would apply to the relevant bullet points in WPT4 and WPT5]  The Council’s Heritage Team advise that Historic England (HE) commented on this Outline Planning Application and had some recommendations related to the impact	Agree.	Amended as suggested.

		of this development on the Lady's Well Scheduled Ancient Monument and the Conservation Area. They further suggest that it may be worth considering adding those recommendations to this policy. Specifically, HE asked for a landscape and visual assessment and recommended that the building line along Old Stowmarket Road was pushed back to soften development when viewed from the monument. (See HE comments dated 12.5.16 and 29.7.16 on planning application 1636/16)		
Clarke & Simpson	WPT3	The site has received planning permission, so the landowners fully support its allocation in the draft Neighbourhood Plan.	Noted.	No change.
Pigeon Investments	WPT3	<p>Pigeon strongly support the inclusion of this site within the draft Neighbourhood Plan as a housing allocation site. The site has secured outline planning permission for up to 120 homes and new Health Centre car park and a Reserved Matters application will be submitted in the near future for the appearance, layout, scale and landscaping of the site. The site is deliverable and achievable within the Neighbourhood Plan period.</p> <p>Notwithstanding this strong support, in order to deliver the site and the 120 homes that the Parish Council are anticipating, Pigeon do wish to offer some commentary on the first bullet point.</p> <p>Pigeon do not consider that a density of no more than 23 dwellings per hectare is justified, particularly as this Site already has planning permission for development of 120 dwellings at a density slightly higher than set out in the Policy. Discounting the self-build plots, the gross density of the site is approximately 26 dwellings per</p>	<p>This point is addressed above in response to Mid Suffolk District Council's comment regarding housing density.</p>	See above.

		<p>hectare, higher than allowed for in the policy. Within paragraph 4.2.2 of the Neighbourhood Plan, the assertion is made that <i>'to suit the character of the village and the existing pattern of housing, the target for new developments should be 20-25 dwellings per hectare.'</i> This is apparently to account for the fact that <i>'larger dwellings tend to be built at a lower density than small ones because they occupy a greater land area for the given number of homes.'</i></p> <p>While this observation is factually correct, Pigeon would suggest that the Parish Council review Section 11 of the NPPF (2019). This is concerned with how planning policies and decisions can make efficient use of land at a time when across the country, the need to deliver houses is critical.</p> <p>Paragraph 122 of the NPPF states that <i>'planning policies and decisions should support development that makes efficient use of land, taking into account:</i></p> <ul style="list-style-type: none"> <li><i>a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;</i></li> <li><i>b) local market conditions and viability;</i></li> <li><i>c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;</i></li> <li><i>d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and</i></li> <li><i>e) the importance of securing well-designed, attractive</i></li> </ul>		
--	--	---	--	--

		<p><i>and healthy places.'</i></p> <p>Therefore, taking into account these 5 criteria, an appropriate density for development can be found in rural or urban situations. At paragraph 123 of the NPPF the suggestion is made of using a minimum density, not a maximum.</p> <p>For that reason, the first bullet point of the policy is not compliant with national planning policy and should either be removed or amended to allow for greater flexibility to reflect what is permitted.</p> <p>It is also noted that the draft Policy does not currently make any reference to the provision of the new Health Centre car park as part of the proposals. Given this forms part of the approved scheme and is intended to provide a key piece of infrastructure for the village to help to address some of the local car parking issues identified elsewhere in the draft Neighbourhood Plan, it is considered that the policy should also make reference to this provision for consistency and to accord with Objective BO2.</p> <p>The final part of the policy requires the developer to enter into a planning obligation to deliver off-site highway improvements. These matters have already been addressed through the outline planning application with a s106 Agreement already signed. The requirements listed in the policy have already been secured separately as part of the terms of the planning permission but did not form part of the s106 Agreement. It is therefore considered that the reference to these items being secured through a planning</p>	<p>Disagree. Should the current planning permission lapse, these provisions of Policy WPT3 should remain in force.</p>	
--	--	---	--	--

		obligation should be removed to avoid inconsistency with the terms of the current planning permission.		
Gladman	WPT3 & WPT4	4.4 Policy WPT3: New homes at land south of Old Stowmarket Road and Policy WPT4: New homes at land east of Green Road 4.4.1 Whilst Gladman support the fact that existing commitments are referred to within the Plan we consider that they should not be considered 'allocations' as these have been delivered through previous windfall development.	Disagree. The Plan demonstrates support of these sites even if planning permission lapses.	No change.
56	WPT3&5	In isolation both areas appear to be reasonable for development however combined it is a large development which will need careful consideration.	Noted.	No change.
22	WPT3/4/5	Great care should be taken in releasing whole currently active farms. Need to maintain ability to produce own crops. Various references to High Quality Landscaping. Who maintains these areas? Should be specified. Currently most neglected hedges and verges around Woolpit make it impossible to walk out of the village. The road on my 'estate' has had no treatment in 25 years.	Noted. Objective EO4 makes retention of farm land an important consideration. Estate maintenance is negotiated site-by-site.	No change.
37	WPT3/4/5	New development sites should be accessible without having to pass through the village centre.	Noted.	No change.
11	WPT4	Serious consideration needs to be given to (Green Road) the quantity of houses due to access and infrastructure.	Noted.	No change.
11	WPT4	Green Road on map behind school!	Noted. Some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.

13	WPT4	Green Road is too narrow for TRAFFICAND there will be lots?	Noted.	No change.
30	WPT4	This site will only result in "urban sprawl"	Noted.	No change.
34	WPT4	Expected very soon	Noted.	No change.
38	WPT4	Green Road development will cause chaos with traffic in Green Road at the junction with Plough Lane and through narrow section of road into village centre.	Noted.	No change.
39	WPT4	The existing traffic passing through Heath Road is always moving at excessive speed. Extra building will cause excessive congestion.	Noted. The Plan recommends a Community Action on Traffic.	No change.
42	WPT4	So long as the items in the policy are all adopted.	Noted.	No change.
55	WPT4	This development is on the wrong side of the conservation area and it will create additional traffic in the conservation area.	Noted.	No change.
Clarke & Simpson	WPT4	The site has received planning permission, so the landowners fully support its allocation in the draft Neighbourhood Plan.	Noted.	No change.
Pigeon Investments	WPT4	The site has received planning permission on appeal and therefore its allocation in the Neighbourhood Plan is logical.	Noted.	No change.
27	WPT4&5	Over emphasis on Affordable Housing, why if you want to maintain Woolpit and its present FRIENDLY population. The influx of affordable 1/2 bed houses would lessen this.	Noted.	No change.
32	WPT5	Two key views from the south east corner of WPT5 and east of the A14 are now both moot as business development adjacent to the A14 will/has spoilt both views	Noted.	No change.
34	WPT5	Expected very soon	Noted.	No change.

Clarke & Simpson	WPT5	The landowners support the allocation in the draft Neighbourhood Plan, particularly as it will help to deliver the expansion to the Primary School which will ensure that there is infrastructure in place to support growth in line with the draft Neighbourhood Plan objectives.	Noted.	No change.
Pigeon Investments	WPT5	<p>Pigeon strongly support the inclusion of this site within the draft Neighbourhood Plan as a housing allocation site. There have been extensive discussions with Mid Suffolk District Council and Suffolk County Council regarding the development of the site and the associated delivery of land for the extension of Woolpit Primary School and how that can be delivered. As part of these discussions, Officers have set out that they are supportive of the proposals in principle. Significant public consultation has also been undertaken with the Parish Council and local residents through a series of consultation events and meetings which have shown there to be local support for the proposals.</p> <p>Reviewing the Site Assessment Report by AECOM, the site allocation forms part of Area of Search Reference 8. It states that there is no direct access to the road network, but that it could form an extension to the site to the north, Site Allocation WPT3. Pigeon can confirm that vehicular access to the WPT5 site would be provided through Site WPT5, and that contractual provisions are in place to enable this and to ensure its delivery.</p> <p>Notwithstanding this strong support, Pigeon do wish to offer some commentary on the wording of the policy which states that the site is allocated for up to 36 homes and that the density of development should be no</p>		

		<p>higher than 23 dwellings per hectare.</p> <p>The same comments are raised as have been for Policy WPT3, in that the use of a maximum density at this level is unjustified by the evidence base for the draft Neighbourhood Plan and inconsistent with national planning policy. Furthermore, if the Parish Council wish developments to comply with Policy WPT6, which requires a high proportion of smaller homes, then the density of development will be higher but with sensitive design this can be achieved to ensure a high quality contribution to the character and appearance of the village.</p> <p>A planning application for this site will be submitted shortly to Mid Suffolk District Council. This application seeks planning permission for up to 40 homes with the supporting plans and technical documents demonstrating that this number can be accommodated on the site while achieving a high-quality scheme which complies with all other relevant policies in the adopted Development Plan and the NPPF.</p> <p>Furthermore, to reflect the current proposals and enable the expansion of Woolpit Primary School to enable it to meet the level of housing growth identified within the draft Neighbourhood Plan, it is considered that the wording of the Policy should include reference to the site providing land to enable the expansion of Woolpit Primary Academy school. This will help to ensure that the draft Neighbourhood Plan is able to respond to Objective BO2.</p> <p>In summary, certain parts of this policy need to be re-</p>	<p>This point is addressed above in response to Mid Suffolk District Council's comment regarding housing density.</p> <p>The planning application has no status at this time and therefore has no relevance in the preparation of this Plan.</p> <p>Agree. A bullet point has been added to Policy WPT5.</p>	<p>See above.</p> <p>Text of bullet point: <i>Land to enable the expansion of Woolpit Primary school to 420 pupils, with access for pedestrians and deliveries direct through the development.</i></p>
--	--	---	--	--

		worded so that the policy can be applied consistently and with confidence by the decision maker when determining planning applications in Woolpit.		
3	WPT6	No dwelling/building to be higher than surrounding properties i.e. 1 or 2 storey only	Noted.	No change.
9	WPT6	does not ?? WPT numbers are confusing	We apologise for discrepancies between the summary booklet and the final pre-submission full Plan document.	No change.
37	WPT6	I think larger developments should include bungalows and homes that have 4 bedrooms as well as smaller homes - to maintain balance within the development.	Noted.	No change.
68	WPT6	Care and thought should be given to requiring the majority of homes to be 2-3 beds. Don't forget that families will need to move & want to stay locally and may require / desire larger properties.	Noted.	No change.
Mid Suffolk District Council	WPT6	<p>4.6.4 Suggest that the third paragraph start with: <i>"As shown in Figure 8 below, ..."</i>, and that the fifth paragraph start with <i>"Figure 9 clearly demonstrates ..."</i></p> <p>NPPF paragraph 64 states that: <i>"Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership [Footnote: as part of the overall affordable housing contribution from the site], ..."</i></p> <p>The 10% requirement therefore relates to the total number of homes on the site and not just the affordable</p>	<p>Agree.</p> <p>Noted.</p>	Paragraph 4.6.4 amended as suggested.

		<p>housing contribution.</p> <p>Major developments include both sites of 10 or more homes and sites with an area of 0.5 hectares or more.</p> <p>We suggest that the Plan should include the NPPF definitions of “other affordable routes to home ownership” and “major development” in the Glossary as follows:</p> <p><b><i>Other affordable routes to home ownership</i></b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement</p> <p><b><i>Major development:</i></b> For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Plan Planning (Development Management Procedure) (England) Order 2015</p> <p>We also suggest that the Policy is re-worded as follows:</p>	<p>Noted.</p> <p>Agree.</p> <p>Agree.</p>	<p>These definitions have been included in the Glossary.</p> <p>New policy wording:  <b>Policy WPT6 Housing Type</b></p>
--	--	--	---	---

		<p><b>Policy WPT6 Housing Type</b></p> <p>Proposals for housing developments of 10 or more homes shall provide a mix of appropriate and diverse types of housing that will include at least two or more of these options:</p> <ul style="list-style-type: none"> <li>• one and two-bedroom dwelling units;</li> <li>• family homes, with 3 or 4 bedrooms;</li> <li>• bungalows of 1 to 2 bedrooms.</li> </ul> <p>Furthermore, 50% or more of the dwellings must be designed for lifetime occupation.*</p> <p>At least 10% of housing in a development of 10 or more homes or on sites of 0.5 hectares or more should comprise dwellings intended to provide an affordable route to home ownership, in order to meet the known local demand for such housing.</p> <p>[* Note: You should be aware that a similar provision for lifetime homes in the Debenham NP was deleted by the Examiner.]</p>	<p><i>Proposals for housing developments of 10 or more homes shall provide a mix of appropriate and diverse types of housing that will include at least two or more of these options:</i></p> <ul style="list-style-type: none"> <li>• <i>one and two bedroom dwelling units;</i></li> <li>• <i>family homes, with 3 or 4 bedrooms;</i></li> <li>• <i>bungalows of 1 to 2 bedrooms.</i></li> </ul> <p><i>The majority of dwellings should comprise homes with 2 or 3 bedrooms. Furthermore, 50% or more of the dwellings must be designed for lifetime occupation.</i></p> <p><i>At least 10% of housing in a development of 10 or more homes or on sites of 0.5 hectares or more should comprise dwellings intended to provide an affordable route to home ownership, in order to meet the known local demand for such housing.</i></p>
--	--	---	--

Clarke & Simpson	WPT6	<p>The landowners generally agree with the Policy and its approach in seeking to encourage the provision of a diverse mix of housing with a specific focus on 2 and 3 bedroom homes. It is considered that this approach is supported by the evidence in terms of housing needs.</p> <p>However, it is suggested that the Parish Council consider putting self-build/custom build plots along with other forms of specialist housing within this policy too. The emerging Joint Local Plan is looking to support self-build / custom build housing on larger development sites as part of the housing mix.</p> <p>With respect to the requirements of the policy these housing types could be accommodated on the suggested site allocation on the eastern side of Woolpit.</p>	Noted. See response to MSDC above.	See above.
Pigeon Investments	WPT6	<p>Pigeon support this policy, which is informed by robust evidence. Both site allocations WPT3 and WPT5 have the ability to accommodate the three types of housing that are listed in the policy as well as delivering a high proportion of 2 and 3 bed homes. This is subject to the wording in policies WPT3 and WPT5 being amended to enable greater flexibility with regard to the density of development to be delivered to enable a high proportion of smaller homes to be provided.</p>	Noted. See response to MSDC above.	See above.
Gladman	WPT6	<p>4.5 Policy WPT6: Housing Type</p> <p>4.5.1 In principle, Gladman support the general thrust of this policy which seeks to ensure an appropriate mix of new housing types. However, housing mix will inevitably change over a period of time and this policy should seek to secure a greater degree of flexibility going forward so that it can positively respond to changing market conditions and to allow for the best possible layout of</p>	Noted.	No change.

		<p>the new development rather than setting out an approach which requires development proposals to deliver a majority of 2/3 bedroom homes. Gladman suggest that this issue is discussed with the Council's housing team to ensure that they align with the Council's housing mix and tenure preferences. As local housing needs can change over time, there is also a risk that this policy will become outdated as new evidence of local need comes to light.</p> <p>4.5.2 Furthermore, we would question the requirement for a proportion of dwellings to be designed for lifetime occupation. The Written Ministerial Statement 2015 (WMS) makes clear that technical standards relating to the construction, internal layout or performance of new dwellings should not be progressed within a neighbourhood plan. The only technical standards that can now be considered and incorporated are those contained in Local Plans restricted to the nationally described space standard, an optional requirement for water usage and optional requirements for adaptable/accessible dwellings. It is therefore recommended that the reference to lifetime occupation is removed.</p>		
26	WPT7	Agree with point 3 - offered in first instance to people with a local connection.	Noted.	No change.
34	WPT7	Provided it does not create more traffic on Heath Road.	Noted.	No change.
42	WPT7	If National Policy is adopted then affordable homes should be provided within other new developments rendering this provision unnecessary	Noted. Although rarely used, rural exception sites do play a role in meeting housing need.	No change.
Mid Suffolk	WPT7	The NPPF definition of rural exception sites is: "Small		

District Council		<p>sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."</p> <p>Rural exception sites are by definition small scale and "small scale" should therefore be deleted</p> <p>Delete "as identified in paragraph 4.4 of the Mid Suffolk Choice Based Lettings Scheme 2016" as this may be replaced and the Policy reference would then be out of date.</p> <p>Rural exception sites should address the needs of local communities, accommodating households that are current residents or have an existing family or employment connection as specified in the NPPF. The local needs will have to be evidenced from the Council's Housing Register or through housing needs surveys and will have to be agreed in advance by the District Council. The Council works in partnership with the Rural Enabling team at Community Action Suffolk (CAS) and Parish Councils in determining local housing needs.</p> <p>Delete "for the housing" at end of policy.</p>	<p>Agree.</p> <p>Disagree – the definition will continue to exist.</p> <p>Agree.</p>	<p>"small scale" deleted.</p> <p>"as identified in paragraph 4.4 of" replaced by "as defined by".</p> <p>"for the housing" deleted.</p>
Clarke & Simpson	WPT7	The landowners agree with the approach outlined in relation to affordable housing on rural exception sites as outlined in the Policy.	Noted.	No change.

Pigeon Investments	WPT7	Pigeon agree with the approach outlined in relation to affordable housing on rural exception sites as outlined in the Policy.	Noted.	No change.
Elmswell Parish Council	WPT7	This Policy would benefit from mention of the opportunities which exist to go forward with social housing to which Right To Buy legislation does not apply.  Further, the possibility of the adoption of Community Land Trust legislation might belong here or as a 'Community Action'.	Noted.  An interesting suggestion but not within the current scope of the Plan.	No change.
3	WPT8	only caveat: "location of care home"	Noted.	No change.
25	WPT8	We think the Rags Lane allotment site would be very suitable for warden-assisted sheltered housing (bungalows) for elderly people, as:- it is very near the village centre & shops road traffic generated is likely to be minimal it would not disrupt the skyline Rags Lane could be restricted to pedestrians and residents access. IF it cannot be retained as Local Green space.	Thank you. These considerations have been considered.	No change.
26	WPT8	Ideally placed close to central amenities.	Indeed.	No change.
Mid Suffolk District Council	WPT8	4.8.4 There was no update to the MSDC Core Strategy in January 2016. Qstn: Should this be the SHMA (Strategic Housing Market Assessment)?  This is an aspiration, not a planning policy.	Error noted. This paragraph has now been updated and extended.  The policy responds to an important demographic trend	Paragraph three of 4.8.4 is changed to read: <i>The 2014 Suffolk Housing Survey indicated that across Mid Suffolk District 6% of all households have elderly relatives who may need to move to Suffolk</i>

			affecting the whole of the country, including Mid Suffolk.	<p><i>within 3 years. The State of Suffolk (Suffolk County Council 2015) report identified that people aged over 85 years make up a higher percentage of the care home population in Suffolk than the national average. It also showed that Suffolk has high rates of permanent admission to residential care and nursing homes for people aged 65 and over, when compared to many other regions in England. Babergh and Mid Suffolk's Homes and Housing Strategy 2019-2024 states We will meet the Specialist needs of residents now and in the future by Commissioning an Older People Homes Development Strategy (Strategic Aim 7), and indicates a plan, in collaboration with other Suffolk partners, to commission a detailed Homes for Older people Strategy using the findings</i></p>
--	--	--	--	--

				<i>of a recent All Party Parliamentary Group Inquiry HAPPI 4 (Rural Housing for an Ageing Population: Preserving Independence) April 2018.</i>
Clarke 7 Simpson	WPT8	The evidence to support the draft Neighbourhood Plan has identified an ageing population in Woolpit. By providing appropriate housing for them, it may enable larger family homes to be released onto the market. As such, the wording of this policy is supported.	Thank you, noted.	No change.
Pigeon Investments	WPT8	The evidence to support the draft Neighbourhood Plan has identified an ageing population in Woolpit. By providing appropriate housing for them, it may enable larger family homes to be released onto the market. As such, the wording of this policy is supported.	Thank you, noted.	No change.
West Suffolk Clinical Commissioning Group	WPT8	It is good to see that the Neighbourhood Plan is looking at making provisions for the ageing population in terms of bungalows, sheltered housing and care home provision in which the CCG welcomes its inclusion.	Thank you.	No change.
9		Allocation of sites - numbers do not agree with the map. We do not see WPT1 & 2	We apologise for discrepancies between the summary booklet and the final pre-submission full Plan document.	No change.
18		I haven't read the full plan where this information may be detailed but it would be helpful to show the age spread of the village to justify the recommendations made. The higher social housing needs explaining and what the size of housing it includes, what impact the	The Plan document contains an overview of the information you seek.	No change.

		community needs.		
18		Agree with the principles but if we already have high social housing should that not sufficiently cover affordable housing or is this focussed on part ownership?	Social housing and housing for the elderly address differing needs.	No change.
19		Priority should be given to 'CAT6' "fully sustainable" buildings and renewable energy capture systems.	Noted.	No change.
28		More retirement Bungalows needed. I support housing for local people - must mean local people. Bring all empty houses into occupation, no second homes.	Noted.	No change.
31		Old Stowmarket Road site Policies Map shows WPT3 4 Housing polices show WPT2	See response to comment at 9 above.	No change.
33		WPT2 Old Stowmarket Road and WPT3 Green Road will provide enough housing for the next 15 years. The extra 40 homes behind the school are not needed and will only add to traffic congestion. It is difficult enough now for pedestrians to cross Heath Road safely - putting in mini roundabouts will not solve this problem.	Noted. The Plan recommends a Community Action on Pedestrian crossings.	No change.
41		Density of new housing should not be too high	Noted.	No change.
45		The biggest concern is the potential for increased traffic through the village centre. This must be addressed.	The Plan recommends a Community Action on Traffic.	No change.
48		Infrastructure must be improved before any construction work is done.	Noted.	No change.
48		All new properties to have a minimum of one external charging point for electric vehicles.	Noted. Probably a selling point nowadays.	No change.
48		Permeable surfaces to permit the rain to get to the aquafer not the drains	Noted.	No change.
50		If more bungalows were built in new developments elderly could "downsize" and make 3-4 bedroom houses	Noted.	No change.

		available.		
50		Hopkins homes proposals for Woolpit North (2025-2028) would destroy Woolpit as a village.	Noted.	No change.
55		It is not clear to us whether the considerable 'infill developments', i.e. small developments of 1-5 houses in gardens or small plots has been considered. For instance, planning permission has been granted for three dwellings within the grounds of The Swan public house plus recent developments and applications for up to 17 properties in Warren Lane, which have been applied for on a piecemeal basis.	Noted. In making provision for meeting Woolpit's housing need, windfall building has been allowed for, based on the experience of the past 25 years.	No change.
56		Very supportive of a mix of property types including provision for those who want to downsize to a smaller house or bungalow.	Noted.	No change.
56		The allocation of 250 homes feels like the absolute maximum the village can accommodate up to 2036, more would be detrimental as pointed out.	Noted.	No change.
61		"However we do not agree that further housing within Woolpit is required and we do not agree with Mid Suffolk Council's view that the existing facilities can cope with any more than the 250 additional houses as put forward in the plan. As a case in point, there is insufficient school places to accommodate a growing population, there is too much congestion and parking issues in and around the school at peak times and the health centre is unable to cope with the current demand from its population with many weeks of waiting for appointments required. It is our view that this Plan should only go as far as to agree the 250 houses in the areas WPT2, 3 and 4 and no other areas should be up for discussion until these	Noted. The target of 250 homes is not open-ended, but it must be capable of review in the future.	No change.

		developments and the accompanying facility needs have been met. Please do not leave this open-ended as it seems to be stated in the Neighbourhood plan today.		
66		What is urgently needed is a retirement home for the elderly - where residents can sell & therefore release their larger homes for other people. These could be maintained for added reassurance and local residents would still be in the community and could meet up in a common lounge for various activities such as Scrabble, Bridge, musical performances, films etc. These could be apartments (self contained to buy or rent) and a proportion of sheltered units.	Noted. There exists a range of solutions for older people – please see the text accompanying WPT8 in the Plan document.	No change.
67		Affordable housing <u>must</u> include homes to rent.	Noted.	No change.
<b>Business policies</b>				
32	General	Given repeated injunctions about traffic, there are no further greenfield sites that would not impact either the village or settlements. The Woolpit & Borley Green Road is already over-used by large vehicles, traffic speeds, cycle paths not used, and it is suicidal to ride a horse along this road.	Noted.	No change.
Mid Suffolk District Council	General	<p>The Council welcomes the positive and supportive language relating to businesses, both existing and new, which recognises their value to the community and the wider district. By way of general comments, it is suggested that:</p> <ul style="list-style-type: none"> <li>• the appropriate [policies] maps could be updated to show the location of the Lawn Farm Business Site which is currently under construction</li> <li>• the Group may wish to consider a policy requirement that offers protection against residential</li> </ul>	<p>Thank you, noted.</p> <p>Disagree – no need to show every business site across the whole parish. Disagree. Redevelopment is</p>	No change.

		encroachment on business amenity. This will help to avoid future creeping loss of businesses due to new conflicts created by housing development	better than derelict sites.	
Clarke & Simpson	General	<p>Paragraph 1.5.2 of the draft Neighbourhood Plan identifies that in order to conform with Mid Suffolk District Council's planning policy, the plan must have regard to:</p> <ul style="list-style-type: none"> <li>• Potential sites which would be suitable and sustainable locations for some of Mid Suffolk's future housing and employment growth requirements.</li> </ul> <p>Paragraph 1.5.3 goes on to discuss this but only in relation to housing growth and allocations, not employment. The AECOM report does not concern itself with site assessments for employment allocations, only housing.</p> <p>Paragraph 5.1.1 sets out a number of important statements including the fact that <i>'a core goal of the plan is to both support and grow the existing thriving businesses, while also attracting new businesses at a sustainable rate'</i>. Furthermore, <i>'in order to mitigate the ageing population of Woolpit, it is important to bring in new businesses and commensurate employment opportunities as well as supporting the existing ones'</i>. These goals and objectives are in line with the NPPF, particularly paragraph 80 and are therefore supported.</p> <p>With this context in mind, it is surprising that the draft Neighbourhood Plan is silent on allocating land for employment uses.</p> <p>Housing and employment growth should be considered</p>	Noted. At no point in preparation of the Plan has there been an intention to allocate sites for employment.	No change.

		<p>in parallel because with the addition of new homes and a strong desire to reduce out commuting from the village, comes the need for well-located places of employment. Therefore, there should be consideration within the plan for identifying new employment areas, which would be in line with both the NPPF and the emerging Joint Local Plan and the objectives of the Neighbourhood Plan.</p> <p>The Parish Council are strongly encouraged to consider land for additional employment development prior to submitting the draft Neighbourhood Plan for examination.</p> <p>To assist, land adjacent to the existing Brickworks Business Park off Old Stowmarket Road would be a suitable allocation as demonstrated on the attached concept plan. It would be an ideal location for office and light industrial uses, which with the proposed relief road, would be ideally placed so as to minimise trips through the centre of Woolpit and Heath Road as set out in paragraph 5.1.1 of the draft Neighbourhood Plan.</p>		
West Suffolk Clinical Commissioning Group	General	The CCG would welcome discussions with any developers regarding provision for healthcare in the area and would actively encourage the council to communicate with us should any developers be interested in contributing to any projects at the health centre.	Noted. The Parish Council will continue to consult the CCG where appropriate.	No change.
37	WPT9	Redevelopment of brownfield or existing sites should take priority over establishing new business sites - I don't think any new development of this type should happen if there are unused existing sites.	Noted.	No change.
45	WPT9	The biggest concern is the potential for increased traffic	A Community Action on	No change.

		through the village centre. This must be addressed.	traffic forms part of the Plan.	
47	WPT9	The buildings should blend in with the location and countryside. The new business park close to the A14 is an "eyesore" .!!	Noted.	No change.
59	WPT9	Traffic flow: When proposed developments for new businesses is being considered, serious consideration must be given not only to the impact on the centre of the village / Conservation Area, but also the peripheral roads that run through the existing residential areas e.g. Heath Road, Green Road including the section from Woolpit Green to Heath Road and Drinkstone Road.	Noted.	No change.
59	WPT9	Priority should be given to sites where access for commercial vehicles can be achieved without adding to the traffic flow through any part of the existing residential area. Therefore, consideration should only be given to sites which can demonstrate that they have direct access to and from the A14 without vehicles having to pass through residential areas.	Noted. We have to work within existing planning law.	No change.
Mid Suffolk District Council	WPT9	<p>Better to say, "no adverse <i>harm</i> on a heritage asset".</p> <p>The last part of the policy may be difficult to apply unless there are more specific criteria for demonstrating need and demonstrable benefit to the parish community.</p> <p>This policy refers specifically to brownfield development but doesn't address what happens if greenfield comes forward.</p> <p>We are concerned that this policy would be restrictive preventing expansion of existing business sites.</p>	<p>Agree.</p> <p>Noted.</p> <p>The last paragraph has been amended slightly, for clarification.</p> <p>Noted, but that is the nature of planning</p>	<p>Penultimate bullet point of WPT9 changed to:</p> <p><i>no harm to a heritage asset or its setting, including the Conservation Area;</i></p> <p>Final paragraph now begins:</p> <p><i>In any other case and on greenfield sites, proposals</i></p> <p>...</p>

			policy.	
Clarke & Simpson	WPT9	<p>Paragraph 80 of the NPPF sets out that <i>'planning policies should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'</i>. It is considered that as drafted, the Neighbourhood Plan does not achieve this or fulfil its own objectives in this regard.</p> <p>Policy WPT9 only makes provision for the redevelopment of brownfield sites for business/industrial use and the construction or redevelopment of existing employment sites. Even then it is caveated by 13 conditions.</p> <p>The Plan does not contain any evidence to demonstrate that there is a supply of potential brownfield sites within the Parish that could accommodate employment uses to deliver its objectives and meet employment needs. Therefore, in order to secure employment opportunities for existing and new businesses, the Plan should make a site allocation for such provision, such as the suggested site adjacent to Brickworks Business Park off of Old Stowmarket Road.</p> <p>At the end of the draft policy, it refers to other proposals for new business/employment development where it will only be supported where there is a demonstrable need. This requirement is not consistent with Section 6 of the NPPF which is concerned with economic growth. Therefore, this requirement should</p>	<p>Disagree, as do MSDC (see General comment, above).</p> <p>Covered above in response to MSDC comment.</p> <p>Disagree. If economic growth can be demonstrably stimulated, that would be a need.</p>	No changes.

		<p>be removed from the Policy.</p> <p>The landowners object to this policy and encourage the Neighbourhood Plan Group to consider land for additional employment development prior to submitting the Neighbourhood Plan for examination.</p>		
25	WPT9 & WPT11	Retail business development a thriving in central Woolpit will be restricted by lack of convenient parking - This area is already "parked solid" during weekdays and deliveries are hindered.	Noted. The Plan makes provision for a Community Action on Parking.	No change.
26	WPT9 & WPT11	Particularly agree with the redevelopment of brownfield site. Agree with good access to A14 avoiding the village centre.	Noted. Thank you.	No change.
62	WPT10	Have we had any indication that the developers of the new buildings in areas 9 and 10 that they are willing to invest in the community? I don't see how any developers can make binding commitments to such projects.	Noted.	No change.
Mid Suffolk District Council	WPT10	<p>The Policy does not meet the tests set out in paras. 55 and 56 of the NPPF and therefore does not meet one of the basic conditions.</p> <p>Planning obligations must only be sought where they meet all of the following tests:</p> <p>a) necessary to make the development acceptable in planning terms;</p> <p>b) directly related to the development; and</p> <p>c) fairly and reasonably related in scale and kind to the development</p> <p>Financial contributions cannot be sought so that the proposal is viewed more favourably. The second</p>	Agree.	Paragraph two of WPT10, including all the bullet points, has been removed from the policy to the accompanying contextual explanation.

		<p>paragraph of the policy should therefore be deleted.</p> <p>The first part of the Policy could be added to the end of WPT9</p>		
Clarke & Simpson	WPT10	<p>The context to this policy, set out at sub-sections 5.2.2 and 5.2.3, identifies that the Parish Council consider employment land is required in order to maintain and increase job opportunities within the parish. However, like with housing growth, employment growth has to be planned for to ensure that it is well placed within the village to protect residents and ensure that vehicles have direct access onto the road network. For this reason, an employment site needs to be planned for and allocated within the draft Neighbourhood Plan rather than reviewing applications on a speculative basis. The draft Neighbourhood Plan identifies that Brickfields Business Park is a thriving enterprise area and that Swan Lake Business Park could benefit from some attention. To assist, land to the east of Woolpit provides a suitable allocation for this purpose, providing an opportunity to include an employment allocation within this identified business cluster together with the delivery of a relief road which would re-route traffic from Heath Road and the pinch points outside the Health Centre and Primary School.</p> <p>Furthermore, the list of 'items' that would allow a proposal to be viewed more favourably is not appropriate. Any future application would be subject the Community Infrastructure Levy and where required, financial obligations will be sought by the Local Planning Authority to spend on local infrastructure projects where these meet the necessary tests.</p>	See amendment above.	

		The landowners request that this policy be deleted from the plan in full and that should the Parish Council wish to consider employment allocations, consideration is given to the site put forward on the attached concept plan for land east of Woolpit.		
Pigeon Investments	WPT10	It is considered that the list of 'items' that would allow a proposal to be viewed more favourably is not appropriate. Any future application would be subject to the Community Infrastructure Levy and where required, financial obligations will be sought by the Local Planning Authority to spend on local infrastructure projects where these meet the necessary tests. In any event, a proportion of the Levy will be given to the Parish Council to spend on local infrastructure projects with the level increasing once the Neighbourhood Plan is 'made'.  Pigeon therefore consider that this policy be deleted from the plan in full.	See amendment above.	
West Suffolk Clinical Commissioning Group	WPT10	The CCG would welcome discussions with any developers regarding provision for healthcare in the area and would actively encourage the council to communicate with us should any developers be interested in contributing to any projects at the health centre.	Noted. The Parish Council will continue to consult the CCG where appropriate.	No change.
9	WPT11	Post office re-instated	Noted.	No change.
51	WPT11	It is very evident that people park their cars in the village ( old Stow Road) all day long whilst they share a lift to work. This cannot be good for local businesses as there is little or no space to park whilst visiting our shops. Parking restrictions (such as max 2hrs) should be put in place to help shopkeepers and encourage shoppers.	Noted. The Plan makes provision for a Community Action on Parking.	No change.
Mid Suffolk	WPT11	5.3.2		

District Council		<p>Regards “Large multiple retail organisations” – Planning cannot restrict operator, only use, therefore this would be anti-competition.</p> <p>There are other appropriate town centre uses, not included in Class A, that may be desirable e.g. nail bars, dentists etc.</p> <p>Regarding the last paragraph you may wish to consider that this be restricted to alternative commercial uses and that residential use of ground floor is discouraged.</p> <p>WPT11 Say at start of second paragraph “Proposals for the development of small businesses including food shops within the settlement boundary but outside the conservation area will be supported ...”</p> <p>Line 2 should read “character and appearance” rather than “character and architectural heritage” . Additionally, reference should ideally be made to all heritage assets, including those outside the Conservation Area (see comments on WPT2 above).</p> <p>The first bullet point should be deleted as, at present, there may be no alternative servicing route.</p> <p>Last bullet point – delete “responsibility is accepted” Just say “A management plan will be required for..”</p> <p>Para. 5.3.3 includes points that could become bullet</p>	<p>Agree.</p> <p>Disagree. Woolpit is not a town centre.</p> <p>Agree.</p> <p>Agree.</p> <p>Agree.</p> <p>Disagree, but the wording changed for clarification.</p> <p>Agree.</p>	<p><i>or from large multiple retail organisations deleted from paragraph three of 5.3.2.</i></p> <p><i>other than to alternative class A commercial uses inserted after “Woolpit” retail changed to commercial in line 1. Amended as suggested.</i></p> <p>Amended as suggested.</p> <p>First bullet point ends ... <i>through the village centre triangle;</i></p> <p>Last paragraph of WPT11: <i>A management plan will be required for dealing with litter, refuse and packing materials which are generated by the activities of the business.</i></p>
------------------	--	---	--	--

		points in Policy WPT11 e.g. <i>“shops should be within walking distance of the village centre”</i> and <i>“development should ensure easy, safe and well-lit pedestrian access to and from the village centre, which for food shops should be within 800 metres walking distance”</i> .	Disagree.	No change.
Clarke & Simpson	WPT11	The landowners agree with the policy and support its intentions in supporting the vitality and viability of services and facilities within the village.	Thank you.	No change.
Pigeon Investments	WPT11	Pigeon agree with the policy and support the objective of supporting the vitality and viability of services and facilities within the village which are essential to maintaining the community identity and sustainability of the village.	Thank you.	No change.
4		Major problems in the village are caused by articulated lorries and other large vehicles using roads that were neither designed for such traffic or built to take the heavy weights. Many of our minor roads are crumbling under the onslaught.	The Plan recommends a Community Action on Traffic.	No change.
5		The idea of a separate Post Office is an "ideal" but not realistic - I like the convenience of the hours of post Office business provided in the Co-op set up!	Noted.	No change.
13		Should be more? Local retail outlets nearer if not in Woolpit to create jobs & stop again pollution, once we get to pollution there are consequences	Noted.	No change.
13		Some space invasion to the moon? Look at the weather now? It was said years ago mess with the moon & get consequences. HENCE LESS POLLUTION FORM VEHICLES	Unsure how this relates to the Plan.	No change.
19		All new build business premises should be carbon neutral, capture natural energy and provide for naturally generated electric vehicle charging points	Noted. This is beyond the scope and authority of the Plan.	No change.

22		Agree re separate post office needed.	Noted.	No change.
27		1) What is the make up of the employees on business parks? Where do they live and where do they come from. I suspect mainly elsewhere. 2) Are they likely to move here. 3) If new housing is deemed to be necessary where will new occupants work - business industrial, retail, office services, other white collar	Relevant questions that have to some degree been considered in preparing the Plan.	No change.
29		Living at Borley Green we are concerned about extra traffic coming from the new Business Park, located on the Woolpit to Haughley New Street road. Articulated lorries trying to turn to Woolpit Heath frequently get stuck on the junction and need to reverse and manoeuvre in an unsafe way. Could then junction have a weight limit imposed?	The Plan recommends a Community Action on Traffic.	No change.
30		We need a separate post office - mixing it with the co-op does not work	Noted.	No change.
32		There is no need for a separate post office.	Noted.	No change.
34		Provided transport to and from the sites does not overload and harm the already congested Heath Road with its heavy volume of traffic.	Noted.	No change.
38		The Post Office has a better chance of survival as part of the Co-op.	Noted.	No change.
39		Generally agree - ways must be found to encourage young people to seek affordable homes in the village and find suitable employment.	Agree. The Plan's objectives embrace this aspiration.	No change.
40		Woolpit village centre is very bad for car parking to any shopping at the Co-op is very hard for OAP's in general.	The Plan recommends a Community Action on Parking.	No change.
40		Car parking at the surgery is very bad blue badge places	The Plan recommends a	No change.

		should be increased but also all others	Community Action on Parking.	
44		It is so important to consider the volume of traffic experienced during the start and end of a business day.	The Plan recommends a Community Action on Traffic.	No change.
50		Larger Co-op needed	Noted.	No change.
50		Separate post office much needed for more privacy and less queuing	Noted.	No change.
50		Better cashpoint required	Noted.	No change.
50		Farm shop/butcher needed of grange farm one disappears (shop local)	Noted.	No change.
62		I think that you will find that an new businesses will say that they will commit only to the legal minimum requirements.	Noted. With the Plan, the community can have greater influence.	No change.
66		As the owner of Elm Tree Gallery in the centre of the village, my one concern which would impact on my older customers would be if parking in the centre of the village was restricted - already a number of us have noticed people parking in the village centre and using public transport or lift sharing to save on parking expenses. Limited parking for non residents of say 2.5 hours could alleviate this situation. In favour of some blue badge parking in village centre.	Thank you. The Plan recommends Community Action on Pedestrian crossings and parking, which have the potential to help.	No change.
67		Proposals for new business sites must meet the same criteria as for housing i.e. (Housing Policy 2) 'are not too large to affect the landscape and key views'. This has not happened.	Issues affecting business and residential development are not always the same.	No change.
<b>Environmental policies</b>				
Clarke & Simpson	General	Notwithstanding our comments on Policy WPT15 below, the landowners otherwise agree with the overall	Noted.	No change.

		objectives and approach of the chapter in seeking to protect and enhance the environment within the Parish and ensure that any development is brought forward in a sensitive manner.		
Pigeon Investments	General	Notwithstanding our comments on Policy WPT15 below, we otherwise agree with the overall objectives and approach of the chapter in seeking to protect and enhance the environment within the Parish and ensure that any development is brought forward in a sensitive manner.	Noted.	No change.
7	WPT12	Why not try to buy the old allotments (between Rags Lane & Drinkstone Road) as a parish? We could at least find out the price. It would make a fantastic green open space/wildlife area/allotments!	Noted. An interesting suggestion.	No change.
10	WPT12	I disagree with the inclusion of the former allotments adjacent to Rags Lane in the list on page 46 of the Full Plan of local green spaces. On page 45 you explain the criteria for inclusion on this list. This area does not serve the community in anyway so doesn't meet a). It may meet 'richness of wildlife' (though nothing exceptional) in b) but nothing else in that section, so c) is the only reason for its inclusion. If you don't want to support any form of building on this site, then campaign for it to be used for something that does serve the village - e.g. back to allotments.	Disagree. The Rags Lane site is close to the community, has ecological and biodiversity significance, and is enclosed and not an extensive piece of land. It meets all the requirements in the NPPF.	No change.
13	WPT12	Should be left green	Noted.	No change.
21	WPT12	Old Stowmarket Road has a lake at proposed building sites and over the years wildlife has been teeming in nearby woods & fields. Woodpecker, bats, birds of prey & deer have all been flourishing. There is no mention in proposal of how these animals will be protected. This	Concern noted; the site may not meet all the Local Green Space requirements in the NPPF.	No change.

		area is close to the A14 & I can see this is where they will be driven to.		
33	WPT12	Development on designated local green space must not be allowed under any circumstances	That is the purpose of designation.	No change.
55	WPT12	Meadowland meadow does not appear to be used for recreational purposes and a small, short-term parking area would assist in reducing on-street parking for e.g. the dentist and Co-op shop.	Noted. A proposal would have to come from the landowner.	No change.
58	WPT12	Strongly agree.	Thank you.	No change
62	WPT12	All of the existing green spaces should be preserved sacrosanct from any future development or housing. The proviso given earlier that they should be available for development if not used for the purpose they were created is not an acceptable proviso.	Noted.	No change.
Clarke & Simpson	WPT12	The landowners agree with the draft Policy and its objective of safeguarding Local Green Space in accordance with paragraph 100 of the NPPF.	Thank you.	No change.
Pigeon Investments	WPT12	We agree with the draft Policy and its objective of safeguarding Local Green Space in accordance with paragraph 100 of the NPPF.	Thank you.	No change.
Gladman	WPT12	4.6 Policy WPT12: Local Green Space 4.6.1 The above policy seeks to designate 16 parcels of land as Local Green Space (LGS). Gladman take this opportunity to remind the Parish Council that in order to designate land as LGS, the Parish Council must ensure that it is able to demonstrate robust evidence to meet national policy requirements as required by the Framework. The Framework makes clear at paragraph 100 that the designation of LGS “should only be used where the green space is: a) In reasonably close proximity to the community it	Noted – see supporting evidence document detailing Local Green Space designations.	No change.

		<p>serves;</p> <p>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</p> <p>c) Local in character and <u>is not an extensive tract of land.</u>" emphasis added)</p> <p>4.6.2 The above is clear that in order to designate LGS all tests must be met. Whilst Gladman note that some evidence appears to have been undertaken, we consider a number of proposed LGS may constitute as 'extensive tracts of land' and the following examiner's reports are referred to for consideration:</p> <ul style="list-style-type: none"> <li>- The Sedlescombe Neighbourhood Plan Examiner's Report recommended the deletion of a LGS measuring approximately 4.5ha as it was found to be an extensive tract of land.</li> <li>- The Oakley and Deane Neighbourhood Plan Examiners Report recommended the deletion of a LGS measuring approximately 5ha and also found this area to be not local in character. Thereby failing to meet 2 of the 3 tests for LGS designation.</li> <li>- The Alrewas Neighbourhood Plan Examiner's Report identifies that both sites proposed as LGS in the neighbourhood plan to be extensive tracts of land. The Examiner in this instance recommended the deletion of the proposed LGSs which measured approximately 2.4ha and 3.7ha.</li> <li>- The Freshford and Limpley Neighbourhood Plan Examiner's Report identified that the six LGS proposed did not meet the criteria required by the Framework</li> </ul>		
--	--	--	--	--

		<p>either collectively or individually. Indeed, the Examiner identified that the combination of sites comprised of an extensive tract of land. The Examiner also considered that the protection of fields to ‘prevent agglomeration between the settlement areas...is not the purpose of Local Green Space designation’.</p> <ul style="list-style-type: none"> <li>- The Eastington Neighbourhood Plan Examiner’s Report recommended the deletion of three LGS (16ha and 2ha) considered to be extensive tracts of land. The third proposed LGS was deleted due to the lack of evidence demonstrating its importance and significance to the local community.</li> <li>- The Tattenhill and Rangemore Neighbourhood Plan Examiner’s Report recommended the deletion of 2 LGS comprising of 4.3ha and 9.4ha.</li> <li>- The Norley Examiner’s Report identified a total of 13 parcels of land to be designated as LGS. The Examiner recommended at §4.98 that the ‘identification of these extensive tracts of agricultural land was contrary to NPPF policy’ and recommended that the policy should be deleted. The proposed LGS measured in the range of 1ha – 4.3ha.</li> <li>- The Malpas and Overton Neighbourhood Plan Examiner’s Report recommended the deletion of policy LC4 which included a total 42 LGS. The Examiner identified that ‘a number of identified sites do not meet one or all of these requirements.’ With regard to the third criteria the Examiner recommended that sites 16, 17 and 40 be deleted as they are ‘relatively extensive tracts of countryside’. The size of these sites ranged from 3.4ha – 16ha. In this instance, the Examiner also highlighted the importance of contacting landowners at</li> </ul>		
--	--	---	--	--

		an early stage about proposals to designate land as LGS. The Examiner was unable to identify any evidence of a targeted consultation with landowners.		
18	WPT13	Better recreation areas/facilities needed, child play area is totally inadequate for number of children in the village.	Refurbishment of children's play facilities on the Playing Field is already under way.	No change.
33	WPT13	Development on sports and playing fields must not be allowed, whether in current use or not. It will be needed sometime in the future.	Policy WPT13 has to align with national policy in this respect.	No change.
37	WPT13	I don't think any development should be allowed that reduces the size of recreational areas - so I cant see any benefit to bullet point 3. 'the development will improve the recreational facilities....benefits clearly outweigh the loss'.	Policy WPT13 has to align with national policy in this respect.	No change.
61	WPT13	Agree with the points made but in addition - There is no mention of improved sports and recreation facilities in line with the 250 additional houses. There should be at a minimum a playground within one of the new development areas to accommodate the additional family usage.	Noted. Requirements already exist for the provision of recreation space, dependent on the size of a development.	No change.
62	WPT13	The proviso mentioned above is particularly necessary in this case. Even useless spaces should be preserved.	Policy WPT13 has to align with national policy in this respect.	No change.
Mid Suffolk District Council	WPT13	First bullet point – replace “or” with “and”.	Agree; amended accordingly.	or replaced by and in the first bullet point.
Clarke & Simpson	WPT13	The landowners agree with the objectives of the draft policy and consider that it provides an appropriate balance in seeking to protect existing playing fields whilst incorporating appropriate criteria under which development could be supported where either they are	Noted.	No change.

		no longer required or alternative replacement facilities of a higher standard can be provided.		
Pigeon Investments	WPT13	Pigeon support the policy in principle. With respect to the Woolpit school playing fields this policy should not preclude the opportunity provided by new development for the school to re-plan the layout of their site provided sufficient land is retained for the purposes of sports and recreation. This would be in accordance with paragraph 97 of the Framework (2019).	Noted.	No change.
4	WPT14	The only real area of special quality in the area is Lady's Well which is almost inaccessible from the village due to the lack of footpaths and the need to cross the main road on a blind bend.	Noted.	No change.
11	WPT14	Areas of special landscape quality should remain exactly that and not be considered for development. We chose to live in a rural location and wish it to remain so.	Noted.	No change.
13	WPT14	Keep them	Noted.	No change.
33	WPT14	Development must not be allowed on these sites. We must not allow ourselves to be tricked by developers claiming landscaping will enhance an area of special landscape quality.	Noted.	No change.
37	WPT14	I would question whether any development would/could enhance an area of special landscape quality.	Noted.	No change.
58	WPT14	Strongly agree.	Thank you.	No change.
Clarke & Simpson	WPT14	The landowners support this policy. Given the evidence undertaken to support this draft policy, the principle to direct development away from these sensitive areas is logical and in accordance with Section 15 of the NPPF.	Thank you.	No change.
Pigeon	WPT14	Given the evidence undertaken to support this draft	Thank you.	No change.

Investments		policy, the principle to direct development away from these sensitive areas is logical and in accordance with Section 15 of the NPPF. Pigeon therefore agree with this policy.		
Drinkstone Parish Council	WPT14	Support the designation of Areas of Special Landscape Quality; the proposed area ties in very well with the Area of Local Landscape Sensitivity we are proposing to designate in the Black Bourn Valley and Drinkstone Mills under the Drinkstone Neighbourhood Plan. This latter proposal received a high level of support at the “Drop In” event we held at Drinkstone Village Hall on 16 <sup>th</sup> February 2019.	Thank you, and your proposed designation noted.	No change.
Gladman	WPT14	4.7 Policy WPT14: Areas of Special Landscape Quality 4.7.1 In addition to the comments already raised regarding landscape, Gladman note that the above policy states development will only be permitted where development provides mitigation over and above what is required. Gladman consider that this element of the policy is onerous as developers are only required to mitigate the adverse impacts arising from development and are not required to provide mitigation ‘over and above’ what is required. Gladman recommend that this element of the policy is deleted.	Accepted.	<i>over and above any proposed mitigation of impacts</i> deleted from WPT14.
22	WPT14/15	Pre General comment: difficult to see why key views across fields of Street Farm are not also Land of Special Landscape Quality. Your picture shows a landscape view across here toward ELMSWELL church.	See the assessment of this area in the Landscape Appraisal.	No change.
2	WPT15	Why has the field adjacent to White Elm Road not been designated "area of special landscape quality" as it has two key views	See the assessment of this area in the Landscape Appraisal.	No change.
4	WPT15	Views are immaterial, the main feature of the Woolpit	Noted.	No change.

		landscape is the Church Spire.		
13	WPT15	Keep them	Noted.	No change.
33	WPT15	Development must not be allowed in the settlement gaps and where they obstruct Key Views, these must be preserved for us and future generations to enjoy.	Noted.	No change.
34	WPT15	Provided transport to and from the sites does not overload and harm the already congested Heath Road with its heavy volume of traffic.	The Community Action on Traffic notes concern about Heath Road.	No change.
42	WPT15	I think it would be a good idea to identify one or more settlement gaps, preferably including what is currently there between Woolpit and Elmswell. I think its important to retain both villages identities and prevent their merging.	Noted.	No change.
43	WPT15	Views of the church should be uninterrupted from all areas around the village.	Noted.	No change.
61	WPT15	The area SS0670 is not covered within the paragraphs raised as it does not lend itself to separation of the settlements. There are clear objections of key views from several sides on the boundary of this speculative area and this should also be determined as an area of Special Landscape Quality in order to make sure it is preserved in the short to mid-term and does not form part of this current development planning. Without closing this off, you are leaving the door open to potential development that is not needed.	See the assessment of this area in the Landscape Appraisal.	No change.
Mid Suffolk District Council	WPT15	(See also comment under WPT2). Boundary shown on Policies Map and relevant Inset Maps is incomplete – needs to be drawn on the east side of Green Road and to the south of the A14.  Also include notation for settlement gaps on Map Key.	Agree.	Boundary drawn in on policies maps.

Clarke & Simpson	WPT15	<p>This policy comprises two parts. Those areas identified on the policies map as a key view and those included within a settlement gap. The policy has been worded so that in order to preserve key views and the distinctive identities of the settlements, there should be no encroachment into the settlement gaps unless specific criteria are met.</p> <p>The wording of this policy sets a higher policy threshold for settlement gaps, which are locally identified designations, than it does for Policy WPT14, which concerns Areas of Special Landscape Character, and which have been informed by national guidance. This approach is inconsistent with the Planning Policy Guidance which sets out that policies contained within Neighbourhood Plans <i>'should be concise, precise and supported by appropriate evidence'</i>.</p> <p>It is unclear how the key views were designated. According to the Key View's Survey Analysis, residents were shown 12 key views and asked to prioritise them on the basis of which they considered necessary to be protected from future development. 73 people responded to the survey of a population of 1,995 (2011 Census). That is a response rate of 3.7%. Furthermore, none of the 12 views were discounted, even those scoring below a mean score of 3. Given the timing of the key views survey, the Landscape Appraisal by Alison Farmer does not refer to these.</p> <p>Reviewing Section 6 of the Landscape Appraisal by Alison Farmer, it sets out that eleven peripheral areas were assessed for their ability to accommodate development. For land adjacent to the Brickworks</p>	<p>Disagree. Provided that the separation of the settlements is maintained – and therefore the integrity of the settlement gaps, we believe that the landscape quality will be preserved (or enhanced) and key views safeguarded for future generations. Correspondingly, the character and setting of the settlements, which helps to give them their separate and distinct identities, depends to a considerable degree on the surrounding landscape and views. The two aspects are inseparable parts of a whole.</p>	No change.
------------------	-------	---	---	------------

		<p>Business Park, this is Area 9. It is within the settlement gap between Woolpit and Woolpit Heath. According to the Landscape Appraisal, this area can accommodate a mixture of commercial/employment and residential development with a strong landscape structure that relates to the edge of Woolpit.</p> <p>The settlement gap between Woolpit and Woolpit Heath is extensive and the Landscape Appraisal considers that there is scope for a proportionate amount of new development to be accommodated on the eastern edge of the village, whilst maintaining a significant gap between the two settlements.</p> <p>Development in this area would mean less impact on Areas of Special Landscape Quality than other possible sites such as SS0673 and SS783.</p> <p>The Settlement Gap boundary is also drawn too tightly to Woolpit to allow any form of development within Area 9 despite the findings of the Landscape Appraisal and conversely should be drawn more tightly around Woolpit Heath since a significant gap is shown between the defined north western extent of the settlement and the south eastern extent of the area defined as forming the settlement gap.</p> <p>As written, the draft wording of the policy is ambiguous and would be difficult to apply consistently and with confidence by the decision maker. Nonetheless, it could potentially be interpreted in a manner which is more restrictive towards development than development within Areas of Special Landscape Quality which would not reflect the comparatively lesser significance of this</p>		
--	--	---	--	--

		designation. Changes to the wording of the Policy and the extent of the Settlement Gaps shown on the Policies Maps are therefore required prior to the Plan being submitted for examination in order to ensure that they are it is less restrictive towards proportionate development on the edge of the settlement where appropriate physical and visual separation is maintained.		
Drinkstone Parish Council	WPT15	<p>Important to protect Bishop Karney Green from development and avoid further southward extension of Woolpit Business Park into the Black Bourn valley. Particularly welcome the need to protect the importance of views towards Drinkstone Mills and protecting the landscape setting of the Conservation Area.</p> <p>Views from Drinkstone Road north towards the Business Park are already severely compromised by both new development on the skyline and light pollution. We would like to work with Woolpit Parish Council and the landowner to:</p> <ol style="list-style-type: none"> <li>1. Agree and implement a landscaping scheme that creates a new tree belt along the southern boundary of the Business Park to screen views from Drinkstone Road and public footpaths 2,3 &amp; 18.</li> <li>2. Replacing the existing lighting installations with low spillage lights that do not compromise Drinkstone's Dark Skies, which have been identified as a highly valued important environmental quality in our recent Neighbourhood Plan consultation.</li> </ol>	<p>Agree.</p> <p>A matter for Drinkstone Parish Council to take up with Woolpit Parish Council and the landowner.</p>	No change.
Gladman	WPT15	<p>4.8 Policy WTP15: Settlement gaps and key views</p> <p>4.8.1 Gladman reiterate the comments made in</p>	This question addressed	No change.

		response to WTP2. Furthermore, it is noted that the defined key views will be protected from development. This policy must allow a decision maker to come to a view as to whether particular locations contain physical attributes that would 'take it out of the ordinary' rather than seeking to implement a blanket approach to protect areas which may not have any landscape significance. An area's pleasant sense of openness to the open countryside cannot on its own amount to a land which should be protected. It is concerning that the emphasis of this element of the policy is very much on the 'protection' of key views rather than seeking to integrate sustainable development opportunities within the existing landscape within the neighbourhood area.	in the response to another comment.	
3	WPT16	Should not be a "recommendation" as it would never happen	Disagree.	No change.
4	WPT16	As a keen cyclist I feel that cycle ways are irrelevant. We have many quiet roads and byways in the area that are a joy to cycle on. Cyclists tend to travel much larger distances than the confines of a small village. Woolpit does have a need for more footpaths in the open countryside.	Thank you. The Neighbourhood Plan has to respond to the needs of all cyclists including occasional users and children.	No change.
13	WPT16	Keep them	Noted.	No change.
14	WPT16	Rags lane is not fit for purpose, there is no footpath, cycling is difficult it is part of cycle route 51. It has been constantly dug up and repaired over the past 30 years. Can we look to the present cycle paths before we consider new ones.	Noted.	No change.
18	WPT16	Need to encourage more pathways, but maintains so that you can actually use them with a buggy or wheelchair. Crossing areas required at key junctions to	Regular maintenance is recommended as a Community Action on	No change.

		increase child safety.	Pavements and footpaths.	
22	WPT16	Footpaths & cycle ways which end abruptly at a busy junction or roundabout are a waste of time and 1/2way to Elmswell is not a great help.	Agreed and noted. See the recommended Community Action on a Cycle path to Elmswell.	No change.
27	WPT16	A new and easily definable path and cycleway between Woolpit and Elmswell station, Borley Green and Stowmarket, Drinkstone and Bury St Edmunds, Rattlesden	Noted.	No change.
28	WPT16	Build footpaths and cycle ways before houses.	Funding through CIL may be needed to build footpaths and cycleways.	No change.
43	WPT16	Cycle ways should be implemented early on.	Noted.	No change.
47	WPT16	We need more footpaths, but cycleways create different problems requiring larger space and have safety issues. Further development for both would be welcome.	Noted.	No change.
56	WPT16	I would fully support the need for more footpaths and cycleways for both transport and recreational purposes.	Thank you.	No change.
61	WPT16	Better footpath/cycle access to Elmswell from Woolpit is needed. Propose to review a footbridge from the Brickworks at Old Stowmarket Road to Kiln Lane over the A14.	The Plan includes a Community Action on a Cycle path to Elmswell.	No change.
Clarke & Simpson	WPT16	The connection of footpaths and cycleways is an important means of accessing the wider countryside and this draft policy supports the sustainability objectives set out within the draft Neighbourhood Plan.  The proposed scheme put forward with these comments as shown on the attached plan has the ability to extend	Noted.	No change.

		the existing Public Right of Way network on the eastern side of Woolpit and improve access into the wider countryside in accordance with the Policy.		
Pigeon Investments	WPT16	Paragraph 97 of the NPPF (2019) identifies that <i>'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.'</i>  Therefore, in order to further enhance footpath provision in and around Woolpit, the policy should be re-worded to require larger proposals to provide linked or extended routes to existing <i>or proposed</i> footpaths and cycleways. The proposed allocation sites WPT3 and WPT5 would comply with this requirement.	Disagree. The NPPF makes no reference to proposed footpaths and cycleways. The Plan cannot foresee additions to the Public Rights of Way.	No change.
Drinkstone Parish Council	WPT16	Objectives SO1 and SO2 cut across several policy categories. It would be useful for Woolpit and Drinkstone to look together at improving footpath access between the two settlements, given the narrow, unlit road linking the two. See our response on community actions for a justification of this.	A helpful suggestion, but not possible to include as a Community Action until a proposal is drawn more precisely.	No change.
18	WPT17	Agree to charging points but the %ge seems high when you consider how little parking we have.	Thank you. Future demand is hard to predict. 20% is a reasonable expectation.	No change.
27	WPT17	Only where there is a need for long term parking. i.e. offices, work places	Noted.	No change.
34	WPT17	Where will they be?	The Community Action on Parking could investigate this point.	No change.

58	WPT17	Important for environmental reasons for our future generations that provision of EV Charging facilities prioritised thereby encouraging the move towards EV vehicles. This inadequacy exists throughout Suffolk and Woolpit should be a beacon.	Thank you – noted.	No change.
Pigeon Investments	WPT17	This policy recognises the need for new development to make provision for electric vehicles. Pigeon support the principle of this policy.  However, the Parish Council should recognise that where car parking spaces are provided for public use, such as the extended Health Centre car park, there are implications as to the on-going management and maintenance of such infrastructure on a public service such as the Medical Practice.	Thank you – noted.	No change.
Gladman	WPT17	4.9 Policy WPT17: Public charging points for electric vehicles 4.9.1 Gladman acknowledge the need to accommodate private vehicles in new development proposals, however, we would question the requirement for electric vehicle charging infrastructure for 20% of all car parking spaces used by the general public. Before any such policy is pursued, the Parish Council will need to engage with the main energy suppliers to determine network capacity to accommodate this form of infrastructure. If charging demand became excessive there may be constraints to increasing electric loading in the area because of the limited size and capacity of existing cables and new sub-station infrastructure may be necessary. The cost of such infrastructure may adverse impact the deliverability and viability of development proposals and thus have an impact on the	Disagree. Speculation about the limits of electricity generation is not within the scope of the Plan. National Grid have been consulted at the Pre-Submission Consultation stage and did not raise any concerns regarding network capacity.	No change.

		delivery of sustainable development. It is therefore recommended that flexibility be built into the Plan to ensure that this policy does not result in an approach which is prescriptive and could result in rendering a development proposal unviable. Gladman therefore recommend that the requirement for electric charging facilities is deleted and modified as follows: “Development proposals which include electric charging facilities for electric vehicles will be supported.”.		
8		To decrease usage of cars, footpaths are incredibly important. At the Heath the footpath to the village only starts outside of the Heath area! There are no footpaths at the Heath at all. Bearing in mind we are now to have a major development of housing outside our settlement boundary, with no thought given to improve/install pathways to the village this plan must be implemented ASAP.	Thank you. The Community Action on Footpaths could investigate this point.	No change.
17		Wildlife street lighting to be turned off plus amount for the owls, sparrows need old buildings and hedges.	Noted.	No change.
17		Gaps between villages Woolpit to Elmswell	Noted.	No change.
17		Solar panels on all new houses being built.	Noted.	No change.
22		As at WPT 3/4/5: Great care should be taken in releasing whole currently active farms. Need to maintain ability to produce own crops. Various references to High Quality Landscaping. Who maintains these areas? Should be specified. Currently most neglected hedges and verges around Woolpit make it impossible to walk out of the village. The road on my 'estate' has had no treatment in 25 years.	Noted. Retaining high quality farm land is an important consideration. The Community Action on Footpaths recommends a regular maintenance scheme.	No change.
26		Would be great if all the aims are met.	Indeed.	No change.
35		Every effort to save the centre and surrounding	Noted.	No change.

		countryside as outlined in the plan is required in the face of latest developers aims. Giving land to the school at the cost of 200 houses on designated settlement gap spoiling a view appears to be the latest strategy.		
38		The Street needs to become one-way to reduce the current congestion which occurs daily during to and from work journeys and at lunchtime.	Noted. The practicality of one-way working is a matter for SCC Highways.	No change.
39		General agreement and once again the pressure from above for greater expansion is not healthy for any of us who merely wish to live lives free from the uncertainties of modern commercial pressures.	Thank you. Noted.	No change.
41		The key views of Elmswell Church must be protected. The proposed Woolpit North development of 300 homes must be resisted.	The Plan does not allocate land on that site.	No change.
42		I think more consideration is needed in protecting wildlife within Woolpit. Streetlights to be kept to a minimum and either turned off for 6 hours at night or PIR activated. All lighting on all streets and houses to prevent spillage over 90°. Hedgehog highways (small gaps in fences) to mandatory on all new developments and whenever fences are replaced or repaired.	Thoughtful suggestions which the Parish Council might consider.	No change.
50		Charging point needed for electric vehicles - at petrol station on outskirts	Noted.	No change.
66		With an increased population across all age groups it would be ideal if public lavatories could be provided with access from 10am -5pm (4pm in winter months). I am always redirecting people to the Church when the Institute is closed.	Noted.	No change.
67		We are puzzled as to why the area between Bury Road and the A14 is not deemed to be of SLQ.	See the assessment of this area in the	No change.

			Landscape Appraisal.	
<b>Design policies</b>				
22	7.1.1	It is my opinion that there seems to be a leaning toward 'special' rules for 'affordable homes' and occupants. Surely the general rules for issuing these properties are documented elsewhere.	Noted.	No change.
22	7.1.2	Note: nuisance to nearby residents should include neglecting to clear rubbish.	Noted.	No change.
42	7.1.5	Why not insist that all roofs have solar panels on new developments?	Not enforceable unless government policy changes.	No change.
27	7.1.6	Solar panels should be compulsory on all new developments that should have a south facing roof. (The recent planning application for South & North Old Stowmarket Road showed a very few fitted this requirement).	Not enforceable unless government policy changes.	No change.
Mid Suffolk District Council	General	<p>7.1.2 Line 10 should ideally refer to historic buildings as well as just the Conservation Area.</p> <p>7.1.6 This section is unusually specific. It may be better if this is kept more general, unless comparable detail is also provided regarding other physical historic features of buildings/ the Conservation Area that should be protected. The statement that "The roof of a rural building should be darker than the wall in order to help make a building appear smaller in scale, with darker materials for the roof unless using a natural clay pan or plain tile," is very specific and is not something that our Heritage Team particularly advocates. Therefore it is felt that this should be removed.</p>	<p>Agree.</p> <p>Agree.</p>	<p>Sentence altered to: <i>Adverse impacts on historic buildings, the Conservation Area, and their setting are to be avoided at all cost.</i></p> <p>Sentence deleted: <i>The roof of a rural building should be darker than the wall in order to help make the building appear smaller in scale, with darker materials for the roof unless using a natural clay pan or plain tile.</i></p>

Clarke & Simpson	General & WPT18	<p>The landowners generally support the approach in Chapter 7 subject to specific comments on Policies WPT18 and 19 as set out below.</p> <p>The landowners generally agree with the Policy and the general intention to ensure new development is well-designed and contributes positively to Woolpit and its character. This is supported by Chapter 12 of the NPPF which is clear that good design is a key aspect of sustainable development and creates better places in which to live and work and helps make development acceptable to communities.</p> <p>However, the landowners would question whether a number of the specific requirements of the policy are strictly necessary given that the requirements of this draft policy are contained in best practice design guidance. Furthermore, the requirement for site allocations to provide a landscape strategy containing a biodiversity assessment, visualisations of proposed landscaping a management of open space and woodland areas is a validation requirement for planning applications of this size by the Local Planning Authority.</p>	<p>Thank you.</p> <p>See response to MSDC comment on WPT18 below.</p>	<p>Amendments in response to MSDC comment on WPT18.</p>
Pigeon Investments	General	<p>Pigeon generally support the approach in Chapter 7 subject to specific comments on Policies WPT18 and 19 as set out below.</p>	<p>Thank you.</p>	<p>No change.</p>
61	WPT18/19	<p>We don't see how it's possible that developments cannot create a nuisance to neighbouring properties. There will be noise, increased traffic and visual impairment from developments so the comments made are not practicably realisable.</p>	<p>Noted.</p>	<p>No change.</p>
Mid Suffolk District Council	WPT18	<p>Space standards:</p> <ul style="list-style-type: none"> <li>• delete "whether or not that standard has been adopted by the local planning authority".</li> </ul> <p>Location,</p> <ul style="list-style-type: none"> <li>• third bullet point: Replace "impact" with "harm". This</li> </ul>	<p>Agree.</p> <p>Agree.</p>	<p>That clause is deleted.</p> <p>Bullet point amended to:</p>

		<p>should refer to setting of historic buildings as well as the Conservation Area again.</p> <p>Roofscape:</p> <ul style="list-style-type: none"> <li>• “satellite dishes and aerials” are not controlled unless an Article 4 direction has been made.</li> <li>• It is stated that satellite dishes etc. will be supported where they do not harm the Conservation Area and the setting of nearby listed buildings but does not cover proposals for listed buildings themselves. This should be reworded to significance of historic buildings (listed and otherwise) including through impact on their setting.</li> </ul>	Agree.	<p><i>no harm to historic buildings, the Conservation Area, or their setting;</i></p> <p><i>satellite dishes and aerials is deleted, and second bullet point amended to: the character or appearance of historic buildings and the Conservation Area, including through impact on their setting;</i></p>
Pigeon Investments	WPT18	<p>Chapter 12 of the Framework (2019) is clear that <i>‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’</i>.</p> <p>Pigeon generally support this policy but note that where a site already benefits from outline planning permission such as WPT3, the reserved matters application should not be subject to the three documents outlined under ‘Green Space and Landscaping.’ This is because through the granting of planning permission, matters relating to ecology, management of the open spaces/woodland and visual impact have been considered and deemed to be in accordance with the adopted Development Plan.</p> <p>Clearly, where a Reserved Matters application relates to landscaping matters, a landscaping strategy will be submitted to the Local Planning Authority with the application in accordance with their validation list at the time of making the application.</p>	Noted.	No change.
Gladman	WPT18	4.10 Policy WPT18: Design	See response to MSDC	Amendments in response

		<p>4.10.1 Gladman reiterate the comments made in response to Policy WPT6 in relation to space standards. It is not appropriate for the neighbourhood plan to seek to implement the Nationally Described Space Standards (NDSS) as was made clear in the WMS2015. Such standards, can only be introduced by the local planning authority and reference to NDSS should therefore be deleted from the WNP.</p> <p>4.10.2 Furthermore, the policy requires all development to follow the Management and Development Guidelines contained in the Landscape Appraisal. This is not appropriate as the landscape appraisal merely provides guidelines for developers to consider and should therefore not be required to be strictly adhered to. Accordingly, it is recommended that this element of the policy is modified so that development proposals are encouraged to take account the advice contained in the Management and Development Guidelines document.</p>	comment on WPT18 above.	to MSDC comment on WPT18.
14	WPT19	Cannot comment nothing in Policy booklet regarding WPT18 or 19, only goes up to 16.	Noted. Some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.
37	WPT19	The specialist landscape consultant talked about "softening the edges of new developments with hedges/trees" - perhaps this could be included in the design of all developments not just the large ones.	Noted.	No change.
42	WPT19	Developments of all sizes should have different/varied finishes to the external walls and roofs from one building to the rather than "plonking done the same boxes next to each other"	Noted.	No change.

Mid Suffolk District Council	WPT19	<p>Say “<i>shall address climate change</i>” not “<i>should</i>”</p> <p>Last sentence not compliant with NPPF which only encourages developers to consult rather than require them. This does not therefore meet a basic condition and is likely to be deleted by an Examiner if it is retained.</p> <p>Under point 2, reference should still be made to preserving the setting of the Conservation Area and the setting of any listed buildings outside the Conservation Area. Developments outside the Conservation Area may still impact its character and appearance. Therefore, ideally, the distinction between inside and outside the Conservation Area in this policy should be removed.</p>	<p>Agree.</p> <p>Agree. First paragraph and first two bullet points amended as shown here.</p>	<p>Last paragraph altered to: <i>Proposals shall address climate change through sustainable design, adaptation and mitigation. Proposers of major developments (over 10 houses) are encouraged to consult with the Parish Council and the community.</i></p> <p><i>All development proposals including industrial units will be expected to preserve and enhance Woolpit's unique character, including the setting of the Conservation Area and that of listed buildings outside the Conservation Area:</i></p> <ul style="list-style-type: none"> <li>• <i>Woolpit's architectural heritage should be recognised and taken into account in the choice of materials, height, scale, spacing, layout, orientation and design.</i></li> <li>• <i>Development should</i></li> </ul>
------------------------------	-------	--	--	--

				<i>contribute to the street scene so that choice of materials is sympathetic to the surrounding properties and height and scale is in keeping with the neighbouring buildings.</i>
Clarke & Simpson	WPT19	<p>Paragraph 7.2.4 sets out that <i>'all major development proposals should be accompanied by a Townscape Impact Assessment, a Landscape Visual Impact Statement and where heritage assets are affected, a Heritage Statement.'</i></p> <p>It is considered that a blanket approach to all major applications is not reasonable. The information to support a planning application should be proportionate and relevant to the specific site constraints and designations. In addition to being specified on an up-to-date local list published on the local planning authority's website, the Planning Practice Guidance states that information requested with a particular planning application must be:</p> <ul style="list-style-type: none"> <li>• reasonable having regard, in particular, to the nature and scale of the proposed development; and</li> <li>• about a matter which it is reasonable to think will be a material consideration in the determination of the application.</li> </ul> <p>The definition of a major development covers anything from 10 houses or more and 1,000 sqm or more of gross floorspace. As such, there is a significant difference of scale between these developments. It is suggested that the Parish Council review the MSDC validation list, which was last updated in 2017 and review what is reasonable information to request with an application, giving consideration to the</p>	Agree.	Amended by inserting "where appropriate" after "accompanied".

		<p>specific scale and nature of the proposal.</p> <p>With respect to the formal wording of the draft policy, this is supported and is consistent with local and national planning policy on this matter.</p>		
Pigeon Investments	WPT19	<p>Pigeon generally support this policy but note that in respect of the final bullet point, there needs to be recognition that the delivery of some infrastructure such as off-site highway works to enable safe access to key services is not in the control of the developer but is dependent on the District and County Councils or other infrastructure providers, who would deliver these pieces of infrastructure.</p> <p>An amendment to the wording of this bullet point is required to acknowledge that collaborative relationship for delivering infrastructure.</p>	Agree.	<p>Bullet amended to:</p> <p><i>When designing the layout of housing development schemes developers should ensure, in collaboration with other responsible providers, that the necessary infrastructure is in place to provide easy integration into the village and safe access to key services.</i></p>
3		New developments must have space for 2 vehicles and wheelie bins	Noted.	No change.
8		It would be great if all new developments have roadway widths large enough for emergency vehicles & refuse collectors access. Including a factor that cars park on roadways even when spaces/garages are included on the plans. Look at any modern estate & you will see access issues at busy times. Cars end up half parked on footpaths/roads.	Noted.	No change.
9		WPT18/19 where is this?	Noted. Some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.
13		I would like help, if the maps gave streets & was in larger print.	Noted. A large print version of the Plan was	No change.

			provided at the consultation event, and enlarged maps were displayed.	
13		Noted settlement plan OK, but what about where the sites are?	Allocated sites are marked on the Policies Maps.	No change.
13		I cannot believe the powers that be want to destroy our village life? Its present and historic past too.	Noted.	No change.
15		I fear gardens for new houses are too small and we must face the fact that to be economically viable people do need cars	Noted.	No change.
19		Existing listed building housing stock must allow improvement in the quality of the buildings to allow better efficiency and renewable power generation.	Noted.	No change.
21		Cannot comment - not in leaflet	Noted. Some numbering in the summary leaflet was different from the Plan document owing to the latter being revised more recently.	No change.
30		I could not find chapter 7	See above.	No change.
33		I agree with the Design Policies map. The key view from Woolpit Nursery towards the village must not be spoiled and obstructed by development on former Glebe land beside Lady's Well.	Thank you.	No change.
34		<u>Again</u> provided <u>no</u> detrimental effect to existing traffic issues.	Noted.	No change.
39		Agreement in general of the aims expressed.	Thank you.	No change.
51		Where is chapter 7?	See above.	No change.
62		By and large, most of the conditions set out are too vague to be of any real use.	Noted, but disagree.	No change.

Community Actions				
9		Where is this?	Community Actions are in the dark green boxes with white text.	No change.
11		We are unsure of what the community action plan is but would be more than willing to make comments once seen. Where would we find this?	See above.	No change.
13		How big are green spaces? Size of an average garden? I have witnessed this green space before, not very big? Does this mean Green Belt or parks.	Size of the Local Green Space to be designated varies between less than 0.1 hectares and 1.8 hectares.	No change.
13		I am only interested in Keeping Woolpit a village, a green one too! Not an offset of Bury St Edmunds. I would also like to know where are all the people who need houses coming from? Years ago 6,7,8 children per family. Now only 1-3 children hence my question on Woolpit. Wood too is under threat, we need trees to exist.	Noted.	No change.
13		I do hope the council take in THESE FEARS Not form me in my lifetime but for future generations. Please answer my plea, thank you.	The Plan is intended to give the local community a greater say in planning matters.	No change.
18		Appreciate education & health facilities decided elsewhere but they are resources which are already stretched on their current sites and cause traffic and road safety issues.	Noted.	No change.
19		We need two one way traffic systems: 1) to create a loop around the school and health centre taking traffic off Heath Road in one direction received by a new road to the North.	The Plan attempts to address traffic problems and local housing need.	No change.

		to create a loop from A14 J47 through the historic centre and back to J47 on a new road from Bury Road		
21		There need to be more bungalows or a site for sheltered housing for the elderly. Currently all agreed planning applications do not cater for this. They seem to cram as many houses in for profit. Each property needs a driveway to cater for 2 vehicles. Housing estates in dead end roads is ridiculous as will cause strain on highways. Extended car park for doctors surgery will not be enough for intended proposals, extension to school which is already at capacity will not alleviate problem.	Noted.	No change.
24		We need in Woolpit much more car parking space. The car park could easily be extended.	Noted. The Village Hall Playing Field is a recreation area protected by trust.	No change.
26		Anything I have thought of has already been covered in this document.	Possibly not, but thank you!	No change.
30		I could not find any material in the plan on this subject. The village much appreciates the daily efforts of Val to clear litter from the centre of the village - we could expand this. We need an imaginative proposal for the old allotments site - a few sheltered houses on a tree park for families with young children.	Thank you.	No change.
39		We cannot foresee that there will be sufficient thought and finance to achieve all the aims of these development plans.	Noted.	No change.
40		Improvement to broadband is needed badly	Noted.	No change.
49		Sorry I confess to not understanding this question.	Noted.	No change.
55		SO2 I agree that the speed limit should be reduced in the conservation area to 20mph. To avoid frustration	Thank you.	No change.

		for drivers I think this limit should only include the roads from junctions with Heath Road/Elmswell Road with Church Street and Drinkstone Road with Green Road to the junction with Briar Hill. Also included should be Mill Lane, Rectory Road, Rags Lane and Masons Lane.		
67		A cycle link between Elmswell and Woolpit must be built as a matter of urgency - this has been discussed for many years and is now long overdue.	Agree.	No change.
Drinkstone Parish Council		<p>Drinkstone Parish Council wishes to work with Woolpit Parish Council to press The Highways Agency to carry out surface noise reduction treatments on the A14. This is an important issue that has been raised under the Drinkstone Neighbourhood Plan preparation process.</p> <p>Community Action - congestion and parking Development is being encouraged in Drinkstone, after a gap of 10 years. The rationale for this development is based partly on the assertion that housing development in Drinkstone will support the vitality of services and amenities in Woolpit, our nearest core village.</p> <p>Such development will inevitably lead to increased traffic into Woolpit from Drinkstone, given that there is no public transport link, and the distance of 2.5 miles over the fields, or along narrow unlit roads with no pavements, makes it inevitable that most people will access Woolpit by car, further exacerbating the current congestion and parking problems in the village centre.</p> <p>Woolpit's parking and congestion problem is Drinkstone's problem too. Again, once our Neighbourhood Plan is in place, it will be useful to explore ways of mitigating the problem, possibly by</p>	Woolpit Neighbourhood Plan and Woolpit Parish Council would welcome discussions with our counterparts in Drinkstone.	No change.

		looking at improved pedestrian links and lobbying for improved public transport.		
--	--	--	--	--

Respondent	Policy	Summary of Comment	Response	Change
Suffolk County Council		<p><b>Pre-Submission version of the Woolpit Neighbourhood Plan</b></p> <p>Thank you for consulting Suffolk County Council (SCC) on the Pre-submission version of the Woolpit Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> <li>- Archaeology</li> <li>- Education</li> <li>- Fire and Rescue</li> <li>- Flooding</li> <li>- Health and Wellbeing</li> <li>- Libraries</li> <li>- Minerals and Waste</li> <li>- Natural Environment</li> <li>- Public Rights of Way</li> <li>- Transport</li> </ul> <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p><u>Archaeology</u></p> <p>In paragraph 2.2.5 the plan provides some background to the archaeological potential within the parish, which is welcome. It would be helpful if the plan included reference to the SCC Archaeological Service (SCCAS) and that development should consult SCCAS as early as possible in the planning process.</p>	Agree (NB now paragraph 2.1.5)	Added: <i>Suffolk County Council's Archaeological Service's Historic Environment Record provides details of finds, and the Service</i>

		<p>Further archaeological information can found viewed at <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a>, where archaeological records in the county can be searched by parish.</p> <p><i>WPT3 and WPT4</i> As these sites are already in the development management process archaeological evaluations have taken place or are under way.</p> <p><i>WPT5</i> SCC will require post consent evaluation trenching on this site through planning condition.</p> <p><u>Education</u></p> <p><i>Early Years</i> Early years provision in Woolpit is co-located with the primary school. The plan growth that does not already have planning permission will be expected to generate need for eight children. On this basis SCC would request a Community Infrastructure Levy (CIL) contribution in order to provide these places.</p> <p><i>Primary Education</i> The local primary school, Woolpit Primary Academy has a total capacity of 210 places, however for place planning purposes SCC uses the 95% capacity of the school as the threshold for collecting planning contributions; this capacity is 200 places. When taking into account permitted but not completed development it is currently expected that there will be a deficit of 13 places at the school 2022/2023. When the proposed allocations within the Neighbourhood Plan are included, this deficit increases to 22 primary school places in 2022/2023.</p> <p>Due to the level of proposed development in Woolpit</p>	<p>Agree. A footnote has been added to the supporting text at paragraph 4.5.2.</p> <p>A bullet point has been added to WPT5.</p>	<p><i>should be consulted at the earliest possible stages of preparing a planning application.</i></p> <p>• <i>Land to enable the expansion of Woolpit Primary school to 420 pupils, with access for pedestrians and deliveries direct through the development.</i></p>
--	--	--	--	---

		<p>there are a number of scenarios that SCC, as the education authority, has been factoring in when responding to planning applications. This includes drafting flexibility when securing financial contributions so that they can be used towards either a new primary school serving the village, or towards expansion of the existing primary school.</p> <p>There are currently two planning applications in Woolpit pending decision: Land off Bury Road, North of The Street and East of White Elm Road for 300 dwellings; and Land North of Old Stowmarket Road for 79 dwellings is awaiting an appeal decision. There is also the prospect that an appeal will be submitted for the 45 dwellings on the Land South of Rags Lane application which was refused in February 2019. SCC has sought financial contributions and land for a new primary school at Land off Bury Road as it is understood there is likely to be further phases of development on this site therefore the potential total cumulative growth in Woolpit could not be accommodated at the current primary school, even if it is expanded. However, should this site not be granted permission, SCC will need land to expand the existing primary school. SCC has produced a feasibility study which shows how the existing primary school could be expanded and has discussed with the developer of the site proposed to be allocated through policy WPT5, to secure additional land via a land option agreement to enable the expansion.</p> <p>This leads to three possible scenarios for primary education in Woolpit.</p> <ul style="list-style-type: none"> <li>• The 300 dwellings off Bury road are permitted and land</li> </ul>		
--	--	--	--	--

		<p>becomes available for a primary school. SCC would deliver a second primary school in Woolpit through contributions from this and other development (including development already permitted).</p> <ul style="list-style-type: none"> <li>• The 300 dwellings off Bury road are refused permission and the 79 dwellings Old Stowmarket Road are allowed at appeal: SCC would expand the existing primary school through contributions from this and other development.</li> <li>• The Neighbourhood Plan growth comes forward, creating a deficit of 22 places. This is a challenging deficit to address through expansion of the school; it is too small a deficit to justify expanding the school, as the level of development would not fully fund the project and expanding the school to accommodate this number of pupils would not be cost effective. SCC would be relying reducing the proportion of children which come from outside of the primary school catchment.</li> </ul> <p>While the Neighbourhood Plan growth alone would not enable the school to expand, due to the level of undecided development in Woolpit SCC will seek to keep the option to expand the school available. Housing allocation WPT5 would prevent the school from expanding as it would “landlock” the school with housing development. The school cannot be expanded on the current site and remain within recommended space standards (set out in Building Bulletin 103).</p> <p>The plan needs to recognise the potential need for land to expand the school. Paragraph 94 of the NPPF states “It is important that a sufficient choice of school places is</p>		
--	--	--	--	--

		<p>available to meet the needs of existing and new communities” and that Local authorities should “give great weight to the need to create, expand or alter schools throughout the preparation of plans and decisions on applications”.</p> <p>As currently drafted the plan does not achieve this, as the proposed growth exceeds the school’s capacity while also preventing its expansion in the future. For these reasons SCC considers that the plan does not meet the following Basic Conditions:</p> <p>a. having regard to national policies, and d. contributing to the achievement of sustainable development.</p> <p>The school landlocking issue could be addressed by stating in policy WPT5 that 0.7ha of land adjacent to the primary school is retained for the potential expansion of the primary school.</p> <p><i>Secondary Education</i> Based on approved and potential growth it is expected that either Thurston Community College or Ixworth Free School will be expanded. On this basis SCC will be requesting CIL contributions on the development arising within the neighbourhood plan proposals.</p> <p><u>Fire and Rescue</u> Suffolk Fire &amp; Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change. As always, SFRS would encourage the</p>	Noted.	
--	--	---	--------	--

		<p>provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient. SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p> <p><u>Flooding</u></p> <p>SCC is the Lead Local Flood Authority for Suffolk. The plan identified flood risk areas from rivers in its constraint map which correctly identifies that most of the parish is in flood zone 1, with areas of flood zone 2 and 3 associated with the Rive Black Bourne in the north west of the parish.</p> <p>The plan should have an awareness of other sources of flooding. There are areas of the parish predicted to be affected by surface water flooding and records of flooding taking place in the centre of the village. Accompanying this response are maps that identify flood zones associated with rivers and areas with potential risk of surface water flooding. It would be helpful if the plan acknowledged areas of surface water flood risk and SCC would encourage the Parish Council to include the maps provided as part of their plan evidence base.</p> <p>The underlying geology across the parish is variable and so development will need to consider a number of</p>	Noted.	
--	--	---	--------	--

		<p>drainage options in addressing any drainage issues on potential sites. It is not considered necessary for the neighbourhood plan to include its own policy requiring infiltration testing and use of Sustainable Drainage Systems (SuDS) as this is covered by the NPPF and the Mid Suffolk Core Strategy Policy CS4, however SCC would encourage inclusion of a flood description and importance of infiltration testing in the explanatory text of the plan in order to highlight this issue to developers. The ‘Sustainability and support for the community’ seems like an appropriate place for this information.</p> <p><u>Health and Wellbeing</u></p> <p><i>Joint Suffolk Health and Wellbeing Strategy</i> NPPF paragraph 92 states that planning policies should “take into account and support the delivery of local strategies to improve health, social, and cultural wellbeing for all sections of the community”. SCC would encourage that the plan makes reference to the Joint Suffolk Health and Wellbeing Strategy and recognises the potential links between the this and the plan.</p> <p>The strategy is currently in the process of being refreshed and updated, however an overview of current priorities can be found here <a href="https://www.healthysuffolk.org.uk/uploads/Joint-Health-and-Wellbeing-Strategy-for-2016-2019.pdf">https://www.healthysuffolk.org.uk/uploads/Joint-Health-and-Wellbeing-Strategy-for-2016-2019.pdf</a></p> <p><i>Social Care</i> SCC welcome the inclusion of policy WPT8 which encourages a variety of types of housing for older people. The Suffolk Joint Strategic Needs Assessment (JSNA) Healthy Aging Needs Assessment published in July 2018</p>	<p>Noted.</p> <p>Noted, and agree.</p>	<p>Second bullet of WPT8 amended to: <i>Sheltered housing or extra care housing</i></p>
--	--	--	--	---

		<p>highlighted that the proportion of the population over 65 will significantly increase over the next 20 years<sup>1</sup>, as such a greater level of accommodation for older people will be required.</p> <p>The types of housing included in policy WPT8 are all appropriate, however SCC are also keen to encourage extra care housing, which the plan refers to. This is similar to sheltered housing, in that residents are able to live relatively independently, but provides a greater level of care to residents who require it. This type of housing is able to provide for a wide range of care needs. It is therefore recommended that extra care housing is also included within policy WPT8.</p> <p><u>Minerals and Waste</u></p> <p>SCC is the minerals and waste planning authority in Suffolk, meaning it grants planning permission and makes local plans for mineral extraction and waste facilities. The current relevant policy for minerals is the Minerals Core Strategy and for waste the Waste Core Strategy, which form part of the development plan for Suffolk. It is expected these will be replaced by the Minerals and Waste Local Plan (SMWLP) later in 2019. The SMWLP is currently awaiting examination in public, taking place in June.</p> <p><i>Minerals</i></p> <p>Both the Minerals Core Strategy and the SMWLP contain policies which safeguard existing, unexploited sand and gravel deposits and sand and existing or proposed gravel extraction sites, in order to ensure a sustainable supply of minerals.</p>	<p>Noted.</p>	<p><i>for those capable of living independently;</i></p>
--	--	--	---------------	--

		<p>Mineral extraction in Suffolk is mainly sand and gravel. There are large areas of sand and gravel resources within the parish, however the majority of this is to the east of and northwest of the parish, away from most of the built-up areas. The proposed sites contain no, or very little potential deposits beneath them.</p> <p>There is no minerals extraction taking place within the parish. Lawn Farm Quarry, Wetherden meets the northern boundary of the parish, however the proposed development is a significant distance from this site and it is unlikely that proposed development will prejudice the mineral extraction or that the mineral extraction will pose amenity issues to residents of the development.</p> <p>For these reasons it is not expected that the proposed growth in the neighbourhood plan will cause any minerals safeguarding issue.</p> <p><i>Waste</i></p> <p>There are no waste facilities within the parish of Woolpit, however there is a waste water treatment facility and a metals and end of life vehicles facility just north of the parish boundary. These sites are more than 250m away from the proposed development in the plan, so it is not expected that there will be any safeguarding issues.</p> <p><u>Natural Environment</u></p> <p><i>Greenest County.</i></p> <p>As a member of the Creating the Greenest County partnership, the county council encourages participation in the initiative wherever possible. The key themes of the partnership are:</p> <ul style="list-style-type: none"> <li>• Climate mitigation</li> </ul>	Noted.	
--	--	---	--------	--

	<ul style="list-style-type: none"> <li>• Climate adaptation</li> <li>• Protecting and enhancing the natural environment.</li> </ul> <p>These themes are incorporated into the policy and objectives of the plan, which is welcome. More information about Creating the Greenest County can be found on the partnership website:  <a href="http://www.greensuffolk.org/about">http://www.greensuffolk.org/about</a></p> <p><i>Landscape</i></p> <p>The evidence behind the landscape policy appears to be robust, however SCC would recommend some amendments to the wording of the landscape policies to improve their effectiveness. Policy WPT14 states that applications in Areas of Special Landscape Quality where “above and beyond any proposed mitigation of impacts, they... protect and enhanced special landscape qualities of the area; and are designed and sited so as to harmonise with the landscape setting”.</p> <p>Paragraph 170a states that planning policies and decision should protect and enhanced valued landscapes. Therefore, the wording “above and beyond any proposed mitigation” should be removed as the designation of Areas of Special Landscape Quality identifies the areas as “valued landscapes”. This means that development should be taking the approach set out in bullet points of WPT14 as a matter of course and is not “over and above” what development should be doing. Removal of the “over and above” phrase should clarify this.</p> <p>SCC consider that in order to be effective there should be some amendments to policy WPT15, and potentially separate ‘Settlement Gaps’ and ‘key views’ into separate</p>	Agree.	<i>over and above any proposed mitigation of impacts deleted from the opening sentence of WPT14.</i>
--	--	--------	--

		<p>policies, as they serve different purposes. Settlement gaps effectively preclude development in specific areas to keep maintain the character of one or a group of settlements. Key views do not necessarily preclude development in this way. Development could potentially take place within key views provided the features that make the view valued are protected (or potentially enhanced).</p> <p>The effectiveness of the key views policy is weakened, as the views identified on the policies map are not linked to the landscape evidence base. It is noted that the Landscape Appraisal identified views, however the views identified on the policies map do not link back these. It is suggested that views are numbered or named to link them to the evidence base, which specifies what makes these views important. This would lead to a more effective policy.</p> <p><i>Biodiversity</i></p> <p>It is noted that throughout the plan there is general support for biodiversity and that a biodiversity appraisal is required in policy (WPT18), however the plan could have greater influence in providing biodiversity gains. Paragraph 170 of the NPPF states that planning policies should provide net gains for biodiversity. To achieve this the neighbourhood plan could include the following policy suggestion.</p> <p><i>“Development proposals that incorporate into their design features which provide gains to biodiversity will be supported. Landscaping and planting should encourage wildlife, connect to and enhance wider ecological networks, and include nectar rich planting for a variety of</i></p>	<p>Agree.</p> <p>Disagree, as this could create more difficulties.</p>	<p>Numbering added to Key Views shown on the Policies Maps.</p>
--	--	---	--	---

	<p><i>pollinating insects. Divisions between gardens, such as walls and fences, should still enable movement of species, such as hedgehogs, between gardens and green spaces. Existing ecological networks should be retained”</i></p> <p><u>Public Rights of Way</u></p> <p>The reference to paragraph 98 of the NPPF (“Planning policies and decisions should protect and enhance public rights of way for access, including taking opportunities to provide better facilities for users for example by adding links to existing rights of way networks including National Trails”) and efforts to carry this forward into the neighbourhood plan policy WP16 are welcome. SCC consider that the wording could be amended to improve the clarity and effectiveness of the policy by being more explicit with regards to “protect and enhance”. Amendments are suggested below, with added text in <i>italics</i> and removed text in <del>strikethrough</del>.</p> <p>“In order to support the sustainability objectives of promoting walking and cycling and access to the countryside via the Public Rights of Way <i>network</i>, <del>larger new proposals (10 houses or more) will be required to provide linked or extended routes to existing footpaths and cycleways</del> <i>development should protect the public rights of way network, and where possible enhance the network through improved facilities and additional links.</i></p> <p>Proposals to reroute existing public rights of way as part of a development will be supported if they result in an enhanced route being obtained that will benefit the community”</p> <p><u>Transport</u></p>	Agree.	<p>Opening paragraph of WPT16 amended: <i>In order to support the sustainability objectives of promoting walking and cycling and access to the countryside via the Public Rights of Way network, all development should protect the public rights of way network and where possible enhance the network through improved facilities and additional links. Major residential developments will be required to provide linked or extended routes to existing footpaths and cycleways.</i></p>
--	--	--------	---

		<p>SCC appreciates the focus the plan places on sustainable transport, such as walking and cycling and support policies within the plan intended to promote and encourage this.</p> <p><i>Policy WPT17</i> It is noted that the standards set in Policy WPT17 electric vehicle parking is the same as that in the Suffolk Guidance for Parking, as such the policy is supported.</p> <p><i>Community Action Woolpit – Elmswell Cycle Path.</i> Projects which increase the accessibility to pedestrians and cyclists are supported by SCC in principle. A route between Woolpit and Elmswell is feasible, however it would likely require funding from development, or another source to achieve. The county council currently has no identified budget for this scheme.</p> <p><i>Community Action - Parking</i> It is understood that parking can be an issue with Woolpit. Changes to parking would need to be underpinned by evidence, such as a parking study.</p> <p><i>Community Action - Traffic Speeds</i> The desire to institute a 20mph speed limit is noted. SCC have a speed limit policy criteria which can be found here: <a href="https://www.suffolk.gov.uk/assets/Roads-and-transport/traffic-management-and-road-safety/20mph-Speed-Limit-Policy-Criteria.pdf">https://www.suffolk.gov.uk/assets/Roads-and-transport/traffic-management-and-road-safety/20mph-Speed-Limit-Policy-Criteria.pdf</a>. A summary of the criteria are presented in summary below.</p> <p>Unless in exceptional circumstances, locations will not be considered for 20mph schemes where any of the following apply:</p> <ol style="list-style-type: none"> <li>1. they are on A or B class roads;</li> </ol>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	
--	--	--	---	--

		<p>2. they have existing mean speeds above 30 mph; 3. there is no significant community support as assessed by the local County Councillor.</p> <p>Locations will then only be considered for 20 mph limits or zones if two out of three of the following criteria are met:</p> <p>1. current mean speeds are at or below 24 mph; 2. there is a depth of residential development and evidence of pedestrian and cyclist movements within the area; 3. there is a record of injury accidents (based on police accident data) within the area within the last five years.</p> <p>The following link contains information on how the parish council might initiate the process of assessing the need for a speed limit. <a href="https://www.suffolk.gov.uk/roads-and-transport/traffic-management-and-road-safety/speed-limits/">https://www.suffolk.gov.uk/roads-and-transport/traffic-management-and-road-safety/speed-limits/</a></p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything I have raised you would like to discuss, please use my contact information at the top of this letter.</p>	Thank you.	
Environment		<b>WOOLPIT NEIGHBOURHOOD PLAN – PRE-SUBMISSION</b>		

<p>Agency</p>		<p><b>CONSULTATION (REGULATION 14)</b></p> <p>Thank you for your letter relating to the Woolpit Neighbourhood Plan. We have assessed the draft Neighbourhood Plan as submitted and our letter contains our response and information in relation to environmental issues that should be considered during the development of the Neighbourhood Plan.</p> <p>Our principal aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> <li>• Act to reduce climate change and its consequences</li> <li>• Protect and improve water, land and air</li> <li>• Work with people and communities to create better places</li> <li>• Work with businesses and other organisations to use resources wisely</li> </ul> <p>You may find the following two documents useful. They explain our role in the planning process in more detail and describe how we work with others; they provide:</p> <ul style="list-style-type: none"> <li>• An overview of our role in development and when you should contact us.</li> <li>• Initial advice on how to manage the environmental impact and opportunities of development.</li> <li>• Signposting to further information which will help you with development.</li> <li>• Links to the consents and permits you or developers may need from us.</li> </ul>		
---------------	--	---	--	--

		<p>Our role in development and how we can help:  <a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289894/LIT_2745_c8ed3d.pdf</a></p> <p><b>Flood Risk</b></p> <p>Although part of the designated area is located within Flood Zones 2 and 3 on our Flood Map for Planning, all the existing development and proposed site allocations are located within Flood Zone 1.</p> <p><b>Areas of Special Landscape Quality</b></p> <p>We are pleased to note that the area of land adjacent to Black Bourn river, which lies within Flood Zones 2 and 3, has been designated as an Area of Special Landscape Quality. We consider that one of the objectives relating to Areas of Special Landscape Quality should be to maintain and enhance the existing floodplain. We also consider that policy WPT14 should state that development proposals will only be permitted where they will not result in any loss of floodplain, taking into account the effects of climate change.</p> <p><b>Flood Risk Activity Permits</b></p> <p>Please note that under the terms of the Environmental Permitting Regulations, a permit may be required from the Environment Agency for any proposed works or structures within the floodplain or in, under, over or within 8 metres from the top of the bank of the Black Bourn.</p> <p><b>SuDS</b></p> <p>Although the Lead Local Flood Authority should be consulted on surface water drainage issues, we wish to</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	<p>No change.</p>
--	--	---	---	-------------------

		<p>make the following advisory comments:</p> <p>Paragraph 3.12 of the Mid Suffolk Core Strategy (2008) states that the use of sustainable urban drainage systems (SuDS) will be an important tool in minimising flood risk posed by surface water generation from new development. The draft Neighbourhood Plan does not include any reference to the need to use SuDS to ensure there is no increase in flood risk as a result of new development. We recommend that reference to the use of SuDS in the design of new development is included in policy WP18 or policy WP19. Reference could be made to Appendix F of the Mid Suffolk Strategic Flood Risk Assessment (SFRA), which includes guidance on appropriate SuDS techniques in different locations, including Woolpit. Table E in Appendix F of the SFRA indicates that infiltration and combined infiltration / attenuation systems would be the most appropriate SuDS techniques in Woolpit. The table suggests that as the area is situated over a major aquifer with high vulnerability, any Flood Risk Assessment (FRA) should carefully consider suitable SuDS techniques (i.e. to ensure there is no risk of pollution to the underlying aquifer).</p> <p>Please note that the view expressed in this letter are a response to the proposed Neighbourhood Development Plan only and does not represent our final view in relation to any future planning or permit applications that may come forward. We reserve the right to change our position in relation to any such application.</p> <p>Please contact me on the details below should you have any questions or would wish to contact any of our specialist advisors. Please continue to keep us advised on</p>		
--	--	--	--	--

		<p>the progress of the plan.</p>		
<p>National Grid</p>		<p><b>Woolpit Neighbourhood Plan Consultation</b></p> <p><b>SUBMISSION ON BEHALF OF NATIONAL GRID</b></p> <p>National Grid has appointed Wood to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.</p> <p><b>About National Grid</b></p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales and National Grid Electricity System Operator (NGESO) operates the electricity transmission network across the UK. The energy is then distributed to the eight electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid previously owned part of the gas distribution system known as ‘National Grid Gas Distribution limited (NGGDL). Since May 2018, NGGDL is now a separate entity called ‘Cadent Gas’.</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies</p>		

		<p>which may affect National Grid's assets.</p> <p><b>Specific Comments</b></p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has <b>no record</b> of such apparatus within the Neighbourhood Plan area.</p> <p><b>Electricity Distribution</b></p> <p>The electricity distribution operator in Mid Suffolk Council is UK Power Networks. Information regarding the transmission and distribution network can be found at: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p><b>Appendices - National Grid Assets</b></p> <p>Please find attached in:</p> <ul style="list-style-type: none"> <li>• Appendix 1 provides a map of the National Grid network across the UK.</li> </ul> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database.</p> <p>Lucy Bartley  Consultant Town Planner  <a href="mailto:n.grid@woodplc.com">n.grid@woodplc.com</a></p> <p>Wood E&amp;I Solutions UK Ltd  Nicholls House  Homer Close</p>	Noted.	No change.
--	--	---	--------	------------

		<p>Leamington Spa Warwickshire CV34 6TT</p> <p>Spencer Jefferies Development Liaison Officer, National Grid box.landandacquisitions@nationalgrid.com</p> <p>National Grid House Warwick Technology Park Gallows Hill Warwick Warwickshire CV34 6DA</p> <p>I hope the above information is useful. If you require any further information, please do not hesitate to contact me.</p>		
Natural England		<p><b>Woolpit Neighbourhood Plan Pre-Submission Regulation 14</b></p> <p>Thank you for your consultation on the above dated 25 February 2019</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..</p>		

		<p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p>	Noted.	No change.
Suffolk Preservation Society		<p>Re: Woolpit Neighbourhood Plan – Pre-Submission Consultation</p> <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. We congratulate the Neighbourhood Plan team on the draft document and SPS strongly endorses the efforts to identify appropriate sites for new housing development while safeguarding the special heritage and landscape qualities of Woolpit. Having read the draft plan we would like to make the following comments:</p> <p>As the draft plan identifies, Woolpit’s strengths include its historic core with its rural setting. However, we note that despite the high concentration of listed buildings in the village the historic built environment is not specifically dealt with in a stand-alone chapter or policy,</p>	Noted.	No change.

		<p>although references to heritage and the conservation area are made throughout the plan including references within the NPPF. The historic environment is important to the economic and social well-being of the town and is arguably a defining character of the neighbourhood. We consider that references could usefully be included to reflect the statutory weight that local planning authorities must give to the protection of designated heritage assets and their setting when determining planning applications. Local planning authorities are under a statutory duty to pay special regard to the protection of heritage assets (listed building and conservation areas) and their setting (S.16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) and your Plan should clearly reflect this imperative.</p> <p>We also consider that the Plan should ideally make reference to Locally Listed Buildings, otherwise known as Non-Designated Heritage Assets (NDHAs). These are unlisted buildings, features and monuments, both within and outside conservation areas, which have a degree of significance meriting consideration in planning decisions. The National Planning Policy Framework sets out the protection given to NDHAs (para. 197) when determining planning applications that affect them. Neighbourhood Planning allows for the identification of non-designated heritage assets. Mid Suffolk District Council does not currently maintain a district-wide Local List and therefore the production of a Neighbourhood Plan is an ideal opportunity to provide one for your parish. Historic England also advocates this approach and provides advice to local groups via its website, in particular its guidance</p>	Noted.	No change.
--	--	--	--------	------------

		<p>notes Neighbourhood Planning and the Historic Environment and <a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</a></p> <p>We would strongly encourage your team to consider compiling such a list which will strengthen protection from demolition or harmful development within the assets' setting which is otherwise limited. We therefore recommend that the Plan requires development affecting non-designated heritage assets takes into account the scale of any harm or loss and the significance of the heritage asset. Alternatively, in view of the advanced state of the plan, a commitment to the compilation of a local list in the future, in conjunction with Mid Suffolk District Council could, would be worth considering at this stage. We would be happy to discuss with you any of the matters raised in this letter further, please do not hesitate to contact us.</p>		
Historic England		<p><b>Ref: Woolpit Neighbourhood Plan Regulation 14 Consultation</b></p> <p>Thank you for your correspondence dated 25 February 2019 inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Woolpit Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that it considers the built and historic environments of Woolpit. However, we regret that we are unable to provide detailed comments at this time. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can</p>	Noted.	No change.

		<p>be found here:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</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> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>		
Marine Management Organisation		<p><b><u>Response to your consultation</u></b></p> <p>The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.</p> <p><b><u>Marine Licensing</u></b></p> <p>Activities taking place below the mean high water mark may require a <a href="#">marine licence</a> in accordance with the <a href="#">Marine and Coastal Access Act (MCAA) 2009</a>. Such</p>	Noted.	No change.

		<p>activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our <a href="#">marine licensing guide for local planning authorities</a> for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.</p> <p><b>Marine Planning</b></p> <p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure</p>		
--	--	--	--	--

		<p>that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the <a href="#">Marine Policy Statement</a> for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the <a href="#">Marine and Coastal Access Act</a> and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our <a href="#">online guidance</a> and the <a href="#">Planning Advisory Service soundness self-assessment checklist</a>. <u>If you wish to contact your local marine planning officer you can find their details on our <a href="#">gov.uk page</a>.</u></p> <p><a href="#">The East Inshore and Offshore Marine Plans</a> were published on the 2<sup>nd</sup> April 2014, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East and Inshore and Offshore Plans please visit our <a href="#">Marine Information System</a>.</p> <p><a href="#">The South Marine Plan</a> was published on the 17<sup>th</sup> July 2018, becoming a material consideration for public authorities with decision making functions. The South Marine Plan covers the coast and seas from Folkestone to the River Dart in Devon. For further information on how to apply the South Marine Plan please visit our <a href="#">Marine Information System</a>.</p> <p>The MMO is currently in the process of developing marine plans for the remaining 7 marine plan areas by</p>		
--	--	--	--	--

		<p>2021. These are the <a href="#">North East</a> Marine Plans, the <a href="#">North West</a> Marine Plans, the <a href="#">South East</a> Marine Plan and the <a href="#">South West</a> Marine Plans.</p> <p><b><u>Minerals and waste plans and local aggregate assessments</u></b></p> <p>If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:</p> <ul style="list-style-type: none"> <li>• The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England’s (and the UK) construction industry.</li> <li>• The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.</li> <li>• The NPPF <a href="#">Minerals Planning Practice guidance</a> which includes specific references to the role of marine aggregates in the wider portfolio of supply.</li> <li>• <a href="#">The National and regional guidelines for aggregates provision in England 2005-2020</a> predict likely aggregate demand over this period including marine supply.</li> </ul> <p>The NPPF informed Minerals Planning Practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.</p>		
--	--	---	--	--

		<p>If you wish to contact the MMO regarding our response please email us at <a href="mailto:consultations@marinemanagement.org.uk">consultations@marinemanagement.org.uk</a> or telephone us on 0300 123 1032.</p>		
Hopkins Homes		<p>1.0 Neighbourhood Plan Representations</p> <p>Hopkins Homes Interest in Woolpit</p> <p>1.1 These representations are made on behalf of Hopkins Homes on the Woolpit Neighbourhood Plan. Hopkins Homes have an option agreement over the land identified in the draft Plan and supporting documents with the reference SS0670. This land is shown on the plan edged red in Appendix 1. Hopkins Homes have submitted a planning application for the construction of up to 300 residential dwellings (including 60 affordable homes), garages, parking, vehicular access with Bury Road ('the Street') and the A14 (Junction 47) via a new spine road, estate roads, public open space, play areas, landscaping and amenity greenspace with sustainable drainage systems and associated community infrastructure including land for a new primary school playing fields, sports pitches, burial ground extension, and village car park on Land off Bury Road, Woolpit. Full details are submitted for the vehicular access with the remainder of the proposal in outline. The Indicative Masterplan is included in Appendix 2.</p> <p>1.2 In the preparation of the planning application Hopkins Homes consulted with local village organisations, and local people to ensure that the planning application responded to local circumstances. This consultation led directly to the incorporation into the proposals of a new burial ground, a new village car park, and extensions to</p>	<p>Our calculation of housing need in Woolpit for the period 2016-2036 shows that 255 dwellings are needed, although this may be reviewed in the future. Should the Hopkins Homes site be required, these factors would be taken into consideration when reviewing the Neighbourhood Plan.</p>	<p>No change.</p>

		<p>the existing sports pitches. Discussions with the local planning education and highways authorities led to the proposal for a new spine road to relieve traffic from the historic village centre, and the proposal to provide land for a new primary school. The existing primary school is nearing capacity and is on a constrained site. A new primary school would provide for this proposal and other housing growth in the area.</p> <p>1.3 The aim with the planning application has been to take a long term view of the needs of the village in consultation with local people. In summary the extension to the playing fields is proposed because of the success of the existing cricket club and the need for new facilities for this club and other sports groups in the village. The new burial ground is proposed because the existing church cemetery is nearing capacity and in planning for the long term a new site will need to be identified. The village car park is proposed because of parking congestion in the historic village centre, and because the existing car park is often full. Discussions with the education authority have resulted in the need for a new two form entry primary school.</p> <p>Woolpit Neighbourhood Plan</p> <p>1.4 The Neighbourhood Plan allocates housing sites but does not allocate the site with the reference SS0670, which is the land controlled by Hopkins Homes. We object to the Neighbourhood Plan on the basis that it does not meet the basic conditions that a draft neighbourhood plan should meet. The plan does not have regard to national policies and advice contained in guidance issued by the Secretary of State, it does not</p>		No change.
--	--	---	--	------------

		<p>contribute to the achievement of sustainable development, and the making of the order is not in general conformity with the strategic policies contained in development plans.</p> <p>1.5 The Neighbourhood Plan contains a Policies Map which identifies land allocations and areas to be protected from development. The policies map identifies two key views across the SS0670 site and identified the southern land that forms part of the Conservation Area as Local Green Space. This land is currently farmed and does not have public access. In response to the planning application Place Services were consulted by Mid Suffolk District Council and commented on landscape issues. Their consultation response is included in Appendix 3. The planning application was informed by a Landscape and Visual Appraisal. Place Services, concluded that the planning application responds to the Landscape Appraisal commissioned to support the Neighbourhood Plan. Place Services concluded that there was no objection to the planning application on the grounds of landscape impact. They state: <i>“The Landscape Strategy Plan within the LVIA identifies how a development proposal can be designed sensitively and should be applied to any future masterplan development.”</i></p> <p>1.6 We object to the Neighbourhood Plan because it does not allocate the SS0670 site which has been proven through the current application to be suitable, available, and deliverable for development. By not allocating this land the Neighbourhood Plan is not delivering sustainable development. National planning policy in the National Planning Policy Framework (NPPF), paragraph 8, states</p>		<p>No change.</p>
--	--	---	--	-------------------

		<p>that the social objective of providing a sufficient number of homes to meet the needs of present and future generations is part of delivering sustainable development. Meeting this social objective also includes delivering accessible services and open spaces that reflect current a future needs and support community’s health, social and cultural wellbeing. The plan must meet the strategic objectives of the Local Plan and currently does not do so.</p> <p>Strategic Objectives and Sustainable Development</p> <p>1.7 The NPPF in paragraph 12 states that <i>“neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies.”</i> The National Planning Practice Guidance (NPPG) sets out guidance on neighbourhood planning. It states that: <i>“A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development.”</i></p> <p>1.8 The Mid Suffolk Local plan is in preparation. A draft Local Plan is due to be published for consultation in June 2019. The July 2018 Local Development Scheme for Mid Suffolk states that it may then take 13 months from this consultation to adoption of the Local Plan. The NPPG states that a neighbourhood plan can come forward before an up-to-date Local Plan is in place. The neighbourhood plan must be in general conformity with the strategic policies of the Local Plan. A draft neighbourhood plan is not tested against an emerging Local Plan, however the NPPG states that the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions</p>		<p>No change.</p>
--	--	---	--	-------------------

		<p>against which a neighbourhood plan is tested. The NPPG provides the example of up to date housing needs evidence, as the type of evidence that would be relevant from the preparation of a Local Plan. This type of evidence should be considered in the preparation of the Woolpit Neighbourhood Plan. The NPPG states that:</p> <p><i>“Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:</i></p> <ul style="list-style-type: none"> <li>• <i>the emerging neighbourhood plan</i></li> <li>• <i>the emerging Local Plan</i></li> <li>• <i>the adopted development plan</i></li> </ul> <p><i>with appropriate regard to national policy and guidance.”</i></p> <p>1.9 The NPPG states that the local planning authority should work with a neighbourhood plan group to minimise any conflicts between policies in emerging local plans and neighbourhood plans. If there is a conflict between plans the Planning and Compulsory Purchase Act requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan.</p> <p>1.10 The NPPG states that it is important that where a neighbourhood plan is attempting to identify and meet housing need then it should have relevant evidence from a local planning authority on housing need gathered for plan making. The latest housing evidence from the local planning authority is that they have based their March 2019 five year housing supply requirement on a Local</p>		No change.
--	--	--	--	------------

		<p>Housing Need requirement of 575 dwellings per annum.</p> <p>1.11 The Woolpit Neighbourhood Plan uses two methods to calculate the housing needs in Woolpit for the Neighbourhood Plan period to 2036. Policy WPT1 Spatial Strategy states that <i>“at least 250 additional homes will be built.”</i> The first method used to calculate housing need is a projection of the growth rates in Woolpit for housing and population since 1961. This gives a housing need of 206-265 homes. The second method is the assessment of the 2017 Local Plan consultation. This consultation was based on an Objectively Assessed Housing Need of 452 homes per annum in the District a figure much lower than the latest Local Housing Need assessment.</p> <p>1.12 The Neighbourhood Plan does not meet the basic conditions required by national policy and guidance. The Plan does not seek to deliver sustainable development nor meet the strategic objectives of the Local Plan. The NPPG states that the Neighbourhood Plan should seek to align itself with the strategic policies in an emerging Local Plan. These are due to be published for the next Local Plan consultation in June 2019. By using historic projections and an assessment based on a June 2017 consultation which pre dated current national planning policy on calculating housing need the Neighbourhood Plan will be out of step with Local Plan strategic policies. These strategic policies are critical to the delivery of sufficient homes to ensure sustainable development. Sustainable development is the key criteria of national planning policy. The Neighbourhood Plan fails three of the basic conditions being:</p> <ul style="list-style-type: none"> <li>• Alignment with the strategic policies of the Local Plan</li> </ul>	<p>This allegation misrepresents the calculation used, which is explained in an Appendix.</p>	<p>No change.</p>
--	--	---	---	-------------------

		<p>or the evidence base used to prepare those policies;</p> <ul style="list-style-type: none"> <li>• The delivery of sustainable development through the delivery of sufficient homes.</li> <li>• National planning policy which requires the sustainable delivery of sufficient homes.</li> </ul> <p>1.13 By publishing a Neighbourhood Plan so close to the proposed consultation on the Local Plan the Neighbourhood Plan risks being quickly superseded by the Local Plan, a situation which would reduce the weight to be given to its policies.</p> <p>Delivery of Facilities</p> <p>1.14 A key objective of sustainable development as set out in the NPPF is the social objective of delivering accessible services and open spaces that reflect current and future needs. The delivery of the proposed development contained within the current planning application on site reference SS0670 would deliver sports, cemetery and education facilities. The need for education facilities is highlighted by the response from the Education Authority set out in Appendix 4. Increasing the size of the sports pitches next to a new school offers the opportunity to create a hub of sports facilities for the village with dual use of those facilities. Being well located near to the centre of the village, site SS0670 offers a good opportunity to deliver facilities.</p> <p>AECOM Site Assessment Report</p> <p>1.15 A response to the AECOM site assessment report prepared for the Neighbourhood Plan has been provided by Bidwells who submitted the planning application on site reference SS0670. This is included as Appendix 5.</p>		No change.
--	--	---	--	------------

		<p><b>Conclusion</b></p> <p>1.16 In conclusion the Neighbourhood Plan does not meet the basic tests. The plan does not deliver the strategic requirements of the emerging Local Plan. The Local Plan is still in preparation however The NPPG states that the Neighbourhood Plan should have regard to the housing evidence that will support the preparation of the Local Plan. This evidence is significantly different from the 2017 evidence referenced in the draft Neighbourhood Plan. The Neighbourhood Plan should deliver sustainable development and meet national planning policy. An important part of delivering sustainable development is delivering sufficient homes and facilities to meet local needs. The Neighbourhood Plan does not do this as it does not address local housing needs.</p> <p>1.17 The Neighbourhood Plan can be amended to meet the basic tests by waiting to take account of the June 2019 consultation on the Local Plan, and by allocating the site reference SS0670, as shown on the planning application Master Plan, to deliver additional homes and facilities, helping address local and district wide housing needs.</p>	Disagree.	No change.
--	--	--	-----------	------------