

Capel St Mary Neighbourhood Plan

2024 - 2037



CONSULTATION STATEMENT
January 2025

Capel St Mary Parish Council

Prepared for Capel St Mary Parish Council by
Places4People Planning Consultancy
January 2024



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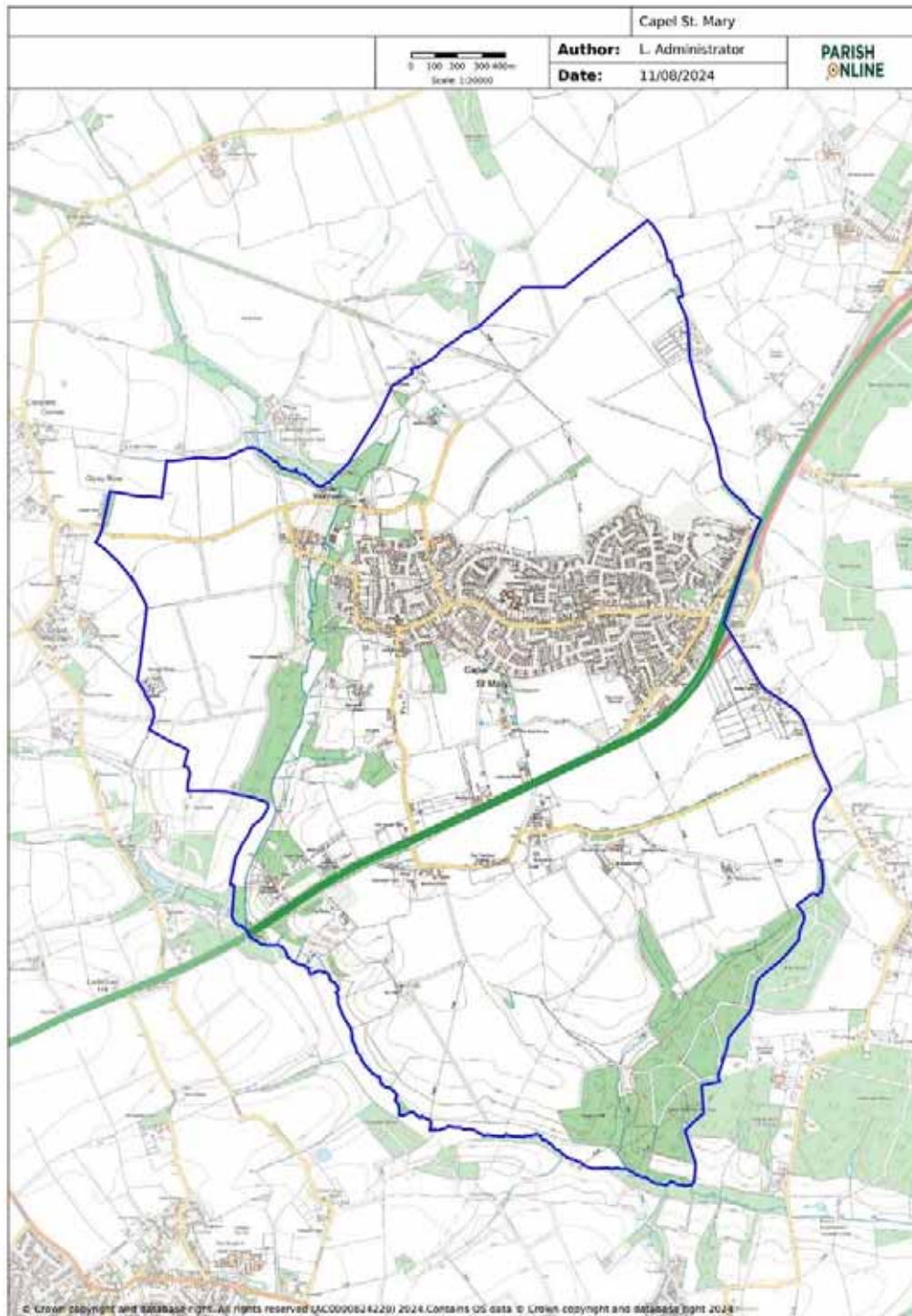
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Capel St Mary Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) 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 Neighbourhood Plan are the culmination of engagement and consultation with residents of Capel St Mary as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.
- 2.2 On 12 December 2017 Capel St Mary Parish Council agreed that a Neighbourhood Plan Working Party should be set-up. It was decided to poll residents to find out their opinion on creating a Neighbourhood Plan. A leaflet was delivered to every residence explaining the purpose of a Neighbourhood Plan and detailing how they could vote for or against it. Of the votes counted from the poll on the 5 March 2018, there was a 97.5% majority for YES. At a meeting of the Parish Council on 12 March 2018 the creation of a Neighbourhood Plan was approved.
- 2.3 An application to designate the Parish as a Neighbourhood Area was subsequently submitted to Babergh District Council on 17 April 2018 and the designation was confirmed by the District Council on 19 April 2018. The Neighbourhood Area is illustrated on Map 1.



Map 1 - The Neighbourhood Plan Area

- 2.5 At the start of the process, in 2018, a Residents' Survey was carried out which resulted in 424 responses, representing 33% of all households. The survey sought views on a whole range of matters many of them beyond the remit of a Neighbourhood Plan. The responses in relation to planning matters that can be addressed through the Neighbourhood Plan included:

- **Housing** – impact of new developments on the village (traffic, services and loss of character) and lack of affordable housing
- **Natural environment** – need to retain green spaces, trees etc
- **Built Environment and Design** – new housing to include sustainability features and be no more than two storeys
- **Services and Facilities** – need to retain and improve provision
- **Highways** – impact of more traffic (parking) and retention of public rights of way

2.6 An initial Pre-Submission consultation on the Draft Plan was carried out by the Parish Council between 1 March and 18 April 2020. As a result of the comments received, significant amendments were made to the Plan, reflecting also the changes to the status of the draft Local Plan for the area. A second Pre-Submission consultation was carried out between 7 May and 24 June 2023. However, it was clear that further significant amendments to the Plan were necessary for it to be in general conformity with the Local Plan.

2.7 The draft Neighbourhood Plan was further amended during 2024 leading to a third Pre-Submission consultation being carried out between 6 September and 21 October 2024. It is this third draft Plan that this Consultation Statement focuses on.

3. Regulation 14 Pre-Submission Consultation

- 3.1 The statutory consultation on the third draft Pre-Submission Plan commenced on Friday 6th September and lasted until Monday 21st October, a period of just over six weeks.

How we publicised the consultation

- 3.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 1) that was distributed to every household and business in the Parish. The leaflet summarised the main purpose and content of the Plan, what had changed since the previous consultation and ensured recipients were informed as to how the actual Plan could be viewed, and how they could comment on it and when the consultation ended. The consultation was also launched with a well-attended drop-in event held at the Community Centre on Saturday 6th September. The display boards for the drop-in event are included as Appendix 2 of this Statement.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from the library and the Parish Council, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form were produced, with paper copies of the form being available at the drop-in event and the Parish Council office.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list these bodies consulted is shown in Appendix 3. Other bodies or individuals that had previously commented were also consulted, as identified in Appendix 4. The email content used to notify them is included at Appendices 5 and 6 respectively.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

- 4.1 Only five residents responded to the consultation, probably reflecting an element of consultation fatigue given the two previous rounds held in 2020 and 2023. Seven statutory bodies responded to the consultation, namely:

Babergh District Council
Suffolk County Council
National Highways
Suffolk Wildlife Trust

Natural England
Anglian Water
East Bergholt Parish Council

- 4.2 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the questions is illustrated in Appendix 5. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 6 of this Statement. As a result of the consultation, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – Consultation Leaflet



Capel St Mary

Neighbourhood Plan

Further Community Consultation

Drop-in Event
Village Hall
Saturday 7 September 2.00pm -5.00pm

Find out how you can view and comment on the latest draft of our Neighbourhood Plan

We need your comments on the latest version of the Draft Plan by Monday 21 October

Capel St Mary Parish Council

Background to the Neighbourhood Plan

The Parish Council has been preparing a Neighbourhood Plan since 2018. Neighbourhood Plans contain policies that are used by the District Council when making decisions on planning applications. They do not apply when planning permission is not required, such as for road improvements.

Our progress has been hampered by the Covid pandemic and changes with Babergh's Local Plan, with which our Plan must conform.

The last public consultation on our draft Neighbourhood Plan took place in 2023 shortly before the first part of a new Local Plan for Babergh was adopted. That meant that many of the measures and references in our Plan were out of date and no longer need to be included. With the help of planning consultants that have prepared nearly 40 neighbourhood plans, we have now reviewed our draft Plan. However, because of the scale of changes, the regulations covering the preparation of Plans require us to carry out further consultation. We have now reached that stage and want your comments.

The Neighbourhood Plan content has been informed by a residents survey which revealed the following key matters:

- **Housing** – impact of new developments on the village (traffic, services and loss of character) and lack of affordable housing
- **Natural environment** – need to retain green spaces, trees etc
- **Built Environment and Design** – new housing to include sustainability features and be no more than two storeys
- **Services and Facilities** – need to retain and improve provision
- **Highways** – impact of more traffic (parking) and retention of public rights of way

The Plan therefore covers the following main themes and includes planning objectives and policies under each category:



What's Changed?

The new Babergh and Mid Suffolk Joint Local Plan includes ten strategic policies to which the Neighbourhood Plan must conform. In addition, there are 32 local policies that do not need to be repeated in the Neighbourhood Plan.

This, plus taking into account comments made to the 2023 version of the Neighbourhood Plan, has resulted in a number of changes. Some planning policies have been merged and some deleted. In some instances, policy titles have also been amended to ensure these refer more accurately to the content of the policy.

The changes to the previous Plan

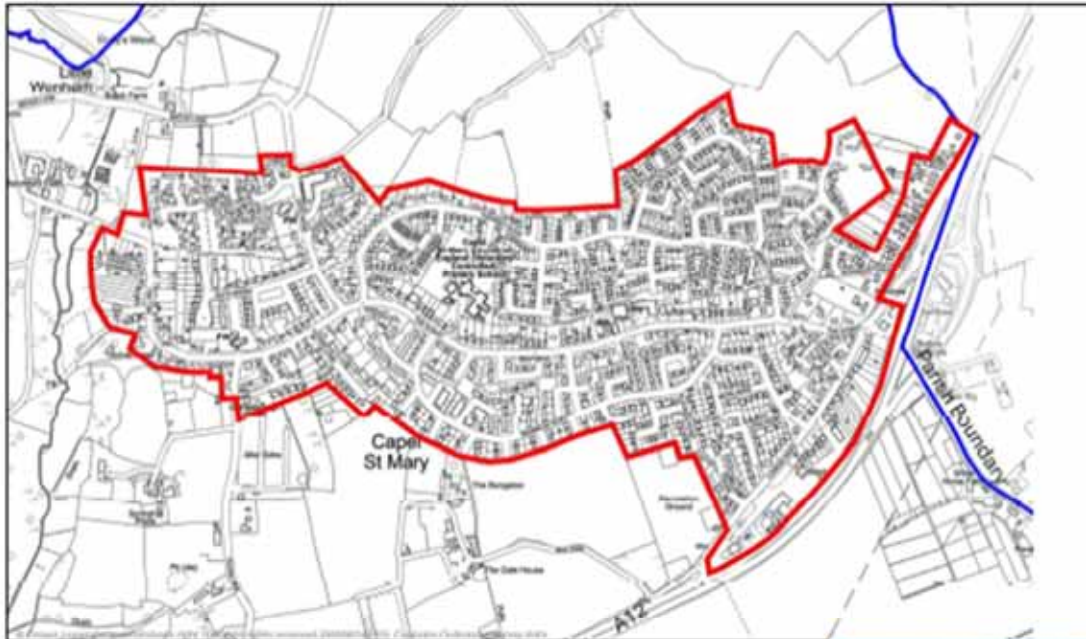
In summary, the changes to the latest version of the Neighbourhood Plan are:

| Neighbourhood Plan 2023 Policy references | How these have been updated in latest draft Neighbourhood Plan <i>Revised policy reference set out in italics</i> |
|---|---|
| CSM1 Capel St Mary Spatial Strategy | Policy reworded to ensure that it is clear where new development would be acceptable, it also now refers to a revised settlement boundary. <i>CSM1 Spatial Strategy</i> |
| CSM2 Housing | Policy been amended to clarify its intention and to avoid repetition with the Joint Local Plan. Renamed 'Housing Mix' to clarify its purpose. <i>CSM2 Housing Mix</i> |
| CSM3 Conformance to Best Practice Design Principles | Policies CSM3 and 4 have been merged. Policy reformatted to provide the local details necessary to be able to consider planning applications. <i>CSM4 Development Design Considerations</i> |
| CSM4 Retaining and Enhancing Character Through Residential Design | Policy merged with CSM3 – see above. <i>CSM4 Development Design Considerations</i> |
| CSM5 Green Infrastructure in New Developments | Policy retained but edited to clarify its intention and to avoid repetition with the Joint Local Plan <i>CSM7 Green Infrastructure in New Developments</i> |

| | |
|---|--|
| CSM6 Affordable Housing | Repeats matters in the Joint Local Plan so is deleted. |
| CSM7: Accommodation Needs for Older People | Repeats matters in the Joint Local Plan so is deleted. |
| CSM8 Extensions, Division and Demolition New Builds | Repeats matters in the Joint Local Plan so is deleted. |
| CSM9 Local Flooding | Policy retained but edited to clarify its intention and to include reference to sustainable drainage. <i>CSM5 Flooding and Sustainable Drainage</i> |
| CSM10 Settlement Boundary | Incorporated under revised CSM1 Spatial Strategy |
| CSM11 Transport - New Developments | Repeats matters in the Joint Local Plan so is deleted. |
| CSM12 Infrastructure | Repeats matters in the Joint Local Plan so is deleted. |
| CSM13 High-speed Broadband | Matters are now covered by revised Policy CSM4 - deleted <i>CSM4 Development Design Considerations</i> |
| CSM14 Loss of Facilities and Services | Policy repeats matters covered by the Joint Local Plan, but has been reformatted to specifically list those facilities of importance to the community. <i>CSM11 Loss of Facilities and Services</i> |
| CSM15 Heritage Assets | Policy repeats matters in the Joint Local Plan so is deleted. |
| CSM16 Biodiversity | Policy amended to provide clarity and local detail. <i>CSM6 Biodiversity</i> |
| CSM17 Green spaces | Policy retained but the title amended to refer to 'local green spaces' to accord with the terminology in National Planning Policy. <i>CSM8 Local Green Spaces</i> |
| CSM18 Stutton Brook Corridor | Policy retained. <i>CSM9 Stutton Brook Corridor</i> |
| CSM19 Trees and Shrubs | Now referenced under CSM6 Biodiversity and Appendix 1 <i>CSM6 Biodiversity</i> |
| CSM20 New Business Premises | Policy repeats matters in the Joint Local Plan so is deleted. |
| CSM21 Harm to Existing Business Premises | Policy CSM 21 and 22 have been merged and simplified to avoid repeating the Joint Local Plan. <i>CSM 10 Employment Sites</i> |
| CSM22 Retention of Existing Employment Sites | See Policy CSM21 above <i>CSM 10 Employment Sites</i> |

In summary, the Neighbourhood Plan:

- does not allocate any sites for further housing development
- brings the Settlement Boundary up-to-date to reflect development that has taken place over the last 20 years
- supports the provision of affordable housing
- identifies 14 areas of open space as Local Green Space, to protect them from being developed
- seeks to prevent the loss of employment, services and facilities
- promotes improvements to biodiversity and green infrastructure
- seeks the protection of the Stutton Brook corridor; and
- seeks to ensure development does not have a detrimental impact on the character of the village, our residents and the infrastructure and facilities



Settlement Boundary Map

Consultation on the new Plan commences on **Friday 6 September** and ends on **Monday 21 October**, a period of 6 weeks.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan and have made comments before

The Plan will be available to view on the Parish Council website from **Friday 6 September**. It will explain how you can comment.

Go to <https://capelstmary.onesuffolk.net/neighbourhood-planning/> or use the QR code from a mobile device



NEXT STEPS

Following this consultation, all comments will be reviewed and any necessary changes made before the Plan is submitted to Babergh District Council, who will carry out further consultation and then submit the Plan for independent Examination.

Those residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum whether the Plan should be used by Babergh District Council when deciding planning applications.

Welcome



Thanks for sparing time to visit the Neighbourhood Plan consultation. This display will explain what a Neighbourhood Plan is, what's in the current draft Plan and how you can comment

The story so far:

- The Parish Council has been preparing a Neighbourhood Plan since 2018.
- Our progress has been hampered by the Covid pandemic and changes at national and district level planning policies, with which our Plan must conform.
- We have taken account of comments received on previous draft Plans and now have a final draft Plan for your consideration.

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning Babergh District Council and Planning Inspectors will have to take note of what it says when considering planning applications.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Over the next 6 weeks you have an opportunity to read the new Plan and submit your comments.



WE NEED YOUR VIEWS BY 21 OCTOBER

Even if you've commented before, it is important that you tell us what you think of the new Plan

Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

Event Boards

Plan Preparation Process



How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Plan content



The Neighbourhood Plan content has been informed by a residents' survey which revealed the following key matters:

HOUSING – impact of new developments on the village (traffic, services and loss of character) and lack of affordable housing

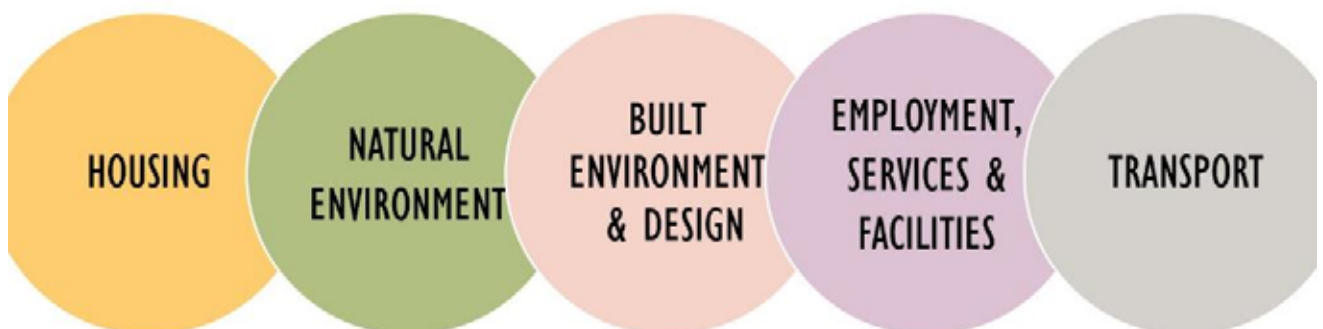
NATURAL ENVIRONMENT – need to retain green spaces, trees etc

BUILT ENVIRONMENT & DESIGN – new housing to include sustainability features and be no more than two storeys

EMPLOYMENT, SERVICES & FACILITIES – need to retain and improve provision

TRANSPORT – impact of more traffic (parking) and retention of public rights of way

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified but would urge you to view the Plan as a whole.



The Plan contains:

Planning Policies that will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

The Plan also addresses issues raised by residents and includes "Community Aspirations" which cover non-planning matters.

The New Draft Plan



We last consulted on the Draft Plan in 2023, shortly before a new Local Plan for Babergh was adopted, rendering much of our Plan out-of-date and no longer needing to be included in the Neighbourhood Plan.

Because of the scale of changes, the regulations covering the preparation of Plans require us to carry out this further consultation.

For those familiar with the previous version, the table below identifies what's changed since then.

| Neighbourhood Plan 2023 Policy references | How these have been updated in latest draft Neighbourhood Plan Revised policy reference set out in italics |
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| CSM5 Green Infrastructure in New Developments | Policy retained but edited to clarify its intention and to avoid repetition with the Joint Local Plan CSM7 Green Infrastructure in New Developments |
| CSM6 Affordable Housing | Repeats matters in the Joint Local Plan so is deleted. |
| CSM7: Accommodation Needs for Older People | Repeats matters in the Joint Local Plan so is deleted. |
| CSM8 Extensions, Division and Demolition New Builds | Repeats matters in the Joint Local Plan so is deleted. |
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| CSM22 Retention of Existing Employment Sites | See Policy CSM21 above CSM 10 Employment Sites |

Vision and Objectives



Neighbourhood Plan Vision

That Capel St Mary retains its rural character whilst providing a sustainable future through:-

- meeting local housing needs
- respecting the local built and natural environment
- retaining and enhancing local infrastructure and services

The Vision translates into the following Objectives that cover the five themes

Housing

1. Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village
2. Support the delivery of housing that meets identified local needs of the village

Natural Environment

3. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment
4. Maximise opportunities to improve natural habitats and biodiversity.

Built Environment

5. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact
6. Maintain and enhance a strong rural identity and sense of place for the parish

Employment, Services and Facilities

7. Retain, protect and improve the range of existing employment and community facilities and services.

Highways and Travel

10. Ensure that new development has the minimum impact on the existing road network bearing in mind local concerns
11. Protect, maintain and improve the Public Rights of Way network.

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Development Location



Context

- The Draft Neighbourhood Plan defines a "Settlement Boundary" around the main built-up area of the village. It is illustrated on the map below
- It brings up-to-date the 1998 Settlement Boundary in the current Babergh Local Plan.
- Inside the Settlement Boundary, the principle of new building is supported, subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan and Neighbourhood Plan, such as:
 - ✓ the rural setting of the village;
 - ✓ the capacity of services and infrastructure;
 - ✓ the potential impact on the amenity of existing residents; and
 - ✓ the impact of development on the wider area.
- Outside the Settlement Boundary, new development will only be supported in exceptional circumstances.

Policy CSM 1 – Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with settlement hierarchy defined in the adopted Local Plan.

The focus for new development will be within the settlement boundary, as defined on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the settlement boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and, additionally, where they would not have a detrimental impact on landscape designations and character, as described in the Joint Babergh and Mid Suffolk Landscape Guidance 2015.



DO YOU SUPPORT THE POLICY?

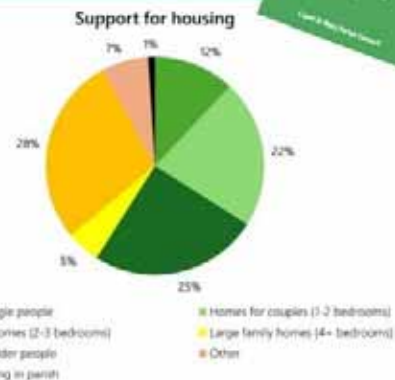
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Housing



Context

- The 2021 Census shows that the proportion of homes in Capel St Mary with 4 or more bedrooms is twice that across Babergh as a whole.
- A parish Housing Needs Survey in 2016 explored the level of support for different types and sizes of new housing. The results are illustrated in the chart
- The adopted local plan includes identifies the minimum number of new homes to be provided across the District by 2037. The local plan does not however provide a housing growth level for Capel St Mary or identify any additional sites. This matter is reserved for the Part 2 local plan currently being prepared
- The Neighbourhood Plan does not allocate any further sites for development and cannot block future sites that may come forward in the Local Plan.**



House Sizes and Types

Give the high level of homes with 4 or more bedrooms, the Plan seeks to redress the balance in new developments. The provision of bungalows is also encouraged.

Affordable Housing

- Housing affordability remains an issue for many.
- National and local planning policy enables affordable housing to meet locally identified needs to be built, as an exception, outside the housing settlement boundary. These are known as "exception sites", the following conditions would need to be satisfied:
 - A local need has to be established; and
 - A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
 - A registered social landlord (housing association) willing to secure grant funding and manage a scheme.

Policy CSM3 - Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including community led developments (as defined by the NPPF) on rural exception sites outside but well connected 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:

- remains affordable in perpetuity; and
- is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh District.

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

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

Policy CSM 2 – Housing Mix

In all housing developments of ten or more homes, at least 50% shall be two-bedroomed homes unless it can be demonstrated that:

- the particular circumstances relating to the tenure of the housing dictate otherwise or
- the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

The provision of bungalows will also be supported.

Proposals that include affordable housing will be required to ensure that:

- it is designed to be 'tenure blind' (so that it is indistinguishable from open market housing) either on site or, where schemes do not include onsite open market housing, the wider area; and
- where appropriate, clusters of affordable housing are distributed around the larger site and indistinguishable from the housing mix.

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment, and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- that no other means of funding the construction of the affordable homes is available; and
- the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

DO YOU SUPPORT THESE POLICIES?

Built Environment



Context

- Capel St Mary grew significantly over a twenty year period during the 1960's - 1980's characterised by the following key features:
 - ✓ well laid out housing developments
 - ✓ retention of the older and historic buildings
 - ✓ green verges and areas with trees giving the appearance of a garden village
 - ✓ public footpaths and pathways to and from the village providing links to both the centre and open countryside
 - ✓ community facilities in the village to provide a positive contribution to the health and wellbeing of residents.
- The Residents' Survey identified:
 - ✓ need to retain local footpaths and link new developments to these
 - ✓ new housing should not be more than two storeys
 - ✓ new housing should incorporate sustainability features (rainwater harvesting, solar panels etc)
 - ✓ retain the garden village feel
 - ✓ new developments must have green spaces and more trees should be planted

Flooding

- Whilst the village is not at risk of fluvial (river) flooding, there are large areas of the village that are likely to be affected by surface water flooding.
- This risk ranges from medium to high and new developments will need to take measures to counteract the problems.



Policy CSM5 - Flooding and Sustainable Drainage

Proposals for all new development will be required to assess levels of flood risk (existing and future) and ensure they manage surface water from the proposed development, having regard to the Suffolk County Council SuDS guidance and any guidance produced by Babergh District Council in terms of Supplementary Planning Guidance detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits
- rainwater and stormwater harvesting and recycling
- other natural drainage systems where easily accessible maintenance can be achieved

Policy CMS4 - Development Design Considerations

In principal, development proposals will be supported where they:

- a. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- b. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. sites, habitats, species and features with biodiversity and ecological interest;
 - iv. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- c. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- d. produce designs that respect the character, scale and density of the locality;
- e. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate, and include trees elsewhere within developments where the opportunity arises;
- f. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- g. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. wherever possible ensure that development faces on to existing roads;
 - i. do not result in water run-off that would add to or create surface water flooding;
 - j. where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted cycle parking standards;
 - k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
 - l. provide one electric vehicle charging point per new off-street residential parking place created.

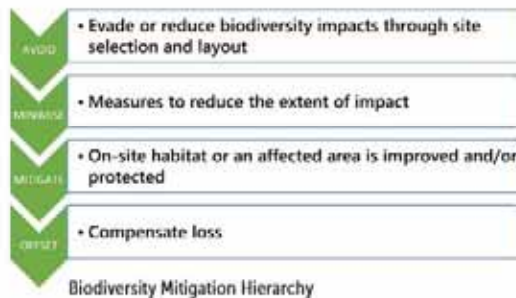
DO YOU SUPPORT THESE POLICIES?

Natural Environment



Context

- Capel St Mary is well screened by hedgerows, tree and surrounded by agricultural fields.
- The southern tip of the parish lies within the Dedham Vale National Landscape and includes part of Holly Wood an ancient replanted woodland.
- There are two County Wildlife Sites in the parish: Spring Hill Meadows and Great Martins Hill Wood.
- In a survey of Spring Hill Meadows carried out by Suffolk Wildlife Trust, more than one hundred plant species were recorded and wildlife included: muntjac and fallow deer, badgers, hares, stag beetles, shrews, field mice, hedgehogs, moles and dragonfly.
- New national regulations now require specified developments to provide a 10% net gain in biodiversity on sites.
- The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances.



Policy CSM7 - Green Infrastructure in New Developments

Unless demonstrably impractical, major new housing development should include a network of green infrastructure, incorporating any sustainable drainage systems, and include green travel corridors that provide biodiversity rich routes through the development and connecting to existing provision off-site.

Policy CSM6 – Biodiversity

Development proposals should avoid the loss of, or material harm to priority habitats and other trees, hedgerows and natural features such as ponds.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:

- The creation of new natural habitats including wildlife corridors and ponds;
- The planting of additional native trees and hedgerows of local provenance, as identified in Appendix 2; and
- Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access to hedgehogs.

Community Aspiration 1 - Spring Hill Meadows

The Parish Council will work proactively with the landowner (the District Council) and other relevant organisations to both manage the area and improve its biodiversity interest.

Community Aspiration 2 - Biodiversity Net Gain

The Parish Council aims to achieve a Biodiversity Net Gain of 20% during the period of this Neighbourhood Plan.



DO YOU SUPPORT THESE POLICIES AND COMMUNITY ASPIRATIONS?

Natural Environment



- The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances.
- **Stutton Brook** corridor, coincides with the Neighbourhood Plan area/parish boundary to the south of the Parish, part of the area also lies within the Dedham Vale National Landscape. There are numerous trees and natural habitats creating a wildlife haven along the banks of the Brook.



Policy CSMB – Local Green Spaces

The following local green spaces are designated in this Plan and are identified on Policies Map:

1. Allotments
2. Days Green
3. Thorney Road and Days Road
4. Between Plough Road and The Street
5. Adjoining Little Gulls, Dodmans and Chapel Close
6. Between Letton Close and Link Road
7. Elm Lane
8. Long Perry opposite the Garden Centre
9. Mowlands
10. Beside the Premier Shop in The Street
11. In front of the Community Centre, The Street
12. Between the houses in Barnfield
13. Between Thorney Road and Winding Piece
14. The Playing Field

Development in the local green spaces will be consistent with national policy for the Green Belt.

Community Aspiration 3 – Local Green Spaces

Where possible local green spaces should be brought under the control of the Parish Council.



Policy CSM9 – Stutton Brook Corridor

Development proposals should preserve the rural character of the Stutton Brook corridor as shown on Map 5 and the Policies Map.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ASPIRATION?

Employment, Services & Facilities



Context

- The village has a variety of small businesses, ranging from shops, restaurants/takeaways providing local services and facilities.
- There is also a garden centre, mushroom farm and other small business units at Churchford Farm, Mill Lane.
- These businesses provide full and part-time employment opportunities to both residents and non-residents.
- The Local Plan includes a dedicated section to support and safeguard key services and facilities within the community in recognition of the role these play in supporting communities to be sustainable.
- Given the detail in the local plan on both employment matters and local facilities and services, there is no need for these to be repeated. The policies in the Neighbourhood Plan therefore add the local dimension.

Policy CSM11 – Loss of Facilities and Services

Proposals that would result in the loss of the following community facilities or premises, as identified by the Policies Map, will be considered in the light of Policy LP 28 of the Joint Local Plan:

1. Shopping Precinct
2. Community Centre and Library
3. Playing field (including pavilion, play area and Bowls Club)

Policy CSM10 – Employment Sites

Proposals to change the use of an existing employment premises (Use Class E(g), B2 and B8) will only be permitted where one or more of the following criteria has been met:

- a. evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- b. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- c. an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- d. it is for an employment related support facility, such as employment training/education or workplace crèche;
- e. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

Community Aspiration 4 – Creating a Dementia Friendly Village

To make Capel St Mary a Dementia Friendly Village by supporting an organisation which will provide services to people suffering from dementia, raise awareness of the illness and liaise with businesses and organisations in the village to make their premises dementia friendly.

Travel

- Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.
- Given the existing policies in the Local Plan and other transport focussed initiatives, it is not necessary for the neighbourhood plan to include any specific policies.
- However, given the responses to the residents survey the following community aspirations are proposed:

Community Aspiration 6 – Traffic Management

The Parish Council will lobby the relevant authorities to improve traffic management through:

- Enforcing speed limits within the village
- Preventing illegal and nuisance parking e. vehicles parking on pavements and over drives or parking in areas that reduce visibility.

Community Aspiration 8 – Cycle Link to Ipswich

Suffolk County Council is planning a cycle route from Ipswich to Junction 32A on the A12 (Copdock Business Park roundabout). Effort will be made to extend this to Capel St Mary.

Community Aspiration 5 – Improved Highway Networks

To cooperate with developers and local parishes to provide, where possible, the following:

- All new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right-of-way network surrounding the village
- To create new access routes across the A12, giving access to the countryside within the South of the parish. These should connect with current or new footpaths and bridleways, thereby improving links with neighbouring centres of population, such as Bentley and East Bergholt
- To promote, in association with neighbouring parishes, the creation of a new cycle route along the course of the disused railway line, providing connectivity with Hadleigh town centre

Community Aspiration 7 – Modal Shift

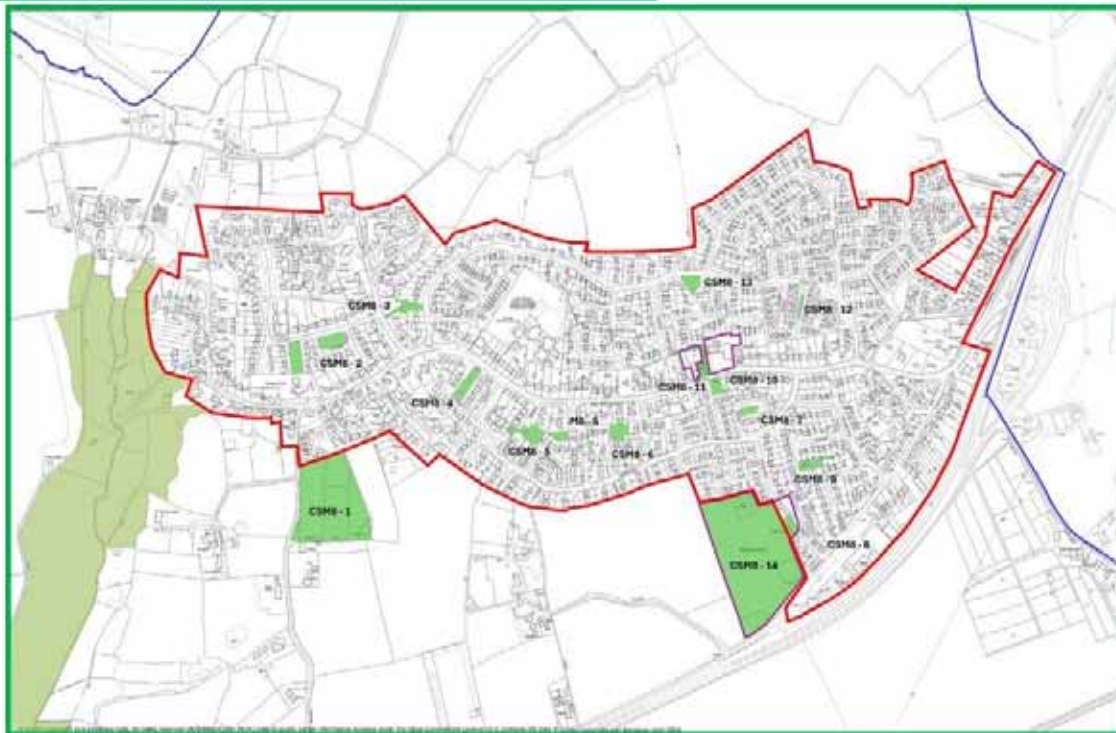
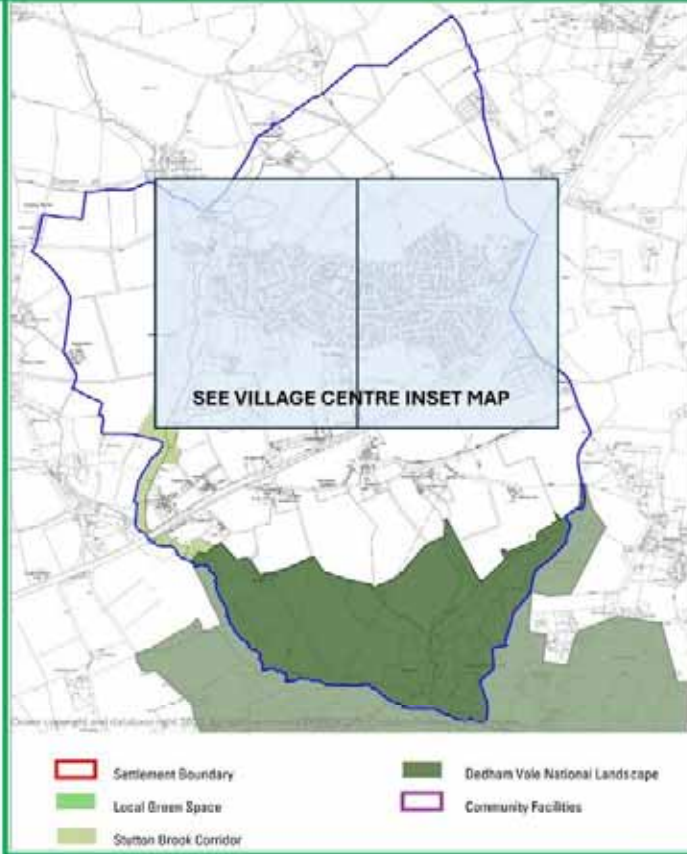
To support any modal shift system developed in the area of Capel St Mary which would help to reduce traffic congestion.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ASPIRATIONS?

Policies Map



The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan



What next?



Consultation on the Neighbourhood Plan ends on 21 October

At the end of the consultation the comments received will be reviewed before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Babergh District Council.

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Babergh District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Appendix 3 – Statutory consultees and other bodies notified of Regulation 14 Consultation

Representative / Organisation

MP for South Suffolk
County Cllr to Samford Division, Suffolk County Council
County Cllr to Belstead Brook Division, Suffolk County Council
Ward Cllr to Copdock and Washbrook, Babergh District Council
Ward Cllr to East Bergholt, Babergh District Council
Ward Cllr to Capel St Mary, Babergh District Council
Wenham Parva Parish Meeting
Copdock and Washbrook Parish Council
Bentley Parish Council
East Bergholt Parish Council
Babergh & Mid Suffolk District Councils
Suffolk County Council
Anglian Water
British Telecom
Communities & Environmental Services
Community Action Suffolk
Dedham Vale National Landscape
Dedham Vale Society
Defence Infrastructure Organisation
Diocese of St Edmundsbury & Ipswich
EE
Environment Agency
Essex & Suffolk Water
Forestry Commission
Freeport East
Historic England
Marine Management Organisation
National Federation of Gypsy Liaison Groups
National Gas Transmission
National Grid
National Highways
National Trust
Natural England
Network Rail Infrastructure Limited
NHS Suffolk & North Essex Integrated Care Board
RSPB
Sport England (East)
Suffolk & Essex Coast & Heaths National Landscape
Suffolk Chamber of Commerce
Suffolk Constabulary
Suffolk Fire & Rescue Service
Suffolk Preservation Society
Suffolk Wildlife Trust
The Crown Estate Office
The Theatres Trust

Representative / Organisation

Three

UK Power Networks

Vodafone and O2 - EMF Enquiries

Water Management Alliance

Appendix 4 – Other bodies / individuals notified of Further Regulation 14 Consultation

Capel Organic Mushrooms
Landbridge Property LLP (obo clients)
Persimmon Hones (Suffolk)
M Scott Properties Ltd
Landbridge Property LLP (obo clients)
Phase 2 Planning (obo Suffolk CC)
Reeve Brown
Capel Community Trust
Hanbury Riverside
E H Roberts
East of England Cooperative Society
Seachoice Ltd
Country Pies
Capel Community Church
Capel Methodist Church
Capel St Marys CEVC Primary School
Premier Education
Heritage Conservation
R Weaver
James Bailey Planning Ltd
Lawson Planning Partnership Ltd

Appendix 5 – Statutory Consultee Consultation Notice

CAPEL ST MARY (SUFFOLK) NEIGHBOURHOOD PLAN – FURTHER PRE-SUBMISSION CONSULTATION – SEPTEMBER 2024

Dear Sir/Madam

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

The draft Neighbourhood Plan has previously been subject to pre-submission consultations in 2020 and more recently in 2023. Having reviewed comments received and in the light of the adoption of Part 1 of the Babergh and Mid Suffolk Joint Local Plan in November 2023, the Parish Council has made such significant changes to the draft Neighbourhood Plan that further consultation is required.

The new version of the Plan can be viewed [here](#) together with information on how to send us your comments. If possible, we would appreciate receiving your comments using the online system, but comments can also be sent to this email address.

We must receive your comments by Monday 21 October 2024 and look forward to receiving your comments.

Clerk
Capel St Mary Parish Council

Appendix 6 – Other bodies / individuals Consultation Notice

CAPEL ST MARY (SUFFOLK) NEIGHBOURHOOD PLAN – FURTHER PRE-SUBMISSION CONSULTATION – SEPTEMBER 2024

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Capel St Mary Parish Council is undertaking a further Pre-Submission Consultation on the Draft Capel St Mary Neighbourhood Plan.



The draft Neighbourhood Plan has previously been subject to pre-submission consultations in 2020 and more recently in 2023. Having reviewed comments received and in the light of the adoption of Part 1 of the Babergh and Mid Suffolk Joint Local Plan in November 2023, the Parish Council has made such significant changes to the draft Neighbourhood Plan that further consultation is required. As a body/individual that has previously been consulted on the Plan or has expressed an interest in the Neighbourhood Plan, we are hereby seeking your views on the Revised Draft Neighbourhood Plan.



The new version of the Plan can be viewed [here](#) together with information on how to send us your comments. If possible, we would appreciate receiving your comments using the online system, but comments can also be sent to this email address.




We must receive your comments by Monday 21 October 2024 and look forward to receiving your comments.



Clerk
Capel St Mary Parish Council




Appendix 7 – Summary of Responses to Consultation Questions

| Do you have any comments on Chapters 1, 2, and 3? | | | | |
|---|-----|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes |  | 20.00% | 1 |
| 2 | No |  | 80.00% | 4 |




| Do you support the Vision and Objectives in Chapter 4? | | | | |
|--|------------|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes |  | 40.00% | 2 |
| 2 | No | | 0.00% | 0 |
| 3 | No opinion |  | 60.00% | 3 |

| Do you support Policy CSM1 – Spatial Strategy? | | | | |
|--|------------|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes |  | 40.00% | 2 |
| 2 | No |  | 40.00% | 2 |
| 3 | No opinion |  | 20.00% | 1 |



| Do you have any other comments on Chapter 5 – Planning Strategy? | | | | |
|--|-----|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes |  | 20.00% | 1 |
| 2 | No |  | 80.00% | 4 |

| Do you support Policy CSM2 – Housing Mix? | | | | |
|---|------------|---|------------------|----------------|
| Answer Choices | | | Response Percent | Response Total |
| 1 | Yes |  | 60.00% | 3 |
| 2 | No |  | 20.00% | 1 |
| 3 | No opinion |  | 20.00% | 1 |




Do you support Policy CSM3 – Affordable Housing on Rural Exception Sites?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 40.00% 2 |
| 2 | No |  | 20.00% 1 |
| 3 | No opinion |  | 40.00% 2 |



Do you have any other comments on Chapter 6 - Housing?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|---|----------------|
| 1 | Yes |  | 20.00% 1 |
| 2 | No |  | 80.00% 4 |


Do you support Policy CSM4 – Development Design Considerations?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 40.00% 2 |
| 2 | No |  | 40.00% 2 |
| 3 | No opinion |  | 20.00% 1 |

Do you support Policy CSM5 – Flooding and Sustainable Drainage?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 60.00% 3 |
| 2 | No | | 0.00% 0 |
| 3 | No opinion |  | 40.00% 2 |

Do you have any other comments on Chapter 7 – Built Environment and Design?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|--|----------------|
| 1 | Yes | | 0.00% 0 |
| 2 | No |  | 100.00% 5 |

Do you support Community Aspiration 1 – Spring Hill Meadows?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | No | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |

Do you support Policy CSM6 - Biodiversity?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | No | 20.00% | 1 |
| 3 | No opinion | 40.00% | 2 |

Do you support Community Aspiration 2 – Biodiversity Net Gain Aspiration?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | no | 20.00% | 1 |
| 3 | No opinion | 40.00% | 2 |

Do you support Policy CSM7 – Green Infrastructure in New Developments?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | no | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |

Do you support Policy CSM8 – Local Green Spaces?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | No | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |

Do you support Community Aspiration 3 – Local Green Spaces?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 60.00% | 3 |
| 2 | No | 0.00% | 0 |
| 3 | No opinion | 40.00% | 2 |

Do you support Policy CSM9 – Stutton Brook Corridor?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | No | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |

Do you have any other comments on Chapter 8 – Natural Environment?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|------------------|----------------|
| 1 | Yes | 0.00% | 0 |
| 2 | No | 100.00% | 5 |



Do you support Policy CSM10 – Employment Sites?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | No | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |



Do you support Policy CSM11 – Loss of Facilities and Services?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|------------------|----------------|
| 1 | Yes | 40.00% | 2 |
| 2 | no | 0.00% | 0 |
| 3 | No opinion | 60.00% | 3 |



Do you support Community Aspiration 4 – Creating a Dementia Friendly Village?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 80.00% 4 |
| 2 | No | | 0.00% 0 |
| 3 | No opinion |  | 20.00% 1 |



Do you have any other comments on Chapter 9 – Employment, Services and Facilities?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|---|----------------|
| 1 | Yes |  | 20.00% 1 |
| 2 | No |  | 80.00% 4 |



Do you support Community Action 5 – Improved Highway Networks?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 60.00% 3 |
| 2 | No | | 0.00% 0 |
| 3 | No opinion |  | 40.00% 2 |



Do you support Community Action 6 – Traffic Management?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 60.00% 3 |
| 2 | No | | 0.00% 0 |
| 3 | No opinion |  | 40.00% 2 |


Do you support Community Action 7 – Modal Shift?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 60.00% 3 |
| 2 | no | | 0.00% 0 |
| 3 | No opinion |  | 40.00% 2 |




Do you support Community Action 8 – Cycle Link to Ipswich?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 80.00% 4 |
| 2 | No | | 0.00% 0 |
| 3 | No opinion |  | 20.00% 1 |


Do you have any other comments on Chapter 10 – Transport?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|--|----------------|
| 1 | Yes | | 0.00% 0 |
| 2 | No |  | 100.00% 4 |



Do you support the content of the Policies Map and Village Centre Inset Maps?

| Answer Choices | | Response Percent | Response Total |
|----------------|------------|---|----------------|
| 1 | Yes |  | 60.00% 3 |
| 2 | No |  | 20.00% 1 |
| 3 | No opinion |  | 20.00% 1 |



Do you have any comments on the Appendices?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|--|----------------|
| 1 | Yes | | 0.00% 0 |
| 2 | No |  | 100.00% 4 |

Do you have any other comments on the Draft Neighbourhood Plan?

| Answer Choices | | Response Percent | Response Total |
|----------------|-----|---|----------------|
| 1 | Yes |  | 20.00% 1 |
| 2 | No |  | 80.00% 4 |

Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want Babergh District Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?


| Answer Choices | | | Response Percent | Response Total |
|----------------|--------|---|------------------|----------------|
| 1 | Yes |  | 75.00% | 3 |
| 2 | No | | 0.00% | 0 |
| 3 | Unsure |  | 25.00% | 1 |

Appendix 8- Responses received to Pre-Submission Consultation and responses to comments

The tables in this appendix set out the comments that were received during the Third Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|-----------------------------|------------------------|--|--|-----------------|
| Chapters 1, 2, and 3 | | | | |
| A Makda | Pegasus Group | <p>The Government published a revised version of the National Planning Policy Framework (the emerging Framework) for consultation in July 2024, with an aim to formally adopt the revisions by the end of 2024. This is therefore an important material consideration that should be referred to in Chapter 3 'Planning Policy Context', in terms of the clear national imperative for an increased housing delivery to be achieved through an uplift of the housing requirements that all Authorities will need to have regard to in the plan making process.</p> <p>Further comment on the relevance of this national change in policy is provided in response to Questions 3 and 4.</p> | The consultation draft of the NPPF has no material weight at this time and the Plan will only be updated should the new NPPF be published before the Plan is submitted to Babergh DC | None |
| | Suffolk County Council | <p>Archaeology</p> <p>It is welcomed to see that the Suffolk Heritage Explorer has been consulted and that these heritage assets are referenced to in paragraph 2.1. SCC suggests that a map showing the location of these heritage assets would be a useful inclusion.</p> | It is not considered necessary to include a map of the heritage assets given that the heritage records are constantly changing. | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|---|---|---|
| | | <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,4 adopted in July 2020, which forms part of the Local Development Plan.</p> | Noted | None |
| | | <p>SCC notes and welcomes the inclusion of the Suffolk Minerals and Waste Local Plan 2020 in Section 3 – Planning Policy Context.</p> | Noted | None |
| | | <p>However, in paragraph 3.7 where it is stated that there are “no safeguarded sites within the neighbourhood area”, this is not correct.</p> | Noted | None |
| | | <p>To the west of the settlement sits a water treatment plant (AW76 – Great Wenham Stw – Anglian Water) the safeguarding area for this treatment plant is within the Designated Neighbourhood Area. The minerals safeguarding area also covers over half of the Designated Neighbourhood Area. Which will trigger Policy MP10 (minerals consultation areas) for developments over 5 hectares.</p> | Paragraph 3.7 will be amended to refer to the safeguarded sites | Amend paragraph 3.7 to refer to the presence of two safeguarded sites |
| | | <p>The two maps below show the position of the water treatment of the plant (image on the right) and the safeguarding areas for both the water treatment plant and the “minerals consultation area” (image on the left).</p> | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------------------------------|--------------------------|---|---|---|
| | |  | | |
| | Babergh District Council | <p>Para 1.4 Correction needed. The NP Area was designated on 19 April 2018. [Nb. We have updated our Capel St Mary NP webpage to avoid further confusion]</p> <p>Para 1.8 It would be helpful to clarify that adoption is conditional on a majority yes vote at the referendum stage.</p> | <p>Paragraph 1.4 will be corrected as suggested</p> <p>Paragraph 1.8 will be amended as suggested</p> | <p>Correct paragraph 1.4 to provide correct date of Neighbourhood Area designation</p> <p>Amend paragraph 1.8 to clarify that adoption is conditional on a majority yes vote at the referendum stage.</p> |
| Vision and Objectives | | | | |
| | Suffolk Wildlife Trust | Suffolk Wildlife Trust support both objectives (5 & 6). Objective 5 could be further strengthened by including that impacts should be avoided where possible (following the mitigation | This is considered too detailed for | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|---------------------------------------|-------------------------------|--|---|-------------------------|
| | | <p>growing region of England. The infrastructure we deliver is primarily funded in two ways including:</p> <ol style="list-style-type: none"> 1) Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and 2) Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to: <ul style="list-style-type: none"> • Address a rapidly growing population; • Ensure we are resilient to impacts of climate change; • Enhance our environment to reach the environmental destination agreed with customers and regulators; and • Secure future water supplies. <p>Anglian Water, therefore, encourages developers to engage in early discussions with our pre-development team Developing (anglianwater.co.uk) so that connections to a sustainable point of connection (SPOC) or any upgrades to our network are addressed when planning applications are submitted to the local planning authority.</p> | <p>This is a matter for those preparing planning applications</p> | <p>None</p> |
| | <p>Suffolk County Council</p> | <p>SCC welcomes the inclusion of two wide-reaching objectives for the Natural Environment (Objectives 3 and 4).</p> <p>Objective 8 does not include wording to prioritise sustainable modes of transport such as walking or cycling, and SCC would support the inclusion of such text.</p> | <p>Noted</p> <p>This is not considered necessary</p> | <p>None</p> <p>None</p> |
| <p>Policy CSM1 – Spatial Strategy</p> | | | | |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|-------------|---------------|---|---|-------------------------------------|
| D Mainprice | - | Capel has already developed to limits imposed by village boundaries.. Further expansion entails loss of prime farmland. Traffic capacity and local services, | The Plan does not propose further expansion of the village | None |
| A Makda | Pegasus Group | <p>PHL supports the revisions made to the settlement boundary insofar as it now including development that has taken place at Little Tufts within the settlement boundary.</p> <p>The Neighbourhood Plan has not sought to take the approach of allocating additional housing, which is disappointing as it misses the opportunity to plan positively at the local level for the long-term growth of the village. The Joint Local Plan Part 1 already confirms that there is a shortfall in housing need for Babergh which will need to be addressed through allocations in Part 2 of the Joint Local Plan, the preparation of which is currently delayed (with Regulation 18 consultation supposed to have taken place earlier this year). Capel St Mary is a plainly sustainable location with the facilities requires to support the day-to-day needs for additional housing growth. The Neighbourhood Plan could proactively plan to deliver some of this need in a manner that helps to achieve local objectives, such as seeking to meet local housing needs in a sustainable manner objective 2). Housing growth brings with it new opportunities, and is key to protecting and improving the long-term vitality of the services and facilities within the village and providing new employment opportunities (objective 7).</p> <p>Added to the above are the requirements of the emerging Framework, which seeks to significantly boost the delivery of new homes. While the new Framework is yet to be adopted, the consultation and its narrative is a relevant material consideration and it is likely that the revised Framework (with</p> | <p>Noted</p> <p>There is no requirement for the Plan to allocate additional sites for development, especially given the current lack of a spatial strategy at the district level.</p> <p>Given the content of the draft NPPF (July 2024) it is considered unlikely that there will be</p> | <p>None</p> <p>None</p> <p>None</p> |

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| | | <p>increased housing targets) will be adopted by the time this Neighbourhood Plan is submitted for Examination. PHL therefore encourages a revision to the Neighbourhood Plan's Planning Strategy and Policy CSM1 to allow for new housing growth sites to be promoted through this plan making process.</p> <p>PHL questions whether the final element of Policy CSM1 is consistent with local and national policy relating to landscape. Policy LP17 takes a positive approach towards landscape, requiring development to 'conserve and enhance' which is in line with relevant provisions in the Framework (December 2023) such as paragraph 180. Policy CSM1 takes a contrary and more negative approach, which should be amended to bring into line with local and national policy.</p> | <p>direct implications on the housing requirements for the Neighbourhood Plan.</p> <p>The Parish Council is content that the policy is in general conformity with the strategic policies of the Local Plan. Policy LP17 is not a strategic policy.</p> | None |
| | Suffolk County Council | It is welcome that Policy CSM1 - Spatial Strategy, refers to landscape designations and character and references the source. It remains, however, very high level. | Noted | None |
| Chapter 5 – Planning Strategy | | | | |
| D Mainprice | - | Hope to retain existing green spaces and amenities. | Noted | None |
| P Thompson | | Homes for first time buyers and for those wishing to downsize. | Noted | None |
| | Babergh District Council | <p>Para 5.3 Grammatical suggestions. (1) Delete the word 'for' before 'since adoption', and (2) 'local plan' should be spelt with capital letters. As required, the same applies elsewhere throughout this neighbourhood plan.</p> <p>The proposed new settlement boundary (Map 2) is appropriate at this time, given that it reflects development that has come forward since 2006.</p> | <p>The grammatical amendments will be made</p> <p>Noted</p> | <p>Amend paragraph 5.3 as suggested by BDC</p> <p>None</p> |

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| | | <p>In our covering letter we explain that further strategic housing allocation(s) may need to be made at or adjacent to Capel St Mary through JLP Part 2 to enable us to meet our district wide housing requirement. If so, we will also need to review the settlement boundary.</p> <p>Reference is made in the policy wording to the Joint Babergh and Mid Suffolk Landscape Guidance 2015. We would suggest that instead reference is made to this document in the supporting text and that the final sentence reads: ‘...not have a detrimental impact on any landscape designations or character areas.’</p> <p>Finally, corrections are needed within para 5.5 so that the second sentence and beyond reads: ‘Policy SP03 – The sustainable location of new development’ states that the settlement boundaries established in the earlier Local Plans (Babergh Local Plan 2006) are carried forward subject to review through the Part 2 of the Joint Local Plan, noting that some made Neighbourhood Plans have already established new settlement boundaries. As a consequence, the settlement boundary for Capel St Mary does not represent the built-up area of the village today.’</p> | <p>Noted</p> <p>The policy will be amended as suggested</p> <p>Paragraph 5.5 will be amended</p> | <p>None</p> <p>Amend policy CSM1 and supporting text as suggested by BDC.</p> <p>Amend paragraph 5.5 as suggested by BDC</p> |
| Policy CSM2 – Housing Mix | | | | |
| D Mainprice | - | More retirement homes. | Noted | None |
| D Thompson | | Housing mix must include small homes first time buyers can afford and are first steps on the housing ladder. Decent sized bungalows are necessary to allow downsizing which creates homes for families moving up the housing ladder. This also removes the need to build so many houses. | Existing policies allow for affordable homes to be provided as part of developments or | None |

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| | | | for specific affordable homes developments. | |
| A Makda | Pegasus Group | <p>The requirement in Policy CSM2 for at least 50% of homes to be 2-beds appears to be based on the resident's survey referenced at paragraph 6.12. This survey has not been made available for review, and it is not confirmed what proportion of the population responded to the survey, the questions that were asked or when this survey was undertaken.</p> <p>In order for the data of this survey to be referred to as a local Housing Needs Survey, it needs to have been undertaken in a robust and comprehensive manner to provide an accurate representation of future need. It also needs to be clarified how the data taken from any survey has been translated into a policy requirement. For instance, 6.12 states</p> <p>'...43% indicated that there was a need for more smaller homes in the village.'</p> <p>Was 'smaller homes' defined either by the survey or by the respondents as specifically 2-bed homes? 1-bed homes and 3-bed homes could fall within a definition of 'smaller home' as well but this is not mentioned or specified in the policy wording.</p> <p>PHL recommend additional evidence is provided to support the housing mix requirement to address the above, and that the policy is amended to allow for some flexibility in housing mix provision to accommodate changing needs over the Plan</p> | <p>Data from the 2021 Census supports the survey in that nearly 55% of homes in the parish have 4 or more bedrooms compared with 40% across Babergh, while only 5% of homes have 2 bedrooms compared with 14% across Babergh. The Plan will be amended to refer to this data.</p> <p>See above</p> <p>See above</p> | <p>Amend paragraph 6.12 to include data on dwelling sizes from 2021 Census</p> <p>None</p> <p>None</p> |

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| | | <p>period.</p> <p>Paragraph 6.14 should be corrected, as the Policy SP01 does make reference to the provision of appropriate open market housing mix (and SP02 to affordable housing mix).</p> <p>Criterion b should be amended to state the below, as it currently duplicates the requirement in criterion a for 'tenure blind' affordable homes:</p> <p>b. where appropriate, clusters of affordable housing are distributed around larger sites.</p> | <p>Paragraph 6.14 does not provide specific reference to the mix.</p> <p>Criteria a and b are distinctly different. One refers to the location with a site and the other the design.</p> | <p>None</p> <p>None</p> |
| | Suffolk County Council | <p>It is important to ensure the needs of all residents are catered for, recognising the likely increase of co-morbidities as people get older. SCC suggests that there could be provision for homes that are adaptable to M4(2) standards. This can help meet the needs of elderly and frail residents, allowing them to maintain independence for longer, but also allowing for younger buyers and families. SCC recommends including the following wording to Policy CSM2:</p> <p><i><u>'Support will be given to the provision of housing that meets local needs, enables the creation of a mixed, balanced and inclusive community, that are adaptable and accessible (meaning built to M4(2) standards) in order to meet the needs of the aging population, without excluding the needs of the younger occupants and families.'</u></i></p> | <p>Policy LP24 of JLP1 requires at least 50% of dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations. It is not necessary to repeat this in the Neighbourhood Plan.</p> | None |
| | Babergh District Council | <p>We note that the housing need survey data used in the Plan dates from 2016. This does present a concern as to the effectiveness of the policy in years to come and whether decisions made in line with the data would be defensible. It might therefore be more relevant to state that:</p> | <p>Data from the 2021 Census supports the survey in that nearly 55% of homes in the parish</p> | <p>Amend policy to reflect Census data</p> |

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| | | <p><i>'there is a preference for smaller homes suitable for first time buyers, downsizers and smaller family households'</i> rather than specify only two beds.</p> <p>[See in particular criterion i which refers to 'particular circumstances' i.e., what particular circumstances?].</p> | <p>have 4 or more bedrooms compared with 40% across Babergh, while only 5% of homes have 2 bedrooms compared with 14% across Babergh. The Plan will be amended to refer to this data.</p> | |
| Policy CSM3 – Affordable Housing on Rural Exception Sites | | | | |
| A Makda | Pegasus Group | <p>The final element of Policy CSM3 requires exception sites to 'contribute towards the character of the area.' This is a difficult design measure to assess, and is not consistent with Policy LP24 of the Joint Local Plan (and Policy CSM4 of the Neighbourhood Plan). The test should instead be demonstrating that exception sites have due regard to and positively respond to the local character. This will achieve the aims of the policy in a more positive manner, ensuring appropriately designed housing is delivered that takes good design cues from its context and integrates well.</p> | <p>The Parish Council considers that the policy is effective and positively prepared.</p> | None |
| | Babergh District Council | <p>We have no comment to make on this policy at this time.</p> | Noted | None |
| Chapter 6 - Housing | | | | |
| A Makda | Pegasus Group | <p>The data presented in the table and chart at paragraphs 6.9 and 6.10 respectively should be clarified further, it is difficult to</p> | <p>Paragraph 6.9 and the associated table will be deleted and</p> | <p>Delete paragraph 6.9 and associated table. Add 2021</p> |

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| | | understand at the moment what conclusions are being drawn from this data. | 2021 Census data will be inserted into Chapter 6. | Census data on dwelling sizes |
| | Babergh District Council | <p>Para 6.9 (table) To avoid misunderstanding, and assuming that the Housing Need Survey (HNS) figures are the same as those presented in the March 2021 version of this Plan:</p> <ul style="list-style-type: none"> • para 6.9 should explain that the table compares 2016 HNS figures with 2011 Census figures • at the top of the columns where HNS = 54 and Census = 125, the number of bedrooms should read '2' [not 1] • under the 3 bedroom column, the Census figure should read 485 [not 285]. <p>Para 6.12 For contextual purposes, include the date of the more recent residents' survey.</p> | <p>Paragraph 6.9 and the associated table will be deleted and 2021 Census data will be inserted into Chapter 6.</p> <p>The date of the survey will be added to paragraph 1.14</p> | <p>Delete paragraph 6.9 and associated table. Add 2021 Census data on dwelling sizes</p> <p>Amend paragraph 1.14 to include date of Residents' Survey</p> |
| Policy CSM4 – Development Design Considerations | | | | |
| A Makda | Pegasus Group | In respect of criterion l. the requirement to provide electric vehicle charging to new dwellings is already appropriately (and comprehensively) covered by Building Regulations. There is no need to cover in policy a matter that is already covered by legislation. Notwithstanding, the requirement to provide one new charging point per new parking space created is disproportionate and is not in alignment with the Building Regulations. | Disagree. The policy recognises the longer term need to meet EV charger demand | None |
| | Anglian Water | <u>Water resources</u> Anglian Water's water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, | Noted | None |

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| | | <p>climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See Water resources management plan (anglianwater.co.uk)</p> | | |
| | | <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in new developments. This can be achieved by a fixtures and fittings approach, including through rainwater/storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> | Noted | None |
| | | <p>For information, the Defra Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk) supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.</p> | Noted | None |
| | | <p>It has recently been announced by Government that a review of the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) will be consulted on in the next few months.</p> | Noted | None |

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| | | <p>For water supply for non-household use*, Anglian Water now has a threshold of 20m³ a day for consideration of whether meeting that commercial/ industrial request could jeopardise domestic supplies for households. This is due to pressure on water supplies because of abstraction reduction, climate change and a fast-growing population. As a result, the gap between the demand for water and our supply (headroom) has shrunk. Prospective applicants are advised to contact Anglian Water at planningliaison@anglianwater.co.uk to avoid situations where water intensive demand projects progress to site acquisition, design or planning applications without establishing that a water supply and wastewater solution is feasible.</p> | Noted | None |
| | | <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. It is, therefore requested, that water use is included under Policy CMS4 – Development Design Considerations and/ or reference made to JLP1 Policy LP23 ‘Sustainable Construction and Design’ and Policy LP26 ‘Water resources and infrastructure’ could be made on the water efficiency measures required as part of new development proposals.</p> <p><i>*Water supply for toilets and welfare facilities, as well as firefighting fall with the domestic definition.</i></p> | <p>Given the requirements set out in JLP2 Policy LP23, it is not necessary to include requirements in Policy CSM4.</p> | None |
| | | <p><u>Policy CMS4 - Development Design Considerations</u> (This Policy has the prefix CMS rather than CSM in the title and on contents listings page.)</p> | Noted | None |

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| | | <p>Anglian Water supports the inclusion of criterion (i). <i>'do not result in water run-off that would add to or create surface water flooding.'</i> Our comments are set out below under Policy CSM5.</p> <p>It is important to address surface water run-off from the introduction of hard-standing areas (pavements and areas of hard standing such as vehicle parking areas and driveways). It is suggested reference is made in the guidelines to include permeable surfacing for parking areas and driveways.</p> <p>As stated above, the guidelines do not refer to water efficiency as one way to meet a high level of sustainable design and construction.</p> | <p>Noted</p> <p>This is not appropriate in this policy</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> |
| | Suffolk County Council | <p>SCC welcomes parts a., b. and e. of Policy CMS4 Development Design Considerations.</p> <p>The plan does not include parking standards specific to the village and there is no reference to the Suffolk Guidance for Parking (2023)⁸ parking standards in the document. So, SCC recommends to include reference to our standards in absence of the parish's own standards. Objective 8 sets out the aim to reduce the impact of parking in the village but no measures to achieve this appear to be included. Any new development should accord with Suffolk Guidance for Parking (2023) and other measures such as parking restrictions and off-street parking provision could be pursued.</p> <p>Policy CMS4 - Development Design Considerations includes highway and parking related matters such as tree-lined streets, development permeability, cycle storage and EV charging.</p> | <p>Noted</p> <p>It is not considered necessary to set local parking standards. Policy LP29 of JLP1 refers to the need for development to be "informed by the relevant parking guidance".</p> <p>It is not considered necessary to refer to this guidance</p> | <p>None</p> <p>None</p> <p>None</p> |

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| | | These matters are covered in the Suffolk Design: Streets Guide ⁹ and Suffolk Guidance for Parking (2023) and it is encouraged that the plan should refer to the policy and guidance on these matters. | specifically in Policy CSM4 | |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Policy CSM5 – Flooding and Sustainable Drainage | | | | |
| P Thompson | | Do not build on flood plain or anywhere if water around. | National planning policy sets out specific criteria for the consideration of development in flood plains | None |
| | Anglian Water | Anglian Water is supportive of measures to address surface water run-off, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development. | Noted | None |
| | | Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to | Noted | None |

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| | | <p>existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.</p> <p>It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.</p> | Noted | None |
| | Suffolk County Council | <p>SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water & ground water. The Environment Agency has the responsibility for managing flood risk from main rivers, coastal and reservoir.</p> <p>Please be aware that the Environment Agency National Predicted Flood Maps³ are due to be update in 2025 with a new series of predicted flood maps.</p> <p>Historically, there has been issue with surface water drainage in the village where areas of land have flooded as water cannot get away quickly enough. Therefore, SCC highlights that it is imperative that areas at the medium/high risk of flooding are not utilised of development.</p> <p>When development is proposed, ideally surface water is to be drained via infiltration, if the geology is acceptable. If not, then the surface water is to be discharged at a controlled rate to a watercourse or surface water sewer. For major developments, the use of above ground open Sustainable Drainage Systems</p> | <p>Noted</p> <p>Noted</p> <p>Noted. The Plan does not allocate sites for development.</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> <p>None</p> |

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| | | (SuDS) shall be used and designed in accordance with national and local policy/guidance. | | |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Chapter 7 – Built Environment | | | | |
| P Thompson | | Attractive, varied housing with own parking and decent sized gardens, and bungalows for downsizers. | Noted | None |
| | Suffolk County Council | <p>SCC Archaeological Service would recommend that the Section 7 title is changed to <i>"Built and Historic Environment"</i> as this would bring clarity to cover both above and below ground heritage assets in this section, particularly since Policy CMS4 includes archaeological heritage in part b(i).</p> <p>Additionally, the following wording is recommended to be included in Section 7: <u>"Suffolk County Council Archaeological Service (SCCAS) would advise that there should be early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and Babergh Mid Suffolk Local Plan are met. SCCAS as advisors to Babergh Mid Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</u></p> | <p>The section does not deal with the historic environment</p> <p>This is not considered necessary</p> | <p>None</p> <p>None</p> |
| | | This phrasing can provide clarity to developers for any future development sites. As a further suggestion, the neighbourhood plan could also highlight any level of public outreach and public engagement that might be aspired from archaeology | Noted | None |

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| | | undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF. | | |
| | Babergh District Council | <p>Para 7.6 For clarity, some restructuring of the second sentence is recommended: 'More details are provided in JLP1 Policy LP23 Sustainable Construction and Design, and Policy LP24 Design and Residential Amenity - however, the latter does not include a size threshold [etc] ...'</p> <p>Para 7.9 Grammatical suggestions. (1) delete the comma after 'compliments' on the second line, (2) add a comma after 'form of the village', and (3) pluralise the word 'compliment'.</p> <p>Para 7.10 To provide a cross reference to CSM4 and CSM5, we suggest that this paragraph starts with: 'The following policies therefore add ...'</p> | <p>The paragraph will be amended as suggested</p> <p>The paragraph will be amended as suggested</p> <p>The paragraph will be amended as suggested</p> | <p>Amend para 7.6 as suggested by BDC</p> <p>Amend para 7.9 as suggested by BDC</p> <p>Amend para 7.10 as suggested by BDC</p> |
| Community Aspiration 1 – Spring Hill Meadows | | | | |
| | Suffolk Wildlife Trust | Suffolk Wildlife Trust support this aspiration. We also advise that improving biodiversity interests here should be informed by relevant baseline survey data and ongoing surveys/ monitoring to inform management changes. | Noted | None |
| | Suffolk County Council | SCC welcomes Community Aspiration 1 – Spring Hill Meadows | Noted | None |
| Policy CSM6 - Biodiversity | | | | |

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| A Makda | Pegasus Group | <p>The below requirement in this policy requires clarification. It is not clear what the expectation is or what is meant by 'splay returns'. The policy also needs to clarify whether it would seek to oppose development sites where this requirement cannot be achieved – and this may well be the case for many new accesses as the visibility requirements for achieving a safe and suitable access will necessarily mean any new planting immediately around the access will have to be limited.</p> <p>'Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.'</p> | The use of the term 'splay returns' is commonly used in plans that have been examined. The ability to achieve visibility at new junctions is a matter for general development management practice and does not need addressing in this policy. | None |
| | Suffolk Wildlife Trust | <p>Suffolk Wildlife Trust raise no significant issue with the policy, however, make the following points:</p> <ul style="list-style-type: none"> • Where hedgerow removal is undertaken to create new access, we support the use of native species as replacement. The loss will typically be counted as part of a Biodiversity Net Gain Assessment and hedgerows should be demonstrating a 10% net gain of biodiversity units. • With regard to Point C (<i>Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example: c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs</i>): <ul style="list-style-type: none"> • Typically, a measurable net gain is measured using the Statutory Biodiversity Metric calculator or the Small Site Metric Calculator – these calculators are focussed on | <p>Noted</p> <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> |

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| | | <p>habitats alone, and therefore features such as swift and boxes, or hedgehog connectivity, are not included.</p> <ul style="list-style-type: none"> The inclusion of any bird boxes, including swift boxes, or bat boxes do not constitute a key component of repairing or restoring wildlife networks; these features can provide suitable nesting or roosting habitat which can provide compensation for lost features, or enhance an area where these features are lacking. However, a network should consider how these features interact with the surrounding landscape by ensuring that suitable green space for wildlife is provided within development sites. The restoration of ecological networks should focus on providing landscape connectivity using natural and semi-natural habitats, connecting/ buffering/ creating/ or making bigger existing designated sites, priority habitats, wildlife corridors, or other areas managed for biodiversity interest. | Noted | None |
| | Anglian Water | <p>Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) which will identify priority actions for</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |

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| | | <p>nature and map specific areas for improving habitats for nature recovery.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.</p> | Noted | None |
| | Suffolk County Council | <p>Simply “avoiding harm” is no longer in line with the national requirements, especially those under the Environment Act 2021. Therefore, SCC suggests that the wording for the biodiversity policy (Policy CSM6 – Biodiversity) should be updated as follows:</p> <p>‘Development proposals should avoid the loss of, or material harm to <i>must leave</i> priority habitats, and other trees hedgerows and natural features such as ponds, <i>in a measurably better state than pre-development</i>’</p> <p>It is also noted that providing measures like “swift boxes, bat boxes and holes in the hedge for hedgehogs” will not count towards “measurable net gain” as the metric scores “habitats” and does not give a score to bat and bird boxes. While they are useful enhancement measures to encourage wildlife and to help regenerate a balanced habitat, they do not “provide a measurable net gain in biodiversity” and are not able to restore and repair fragmented biodiversity networks as the policy suggests. They should therefore not be used as a mitigating factor for any environmental harm caused by development.</p> | <p>While this suggestion is deliverable within an application site, leaving priority habitats off-site in a measurably better state cannot be delivered as it would not be in the applicant’s gift.</p> <p>The policy will be amended to reflect the Environment Act limitations.</p> | <p>None</p> <p>Amend Policy to reflect the implementation of the Environment Act</p> |
| | Babergh District Council | <p>This wording of this policy is broadly consistent with biodiversity policies in other NPs. With that in mind, and with specific reference to criterion c., we remind you that while they do provide benefits (if</p> | <p>The policy will be amended to reflect</p> | <p>Amend Policy to reflect the implementation of</p> |

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| | | <p>correctly sited and installed) species-based features such as bird and bat boxes do not count towards the Biodiversity Net Gain metric which instead focuses on the habitats such species need to forage and complete their life cycles. That said, these 'boxes' could still be encouraged through design guide policies or similar.</p> <p>More beneficial examples of a habitat focused approach, which is referenced in the other criteria (a. and b.) include: creating new hedgerows, gapping-up existing hedgerows, altering the management of vegetation along river banks (so it's not cut short to allow views of the water, for example), and widening headlands.</p> | the Environment Act limitations. | the Environment Act |
| Community Aspiration 2 – Biodiversity Net Gain Aspiration | | | | |
| A Makda | Pegasus Group | It is assumed that this aspiration seeks to achieve 20% Biodiversity Net Gain from all new sites, although this is not clearly worded. This should be clarified as an aspiration that goes beyond the requirements of legislation, especially as the Neighbourhood Plan has not provided any evidence for why a 20% encouragement would be required for this local area. | Community Aspiration 2 is not a planning policy and therefore cannot be applied to planning applications | None |
| | Suffolk Wildlife Trust | Biodiversity Net Gain is the process put forward under the Environment Act which looks to ensure that new development offers a positive contribution towards nature recovery. The statutory minimum amount of net gain is 10%. Suffolk Wildlife Trust advocate for 20% Biodiversity Net Gain policies within all plans, and have done for a number of years, and are delighted to see this aspiration included within the Capel St Mary Neighbourhood Plan. It has been acknowledged that a 10% net gain does not allow margin for error in ensuring no-net-loss, and therefore delivering 20% net gain offers certainty that enhancement is delivered. Suffolk Wildlife Trust would welcome clarity in the statement included in the draft | The Parish Council does not have the evidence that requiring 20% biodiversity net gain would be viable, hence it remains an aspiration that cannot be applied to planning applications. | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|---|--------------------------|---|---|-------------------------|
| | | Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land. | Noted | None |
| | Suffolk County Council | SCC Landscape welcomes Policy CSM7 – Green Infrastructure in New Developments. The wording could be stronger, even if the ‘unless demonstrably impracticable’ would just be put at the end rather than the beginning. The need for connectivity of green corridors could be emphasised explicitly. | Noted | None |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Policy CSM8 – Local Green Spaces | | | | |
| | Anglian Water | <p>The policy designates several areas of Local Green Spaces (LGS) and states that managing development within a LGS should be consistent with national policy for Green Belts.</p> <p>Anglian Water does have assets forming part of our water and water recycling network (e.g., rising mains and sewers) located in or in the vicinity of these designated areas of local green space. For examples for sites CSM8-2; CSM8-4; CSM8-7; CSM8-12 and CSM8-13 there are various mains water and sewer pipes. We do not consider that the policy should prevent any operational development that may be needed to manage, maintain or repair our assets.</p> <p>For information, maps of Anglian Water’s assets detailing the location of our water and water recycling infrastructure are available at: www.utilities.digdat.co.uk</p> | <p>Noted</p> <p>Noted. The policy would only be applied to development that requires planning permission. Operational development of the nature suggested would typically be “permitted development”.</p> | <p>None</p> <p>None</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|--|--------------------------|--|--|--|
| | Suffolk County Council | SCC welcomes the designation of the 14 Local Green Spaces in Policy CSM8 - Local Green Spaces, shown on the Inset Maps of the Policies Map, and the reference to the NPPF paragraph 106 - as this supports the ongoing work to make Suffolk the Greenest County ⁵ . This is evidenced by the Local Green Space Assessment which is provided on the parish website. It provides location maps and sets the proposed sites against the NPPF criteria. Photos would have been a welcome addition, as would have been numbering that relates to the plan. | The LGS Assessment will be amended to ensure each site has a reference number that corresponds with those identified in Policy CSM8. Photographs of each LGS are not considered necessary. | Amend the LGS Assessment to ensure sites are numbered to correspond with the policy. |
| | Babergh District Council | These 14 proposed Local Green Spaces have been carried forward from earlier versions of this Plan. The reasoning behind their selection is understood and we have no further comments on these at this stage. Nb: There is an obvious typo in the title on page 15 of the accompanying Local Green Space Assessment. | Noted The LGS will be amended | None Amend title on page 15 of LGS |
| Community Aspiration 3 – Local Green Spaces | | | | |
| | Suffolk County Council | In regard to Community Aspiration 3 – Local Green Spaces; while for many Local Green Spaces in this parish it would seem sensible to be under parish control, this not a requirement for Local Green Spaces. | Noted | None |
| Policy CSM9 – Stutton Brook Corridor | | | | |
| | Suffolk County Council | SCC welcomes Policy CSM9 – Stutton Brook Corridor but considers the wording could be stronger and the envisaged protection laid out in more detail. | The policy will be amended as suggested | Amend policy to refer to habitats and the need to protect and |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | | | | improve the qualities of the corridor |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Chapter 8 – Natural Environment | | | | |
| P Thompson | | Ensure locals involved – not outsiders and have a say. And Butchers Lane has been left a right mess after Persimmon Houses build. | Noted | None |
| D Thompson | | Natural environment is under threat throughout the district and county. In Capel Butchers Lane, though small is an example of needless destruction of an old farm track and a public right of way footpath. | Noted | None |
| | Suffolk County Council | Map 4 – Priority Habitats and County Wildlife Sites does not appear to identify one of the County Wildlife Sites (Great Martins Hill Wood). There appears to be no reference in the plan to Section 245 of the Levelling-up and Regeneration Act 2023, the subsequent changes to the Countryside and Rights of Way Act 2000, and the strengthened duty with regards to Areas of Outstanding Natural Beauty. | The map will be amended Joint Local Plan Policy LP18 – Area of Outstanding Natural Beauty adequately addresses the consideration of development within the now National Landscape designation. | Amend Map 4 to identify Great Martins Hill Wood County Wildlife Site None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | Babergh District Council | <p>Para 8.4 Grammatical suggestion. Change 'Dragon fly' to 'Dragonflies'</p> <p>Para 8.5 Grammatical suggestion. Amend text on the penultimate line to read: ' ... south of the parish <u>where</u> there are some parcels of ancient woodland.'</p> <p>Map 4 Paragraph 8.3 mentions that there are two County Wildlife Sites within the parish but only one is identified on Map 4. The other, Great Martins Wood, should also be identified for consistency.</p> <p>Para 8.11 This paragraph would benefit from some editing. We suggest : <i>'As noted in paragraph 8.5, the whole neighbourhood plan area falls within the designated 13km Zone of Influence (ZOI) associated with the Stour & Orwell Estuaries and the Deben Estuary Special Protection Areas and Ramsar sites. JLP1 Policy SP09 requires that new development proposals take adequate mitigation measures against the potential effects arising from additional recreational pressure on these protected areas.'</i></p> <p>Figure 3 In the top section, replace 'Evade' with 'Avoid'</p> <p>Para 8.13 If quoting directly, amend criterion a) to match JLP1 Policy LP17, i.e., a) integrate positively with the existing landscape character ... [etc].</p> <p>Para 8.15</p> | <p>The plan will be amended</p> <p>The plan will be amended</p> <p>The map will be amended</p> <p>The paragraph will be amended as suggested</p> <p>Figure 3 will be amended as suggested</p> <p>The paragraph will be amended as suggested</p> | <p>Amend various elements as suggested by Babergh DC</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | | <p>Grammatical correction. On the third line delete the full stop and word 'It' after 'Council so that the text reads: '... Council identifies four distinct]</p> <p>Para 8.16 For clarity, we recommend that you amend the sub-heading and any other references to the relevant assessment document by its full title ... the 'Capel St Mary Local Green Space Assessment'. The internal cross-reference to paragraph 8.8 is also misleading as this does not set out the NPPF's criteria relating to local green space designations. Paragraph 8.18 should be amended accordingly.</p> <p>Para 8.21 Grammatical suggestions: (1) In the first sentence delete the comma after 'expanded', and (2) Towards the end of the second sentence replace 'a number of spaces' with 'a number of these' to avoid over usage of the word space.</p> <p>Para 8.22 A modification is needed to correct a naming error. Some re-structuring would also make the whole read better.</p> <ul style="list-style-type: none"> • Suggest a capital 'C' for corridor at the start of the first sentence, delete the comma between this and the word 'coincides', and add a full-stop after 'south of the Parish' • Amend the new second sentence to read: 'Part of the area also lies with the Suffolk Coast & Heaths National Landscape Area.' <p>Map 5 It would be better if this map appeared as vertical image (i.e. with North pointing to the top of the page). You may need to sacrifice the house image at the bottom of the page to accommodate both Map 5 and the Policy CSM9 text box.</p> | <p>The paragraph will be amended as suggested</p> <p>The references will be amended as suggested</p> <p>The paragraph will be amended as suggested</p> <p>The paragraph will be amended as suggested</p> <p>The layout of the page will be amended</p> | |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|--|--------------------------|--|------------------------------------|--|
| Policy CSM10 – Employment Sites | | | | |
| P Thompson | | A very good idea, so one does not have to suffer noise from businesses in homes or gardens. | Noted | None |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Policy CSM11 – Loss of Facilities and Services | | | | |
| D Mainprice | - | Existing 93 Bus Service is infrequent. Does not serve Copdock Tesco. Recent calls at Colchester Hospital are not advertised southbound. No evening service deters transfer from car to bus. Need better bus service outside town boundary. | Noted | None |
| P Thompson | | What facilities and services – as Capel is growing nothing being put in place to serve the people. | Noted | None |
| | Babergh District Council | We have no comment to make on this policy at this time. | Noted | None |
| Community Aspiration 4 – Creating a Dementia Friendly Village | | | | |
| No comments received | | | | |
| Chapter 9 – Employment, Services and Facilities | | | | |
| | Babergh District Council | 9.5 Amend the start of the first sentence to read: 'JLP Policy LP09 – Supporting a Prosperous Economy ...'. Otherwise, this paragraph is OK. [JLP1 Policy LP08 relates to Self-build and Custom-build housing] | The first sentence will be amended | Amend first sentence as suggested by BDC |
| Community Action 5 – Improved Highway Networks | | | | |
| No comments received | | | | |
| Community Action 6 – Traffic Management | | | | |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|---|------------------------|--|---|------------------|
| D Mainprice | - | Strong requirements for a pedestrian crossing across The Street opposite the shops. Parked cars obscure view of approaching traffic. Particularly for children and shorter adults. | Noted | None |
| Community Action 7 – Modal Shift | | | | |
| | Suffolk County Council | The plan does not specifically reference public transport, but it is noted that Community Aspiration 7 – Modal Shift would include this mode of travel. SCC recommends the addition of text to support the provision of public transport. | Noted | None |
| Community Action 8 – Cycle Link to Ipswich | | | | |
| P Thompson | | Too far and dangerous for cyclists and where would the land be found? | Noted | None |
| Chapter 10 – Transport | | | | |
| D Mainprice | - | Create a more integrated network with good connections between buses and trains. Avoid duplicating service. | Noted | None |
| | Suffolk County Council | It is welcomed that the PROW routes have been mapped indicatively, however SCC would encourage looking at the definitive map for plotting as they are not currently aligned. This and further information can be found on the Public Rights of Way and Access in Suffolk webpage ⁶ . It is suggested that there could be reference to other strategies that support this Neighbourhood Plan, such as the Suffolk County Council's Green Access Strategy (2020-2030) ⁷ . This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working. | The Parish Council believes the map to be correct when compared with the definitive map. This is not considered necessary. | None None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|--|--|-----------------|
| | | <p>The rights of way network could be developed for different users. This should include people with limited mobility, people using pushchairs or in wheelchairs, and cyclists and horse riders.</p> | <p>This would be dependent upon their status as public footpaths cannot be used by horse riders and cyclists</p> | None |
| | | <p>SCC suggests that the plan could be further developed by including the development of promotional material that raises awareness of rights of way and circular walks, the history and heritage of the parish, and biodiversity to raise awareness, understanding and appreciation of these aspects.</p> | <p>This is not necessary in order for the Plan to meet the Basic Conditions.</p> | None |
| | | <p>The plan could highlight developing PRow, or creating new routes, to develop green corridors connecting areas of green amenity, giving access to local amenities on foot.</p> | <p>This is not necessary in order for the Plan to meet the Basic Conditions.</p> | None |
| | | <p>The plan could state that all new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village.</p> | <p>It is considered that such a requirement would fail the tests for planning obligations.</p> | None |
| | | <p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p> | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | Babergh District Council | <p>Para 10.7 Two minor modifications are needed: (1) Insert the word 'District' as follows: 'Babergh and Mid Suffolk District Council's ...', and (2) a capital letter 'T' is needed at the start of the second sentence.</p> <p>Our Sustainable Transport Officer welcomes the inclusion of a reference to some of our district sustainable travel strategies. For accuracy and emphasis, they request an amendment to what is currently the last sentence so that it now is a new last sentence: <i>'None at this stage are identified within the boundary of Capel St Mary, but an ambition for a cycle link from Capel St Mary to Copdock has been captured, prioritised highly, and is being explored and developed (please see also Community Aspiration 8).'</i></p> | <p>The paragraph will be amended as suggested</p> <p>The Plan will be amended as suggested</p> | <p>Amend para 10.7 as suggested by BDC</p> <p>Amend the Plan as suggested by BDC</p> |
| Policies Map and Village Centre Inset Maps | | | | |
| F Ling | - | <p>Dear sirs. I live on the London road east and looking at the (inset map east) page 37 my back garden is excluded. Please can you explain why this has happened. Looking forward to your reply</p> | <p>Settlement Boundaries do not always follow garden boundaries but define areas within which the principle of development would be supported. The exclusion of gardens does not take away permitted development rights</p> | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | | | that would allow things such as a garden shed or greenhouse to be built. | |
| Appendices | | | | |
| | Suffolk County Council | <p>It is good to see an inclusion of a list of Listed Buildings in appendix 1 within the area. SCC recommends adding a list of any structures considered to be non-designated heritage assets which have been identified and to also identify any which could be suitable for listing.</p> <p>SCC Archaeological Service have reviewed Farmsteads throughout Suffolk, as part of a project funded by Historic England. Neighbourhood Planning group could consider whether the information from the Suffolk Farmsteads Project¹ would add any details or information to the Non-Designated Heritage Assets within the area. Entries from the project can be seen via the Suffolk Heritage Explorer².</p> | <p>The Plan does not identify non-designated heritage assets.</p> <p>It is not considered necessary to refer to the project</p> | <p>None</p> <p>None</p> |
| | Babergh District Council | <p>Appendix 1 In common with a modification made to a number of other neighbourhood plans we suggest that that you include a short sentence before the first entry that reads: <i>'Up to date information on these listed buildings should be sought from Historic England or another reliable source.'</i></p> <p>Appendix 2 Grammatical suggestion: <i>'The following <u>list identifies</u> the native species that should be incorporated into development proposals and landscaping schemes across the Neighbourhood Plan Area.'</i></p> | <p>Appendix 1 will be amended as suggested</p> <p>Appendix 2 will be amended as suggested</p> | <p>Amend Appendix 1 as suggested by BDC</p> <p>Amend Appendix 2 as suggested by BDC</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|-------------------------|------------------------|--|---------------------------------|------------------------------|
| General comments | | | | |
| D Mainprice | - | Suspect developers will seek ministerial overrule to gain planning permission over agreed local plan restrictions. | Noted | None |
| | Suffolk Wildlife Trust | Thank you for sending us details of the Capel St Mary Neighbourhood Plan, Regulation 14 consultation, please see our comments below [attributed to relevant sections of this appendix]: Thank you for offering Suffolk Wildlife Trust the chance to comment on the Capel St Mary draft Neighbourhood Plan, | Noted | None |
| | Anglian Water | Thank you for inviting comments on the draft Capel St Marys Neighbourhood Plan Pre-submission (Reg 14) consultation. Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Overall, Anglian Water is the water supply and water recycling provider for over 6 million customers. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the driest in the UK and the lowest lying, with a quarter of our area below sea level. This makes it particularly vulnerable to the impacts of climate change including heightened risks of both drought and flooding, including inundation by the sea. Additionally, parts of the area have the highest rate of housing growth in England. Anglian Water has amended its Articles of Association to legally enshrine public interest within the constitutional make up of our business – this is our pledge to deliver wider benefits to | Noted Noted Noted | None None None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|---|--|-------------------------------------|
| | | <p>society, beyond the provision of clean, fresh drinking water and effective treatment of used water. Our Purpose is to bring environmental and social prosperity to the region we serve through our commitment to Love Every Drop.</p> <p>Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>It is noted that the neighbourhood plan does not allocate any new sites for housing or other commercial etc. development. The comments set out below are made, ensuring the making of the plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water. Overall, we are supportive of the vision and policy ambitions within the neighbourhood plan, subject to any requested amendments.</p> <p>We hope that these comments are helpful to the future iteration of the plan and wish you every success in taking this forward to the next stage. We look forward to being consulted on the submission version in due course.</p> | <p>Noted</p> <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | East Bergholt Parish Council | Thank you for consulting us upon your Neighbourhood Plan. This was considered at the recent meeting of East Bergholt Parish Council which had no substantive comments to make. | Noted | None |
| | National Highways | National Highways welcomes the opportunity to comment on the further consultation of the Capel St Mary Parish Council's Draft Neighbourhood Plan which covers the plan period from 2024 to 2037. | Noted | None |
| | | National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. | Noted | None |
| | | In relation to the Draft Capel St Mary Neighbourhood Plan 2024 to 2037, our principal interest is in safeguarding the operation of the A12 and A14 of the Capel St Mary Neighbourhood Plan area. | Noted | None |
| | | National Highway's previous comment dated 20 June 2023 about the Copdock interchange (where the A14 Junction 55 meets the A12) improvement scheme was <i>"..being considered of possible inclusion for delivery in the RIS3"</i> . However, while preparing our consultation response, the Copdock interchange improvement scheme is still uncommitted with no guarantee that this scheme will be taken forward into construction. Therefore, until the RIS3 is formally published we are unable to confirm what schemes are included within the RIS 3 period. | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
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| | | <p>We understand that a Neighbourhood Plan is required to be in conformity with relevant national, regional, and local planning policies. Accordingly, the Neighbourhood Plan for Capel St Mary Parish Council is required to be in general conformity with the strategic policies of the development plan which complement those in the Joint Babergh and Mid Suffolk Local Plan Part 1 (adopted in November 2023. This draft Neighbourhood Plan covers the period to 2037 to coincide with the end date of the Joint Local Plan (JLP).</p> <p>We understand the future housing development for the area is currently pending preparation of the Part 2 JLP. National Highways would expect to be consulted as and when those development applications come forward in the usual way.</p> <p>Having reviewed the draft version of the Neighbourhood Plan, we note that the scale of the growth remains low. National Highways therefore consider the limited level of growth proposed across the Capel St Mary Neighbourhood Plan area, will not have a significant impact on the operation of the SRN.</p> <p>We have no further comments to provide and trust the above is useful in the progression of the Neighbourhood Plan.</p> | <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> <p>None</p> |
| | <p>Natural England</p> | <p>Thank you for your consultation on the above dated 05 September 2024 .</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>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|--|-------------------------|-----------------|
| | | <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> | Noted | None |
| | | <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> | Noted | None |
| | | <p>However, we refer you to the attached annex [available to view on request from the Parish Clerk] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> | Noted | None |
| | | <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> | Noted | None |
| | | <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|------------------------|---|---------------------------|-------------------------|
| | | <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |
| | Suffolk County Council | <p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Capel St Mary 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"> Archaeology Education Fire and Rescue Flooding & surface Water Drainage Health and Wellbeing Libraries Minerals and Waste Natural Environment Public Rights of Way | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|---|-------------------------|-----------------|
| | | <p>Transport</p> <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> | Noted | None |
| | | <p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p> | Noted | None |
| | | <p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p> | Noted | None |
| | | <p><i>Primary Education</i></p> <p>The primary education catchment area for Capel St Mary Parish is Capel St Mary CEVC Primary School. The school is not currently forecast to exceed 95% capacity during the forecast period.</p> | Noted | None |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|---------------------------------|--|---|---|
| | | <p><i>Secondary Education</i></p> <p>The secondary education catchment area for Capel St Mary Parish is East Bergholt High School. The school is currently forecast to exceed 95% capacity during the forecast period. The proposed strategy for mitigating this growth is via future expansion of local secondary school provision.</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 that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p> | <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> <p>None</p> <p>None</p> |
| | <p>Babergh District Council</p> | <p>This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning at Babergh & Mid Suffolk District Councils). Thank you for consulting us.</p> <p>The September 2024 Capel St Mary Neighbourhood Plan (the Plan) builds on the foundations laid through previous versions. Table 1 helpfully summarises which policies have been carried forward, as well as those that have been updated or removed because they now repeat policy guidance at the district level. In general the Plan reads well but some modifications are needed for clarity.</p> | <p>Noted</p> <p>Noted</p> | <p>None</p> <p>None</p> |

| Name | Organisation | Comment | Parish Council response | Changes to Plan |
|------|--------------|---|-------------------------|-----------------|
| | | <p>Throughout this Plan's history it was clear to us that a key driver has been local concern over the number of new homes being built around the village, or proposals for new housing developments. Policy CSM1 is an expression of this. While good progress has been made on bringing forward Joint Local Plan (JLP) Part 2 which, amongst other things, is likely to include an updated settlement hierarchy and establish new housing requirement figures for each neighbourhood plan area, that work is not yet advanced enough to enable us to say with certainty what the implications will be for Capel St Mary. You will also be aware that the Government are proposing new mandatory housing requirement figures for each local authority area. The proposed draft figure (at July 2024) for Babergh is 763 dwellings per annum. This represents an approximate 83% increase over the figure set out in JLP Part 1. We are awaiting the Government to publish their final figures and to confirm any potential impacts on the JLP Part 2. Consequently, we cannot rule out the possibility that further strategic housing allocation(s) may need to be made at or adjacent to Capel St Mary through JLP Part 2 to enable the district to meet identified housing needs.</p> | Noted | None |
| | | <p>Some updating of the Plan will also be necessary as it progresses, and the Parish Council will need to be mindful of any cross-references made to the NPPF (for example, paragraph numbers) should those change if and when a new version is published as expected in the forthcoming months.</p> | Noted | None |
| | | <p>If you wish to discuss any of the points raised, then please do not hesitate to contact us.</p> | Noted | None |

Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

| Page | Para / Policy | Proposed Modification | Reason |
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| Cover | | Amend as follows: Pre-Submission Draft Plan FURTHER CONSULTATION September 2024 <u>January 2025</u> | To bring the Plan up-to-date |
| 2 | | Amend final sentence as follows: The Parish Council also thanks Babergh & Mid Suffolk District Council for their help and support. | Factual correction. Legally these are 2 different councils |
| 3 | Contents page | Amend where necessary as a consequence of changes to Plan | To bring the Plan up-to-date |
| 3 | 1.4 | Amend as follows: On 14 <u>19</u> April 2018, the Neighbourhood Plan Area was formally designated by Babergh District Council, as illustrated on Map 1 | In response to comments |
| 5 | 1.5 | Delete colon at end of last sentence Insert the following at end of paragraph: <u>The Plan period is 2024 to 2037.</u> | Correction and to clarify the Plan period. |

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| 5 | 1.6 | <p>Amend paragraph as follows:</p> <p>The <u>Versions of the draft Neighbourhood Plan has previously been were</u> subject to pre-submission consultations in 2020 and 2023. Substantial amendments to the draft Plan <u>were made and more recently in 2023. In in</u> response to comments made <u>in 2023</u> and due to the adoption of new and up-to-date planning policies by Babergh District Council <u>and a</u> further pre-submission consultation took place in Autumn 2024. <u>it has been necessary to make a number of changes to the draft Plan. Table 1 summarises what has happened to the planning policies that were contained in the 2023 draft Neighbourhood Plan when compared to this new draft Plan. Without these changes our Plan would not be up-to-date or provide a robust and locally based planning policy framework for Capel St Mary.</u></p> <p>Delete Table 1</p> <p>Table 1: Neighbourhood Plan policy changes since 2023 draft Neighbourhood Plan was published</p> <table border="1" data-bbox="510 751 1469 1385"> <thead> <tr> <th data-bbox="510 751 770 804">NP 2023 Policies</th> <th data-bbox="770 751 1469 804">How these have been updated in this version of the NP – revised policy reference set out in italics</th> </tr> </thead> <tbody> <tr> <td data-bbox="510 804 770 906">CSM1 Capel St Mary Spatial Strategy</td> <td data-bbox="770 804 1469 906">Policy lacks clarity so has been reworded to express where new development would be acceptable and now includes reference to the settlement boundary (Policy CSM10 Settlement Boundary – deleted) <i>CSM1 Spatial Strategy</i></td> </tr> <tr> <td data-bbox="510 906 770 986">CSM2 Housing</td> <td data-bbox="770 906 1469 986">Policy amended to clarify its intention and to avoid repetition with JLP1. Renamed Housing Mix to clarify its purpose <i>CSM2 Housing Mix</i></td> </tr> <tr> <td data-bbox="510 986 770 1088">CSM3 Conformance to Best Practice Design Principles</td> <td data-bbox="770 986 1469 1088">Policies CSM 3 and 4 merged. Policy renumbered to CSM 4 (under Built Environment and Design chapter) and reformatted to provide the local details necessary to be able to consider planning applications positively. <i>CSM4 Development Design Considerations</i></td> </tr> <tr> <td data-bbox="510 1088 770 1168">CSM4 Retaining and Enhancing Character Through Residential Design</td> <td data-bbox="770 1088 1469 1168">Policy merged with CSM3 - see above. <i>CSM4 Development Design Considerations</i></td> </tr> <tr> <td data-bbox="510 1168 770 1248">CSM5 Green Infrastructure in New Developments</td> <td data-bbox="770 1168 1469 1248">Policy retained but edited to clarify its intention and to avoid repetition with JLP1, renumbered to CSM 7 (under Chapter 8 Natural Environment). <i>CSM7 Green Infrastructure in New Developments</i></td> </tr> <tr> <td data-bbox="510 1248 770 1279">CSM6 Affordable Housing</td> <td data-bbox="770 1248 1469 1279">Policy repeats matters in JLP1 so is deleted.</td> </tr> <tr> <td data-bbox="510 1279 770 1327">CSM7 Accommodation Needs for Older People</td> <td data-bbox="770 1279 1469 1327">Policy repeats matters in JLP1 so is deleted.</td> </tr> <tr> <td data-bbox="510 1327 770 1385">CSM8 Extensions, Division and Demolition New Builds</td> <td data-bbox="770 1327 1469 1385">Policy repeats matters in JLP1 so is deleted.</td> </tr> </tbody> </table> | NP 2023 Policies | How these have been updated in this version of the NP – revised policy reference set out in italics | CSM1 Capel St Mary Spatial Strategy | Policy lacks clarity so has been reworded to express where new development would be acceptable and now includes reference to the settlement boundary (Policy CSM10 Settlement Boundary – deleted) <i>CSM1 Spatial Strategy</i> | CSM2 Housing | Policy amended to clarify its intention and to avoid repetition with JLP1. Renamed Housing Mix to clarify its purpose <i>CSM2 Housing Mix</i> | CSM3 Conformance to Best Practice Design Principles | Policies CSM 3 and 4 merged. Policy renumbered to CSM 4 (under Built Environment and Design chapter) and reformatted to provide the local details necessary to be able to consider planning applications positively. <i>CSM4 Development Design Considerations</i> | CSM4 Retaining and Enhancing Character Through Residential Design | Policy merged with CSM3 - see above. <i>CSM4 Development Design Considerations</i> | CSM5 Green Infrastructure in New Developments | Policy retained but edited to clarify its intention and to avoid repetition with JLP1, renumbered to CSM 7 (under Chapter 8 Natural Environment). <i>CSM7 Green Infrastructure in New Developments</i> | CSM6 Affordable Housing | Policy repeats matters in JLP1 so is deleted. | CSM7 Accommodation Needs for Older People | Policy repeats matters in JLP1 so is deleted. | CSM8 Extensions, Division and Demolition New Builds | Policy repeats matters in JLP1 so is deleted. | To bring the Plan up-to-date |
| NP 2023 Policies | How these have been updated in this version of the NP – revised policy reference set out in italics | | | | | | | | | | | | | | | | | | | | |
| CSM1 Capel St Mary Spatial Strategy | Policy lacks clarity so has been reworded to express where new development would be acceptable and now includes reference to the settlement boundary (Policy CSM10 Settlement Boundary – deleted) <i>CSM1 Spatial Strategy</i> | | | | | | | | | | | | | | | | | | | | |
| CSM2 Housing | Policy amended to clarify its intention and to avoid repetition with JLP1. Renamed Housing Mix to clarify its purpose <i>CSM2 Housing Mix</i> | | | | | | | | | | | | | | | | | | | | |
| CSM3 Conformance to Best Practice Design Principles | Policies CSM 3 and 4 merged. Policy renumbered to CSM 4 (under Built Environment and Design chapter) and reformatted to provide the local details necessary to be able to consider planning applications positively. <i>CSM4 Development Design Considerations</i> | | | | | | | | | | | | | | | | | | | | |
| CSM4 Retaining and Enhancing Character Through Residential Design | Policy merged with CSM3 - see above. <i>CSM4 Development Design Considerations</i> | | | | | | | | | | | | | | | | | | | | |
| CSM5 Green Infrastructure in New Developments | Policy retained but edited to clarify its intention and to avoid repetition with JLP1, renumbered to CSM 7 (under Chapter 8 Natural Environment). <i>CSM7 Green Infrastructure in New Developments</i> | | | | | | | | | | | | | | | | | | | | |
| CSM6 Affordable Housing | Policy repeats matters in JLP1 so is deleted. | | | | | | | | | | | | | | | | | | | | |
| CSM7 Accommodation Needs for Older People | Policy repeats matters in JLP1 so is deleted. | | | | | | | | | | | | | | | | | | | | |
| CSM8 Extensions, Division and Demolition New Builds | Policy repeats matters in JLP1 so is deleted. | | | | | | | | | | | | | | | | | | | | |

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| NR 2023 Policies | How these have been updated in this version of the NP – revised policy reference set out in italics |
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| CSM9 Local Flooding | Policy retained but edited to clarify its intention and to include reference to sustainable drainage, and avoids repetition with JLP1, renumbered to CSM5 (under Chapter 8 Built Environment and Design). <i>CSM5 Flooding and Sustainable Drainage</i> |
| CSM 10 Settlement Boundary | Policy deleted as incorporated under revised CSM1 Spatial Strategy |
| CSM11 Transport - New Developments | Policy repeats matters in JLP1 so is deleted. |
| CSM12 Infrastructure | Policy repeats matters in JLP1 so is deleted. |
| CSM13 High-speed Broadband | Matters not covered by revised CSM4 - deleted <i>CSM4 Development Design Considerations</i> |
| CSM14 Loss of Facilities and Services | Policy repeats matters covered by JLP1, but has been reformatted to specifically list those facilities of importance to the community. <i>CSM11 Loss of Facilities and Services</i> |
| CSM15 Heritage Assets | Policy repeats matters covered by JLP1 and NPPF – deleted |
| CSM16 Biodiversity | Policy amended to provide clarity and local detail. <i>CSM6 Biodiversity</i> |
| CSM17 Green spaces | Policy retained but title amended to refer to 'local green spaces' <i>CSM8 Local Green Spaces</i> |
| CSM18 Stutton Brook Corridor | Policy retained. <i>CSM9 Stutton Brook Corridor</i> |
| CSM19 Trees and Shrubs | Now referenced under CSM6 Biodiversity and Appendix 1 <i>CSM6 Biodiversity</i> |
| CSM20 New Business Premises | Policy repeats matters in JLP1 so is deleted. |
| CSM21 Harm to Existing Business Premises | Policy CSM 21 and 22 have been merged and simplified to avoid repeating JLP1. <i>CSM 10 Employment Sites</i> |
| CSM22 Retention of Existing Employment Sites | See above <i>CSM 10 Employment Sites</i> |

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| 6 | 1.7 | <p>Delete paragraph</p> <p>Due to the extent of changes, it is now necessary to carry out further consultation on the Draft Neighbourhood Plan. It has to be widely consulted on for a minimum of six weeks</p> | To bring the Plan up-to-date |
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| | | allowing residents, businesses, landowners and a range of government bodies and service providers a further opportunity to comment on the revised Draft Plan. | |
| 6 | 1.8 | Amend as follows: All comments received at the <u>final</u> "pre-submission" consultation stage will be <u>were</u> considered and reviewed and any necessary further amendments to the Plan will be made. The Plan, together with supporting documents will then be <u>has now been</u> submitted to Babergh District Council, who then carry out <u>will manage</u> the following stages: <ul style="list-style-type: none"> • "Submission" consultation – minimum 6 weeks • Independent examination of draft Plan • Parish Referendum • ¶ <u>Subject to a majority "yes" vote at the Referendum</u> the Plan is then 'made' (adopted) by Babergh District Council and becomes part of the statutory development plan. | To bring the Plan up-to-date |
| 7 | 1.14 | Amend first sentence as follows: At the start of the process, in 2018, a Residents' Survey was carried out which resulted in 424 responses, representing 33% of all households. | In response to comments |
| 10 | 3.2 & 3.3 | Amend references to NPPF as a result of the publication of the December 2024 NPPF | To bring the Plan up-to-date |
| 10 | 3.7 | Amend as follows: In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. However, there are no safeguarded sites within the neighbourhood area. <u>The Anglian Water Treatment Works are a safeguarded site and over half of the Neighbourhood Area is within a Minerals Safeguarding Area</u> | In response to comments |
| 12 | 5.3 | Amend as follows: | In response to comments |

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| | | The village has a defined settlement boundary and this has been in place for since adoption of the 2006 <u>Local Plan</u> local plan . Preparation of the neighbourhood plan presents an opportunity for this to be reviewed and to be updated in advance of the Part 2 Local Plan. | |
| 12 | 5.5 | <p>Amend as follows:</p> <p>JLP 1 does not provide a settlement hierarchy for the district or identify the amount of growth that will take place in Capel St Mary during the period to 2037. 'Policy SP03 - The sustainable location of new development' states that the settlement boundaries <u>established in the earlier Local Plans (Babergh Local Plan 2006) are carried forward subject to review through the Part 2 of the Joint Local Plan, noting that some made Neighbourhood Plans have already established new settlement boundaries. defined in the Babergh Local Plan 2006</u> are be carried forward until replaced by the Part Local Plan. As a consequence, the settlement boundary for Capel St Mary does not represent the built-up area of the village today</p> | In response to comments |
| 13 | 5.10 | <p>Amend as follows:</p> <p>Outside the settlement boundary, there may be situations where it can be adequately demonstrated that it is necessary for development to take place. However, and in accordance with the Local Plan, this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. This approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions. There may also be occasions where the expansion of an existing business use will be supported where it can be demonstrated that such a proposal would not have a detrimental impact on the countryside and the infrastructure required to support it. <u>Proposals outside the settlement boundary should have particular regard to the landscape character, as described in the Babergh and Mid Suffolk Joint Landscape Guidance 2015.</u></p> | In response to comments |

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| 13 | CSM1 | Amend final sentence as follows: Proposals for development located outside the settlement boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and, additionally, where they would not have a detrimental impact on landscape designations <u>or character areas</u> . and character, as described in the Joint Babergh and Mid Suffolk Landscape Guidance 2015. | In response to comments |
| 15 | 6.9 | Delete paragraph and associated table and renumber subsequent paragraphs accordingly | In response to comments |
| 16 | 6.10 | Amend first sentence as follows: The survey also explored the level of support for different types and sizes of new housing for the Parish in the future, which indicated support for small family homes/homes for couples and homes for downsizing: | Consequential amendment |
| 16 | | Insert new paragraph after 6.12 as follows: The 2021 Census has been used to compare the sizes of homes in the Parish compared with Babergh district as a whole. As illustrated in Figure 2 on page 9, there is a significantly higher proportion of homes with four or more bedrooms in the Parish compared to Babergh and only 5% of homes having two bedrooms against 14% across Babergh. This demonstrates a need to deliver higher proportions of two-bedroomed homes in Capel St Mary in future developments in order to redress this imbalance. | In response to comments |
| 19 | 7.6 | Amend second sentence as follows: More details are however, provided in JLP1 Policy LP23 Sustainable Construction and Design and LP24 Design and Residential Amenity – this policy however, the latter does not include a size threshold and generally refers to the provision of green infrastructure in terms of all new development must be of high quality design. | In response to comments |

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| 19 | 7.9 | Amend as follows: Given that the village has already experienced substantial growth there is a desire to ensure that new development reflects and compliments the good design principles already embedded in the layout and form of the village, and compliments the existing garden village character. | In response to comments |
| 19 | 7.10 | Amend as follows: The Policies The following policies therefore add local context to JLP1 Policies LP23, 24 and 27 specifically identify features to be retained, enhanced and incorporated into new developments. | In response to comments |
| 22 | 8.4 | Amend second sentence as follows: Wildlife in this area includes: muntjac and fallow deer, badgers, hares, stag beetles, shrews, field mice, hedgehogs, moles and dragonflies dragon fly. | In response to comments |
| 22 | 8.5 | Amend second sentence as follows: There are however, no formal nature conservation designations within the parish except at the very south of the parish <u>where</u> there are some parcels of ancient woodland. | In response to comments |
| 23 | Map 4 | Amend to identify Great Martins Hill Wood County Wildlife Site as illustrated below | In response to comments |

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| | | <p>Area to identify County Wildlife Site</p> <ul style="list-style-type: none"> Deciduous woodland Coastal and floodplain grazing marsh Good quality semi improved grassland Traditional orchard Lowland fens No main habitat but additional habitats present County Wildlife Site | |
| 24 | 8.11 | <p>Amend as follows:</p> <p>As noted above, the Neighbourhood Plan area falls within a Protected Habitat Mitigation Zone, as the area falls within the 13km Zone of Influence due to the presence of highly valued designated habitats (Stour and Orwell Estuaries Special Protection Area and Ramsar</p> | In response to comments |

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| | | <p>site and the Deben Estuary Special Protection area and Ramsar Site. The 13km Zones of Influence were established in response to provide an indication of the geographical extent to which recreation pressure may be relevant for each European site, i.e. the geographical zone around each European site, within which new development defined may pose a risk in terms of additional recreation pressure. For all other development within the Stour and Orwell Estuaries Protected Habitats Mitigation Zone, a 13km Impact Risk Zone will apply, which will trigger consultation with Natural England for further ecological considerations, on a site-by-site basis. <u>As noted in paragraph 8.5, the whole neighbourhood plan area falls within the designated 13km Zone of Influence (ZOI) associated with the Stour & Orwell Estuaries and the Deben Estuary Special Protection Areas and Ramsar sites. JLP1 Policy SP09 requires that new development proposals take adequate mitigation measures against the potential effects arising from additional recreational pressure on these protected areas.</u></p> | |
| 24 | Figure 3 | <p>Amend as follows:</p> <ul style="list-style-type: none"> • Evade <u>Avoid</u> or reduce biodiversity impacts through site selection and layout | In response to comments |
| 25 | 8.13 | <p>Amend criterion a) as follows:</p> <p>a) Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness;</p> | In response to comments |
| 25 | 8.15 | <p>Amend second and third sentences as follows:</p> <p>The Suffolk Landscape Character Assessment that has been carried out jointly by all the Suffolk District Councils and the County Council It identifies four distinct landscape typologies being present in the parish, namely:</p> | In response to comments |
| 25 | 8.16 | <p>Amend sub-heading as follows:</p> <p>Capel St Mary <u>Local Green Spaces Assessments</u></p> | In response to comments and to bring the Plan up-to-date |

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| | | <p>Amend sentence as follows:</p> <p>This document follows the guidance in para 106 <u>paragraph 107</u> of the NPPF in terms of the criteria to be met (as set out at Para <u>paragraph 8.8</u>) and assesses the fourteen local green spaces.</p> | |
| 25 | CSM 6 | <p>Amend policy as follows:</p> <p>Development proposals should avoid the loss of, or material <u>significant</u> harm to <u>biodiversity including priority habitats, distinctive and other</u> trees, hedgerows and natural features such as ponds <u>and watercourses</u>.</p> <p>Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.</p> <p>Where a new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p> <p>Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity <u>Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design</u> through, for example:</p> <ol style="list-style-type: none"> a. The creation of new natural habitats including wildlife corridors and ponds; b. The planting of additional native trees and hedgerows of local provenance, as identified in Appendix 2; and c. Restoring and repairing fragmented biodiversity networks <u>and corridors</u> through, for example, <u>including the provision of</u> swift-boxes, bat boxes and holes in fences which allow access to hedgehogs. | In response to comments and to reflect a recently examined policy elsewhere in Babergh |

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| 26 | 8.21 | Amend paragraph as follows: Many green spaces were created when the village was expanded, in the 1960's. The Neighbourhood plan therefore seeks to protect them from inappropriate development and has accordingly identified a number of spaces <u>these</u> for designation as Local Green Spaces in accordance with Paragraph 10 67 of NPPF. | In response to comments and to bring the Plan up-to-date. |
| 26 | 8.22 | Amend as follows: Stutton Brook e <u>Corridor</u> , coincides with the Neighbourhood Plan area/parish boundary to the south of the Parish, part <u>Part</u> of the area also lies within the Dedham Vale <u>Suffolk Coast and Heaths</u> National Landscape. There are numerous trees and natural habitats creating a wildlife haven along the banks of the Brook, as shown on Map 5. | In response to comments |
| 27 | | Amend page layout to rotate map by 90 degrees | In response to comments |
| 27 | CSM 9 | Amend policy as follows: <u>Development proposals in or within the vicinity of the Stutton Brook corridor, as shown on Map 5 and the Policies Map, should preserve the habitats and rural character of the corridor and, where appropriate, improve the qualities of the area.</u> Stutton Brook corridor as shown on Map 5 and the Policies Map. | In response to comments |
| 28 | 9.5 | Amend first sentence as follows: JLP Policy LP08 <u>JLP1 Policy LP09</u> – Supporting a Prosperous Economy sets out various consideration for employment proposals in terms of being sensitive to the surroundings, of high standard of design to include safe and suitable access and sufficient on-site parking and to not have a severe impact on the road network. | In response to comments |
| 31 | 10.7 | Amend as follows: | In response to comments |

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| | | <p>Babergh and Mid Suffolk <u>District Council's</u> produced in 2022 'A Vision for Sustainable Travel', this <u>This</u> sets out the ambitions for sustainable travel within the districts and why it is important and beneficial for communities to travel more sustainably. The document does not include the details of any specific schemes but refers to the Local Cycle and Walking Infrastructure Plan where specific schemes are listed, none at this stage are identified for Capel St Mary. None at this stage are identified within the boundary of Capel St Mary, but an ambition for a cycle link from Capel St Mary to Copdock has been captured, prioritised highly, and is being explored and developed (please see also Community Aspiration 8).</p> | |
| 34 | Appendix 1 | <p>Insert the following before Grade II*:</p> <p><u>Up to date information on these listed buildings should be sought from Historic England or another reliable source.</u></p> | In response to comments |
| 34 | Appendix 2 | <p>Amend as follows:</p> <p>The following lists <u>list identifies</u> the native species that should be incorporated into development proposals and landscaping schemes across the Neighbourhood Plan Area.</p> | In response to comments |
| Local Green Space Assessment | | | |
| | | Amend site references and listings to add number which corresponds with those identified in Policy CSM8. | In response to comments |
| | | <p>Correct typo in title on page 15</p> <p>Between Thorney Road n and Winding Piece</p> | In response to comments |