

LAWSHALL

Neighbourhood Plan

Review 2021-2037

Consultation Statement

Lawshall | Design Guidance & Codes

02.3. History and Heritage

The village has a long history, although it is not known where the original settlement stood. The All Saints Church dates back to the 15th Century and is the only Grade I Listed Building in the village and has architectural, historical and topographical value. There is one Grade II* Listed Building within the village, Lawshall Hall, which is adjacent to All Saints Church. The original manor house on the site of Lawshall Hall dated back to the 11th Century, however it was rebuilt in 1557 as a red brick house, which still stands today with many alterations throughout time. There is an important historical connection as Queen Elizabeth I visited Lawshall Hall during her Royal Progress tour in 1578.

There are many Grade II Listed Buildings within the village with a distinct cluster near the All Saints Church. Other listed buildings are scattered around the village. There is also a Scheduled Monument, a moated site immediately south east of New House Farm, to the south of the Neighbourhood Plan area.

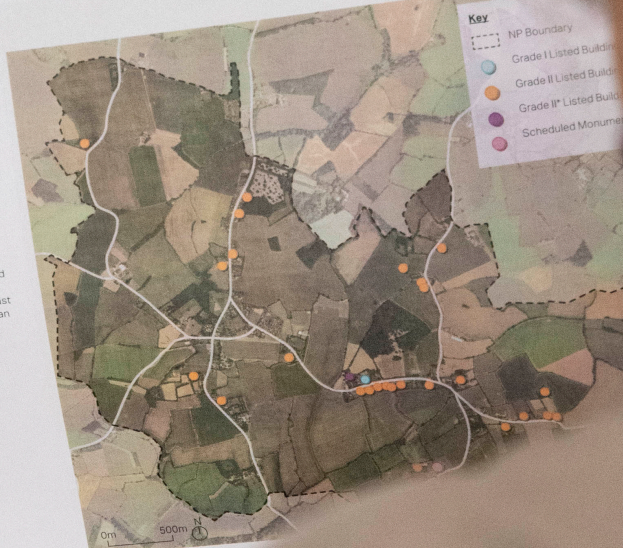


Figure 5: Map showing Lawshall's heritage sites



Lawshall Parish Council -
June 2023

Prepared for Elmswell Parish Council by
Places4People Planning Consultancy
January 2023



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1. Introduction

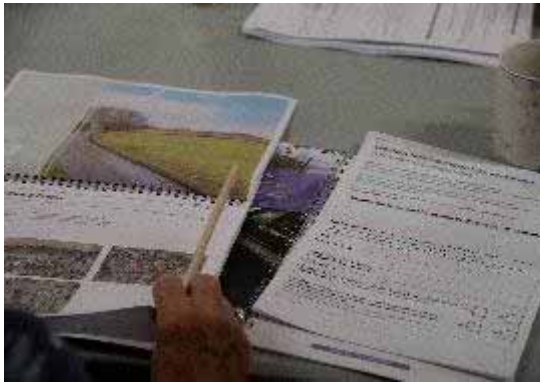
- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Lawshall Neighbourhood Plan Review.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning 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.

2. Background to the preparation of the Neighbourhood Plan Review

- 2.1 In October 2017, following a successful Parish Referendum, the Lawshall Neighbourhood Plan was adopted by Babergh District Council. It was the culmination of two years' work by a team of volunteers working on behalf of the Parish Council. During this time the team had prepared background documents, conducted surveys and written and consulted on the form and content of the Plan.
- 2.2 Towards the end of 2020 the Parish Council agreed to review the content of the made Plan, primarily to reflect the situation with the emerging Babergh Mid Suffolk Joint Local Plan, which had been submitted to the Secretary of State and was the subject of examination by Planning Inspectors.
- 2.3 The restrictions on gatherings necessitated by the COVID Pandemic limited the ability at the early stage of the review to hold public meetings but face-to-face meetings of a review group comprising Parish Councillors and volunteers from the community were held in December 2021 and August 2022. The former was to explore what might need amending in the Plan as a result of the changes in local and district level circumstances, while the meeting in August 2022 comprised a workshop to focus in detail on the themes and policies of the Plan.

3. Regulation 14 Pre-Submission Consultation

- 3.1 In September 2022 the Pre-submission Draft Plan Review was approved for publication by the Parish Council. Consultation commenced on 15 October 2022 for a period of just over 6 weeks, ending on Wednesday 30 November 2022.
- 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 highlighted the reasoning for reviewing the 2017 Plan and ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with a well-attended drop-in event held at the Village Hall on 15 October which was advertised on the leaflet and also through boards around the village sponsored by a local estate agent. The display boards for the drop-in event are included as Appendix 2 of this Statement.



Photographs of the Launch Event (by kind permission of Derek Mitchell)

- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from The Swan public house, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form was produced, with paper copies of the form being available at the drop-in event and at The Swan public house.
- 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 of bodies consulted is shown in Appendix 3 and the email content used to notify them is included at Appendix 4.
- 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 A total of 102 people or organisations responded to the Pre-Submission Consultation as listed below.

DHill	J Delefortrie	M Wilson
A Board	J Keys	M Wright
A Burford	J Kitchen	N Hughes
A Irish	J Lumley	P Losasso
A Leach	J Pugh	P Whybrew
A Lewis	J Redshaw	R Baines
A Stevens	K Board	R Clarke
A Stratta	K Cornelius	R Cooper
A Walters	K Cowling	R Debenham
A Whatley	K Fowler	R Dickinson
B Adams	K Seggie	R Edelman
B Butcher	K Trautman	R Livall
C De'Ath	K Whordley	R Riches
C James	L Chapman	R Salmon
C Penfold	L Curtis	R Sands
C Sands	L Francis	R Squirrel
C Wilson	L Howe	R Stocking
C&S Grunsell	L&J Rogers	S Beckett
D Henderson	M Anson	S Burford
D Page	M Bailey	S Haffenden
D Pope	M Coe	S Jones
D Sale	M Coe	S Losasso
D Thomas	M Dance	S Ricketts
D&D Griggs	M Gunning	S Stratta
G Ansell	M Heath-Davies	S Trautman
G Baynton	M Hill	T Bailey
I Carrington	M Hooper	T McClelland
J Bailey	M Squirrel	T Sparrow
J Byford	M Steeden	T Walters
J Caird	M Trautman	Y Cooke
J Davies	M Whordley	Z Davies

- Historic England
- Natural England
- National Highways
- Ministry of Defence
- Water Management Alliance
- Anglian Water
- Suffolk Wildlife Trust
- Suffolk County Council
- Mid Suffolk District Council

4.2 Appendix 5 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 6. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” rows of the Appendix. Further amendments were made to the Plan to bring it up-to-date. Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – Consultation Leaflet



LAWSHALL
Neighbourhood Plan Review
2022

**BRINGING YOU
UPDATE**

**Community Consultation Drop-in
Saturday 15th October
11am – 4pm Village Hall**

**We look forward to welcoming you
to this important Lawshall Event.**

Please come along to look at the New Plan and find out more about it.

Karen Whordley - Chair, Lawshall Parish Council

At 11.30am a brief Overview Presentation will be made by our Planning Consultant when you will be welcome to ask questions. There will also be an extensive Neighbourhood Plan Display.

Refreshments will be on offer throughout the event so you can sit down with a cuppa - There will be a Play Corner for your children to enjoy themselves while you read.

**PUBLIC CONSULTATION ON THE NEW DRAFT PLAN RUNS FROM
15TH OCTOBER UNTIL 30TH NOVEMBER**

If you can't attend on 15th October, find out inside how you can view and comment on the New Plan

BACKGROUND TO THE REVIEW

The 2017 Neighbourhood Plan

In October 2017 a Neighbourhood Plan for our parish was adopted by Babergh District Council after it was supported by over 90% of residents that turned out at a parish referendum.

The Plan was one of the first to be prepared in the Babergh District and put us in a strong position to ensure that planning decisions reflected the local priorities expressed in our Plan. However, the world of planning continuously changes and, after five years, it is now necessary to build upon all the excellent work of the original team and the large group of 2nd tier helpers, to bring the Plan up-to-date and in line with current national and local planning policies.

We are about to commence consultation on our Neighbourhood Plan Review document, and we want you to provide feedback on it, either at the Community Drop-in or over the coming weeks.

Why we need a NEW Neighbourhood Plan

Neighbourhood Plans form part of the statutory development plan, this means that, when complete, the District Council must use our Plan when deciding planning applications.

We acknowledge that some new housing has been built across the parish in the five years since the original Plan was adopted. Neighbourhood plans cannot block development, but our Plan has ensured that some inappropriate proposals have not been allowed to proceed. As with all plans of this nature, it's the development that isn't built that marks its success. For example, since our Plan was adopted, it has been used to:

- Refuse a planning application for 6, then 5 homes north of The Street near Frithy Wood
- Refuse a planning application for 15 homes opposite The Willows Nursing Home
- Refuse a planning application for 9 homes West of Fox Cottage in The Street
- Refuse a planning application for 2 homes in Shimpling Road and several single homes around the village

The Neighbourhood Plan Review document takes the original Plan and adds further value to it, to ensure that it remains relevant for Babergh District Council when they consider future planning applications in our parish.

The New Plan has a very different look and feel to the 2017 Plan, but we believe it remains one that is grounded in your desires to ensure that Lawshall remains a village that is not overrun with new development, but which retains its distinct natural and historic characteristics and where the services and facilities have the capacity to meet our needs.

The NEW Draft Neighbourhood Plan

The Parish Council's aim in preparing the original 2017 Plan was to ensure that it was 100% community led.

The starting point for the NEW Draft Plan has been to appraise whether the planning policies that were supported in the 2017 Plan remain fit for purpose, given the national and local planning policy changes since that date. We have also assessed whether there are gaps in the Plan that should now be addressed. Most of the 2017 Plan's policies are retained and have been updated, whilst several have been added, to strengthen the protection of our rural parish.

The Plan covers the following topics:



THE FULL PUBLIC CONSULTATION

We've reached a major milestone in the production of the NEW Draft Plan.

Public Consultation commences on Saturday 15 October with the Drop-in event at the Village Hall and will last until 30 November, a period of just over 6 weeks. It's your chance to say whether or not you support the content of the NEW Draft Plan or would like to see some changes. It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan. And please note, it is necessarily a large document and quite complex in places, as it will be used to decide whether future planning applications should be approved.

How to view the NEW Neighbourhood Plan

The full version of our Plan will be available to download at <http://lawshall.onesuffolk.net/neighbourhood-plan/> where an online comments form will be available to complete. If you would prefer to look at a paper copy, these will be awaiting you at the Drop-in Event and will also be available to borrow for a short period from The Swan Public House.

How to comment on the NEW Neighbourhood Plan

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete. Although we'd prefer you to use the online comments form, paper comments forms can be obtained at the Drop-in Event and from The Swan. They must be returned to The Swan by Wednesday 30th November. We want your comments, even if you support everything in the Plan!



LOOKING AHEAD

Once the consultation ends, all comments received will be reviewed and the Plan will be amended as necessary. It will then be submitted to Babergh District Council who will undertake a second round of consultation before the Plan is assessed by an Independent Examiner. Because of the scale of the changes compared with the 2017 Plan, it will have to be subject to another Parish Referendum open to all on the Electoral Register. A simple majority in favour of the Plan will mean that it can be used by the District Council when making decisions on planning applications. We would anticipate this happening next Spring.



PLACES4PEOPLE
PLANNING CONSULTANCY 

THE STAGES AND ESTIMATED TIMETABLE

WE HOPE TO SEE YOU ON THE 15TH AND LOOK FORWARD TO RECEIVING YOUR COMMENTS ON THE NEW PLAN BY 30TH NOVEMBER

Appendix 2 – Launch Event Display Boards

Welcome



Our new Neighbourhood Plan

Thanks for sparing time to come and visit our event today

The exhibition that follows will explain:

- What a neighbourhood plan is
- The history of neighbourhood planning in Lawshall
- Why we need to review the Plan we completed in 2017
- What the new Draft Plan contains
- How you can comment on the new Draft Plan
- What will happen after today

Copies of the new Draft Plan are available to read while you have a cuppa

If you have any questions please don't hesitate to contact a member of the Team



Neighbourhood Plans



What is a Neighbourhood Plan?

it is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village.

It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, they 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 development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a parish referendum before it can be used.

The current Neighbourhood Plan

In October 2017 a Neighbourhood Plan for our parish was adopted by Babergh District Council

It was supported by over 90% of residents that turned out at a parish referendum.

The Plan was one of the first to be prepared in the Babergh district.

Neighbourhood Plans cannot block development, but our Plan has ensured that proposals that are not in keeping with our distinct characteristics have not been allowed to proceed.

Some additional new housing has been built in the last 5 years but it's the development that isn't built that marks its success. For example, since the Plan was adopted, it has been used to refuse proposals for:

- 5 homes north of The Street near Frithy Wood
- 15 homes opposite The Willows Nursing Home
- 2 homes in Shimpling Road
- 9 homes east of Melford Road



After five years, it is now necessary to build upon all the good work of the original team to bring the Plan up-to-date and in line with current national and local planning policies.

Neighbourhood Plans



The Review Process

The Neighbourhood Plan Review takes the original Plan and all the good work that supported its preparation and adds further value to it to ensure that it remains relevant for Babergh District Council when they consider future planning applications in our parish.

The new Plan has a very different look and feel to the 2017 Plan, but we believe it remains one that is grounded in our villagers' desires to ensure that Lawshall remains a village that is not overrun with new development, but which retains its distinct natural and historic characteristics, and where the services and facilities have the capacity to meet our needs.

The 2017 Plan will be replaced once the review is complete and will ensure that our planning framework is up-to-date.

The Government regulations covering neighbourhood planning require that, where significant changes to a Plan are made, we have to take it through a full round of consultation and, if the scale of changes from the 2017 Plan deem it necessary, another referendum will have to be held to approve it.

We will not know if a new referendum is needed until the Independent Examiner looks at the new Plan in the Spring.



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

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS
BY 30 NOVEMBER**

How it's being prepared

As with the 2017 Plan, there are a number of stages that have to be completed, as illustrated.

These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



The New Plan



Context for change

Babergh District Council, along with Mid Suffolk DC, have been preparing a new Joint Local Plan for the last few years.

It is currently being "examined" by Government Planning Inspectors.

The Inspectors have proposed that the Joint Local Plan is split into two.

Part One will define the amount of housing growth required across the district to 2037 and a hierarchy of settlements. It is expected to be complete early next year.

Part Two will identify new housing sites across the district that are needed to deliver that growth.

At present we do not know whether the District Council will propose more sites in Lawshall but that is a matter outside the Neighbourhood Plan process.

Plan Themes

The new Plan reflects the themes of the 2107 Plan, albeit that Heritage and Development Design have now been split into separate topics



The Plan contains:

Planning Policies

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

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns raised in preparing the 2017 Plan or that we've become aware of since.

Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

The New Plan



In a nutshell – the Plan content

The new still contains planning policies that will be used by Babergh District Council when making decisions of planning applications in the parish.

Many of the policies in the 2017 Plan have been retained and, where necessary, updated.

We've also included some new policies. This board provides some overall context for what has changed.

2017 Neighbourhood Plan Policy	Status in the new Plan
Policy LAW1 – Lawshall's Settlement Planning Policy	Policy revised to take account of emerging Babergh and Mid Suffolk Joint Local Plan – now Policy LWL1
Policy LAW2 – Housing Development within the Built-Up Area Boundaries	Policy revised to take account of emerging Babergh and Mid Suffolk Joint Local Plan – now Policy LWL2
Policy LAW3 – Housing Development outside the Built-Up Area Boundary	Policy deleted and matters addressed in Policies LWL1 and LWL2
Policy LAW4 – Housing Mix	Policy retained – now Policy LWL3
Policy LAW5 – Affordable Housing on Rural Exception Sites	Policy revised to reflect current national planning policy – now Policy LWL4
Policy LAW6 – Important Recreation and Green Space	Policy revised to designate original spaces as Local Green Space – now Policy LWL8
Policy LAW7 – Protecting Existing Natural Environmental Assets	Policy retained – now Policy LWL11
Policy LAW8 – Protecting and Maintaining Features of Biodiversity Value	Policy revised to provide more detail – now Policy LWL10
Policy LAW9 – Settlement Gaps	Policy retained – now Policy LWL8
Policy LAW10 – Area of Local Landscape Sensitivity	Policy retained – now Policy LWL7
Policy LAW11 – Protection of Heritage Assets	Policy revised to provide greater guidance and reflect national policy – now Policy LWL13
Policy LAW12 – Local Heritage Assets	Policy revised to identify buildings and structures of local significance – now Policy LWL14
Policy LAW13 – Design Principles	Policy revised to include greater guidance and reference to Lawshall Design Guide – now Policy LWL16
Policy LAW14 – Community Facilities and Services	Policy retained with minor amendments – now Policy LWL19
Policy LAW15 – Infrastructure	Policy retained – now Policy LWL21
Policy LAW16 – Flood Management	Policy revised to provide more robust requirements for new development – now Policy LWL17

The new Plan contains additional planning policies that cover:

- house extensions
- replacement homes in the countryside
- light pollution
- the designation of a "special character area" in The Street
- limiting the protection and improvement of Public Rights of Way
- encouraging appropriate opportunities for new business and employment
- managing opportunities for farm diversification

Our Vision and Objectives



Our Vision is that in 2037 Lawshall will be:

A community where the rural setting of its hamlets has been preserved while new development that has taken place meets identified local needs and has had regard to the natural and historic environment and, where feasible, complemented the facilities and services in Lawshall.

Our Vision will be delivered by these Objectives

Housing

- This will have not exceeded what can be comfortably absorbed without destroying the parish's rural fabric and character.
- It will have been built within or adjoining the defined built-up areas or as sensitive and proportional infillings within the identified clusters (hamlets).
- Those who wished to, will have been able to remain in the village - thereby ensuring that in 2037 there will still be a continuance of diverse demographics and a lively thriving village community enjoyed by all.

Natural Environment

- The rural nature of our village will have been preserved - with its winding lanes, rolling fields, wide views and distinct hamlets, some of which, as today, will still have their own greens.
- Family farms will still abound and the tranquil setting, dark night skies and rural feel will still be intact.
- Frithy Wood and the Lawshall Community Woodlands (Golden Wood & Crooked Wood) will be even more abundant with wildlife and boast even higher and more enviable biodiversity.

Natural Environment

- The school parking issues troubling today will long ago have been solved.
- Internet and phone communication systems will be up to speed and will have encouraged small rural set-ups and new local businesses.
- Solutions to flooding issues will have been achieved and flooding will be a problem of the past.

Built Heritage

- Preservation of our built heritage will still be of key importance, and this will be reflected in traditional features being incorporated into some of our new homes.

Development Design

- Residents will have been empowered to address the climate emergency and will have achieved net zero greenhouse gases emissions.

Services and Facilities

- Those amenities and services most valued today will still be 'alive and well' and, where appropriate, upgraded for everyone's benefit and enjoyment.
- Our sports and play facilities will have been improved and expanded.

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Planning Strategy



Location of Future Development

Our new Plan provides a framework for the location of new development, known as our Planning Strategy.

It identifies Settlement Boundaries in accordance with those identified in the emerging Joint Local Plan.

Local Plan Context

The 2017 Plan was based on the fact that Lawshall was designated as a "hinterland village" in the adopted Babergh Core Strategy which designated "Built-Up Area Boundaries" and "within which, development would be supported in principle, and allowed consideration of small scale development that met identified local needs outside but adjacent to the Built Up Area Boundary."

The emerging Draft Joint Local Plan now identifies the main built-up areas of the parish as the "hamlet villages" of:

- Lawshall - Bury Road;
- Lawshall - Lambs Lane;
- Lawshall - Street; and
- Lawshall - Lawshall Green.

Each of these had a defined "Settlement Boundary" (taking over from Built-Up Area Boundaries), which "defined the extent of land which is required to meet the development needs of the [Local] Plan."

Whereas the old Local Plan (Core Strategy) allowed for new housing to be built outside but adjoining the Built-Up Area Boundary, the new Local Plan does not support this.

We have amended the 2017 Plan to reflect this change.

POLICY LWL 1 - SPATIAL STRATEGY

The Neighbourhood Area will accommodate development commensurate with the settlement hierarchy defined in the Joint Babergh and Mid Suffolk Local Plan.

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

Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national and district level policies and where they:

- i. would not have a detrimental impact on heritage and landscape designations; and
- ii. would not undermine the important gaps between settlements as identified on the Policies Map.

DO YOU SUPPORT THIS POLICY?



Page 1

Planning Strategy



New Settlement Boundaries



Housing



How much housing?

As at 1 August, there were permissions for 26 new homes in Lawshall that had yet to be finished. This figure provides us with the baseline for the amount of new housing to be built over the next 15 years.

The emerging Joint Local Plan housing requirements for Lawshall are being scrapped for the time being. So there is no need for the Neighbourhood Plan to identify further sites for housing development over and above those that have already got planning permission and which have yet to be completed.

There may, however, be occasional opportunities for additional dwellings to be built as "infill" plots of one or two dwellings or perhaps the redevelopment of existing "brownfield" sites within the defined Settlement Boundaries.

The new Plan supports the principle of such developments.

The development of new housing outside the Settlement Boundaries will only be supported in specific circumstances, such as through the conversion of suitable agricultural buildings or where it can be demonstrated that national or local policies support such a proposal.

The Neighbourhood Plan cannot say no to anymore housing, but it does limit any further expansion of housing outside the Settlement Boundaries illustrated on the previous board

POLICY LWL 2 - HOUSING DEVELOPMENT

This Plan provides for around 26 additional dwellings to be developed in the Neighbourhood Plan area between 2021 and 2037. This growth will be met through:

- i. The completion of existing planning permission as at 1 August 2022 (as identified in Appendix 1); and
- ii. The development of small brownfield "windfall" sites and infill plots of one or two dwellings within the Settlement Boundaries that come forward during the Plan period



House sizes

The 2017 Plan supported proposals that provided 2 and 3 bedroomed homes, and monitoring of permissions since that date identifies that almost 80% of permissions have been for such homes.

The 2017 Policy is retained in the new Plan.

POLICY LWL 3 - HOUSING MIX (RETAINED POLICY LAW4)

Housing development must contribute to meeting the existing and future needs of the Parish. Planning proposals will be supported where development provides a mix of housing types and sizes that reflects the needs of local people, particularly in the need for 2 and 3 bedroom dwellings for first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.

DO YOU SUPPORT THIS POLICY?



Page 2

Housing



Extending and Replacing Homes

Dwelling Extensions and Replacement

When a house extension becomes the dominant feature, it can have a detrimental impact on the character of the original dwelling and the local area. Such instances will not be supported.

The replacement of existing homes will generally be acceptable subject to there being no detrimental impacts on residential amenity and the characteristics of the local area.

The replacement of small dwellings outside the Settlement Boundary with significantly larger houses can radically change the character of a site and also reduce the supply of smaller dwellings in the village. Replacement dwellings should not result in a significant increase in the floorspace of the original dwelling.

POLICY LWL 4 - DWELLING EXTENSIONS

Residential extensions will be permitted, provided they meet all the following criteria:

- i. There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries. The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings;
- ii. The property design, siting, bulk, form and materials of the extension should be compatible with the original dwelling and character of the area;
- iii. Extensions will be required to be subordinate to the original dwelling in terms of bulk, height and position;
- iv. There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing of light or an overbearing impact; and
- v. There should be no unacceptable adverse impact on any heritage asset or their setting.

POLICY LWL 5 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

Proposals for the replacement of existing dwellings outside the defined Settlement Boundary will be permitted where:

- i. The original dwelling has a lawful permanent residential use and is capable of residential occupation in its current condition and form;
- ii. The replacement dwelling would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or on heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design;
- iii. The replacement dwelling is positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified;

- iv. The size of the replacement dwelling is not significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site, and is appropriate to the countryside setting; and
- v. The development includes an acceptable landscape scheme to retain and improve the rural nature of the locality.

Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.

DO YOU SUPPORT THESE POLICIES?

Page 10

Housing



Types of housing

Affordable Housing

Affordability of housing remains a significant barrier for many seeking their own homes. Government figures indicate that, in Babergh, average house prices are more than 10 times the average household incomes.

One mechanism for meeting locally identified housing needs is through "rural exception sites" located outside but adjoining the Settlement Boundary where housing would not normally be permitted.

To deliver affordable housing through the "exception sites" approach, the following would be required:

- A need established;
- 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 work with the Parish Council and District Council to fund and manage a scheme.

Such schemes are not normally built by a housebuilder in isolation and need a housing association and the Parish Council on board.

POLICY LWL 6 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 72 of the NPPF) on rural exception sites outside 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 there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

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.

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 THIS POLICY?

Page 11

Natural Environment



Our Landscape



Settlement Gaps

The 2017 Plan noted that the gaps are a treasured feature of Lawshall's distinctive character that should be protected.

The new Plan retains this approach and defines specific gaps between settlements which should be preserved from all but essential development that cannot be located elsewhere.

The landscape of the parish has played a significant role in shaping what Lawshall looks like today and how it functions.

The landscape is primarily classified as "Undulating Ancient Farmlands" in the Suffolk Landscape Character Assessment.

At a local level the Character Assessment prepared in support of the 2017 Plan identified a number of key landscape features that are of significance to the parish, and add detail to the wider Assessment.

Area of Local Landscape Sensitivity

Policy LAW10 of the 2017 Neighbourhood Plan designated an "Area of Local Landscape Sensitivity" and this designation is carried forward as Policy LWL7 of this Neighbourhood Plan.

POLICY LWL 7 - AREA OF LOCAL LANDSCAPE SENSITIVITY (RETAINED POLICY LAW 10)

Development proposals in the Lawshall Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i. protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- ii. are designed and sited so as to harmonise with the landscape setting.

POLICY LWL 8 - SETTLEMENT GAPS (RETAINED POLICY LAW9)

The generally open and undeveloped nature of the gaps separating the distinct settlements in the village, as identified on the Policies Map, will be protected from development in order to preserve the visual qualities of the landscape and to prevent coalescence and retain the separate identity of the settlements.

Development will only be permitted within the identified gap if:

- i. it would not undermine the physical and/or visual separation of the settlements; and
- ii. it would not compromise the integrity of the Settlement Gap, either individually or in combination with other existing or proposed development; and
- iii. the key features of identified important views will be protected.

DO YOU SUPPORT THESE POLICIES?

Natural Environment



Our Landscape

Important Views

The 2017 Plan identified important views that had been assessed in a separate Character Assessment. Those views were referred to in the Plan but are now the subject of a new policy.

A separate assessment of the key features of those views will be prepared to support the Plan through examination.

POLICY LWL 9 - PROTECTION OF IMPORTANT VIEWS

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views.



Local Green Spaces

The 2017 Plan identified important green spaces across the parish.

National Planning Policy 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.

The new Plan identifies 10 spaces as meeting the Local Green Space definition.



POLICY LWL 10 - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

1. The Foundry Meadow
2. The Glebe Open Space
3. Walcher's Meadow
4. Hall Mead Open Space
5. Churchill Close Meadow
6. Village Hall Open Space
7. Harrow Green
8. Hanningfield Green
9. Hibbs Green
10. Lawshall Green

DO YOU SUPPORT THESE POLICIES?

Natural Environment



Habitats and Biodiversity

Lawshall's seven main Natural Environment Assets were identified in the 2017 Plan, namely:

1. Frithy Wood - Site of Special Scientific Interest ancient woodland (15 hectares)
2. Golden Wood - community woodland (8.5 hectares)
3. Ponds - home to Great Crested Newt
4. Ancient hedgerows
5. Crooked Wood - community woodland (0.8 hectares)
6. Village greens
7. Wide verges

What we're doing to protect these assets:

- Green Light Trust is restoring part of Lawshall's SSSI woodland, Frithy Wood;
- Lawshall Community Woodlands (a Forest for Our Children) a village steering group, manages Lawshall's two community woodlands (Golden Wood and Crooked Wood); and
- community volunteers manage the two County Wildlife Sites (Hanningfield Green and Lawshall Green).

Improving Biodiversity

The Government's Biodiversity Action Plan sets challenging targets to preserve and increase the UK's fast-diminishing biodiversity.

In November 2021 The Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. Residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals.

POLICY LWL 11 – PROTECTING EXISTING NATURAL ENVIRONMENTAL ASSETS (RETAINED POLICY LWL 7)

The important woodland and ancient hedgerows, shown on the Policies Map, are valued highly by the community and are to be protected. Any development proposal which would result in their loss should demonstrate that exceptional circumstances exist that justify such a loss.

POLICY LWL 12 - BIODIVERSITY

Development proposals should avoid the loss of, or material harm to trees, hedgerows and other 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 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 net gain in biodiversity through, for example:

- a. The creation of new natural habitats including ponds;
- b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of Lawshall's ancient woodland and hedgerows); and
- c. Restoring and repairing fragmented biodiversity networks through, for example, including swift boxes, bat boxes and holes in fences which allow access for hedgehogs.



COMMUNITY ACTION 1 - BIODIVERSITY

The Parish Council will encourage and support community initiatives through funding made available by District and/or County Council or other Agencies, to maintain and increase Lawshall's biodiversity, natural habitats, and their long-term resilience as our climate changes. The Parish Council would seek to work in partnership with Babergh's Biodiversity Officer to address, at a local level, the global crisis in biodiversity loss.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTION?



Heritage



Lawshall has an impressive portfolio of both Listed Buildings and other buildings that are locally distinctive. Many are built using traditional and locally-sourced materials and display prominent details/features which reflect the era they were built in.

We have:

- 1 Grade I Listed Building (All Saints Church),
- 1 Grade II* Listed Building (Lawshall Hall),
- 25 Grade II Listed Buildings



Buildings and Structures of Local Significance

In preparing the 2017 Plan, the village Archive Group and a local timber-framed building specialist identified 33 unlisted buildings and structures of note.

The protection of these locally-significant buildings and features was identified as being of importance.

The creation of a local list of heritage assets would recognise the important contribution that these buildings make to the character of the village. A local heritage asset is not already statutorily listed, but is of significant architectural interest within Lawshall.

Refinement of the 2017 list has now identified 26 buildings and structures of local significance.

POLICY LWL 13 - HERITAGE ASSETS

To ensure the conservation and enhancement of designated heritage assets, proposals must:

- a. Preserve or enhance the significance of the designated heritage assets of the parish, their setting and the wider built environment;
- b. Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the local area;
- c. Contribute to the parish's local distinctiveness, built form and scale of its heritage assets, as described in the Lawshall Design Guidance and Codes and the Lawshall Character Assessment, through the use of appropriate design and materials;
- d. Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- e. Demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. Provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a heritage statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the heritage statement should be proportionate to the importance of the asset, the works proposed, and sufficient to enable understanding of the potential impact of the proposal on the significance and/or setting of the asset.

POLICY LWL 14 - BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

The retention, protection and the setting of the following Buildings and Structures of Local Significance, as identified on the Policies Map, will be secured:

Rectory Corner
1. Crossways
2. Garden House
3. Bayleaf House
4. Wintles
5. Old Rectory
6. The Barn House

Golden Lane
7. Moat House
8. Moat Farm

Lawshall Green
9. Moss Cottage
10. Farm Cottage
11. Drake's Well
12. Pantiles

The Street
13. Corneys Cottage
14. Longstop Cottage
15. Pantile Cottage
16. Roselen, April Cottage & Mossford

Melford Road
17. Coopers Farmhouse

Lawshall Road
18. Highlands
19. Warbanks Farm

Bury Road
20. Windsor House
21. Beechwood House
22. Beechwood Cottage
23. The Foundry
24. WW2 Memorial Stone

Harrow Green
25. Herbert Hall Cottages

Shimpling Road
26. Wingfield

DO YOU SUPPORT THESE POLICIES?



Page 15

Heritage



Special Character Area

Although there is no designated Conservation Area in Lawshall, properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value.

The area is the main focus for the Parish's Listed Buildings and a number of the Buildings and Structures of Local Significance.

In the light of these special qualities, the Neighbourhood Plan designates the area, as identified on the map, as a Special Character Area. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.

POLICY LWL 15 - LAWSHALL STREET SPECIAL CHARACTER AREA

A Special Character Area is identified on the Policies Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

A proposal will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.



COMMUNITY ACTION 2 – CONSERVATION AREA

The Parish Council will approach Babergh District Council to ascertain whether the Special Character Area has a sufficient range and quality of buildings and features of architectural and historic interest to warrant the designation of a Conservation Area.



DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTION?



Development Design



Village Identity

In the past, estate developments in the village have had a major impact on the village shape and structure, and some residents have felt that they are out of character with the nature of the other village settlements, which are typified by bespoke dwellings and small groupings.

The Neighbourhood Plan Character Assessment identified four key character areas across the parish.

The four character areas represent four distinctly different types of layout.

Special House Features

The Plan seeks to have new development to honour the traditional building styles, materials, techniques and decorative features used in both our Listed Buildings and local heritage assets.

Out traditional building materials include:

- traditional Suffolk pantiles (curved);
- peg tiles (flat);
- thatch;
- wattle and daub;
- oak timbers;
- lime wash and clay lump.



Design Considerations

New development in Lawshall should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents.

The Plan seeks to ensure that new development is of high quality and has regard to its surroundings.

As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Lawshall Design Guidance and Codes - September 2021). The Guidelines seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area.

As a starting point, the Design Guidance provides the following guidelines for all new development to consider

The Design Guidance provides a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 5 of the Plan.

General design guidelines for new development:

1. Respect the existing settlement pattern in order to preserve the character. Coalescence - development should be avoided;
2. Integrate with existing paths, streets, circulation networks;
3. Reinforce or enhance the established character of streets, greens and other spaces;
4. Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
5. Retain and incorporate important existing features into the development;
6. Respect surrounding buildings in terms of scale, roofline, height, form, and density;
7. Enhance and reinforce the property boundary treatments;
8. Adopt contextually-appropriate materials and details;
9. Provide adequate open space for the development in terms of both quantity and quality;
10. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
11. Ensure all components e.g. buildings, landscapes, access routes, parking and open spaces are well related to each other; and
12. Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

Development Design



Policy LAW13 of the 2017 Plan set out a number of criteria against which a development proposal would be considered.

That policy has been strengthened into the new Policy LWL 16 reproduced here.

It is a very long and complex policy and will be applied as relevant and depending upon the type of development.



POLICY LWL 16 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Lawshall Character Assessment and the Lawshall Design Guidance and Code and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 5 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the village's sense of place and/or local character, as identified in the Lawshall Design Guidance and Code;
- c. 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;
- d. 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. identified important views into, out of, or within the village as identified on the Policies Map;
 - iv. sites, habitats, species and features with biodiversity and ecological interest;
 - v. 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;
- e. 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;
- f. produce designs that respect the character, scale and density of the locality;
- g. 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.
- h. 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;
- i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- j. wherever possible ensure that development faces on to existing roads;
- k. do not result in water run-off that would add to or create surface water flooding;
- l. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- m. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- n. provide one electric vehicle charging point per new off-street residential parking place created.

DO YOU SUPPORT THIS POLICY?

Development Design



Flooding and Sustainable Drainage

Lawshall has been subjected to surface water flooding at several locations: Bury Road near the bus stop, Lawshall Green and The Street. In addition, the junction of Melford Road and Lambs Lane, and the lowest point of Golden Lane, both flood regularly in winter and during heavy rain.

Proposals will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation.

For any development of 5 or more dwellings, the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and no run-off onto highways and public areas would be permitted.

Smaller developments must also incorporate measures to reduce run-off onto highways and into public areas.

Light pollution

Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

POLICY LWL 18 – ARTIFICIAL LIGHTING

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

POLICY LWL 17 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal 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; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily-accessible maintenance can be achieved.

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.



COMMUNITY ACTION 3 – FLOODING RISK

The Parish Council will approach Anglian Water to check that the facilities at Bury Road have been upgraded to cope with a similar event to that experienced in September 2014, and if not, to formally request them to do so.

The Parish Council will also check that the other pumping stations have adequate facilities, and to promote and request the maintenance and clearing of runaway ditches with local landowners, recognise landowners who do so, and consider enforcement action through Suffolk County Council Highways in cases where chronic lack of maintenance contributes to surface water flooding.



Sustainable Energy Consumption

Energy prices are increasing rapidly due to supply and demand issues on the global wholesale market.

While the Building Regulations can require new buildings to be more energy efficient, most of our housing is already built and is reliant on fossil fuels to provide heat and power.

COMMUNITY ACTION 4 – RENEWABLE ENERGY

The Parish Council will encourage and support community initiatives through funding made available by District and/or County Council or other agencies that pioneer renewable energy systems, energy conservation and energy diversity. The objective would be to reduce energy costs, improve energy diversity and resilience, and promote zero or low-carbon alternatives in response to the Climate Emergency.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Services and Facilities



Community Facilities and Services

Lawshall's current amenities include All Saints CEVC Primary School, The Swan public house and Lawshall Village Hall.

Until June 2016 a village shop operated in The Glebe, but it has remained closed since that time and the premises were recently sold.

There are three places of religious worship: All Saints Church, Church of Our Lady Immaculate and St. Joseph and Lawshall Evangelical Free Church.

The policy in the 2017 Plan to support the retention of existing facilities is retained.



POLICY LWL 19 - COMMUNITY FACILITIES AND SERVICES (RETAINED POLICY LAW14)

The provision and enhancement of community facilities and services that serve the needs of Lawshall will be supported where they are in accessible locations, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including the village Pub and the Village Hall will only be permitted where:

- It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- Alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

COMMUNITY ACTION 5 - SPORTS AND PLAY FACILITIES

The Parish Council will work with local organisations to explore ways of funding the improvement and extension of existing facilities including, where available, Community Infrastructure Levy income arising from relevant housing development in the village.



Public Rights of Way

Compared with other parishes, there is a generally limited network of public rights of way in the parish.

There are instances where landowners allow paths across their land to be used even though they're not part of the public rights of way network.

There may be further opportunities to create additional "permissive" paths to improve access to the countryside and prospects for walking to achieve healthy lifestyles.

COMMUNITY ACTION 6 - PUBLIC FOOTPATHS AND BRIDLEWAYS

Long term, the Parish Council will seek opportunities to extend existing and provide new public rights of way through discussion with landowners and the County Council Rights of Way team.

POLICY LWL 20 - PUBLIC RIGHTS OF WAY

Measures to improve and extend the existing network of public rights of way will be supported where:

- existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way network;
- new bridleways are created to support the local equestrian community;
- their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal; and
- comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Infrastructure and Employment



School Parking Issues

At the time of preparing the 2017 Plan, parking in the vicinity of the school at the beginning and end of the school day was highlighted by residents as being a major issue.

In the light of this, meetings involving the school's head teacher, the Chair of School Governors and residents of The Street were held at the time.

Additional meetings and conversations have been conducted with all interested parties.

A new footway on the northern side of The Street was constructed between Roselen and the Swan PH towards the end of the last decade, providing for safer access to the school from the east, and formal laybys opposite The Swan have also been installed.

However, the overall problem remains during term time. This is exacerbated by increasingly-large farm vehicles and the huge upturn in delivery vehicles pulled up on the verges.

In the long term the procurement of a piece of land in the vicinity of the school to provide school parking, together with on-road parking restrictions might make for a safer environment.

It is understood that the school would be supportive of this measure, but it will require a willing landowner and full cooperation of the District and County Councils.



POLICY LWL 21 - SCHOOL PARKING (RETAINED POLICY LAW15)

Any further development proposals at All Saints Primary School that result in additional children being accommodated on site will be supported, subject to the provision of convenient off-street parking for parents when delivering and collecting their children and the results of an appropriate and proportionate traffic impact assessment being acceptable.

COMMUNITY ACTION 7 - SCHOOL PARKING

As a matter of urgency, the Parish Council will support All Saints Primary School, the parents, and the local residents, in seeking to resolve the current parking problems at the school during drop-off and pick-up.



Traffic and Movement Around the Village

Speeding traffic and pedestrian safety has been highlighted as an issue by residents.

The provision of additional pavements in certain areas would improve safe access to facilities such as the village hall and primary school, but careful consideration needs to be given to design and materials in order to ensure that Lawshall retains its rural feel.



COMMUNITY ACTION 8 - ROAD TRAFFIC ISSUES

The Parish Council will support the ongoing monitoring of traffic volume and speed, and any resulting consultation with Suffolk Police, including enforcement action if necessary.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Infrastructure and Employment



Communications

The enforced practice of home working during the COVID-19 Pandemic highlighted the importance of good-quality broadband for connectivity to data and for online meetings.

As this practice continues, it is essential that fibre broadband of at least 50 Mb/s is universally available to residents and businesses.

At the time the 2017 Plan was prepared there was a general dissatisfaction amongst residents with telephone and broadband services in the village.

This was identified in the village questionnaire.

A new base station has since been installed on Bury Road near the junction with Churchill Close.

COMMUNITY ACTION 9 - MOBILE PHONE RECEPTION

The Parish Council will make contact with Telefonica (O2) and Vodafone regarding the base station near Churchill Close, establish if this is now operational on both networks, and if not, to ask both operators to bring this into operation as soon as possible, to improve the mobile phone coverage in the Lawshall area.



Business and Enterprise

The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site.

It is envisaged that the employment premises would remain small in terms of their size and number of people employed on the site.

POLICY LWL 22 - NEW BUSINESSES AND EMPLOYMENT

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map, where they would not have an unacceptable impact on residential amenity, the natural environment, heritage assets and the highways network.

Outside the Settlement Boundaries, proposals will be supported where it relates to small-scale leisure or tourism activities or other forms of commercial / employment-related development or agriculture-related development of a scale and nature appropriate to a countryside location can be satisfactorily demonstrated.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment and landscape character as identified in the Neighbourhood Plan Character Assessment.



Farm Diversification

There may be some scope for commercial development utilising and converting agricultural buildings across the parish where they are well related to the main highway network and such a conversion for business use wouldn't have a detrimental impact on the natural and historic environment and the amenity of nearby residents.

Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area.

POLICY LWL 23 - FARM DIVERSIFICATION

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

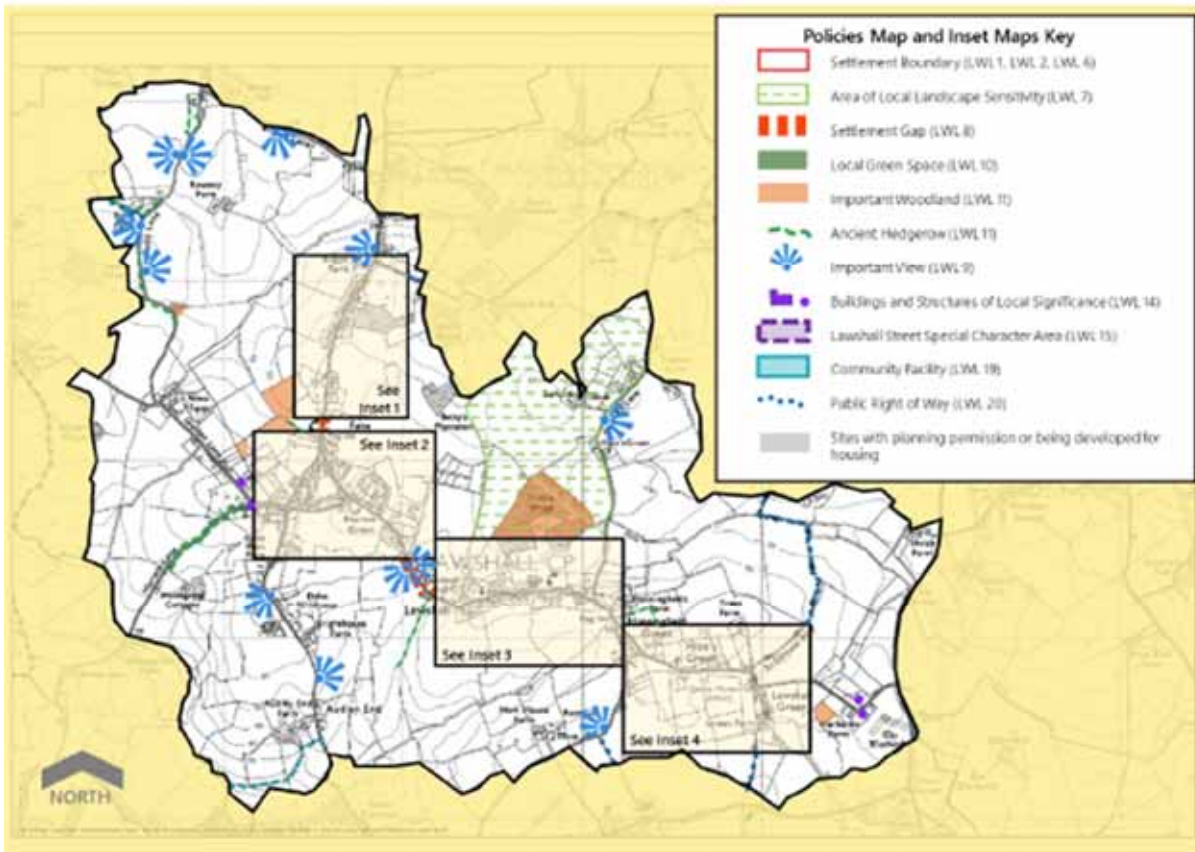


Policies Maps



The Policies Maps illustrate matters that are referred to in the Planning Policies as they relate to things on the ground, such as the Settlement Boundaries. They provide a visual representation of those designations.

The Maps cover the whole of the parish with more detailed maps for the hamlets.



DO YOU SUPPORT THE POLICIES MAPS?





DO YOU SUPPORT THE POLICIES MAPS?

Map 17

What next?



Consultation on the Neighbourhood Plan ends on 30 November

At the end of the consultation the Parish Council will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, 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

Babergh 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 must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner will also decide whether the Plan, possibly with amendments, should be subject to another parish referendum or whether the new Plan changes are deemed such that one is not required.

Referendum

If the Examiner determines that a Parish 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 via 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?

Thank you for visiting the Neighbourhood Plan consultation event today

Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation

MP for South Suffolk
MP for Bury St Edmunds
MP for West Suffolk
County Cllr to Melford Electoral Division
County Cllr to Thingoe South Electoral Division
County Cllr to Cosford Electoral Division
Ward Cllr to Chadacre, Babergh District Council
Ward Cllr to Lavenham, Babergh District Council
Ward Cllr to Rougham, West Suffolk Council
Ward Cllr to Horringer, West Suffolk Council
Ward Cllr to Whepstead & Wickhambrook West Suffolk Council
Parish Clerk, Hartest Parish Council
Parish Clerk, Shimpling Parish Council
Parish Clerk, Cockfield Parish Council
Parish Clerk, Bradfield Combust with Stanningfield PC
Parish Clerk, Hawstead Parish Council
Parish Clerk, Whepstead Parish Council
Corporate Manager - Strategic Planning, Babergh & Mid Suffolk District Councils
SCC Neighbourhood Planning, Suffolk County Council
Neighbourhood Planning Team, West Suffolk Council
Land Use Operations, Natural England
Essex, Norfolk & Suffolk Sustainable Places Team, Environment Agency
East of England Office, Historic England
East of England Office, National Trust
Town Planning Team, Network Rail Infrastructure Limited
Highways England
Stakeholders & Networks Officer, Marine Management Organisation
Vodafone and O2 - EMF Enquiries
Three
Estates Planning Support Officer, Ipswich & East Suffolk CCG & West Suffolk CCG
Transco - National Grid
Stakeholder Engagement Team, UK Power Networks
Spatial Planning Advisor, Anglian Water
Essex & Suffolk Water
DIO Assistant Safeguarding Manager, Defense Infrastructure Organisation
National Federation of Gypsy Liaison Groups
Norfolk & Suffolk Gypsy Roma & Traveller Service
Diocese of St Edmundsbury & Ipswich
Chief Executive Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator New Anglia LEP
Strategy Manager, New Anglia LEP
Conservation Officer, RSPB
Conservation Officer (Essex, Beds & Herts)RSPB
Senior Planning Manager, Sport England (East)
Suffolk Constabulary
Ecology and Planning Advisor, Suffolk Wildlife Trust
Director Suffolk Preservation Society
Suffolk Preservation Society
Senior Manager Community Engagement, Community Action Suffolk

Rural and Community Housing Enabler, Community Action Suffolk
Dedham Vale Society
AONB Officer (Joint AONBs Team), Suffolk Coast & Heath AONB
Theatres Trust
East Suffolk Internal Drainage Board
Director James Lawson Planning Ltd

Appendix 4 – Statutory Consultee Consultation Notice

Dear Sir / Madam

LAWSHALL (BABERGH DISTRICT) NEIGHBOURHOOD PLAN REVIEW – PRE-SUBMISSIONCONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Lawshall Parish Council is undertaking a Pre-Submission Consultation on the Draft Lawshall Neighbourhood Plan Review. This is a review of the Lawshall Neighbourhood Plan which was made by Babergh District Council on 24 October 2017. The District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan Review would be welcomed.




The full plan and supporting documents can be viewed at <http://lawshall.onesuffolk.net/neighbourhood-plan/> together with information on how to send us your comments.




This Pre-Submission Consultation runs until **Wednesday 30 November 2022**



We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/LawshallNP/> or, if that is not possible, please send them in a reply to this email.


Lawshall Parish Council



Appendix 5 – Summary of Responses




Do you support the content of Chapters 1, 2 and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		89.01%	81
2	No		5.49%	5
3	No opinion		5.49%	5
			answered	91
			skipped	5
Additional Comments (please specify chapter and paragraph number): (16)				

Do you support the Vision and Objectives in Chapter 4?				
Answer Choices			Response Percent	Response Total
1	Yes		88.04%	81
2	No		7.61%	7
3	No opinion		4.35%	4
			answered	92
			skipped	4
If No, please state what changes you would like (if appropriate, please specify the objective you would like to be changed) (13)				




Do you support Policy LWL 1 – Spatial Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		81.52%	75
2	No		10.87%	10

Do you support Policy LWL 1 – Spatial Strategy?				
3	No opinion		7.61%	7
			answered	92
			skipped	4
If No, please state what changes you would like (11)				

Do you have any other comments on Chapter 5 – Planning Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		33.71%	30
2	No		66.29%	59
			answered	89
			skipped	7
Comments (24)				




Do you support Policy LWL 2 - Housing Development?				
Answer Choices			Response Percent	Response Total
1	Yes		83.52%	76
2	No		13.19%	12
3	No opinion		3.30%	3
			answered	91
			skipped	5
If No, please state what changes you would like (16)				

Do you support Policy LWL 3 Housing Mix?

Answer Choices			Response Percent	Response Total
1	Yes		87.91%	80
2	No		5.49%	5
3	No opinion		6.59%	6
			answered	91
			skipped	5




If No, please state what changes you would like (8)

Do you support Policy LWL 4 – Dwelling Extensions?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	78
2	No		5.49%	5
3	No opinion		8.79%	8
			answered	91
			skipped	5

If No, please state what changes you would like (8)




Do you support Policy LWL 5 – Replacement Dwellings in the Countryside?

Answer Choices			Response Percent	Response Total
1	Yes		84.62%	77
2	No		7.69%	7
3	No opinion		7.69%	7
			answered	91



Do you support Policy LWL 5 – Replacement Dwellings in the Countryside?

	skipped	5
If No, please state what changes you would like (11)		

Do you support Policy LWL 6 – Affordable Housing on Rural Exception Sites?




Answer Choices		Response Percent	Response Total
1	Yes		87.91% 80
2	No		9.89% 9
3	No opinion		2.20% 2
		answered	91
		skipped	5
If No, please state what changes you would like (14)			




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




Answer Choices		Response Percent	Response Total
1	Yes		21.11% 19
2	No		78.89% 71
		answered	90
		skipped	6
Comments (12)			

Do you support Policy LWL 7 - Area of Local Landscape Sensitivity?

Answer Choices	Response Percent	Response Total
----------------	------------------	----------------

Do you support Policy LWL 7 - Area of Local Landscape Sensitivity?				
1	Yes		91.21%	83
2	No		4.40%	4
3	No opinion		4.40%	4
			answered	91
			skipped	5
If No, please state what changes you would like (8)				




Do you support Policy LWL 8 – Settlement Gaps?				
Answer Choices			Response Percent	Response Total
1	Yes		90.11%	82
2	No		4.40%	4
3	No opinion		5.49%	5
			answered	91
			skipped	5
If No, please state what changes you would like (6)				

Do you support Policy LWL 9 - Protection of Important Views?				
Answer Choices			Response Percent	Response Total
1	Yes		90.22%	83
2	No		4.35%	4
3	No opinion		5.43%	5
			answered	92
			skipped	4

Do you support Policy LWL 9 - Protection of Important Views?




If No, please state what changes you would like (7)

Do you support Policy LWL 10 – Local Green Spaces?

Answer Choices		Response Percent	Response Total
1	Yes		92.39%
2	No		2.17%
3	No opinion		5.43%
		answered	92
		skipped	4

If No, please state what changes you would like (8)




Do you support Policy LWL 11 - Protecting Existing Natural Environmental Assets?



Answer Choices		Response Percent	Response Total
1	Yes		91.21%
2	No		2.20%
3	No opinion		6.59%
		answered	91
		skipped	5



If No, please state what changes you would like (7)

Do you support Policy LWL 12 - Biodiversity?




Answer Choices		Response Percent	Response Total
----------------	--	------------------	----------------

Do you support Policy LWL 12 - Biodiversity?				
1	Yes		90.22%	83
2	No		3.26%	3
3	No opinion		6.52%	6
			answered	92
			skipped	4
If No, please state what changes you would like (7)				

Do you support Community Action 1 – Biodiversity?				
Answer Choices			Response Percent	Response Total
1	Yes		90.22%	83
2	No		0.00%	0
3	No opinion		9.78%	9
			answered	92
			skipped	4
If No, please state what changes you would like (2)				




Do you have any other comments on Chapter 7 – Natural Environment?				
Answer Choices			Response Percent	Response Total
1	Yes		21.11%	19
2	No		78.89%	71
			answered	90
			skipped	6
Comments (10)				

Do you support Policy LWL 13 - Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes		92.31% 84
2	No		1.10% 1
3	No opinion		6.59% 6
		answered	91
		skipped	5




If No, please state what changes you would like (4)

Do you support Policy LWL 14 - Buildings and Structures of Local Significance?

Answer Choices		Response Percent	Response Total
1	Yes		86.02% 80
2	No		7.53% 7
3	No opinion		6.45% 6
		answered	93
		skipped	3

If No, please state what changes you would like (10)




Do you support Policy LWL 15 – Lawshall Street Special Character Area?

Answer Choices		Response Percent	Response Total
1	Yes		88.04% 81
2	No		7.61% 7
3	No opinion		4.35% 4
		answered	92



Do you support Policy LWL 15 – Lawshall Street Special Character Area?

	skipped	4
If No, please state what changes you would like (14)		

Do you support Community Action 2 – Conservation Area?




Answer Choices		Response Percent	Response Total
1	Yes 	82.61%	76
2	No 	8.70%	8
3	No opinion 	8.70%	8
		answered	92
		skipped	4
If No, please state what changes you would like (10)			



Do you have any comments on Chapter 8 – Heritage?



Answer Choices		Response Percent	Response Total
1	Yes 	16.30%	15
2	No 	83.70%	77
		answered	92
		skipped	4
Comments (8)			

Do you support Policy LWL 16 – Design Considerations?




Answer Choices	Response Percent	Response Total
----------------	------------------	----------------

Do you support Policy LWL 16 – Design Considerations?				
1	Yes		84.78%	78
2	No		3.26%	3
3	No opinion		11.96%	11
			answered	92
			skipped	4
If No, please state what changes you would like (8)				



Do you support Policy LWL 17 - Flooding and Sustainable Drainage?				
Answer Choices			Response Percent	Response Total
1	Yes		93.48%	86
2	No		0.00%	0
3	No opinion		6.52%	6
			answered	92
			skipped	4
If No, please state what changes you would like (8)				

Do you support Community Action 3 – Flooding Risk?				
Answer Choices			Response Percent	Response Total
1	Yes		92.39%	85
2	No		0.00%	0
3	No opinion		7.61%	7
			answered	92
			skipped	4
If No, please state what changes you would like (4)				



Do you support Policy LWL 18 – Artificial Lighting?

Answer Choices			Response Percent	Response Total
1	Yes		86.81%	79
2	No		4.40%	4
3	No opinion		8.79%	8
			answered	91
			skipped	5
If No, please state what changes you would like (9)				

Do you support Community Action 4 – Renewable Energy?

Answer Choices			Response Percent	Response Total
1	Yes		90.22%	83
2	No		0.00%	0
3	No opinion		9.78%	9
			answered	92
			skipped	4
If No, please state what changes you would like (5)				




Do you have any comments on Chapter 9 – Development Design?

Answer Choices			Response Percent	Response Total
1	Yes		21.74%	20
2	No		78.26%	72
			answered	92




Do you have any comments on Chapter 9 – Development Design?




	skipped	4
Comments (6)		




Do you support Policy LWL 19 – Community Facilities and Services?



Answer Choices		Response Percent	Response Total
1	Yes		90.22% 83
2	No		1.09% 1
3	No opinion		8.70% 8
		answered	92
		skipped	4
If No, please state what changes you would like (7)			

Do you support Community Action 5 – Sports and Play Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		89.13% 82
2	No		2.17% 2
3	No opinion		8.70% 8
		answered	92
		skipped	4
If No, please state what changes you would like (5)			

Do you support Policy LWL 20 – Public Rights of Way?				
Answer Choices			Response Percent	Response Total
1	Yes		91.30%	84
2	No		2.17%	2
3	No opinion		6.52%	6
			answered	92
			skipped	4
If No, please state what changes you would like (5)				




Do you support Community Action 6 – Public Footpaths and Bridleways?				
Answer Choices			Response Percent	Response Total
1	Yes		91.11%	82
2	No		2.22%	2
3	No opinion		6.67%	6
			answered	90
			skipped	6
If No, please state what changes you would like (8)				

Do you have any comments on Chapter 10 – Services and Facilities?				
Answer Choices			Response Percent	Response Total
1	Yes		22.83%	21
2	No		77.17%	71
			answered	92
			skipped	4



Do you have any comments on Chapter 10 – Services and Facilities?

Comments (11)

Do you support Policy LWL 21 – School Parking?




Answer Choices		Response Percent	Response Total
1	Yes		83.52% 76
2	No		7.69% 7
3	No opinion		8.79% 8
		answered	91
		skipped	5
If No, please state what changes you would like (15)			




Do you support Community Action 7 – School Parking?




Answer Choices		Response Percent	Response Total
1	Yes		90.11% 82
2	No		0.00% 0
3	No opinion		9.89% 9
		answered	91
		skipped	5
If No, please state what changes you would like (5)			

Do you support Community Action 8 – Road Traffic Issues?

Answer Choices	Response Percent	Response Total
----------------	------------------	----------------

Do you support Community Action 8 – Road Traffic Issues?				
1	Yes		86.96%	80
2	No		4.35%	4
3	No opinion		8.70%	8
			answered	92
			skipped	4
If No, please state what changes you would like (9)				




Do you support Community Action 9 – Mobile Phone Reception?				
Answer Choices			Response Percent	Response Total
1	Yes		92.39%	85
2	No		1.09%	1
3	No opinion		6.52%	6
			answered	92
			skipped	4
If No, please state what changes you would like (5)				

Do you support Policy LWL 22 - New Businesses and Employment?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	81
2	No		1.11%	1
3	No opinion		8.89%	8
			answered	90
			skipped	6

Do you support Policy LWL 22 - New Businesses and Employment?



If No, please state what changes you would like (3)

Do you support Policy LWL 23 - Farm Diversification?

Answer Choices		Response Percent	Response Total
1	Yes		89.13% 82
2	No		1.09% 1
3	No opinion		9.78% 9
		answered	92
		skipped	4


If No, please state what changes you would like (3)



Do you have any comments on Chapter 11 – Infrastructure and Employment?




Answer Choices		Response Percent	Response Total
1	Yes		26.37% 24
2	No		73.63% 67
		answered	91
		skipped	5



Comments (9)

Do you support the content of the Policies Maps?

Answer Choices		Response Percent	Response Total
1	Yes		82.80% 77

Do you support the content of the Policies Maps?				
2	No		7.53%	7
3	No opinion		9.68%	9
			answered	93
			skipped	3
If No, please state what changes you would like (8)				

Do you support the content of the Appendices?				
Answer Choices			Response Percent	Response Total
1	Yes		83.70%	77
2	No		1.09%	1
3	No opinion		15.22%	14
			answered	92
			skipped	4
If No, please state what changes you would like (2)				

Do you have any other comments on the Draft Neighbourhood Plan?				
Answer Choices			Response Percent	Response Total
1	Yes		27.91%	24
2	No		72.09%	62
			answered	86
			skipped	10
Comments (28)				

Appendix 6 - Comments received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The 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	Proposed changes to Plan resulting from comment
Chapters 1, 2 and 3				
R Squirrel		We certainly feel it is important to Protect the Village	Noted	None
S Ricketts		The format is attractive, easy to read and follow. The diagrams enable the reader to clarify the process. Chapter 2 makes a very interesting read into the history of the village.	Noted	None
K Cornelius		I had real difficulty in understanding the content of these chapters - which in the document weren't called chapters, they were more like sections.	The Plan will be clarified to be explicit that they are chapters	Improve references to chapters
N Hughes		Page 3 Foreword para 3 please accentuate the positive element - describe the natural assets that have been protected/safeguarded which would have been adversely impacted upon if refused developments had progressed.	The content will be reviewed	Amend the Foreword
		Page 10/11 Please use new Village Hall Photos supplied.	The new photos will be used	Replace village hall photos
L Francis		Chapter 1, 1.9 - we do not agree with the 'special character' area in The Street. It is a vague term and unclear why this particular part of Lawshall should be so designated. Overall, the Plan needs to balance the national need for more	The Plan has been prepared to be in accordance with the strategic policies of the Local Plan, as required by the	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		housing alongside the desire to maintain Lawshall's rural fabric and character. However, as currently drafted the Plan seems to favour the status quo to such an extent that it becomes very difficult for anyone to gain planning permission.	neighbourhood planning regulations. The adopted and emerging Local Plan does not propose further significant housing development in Lawshall.	
R Livall		1. Do you support the content of Chapters 1, 2 and 3? YES Support in general but have made some additional comments.	Noted	
		1.1. Para 1.8 - It should be properly explained why Policy LAW3 has been deleted.	Para 1.8 will be amended	Amend Para 1.8 to explain why Policy LAW3 has been deleted.
		1.2. Para 2.6 - We should use the term "Settlement Boundary" rather than the older planning term "Built-Up Area Boundary".	Para 2.6 will be amended	Amend para 2.6 to provide greater clarity.
		1.3. Para 2.9 - Need to refer to broadband coverage and give greater regard to changing working patterns with forms of hybrid working from home becoming increasingly popular.	Para 2.9 will be amended to add reference to changing working patterns	Amend para 2.9 to make reference to home-working and the need for good broadband and mobile phone signals.
R Stocking		Support the chapters	Noted	None
L Chapman		See overall comments box	Noted	None
M Steeden		I strongly disagree with the suggested removal of LAW3. All villages and Lawshall is no exception have historically grown organically. Whilst I agree with control over development I completely disagree that all future development should be shoe-horned into the existing BUAB's, with gaps being filled. This will slowly destroy they fabric of the village you are trying to protect	Policy LAW3 no longer conforms with the strategic policies of the emerging Babergh Mid Suffolk Joint Local Plan. Its operation resulted in a number of	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			unplanned incursions of new housing into the countryside and the emerging Local Plan does not propose further significant housing development in Lawshall.	
S Haffenden		On page 9, in diagram associated with para. 1.15, the second 'Part 1 - 2024?' should (probably) read 'Part 2 - 2024?'.	Agree – diagram will be amended	Correct diagram on page 9 associated with para 1.15
-		I support this review.	Noted	None
M Gunning		Comment: Useful to highlight the purpose of the new plan, how it is evolving to take account of more local issues.	Noted	None
S Losasso		1.9 Hanningfield Green should also be a Special Character Area I object to Hanningfield Green being selected as a cluster area for development. Hanningfield Green is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets (702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved	The Plan does not propose development on Hanningfield Green itself, which is proposed as a Local Green Space in Policy LWL8, but reflects the wider hamlet of development that already exists.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>plants, eg blue bugle, pink cuckoo flower, edible common sorrel, adders tongue and orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient habitat, and the ancient hedgerows, including for hedgehogs. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p> <p>According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg the steeply pitched roves) with 1920s design.</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		There are also important views from Hanningfield Green, especially from Shimpling Road.	It is believed that the Plan has already identified the significant views in this area.	
P Losasso		But see below	Noted	None
C James		I agree there needs to be a structure in place to protect tge Village and support growth as well.	Noted	None
G Ansell		2:10 The continued need for bungalows, smaller homes nees highlighting, only 2 x 2 beds built!	A Housing Needs Assessment has now been prepared in support of the Plan to identify projected future needs in terms of types of houses.	None
-		AND PLEASE ADJUST: Page 3 Foreword Our Past Our Present our Future Para 3. Please don't use notion of "Refuse planning" rather put the positive point we have conserved/protected our Natural assets e.g. - biodiversity/important views that would have been adversely impacted upon if the developments has progressed.	The content will be reviewed	Amend third paragraph of the Foreword
		Page 11 LAWSHALL PAST AND PRESENT replace with better photo of Village Hall - supplied.	The new photos will be used	Change the photo of the village hall on page 11
-		Page 10 Chapter 2 Para: 2.1 There are five bells which are rung in All Saints' Church Tower The Roman Catholic school is now closed.	The paragraph will be amended	Amend para 2.1 to note that the Roman Catholic school no longer exists
		Para: 2.9 There is currently a limited bus service	The Suffolk Onboard public transport website does not indicate a bus service currently serving Lawshall	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
	Suffolk County Council	<p>Archaeology Chapter 2 Lawshall Past and Present SCC would suggest an edit for section 2.1, as follows: "Historic reference indicates prehistoric habitation <u>The Suffolk Historic Environment Record (HER), which is managed by Suffolk County Council Archaeological Service, and holds numerous records for the parish relating to historic settlement and other cultural activity"</u>. This could also include reference to the HER by the addition of HER numbers to the heritage assets discussed.</p> <p>The HER contains numerous records dating from the prehistoric to post-medieval periods within the parish, some examples: There is a possible Bronze Age funerary monument (HER reference number LWL 080) and two probable Iron Age "D" shaped enclosures (LWL 021 & LWL 044). Further cropmarks of undated enclosures are also recorded within the parish, which include enclosures (LWL 008 & LWL 079) and the multiple ditched enclosure known as 'The Warbanks' (LWL 004). There are also multiple artefact scatters recorded in the parish which date from the Roman period (LWL 019, LWL 020 & LWL 029) as well as multiple medieval moated sites (LWL 002 – Scheduled Moat (Historic England List Entry Number: 1020190), LWL 005, LWL 007, LWL 016 & LWL 046). Further records are available from the Historic Environment Records, and publicly available records can be seen through the Suffolk Heritage Explorer.</p> <p>SCC would also suggest an edit in paragraph 2.1 where it discusses "The Warbanks" to refrain from attributing a date to the cropmark enclosure until a later date when secure dating can be obtained through archaeological investigation, as there is the</p>	<p>The paragraph will be amended as suggested</p> <p>Noted</p> <p>The paragraph will be amended</p>	<p>Amend para 2.1 to refer to the Historic Environment Record and the date of the "warbanks".</p> <p>As above</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		possibility the significant cropmark enclosure could be medieval in date rather than prehistoric.		
		<p>It is suggested that paragraph 2.11 could include reference to the physical and mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas.</p> <p>SCC would suggest the inclusion of the need to make green spaces and facilities accessible to residents with limited mobility (inclusion of benches, including Chatty Benches and well-maintained paths, etc), into the plan. This could help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups.</p>	This paragraph is a statement of fact rather than aspirations	None
		<p>Minerals and Waste</p> <p>Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan 7, adopted in July 2020.</p>		
		<p><i>Chapter 3 Planning Policy Context</i></p> <p>3.1 reads "The regulations governing the preparation of Neighbourhood Plans require that they conform with the national planning policy framework (NPPF) and the strategic policies of the local plan".</p>	Chapter 3 will be amended	Insert new paragraph at end of para 3.7 to refer to the Minerals and Waste Local Plan
		<p>This should also include the Suffolk Minerals and Waste Local Plan, which is part of the strategic planning context of the parish. We are happy that there are no impacts from this plan relating to safeguarded minerals and waste development or any proposed</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		under the 2020 SCC Minerals and Waste Local Plan. All safeguarded sites sit considerably over 400 meters away.		
	Babergh District Council	<p>Para 1.8</p> <p>The Foreword and para 1.10 mention that references to the 2017 Plan will be only be retained for as long as necessary. With that in mind, we note for now that the table on page 8 appears to contain some errors:</p> <ul style="list-style-type: none"> • What was LAW5 now appears as LWL6, not LWL4 as indicated • What was LAW6 now appears as LWL10, not LWL8 as indicated • What was LAW7 now appears as LWL12, not LWL10 as indicated 	<p>The table will be corrected</p> <p>Believe this reference should be to LAW8</p>	Amend the table on page 8 to ensure references to policy numbers are correct
		<p>Para 1.15</p> <p>The last sentence and the accompanying chart will need bringing up to date. Our recently published 'Joint Local Development Scheme 2022 – 2025' sets out the timetable for delivering Part 1 (adoption 2023) and Part 2 (adoption 2025). See: https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/Babergh-and-Mid-Suffolk-Joint-Local-Development-Scheme-2022-2025.pdf</p>	The Plan will be amended to be correct at the time it is submitted to Babergh DC	Correct diagram on page 9 associated with para 1.15
		<p>Chapter 3</p> <p>No comments but see 'minor edits' below:</p> <p>Para 3.5: Check / amend final letter 's', which appears in bold green type.</p> <p>Para 3.6 Check / amend 'The Inspectors which appears in bold green type.</p>	These amendments will be made	Make minor corrections raised by Babergh DC

Vision and Objectives

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Dance		Housing: I do not support the vision of building adjacent to built up areas. I support a vision of new housing within built up areas. I also note the term built up area may be surpassed by the term settlement boundary.	The Housing Objective referring to development adjoining built-up areas will be amended	Amend second and third Housing objectives
		Housing: I do not recognise the term 'continuance of diverse demographics' being applicable to Lawshall. Please provide evidence of diversity within Lawshall using census or other accurate data. Lawshall needs to increase diversity.	The Objective will be amended to delete "still"	
R Squirrell		When referring to the preservation of heritage , there appears no mention of the Harts Green area of Donkey Lane, which was historically a well used area with a Farm and The Carpenters Arm Pub	It is not appropriate to refer to this level of detail in the Vision and Objectives	None
A Irish		Why has the opportunity of a gift of land by a member of the Parish to provide a new village hall and sports facilities not been mentioned in the future planning of amenities?	The proposal was not supported by residents when consulted by the Parish Council	None
S Ricketts		Yes. I sincerely hope that the housing section para 3 Those who wished to, will have been able to remain in the village - will be in place with more building of smaller, more affordable housing.	Noted	None
C De'Ath		I would add that the possibility of a village shop in some form should be investigated again.	Noted	None
N Hughes	Outstanding.Global	Please add Lawshall is committed to achieving its contribution to National Net-zero targets.	The Development Design objective will be amended	Amend Development Design objective
L Francis		Housing - 'comfortably absorbed' is totally subjective. We would prefer to see something that is more pro-planning, e.g. whilst the rural fabric and character of Lawshall should be maintained, proposals for new houses that are in keeping with the setting and within the agreed Boundaries/Areas will be considered favourably.	This is addressed in the policies of the Plan.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall		<p>It's impossible to ensure that 'those who wished to will have been able to remain in the village...'</p> <p>2. Do you support the Vision and Objectives in Chapter 4?</p> <p>YES Support in general but have made some additional comments.</p> <p>2.1. Para 4.3 Housing - "It will have been built within or adjoining the defined built-up areas or as sensitive and proportional infillings within the identified clusters (hamlets)" should be replaced by "It will have been built within the defined settlement areas as sensitive and proportional infilling within the identified clusters (hamlets)". We should no longer be encouraging development outside of the defined settlement boundaries.</p> <p>2.2. Para 4.3 Infrastructure - Make stronger reference to encouraging greater opportunities for home working and local employment for the resident population of Lawshall.</p> <p>2.3. Para 4.3 Infrastructure - Reference should be made to improving the rights of way, footpath and footway connections for the respective hamlets of the parish.</p> <p>2.4. In general, the objectives of the Plan Review might be better described as well thought-out broad-brush community aims rather than clear planning objectives.</p>	<p>Noted</p> <p>The objective will be amended</p> <p>The appropriate Infrastructure objective will be amended</p> <p>An Amenities and Services objective will be amended</p> <p>Noted</p>	<p>Amend second Housing objective</p> <p>Amend second Infrastructure objective</p> <p>Amend first Amenities and Services objective</p> <p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		2.5. Other Neighbourhood plans appear to provide much clearer planning objectives. E.g., the "made" Elmsett Neighbourhood Plan (p.25) provides much clearer objectives with particular reference to the Historic and Natural Environment Objectives. These objectives then seamlessly relate to the main policies of the Elmsett Plan. I would have like to have seen the Plan Review incorporating clear planning objectives protecting the important green spaces, woodland etc and protect important views and links to and from the wider countryside. Reference - "made" Elmsett Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Elmsett-NP-Adopted-Dec19.pdf .	Noted	None
M Steeden		How is the parking and road congestion going to be solved ?	The Neighbourhood Plan has little or no power to address highway matters which are largely outside the planning system	None
M Gunning		Comment: Should reference be made to 'rural function' as well as setting, to recognise the importance of agriculture. Equally 'living sustainably' or something similar should be added, to reflect the significant changes/ transitions over the coming decades.	It is considered that the objectives adequately recognise this	None
S Losasso		Should the housing topic section refer to housing that is more sustainable/ energy efficient. 4.3 Natural Environment should include Hanningfield Green as being abundant in wildlife and biodiversity, see under 1. above. Labelling the "greens" in Lawshall as "hamlets" is random, as any other areas with a few houses could equally well be labelled hamlets, eg Donkey Lane, Golden Lane, Hartest Lane, Melford	This is addressed in the Development Design chapter This level of detail is too great for the Vision and Objectives	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Road, Brands Lane or Audley End. Donkey Lane would seem a better area to develop in this part of Lawshall, as it already has modern houses, and has a wide road which would keep traffic out of the Village more, rather than being brought into it. There is a small cluster of houses up here which could be added to without damaging a "Designated County Wildlife Site".		
P Losasso		But see below	Noted	None
C James	Hippy Hut Pottery Ltd	Villages change and development does need to monitored, but I feel the vision laid out here is no right for our village. We need businesses, schooling, pub and other amenities to create a thriving community. Not just preserving what is here. We need to encourage families to settle.	The Plan does not prevent new facilities and services being provided	None
		Vision Page 13 para 4.2 please add "and we have worked to be in line with Net-zero targets"	The Vision will be amended accordingly	Amend Vision to make reference to Net-Zero targets
		Page 13 -4. Amenities and Services - i would like to see added a formal funded support network for residents on low income and those in need.	This is beyond the remit of the Neighbourhood Plan and the Parish Council	None
Policy LWL 1 – Spatial Strategy				
R Squirrell		Harts Green has no mention in the Settlement Boundaries. This has been a names Green for many years, much the same as Harrow, Lawshall and Hanningfield Green, so we really do feel this should be included.	While Hart's Green is recognised as one of the historic greens of the parish, it does not have sufficient dwellings in a tight cluster to be recognised as a "hamlet" in the emerging Babergh Mid Suffolk Joint Local Plan and it would not be appropriate to try and define a Settlement Boundary around the existing	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			dwellings given the open countryside nature of the Green.	
N Hughes	Outstanding.Global	Please be specific about 26 additional dwellings ("around" is too general and could be abused)	Policy LWL1 does not make reference to the amount of housing to be developed	None
M Squirrell		We would like to have Harts Green (Along Donkey Lane) shown as a Green.	While Hart's Green is recognised as one of the historic greens of the parish, it does not have sufficient dwellings in a tight cluster to be recognised as a "hamlet" in the emerging Babergh Mid Suffolk Joint Local Plan and it would not be appropriate to try and define a Settlement Boundary around the existing dwellings given the open countryside nature of the Green	None
R Livall		3. Do you support Policy LWL 1 – Spatial Strategy? YES Support in general but have made some additional comments. Noted 3.1. Policy LWL1 i - Addition should be made to "i. would not have a detrimental impact on heritage and landscape designations" by adding the following words at the end of the sentence", including Area of Local Landscape Sensitivity, Local Green Space and Important Woodland, as identified on the Policies Map".	Noted This is not considered necessary as the Plan should be considered as a whole when considering planning applications rather than focusing on just Policy LWL1	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		3.2. Within the Plan, whether in the Spatial Strategy or elsewhere, there needs to be a key policy commitment that "Protects the Landscape Setting of Lawshall". As an example, I refer to "Policy LAX 11 - Protection of Landscape Setting of Laxfield" of the "made" Laxfield Neighbourhood Plan. Source - https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Laxfield-NP-Ref-Version.pdf .	It is considered that the Plan has sufficient policies to protect the landscape of the parish	
L Chapman		See comments box at end	Noted	None
A Leach		Please see my overall comments at the end of the questionnaire (Q44), regarding my key concerns about development outside the Settlement Boundaries.	Noted	None
M Steeden		I strongly disagree. All villages and Lawshall is no exception have historically grown organically. Whilst I agree with control over development I completely disagree that all future development should be shoe-horned into the existing BUAB's, with gaps being filled. This will slowly destroy they fabric of the village you are trying to protect. Development adjacent to the BUAB should be allowed but controlled.	The Plan has been prepared to be in accordance with the strategic policies of the Local Plan, as required by the neighbourhood planning regulations. The adopted and emerging Local Plan does not propose further significant housing development in Lawshall. There has been no strong desire from residents for significant further housing growth in Lawshall.	None
M Gunning		Comment: Should the "outside the settlement boundaries" tests be broadened to include reference to serve identified local need, as well as accessibility to local services and facilities.	The ability to deliver affordable housing as an exception and to meet local affordable housing need is contained in national and local	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			plan policy and in Policy LWL 6.	
S Losasso		Labelling the “greens” in Lawshall as “hamlets” is random, as any other areas with a few houses could equally well be labelled hamlets, eg Donkey Lane, Golden Lane, Hartest Lane, Melford Road, Brands Lane or Audley End. Donkey Lane would seem a better area to develop in this part of Lawshall, as it already has modern houses, and has a wide road which would keep traffic out of the Village more, rather than being brought into it. There is a small cluster of houses up here which could be added to without damaging a “Designated County Wildlife Site”.	The areas suggested are poorly related to the centre of the village and do not have a sufficient mass of dwellings that would justify their designation as potential locations for future housing	None
P Losasso		But see below	Noted	None
C James	Hippy Hut Pottery Ltd	I object to the settlement boundaries set out in this section. When I bought my property it includes all the land as stated on land registry, I object to restricted sections of property. I object, and do not want to be included in the settlement boundaries.	The Settlement Boundary in this location has not changed since the Babergh Local Plan was adopted in 2006.	None
	Babergh District Council	The current adopted Spatial Strategy policy for Lawshall (LAW1, 2017) provides scope for small scale housing proposals to come forward where they contribute towards meeting identified need etc. Policy LAW3 (2017) defined small scale as ‘up to 5 dwellings’. In accordance with these and other policies, we recognise that the parish have seen several small scale developments come forward in the intervening years. Those same policies have, as per the Foreword, also been used to help refuse other less desirable proposals. The now re-drafted Policy LWL1, and lack of LAW3 equivalent, do have an element of ‘closing a loophole’. That said, the policy text	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		is consistent with wording used in other adopted neighbourhood plans.		
Chapter 5 – Planning Strategy				
M Coe		<p>If the current strategy, ie maximum of 5 dwellings per development site, remains then I believe this will ultimately be detrimental to the make up of the village. Due to the high land costs it is not viable for a builder/developer to put anything other than a high cost property, £4--500,000, on the site and quite frankly the last thing the village needs at this time is more half a million pound properties.</p> <p>I believe that consideration should be given to counting a semi-detached/terrace as 1 unit to bring more affordability to the housing market within the village and to allow the younger generation a chance to remain here.</p>	The Plan has been prepared to be in accordance with the strategic policies of the Local Plan, as required by the neighbourhood planning regulations. The adopted and emerging Local Plan does not propose further significant housing development in Lawshall.	None
M Dance		The Lawshall Green map shows a field named 'Lawshall Green' but no legal access route is indicated. The need to know local name terms and have local knowledge regarding what is and isn't accessible will be mentioned in other comments too.	This is on the Ordnance Survey map which the Parish Council cannot change	None
R Squirrell		I was not able to make the presentation at the Village Hall but looks impressive. However, it would be nice to see provision for exceptional circumstances. So that decisions can be made that are not in line with the policy if the merits of the application would add to the overall Village feel.	Noted	None
R Riches		I am pleased that the essence of the village is being preserved and that the application for a development on land opposite The Willows was refused.	Noted	None
A Walters		The planning strategy has been well considered to retain the unique character of our village.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
S Ricketts		Support the statement outside these boundaries new development will not be supported.	Noted	None
D Pope	Mr. D. Pope	The move away from development attached to the 'old' BUAB's is a positive move. The new criteria of Settlement Boundaries (replacing the BUAB's) should help ensure that no further developments are allowed to creep along from existing properties. This will help to restrict further development which may alter or ruin existing views or change the type of existing property developments (linear etc). Had this new clause been in force earlier it may well have limited the permissions granted for numerous 4/5 house developments. It would appear that Lawshall has already exceeded the advised requirement for new properties to be approved up until the 2037 plan completion date.	Noted	None
C Sands		NHP is comprehensive. Lawshall already has its quota of newbuilds. There is no need even for smaller two or three- bedroom houses as those for sale in last few years took month/years to sell.	Noted	None
D Page		Should the Settlement boundaries include the new properties built along Lambs lane page16	The Settlement Boundaries will be amended	Amend Settlement Boundary to include recently constructed homes on Lambs Lane
J Caird		Planning strategy is pretty well spot on.	Noted	None
K Seggie	K SEGGIE ELECTRICAL	Please do not build too many houses in our beautiful village, let us keep it a village and not turn it into a small town like a lot of other villages.	Noted	None
S Jones		I support the plan completely.	Noted	None
K Cornelius		Yes, more houses for those at the bottom end of the housing market, who are trying to get on the housing ladder, especially if they have family connections in the village.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
N Hughes	Outstanding.Global	Please include that with advice from Head of BDC planning we will conduct a new Housing Needs Survey - AECOM are engaged to support us in early 2023	The Plan will be updated to take account of the Housing Needs Assessment, albeit that it has a different purpose to the original Housing Needs Survey.	Amend chapter 6 to make reference to the Housing Needs Assessment 2023.
M Squirrell		The Area of Harts Green has been important and part of the village History. It would have been a small hamlet with many more dwellings than now exist. The old Carpenters Arms pub and the original Harts Green Farm would have provided work for many back in the day. So we can not understand why it fails to be listed in Chapter 5. It is clearly marked on the Map, but appears to have been missed. So we would like this to be amended.	While Hart's Green is recognised as one of the historic greens of the parish, it does not have sufficient dwellings in a tight cluster to be recognised as a "hamlet" in the emerging Babergh Mid Suffolk Joint Local Plan and it would not be appropriate to try and define a Settlement Boundary around the existing dwellings given the open countryside nature of the Green.	None
R Livall		4. Do you have any other comments on Chapter 5 – Planning Strategy? YES Support in general but have made some additional comments.	Noted	
		4.1. Para 5.3 - Paragraph 5.3 does not make clear whether the Settlement Boundaries in the Babergh and Mid Suffolk Pre-Submission Joint Local Plan (Nov 2020) are likely to be brought forward in the adopted version of the JLP. This needs to be	This will only be addressed when the new Part 2 Joint Local Plan is prepared in future years but we believe	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		clarified. The current wording of the paragraph suggests that the Settlement Boundaries have been dropped.	that it will take account of the Neighbourhood Plan.	None
		4.2. Bury Road Settlement Boundary - Surprise that outline planning consent for 3 dwellings has been allowed to lapse at The Willows Residential Home. The southern delineation of Settlement Boundary is therefore correct and supported.	Noted	None
		4.3. Hanningfield Green Settlement Boundary - No comments	Noted	None
		4.4. Lawshall Green Settlement Boundary - Does not accord with Lawshall Green/ Hibb's Green as shown in Draft JLP as southernmost building has been omitted from the Plan Review. Why?	The JLP Settlement Boundary now has no status. These buildings are not in residential use and it is therefore not appropriate to include them in the Settlement Boundary.	None
		4.5. The Street Settlement Boundary - Changes have been made to The Street as shown in Draft JLP as segment of land east of Fox Cottage has been omitted from the Plan Review. Fully agree with this omission as existing landscape framework has been stripped out.	Noted	None
		4.6. The Street Settlement Boundary - Agree with addition of sites with planning consent west of Fox Cottage (5 dwellings under DC/21/04154) and new house on corner of The Street / Donkey Lane.	None	None
		4.7. Lambs Lane / Harrow Green Settlement Boundary - Does not accord with LSO1 on Bury Road as defined on Draft JLP. Boundary has been drawn in accordance planning consent under	The JLP Settlement Boundary now has no status and the November 2020 draft does	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		DC/19/05806 but should be amended to follow LS01. This will accord with Inset 2 of the Policies Maps.	not reflect the current situation in terms of planning consents.	
		4.8. Lambs Lane / Harrow Green Settlement Boundary - Land West Of Sydena, Lambs Lane has planning permission for 2 dwellings under DC/21/00111 and should now be included within the settlement boundary. This will avoid confusion and inconsistency. [Note that DC/21/04154 which will provide 5 dwellings West Of Fox Cottage, The Street has been included].	The Settlement Boundary will be amended	Amend Settlement Boundary to include extent of planning permission DC/21/00111
		4.9. Lambs Lane / Harrow Green Settlement Boundary - Five dwellings on the South side of Lambs Lane under DC/18/02155 (some of which are constructed) should now be included within the settlement boundary. This will accord with Inset 2 of the Policies Maps.	The Settlement Boundary will be amended	Amend Settlement Boundary to include extent of development south of Lambs Lane.
A Leach		Please see my overall comments at the end of the questionnaire (Q44), regarding my key concerns about development outside the Settlement Boundaries.	Noted	None
M Wright		I would like to see more bungalows for older village folk.	Noted	None
M Steeden		As above	Noted	None
J Davies		New building needs to be kept to an absolute minimum in the lawshall area.	Noted	None
S Haffenden		As a resident within the Hanningfield Green Settlement Boundary, I can confidently state that there's no capacity for any new developments within this and (from my knowledge of them) most of the other Settlement Boundaries. The only option for development would be to demolish existing properties and to replace them with new.	Noted	None

N

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
S Losasso		<p>5.6 I disagree with the "presumption in favour of development around the Greens which have been falsely labelled "hamlets". Labelling the "greens" in Lawshall as "hamlets" is random, as any other areas with a few houses could equally well be labelled hamlets, eg Donkey Lane, Golden Lane, Hartest Lane, Melford Road, Brands Lane or Audley End. Donkey Lane would seem a better area to develop in this part of Lawshall, as it already has modern houses, and has a wide road which would keep traffic out of the Village more, rather than being brought into it. There is a small cluster of houses up here which could be added to without damaging a "Designated County Wildlife Site".</p>	<p>The areas suggested are poorly related to the centre of the village and do not have a sufficient mass of dwellings that would justify their designation as potential locations for future housing. The Plan does not propose development on the County Wildlife Site and, in fact, designates it as a Local Green Space.</p>	None
P Losasso		<p>This is a long and complicated document. Suffice to say that the areas of the village such as Lawshall Green, Harts Green and Hanningfield Green are areas of rural significance from both an historic and biodiverse perspective. As the entry in Wikipedia states "Hanningfield Green was a medieval green that takes its name from the Hanningfield family, the manorial lords in the fourteenth century. The green covered an area between the two forked roads to All Saints Church and Hart's Green in the north-west and to Lawshall Green and Shimpling in the south-east". In addition, the Parish Land noticeboard states "A Designated County Wildlife Site" "It (Hanningfield Green) is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish" "a rare and rich botanical diversity".</p> <p>Any development will change that perspective and this may have an adverse affect if not done sensitively and if profit motive is the key driver.</p>	<p>The Plan does not propose development on the County Wildlife Site and, in fact, designates it as a Local Green Space.</p>	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
C James	Hippy Hut Pottery Ltd	The planning strategy is primarily targeting, back garden development, as I understand that the parish council, have in the past objected to developments in the village and Babergh District Council have passed plans, with this in mind, surely any plan is futile. I also believe that this is the sole reason for sectioning property and excluding land attached to a property. What happens if you have an elderly or disabled member of your family that requires separate accommodation nearby to be cared for, the plans set out do not and have not considered this situation, therefore I strongly object to the plans set out in this section.	Noted	None
		Please add that there needs to be more enforcement practice employed when there appears to be infringement of agreed planning guidelines and approvals. Ref: Corner Farm, Lawshall Road, Rustic Barn. Lawshall Green.	The Parish Council is pursuing this with Babergh DC	None
		page 16 - 5.5 - What are the implications of The Street being defined as a Settlement Boundary? Is it that development can take place within this area?	Yes, that is the intent in principle	None
Policy LWL 2 - Housing Development				
M Dance	-	The use of brownfield windfall sites should only be considered where the landowner or subsequent developer has not built a new agricultural building on fields. I am concerned that landowners may find it cheaper to build a new agricultural building on a field rather than refurbish their existing built estate, allowing them to subsequently sell previous agricultural buildings or brownfield sites for housing. New agricultural buildings have been developed within Lawshall's farmland.	Each planning application has to be taken on its merits. In many instances new agricultural buildings do not require planning consent	None
R Squirrell	-	For Harts Green to rightly be considered as a Settlement, as it certainly was as part of the early creation of the Village.	While Hart's Green is recognised as one of the historic greens of the parish, it	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			does not have sufficient dwellings in a tight cluster to be recognised as a "hamlet" in the emerging Babergh Mid Suffolk Joint Local Plan and it would not be appropriate to try and define a Settlement Boundary around the existing dwellings given the open countryside nature of the Green.	
R Riches	-	On the whole I support this but have some concern on the impact of the five houses to be built on the West of Bury Road and the impact increased traffic may have on the road junction in addition to access to Windsor Close.	These have planning permission and the Neighbourhood Plan cannot revoke this	None
D Pope		The number of developments already allowed should be taken into account prior to any further permissions being granted; it appears that Lawhall has already complied fully with the number of projected new homes required by Babergh. We no longer have a shop or public transport, and common sense needs to prevail.	Noted	None
C De'Ath	-	Providing any proposed development adheres to the Plan. Noted	Noted	None
R Edelman	-	Could the Review be specific about the maximum number of new houses - rather than saying 'around 26' - which can be shrunk or stretched too easily.	Neighbourhood and Local Plans cannot express a "maximum" but the Neighbourhood Plan is now specifically specific concerning the location of future development that opportunities for additional	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			housing will be limited, in accordance with the emerging Joint Local Plan.	
N Hughes	Outstanding.Global	Be specific with 26 additional dwellings (not around)	The Neighbourhood Plan cannot place a cap on the amount of housing that will take place and the use of the word "around" is an accepted approach used in examined Plans across Babergh and Mid Suffolk	None
L Francis	-	There should be more than 26 new houses. The number should be based on need and nature of the proposal.	The Plan enables additional dwellings where they are located within the Settlement Boundaries or where provided as affordable housing to meet an identified local need in accordance with Policy LWL 6.	None
R Livall	-	5. Do you support Policy LWL 2 - Housing Development? YES Yes fully support Policy LWL 2 as it will overcome the excessive development opportunities and uncertainties that Policy LAW3 was delivering on land adjoining the BUABs in the 2017 version.	Noted	None
		5.1 Para 6.5 - Agree there is no need for the new Neighbourhood Plan to identify new sites for housing.	Noted	None
L Chapman	-	See comments box at end	Noted	None
A Leach	-	Please see my overall comments at the end of the questionnaire (Q44), regarding my key concerns about development outside the Settlement Boundaries.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Steeden	-	With a requirement for small 2 bed dwellings to enable young people to remain in village, limiting development to small infiltration plots is NOT workable. There are no small infil plots in the BUAB, s they have already been taken up and virtually no brownfield. This is just an attempt to stop development	The Plan does not prevent affordable housing to be provided to meet local needs in accordance with Policy LWL 6	None
M Gunning	-	Comment: Policy is not fully in sync with LW1 as the latter allows for some out of settlement housing.	Policy LWL 1 only allows development outside the Settlement Boundaries in exceptional circumstances	None
S Losasso	-	I believe housing should be developed around the Glebe, Melford Road and Bury Road as people who chose to live here always wanted the more built up environment, but people in the other lower half of Lawshall around The Street and Hanningfield Green clearly wanted a more traditional and less urban environment.	The areas suggested are poorly related to the centre of the village and do not have a sufficient mass of dwellings that would justify their designation as potential locations for future housing.	None
P Losasso	-	See SECTION ABOVE	Noted	None
C James	Hippy Hut Pottery Ltd	What is the point of setting out plans for 2/3 bedroom property, when builders can ammend the plans post permission.	Noted	None
-	-	Please be specific on maximum additional dwellings is 26 (not around)	The neighbourhood plan cannot express housing growth as a maximum.	None
	Suffolk County Council	Health and Wellbeing <i>Adaptable homes and an ageing population</i> We note that paragraph 9.10 refers to the requirements of the Emerging Joint Local Plan for adaptable and accessible housing built to M4(2) standards, which is welcomed by SCC. It is suggested that the plan includes the desire for smaller homes that are adaptable and accessible in policy, which meets the requirements for both older residents as well as younger people and families.	The suggestions put forward would amount to setting local standards which the Written Ministerial Statement made by Right Hon Eric Pickles MP in 2015 does not allow. Such suggestions have regularly been dismissed by	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>Building homes that are accessible and adaptable means that these homes can be changed with the needs of their occupants, for example, if their mobility worsens with age, as these homes are built to a standard that can meet the needs of a lifetime. While it is understandable that each housing type may not be suitably accommodated on every site, efforts should be made where possible to ensure that each site contains a mixture of housing types. This can help prevent segregation by age group and possible resulting isolation.</p> <p>Therefore, the following wording is recommended for Policy LWL2 Housing Developments:</p> <p><i>"Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the aging population, without excluding the needs of the younger buyers and families."</i></p> <p>It is suggested that there could also be further considerations for the needs of residents who are living with dementia in the community, and the potential for making Lawshall a "Dementia-Friendly" village. The Royal Town Planning Institute has guidance on Town Planning and Dementia⁴, which may be helpful in informing policies.</p>	<p>Neighbourhood Plan Examiners for this reason.</p>	
Policy LWL 3 - Housing Mix				
C De'Ath	-	<p>Please dont forget those villagers who wish to stay in the village but downsize, or young families wanting to buy their first house in the village. There is still too many larger properties in the mix, even those built recently.</p>	<p>A separate Housing Needs Assessment has now been prepared for the Parish Council by AECOM which concludes that the dwelling mix for new developments should be:</p>	<p>Amend Policy LWL3 to make reference to the housing mix recommended by the 2023 Housing Needs Assessment</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			1 bed dwellings – 30.1% 2 bed dwellings 41.7% 3 bed dwellings 2.8% 4 bed dwellings 11.8% 5 or more bed dwellings 13.6%	
			The Plan will be amended to reflect these conclusions	
R Edelman	-	To ensure that our need for smaller new homes is met, an updated Housing Needs Survey is currently being planned with AECOM. Could reference to this, already being in progress, be stated clearly in the description of the Policy.	The Housing Needs Assessment prepared in support of the original Plan is not being amended but a separate Housing Needs Assessment has now been prepared for the Parish Council by AECOM	None
N Hughes	Outstanding.Global	New Housing Need Survey to be conducted in 2023 supported by AECOM	The Housing Needs Assessment prepared in support of the original Plan is not being amended but a separate Housing Needs Assessment has now been prepared for the Parish Council by AECOM	None
R Livall	-	6. Do you support Policy LWL 3 Housing Mix? YES	Noted	None
M Coe	-	Despite para 6.10 stating 80% permissions were for 2/3 bed properties, these very properties are well out of the reach of local youngsters wanting to purchase/remain in the village. The last thing the village needs at this time is more £4/500,000 houses.	Semi-detached dwellings are classed as single dwellings.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Some consideration should perhaps be given to the concept that a semi should be classed as one unit. This would give the developer a profit and provide accordingly and probably would still take less land.	The Plan allows for affordable housing schemes to be delivered where a local need can be established through Policy LWL6.	
S Losasso	-	I think it will destroy the nature of the village and development should be strictly limited in Lawshall, and concentrated around the hubs of Bury St Edmunds and Sudbury. This fits with environmental goals, as people will have less distance to travel to work etc. We have no infrastructure and no buses in Lawshall.	The Plan only allows for limited additional; housing within the Settlement Boundaries.	None
P Losasso	-	See SECTION ABOVE	Noted	None
G Ansell	-	However, more emphasis on the 2/3 beds. We need to accommodate the local people, young and old.	A separate Housing Needs Assessment has now been prepared for the Parish Council by AECOM which concludes that the dwelling mix for new developments should be: 1 bed dwellings – 30.1% 2 bed dwellings 41.7% 3 bed dwellings 2.8% 4 bed dwellings 11.8% 5 or more bed dwellings 13.6%	Amend Policy LWL3 to make reference to the housing mix recommended by the 2023 Housing Needs Assessment
			The Plan will be amended to reflect these conclusions	
-	-	More emphasis on 2/3 bedroom dwellings - We are in the process of activating a new housing need survey conducted by AECOM.	A separate Housing Needs Assessment has now been prepared for the Parish Council by AECOM which concludes that the dwelling	Amend Policy LWL3 to make reference to the housing mix recommended by the 2023 Housing Needs Assessment

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			<p>mix for new developments should be:</p> <p>1 bed dwellings – 30.1%</p> <p>2 bed dwellings 41.7%</p> <p>3 bed dwellings 2.8%</p> <p>4 bed dwellings 11.8%</p> <p>5 or more bed dwellings 13.6%</p> <p>The Plan will be amended to reflect these conclusions</p>	
Policy LWL 4 – Dwelling Extensions				
D Pope		Many properties in the village have been developed way beyond their existing 'footprint' or height. Bungalows have been developed into two story houses and smaller 2/3 bed properties have been replaced with 4/5 homes. If the smaller properties were retained in would help first time buyers and take some pressure off the need for new builds.	Noted	None
R Edelman	-	Definition of the maximum extension footprint that is acceptable - in relation to that of the existing dwelling - needs to be included. Without this, the Policy remains woolly.	The policy will be amended to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)	Amend Policy LWL4 to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)
N Hughes	Outstanding.Global	Is this clear and specific enough? - No definition of a maximum extension footprint in relation to existing dwelling.	The policy will be amended to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)	Amend Policy LWL4 to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall	-	<p>7. Do you support Policy LWL 4 – Dwelling Extensions?</p> <p>YES</p> <p>Yes support Policy LWL 4 with one proviso. Clarification is sought whether the "Council" is referring to Lawshall Parish Council or Babergh District Council? Suggest preferable to avoid including this term.</p> <p>Delete "The Council will have" in criterion i</p>	The policy will be amended to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023) and the Council reference will be deleted.	Amend Policy LWL4 to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023) and delete reference in i. to "The Council"
M Steeden	-	This is already covered with National Policies. It should be left to Local Authority officers that are trained and qualified in determination.	The policy will provide a locally specific policy for planning officers to deal with such applications	None
M Gunning	-	<p>Comments: Should this be broadened to include alterations and outbuildings, which in many cases can be 'permitted development', but some can affect the character of a property/ an area when subject to planning. Inevitably over the next few years there will be a lot of adoptions to existing housing stock to address climate change the move to net-zero, measures which should be supported but should be done sensitively.</p> <p>As outlined it is useful to make reference to 'no significant increase in the floorspace of the original dwelling'. Should 'permitted development rights' be sought to be removed with some new housing, i.e. where the site is relatively small. Rights taken away may include hardstandings, extensions which alter appearance of property as seen from the street etc.</p>	The policy can only be applied where planning permission is required	None
S Losasso	-	See above.	The policy will be amended to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)	Amend Policy LWL4 to reflect the policy for dwelling extensions in the proposed modifications to the Joint Local Plan (March 2023)
P Losasso	-	See SECTION ABOVE	Noted	None
-	-	Is this specific enough? There is no definition of a maximum extension footprint in relation to existing dwelling. Ref Appleberry Cottage and 10 Swanfield	The policy will be amended to reflect the policy for dwelling extensions in the proposed	Amend Policy LWL4 to reflect the policy for dwelling extensions in the

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			modifications to the Joint Local Plan (March 2023)	proposed modifications to the Joint Local Plan (March 2023)
Policy LWL 5 – Replacement Dwellings in the Countryside				
M Dance	-	I support the conversion of large single dwellings into multiple apartments as a way to introduce more affordable housing into the parish without increasing the residential footprint. I am not sure where this comment belongs but it seems logical given the complete lack of affordable homes here.	Noted	None
R Edelman	-	Policy should include outbuildings that are taken down and rebuilt as dwellings. Their acceptability should be judged by defined scale and floor space, not just the vague term 'size'.	Such an approach would constitute the creation of a new dwelling outside the Settlement Boundary	None
N Hughes	Outstanding.Global	This should include Outbuildings that are taken down and rebuilt as dwellings, and judged by scale and floor space not size - e.g. Rustic House Lawshall Green.	Such an approach would constitute the creation of a new dwelling outside the Settlement Boundary	None
L Francis	-	iv seems unnecessarily restrictive. If the design of the replacement is in keeping with the setting it should be possible to build something bigger than the original dwelling	When this takes place in the open countryside it can have a significant detrimental impact on the landscape without careful control.	None
R Livall	-	8. Do you support Policy LWL 5 – Replacement Dwellings in the Countryside? YES Sometimes helpful to use the term 'disproportionately large increase' as many replacement dwellings by their nature will result in significant enlargement.	The policy will be amended to reflect the policy for replacement dwellings in the proposed modifications to the Joint Local Plan (March 2023)	Amend the policy to reflect the policy for replacement dwellings in the proposed modifications to the Joint Local Plan (March 2023)

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Gunning	-	Comment: Ccomprehensive in detail but should there be a test which requires or at least requires some examination of whether the current building could be adapted/ extended somewhat.	The policy will be amended to reflect the policy for replacement dwellings in the proposed modifications to the Joint Local Plan (March 2023)	Amend the policy to reflect the policy for replacement dwellings in the proposed modifications to the Joint Local Plan (March 2023)
S Losasso	-	See above.	Noted	None
P Losasso	-	See SECTION ABOVE	Noted	None
I Carrington	-	This is too restrictive.	Noted	None
C James	Hippy Hut Pottery Ltd	There are already property developers that have acquired land for development in the future. What restrictions will be put on these areas.	The Neighbourhood Plan provides these restrictions	None
G Ansell	-	But careful - ii acknowledgement on the replacement dwelling to be within keeping of the village 'look' not a detriment impact.	Noted	None
-	-	Should include Outbuildings that are taken down and rebuilt as dwellings and judged by scale and floor space , not size e.g Rustic House, Lawshall Green.	Such an approach would constitute the creation of a new dwelling outside the Settlement Boundary	None
Policy LWL 6 – Affordable Housing on Rural Exception Sites				
M Dance	-	Housing should remain within the settlement boundaries otherwise developers will test this loophole. It must be assumed that the political desire to build would overrule any local concerns if any loophole is accepted by local residents.	This is a tried and tested mechanism to deliver local needs affordable housing and is strictly controlled via the criteria in the Policy.	None
A Walters	-	However, care should be taken to avoid, where possible, contravening the stated aims of the plan.	Noted	None
D Pope	Mr. D. Pope	I think the needs should be addressed within the existing framework. This clause may well be used to gradually erode areas which are currently green field or attached to the Settlement Boundaries. If this clause should be accepted it must only ever be	This is a tried and tested mechanism to deliver local needs affordable housing and is strictly controlled via the criteria in the Policy. Land with	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		used as a final resort and not just because someone stands to make a quick profit from the land sale.	the settlement boundary has open market value which makes the providing affordable housing unviable. Land outside the Settlement Boundary does not have development value.	
C Sands	-	Affordable housing not appropriate as no amenities/infra structure in Lawshall.	Noted	None
N Hughes	Outstanding.Global	Need to highlight the need for affordable housing both in additional housing and existing housing extensions. We are creeping into 3-5 bedroom housing provision - not "affordable".	The Plan cannot require housing extensions to have an affordable element. The threshold for affordable housing in a development is 10 dwellings or a site of 0.5 hectares	None
M Squirrell	-	Some affordable housing is much needed, and we would be happy to support this	Noted	None
R Livall	-	9. Do you support Policy LWL 6 – Affordable Housing on Rural Exception Sites? NO 9.1. Within Policy LWL 6 reference should be made to the following (or similar wording) as the key component whether affordable housing will be permitted: "It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or Neighbourhood Plan, or through development within the Settlement Boundary". Reference - Exemplified in Policy SCLP5.11: Affordable Housing on	Noted. As the Plan does not make housing allocations, this statement would be superfluous.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Exception Sites in the Suffolk Coastal Local Plan (Adopted September 2020).		
R Salmon	-	We need more affordable housing so the younger generation can afford to stay where they grew up.	Noted	None
B Adams	-	Everything should be in the designated areas	Noted	None
M Wright	-	For local folk only.	Noted	None
S Losasso	-	I think it will destroy the nature of the village and development should be strictly limited in Lawshall, and concentrated around the hubs of Bury St Edmunds and Sudbury. This fits with environmental goals, as people will have less distance to travel to work etc. We have no infrastructure and no buses in Lawshall.	There may be occasions where people need to live in the village for employment, such as teachers at the primary school or those working at the nursing home.	None
P Losasso	-	See SECTION ABOVE	Noted	None
C James	Hippy Hut Pottery Ltd	there should be a balance of 2/3/4 bedroom houses. But as stated before ammendments are made post planning being granted.	Noted	None
G Baynton	-	All the houses for people to rent are never looked after by the people who live in them. These people should pay a deposit which will be refunded when they vacate the property.	Many privately owned properties are not maintained either	None
Chapter 6 - Housing				
M Dance	-	Lawshall has failed to provide affordable housing for its population and this plan does not make appear to change the rules that lead to that failure.	The Plan now enables such provision which was severely restricted by the Babergh Core Strategy allowing development outside the Built-Up Area Boundary (Settlement Boundary)	None
R Squirrel	-	The need for affordable Housing is Vital, for those in the Village who are not able to afford Private Rental. We would love to see Village people able to remain in the Village.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
D Page	-	Developers have been building three bedroom properties in the village which have rooms that will not doubt be converted into 4 bedroom properties in time. There must be a way to close this loophole	It is not possible to restrict uses of rooms in a dwelling but Policy LWL3 will be amended to note that the number of rooms and layout of dwellings proposed will be assessed in determining the number of rooms that could be used as bedrooms.	Amend Policy LWL3 to note that the number of rooms and layout of dwellings proposed will be assessed in determining the number of rooms that could be used as bedrooms.
K Fowler	-	It all looks reasonable to me and thoroughly thought out.	Noted	None
K Cornelius	-	Will there be public transport available for all the residents?	This is outside the scope of the Plan	None
N Hughes	Outstanding.Global	LWL1 settlement boundaries should include reasons why these suit Lawshall's historic character: a series of Hamlets and how they adhere to the New Local Plan	This is specified in Chapter 5	None
J Delefortrie	-	Hopefully maintain any new dwellings of no more than three bedrooms	Noted	None
R Livall	-	10. Do you have any other comments on Chapter 6 - Housing? YES 10.1. Consideration might be given to a policy covering "Extensions to Residential Curtilages".	This will be covered by the Joint Local Plan when it is adopted, expected to be later in 2023	None
L Curtis	-	I think some council rentable bungalows should be built with country views and not overlooked by houses	Noted	None
A Leach	-	Please see my overall comments at the end of the questionnaire (Q44), regarding my key concerns about development outside the Settlement Boundaries.	Noted	None
S Haffenden	-	It could be useful to mention in the text prior to Policy LWL6 (Affordable Housing on Rural Exception Sites) the existence of Community Land Trusts (CLTs), and an example or two of their	The Plan will be amended	Add additional paragraph following Policy LWL6 to

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		successful implementation in other parts of the country. If this were put forward as a possible mechanism for development of Affordable Housing schemes, there's more possibility that such a plan might come into being locally.		refer to Community Land Trusts
P Losasso	-	<p>This is a long and complicated document. Suffice to say that the areas of the village such as Lawshall Green, Harts Green and Hanningfield Green are areas of rural significance from both an historic and biodiverse perspective. As the entry in Wikipedia states "Hanningfield Green was a medieval green that takes its name from the Hanningfield family, the manorial lords in the fourteenth century. The green covered an area between the two forked roads to All Saints Church and Hart's Green in the north-west and to Lawshall Green and Shimpling in the south-east". In addition, the Parish Land noticeboard states "A Designated County Wildlife Site" "It (Hanningfield Green) is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish" "a rare and rich botanical diversity".</p> <p>Any development will change that perspective and this may have an adverse affect if not done sensitively and if profit motive is the key driver.</p>	The areas suggested are poorly related to the centre of the village and do not have a sufficient mass of dwellings that would justify their designation as potential locations for future housing. The Plan does not propose development on the County Wildlife Site and, in fact, designates it as a Local Green Space.	None
-	-	Please highlight NEW Housing Need Survey to be conducted early 2023.	The Housing Needs Assessment is different to the Survey but the Plan will be amended to take account of the Assessment findings	None
Policy LWL 7 - Area of Local Landscape Sensitivity				
M Dance	-	There should be no development in this area as it is outside the settlement areas.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
A Walters	-	This is a great idea.	Noted – it is already in the 2017 Plan	None
K Fowler	-	Great to keep the views of Lawshall!	Noted	None
N Hughes	Outstanding.Global	Page 26/27 please replace photos with professional shots supplied.	The planning consultant's photos will be replaced as suggested	Change photos on P26/27
R Livall	-	11. Do you support Policy LWL 7 - Area of Local Landscape Sensitivity? YES Support in general but have made some additional comments. 11.1. Within the original Babergh Local Plan: Alteration No.1. (June 1995) the area of parkland within Coldham Hall (that lies within Babergh District) was defined as Special Landscape Area along with the Lark Valley area immediately to the north as far as the District Boundary. For some reason this was omitted from Babergh Local Plan: Alteration No.2. (2006), probably in error. So we have had a situation that the historic parkland in West Suffolk [adopted St Edmundsbury Local Plan] is defined as Special Landscape Area while the portion in Babergh District has been excluded. It is appropriate that the position is now rectified in the Plan Review by the recognition of the portion of historic parkland in Lawshall Parish as an Area of Local Landscape Sensitivity along with the small section of the Lark Valley immediately to the north as far as the Borough boundary. Para 7.4 of the Plan Review and Policies Maps should be amended accordingly. Reference - https://heritage.suffolk.gov.uk/Monument/MSF11890 and https://maps.westsuffolk.gov.uk/MyWestSuffolk.aspx	Noted This is not considered necessary or justified	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
S Losasso	-	<p>I object to Hanningfield Green being selected as a cluster area for development. Hanningfield Green is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets (702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved plants, eg blue bugle, pink cuckoo flower, edible common sorrel, adders tongue and orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient</p>	<p>Hanningfield Green Local Wildlife Site is not designated for development</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>habitat, and the ancient hedgerows. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p> <p>According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg the steeply pitched roves) with 1920s design.</p>		
P Losasso	-	<p>This is a long and complicated document. Suffice to say that the areas of the village such as Lawshall Green, Harts Green and Hanningfield Green are areas of rural significance from both an historic and biodiverse perspective. As the entry in Wikipedia states "Hanningfield Green was a medieval green that takes its name from the Hanningfield family, the manorial lords in the fourteenth century. The green covered an area between the two forked roads to All Saints Church and Hart's Green in the north-west and to Lawshall Green and Shimpling in the south-east". In addition, the Parish Land noticeboard states "A Designated County Wildlife Site" "It (Hanningfield Green) is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish" "a rare and rich botanical diversity".</p>	<p>The areas suggested are poorly related to the centre of the village and do not have a sufficient mass of dwellings that would justify their designation as potential locations for future housing. The Plan does not propose development on the County Wildlife Site and, in fact, designates it as a Local Green Space.</p>	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Any development will change that perspective and this may have an adverse affect if not done sensitively and if profit motive is the key driver.		
C James	Hippy Hut Pottery Ltd	my property is included in this section, I object as Frithy Wood has not been in situ over the whole of this site for many many years. Again as for the housing/planning section a balance of old and new. Stop living in the past, embrace what we have realistically.	Noted	None
-	-	Page 26 Please use new professional photographs supplied.	The planning consultant's photos will be replaced as suggested	Change photos on P 26
	Suffolk County Council	Policy LWL7 Area of Local Landscape Sensitivity is a strong policy and is supported by SCC.	Noted	None
Policy LWL 8 – Settlement Gaps				
C Sands	-	Definitely need to maintain settlement gaps in order to maintain rural views and landscape.	Noted	None
T Walters	-	I think there should be building in the settlement gaps for affordable housing, if there is a suitable plot of land available. We have a lot of open spaces in Lawshall and can afford to allow some of these to be built on without damaging the village. I would rather see spread out housing than people building behind previously established properties and ruining gardens and the quality of life for existing homeowners.	Noted	None
N Hughes	Outstanding.Global	Settlement gaps professional shots supplied.	The planning consultant's photos will be replaced as suggested	Change photo on P 26
L Francis	-	as long as the key features of important views are protected development should be permitted in settlement gaps	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall	-	12. Do you support Policy LWL 8 – Settlement Gaps?		
		YES Support in general but have made some additional comments.	Noted	None
		12.1 The specific gaps that are to be protected should be listed in Para 7.8 or Policy LWL 8 which should assist their definition/cross-referencing on the Policies Maps.	This is not considered necessary	None
		12.2. A new settlement gap should now be drawn eastwards from The Street Settlement Boundary south side (East of Fox Cottage to Hanningfield Green County Wildlife Site). Reason - to prevent the coalescence of The Street and Hanningfield Green Settlement Boundaries and protect the designated Important View identified in a south-west direction.	This is not considered necessary	None
		12.3 Consideration might be given to a settlement gap preventing coalescence north of the Lawshall Green Settlement Boundary as far as The Howes, The Green.	This is not considered necessary	None
P Losasso	-	See above	Noted	None
	Suffolk County Council	Policy LWL8 Settlement Gaps is a strong policy and is supported by SCC.	Noted	None
Policy LWL 9 - Protection of Important Views				
J Caird	-	Some of the local views are fantastic and need protection.	Noted	None
T Walters	-	I do not believe all views can be protected this needs very thoughtful consideration on each application.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
N Hughes	Outstanding.Global	Page 27 Important views - rolling countryside shots supplied	The planning consultant's photos will be replaced as suggested	Change photo on P27
R Livall	-	13. Do you support Policy LWL 9 - Protection of Important Views?		
		YES Support in general the principle of defining Important Views but have major concerns about significant omissions and consultation procedures that have been adopted.	Noted	None
		13.1. The Important Views that are to be protected should be listed in Para 7.10 or Policy LWL 9 which should assist their definition/cross-referencing on the Policies Maps.	This is not considered necessary	None
		13.2. The Plan Review appears to have been placed on deposit for public consultation (commencing on 15th October 2022) without the separate Assessment of Important Views quoted in Paragraph 7.10. Why?	The final Assessment will be published when the Plan is submitted to Babergh	None
		13.3. At the moment in the context of the Plan Review itself it is very difficult to make reference to a particular view without a suitable form of cross-referencing being provided within the Neighbourhood Plan.	Noted	None
		13.4. Support for the important view looking northwards from The Street (Swan Inn) towards Frithy Wood. Accords with the Planning Inspector's appeal decision re APP/D3505/W/20/3261326 on Land North of The Street who stated "views of the historic woodland, make a positive contribution to the street scene and wider area."	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		13.5. Object to the exclusion of the view looking south-westwards from Donkey Lane entrance to Frithy Wood where Greenlight Trust kindly allow public access to Frithy Wood SSSI. The Parish Council acknowledged in writing that a view south-westwards from Donkey Lane was missed after the "made" 2017 version was published. The view from the Donkey Lane entrance (and further south if desired) is of importance as it helps protect the open setting and the character and appearance of Lawshall's most significant area of ancient woodland. This area would be harmfully compromised by new development and the view would be much diminished.	The view from Donkey Lane to Frithy Wood will be added	Add view from Donkey Lane to Frithy Wood
		13.6. Object to the exclusion of the view looking south-westwards from Bury Road entrance to The Foundry where Greenlight Trust kindly allow public access to Golden Wood. The view from the Bury Road entrance (and further south if desired) is of importance as it helps protect the open setting and the character and appearance of one of Lawshall's most significant area of community woodland. This area would be harmfully compromised by new development and view much diminished.	The view from Bury Road to Golden Wood will be added	Add view from Bury Road to Golden Wood
		13.7. Object to the exclusion of the view looking eastwards from the Right of Way at the Bury Road entrance to Coldham Hall (looking along the iconic avenue of trees towards Coldham Hall).	The previous draft NP had a view out of the parish that was deleted from the Plan by the Examiner as not appropriate. This view has the same properties.	None
		13.8. All Important Views that are put forward during this initial consultation should be the subject of a robust "Assessment of		None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Important Views". Justification - in the interests of fairness to members of the community and landowners and to assist the Examiner.	The final Assessment will be published when the Plan is submitted to Babergh	
P Losasso	-	See above	Nopted	None
C James	Hippy Hut Pottery Ltd	Are these Important views, viewed from the larger houses situated near the Important views.	The views are from publicly accessible places, as identified on the map.	None
C&S Grunsell	-	Additional views added, otherwise too loose and open to future misinterpretation/exploitation by prospecting developers. In particular view from road North and West of Deer View Lodge Hibbs Green	The view north from Hibbs Green will be added	Add view to north from Hibbs Green
-	-	Page 27 7.9 Better description of why important views are needed - to retain character and biodiversity. Please use better photograph supplied	The planning consultant's photos will be replaced as suggested	Replace photo on P27
	Suffolk County Council	Policy LWL9 would be strengthened by requiring development to include landscape and visual impact assessments within the policy, as they are currently only referenced in the explanatory text.	The policy will be amended to include requirements for a landscape and visual impact assessment.	Amend Policy LWL9 to include requirements for a landscape and visual impact assessment.
		The plan states that there has been an appraisal of Local Green Spaces, however, this supporting document was not available on the parish council webpage during the consultation.	The final Assessment will be published when the Plan is submitted to Babergh	None
	Babergh District Council	Para 7.10 refers to a new 'Assessment of Important Views'. This was not available during this consultation period. Looking at the new Policy Map / Policy Inset Maps, and comparing these with the Proposal Map in the adopted Plan and Character Assessment (Autumn 2017), the important views appear to be the same. We may comment further on this policy when the updated supporting evidence becomes available.	The final Assessment will be published when the Plan is submitted to Babergh	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
Policy LWL 10 – Local Green Spaces				
K Fowler	-	Love the woods and green spaces, it is the heart of the village. Noted	Noted	None
N Hughes	Outstanding.Global	All green spaces (Photographs supplied of Walchers Meadow, Churchill Close football field) - all this needs to accentuate that we are committed to public health / mental health and well-being	This is not appropriate for inclusion in the planning policy	None
R Livall	-	14. Do you support Policy LWL 10 – Local Green Spaces?		
		YES Support in general the principle of designating Local Green Spaces but have major concerns about significant omissions and consultation procedures that have been adopted.	Noted	None
		14.1. Local Green Space designations were not included in the "made" version of the Lawshall Neighbourhood Plan. Why?	The use of the relatively new designation is now better understood.	None
		14.2. The 10 sites identified in Policy LWL 10 appear to be merely a repetition of the sites identified as Important Recreation and Green Space in POLICY LAW6 of the "made" version. A robust analysis of other realistic possibilities for Local Green Space designation in Lawshall does not appear to have been undertaken. Why?	The Local Green Spaces in the Plan have been assessed against the NPPF criteria	None
		14.3. The Plan Review appears to have been placed on deposit for public consultation (commencing on 15th October 2022) without the separate Local Green Space Appraisal quoted in Paragraph 7.17. Why?	The document will be published to accompany the submission of the Plan to B Babergh	None
			This was not necessary	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>14.4. Why did the Parish Council not undertake a preliminary consultation on Local Green Space designations so that the community at the outset might identify for special protection those green areas that are of importance?</p>		
		<p>14.5. With reference to recently "made" Neighbourhood Plans such as Assington, Boxford, Chapel-en-le-Frith etc it is now clear that some Parish Councils have been able to follow a more proactive approach to include suitable small swathes of private agricultural land as Local Green Space that accords with Paragraphs 101 to 103 of the National Planning Framework (July 2021). It is suggested that the Parish Council should now carefully adopt this approach in order to help safeguard the most significant areas of open space having regard to the following criteria highlighted in the NPPF and Paragraph 7.16 of the Plan Review:</p> <p>"(a) in reasonably close proximity to the community it serves;</p> <p>(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>(c) local in character and is not an extensive tract of land."</p> <p>The opportunities that Local Green Space designations offers to the community appear immense both for our current population and future generations.</p> <p>References: Assington Neighbourhood Plan Supporting Document: Assington Local Green Space Assessment - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Assington-NP-Local-Green-Spaces.pdf; Assington Neighbourhood Plan - <a 258="" 621="" 788="" 857"="" href="https://www.babergh.gov.uk/assets/Neighbourhood-</p> </td> <td data-bbox=">Noted</p>	None	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>Planning/Assington-NP-Ref-Version.pdf; Boxford Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Boxford-NP-Ref-Version.pdf; Chapel-en-le-Frith Parish Neighbourhood Plan - complete list of LGS - https://www.chapelparishneighbourhoodplan.org/countryside/countryside-evidence-docs/local-green-spaces/; Chapel-en-le-Frith Parish Neighbourhood Plan - https://www.chapelparishneighbourhoodplan.org/.</p>		
		<p>14.6. It is very important to liaise with landowners and the community regarding possible designation of land as Local Green Space. It is my understanding that once designated, Local Green Space is subject to the similar development restrictions as Green Belt, and new development will normally be ruled out other than in special circumstances. Some areas may already be available for public access but other land can be considered for designation even if there is no public access. Does the Parish Council agree?</p>	<p>The Local Green Spaces identified meet the NPPF criteria</p>	<p>None</p>
		<p>14.7. With reference to the "made" Assington Neighbourhood Plan it is suggested that the following sentence should be included at the end of Policy LWL 10: "Development in the Local Green Spaces will be consistent with national policy for Green Belts." Ref: Policy ASSN10 - Local Green Spaces, Assington Neighbourhood Plan 2018 - 2036 (Referendum Plan) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Assington-NP-Ref-Version.pdf</p>	<p>Noted. Every settlement is uniquely different</p>	<p>None</p>
		<p>14.8. The parkland area (private) at Coldham Hall should be designated as Local Green Space. Justification - historical</p>	<p>The Parish Council does not believe that element of Coldham Hall within Lawshall meets the criteria</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		significance, ecological significance, close to community, ROW, self-contained landscape.	The grassland will be added to the list of Local Green Spaces	Amend Policy LWL10 and the Policies Map
		14.9. The grassland area (private) between Bury Road and Golden Wood (south of The Foundry) should be designated as Local Green Space. Justification - scenic setting, adjoining community woodland, ancient hedgerows, close to community, adjoining ROW, self-contained landscape.	The grassland will be added to the list of Local Green Spaces	Amend Policy LWL10 and the Policies Map
		14.10. The grassland area (private) between The Street and Frithy Wood (including both the field adjoining The Street and the Frithy Wood meadow) should be designated as Local Green Space. Justification - scenic setting, historical significance (footprint of Frithy Wood ancient woodland), ecological significance (northern meadow probably of CWS status), adjoining ancient woodland (SSSI), ancient hedgerows, close to community, adjoining ROW, self-contained landscape, tranquillity.	The Parish Council does not believe that the space meets the NPPF criteria	None
		14.11. The roughly triangular grassland area (private) between Lawshall Hall/ All Saints Church and Frithy Wood should be designated as Local Green Space. Justification - scenic setting, historical significance (relationship of Hall with Frithy Wood ancient woodland), ecological significance (grassland and pond), adjoining ancient woodland (SSSI), ancient hedgerows, close to community, proximity of village school, historically significant public access (now closed), self-contained landscape, tranquillity.	The land concerned is already looked after by The Green Light Trust and it is not necessary to designate it as Local Green Space.	None
		14.12. Golden Wood (community woodland) should be designated as Local Green Space. Justification - scenic setting, ecological significance (woodland, grassland and pond), ancient		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		hedgerows, close to community, public access and adjoining ROW, self-contained landscape, tranquillity.	Noted	None
		14.13. The future of the Village Recreation Ground (private) at Shimpling Road needs to be properly determined/discussed by the Parish Council with the landowner. It should be designated as Local Green Space if it can be established that the Recreation Ground will be in use during and beyond the Plan period.	Noted	None
		14.14. The future of the remaining rectangle of agricultural land between Corner Farm and Crooked Wood needs to be properly determined/discussed by the Parish Council with the landowner. The possibility of designating it as Local Green Space should be explored.	Crooked Wood will be added to the list of Local Green Spaces	Amend Policy LWL10 and the Policies Map
		14.15. Crooked Wood community woodland (and the adjoining private woodland area) should be assessed by the Parish Council with a view to designating them as Local Green Space.	The private woodland adjoining Lawshall Green will be added to the list of Local Green Spaces	Amend Policy LWL10 and the Policies Map
		14.16. The private woodland adjoining Lawshall Green (and other suitable woodland areas) should be discussed by the Parish Council with the landowner(s), exploring the possibility of designating them as Local Green Space.	The paragraph will be amended	
		14.17. There is an inconsistency between Paragraph 7.17 which states the Village Hall open space has been excluded and Policy LWL 10.6 and the relevant Inset Plan which includes this area of open space on the Policies Map.	There are no plans for the foreseeable future to expand the village hall	Delete final sentence of paragraph 7.17
		14.18. Para 7.14.4. and Policy LWL 10.6 covering "Village Hall Open Space" should be excluded if there is uncertainty whether the		None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>designation would be long-lasting enough for the duration of the Plan and beyond. If there is "potential for the future expansion of the Hall, or potential for the provision of additional parking facilities" as indicated in Para 7.17, the Village Hall Open Space should be excluded.</p>	<p>This is not considered necessary</p>	
		<p>14.19. Policy LWL 10.1 covering "The Foundry Meadow" is fully supported but the Foundry building in my view should be excluded from the designation. It also needs to be established whether the car park is serving the open space area or the functioning business and education centre. Justification - consistency with other designations and facilitates any possible changes or expansion of the facility during the plan period.</p>	<p>The churchyard will be added to the list of Local Green Spaces</p>	<p>None</p>
		<p>14.20. It is noted that in a number of Neighbourhood Plans the Village Cemetery or Churchyard is designated as Local Green Space. It is suggested that the Parish Council consider the designation of the All Saints Churchyard as Local Green Space.</p>	<p>The designation will be reviewed</p>	<p>Amend Policy LWL10 and the Policies Map</p>
		<p>14.21. There is an inconsistency between LWL10-4 Churchill Close Meadow and the Important Open Space identified in Map 3 Special Character Area (page 36) where two areas of open space each side of Hall Mead entrance are identified. It is suggested that the Parish Council consider the designation of all three areas as Local Green Space under LWL10-4 Churchill Close Meadow.</p>	<p>The Parish Council does not believe that the space meets the NPPF criteria</p>	<p>None</p>
		<p>14.22. The front curtilage of Lawshall Hall (private), including the avenue of trees and pond, is worthy of designation as Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of all this area as Local Green Space on the Policy Map and Important</p>		<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Open Space on the Special Character Area Map. Justification - the importance of this area to the setting of a Grade II* listed building which has important historic connections.	The Parish Council does not believe that the space meets the NPPF criteria	
		14.23. It is suggested that the Parish Council consider the designation of the Primary School Playing Field as Local Green Space on the Policy Map and in Policy LWL 10.6. Checks should be made with Local Education Authority to establish whether this designation will not be compromised during the lifespan of the Plan Review. The School Playing Field is a vital resource for the school community which should be protected. Should there be any proposals to further develop the playing field area, the Plan Review could help to establish a policy framework to facilitate new provision.	Noted	None
		14.24. None of the Local Green Spaces suggested by the respondent above represents "extensive tracts of land". 20 hectares is often used as the benchmark to define whether a site covers an "extensive tract of land". Does the Parish Council agree?	This is not considered necessary	None
		14.25. The last sentence in Paragraph 7.16 should be replaced by the following sentence "Designating land as Local Green Space should be consistent with the local planning of sustainable development and should not be used simply to restrict development. " Justification - achieve stronger relationship with wording in current NPPF and consistency with national and local polices for the Green Belt.	The document will be published to accompany the submission of the Plan to Babergh	None
		14.26. All sites that are put forward during this initial consultation should be the subject of a robust "Local Green Space Appraisal".		None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Justification - in the interests of fairness to members of the community and landowners and to assist the Examiner.		
M Steeden	-	But why does part of Hanningfield Green now have a fence round it. I see no reference to this in the PC minutes	For as long as the Parish Council is aware, there has always been a fence around Hanningfield Green	None
S Losasso	-	Hanningfield Green should be protected as a local green space, as it is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets (702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved plants, eg blue bugle, pink cuckoo flower, edible common sorrel, adders tongue and	Hanningfield Green County Wildlife Site is designated as a Local Green Space	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient habitat, and the ancient hedgerows. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p> <p>According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg the steeply pitched roves) with 1920s design.</p>		
P Losasso	-	See above	Noted	None
C James	Hippy Hut Pottery Ltd	we need to keep green spaces	Noted	None
C&S Grunsell	-	see attached addition re: Hibbs Green	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
	Suffolk County Council	<i>Green Spaces and Facilities</i> The provision of the designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and children.	Noted	None
	Babergh District Council	Para 7.17 refers to a separate 'Local Green Space Appraisal'. This was not available during this consultation period. Policy LWL10 itself is a repeat of adopted Policy LAW6, but now re-designates the ten 'Important Recreation and Green Spaces' as 'Local Green Spaces'. The policy wording is straightforward and consistent with other adopted plans.	The document will be published to accompany the submission of the Plan to Babergh Noted	None
Policy LWL 11 - Protecting Existing Natural Environmental Assets				
M Dance	-	There should be no loss of these habitats.	The Neighbourhood Plan does not promote such losses	None
C Sands	-	The Golden Wood is essential as are all ancient hedges etc. Landowners should be encouraged to maintain hedges and ditches.	Noted	None
N Hughes	Outstanding.Global	Page 31 please include photos of ancient hedges at Lawshall Green supplied Page 32 - Is this the place for our unique relationship with Papua New Guinea? Include the Hauswin (photo supplied) in Golden Wood	Photos will be replaced as requested	Replace photos on pages 31 and 32

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall	-	15. Do you support Policy LWL 11 - Protecting Existing Natural Environmental Assets?		
		YES Support in general but have made some additional comments.	Noted	None
		15.1. A paragraph should be incorporated in the Plan Review acknowledging the importance of wildlife corridors linking the main habitats in the parish.	This is not considered necessary	None
		15.2. The opportunity now exists to improve and fine-tune the wording of Policy LWL 11 to make it all-encompassing so that it is covering much more than "important woodland and ancient hedgerows". It is suggested that the first sentence of Policy LWL 11 is retained and the second sentence is deleted and replaced as detailed below: Existing: "The important woodland and ancient hedgerows, shown on the Policies Map, are valued highly by the community and are to be protected. Any development proposal which would result in their loss should demonstrate that exceptional circumstances exist that justify such a loss." Amended wording: "The important woodland and ancient hedgerows, shown on the Policies Map, are valued highly by the community and are to be protected. Proposals that are likely to have an adverse impact on designated sites, priority habitats, wildlife corridors and protected or priority species will not normally be permitted except where it can satisfactorily be demonstrated that the benefits of the development clearly	Policy LWL11 will be amended as suggested.	Amend Policy LWL11

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		outweigh any adverse impact."		
		<p>NB: The wording of the above amendment has been partly taken from "Policy BEN 8 - Protecting Habitats and Wildlife corridors" of the made Bentley Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Bentley-NP-Ref-Version.pdf.</p>		
		15.3. Within the context of the policy it needs to be properly highlighted that the Frithy Wood SSSI is a highly sensitive natural environmental asset that needs special protection. This will accord to references to Site of Special Scientific Interest in Paras 7.22 and 7.29 of the Plan Review.	The fact that Frithy Wood is an SSSI afford it statutory protection	None
		15.4. The Plan Review should be making reference to the current condition of Frithy Wood SSSI with reference to the Magic Map and other relevant sources. It is believed that part of the SSSI remains classified as "Unfavourable no change" including the meadow pasture area.	This is not considered necessary	None
		15.5. The Frithy Wood SSSI should be delineated on the Policies Maps with its own notation for SSSIs. This will complement the "Important Woodland (Policy LWL 11)" notation. It is standard practice for SSSIs to be delineated on Local Plans.	This is not considered necessary and Natural England have not requested this.	None
		15.6. A small slither of woodland east of Folly Lane has been identified as Important Woodland on the Policies Map. Its inclusion is supported and it is suggested that other small areas of woodland should be included on the Policies Map for consistency.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		15.7. Defra's Magic Map defines a few areas in the Parish as "Priority Habitat Inventory - Deciduous Woodland (England)" which the Parish Council may wish to recognise as Important Woodland in the Plan Review. In contrast we appear to have now lost our last remaining "Priority Habitat Inventory - Traditional Orchards (England)".	Noted	None
		15.8 Areas of Private Woodland that make a significant contribution to the landscape of the Parish should be recognised as Important Woodland. They should not be withheld from recognition simply because they are in private ownership. Does the Parish Council agree?	These were not identified in the Character Appraisal?	Amend the Character Appraisal and Policies Map to add areas of private woodland that make a significant contribution to the landscape
		15.9. The private woodland adjoining Crooked Wood should be identified on the Policies Map as Important Woodland. It does not make sense to split it from the community woodland area of Crooked Wood. Most people within the parish perceive the woodland as a single landscape entity.	This was not identified in the Character Appraisal?	None
		15.10. The private woodland to the south of Coldham Hall parkland should be identified on the Policies Map as Important Woodland.	This was not identified in the Character Appraisal?	None
		15.11. All areas of Important Woodland identified in the Plan Review should be listed and cross-referenced to Policy LWL 11. On Defra's Magic Map "Priority Habitat Inventory - Deciduous Woodland" areas of woodland within the Parish are identified but not the more recently planted community and private woodland.	This is not necessary in order for the Plan to meet the Basic Conditions	None
		15.12. The "Woodpasture and Parkland BAP Priority Habitat		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		(England)" within the parkland of Coldham Hall should be referenced within the Plan Review and delineated as appropriate. This extensive area can be determined from the Magic Map.	This is not necessary in order for the Plan to meet the Basic Conditions	None
		15.13. There is a small area of "Woodpasture and Parkland BAP Priority Habitat" immediately west of Barfords, Donkey Lane that should be referenced within the Plan Review and delineated as appropriate.	This is not necessary in order for the Plan to meet the Basic Conditions	None
		15.14. There is a small area of "Woodpasture and Parkland BAP Priority Habitat" at Folly Farm, Folly Lane that should be referenced within the Plan Review and delineated as appropriate.		
S Losasso	-	Hanningfield Green should be protected as an existing natural environmental asset as it is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets (702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved plants, eg blue bugle, pink	Hanningfield Green is designated as a Local Green Space in the Plan	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>cuckoo flower, edible common sorrel, adders tongue and orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient habitat, and the ancient hedgerows. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p> <p>According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg the steeply pitched roves) with 1920s design.</p>		
P Losasso	-	See above	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
G Ansell	-	The filling in of some drainage ditches and ponds have been overlooked. Great newts?	Noted	None
-	-	Page 31 - add ancient hedgerow Lawshall Green photo supplied.	Noted	None
	Suffolk Wildlife Trust	Considering the importance of woodland and ancient hedgerows within the parish, we recommend strengthening the language with Policy LWL 11 to provide greater protection from damage. Policy LWL11 could state: 'Any development proposal which would result in their loss or damage should demonstrate exceptional circumstances exist to justify that loss'. Ancient woodland and hedgerows are particularly sensitive to damage, such as excavation and compaction which damages the roots and can cause the loss or deterioration of these habitats.	Given the passing of the Environment Act 2021 requiring net biodiversity gain, it is considered that the loss would only be in exceptional circumstances anyway. Such an amendments is therefore not considered necessary.	None
Policy LWL 12 - Biodiversity				
M Dance	-	There is no enforcement- new developments must enhance biodiversity.	Policy LWL12 requires this	None
L&J Rogers	-	LWL 12 is fully supported BUT it would be helpful if the wording of the policy recognised the value of open fields and uncultivated margins adjacent to trees, hedgerows and ponds, given the use to which they are put by birds of prey and farmland birds as well as mammals such as the brown hare.	There is a presumption against development taking place on open fields and where proposals did come forward as an exception there would need to be a demonstration that it would not have a detrimental impact on habitats.	None
N Hughes	Outstanding.Global	We have the detailed biodiversity research is this the place to include that we have conducted surveys since 1993?	Noted	None
R Livall	-	16. Do you support Policy LWL 12 - Biodiversity? YES		None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Support in general but have made some additional comments. 16.1. This is a well used policy format that has been included in a number of adopted Neighbourhood Plans. 16.2. Taking into consideration recent planning appeals the following additional wording would be most helpful: "The benefits of the development proposal must be demonstrated to clearly outweigh any impacts". Reference - "Policy DRN9 - Biodiversity" in made Drinkstone Neighbourhood Plan - https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Drinkstone-NP-Ref-Version.pdf	Noted This is not considered necessary given the introduction of the Environment Act requiring net gains in biodiversity	
M Gunning	-	Comment: Policy on biodiversity net gain reflects emphasis at national policy level and usefully links to Lawshall.	Noted	None
S Losasso	-	Hanningfield Green should be added and should be protected as an existing natural environmental asset as it is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets (702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot	Hanningfield Green is designated as a Local Green Space in the Plan	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved plants, eg blue bugle, pink cuckoo flower, edible common sorrel, adders tongue and orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient habitat, and the ancient hedgerows. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p>		
P Losasso	-	See above	Noted	None
	Suffolk Wildlife Trust	<p>Policy LWL12 mentions restoring and repairing fragmented biodiversity networks, however the plan text and policies could seek to outline in more detail how development could contribute to enhancing the natural environment within the parish. Some parishes have included specific policies within their neighbourhood plans which focus on the creation of wildlife corridors within the parish, as well as wildlife corridor maps which highlight where in the parish you could link and buffer existing ecological assets of the parish such as ancient woodland and ancient hedgerows. For example, future development could help to enhance habitats surround the Frith and Chadacre Woods SSSI,</p>	This is not considered necessary given the limited development envisaged in Lawshall.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>particularly along areas of public access to have dual benefits for people and wildlife. Links could be improved between Golden wood and other habitats such as those surrounding the Catholic church to the north of the village. This could be achieved by targeting biodiversity net gain required from development towards these areas to enable improvements such as hedgerow planting, wildlife friendly arable margins and pond creation. Lawshall neighbourhood plan is a chance to shape the wildlife enhancement and biodiversity net gain within the parish that is required from development to best benefit people and wildlife, making the parish a better place to live and improving access to nature for everyone.</p>		
		<p>The new Environment Act 2021 requires development proposals to achieve a 10% net gain in biodiversity; whilst not yet required in law, this level is already being implemented as good practice across the country. Therefore, we recommend that the Lawshall Neighbourhood Plan should require a minimum of 10% biodiversity net gain (BNG). The Wildlife Trusts, as well as other organisations, are advocating for 20% BNG where this is possible and setting an aspiration for achieving a higher percentage of net gain could help to ensure that biodiversity assets and the rural character of the parish are conserved for future generations. Suffolk County Council's recent commitment to 'deliver twice the biodiversity net gain required', suggests that it is reasonable to include this aspiration within the Lawshall Neighbourhood Plan. West Suffolk also consider a greater than 10% requirement for BNG in their recent preferred options consultation on their Local Plan. Policy LWL12 could include a statement in support of development where 20% BNG can be demonstrated in Lawshall. Delivering 20% BNG ensures there is more certainty that a</p>	<p>The Wildlife Trust ambitions for 20% is commended but any requirements of development must be supported by evidence and this has not been provided. West Suffolk's requirement is not relevant to Lawshall as the parish is in Babergh District.</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		significant and meaningful uplift in biodiversity will be achieved, which will help protect the biodiversity of the parish.		
	Suffolk County Council	<i>Policy LWL 12 Biodiversity</i> In Paragraph 4 of this policy, SCC suggests including the word " <i>measurable</i> " in the description of net gain. It is an important part of the definition and mirrors the language in the environment act. "Otherwise acceptable development proposals will only be supported where they provide a <i>measurable increase of</i> net gain in biodiversity through ..."	Agreed, the policy will be amended	Amend Policy LWL 12 to require measurable net gain in biodiversity
Community Action 1 – Biodiversity				
R Livall	-	17. Do you support Community Action 1 – Biodiversity? YES Support in general but have made some additional comments. 17.1. This is an admirable community action. It does also raise the issue of whether the Parish Council itself is willing and able to draw down S.106/CIL monies to fund biodiversity initiatives?	Noted	None
P Losasso	-	See above	Noted	None
Chapter 7 – Natural Environment				
M Dance	-	Crooked Wood and Golden Wood are not indicated on maps: the list in LWL10 is not accurate compared to the maps (eg Foundry Meadow). There is still a lack of accessible spaces as it is not clear whether a 'Green space' is accessible to the public. Is Lawshall Green legally accessible and if so where is the right of way? A key placed within the maps that references all the paces mentioned in	Crooked Wood and Golden Wood are already protected by the Green Light Trust and accessible through permissive access. Crooked Wood is to be added to the list of Local Green Spaces	Add Crooked Wood to the list of Local Green Spaces in Policy LWL10

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		the plan would help - the assumption of local knowledge is making the plan difficult for new residents or others to follow.		
R Riches	-	I strongly agree with all the comments made in the booklet regarding the importance of maintaining the natural environment within Lawshall	Noted	None
J Pugh	-	Only that it is irreplaceable and absolutely vital that it is protected.	Noted	None
D Page	-	Better enforcement of offences is required by BDC	Noted	None
S Jones	-	Lawshall is a beautiful rural village and that should always be maintained.	Noted	None
R Edelman	-	It would help to give the reason why a particular view is important e.g. for view of Frithy Wood from The Street: " It provides an impressive sweep of our prized SSSI Ancient Woodland, seen across our protected Area of Local Landscape Sensitivity".	This is addressed in the separate Assessment of Important Views.	None
		Likewise, with the Local Green Spaces, good reasons for each designation should be included. These are given in the separate 'Local Green Space Assessment' Document, but readers of the Review might not see this.	It is not necessary to include all this information in the Neighbourhood Plan.	None
		ALSO there seems to be confusion about the Village Hall Open Space. In the description it is cited as not being included, yet it IS included in the Policy as it should be, since the reasons for not including it are, I believe, no longer upheld.	This reference will be amended.	Amend Para 7.17 to delete reference to the village hall open space being excluded from the LGS designation.
N Hughes	Outstanding.Global	Lawshall prides itself on its biodiversity increase and community engagement and awareness raising activities. "Seed to Tree" education programme at Lawshall Primary school where every child that attends the school collects tree seeds, plants and nourish them over their time at school. They are also educated about the importance of the local and global natural environment.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall	-	18. Do you have any other comments on Chapter 7 – Natural Environment?		None
		YES	Noted	
		18.1. A planning policy on "Dark Skies" would in environmental terms sit much more fittingly in Chapter 7 than in Chapter 18 which covers Development Design (refer Policy LWL 18 – Artificial Lighting).	Noted	
		18.2. The Neighbourhood Plan Area remains predominantly in a dark sky region without street lights. Reference should be made in the Plan Review to an extract of Lawshall from the CPRE Dark Sky Map - England's Light Pollution and Dark Skies - https://www.nightblight.cpre.org.uk/maps/ - or other appropriate mapping sources of sky brightness. These help demonstrate that we currently remain in a special position compared with nearby areas in terms of light pollution. However there are local trends towards increasing levels of amenity and security lighting.		
		18.3 The Plan Review should be giving greater regard to the impact of light pollution on nocturnal wildlife.		
P Losasso	-	See above	Noted	None
C&S Grunsell	-	See attached comments re pond at Hibbs Green	Noted – addressed elsewhere	None
-	-	Lawshall is totally unique in its relationship with Hunstein Range Papua New Guinea. We have been inspired by their success in conserving threatened rainforest and we responded by creating new managed woodland. The photograph (supplied) of "The Hauswin" in Golden Wood exemplifies this unique relationship.	Noted	None
	Babergh District Council	Para 7.29	Paragraph 7.29 will be amended to improve clarity	Amend paragraph 7.29 to improve clarity

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		This paragraph seems a little disjointed and might benefit from either a re-write and/or alternate punctuation.		
Policy LWL 13 - Heritage Assets				
R Livall	-	19. Do you support Policy LWL 13 - Heritage Assets?		None
		YES Support in general but have made some additional comments.	Noted	
		19.1. Policy LWL 13 should be emphasising the conservation and enhancement of both our "designated" and "non-designated" heritage assets. The policy should be suitably cross-referenced with appropriate listings so it is clear what has been identified as "designated" and "non-designated" heritage assets. At the moment Policy LWL 14" identifies "Buildings and Structures of Local Significance" but Policy LWL 13 does not identify Listed Buildings.	This is not considered necessary.	
		19.2. The structure of this section could be greatly improved by having 3 policies instead of the current 2 policies covering "Policy LWL 13 - Heritage Assets" and "Policy LWL 14 - Buildings and Structures of Local Significance": A. Policy LWL 13 - Heritage Assets - general policy covering "designated" and "non-designated" heritage assets. B. Policy LWL 13+ - Listed Buildings - specific policy covering "designated" heritage assets. C. Policy LWL 14 - Buildings and Structures of Local Significances - specific policy covering "non-designated" heritage assets including earthworks.	Heritage Assets are defined in the NPPF as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			" It is therefore not necessary to have a separate policy on listed buildings.	
		19.3. Buildings and Structures of Local Significance (Policy LWL 14) are shown on the Policies Map and Inset Maps Key but Listed Buildings are omitted. Why? It is suggested that this inconsistency should be addressed.	It is not considered necessary to identify the Listed Buildings on the Policies Map.	
		19.4. Given that Listed Buildings/ Designated Heritage Assets are of greater importance than Buildings and Structures of Local Significance/ Non-designated Heritage Assets, Listed Buildings should be given prominence in the Policies Map and Inset Maps Key, relevant policy and supporting text.	Buildings and Structures of Local Significance are being deleted from the Plan	
S Losasso	-	There are other heritage assets in the village, such as Hanningfield Green - see earlier comments.	Heritage Assets refer to the built environment	None
P Losasso	-	See above	Noted	None
G Ansell	-	d) this hasn't always been followed through. Some huge dwellings out of character have been allowed to be built.	Noted	None
	Historic England	In particular we welcome the revision of the plan's heritage policies, including policy LWL13 - Heritage Assets. We suggest a minor revision to the wording of sub-clause f, to the following: f. Provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through appropriately detailed analysis of the asset and the proposal. The reason for the modification is to avoid the policy requiring a heritage statement only where 'substantial' public benefits would accrue, and to recognise that the level of detail should be	Policy LWL13 will be amended as suggested	Amend Policy LWL13 as suggested by Historic England

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		proportionate to the importance of the heritage asset as set out in the NPPF.		
	Babergh District Council	<p>We have two comments / questions:</p> <p>1. Criterion c. refers to the Lawshall Character Assessment. Question: Does this mean the Autumn 2017 document prepared as supporting evidence to the adopted Plan OR should the text refer instead to the new important views assessment document mentioned in para 7.10?</p> <p>2. For completeness, should criterion d. also refer at the end of the sentence to "having regard to the Lawshall Design Guidance and Codes document."?</p>	<p>Criterion c. will be amended to provide greater clarification, but it should not refer to the Important Views Assessment.</p> <p>Agree. Policy Will be amended.</p>	<p>Amend criterion c. to provide greater clarity.</p> <p>Amend criterion d. to add "having regard to the Lawshall Design Guidance and Codes document".</p>
Policy LWL 14 - Buildings and Structures of Local Significance				
R Squirrell	-	The Carpenters Arms along Donkey Lane, must be one of the older properties, stacked with history	The PC took a democratic consultative approach and were keen to only include properties whose owners were agreeable to the scheme. However, the PC has now learned that Historic England does not accept this approach and will not engage with a Parish where some of the potential buildings of significance are excluded.	Delete Policy LWL14 and paragraphs 8.6 to 8.9
T McClelland	-	<p>Although I'm in favour of the policy in principle, I would not like my house 'April Cottage' to be included on the list of buildings of note. The policy states</p> <p>'Proposals for any works that would lead to the loss of or substantial harm to a non-designated heritage asset should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.'</p> <p>To my mind, what constitutes 'substantial harm' to an asset is quite subjective. I worry that a policy like this could have the</p>		

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P Whybrew	-	unintended consequence of blocking reasonable adjustments to the property. The Cottage west of Bury Road is shown on the Bury Road Inset Map but is not listed in Policy LWL14. Please amend the Map to delete it.	Since the PC has promised not to include any properties against any owners' wishes, this scheme will now be dropped from the NP Review.	
D Henderson	-	There has been no consultation with owners of properties within the identified areas. The recommendations appear to possibly impact on the ability to extend or alter existing buildings and may have an adverse effect on the ability to purchase or sell properties.	The PC apologizes to the house owners who were keen to be part of the scheme and enjoy the extra protection it would have brought to their properties and the properties' surrounds.	
N Hughes	Outstanding.Global	Page 35 new information on these special buildings supplied.		
L Francis	-	The list is very subjective. Without insulting the owners, some of the houses listed are ordinary/unattractive	Therefore all comments relating to Policy LWL14 are no longer relevant	
M Squirrell	-	Be nice to see more listed		
R Livall	-	20. Do you support Policy LWL 14 - Buildings and Structures of Local Significance? YES Support in general but have made some additional comments. 20.1 These are "non-designated" heritage assets and should be recognised as such within Policy LWL 14. 20.2. All Heritage Assets that are considered to be of importance to the community [including both Designated and Non-designated heritage assets] should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policies LWL 13 and LWL 14. 20.3. In Paragraph 7.22 it is highlighted that "the southernmost woodland bank runs alongside The Street and represents the 1611		

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		<p>boundary of the wood [Frithy Wood]. Paragraph 8.5 highlights that "the southernmost ditch [is] still very distinct". Proper recognition should be given to its importance by formal recognition and delineation as a "Non-designated heritage asset" in the Plan Review.</p>		
		<p>20.4. Paragraph 8.5 highlights that "Lawshall also has some interesting features [such as] a pre-Roman defence system at Warbanks Farm. Proper recognition should be given to its importance by formal recognition as a "Non-designated heritage asset" in the Plan Review.</p>		
		<p>20.5. The Gatehouse at Coldham Hall lies within Lawshall Parish and in the interests of consistency should be recognised as a Non-designated heritage asset of importance to the community and should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policy LWL 13.</p>		
		<p>20.6. The Old Phone Box (now a Book Library) north of Swanfields, The Street should be recognised as a Non-designated heritage asset of importance to the community and should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policy LWL 13.</p>		
		<p>20.7. All Moats should be included within the lists of Designated and Non-designated heritage assets. This includes the incomplete moat at Bayleaf House, Rectory Corner; the moat at Barfords, Donkey Lane; and the moat on Land West Of Sydena, Lambs Lane [subject to DC/21/00111].</p>		
		<p>20.8. It is understood that the pond east of the village school</p>		

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		playing field was an excavated area to provide material for brick making. Given this historical context it might also be designated a heritage asset.		
P Losasso	-	See above		
C&S Grunsell	-	What about the massive elephant in the room re: Corner Farm expansion?!		
	Historic England	<p>We note also that the supporting text in paragraph 8.9 goes on to say that where agreement from land owners is not forthcoming then these heritage assets would not be put on the list. We do not support this approach for the following reasons.</p> <p>In general terms, were a local list put forward for inclusion in the neighbourhood plan as “the definitive list” of non-designated heritage assets in the Parish, but which then did not include all the buildings identified during the evidence gathering stage as meeting the criteria set out for subjective reasons (e.g. Mr Smith doesn’t want it on the list), then it would undermine the robustness of the local list as an objective piece of work. It would also fall short of the Planning Practice Guidance’s statement in paragraph 040 that “It is important that all non-designated heritage assets are clearly identified as such”.</p> <p>The same PPG paragraph makes clear that non-designated heritage assets can be identified during the planning decision making process as well, but this approach would be undermined by the removal of those structures from the ‘adopted list’, as it could be argued - for example - that they weren’t added at that time, so clearly aren’t of interest. This would leave those buildings or sites open to harmful change or loss.</p>	<p>The PC took a democratic consultative approach and were keen to only include properties whose owners were agreeable to the scheme. However, the PC has now learned that Historic England does not accept this approach and will not engage with a Parish where some of the potential buildings of significance are excluded. Since the PC has promised not to include any properties against any owners’ wishes, this scheme will now be dropped from the NP Review. The PC apologizes to the house owners who were keen to be part of the scheme and enjoy the extra protection it would have brought to their properties and the properties’ surrounds.</p>	<p>Policy LWL 14 and paragraphs 8.6 to 8.9 will be deleted</p>

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		<p>In terms of objections that can be made to a building being included in an objectively assessed list of non-designated heritage assets, we consider that there are essentially two avenues that can properly be taken by objecting parties:</p> <ul style="list-style-type: none"> • They can object to the structure being added to the list based on not meeting the criteria set out. i.e. - the structure is not of any historic, architectural, archaeological, or artistic interest after all, so shouldn't be included. This objection can be submitted as a response to the public consultation at Regulation 14 stage, and again if necessary at Regulation 16 stage. • Representations can also be made to the Examiner. This may or may not result in the removal of the non-designated heritage asset from any neighbourhood list, but this would be a robust and objective process. • They can object (via Judicial Review) to the process. i.e. - the addition of that heritage asset to the local list did not follow a sufficiently robust procedure, the selection criteria aren't robust etc. Hence, it is important for the criteria and evidence used to be robust and that an opportunity for consultation is provided, otherwise it can be challenged. <p>For more information on local heritage listing and advice regarding the criteria that can be used to select local heritage, please see our Historic England Advice Note 7: Local Heritage Listing, which is available on our website.</p>		

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	Babergh District Council	<p>Paragraph 8.9 advises that the final list of buildings and structures of local significance is still a 'work-in-progress' project. We will continue to work with the Parish Council as necessary to ensure that this is fit for purpose.</p> <p>Because of the scale, and because of reproduction issues associated with the Policy Inset Maps, the assessment document should include appropriate OS based maps which clearly identify the individual properties etc. If not already being considered, we recommend it also include a photograph to show its current condition as this will provide a reference point in future years.</p> <p>The final paragraph in LWL 14 refers to the preceding list as 'non-designated heritage assets'. To avoid misunderstanding, it should use the policy title description.</p> <p>See also our comments further below under 'Map 3 and Policy Maps'.</p>	<p>The PC took a democratic consultative approach and were keen to only include properties whose owners were agreeable to the scheme. However, the PC has now learned that Historic England does not accept this approach and will not engage with a Parish where some of the potential buildings of significance are excluded. Since the PC has promised not to include any properties against any owners' wishes, this scheme will now be dropped from the NP Review. The PC apologizes to the house owners who were keen to be part of the scheme and enjoy the extra protection it would have brought to their properties and the properties' surrounds.</p>	<p>Policy LWL14 and paragraphs 8.6 to 8.9 will be deleted</p>
Policy LWL 15 – Lawshall Street Special Character Area				
A Irish	-	<p>I strongly object to the north side of the Street from the school to the end opposite the Swan Public House being designated a special character area.</p> <p>The original 2017 Plan was prepared on the basis of being 100% community led. What views and wishes were taken into account or</p>	<p>The North side of The Street contains the historically important original boundary ditch to Frithy Wood and, through the gate opposite</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>recorded in proposing the north side of The Street as a special character area? Have there been any other verbal or written objections to this proposal?</p> <p>Because of the many listed buildings on the south side of the street, that area could justify being included but there are no listed buildings between the school and Swann end on the north side.</p>	<p>The Swan, an important view of Frithy Wood. Listed buildings are not the only requisite for a Special Character Area.</p> <p>In the 2017 Plan the idea of a Conservation Area was brought up, the Lawshall Street Special Character Area is simply the first step to achieving such a Conservation Area. It was up to the Parish Council to start the process of achieving this in discussions with BDC. It was included as a Community Action, no objections to this proposal were recorded.</p> <p>Therefore, the Parish Council agree with Historic England and BDC who support it being designated as a Special Character Area.</p>	
A Walters	-	As this part of the village feels like the original 'core' of the village, it is important to retain its character.	Noted	None
M Anson	-	Need better parking arrangements for school - parking on public roads is causing a major problem in the area.	This is addressed elsewhere in the Plan	None
A Lewis	-	I am not aware of any consultation with residents as to whether this is something they feel would be of benefit. I was of the understanding that the previous consultation was community led. To include The Street's listed buildings on the South side of the	<p>The Neighbourhood Plan consultation is the mechanism for seeking residents views.</p> <p>There are only five objections</p>	Amend Map 3 to include the complete back gardens

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		road and surrounding gardens would be understandable. The boundary line also appears, on Map 3, to go through middle of the back gardens of properties involved on the north side of The Street. Why just through the middle?	<p>to LWL 15 from the twenty two properties in the proposed area and four of these are only partial objections. There are also five comments in favour and only one of these includes a proviso.</p> <p>In the light of two requests the boundary will be extended to include the complete back gardens</p>	
D Page	-	I am in support of policy as long as the majority of the residents that live in the area are in favour.	Noted	None
C De'Ath	-	Should there be any other areas in the village given this recognition?	It is not considered that any other areas are of such historic character	None
D Henderson	-	The boundaries split my garden in half which makes no sense and again there has been no consultation with owners. I would also have preferred to not have our house photographed and used in the document without our being asked first.	<p>The Neighbourhood Plan consultation is the mechanism for seeking residents views.</p> <p>The Parish Council apologizes that your house was photographed without your permission.</p> <p>The boundary relates to the character area as appreciated from The Street. Therefore rear gardens do not</p>	Amend Map 3 to include the complete back gardens

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			particularly contribute to the character of the area, which is signified by its buildings, walls and trees. Because there have been two queries about this the boundary will be extended to include complete back gardens.	
L Francis	-	Too subjective	Noted	None
R Livall	-	21. Do you support Policy LWL 15 – Lawshall Street Special Character Area?		
		YES Support in general but have made some additional comments.	Noted	None
		21.1. Much of the defined Special Character Area has been drawn very tightly following the "hard urban edge" and much of the landscape framework, the "soft rural edge", which makes a major contribution to the setting of the historic part of The Street has been excluded. Why?	The boundary relates to the character area as appreciated from The Street. Therefore rear gardens do not particularly contribute to the character of the area, which is signified by its buildings, walls and trees. Because there have been two queries about this the boundary will be extended to include complete back gardens.	None
		21.2. The village pond and the ancient hedgerow and gardens on the north side of Corneys Cottage, Longstop Cottage, Pantile	The area covered by the Special Character Area will be	Amend boundary of Special Character Area

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Cottage, Roselen, April Cottage, Mossford and land North of Street Farm should be included in the defined Special Character Area. It is also noted that these currently excluded garden areas are within the defined "Area of Local Landscape Sensitivity".	amended to include the gardens	
		21.3. Careful consideration should be given whether more recent landscape frameworks should also be included in the defined Special Character Area incorporating (a) to the north of The Street the village school playing field/hedgeline and (b) to the south of The Street the outer garden areas, hedgerows, tree planting and grassland meadow from the Swan Public House to Fuddle Cottage.	This is not considered necessary	None
		21.4. The Babergh Local plan Alteration No. 2 defined "Areas of Visual and/or Recreational Amenity" which included residential curtilages of significance and importance. It is suggested that the Plan Review should give similar recognition and prominence to those private curtilages of importance by defining them as "Important Open Space" or "Areas of Visual Amenity" or similar wording.	This is not considered necessary	None
		21.5. The front curtilage of Lawshall Hall (private), including the avenue of trees and pond, are worthy of designations as Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of all this area as Local Green Space on the Policy Map and Important Open Space on the Special Character Area Map. Justification - the importance of this area to the setting of a Grade II* listed building which has important historic connections.	Map 3 will be amended	Amend Map 3 to identify the front curtilage of Lawshall Hall as important open space
		21.6. The primary school playing field is worthy of designation as		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		an Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of this area as Important Open Space on the Special Character Area Map.	The playing field is outside the Special Character Area.	None
		21.7. In Paragraph 7.22 it is highlighted that "the southernmost woodland bank runs alongside The Street and represents the 1611 boundary of the wood [Frithy Wood]. Paragraph 8.5 highlights that "the southernmost ditch [is] still very distinct". Its inclusion in the Special Character Area is warmly supported but it should be properly delineated/identified in the SCA. The issue that it extends eastwards outside of the SCA should be indicated.	Map 3 will be amended	Amend Map 3 to identify the 1611 boundary to Frithy Wood
		21.8. A number of drafting errors have arisen and the SCA boundaries shown in the Policies Map / Inset 3 The Street (page 56) do not accord with "Map 3 - Special Character Area" (page 36).	The maps will be corrected	Amend The Street Inset Map to be in accordance with Map 3
M Gunning	-	Comment: Needs to be better defined.	Noted	None
S Losasso	-	I would also add Hanningfield Green to this. According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg	This is not necessary. The Special Character Area recognises then primarily historic build heritage of the area. Hanningfield Green is a County Wildlife Site and designated as a Local Green Space.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		the steeply pitched roves) with 1920s design. There are also important views from Hanningfield Green, especially from Shimpling Road.		
P Losasso	-	See also above	Noted	None
C James	Hippy Hut Pottery Ltd	I do not give permission for Roselen and Corneys cottage to be included in this section	Noted. Property owners "permission" to include areas within a designation in a development plan document is not required.	None
C&S Grunsell	-	Rather spoilt by Corner Farm and impact on road surfaces, increased risk of accidents and damage to other cars due to narrowing of road	Noted	None
	Historic England	We strongly welcome the inclusion of Policy LWL 15 - Lawshall Street Special Character Area. We would recommend that this local character area designation is underpinned by an Historic Area Assessment, which would set out in detail the characteristics of the area and its significance that the policy aims to protect and strengthen that policy. This could be included as an appendix. Our advice note, Understanding Place: Historic Area Assessments may be of use in supporting this process: < https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/ >. We would also recommend investigating the Deal Society's Conservation Area Appraisal toolkit, which provides a useful set of tools and templates for effectively and robustly carrying out this work on a reasonably low budget.	Noted	None
	Babergh District Council	The principle of using a Neighbourhood Plan to identify a 'Special Character Area' has recently been established through the Little Waldingfield and Thorndon Plans (both adopted in March 2022).	Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		The wording in LWL15 is consistent with policy THN14 in the Thorndon NP.		
		Map 3 identifies an 'Important Open Space' around All Saints Church which does not appear to have been identified elsewhere in this Plan Review. Is that an oversight that needs correcting, i.e., does it [the churchyard] qualify for designation as a Local Green Spaces in LWL10?	The churchyard would qualify as a Local Green Space and Policy LWL 10 will be amended accordingly	Amend Policy LWL 10 to include the Churchyard as Local Green Space
		It would be helpful if Map 3 and the Policy Maps use the same description and colour reference to separately identify the designated Heritage Assets and the Buildings and Structures of Local Significance.	The maps will be amended to be consistent	Amend Map 3 and the Policies Maps to ensure consistency
		The terminology used in the key to Map 3 should also be consistent with policy titles etc.	Map 3 will be amended as necessary to be consistent with policy titles	

Community Action 2 – Conservation Area

A Irish	-	This could devalue certain properties and may concern potential purchasers and therefore concern any owners who may wish to sell in the future.	Research by Historic England has found that values of comparable properties are higher in conservation areas.	None
A Lewis	-	I do not believe this should be something that should go ahead with the community, and certainly the owners of properties' concerned approval. This could have a detrimental effect of the properties values etc.	Research by Historic England has found that values of comparable properties are higher in conservation areas.	None
D Page	-	Again, only in favour if the majority of the residents within this area agree.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
K Cornelius	-	Isn't there already a conservation area? Does it need being bigger? The one at the moment doesn't seem to have enough parking space?	There is no conservation area in Lawshall	None
L Francis	-	we don't support the special character designation	Noted	None
R Livall	-	22. Do you support Community Action 2 – Conservation Area? YES Support in general but have made some additional comments.	Noted	None
		22.1. This Community Action is contained within the "made" Neighbourhood Plan (page 42) but has not been progressed by the Parish Council over a 5 year period. Why has the Parish Council not approached the District Council on this community action?	The Parish Council has not had the resources and volunteer time, especially during the Covid Pandemic, to pursue this community action.	
		22.2. A resident raised the need to address this community action at a meeting of the Parish Council but was dismissed by the Chairman because no one else was raising the matter.		
M Steeden	-	Individual assets can be protected. The proposed area includes a large number of non asset buildings	Noted	None
S Losasso	-	I would add Hanningfield Green as a Conservation Area. I object to Hanningfield Green being selected as a cluster area for development. Hanningfield Green is a "Designated County Wildlife Site" and is managed as such. "It is part of the history and heritage of Lawshall and one of the richest remaining grasslands within the parish."(Parish Land noticeboard on Hanningfield Green). It has "a rare and rich botanical diversity." Under the European Directive (Birds and Habitats Directives) natural habitats and wild fauna and flora should be conserved. It is also under this a designated heritage asset and a conservation area. Under Policy Law 7, Protecting Existing Natural Environmental assets	Conservation area designation is aimed at the historic built environment. Hanningfield Green does not have a built environment that would warrant exploring its designation as a conservation area.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>(702-7) and the Government's Biodiversity Action Plan, their target is to preserve and increase the UK's fast diminishing biodiversity. Hanningfield Green is currently bordered by ancient hedgerow on both sides of the Green (Shimpling Road and The Street), (with large mature trees in the front gardens bordering the Green). Behind this ancient, 12 foot deep hedgerow, there run acres of farmland with mature hedges and trees. This currently attracts the diverse flora on Hanningfield Green (details include swathes of buttercups, cowslip, a variety of broad leaved plants, eg blue bugle, pink cuckoo flower, edible common sorrel, adders tongue and orchids). It also attracts and is home to a wide and rich variety of fauna, which is frequently seen and many of which I can supply photographs of, eg bats, Sparrowhawks, Green Woodpeckers, Great Woodpeckers, Grass Snakes, hedgehogs, foxes, Fallow Deer, Muntjac Deer and squirrels as well as numerous species of bird. Some of these are protected species. In nearby Hartest larger birds of prey (buzzards) are now more often seen, and it would be wonderful for these to spread to Hanningfield Green. If houses are built bordering Hanningfield Green, this will damage the biodiversity in the area as it would block off access to the rich biodiversity in the Green's ancient habitat, and the ancient hedgerows. The bees attracted to the Green would also be affected. The ancient habitat also provides a rich natural habitat for insects and butterflies.</p>		
P Losasso	-	See also above	Noted	None
C&S Grunsell	-	See attached comments re: policy LWL-(re Hibbs Green	Noted	None
	Historic England	<p>We support the principle of exploring whether the area would warrant designation as a conservation area. Our advice note 1: Conservation Area Appraisal, Designation and Management may be useful to refer to in terms of the process. Any Historic Area Assessment undertaken as part of this stage could form part of</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		the formal appraisal and management plan if such a designation was successful.		
Chapter 8 – Heritage				
R Riches	-	I think it is very important to keep the heritage of buildings intact where possible to protect the overall identity of the village	Noted	None
J Pugh	-	Fully supportive.	Noted	None
N Hughes	Outstanding.Global	Lawshall is not a "pretty village" like Lavenham but has many hidden Heritage assets that need to be highlighted.	Noted	None
R Livall	-	23. Do you have any comments on Chapter 8 – Heritage? YES 23.1. Historic views into and within the Special Character Area should be addressed by an appropriate planning policy and related Map. These are views that contribute to the historic character of The Street, the Church and Lawshall Hall. Reference - "BOX 10: Boxford Historic Views" and "Maps 11a and 11b" of the "made" Boxford Neighbourhood Plan (31 October 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Boxford-NP-Ref-Version.pdf .	This is not considered necessary	None
L Curtis	-	Not to ruin natural heritage	Noted	None
S Losasso	-	I would also add Hanningfield Green to this. According to Policy Law 13 design principles must "maintain or create a sense of place and/or character". Hanningfield Green is a "character area", with a strong sense of place with the above mentioned "Designated County Wildlife Site" and "rare and rich botanical diversity." This needs to be maintained. Its current architecture is from the 1920s and Hanningfield Farm is earlier. It is also redolent of this era, and with the ancient Green, hedgerows and farmland, has a unique sense of place, which new	Conservation area designation is aimed at the historic built environment. Hanningfield Green does not have a built environment that would warrant exploring its designation as a conservation area	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		buildings would damage forever. The houses around the Green and on the Green are all privately owned. The semi-detached houses actually on the Green are of a design valued by architects, blending medieval, 18th Century and typical Suffolk features (eg the steeply pitched roves) with 1920s design.		
P Losasso	-	See also above	Noted	None
G Ansell	-	Happy with the comments and proposals.	Noted	None
	Suffolk County Council	Chapter 8 Heritage When discussing heritage, SCC suggests the plan could also include details of currently recorded finds and monuments in the parish, with information from the Historic Environment (HER), and reproduced on a map. More information can be found on the Suffolk Historic Environment and contact details can be found here: https://www.suffolk.gov.uk/culture-heritage-and-leisure/suffolk-archaeological-service/what-is-the-historic-environment-record/ .	This is not considered necessary given that the record is constantly changing and evolving.	None
		Given the above, it is highly likely that archaeology would be encountered in most areas of the parish, and SCC would encourage the addition of a separate note in the heritage section relating to archaeology in development, as follows: "Suffolk County Council Archaeological Service manages the Historic Environment Record for the County and holds numerous records for the parish relating to historic settlement and other cultural activity. Non-designated archaeological heritage assets would be managed in development through the National Planning Policy Framework. Suffolk County Council Archaeological Service would advise that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of any potential development sites at an appropriate stage in the design stage, in order that the	Reference is already included in Para 8.5	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>requirements of the National Planning Policy Framework, and Babergh District Council's Local Plan are met. Suffolk County Council Archaeological Service, as advisors to Babergh District Council, would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken."</p> <p>Paragraph 8.5 does include some of the above, however, having this as a separate paragraph and additional detail would add clarity to developers for any future sites. The plan could also highlight a level of outreach and public engagement that might be aspired from archaeology undertaken as part of a development project. Increased public understanding of heritage assets is an aspiration of the NPPF, and provision in project designs for outreach and engagement are welcomed. Additionally, SCC Archaeological Service have been reviewing Farmsteads in Lawshall as part of an ongoing project funded by Historic England. The neighbourhood planning group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to the Non-Designated Heritage Assets section, entries from the project can be seen via the Suffolk Heritage Explorer2 .</p>	This is not considered necessary	
	Babergh District Council	This repeats para's 11.4 and 11.5 from the adopted Plan. We did not comment on this before but our Heritage Officer now points out that the Historic England (HE) listing for Keeper's Cottage dates the property to the 1600's - 1700's, and not the 1400's as suggested. If more dating evidence exists, HE do have processes in place to amend their listing record. Alternatively, you could just remove the date.	Reference to the date will be amended	Amend the references to the age of Keeper's Cottage

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Dance	-	Developments should include pedestrian pavements that communicate with existing pedestrian routes, even if that requires additional safe pedestrian routes to be provided by the developer outside the footprint of the proposed development.	Such a requirement for all developments, even a single dwelling, would likely make the development unviable and would have a significant impact on the "rural lane" character of the village.	None
L Francis	-	Point c's reference to 'loss of garden' should be deleted. It's too restrictive and should be left to the landowner's discretion as to loss of garden.	The loss of gardens could have a significant detrimental impact on the rural character of the village.	None
R Livall	-	24. Do you support Policy LWL 16 – Design Considerations? YES Support in general but have made some additional comments. 24.1. Include built in crime reduction measures, having regard to the guidance in Secure by Design to minimise the likelihood and fear of crime. Reference - "BOX 7: The Design of New Development" of the "made" Boxford Neighbourhood Plan (31 October 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Boxford-NP-Ref-Version.pdf .	This is not considered necessary	None
M Steeden	-	This is all covered in National policy and judged and determined by qualified officers at the Local Authority.	The neighbourhood plan policy will add locally distinct requirements for the local authority to use when determining a planning application	None
M Gunning	-	Comment: A detailed policy but would benefit from breaking down into parts, i.e. protecting Lawshall's character, design	This is not considered necessary	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		standards of new development, natural landscape, protecting neighbouring amenity.		
P Losasso	-	But see also above	Noted	None
C&S Grunsell	-	See attached comment no 3	Noted	None
G Ansell	-	But we must ahead to the policy.	Noted	None
	Anglian Water	<p>3.2. We support the policy aims, particularly criterion k to ensure that new development does not result in surface water run-off. Minimising surface water run-off helps to protect the operation/efficiency of our assets such as avoiding surface water inundation of our foul drainage network.</p> <p>3.3. The Lawshall Design Guidance and Codes help to reinforce this further to advise in greater detail on permeable driveways and sustainable drainage systems (SuDS).</p> <p>3.4. We note that the Design Code 03.4 Sustainability and Energy Efficiency is not a policy requirement in the neighbourhood plan but is encouraging applicants to embed the guidelines into their proposals for new development. We are supportive of this design code element, which references the draft Joint Local Plan (JLP) policy approach for net zero carbon. We therefore consider that the JLP will provide the strategic policy context to support zero carbon homes and water efficiency measures when it becomes part of the development plan.</p>	Noted	None
	Suffolk County Council	<p>Transport <i>Policy LWL16 Design Considerations</i> It is recommended that parts G – I of this policy align with Suffolk Design: Streets Guide⁹ wherever possible. It is recommended that the Streets Guide is referenced in the explanatory text of the plan, as it contains the principles SCC highways use to assess planning applications.</p>	This is not considered necessary	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Parts L & N of the policy should align with Suffolk Guidance for Parking (2019) and state that parking and cycle parking should be 'secure'.	The policy will be amended to make reference to secure cycle parking	Amend part I. of the policy to make reference to secure cycle parking
Policy LWL 17 - Flooding and Sustainable Drainage				
A Stevens	-	After my house in The Glebe was flooded a few years ago I think these need careful consideration when looking at future development	Noted	None
M Anson	-	Need to encourage local landowners to clear blocked ditches and reduce roadway flooding.	Noted	None
C Sands	-	This has to be a priority as it essential to rural living - again, landowners to be encouraged to maintain ditches for drainage purposes.	Noted	None
R Livall	-	25. Do you support Policy LWL 17 - Flooding and Sustainable Drainage?		None
		YES Support in general but have made some additional comments.	Noted	
		25.1. Policy LWL 17 should be supported by a more detailed Map showing areas at risk of flooding. Reference - "BOX 15: Localised Flooding" of the "made" Boxford Neighbourhood Plan (31 October 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Boxford-NP-Ref-Version.pdf .	This is not necessary	
		25.2. Areas at risk of flooding should be shown on the appropriate Policies Maps and Inset Map Key. Note - Some areas of flood risk are shown on the Babergh District Council Place Maps in the Draft JLP.	This is not necessary as the information is publicly available elsewhere	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Steeden	-	Yes but item 9.11 is incorrect. The flooding was NOT due to a failure in the pumping station. The pumping station is foul sewerage. The flood was from extreme run off from Lawshall Row, the fields behind Windsor CI, all the surface areas in Ancell PI and Churchill Close together with numerous blocked culverts belonging to SCC	See Anglian Water's comment on the Neighbourhood Plan under Community Action 3	None
P Losasso	-	See also above	Noted	None
C&S Grunsell	-	Retention of water up stream by using Hibbs Green pond and associated gulleys to prevent downstream flooding at the bend to A134 woodland area	Noted	None
G Ansell	-	Some ditches have been filled in possibly causing flooding to some roads	Noted	None
	Anglian Water	3.5. We welcome the inclusion of this policy and suggest that the policy should state that sustainable drainage systems (SuDS) should be used to minimise surface water run-off unless it is demonstrated to be infeasible.	It is considered that the policy does this.	None
		3.6. We suggest that the supporting text and/or the policy could usefully reference the Design Code EN2. SuDS to reinforce the policy approach and ensure consistency between the neighbourhood development plan and the Lawshall Design Guidance and Codes. These amendments would promote a SuDS design-led approach for future development proposals within the neighbourhood plan area	Paragraph 9.12 will be amended to include reference to the Design Codes as suggested	Amend the second sentence of Paragraph 9.12 to make reference to the Lawshall Design Code EN2. SuDS
	Suffolk County Council	SCC would suggest the following changes to Policy LWL 17 for clarity and accuracy: <i>"Policy LWL 17 Flooding and Sustainable Drainage</i> Proposals for all <i>major and some minor</i> new development will be required to submit schemes appropriate to the scale of the proposal <i>development and shall</i> detailing how on-site drainage	The policy will be amended	Amend Policy LWL17 to reflect the suggestions made by Suffolk CC

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>and water resources will be managed so as not to cause or exacerbate flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</p> <ul style="list-style-type: none"> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and • <i>rainwater and stormwater harvesting and recycling; and</i> • other natural drainage systems where <i>which are</i> easily accessible maintenance can be achieved <i>and maintainable</i>. <p>Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will <i>should</i> not be permitted, unless the culvert is essential to the provision of an <i>new</i> access, and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage <i>the flow of surface water</i>. <i>Such proposals will be required to gain the appropriate permissions from the consenting body.</i>"</p>		
	Babergh District Council	<p>Now that the LNP Review specifically identifies buildings and structures of local significance (policy LWL 14), consider amending criteria d(i) to include a reference to these. There is wording in the adopted Little Waldingfield NP that could be amended as follows: "d.(i): any historic, architectural or archaeological heritage assets of the site and its surroundings, <u>including those identified as Buildings and Structures of Local Significance elsewhere in this Plan.</u>"</p> <p>As a supplementary thought, does LWL16 need to include (somewhere) a cross reference to Appendix 4?</p>	<p>The Neighbourhood Plan no longer identifies Buildings and Structures of Local Significance</p> <p>The policy will be amended</p>	<p>None</p> <p>Amend criterion a. to refer to Appendix 4</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
Community Action 3 – Flooding Risk				
R Riches	-	I am aware that work has recently been undertaken at the pumping station on Bury Road which should hopefully alleviate flooding in that area.	Noted	None
M Anson	-	Need to encourage local landowners to clear blocked ditches and reduce roadway flooding.	Noted	None
R Livall	-	26. Do you support Community Action 3 – Flooding Risk? YES Support in general but have made some additional comments. Wording of this community action should be improved. It would be preferable to simplify as in the case of the original action highlighted on page 52 of the "made" Neighbourhood Plan.	Noted This is not considered necessary	None
P Losasso	-	See also above	Noted	None
	Anglian Water	3.7. We note that this action references an approach to Anglian Water regarding our assets given the flooding experienced in 2014, following an extreme rainfall event of approximately 75mm (3 inches) of rain that fell over an hour according to local rain gauges - equating to a recurrence interval of 1 in 240yrs. 3.8. As the Neighbourhood Plan states, the flood investigation report regarding the September 2014 flood event in Lawshall, which was prepared by Suffolk County Council, reported that there were four main contributory factors that led to the flooding. This demonstrates a need to work collaboratively to address flood risk. Anglian Water recognises that it will take a collaborative approach from a range of stakeholders including landowners, highways teams, housing developers and customers to help stop run off from roads and fields, to divert rainwater away from sewers, and to prevent blockages in our network by continuing	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>our proactive campaign to ensure customers only put flushable items down the drain.</p> <p>3.9. Lawshall is within the Shimpling water recycling catchment as identified by our draft Drainage and Wastewater Management Plan (DWMP). The draft DWMP has a strong focus on removing surface water from the sewerage system through a range of mixed SuDS and traditional attenuation strategies and these will be utilised as required. For Shimpling WRC network, the DWMP identifies that SuDS will be the main solution of 'mixed strategies' to 2035, with 50% surface water removal by 2050.</p> <p>3.10. As part of our Get River Positive commitment, we've pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we're making, especially around storm overflows.</p> <p>3.11. Investment schemes to improve the local environment and river health include the installation of an event duration monitor (EDM) at Lawshall-Harrows Triangle pumping station by the end of 2023. This will enable us to monitor the storm overflows and enable us to plan for improvements based on the data the EDM returns, such as the number of times a storm overflow has overflowed and for how long. This information is reported back to the Environment Agency every year, and if there is any evidence which suggests there is an environmental impact, we invest in a solution to solve the problem.</p> <p>3.12. Information can be found on our website: What we're doing to improve your local rivers & coastline (anglianwater.co.uk)</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
	Suffolk County Council	<p>SCC would suggest amendments to Community Action 3, to ensure all foul water facilities are addressed, that they have sufficient capacity, and that the responsible persons or bodies regarding maintenance and enforcement are properly referenced: <i>"Community Action 3 Flooding Risk</i></p> <p>The Parish Council will approach Anglian Water to check that the facilities at Bury Road <i>all foul water facilities including Bury Road</i> have been upgraded <i>sufficient capacity</i> to cope with a similar event to that experienced in September 2014, and if not, to formally request them to do so.</p> <p>The Parish Council will also check that the other pumping stations have adequate facilities, and to promote and request the maintenance and clearing of runaway ditches with <i>watercourses by the local landowners, where known, and would request recognise landowners who do so, and consider enforcement action through by the relevant authority</i> Suffolk County Council Highways in cases where chronic lack of maintenance contributes to surface water flooding."</p> <p>SCC will continue to work with the parish on these issues within our responsibilities as Lead Local Flood Authority.</p>	See Anglian Water's response above	None

Policy LWL 18 – Artificial Lighting

A Walters	-	I ticked 'yes' although this related to LWL 15. I think it could be extended to street lighting, to which I am wholly opposed.	Noted	None
A Stevens	-	We live in a village, it's dark ! We like it. Even if someone that runs regularly in the morning I just light myself up. I also enjoy seeing stars I don't think we need any further lighting.	Noted	None
J Caird	-	Light pollution is ever creeping closer, once it's here it too late.	Noted	None
K Fowler	-	I completely support this. It is nice to have less light pollution.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
K Cornelius	-	There's too much outside private house lighting, they needs to be reduced, as they are spoiling the dark skies	Noted	None
M Squirrell	-	Keep this to a minimum	Noted	None
R Livall	-	27. Do you support Policy LWL 18 – Artificial Lighting?		None
		YES Support in general but have made some additional comments.	Noted	
		27.1. Policy LWL 18 should be included in the Natural Environment Chapter under the "Dark Skies" heading.	This is not considered necessary as it relates to the design of development.;	
		27.2. The importance of this policy is currently lost in the Development Design chapter.		
		27.3. Dark Skies policies in the "sister" Neighbourhood Plans tend to sit in more comfortably in the respective Natural Environment Chapters. Refer: "Policy BEN 10 - Dark Skies and Street Lighting" of the "referendum version" Bentley Neighbourhood Plan (November 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Bentley-NP-Ref-Version.pdf Policy DRN7 - "Dark Skies" of the "made" Drinkstone Neighbourhood Plan (May 2021) - https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Drinkstone-NP-Ref-Version.pdf Policy LAX 8 - Dark Skies of the "made" Laxfield Neighbourhood Plan (April 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Laxfield-NP-Ref-Version.pdf		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Gunning	-	Comment: Good to include but hard to control as typically outside of planning control.	The policy notes that where planning consent is required it will be controlled.	None
P Losasso	-	See also above	Noted	None
	Suffolk County Council	It is suggested that the first sentence of Policy LWL 18 is amended to be more inclusive of different land uses and other types of travel. "Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier <i>user</i> , <i>pedestrian</i> , <i>cyclist</i> and vehicle safety." <i>Policy LWL18 Artificial Lighting</i> New developments are assessed for light onto the highway. For Dark Skies, SCC Street Lighting team is happy to liaise with Parish Councils regarding whether adoptable roads on new developments have street lighting. In areas where surrounding roads do not have lighting, it is generally acceptable to have unlit new development roads.	This is not considered necessary	None
Community Action 4 – Renewable Energy				
A Stevens	-	I firmly believe that all future development wherever it is should have the ability to be self sustaining. We have begun the process in our house and I looking at further self-sustaining energy sources also.	Noted	None
R Livall	-	28. Do you support Community Action 4 – Renewable Energy? YES	Noted	None
M Gunning	-	Comment: In light of debate at national level about having more onshore wind farms/ turbines does there need to be local policy on such an issue.	Such policies are set at a national level	None
P Losasso	-	See also above	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
G Ansell	-	As long as noise level is barely audible.	Noted	None
Chapter 9 – Development Design				
R Riches	-	I personally would not like to see streetlights in Lawshall	Noted	None
R Edelman	-	Up to now the Design Policy in the 2017 NP, seems to have been barely implemented by developers. The strengthened Design Policy in the Review will hopefully make attention to its contents obligatory. The addition of the new 'Design Code' document produced by AECOM in tandem with the Review should also help to strengthen developers' obligation to this Policy. It would help if the presence of the Design Code is emphasised a little more in the Review.		
N Hughes	Outstanding.Global	Any way that we can encourage residents to convert to renewable energy sources would be welcomed	A new community action will be added to the Plan to address this	None
R Livall	-	29. Do you have any comments on Chapter 9 – Development Design? 29.1. The issue arises whether the Sustainable Energy Consumption section should be widened to include the range of new technologies now available such as heat pumps, solar panels and green roof systems. This could be covered by a wide-ranging planning policy such as "Policy BOX 16: Environmental Design" in the "made" Boxford Neighbourhood Plan (31 October 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Boxford-NP-Ref-Version.pdf .	Policy BOX16 in the Boxford NP is clear that it simply "encourages" the new technologies as the Examiner of that Plan noted that "PPG, (at Paragraph: 001 Reference ID: 56-001-20150327), makes it clear through a link to a Written Ministerial Statement of 25 March 2015 that it is not appropriate to refer to any additional local technical standards or requirements	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
			relating to the construction or performance of new dwellings in neighbourhood plans." As such, the policy is unlikely to have weight in determining planning applications and proposals could not be refused if they did not include the measures included in BOX16.	
		29.2. There would be benefits in including a policy on "Sustainable Building Practices" such as Policy LWD 15 of the "made" Little Waldingfield Neighbourhood Plan (March 2022) - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Little-Waldingfield-NP-Ref-Version.pdf .	The proposed modifications to Part 1 of the Joint Local Plan will, when adopted, cover these matters more comprehensively than the Neighbourhood Plan is allowed to do under the Written Ministerial Statement.	
L Curtis	-	To create more homes a block of 3 story high would be good	Such development would be out of character with the rural nature of Lawshall	None
C&S Grunsell	-	See comment no 3 - attached notes	Noted	None
	Suffolk County Council	Flooding Lawshall has a long history of mostly road flooding due to historical culverting of watercourses. There is also an issue with the Anglian Water Services (AWS) foul water pumping station, which SCC believes AWS are meant to be addressing.	Noted	None
			Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>Paragraph 9.11 notes the investigation undertaken into flooding issues undertaken by SCC which is useful information to include in the plan. It is suggested a link to the report is provided.</p> <p>In addition to the link, minor amendments are proposed to paragraphs 9.11 to 9.13 as follows: “9.11 Lawshall has been subjected to surface water flooding at several locations: Bury Road near the bus stop, Lawshall Green and The Street. In addition, the junction of Melford Road and Lambs Lane, and the lowest point of Golden Lane, both flood regularly in winter and during heavy rain. The worst case was at Bury Road in September 2014 when the pumping station was unable to cope, and which resulted in two houses being <i>majorly</i> flooded with <i>sewage surface water and foul water</i>. A flood investigation <i>report prepared by was undertaken by</i> Suffolk County Council, <i>the Lead Local Flood Authority</i>, and reported that four main parameters led to the flooding:</p> <ul style="list-style-type: none"> • Overloading of the pumping station; • A lack of proper road drainage; • Poorly maintained watercourses; and • Historical culverting of open watercourses. <p>9.12 New developments in Lawshall must be designed to not make further contributions to surface water flooding. <i>should not be sited in areas at risk of flooding by directing development away from areas at highest risk (whether existing or future). Where development is deemed necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.</i> As such, proposals will be required, where appropriate, to make provision for the management of surface water run-off in</p>	<p>These minor amendments will be made</p>	<p>Amend Paras 9.11 to 9.13 as suggested by Suffolk CC</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>order not to exacerbate the situation. For any development of 5 or more dwellings, the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and no run-off onto highways and public areas would be permitted. Smaller developments must also incorporate measures to reduce run-off onto highways and into public areas.</p> <p>9.13 With any housing developments, it is important that appropriate infrastructure is in place to cope with heavy rainfall events including sufficient capacity of the pumping stations (there are three in the village) <i>the disposal of surface water and foul water</i>. The Parish Council will complete the following actions within one year of the adoption of the Neighbourhood Plan:</p> <ul style="list-style-type: none"> • Approach Anglian Water to check that the facilities at Bury Road have been upgraded to cope with a similar event to that experienced in September 2014, and if not, to formally request them to do so; • <i>Check the other stations have adequate facilities; and</i> • Promote and request the maintenance and clearing of watercourses with local landowners, recognise landowners who do so, and consider enforcement action through SCC Highways <i>Suffolk County Council</i> in cases where chronic lack of maintenance contributes to surface water flooding." 		
	Babergh District Council	<p>Lawshall Character Assessment The Plan Review includes references to the Lawshall Character Assessment (the 'LCA'). From these, we have assumed it remains as part the evidence base. If so:</p>	Paragraph 9.4 and Policy LWL16 will be amended accordingly	Amend paragraph 9.4 and Policy LWL 16 as suggested by Babergh DC

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<ul style="list-style-type: none"> • Para 9.4 gives the publication date as January 2017. We remind you that the LCA was updated as a consequence of issues that arose during the examination phase of the now adopted Plan. The cover date for the revised LCA is Autumn 2017. • We suggest adding the date reference to the LCA in the opening paragraph of LWL16 • We also recommend that the Policy/Policy Inset Maps in the Plan Review and the LCA (Autumn 2017) be cross referenced to check for any inconsistencies. <p>Given that the LCA is at least five years old, it may be that this needs updating; if that is not already in hand, in which case any references to it in the Plan Review should refer to the latest version.</p>		
Policy LWL 19 – Community Facilities and Services				
R Riches	-	I have answered yes but I would not change my GP if a Practice was ever established in Lawshall as I am more than happy with the Practice I attend in B.S.E	Noted	None
A Irish	-	What is being considered towards replacing the village hall and creating additional facilities eg community led village shop/cafe/library on land which has been offered to the village ?	The Parish Council has explored this	None
C De'Ath	-	Village/community shop?	Noted	None
N Hughes	Outstanding, Global	Page 46 - use better photo supplied of Churchill Close football pitch - delete Richards Cricket field photo.	The photo taken by the consultant will be replaced	Replace photo on P46
R Livall	-	30. Do you support Policy LWL 19 – Community Facilities and Services?		None
		YES Support in general but have made some additional comments.	Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		30.1. The first sentence in Policy LWL 19 reads more like an objective than a planning policy and should be deleted. It has been dropped in recently adopted "sister" Neighbourhood Plans such as Laxfield (Policy LAX 14), Bentley (Policy BEN 14) and Little Waldingfield (Policy LWD 17).	This is not considered necessary as it states support for additional facilities.	
		30.2. The loss of the village shop in Lawshall was a huge loss for the community. There may be benefits in including a community action "To secure the relocation and re-opening of a village shop/village hub". Reference - Community Aspiration 7 - Village Shop - Ashdon Neighbourhood Plan - https://www.uttlesford.gov.uk/media/11608/1-Ashdon-Neighbourhood-Plan-Referendum-Plan/pdf/1._ASHDON_NEIGHBOURHOOD_PLAN_-_REFERENDUM_VERSION_26072022.pdf .	The Parish Council has explored this	
L Curtis	-	Lawshall needs a shop to enable people to buy bread/milk and other non frozen products	Noted	None
C&S Grunsell	-	Existing play areas - village meeting site satisfactorily serve the community needs at present	Noted	None
	Suffolk County Council	<i>Active Travel</i> Active travel, such as walking and cycling, is important in order to improve physical health and reduce obesity levels, as well as can help to minimise levels of air pollution from motorised vehicles. SCC welcomes the desire for safe walking and cycling routes highlighted throughout the plan and particularly in Policy LWL19. Paragraph 10.6 refers to achieving a healthy lifestyle through walking and cycling and access to the Public Rights of Way network, which is particularly welcomed.	Noted	None
Policy LWL19 Community Facilities and Services				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		SCC as Local Highway Authority will always work to procure highway improvements from developments or new facilities wherever possible to aid sustainable travel.	Noted	
Community Action 5 – Sports and Play Facilities				
A Irish	-	What sports facilities are being considered eg football/cricket school sports on the previously mentioned land freely donated to the village	This matter has previously been considered by the Parish Council and there was no support from residents	None
A Stevens	-	I think the village would benefit from sports and play facilities, however, Just like the original playground design we need local people to help and support fund these projects.	Noted	None
J Byford	-	Lawshall has adequate sports facilities but feel opportunities were missed with the use of Walchers Meadow	Noted	None
R Livall	-	31. Do you support Community Action 5 – Sports and Play Facilities?		None
		YES Support in general but have made some additional comments.	Noted	
		31.1. Deep concern is expressed that a community action for Sports and Play Facilities has been incorporated within the Plan Review without a complementary planning policy "Protecting Open Space, Sport and Recreation Facilities".	It is not considered necessary to include such a policy or community action in the Plan.	
		31.2. It is apparent that sister adopted Neighbourhood Plans do include Sports and Leisure policies including Little Waldingfield (Policy LWD 18), Assington Neighbourhood Plan (Policy ASSN18), Great Barton Neighbourhood Plan (Policy GB 8), Haddenham and Aldreth Neighbourhood Plan (Policy HAD6) and many more. Why		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		is a Sports and Leisure policy not included in the Plan Review?		
		31.3. Other Neighbourhood Plans appear to show a greater commitment towards outdoor recreation facilities such as Ashdon (Community Aspiration 9) which seeks to improve access to a privately-owned football field and cricket pitch and Haddenham (Community Action 1) who are exploring options for the provision of additional recreation facilities, including football pitches. References - Ashdon Neighbourhood Plan - https://www.uttlesford.gov.uk/media/11608/1-Ashdon-Neighbourhood-Plan-Referendum-Plan/pdf/1._ASHDON_NEIGHBOURHOOD_PLAN_-_REFERENDUM_VERSION_26072022.pdf ; and Haddenham and Aldreth Neighbourhood Plan - https://www.eastcambs.gov.uk/sites/default/files/Hadd%20Aldreth%20NP%20-%20for%20referendum.pdf .		
C&S Grunsell	-	Pie in the sky! No funds available from any likely sources.	Noted	None
	Suffolk County Council	<i>Chatty Benches</i> Community Action 5 Sports and Play Facilities is welcomed by SCC, as this will encourage physical activity of young people, as well as helping to improve their mental wellbeing.	Noted	None
Policy LWL 20 – Public Rights of Way				
M Dance	-	New public rights of way are required to enable circular walks to be taken without having to walk on single lane roads. Better connectivity between roads is required, such as between Folly Lane and Bury Road, to enable safe access to the protected view points indicated in the plan. Clear signage of permissive routes is required as currently local knowledge is required to know which field margins or tracks are suitable for walking on. The lack of	Community Action 6 seeks to increase the number of public rights of way.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		public rights of way, lack of signage of permissive paths and lack of pavements makes Lawshall and its surrounding countryside inaccessible.		
A Walters	-	Lawshall, in common with all other parishes, once had a good network of footpaths to enable people to walk to work, the pub and the churches. It is very sad that these were not claimed when other parishes did so and thus we find ourselves without a parish rights of way network other than where paths come in from other parishes and end at our road network. It is fortunate that we are able to walk elsewhere, but this may not always be the case.	Community Action 6 seeks to increase the number of public rights of way.	None
J Byford	-	Lawshall has several good rights of way and very accommodating farmers prepared to allow access to sensible walkers so no further action should be necessary	Noted	None
R Livall	-	32. Do you support Policy LWL 20 – Public Rights of Way? YES Support in general but have made some additional comments. 32.1. A proper assessment should be provided in the Plan Review giving informed background information to this policy and para. 10.6. 32.2. It needs to be addressed how Lawshall progressed from a myriad of footpaths as shown in the 1885 Ordnance Map (see extract on page 29) to the current "skeleton" provision on the margins of the parish. Why did the "then" Parish Council and the County Council fail to define our footpaths on the Definitive Map? What are the present-day implications of this failure? 32.3. In terms of the "general health and well-being" of the residents of the parish it is essential that the Parish Council	 Noted This is not necessary as part of the Plan Review. We are where we are in relation to the current provision and Community Action 6 seeks to redress the current situation. See Community Action 6.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		addresses the serious shortcomings of the ROW network as a priority by working with landowners and other partners to achieve a suitable network of permissive paths. Does the Parish Council agree?		
		32.4. Inactivity is one of the top 10 causes of disease and disability in England and accounts for as many deaths as smoking. This important issue needs to be recognised and addressed in the Plan Review as a matter of urgency in terms of both ROW and outdoor recreation in general. Does the Parish Council agree?	See Community Action 6 in terms of rights of way.	
		32.5. The Plan Review needs to define desired footpath routes in the Parish covering: - permissive paths - circular routes - connections to Swan Public House, Frithy Wood, St Edmunds Way, Village Hall/ playground, Recreation Ground.	This should be a separate piece of work. And is not necessary for inclusion in the Plan.	
P Losasso	-	See also above	Noted	None
	Suffolk County Council	Public Rights of Way Policy LWL20 Public Rights of Way is welcomed by SCC. SCC suggests adding the following wording to LWL 20: <i>"Where appropriate, new development will be expected to maintain and enhance public rights of way. Measures to improve and extend the existing network of public rights of way will be supported where:"</i> There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030) 8. 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	The policy will be amended as suggested. This is not considered necessary.	Amend Policy LWL 20 to include the following wording at the start of the policy: <u>Where appropriate, new development will be expected to maintain and enhance public rights of way.</u>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		healthy and sustainable access between communities and services through development funding and partnership working.		
Community Action 6 – Public Footpaths and Bridleways				
M Dance	-	Community action could also include providing clear public information as to which field margins or tracks landowners have given walkers permission to use.	Noted	None
A Irish	-	Could a number of local landowners be approached to create permissive paths across their land where they already allow the public?	Personal consent is very different to permissive paths	None
A Stevens	-	As a dog walker I totally appreciate how fortunate we are to have access to the spaces we can walk on.	Noted	None
C De'Ath	-	Perhaps just maintain what we have first, rather than creating new ones	Noted	None
J Byford	-	As stated previously.	Noted	None
R Livall	-	33. Do you support Community Action 6 – Public Footpaths and Bridleways? YES Support in general but have made some additional comments. 33.1. The Parish Council indicates that it will seek opportunities to extend existing and provide new public rights of way only in the "long term". This suggests that as this remains a very difficult issue to address it will not be treated a priority by the Parish Council. Is this assumption correct? 33.2. In the "made" version of the Lawshall Neighbourhood Plan it		None
			The Parish Council will seek to prioritise the community actions in the Neighbourhood Plan once the Plan has been submitted to Babergh and will seek volunteers from the community to work with us to deliver them.	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>was stated : "Footpaths & Bridleways - SCC Countryside Department to be approached for extending these, and /or introducing new ones, or landowners to be approached for more formal permissive access along specific field verges." What progress was made on this community action? Why is the Parish Council now following a weaker approach in the "long term"?</p> <p>33.3. It is noted that Laxfield Parish Council have a Community Action to "Set up a Working Party to investigate options for planning and implementing safe routes for active travel within 15 minutes' walk of the village". Community Action 18 in the made Laxfield Neighbourhood Plan - https://www.midsuffolk.gov.uk/assets/Neighbourhood-Planning/Laxfield-NP-Ref-Version.pdf. Should Lawshall Parish Council take similar action?</p> <p>33.4. It is noted that Haddenham Parish Council have a Community Action that "The Parish Council will seek to work collaboratively with neighbouring parishes and other partners to reclaim lost and historic public rights of way". Community Action 6 in the made Haddenham and Aldreth Neighbourhood Plan - https://www.eastcambs.gov.uk/sites/default/files/Hadd%20Aldreth%20NP%20-%20for%20referendum.pdf. Should Lawshall Parish Council take similar action?</p>		
R Stocking	-	Please consider more pathways along Lambs lane, especially at the corner Lawshall Row	Noted	None
P Losasso	-	See also above	Noted	None

Chapter 10 – Services and Facilities

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Dance	-	I often see buses in the village but have no idea of how to access them - there are more than just the weekly service, so up to date route information would really help.	Noted	None
R Riches	-	Although I am not able to walk the distances I could when I was younger, I think that so many people now enjoy walking the countryside so it is important this is well maintained and enhanced with additional provision.	Noted	None
A Irish	-	See above.	Noted	None
S Ricketts	-	A shop is definitely needed in the village and would be a huge asset. For the elderly this would be invaluable .	Noted	None
D Page	-	I believe that with CIL money the community could potentially look at further projects aimed for older children and teenagers. Potentially create Skate park etc?	Noted	None
N Hughes	Outstanding.Global	We can enhance the use of our Village Hall by making it more energy-efficient and encourage wider public use.	Noted	None
R Livall	-	34. Do you have any comments on Chapter 10 – Services and Facilities? YES 34.1. With reference to other Neighbourhood Plans the Plan Review is extremely weak on "Sport and Leisure Facilities" and key issues need to be answered and addressed. 34.2. The Recreation Ground (private) at Shimpling Road has been a wonderful resource for the villages of Lawshall, Shimpling and Hartest and the landowner(s) should be loudly applauded for providing a facility for our community for more than 50 years. 34.3. In terms of facilities the Recreation Ground is now in a very poor condition. Regrettably it is not "an excellent football ground"	The Parish Council is very grateful to Kate and Pete Richards for the use of the cricket and football pitch. Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		as described in Para 7.19 of the Plan Review. It is in desperate need of investment and attention.		
		34.4. The Recreation Ground is not easily accessible to the majority of residents of the parish. There are no permissive footpaths to the Recreation Ground from the main hamlets of Lawshall and no car parking is available within the ground.	Noted	
		34.5. The use of the Recreation Ground appears to have become more restricted over time. Crucial issues and questions need to be addressed by the Parish Council regarding its future in the context of the Plan Review.	Noted	
		34.6. What are the future intentions of the landowner(s) of the Shimpling Road Recreation Ground?	This is not relevant to the Neighbourhood Plan	
		34.7. How many more seasons it is anticipated that Coldham Hall FC will use the Recreation Ground?	This is not relevant to the Neighbourhood Plan	
		34.8. Is there any prospect of cricket returning or other users to the Recreation Ground?	This is not relevant to the Neighbourhood Plan	
		34.9. What is the current anticipated life-span of the Recreation Ground?	This is not relevant to the Neighbourhood Plan	
		34.10. What investment are the Parish Council and partners willing to undertake to improve the Recreation Ground?	This is not relevant to the Neighbourhood Plan	
		34.11. How can accessibility to the Recreation Ground be improved for the residents of the parish?	Community Action 5 addresses this	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		34.12. Given the difficult circumstances faced should the Parish Council be addressing the need to provide a new site in the parish for a Recreation Ground?	This is not necessary	
		34.13. What has happened to the recent recreation ground proposals to the south of the Village Hall, Harrow Green, which another generous landowner was willing to provide?	There was no support from villagers	
		34.14. Would a site on land north of The Street be a more suitable site for a recreation ground?	This is not relevant to the Neighbourhood Plan	
		34.15. What are the future needs of the village school in terms of recreation provision?	This is not relevant to the Neighbourhood Plan	
		34.16. It is essential that the Parish Council continue to properly address formal outdoor recreation provision/facilities in the context of the Plan Review	Noted	
		34.17. A firm objection is raised to the omission of Sport and Leisure Facilities in the Plan Review including a core policy and designation(s) on Policies Maps. Justification - NPPF 2021 (paras 98 and 99) and comparisons with other Neighbourhood Plans Policy ASSN18 - Open Space, Sport and Leisure Facilities - Assington Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Assington-NP-Ref-Version.pdf Policy GB 8 – Sport and Recreation Facilities - Great Barton Neighbourhood Plan - https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Great-Barton-Neighbourhood-Plan-	The Neighbourhood Plan is not required to include a policy on sport and recreation facilities	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>Made-Version-June-2021.pdf</p> <p>34.18. In the made Assington Neighbourhood Plan the "Sports Pitch" is designated on the Policies Map (Policy ASSN18) and Lawshall should be following a similar approach. Bentley designate "Sport and Recreation Facilities (BEN15)", Laxfield designate "Open Sport & Recreation Facilities (LAX15)", Haddenham & Aldreth designate "Sport and Recreation Facilities (HAD6)". Lawshall appears out of sync at the moment.</p> <p>34.19. It is important to make suitable reference and policy commitment to "Quiet Lanes" in the Plan Review reflecting the needs of walkers, cyclists, and horse riders.</p> <p>34.20. Reference in the Plan Review should be made to the Suffolk Green Access Strategy and the potential designation of Quiet Lanes such as Folly Lane. "Made" Neighbourhood Plans such as Bentley NP are now including sections on "Quiet Lanes".</p> <p>34.21. It is suggested that the Parish Council consider designating appropriate "Quiet Lanes" in Lawshall as part of the Plan Review process and incorporating suitable designation(s) on the Policies Maps. Folly Lane on the western boundary of the parish would appear to be a suitable candidate.</p>	<p>The Neighbourhood Plan is not required to include a policy on sport and recreation facilities</p> <p>This is not considered necessary</p> <p>This is not considered necessary</p> <p>This is not considered necessary</p>	
L Curtis	-	Lawshall needs a small shop and it needs a better bus service for kids and people who do not drive to enable them to get out and about in the community.	Noted	None
M Steeden	-	Amazing how negative the Parish is towards development yet perfectly happy to us the CIL contributions !	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
C Wilson	-	Public transport is very limited to the village, and this may result in people moving out of the village as they get older and may no longer be able to drive.	This is an issue in many rural communities at the moment.	None
C&S Grunsell	-	LPC to keep a watch on diminishing width of footpaths due to farmers encroachment. eg St Edmunds Way was halved in width over the last 10 years	Noted	None
	Suffolk County Council	<i>School Parking Issues</i> These issues and potential solutions are noted. Improvements procured via new development or expansion of the school will be supported by SCC, as well as other sources of procuring any improvements, such as CIL. However, the priority for SCC is to encourage travel to school by sustainable modes wherever feasible.	The priority of the County Council is noted but this does not overcome the on-the-ground problems caused by parking due to the fact that walking and cycling to school from many parts of the village is not safe nor practical	None
Policy LWL 21 – School Parking				
M Dance	-	Surely a bus route should be collecting and returning children, and wouldn't cycle paths be a better option in 2022?	The County Council's school bus policy limits the distance from schools from which a bus will be provided.	None
A Walters	-	A thorny issue for 'The Street' residents and one that is difficult to resolve.	Noted	None
A Stevens	-	Unfortunate enough not to have a child that I have to drop off at the school, however as a person that has to drive through it in the morning I really feel that action needs to be taken. Apart from the chaos that has caused I really genuinely believe that there will be an accident before long.	Noted	None
D Pope	Mr. D. Pope	The school should only be developed further to accommodate village children and not encourage families to drive their children in from outlying villages.	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		35.3. As an immediate stop-gap measure the existing parking bay opposite Swanfield next to the Old Phone Box should be expanded and improved. It is possible that this could be funded through the Locality Budgets of the respective County & District Councillors. School parking does extend as far east as this parking bay nowadays and the parking bay is well used by local residents outside of school hours.	This is out of the Parish Council's hands	
		35.4. A new parking bay should be provided between The Swan parking bays and Old Phone Box parking bay to compensate for limited car parking provision highlighted in para. 11.4.	This is out of the Parish Council's hands	
R Stocking	-	Parking at schools are always a problem. Think it's important to keep children safe and cars slow	Noted	None
R Salmon	-	Need more parking, not less! Get rid of the stupid parking spaces opposite The Swan PH and develop a better parking system	Noted	None
M Steeden	-	This has to be solved urgently. No further development should be permitted until this is resolved.	Such an approach would not be reasonable if the development did not impact on traffic.	None
P Losasso	-	Encouragement of more efficient and environmental friendly means of transport especially at key times.	Noted	None
C James	Hippy Hut Pottery Ltd	I live on The Street, I have never been contacted or consulted about this horrendous issue. This needs to be an urgent matter before a tragedy occurs.	Noted	None
R Debenham	-	School already been increased in size with no additional parking. Parking and access needs to be addressed before any consideration or support given to any developmental proposals.	The policy seeks this	None

Community Action 7 – School Parking

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
L&J Rogers	-	Short-term actions as previously identified may be helpful but a long-term solution is likely to require the identification and acquisition of a piece of land to be set aside for school parking.	Noted	None
D Henderson	-	see above	Noted	None
R Livall	-	36. Do you support Community Action 7 – School Parking?	Noted	None
M Steeden	-	YES This has to be solved urgently. No further development should be permitted until this is resolved.	Such an approach would not be reasonable if the development did not impact on traffic.	None
P Losasso	-	See above	Noted	None
Community Action 8 – Road Traffic Issues				
R Squirrell	-	We would like to see the 30mph limit along Donkey Lane, to at least Potash Farm, as Donkey lane has a number of Elderly residents and children, and a speed limit would improve safety	It is considered unlikely that the County Highways Department would agree to such a proposal.	None
D Pope	Mr. D. Pope	Need for proper police enforcement is required (especially in Bury Road) before someone is killed. Many drivers have little respect for the speed limits in Lawshall and treat other road users (including pedestrians) with contempt.	The Parish Council is seeking to implement a community speedwatch initiative, but this will require volunteers.	None
R Edelman	-	Could the need for a 20mph sign on Lawshall Green's No Through Road, be included as an example of urgent need for traffic control. Four young children now live on this narrow stretch of lane, which has greatly increased, farm, equestrian, and domestic traffic.	This would need to be implemented by the County Highways Department.	None
M Squirrell	-	We would love to see the speed limit extended along Donkey Lane, as elderly people living there, as well as young children. And with no footpath to link to the street, then walking on road is	It is considered unlikely that the County Highways Department would agree to such a proposal.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		only option.. So a reduced speed limit would certainly make it safer.		
R Livall	-	37. Do you support Community Action 8 – Road Traffic Issues?		None
		YES Support in general but have made some additional comments.	Noted	
		37.1. Community Action 8 might be widened to cover improving and extending pavement links in the village, installing sensitively designed traffic calming and seeking appropriate pavement repairs. Reference - "Community Aspiration 11 - Traffic and movement around the village" - Ashdon Neighbourhood Plan - https://www.uttlesford.gov.uk/media/11608/1-Ashdon-Neighbourhood-Plan-Referendum-Plan/pdf/1._ASHDON_NEIGHBOURHOOD_PLAN_-_REFERENDUM_VERSION_26072022.pdf .	Noted	
		37.2. In terms of road safety for pedestrians a footway should be constructed along Bury Road from Windsor Close to the Coldham Hall entrance. The Parish Council should explore the possibility of use of Section 106 planning obligations and Community Infrastructure Levy (CIL) monies to achieve the southward section as far as The Willows Care Home.	Constructing a pavement along Bury Road could have a significant impact on the character of the village in this area.	
		37.3. Any additional residential or commercial development along Bury Road should contribute towards footway additions.	No additional residential or commercial development is planned for Bury Road.	
		37.4. Concern is raised about the amount of new residential development that has been permitted in the parish without any corresponding footway improvements.	Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		37.5. The Parish Council is questioned whether traffic calming measures in The Street would represent a prudent action to slow vehicular movements in the vicinity of the primary school? If this is a matter of concern, a Community Action covering traffic calming measures in The Street should be incorporated in the Plan Review.	This is not considered necessary given the current Community Action to address parking at the school.	
R Stocking	-	Would speed bumps help to slow the traffic? Especially the road from school to village hall? Also bury road	This would be a matter for the County Highways Department to determine	None
L Curtis	-	A lot of drivers do not take notice of the 30 mph speed limits	The Parish Council is seeking to implement a community speedwatch initiative, but this will require volunteers.	None
M Steeden	-	The speeding around the village in particular Bury Road is getting worse. What is the point of the camera.s just recording quantity of offences when nothing is done about the speeding. The police do nothing. Bury Rd is a 'rat-run' presumably from Upper and lower Stanstead, Glemsford and other villages with vehicles going to Bury.	The Parish Council is seeking to implement a community speedwatch initiative, but this will require volunteers.	None
C&S Grunsell	-	Corner Farm lorry park currently under construction likely to have a major impact on road quality, safety and environment	Noted. The County Highways Department is consulted by Babergh DC when planning applications are considered and would raise issues and objections if they considered proposals unsatisfactory.	None
	Suffolk County Council	<i>Speeding & pedestrian safety concerns</i> SCC as Local Highway Authority will always work to procure highway improvements from developments wherever possible to	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
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mitigate the effect of development on the local highway network and improve facilities for the existing community. Improvements procured via new development will be supported by SCC, as well as other sources of procuring any improvements, such as CIL.

Community Action 9 – Mobile Phone Reception

R Livall	-	38. Do you support Community Action 9 – Mobile Phone Reception? YES	Noted	None
R Stocking	-	Helpful to people using those networks	Noted	None
R Salmon	-	I'm on EE and I get no reception throughout Lawshall	Noted	None
M Steeden	-	Remove the mast. we have to suffer view and possible health issues, (which is why the school did not want it on the church). All this and no improved signal. GET RID OF IT.	The Parish Council does not have the power to remove the mast	None
G Ansell	-	Reception throughout the whole village is poor.	Noted	None

Policy LWL 22 - New Businesses and Employment

R Livall	-	39. Do you support Policy LWL 22 - New Businesses and Employment? YES		None
		Support in general but have made some additional comments.	Noted	
		39.1. The first sentence of Policy LWL 22 highlights that "new business development will be supported where sites are located within the Settlement Boundaries". It may be difficult for the Parish Council to explain where these sites are located? Where	Sites are not identified but opportunities may arise during the Plan period.	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		are the sites situated?		
		39.2. In general terms there do not appear to be any sites available within the Settlement Boundaries that would be suitable for business development. Is the first part of Policy LWL 22 superfluous?		
		39.3. Any developable land within Settlement Boundaries is very likely to be earmarked for residential development rather than business development reflecting the profitability of new housing for the relevant landowners.		
C James	Hippy Hut Pottery Ltd	I am a new business, we need to have again a good balance.	Noted	None
C&S Grunsell	-	See comments re: Corner Farm	Noted	None
	Suffolk County Council	<i>Policy LWL22 New Businesses and Employment</i> Again, SCC as LHA will always work to procure highway improvements from developments wherever possible to mitigate the effect of development on the local highway network.	Noted	None
Policy LWL 23 - Farm Diversification				
R Livall	-	40. Do you support Policy LWL 23 - Farm Diversification?	Noted	None
		YES Support in general.		
R Salmon	-	If the building's falling down/derelict why not re-purpose it to something else	Noted	None
C&S Grunsell	-	We need to grow more food locally and retain diversity for wildlife and people not for profit of opportunistic entrepreneurs.	Noted	None
Chapter 11 – Infrastructure and Employment				

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Dance	-	Given the increasing number of cyclists and the proximity of the cycle hire shop at Hawstead, the lack of any cycle paths in such a large parish is astonishing. Even worse, there is no ambition in the local plan to remedy this. I note that equestrian routes are mentioned, and that bridleways are legally accessible for bicycles. This really needs a rethink - it is an appalling omission. Lawshall should be tapping into the active holiday/leisure market to ensure its pub remains viable.	The creation of cycle paths on rural roads such as those in Lawshall would have an urbanising effect on the area.	None
R Riches	-	My mobile phone signal has drastically improved since the mast was installed opposite Churchill Close although is by no means 100% reliable. With reference to LWL 23, it seems more preferable to convert and old barn which is no longer used for farm purposes into living accommodation rather than allow it to go into disrepair and become an eyesore - as long as it complies of course to all other factors.	Noted. The Plan does not preclude this but also encourages employment use which would help the local economy.	None
J Pugh	-	Reiterate that road traffic volume and speed is a real issue, traffic calming is necessary.	Noted. The Parish Council has limited powers to address this issue.	None
L&J Rogers	-	Reference in the text to erosion of grass verges is relevant to locations throughout the village and not just opposite The Swan pub and on Hall Mead. It would be helpful for the plan to recognise and highlight this as a recurring problem. The vehicles in question belong to both residents and those coming into the village for various purposes.		
N Hughes	Outstanding.Global	Sensitive adaptation of existing buildings to encourage local employment	Noted	None
T Sparrow	-	Parking along The Street at school dropping off/picking up time is a real safety concern and needs addressing as soon as possible	The Parish Council has limited powers to address this issue.	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
R Livall	-	<p>41. Do you have any comments on Chapter 11 – Infrastructure and Employment?</p> <p>YES</p> <p>41.1. Considerable recent changes have taken place at Corner Farm (M G T Suffolk Ltd - Road Haulage Services) and it is rapidly taking on the appearance of a small industrial estate. The future planning of this area urgently needs to be addressed in the Plan Review.</p> <p>41.2. The eastern approach or gateway to Lawshall in the vicinity of Corner Farm appears to be rapidly changing and is urgent need of tidying up / landscaping.</p> <p>41.3. Given its proximity to the A134, should Corner Farm be designated and delineated as a General Employment Area / Business Park / Employment Site in the Plan Review covering such issues such as definition of area for future expansion, necessary landscape treatments and impacts on Crooked Wood and adjoining woodland?</p> <p>41.4. Failure to address planning issues at Corner Farm in the Plan Review may lead to further piecemeal development with related environmental issues over which the Parish Council will have little or no control.</p> <p>41.5. The Parish Council may wish to consider the approach of defining a "tight" General Employment Area / Business Park in the Plan Review at Corner Farm or allow an "additional area" for future expansion with proper environmental/ landscaping</p>	<p>It is not necessary for the neighbourhood plan to have a specific policy to cover Corner Farm</p>	<p>None</p>

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>safeguards. Example - Business Park in "made" Haddenham and Aldreth Neighbourhood Plan (Policy HAD4) - https://www.eastcambs.gov.uk/sites/default/files/Hadd%20Aldreth%20NP%20-%20for%20referendum.pdf. Alternatively, a similar approach could be followed to "Policy GB 6 – Retention of existing Employment Premises" of the "made" Great Barton Neighbourhood Plan - https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Great-Barton-Neighbourhood-Plan-Made-Version-June-2021.pdf - and "Policy EMST14 – Employment Sites" - "made" Elmsett Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Elmsett-NP-Adopted-Dec19.pdf. It is noted that both Great Barton and Elmsett define "Employment Sites" on their Inset Maps, which would suggest that Corner Farm should also be designated.</p>		
		<p>41.6. As part of the Plan Review a short assessment should be undertaken of the local economy in the Parish. This will confirm the importance that the Parish Council gives to the local economy.</p>	<p>An assessment of the local economy in the Parish is not considered necessary given the designation of Lawshall in the current and emerging Local Plan</p>	
		<p>41.7. How many businesses are there in the Parish? What types? Agriculture? Haulage? Community? Education? Rural Tourism? etc. Numbers of people employed? What are the needs and requirements of existing employers in Lawshall? Home-working? High speed broadband? etc</p>	<p>This is not considered relevant to the matters addressed in the Plan</p>	
		<p>41.8. A suitable policy should be included in this section on</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>"Home-Working and High Speed Broadband" - "Encourage the provision of space to support home-working / hybrid working in new dwellings, with flexible space that is adaptable to a home office" and ensure that "Suitable cabling or suitable ducting is incorporated in new dwellings to support high speed broadband". Refer - Home-Working and Internet Connectivity (Policy ETA2) "made" Ilmington Neighbourhood Plan (July 2021) - https://www.stratford.gov.uk/doc/210571/name/Appendix%201%20Ilmington%20Made%20Neighbourhood%20Plan.pdf. Alternative wording - "Policy TI 3 – High Speed Broadband" - "made" Alcester Neighbourhood Development Plan - https://www.stratford.gov.uk/doc/210567/name/Appendix%201%20Alcester%20NDP%20Made%20Version.pdf.</p>	<p>Given that few additional dwellings are planned in Lawshall over the plan period, the inclusion of a policy for new homes to include provision for home working and high-speed broadband is not considered necessary</p>	
		<p>41.9. It is important for the Plan Review to highlight the current programme in delivering ultrafast full-fibre broadband in Lawshall. Is Lawshall to receive "Ultrafast Fibre Broadband" (Up to 1000 Mbps download speed to each property), or is the Parish to remain with "Fibre to the Cabinet (FTTC)" (44-65 Mbps download speed)? Does any resident have full-fibre to their house in Lawshall or are all residents still on copper? A couple of years ago the Openreach Cabinets in Lawshall had insufficient capacity to cater for new residential additions. Has this been rectified? What are the current implications for residents and businesses, in particular those working from home?</p>	<p>This is not considered necessary</p>	
		<p>41.10. A Community Action should be included in the Plan Review confirming the commitment of the Parish Council to work with Openreach, BT and other partners to deliver high speed broadband coverage in the Parish to all members of the community. Example of Broadband initiative - "Parish Council</p>	<p>This is not considered necessary</p>	

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		Forecast 165 164 169 155 156 Pupil Roll <u>Secondary Education</u> The parish is within the catchment area for King Edward VI CEVC Upper School. King Edward VI CEVC Upper School is not currently forecast to exceed capacity during the forecast period.	Noted	
	Babergh District Council	Para 11.10 Suggest replacing 'wouldn't' with 'would not'.	Paragraph 11.10 will be amended as suggested	Amend paragraph 11.10 to replace 'wouldn't' with 'would not'
Policies Maps				
M Dance	-	A better legend is required and every place name mentioned in the plan must be referenced to a grid location to ensure no omissions. It is not possible to link all comments in the plan to a location on the maps.	This is not considered necessary	None
A Irish	-	See comments on Lawshall Street Special Character Area.	Noted	None
P Whybrew	-	The Cottage west of Bury Road is shown on the Bury Road Inset Map but is not listed in Policy LWL14. Please amend the Map to delete it.	Buildings and Structures of Local Significance are being deleted from the Plan	Delete Buildings and Structures of Local Significance from the Policies Map
A Lewis	-	Yes other than the boundary for the Lawshall Street Special Character Area to which I strongly disagree with.	Noted	None
M Squirrel	-	Harts Green is clearly shown on the map, yet no road sign to indicate the area. Could this be provided.	The Parish Council will investigate this	None
R Livall	-	42. Do you support the content of the Policies Maps? Whilst supporting the overall concept of the Plan after careful scrutiny there are a number of issues that need to be addressed. Below are the issues relevant to the Policies Maps that I have previously highlighted:	See comments in relevant sections above	As referred to in relevant sections above

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>11.1. Within the original Babergh Local Plan: Alteration No.1. (June 1995) the area of parkland within Coldham Hall (that lies within Babergh District) was defined as Special Landscape Area along with the Lark Valley area immediately to the north as far as the District Boundary. For some reason this was omitted from Babergh Local Plan: Alteration No.2. (2006), probably in error. So we have had a situation that the historic parkland in West Suffolk [adopted St Edmundsbury Local Plan] is defined as Special Landscape Area while the portion in Babergh District has been excluded. It is appropriate that the position is now rectified in the Plan Review by the recognition of the portion of historic parkland in Lawshall Parish as an Area of Local Landscape Sensitivity along with the small section of the Lark Valley immediately to the north as far as the Borough boundary. Para 7.4 of the Plan Review and Policies Maps should be amended accordingly. Reference - https://heritage.suffolk.gov.uk/Monument/MSF11890 and https://maps.westsuffolk.gov.uk/MyWestSuffolk.aspx</p> <p>12.1 The specific gaps that are to be protected should be listed in Para 7.8 or Policy LWL 8 which should assist their definition/cross-referencing on the Policies Maps.</p> <p>12.2. A new settlement gap should now be drawn eastwards from The Street Settlement Boundary south side (East of Fox Cottage to Hanningfield Green County Wildlife Site). Reason - to prevent the coalescence of The Street and Hanningfield Green Settlement Boundaries and protect the designated Important View identified in a south-west direction.</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>12.3 Consideration might be given to a settlement gap preventing coalescence north of the Lawshall Green Settlement Boundary as far as The Howes, The Green.</p>		
		<p>13.1. The Important Views that are to be protected should be listed in Para 7.10 or Policy LWL 9 which should assist their definition/cross-referencing on the Policies Maps.</p>		
		<p>13.5. Object to the exclusion of the view looking south-westwards from Donkey Lane entrance to Frithy Wood where Greenlight Trust kindly allow public access to Frithy Wood SSSI. The Parish Council acknowledged in writing that a view south-westwards from Donkey Lane was missed after the "made" 2017 version was published. The view from the Donkey Lane entrance (and further south if desired) is of importance as it helps protect the open setting and the character and appearance of Lawshall's most significant area of ancient woodland. This area would be harmfully compromised by new development and the view would be much diminished.</p>		
		<p>13.6. Object to the exclusion of the view looking south-westwards from Bury Road entrance to The Foundry where Greenlight Trust kindly allow public access to Golden Wood. The view from the Bury Road entrance (and further south if desired) is of importance as it helps protect the open setting and the character and appearance of one of Lawshall's most significant area of community woodland. This area would be harmfully compromised by new development and view much diminished.</p>		
		<p>13.7. Object to the exclusion of the view looking eastwards from</p>		

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		<p>the Right of Way at the Bury Road entrance to Coldham Hall (looking along the iconic avenue of trees towards Coldham Hall).</p>		
		<p>14.8. The parkland area (private) at Coldham Hall should be designated as Local Green Space. Justification - historical significance, ecological significance, close to community, ROW, self-contained landscape.</p>		
		<p>14.9. The grassland area (private) between Bury Road and Golden Wood (south of The Foundry) should be designated as Local Green Space. Justification - scenic setting, adjoining community woodland, ancient hedgerows, close to community, adjoining ROW, self-contained landscape.</p>		
		<p>14.10. The grassland area (private) between The Street and Frithy Wood (including both the field adjoining The Street and the Frithy Wood meadow) should be designated as Local Green Space. Justification - scenic setting, historical significance (footprint of Frithy Wood ancient woodland), ecological significance (northern meadow probably of CWS status), adjoining ancient woodland (SSSI), ancient hedgerows, close to community, adjoining ROW, self-contained landscape, tranquillity.</p>		
		<p>14.11. The roughly triangular grassland area (private) between Lawshall Hall/ All Saints Church and Frithy Wood should be designated as Local Green Space. Justification - scenic setting, historical significance (relationship of Hall with Frithy Wood ancient woodland), ecological significance (grassland and pond),</p>		

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		<p>adjoining ancient woodland (SSSI), ancient hedgerows, close to community, proximity of village school, historically significant public access (now closed), self-contained landscape, tranquillity.</p> <p>14.12. Golden Wood (community woodland) should be designated as Local Green Space. Justification - scenic setting, ecological significance (woodland, grassland and pond), ancient hedgerows, close to community, public access and adjoining ROW, self-contained landscape, tranquillity.</p> <p>14.13. The future of the Village Recreation Ground (private) at Shimpling Road needs to be properly determined/discussed by the Parish Council with the landowner. It should be designated as Local Green Space if it can be established that the Recreation Ground will be in use during and beyond the Plan period.</p> <p>14.14. The future of the remaining rectangle of agricultural land between Corner Farm and Crooked Wood needs to be properly determined/discussed by the Parish Council with the landowner. The possibility of designating it as Local Green Space should be explored.</p> <p>14.15. Crooked Wood community woodland (and the adjoining private woodland area) should be assessed by the Parish Council with a view to designating them as Local Green Space.</p> <p>14.16. The private woodland adjoining Lawshall Green (and other suitable woodland areas) should be discussed by the Parish Council with the landowner(s), exploring the possibility of designating them as Local Green Space.</p>		

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		<p>14.17. There is an inconsistency between Paragraph 7.17 which states the Village Hall open space has been excluded and Policy LWL 10.6 and the relevant Inset Plan which includes this area of open space on the Policies Map.</p>		
		<p>14.18. Para 7.14.4. and Policy LWL 10.6 covering "Village Hall Open Space" should be excluded if there is uncertainty whether the designation would be long-lasting enough for the duration of the Plan and beyond. If there is "potential for the future expansion of the Hall, or potential for the provision of additional parking facilities" as indicated in Para 7.17, the Village Hall Open Space should be excluded.</p>		
		<p>14.19. Policy LWL 10.1 covering "The Foundry Meadow" is fully supported but the Foundry building in my view should be excluded from the designation. It also needs to be established whether the car park is serving the open space area or the functioning business and education centre. Justification - consistency with other designations and facilitates any possible changes or expansion of the facility during the plan period.</p>		
		<p>14.20. It is noted that in a number of Neighbourhood Plans the Village Cemetery or Churchyard is designated as Local Green Space. It is suggested that the Parish Council consider the designation of the All Saints Churchyard as Local Green Space.</p>		
		<p>14.21. There is an inconsistency between LWL10-4 Churchill Close Meadow and the Important Open Space identified in Map 3 Special Character Area (page 36) where two areas of open space each side of Hall Mead entrance are identified. It is suggested that the Parish Council consider the designation of all three areas</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>as Local Green Space under LWL10-4 Churchill Close Meadow.</p> <p>14.22. The front curtilage of Lawshall Hall (private), including the avenue of trees and pond, is worthy of designation as Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of all this area as Local Green Space on the Policy Map and Important Open Space on the Special Character Area Map. Justification - the importance of this area to the setting of a Grade II* listed building which has important historic connections.</p> <p>14.23. It is suggested that the Parish Council consider the designation of the Primary School Playing Field as Local Green Space on the Policy Map and in Policy LWL 10.6. Checks should be made with Local Education Authority to establish whether this designation will not be compromised during the lifespan of the Plan Review. The School Playing Field is a vital resource for the school community which should be protected. Should there be any proposals to further develop the playing field area, the Plan Review could help to establish a policy framework to facilitate new provision.</p> <p>15.5. The Frithy Wood SSSI should be delineated on the Policies Maps with its own notation for SSSIs. This will complement the "Important Woodland (Policy LWL 11)" notation. It is standard practice for SSSIs to be delineated on Local Plans.</p> <p>15.6. A small slither of woodland east of Folly Lane has been identified as Important Woodland on the Policies Map. Its inclusion is supported and it is suggested that other small areas of woodland should be included on the Policies Map for</p>		

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		<p>consistency.</p> <p>15.7. Defra's Magic Map defines a few areas in the Parish as "Priority Habitat Inventory - Deciduous Woodland (England)" which the Parish Council may wish to recognise as Important Woodland in the Plan Review. In contrast we appear to have now lost our last remaining "Priority Habitat Inventory - Traditional Orchards (England)".</p> <p>15.8 Areas of Private Woodland that make a significant contribution to the landscape of the Parish should be recognised as Important Woodland. They should not be withheld from recognition simply because they are in private ownership. Does the Parish Council agree?</p> <p>15.9. The private woodland adjoining Crooked Wood should be identified on the Policies Map as Important Woodland. It does not make sense to split it from the community woodland area of Crooked Wood. Most people within the parish perceive the woodland as a single landscape entity.</p> <p>15.10. The private woodland to the south of Coldham Hall parkland should be identified on the Policies Map as Important Woodland.</p> <p>15.11. All areas of Important Woodland identified in the Plan Review should be listed and cross-referenced to Policy LWL 11. On Defra's Magic Map "Priority Habitat Inventory - Deciduous Woodland" areas of woodland within the Parish are identified but not the more recently planted community and private woodland.</p>		

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		<p>15.12. The "Woodpasture and Parkland BAP Priority Habitat (England)" within the parkland of Coldham Hall should be referenced within the Plan Review and delineated as appropriate. This extensive area can be determined from the Magic Map.</p>		
		<p>15.13. There is a small area of "Woodpasture and Parkland BAP Priority Habitat" immediately west of Barfords, Donkey Lane that should be referenced within the Plan Review and delineated as appropriate.</p>		
		<p>15.14. There is a small area of "Woodpasture and Parkland BAP Priority Habitat" at Folly Farm, Folly Lane that should be referenced within the Plan Review and delineated as appropriate.</p>		
		<p>19.4. Given that Listed Buildings/ Designated Heritage Assets are of greater importance than Buildings and Structures of Local Significance/ Non-designated Heritage Assets, Listed Buildings should be given prominence in the Policies Map and Inset Maps Key, relevant policy and supporting text.</p>		
		<p>20.2. All Heritage Assets that are considered to be of importance to the community [including both Designated and Non-designated heritage assets] should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policies LWL 13 and LWL 14.</p>		
		<p>20.3. In Paragraph 7.22 it is highlighted that "the southernmost woodland bank runs alongside The Street and represents the 1611 boundary of the wood [Frithy Wood]. Paragraph 8.5 highlights that "the southernmost ditch [is] still very distinct". Proper recognition should be given to its importance by formal</p>		

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		<p>recognition and delineation as a "Non-designated heritage asset" in the Plan Review.</p> <p>20.4. Paragraph 8.5 highlights that "Lawshall also has some interesting features [such as] a pre-Roman defence system at Warbanks Farm. Proper recognition should be given to its importance by formal recognition as a "Non-designated heritage asset" in the Plan Review.</p> <p>20.5. The Gatehouse at Coldham Hall lies within Lawshall Parish and in the interests of consistency should be recognised as a Non-designated heritage asset of importance to the community and should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policy LWL 13.</p> <p>20.6. The Old Phone Box (now a Book Library) north of Swanfields, The Street should be recognised as a Non-designated heritage asset of importance to the community and should be properly identified in the Plan Review and clearly listed within or cross-referenced to Policy LWL 13.</p> <p>20.7. All Moats should be included within the lists of Designated and Non-designated heritage assets. This includes the incomplete moat at Bayleaf House, Rectory Corner; the moat at Barfords, Donkey Lane; and the moat on Land West Of Sydena, Lambs Lane [subject to DC/21/00111].</p> <p>20.8. It is understood that the pond east of the village school playing field was an excavated area to provide material for brick making. Given this historical context it might also be designated a heritage asset.</p>		

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		<p>21.2. The village pond and the ancient hedgerow and gardens on the north side of Corneys Cottage, Longstop Cottage, Pantile Cottage, Roselen, April Cottage, Mossford and land North of Street Farm should be included in the defined Special Character Area. It is also noted that these currently excluded garden areas are within the defined "Area of Local Landscape Sensitivity".</p>		
		<p>21.3. Careful consideration should be given whether more recent landscape frameworks should also be included in the defined Special Character Area incorporating (a) to the north of The Street the village school playing field/hedgeline and (b) to the south of The Street the outer garden areas, hedgerows, tree planting and grassland meadow from the Swan Public House to Fuddle Cottage.</p>		
		<p>21.4. The Babergh Local plan Alteration No. 2 defined "Areas of Visual and/or Recreational Amenity" which included residential curtilages of significance and importance. It is suggested that the Plan Review should give similar recognition and prominence to those private curtilages of importance by defining them as "Important Open Space" or "Areas of Visual Amenity" or similar wording.</p>		
		<p>21.5. The front curtilage of Lawshall Hall (private), including the avenue of trees and pond, are worthy of designations as Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of all this area as Local Green Space on the Policy Map and Important Open Space on the Special Character Area Map. Justification - the importance of this area to the setting of a Grade</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>II* listed building which has important historic connections.</p> <p>21.6. The primary school playing field is worthy of designation as an Important Open Space identified in Map 3 Special Character Area. It is suggested that the Parish Council consider the designation of this area as Important Open Space on the Special Character Area Map.</p> <p>21.7. In Paragraph 7.22 it is highlighted that "the southernmost woodland bank runs alongside The Street and represents the 1611 boundary of the wood [Frithy Wood]. Paragraph 8.5 highlights that "the southernmost ditch [is] still very distinct". Its inclusion in the Special Character Area is warmly supported but it should be properly delineated/identified in the SCA. The issue that it extends eastwards outside of the SCA should be indicated.</p> <p>21.8. A number of drafting errors have arisen and the SCA boundaries shown in the Policies Map / Inset 3 The Street (page 56) do not accord with "Map 3 - Special Character Area" (page 36).</p> <p>25.2. Areas at risk of flooding should be shown on the appropriate Policies Maps and Inset Map Key. Note - Some areas of flood risk are shown on the Babergh District Council Place Maps in the Draft JLP.</p> <p>34.17. A firm objection is raised to the omission of Sport and Leisure Facilities in the Plan Review including a core policy and designation(s) on Policies Maps. Justification - NPPF 2021 (paras 98 and 99) and comparisons with other Neighbourhood Plans Policy ASSN18 - Open Space, Sport and Leisure Facilities -</p>		

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		<p>Assington Neighbourhood Plan - https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Assington-NP-Ref-Version.pdf Policy GB 8 – Sport and Recreation Facilities - Great Barton Neighbourhood Plan - https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Great-Barton-Neighbourhood-Plan-Made-Version-June-2021.pdf</p> <p>34.18. In the made Assington Neighbourhood Plan the "Sports Pitch" is designated on the Policies Map (Policy ASSN18) and Lawshall should be following a similar approach. Bentley designate "Sport and Recreation Facilities (BEN15)", Laxfield designate "Open Sport & Recreation Facilities (LAX15)", Haddenham & Aldreth designate "Sport and Recreation Facilities (HAD6)". Lawshall appears out of sync at the moment.</p> <p>34.21. It is suggested that the Parish Council consider designating appropriate "Quiet Lanes" in Lawshall as part of the Plan Review process and incorporating suitable designation(s) on the Policies Maps. Folly Lane on the western boundary of the parish would appear to be a suitable candidate.</p> <p>35.3. As an immediate stop-gap measure the existing parking bay opposite Swanfield next to the Old Phone Box should be expanded and improved. It is possible that this could be funded through the Locality Budgets of the respective County & District Councillors. School parking does extend as far east as this parking bay nowadays and the parking bay is well used by local residents outside of school hours.</p>		

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		<p>35.4. A new parking bay should be provided between The Swan parking bays and Old Phone Box parking bay to compensate for limited car parking provision highlighted in para. 11.4.</p>		
		<p>37.1. In terms of road safety for pedestrians a footway should be constructed along Bury Road from Windsor Close to the Coldham Hall entrance. The Parish Council should explore the possibility of use of Section 106 planning obligations and Community Infrastructure Levy (CIL) monies to achieve the southward section as far as The Willows Care Home.</p>		
		<p>41.3. Given its proximity to the A134, should Corner Farm be designated and delineated as a General Employment Area / Business Park / Employment Site in the Plan Review covering such issues such as definition of area for future expansion, necessary landscape treatments and impacts on Crooked Wood and adjoining woodland?</p>		
		<p>41.5. The Parish Council may wish to consider the approach of defining a "tight" General Employment Area / Business Park in the Plan Review at Corner Farm or allow an "additional area" for future expansion with proper environmental/ landscaping safeguards. Example - Business Park in "made" Haddenham and Aldreth Neighbourhood Plan (Policy HAD4) - https://www.eastcambs.gov.uk/sites/default/files/Hadd%20Aldreth%20NP%20-%20for%20referendum.pdf. Alternatively, a similar approach could be followed to "Policy GB 6 – Retention of existing Employment Premises" of the "made" Great Barton Neighbourhood Plan - https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Great-Barton-Neighbourhood-Plan-</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Made-Version-June-2021.pdf - and "Policy EMST14 – Employment Sites" - "made" Elmsett N		
S Losasso	-	Labelling the "greens" in Lawshall as "hamlets" is random, as any other areas with a few houses could equally well be labelled hamlets, eg Donkey Lane, Golden Lane, Hartest Lane, Melford Road, Brands Lane or Audley End. Donkey Lane would seem a better area to develop in this part of Lawshall, as it already has modern houses, and has a wide road which would keep traffic out of the Village more, rather than being brought into it. There is a small cluster of houses up here which could be added to without damaging a "Designated County Wildlife Site". Similarly Golden Lane and Melford Road. Hanningfield Green is a Designated County Wildlife Site and should not be built near.	This approach is in conformity with the emerging Local Plan.	None
C&S Grunsell	-	See comments attached.	Noted	None
	Suffolk County Council	The Local Green Space designations in the Policies Map insets are misnumbered, for example, there are two green spaces identified by LWL10 - 6, two identified by LWL10 - 7, and two identified by LWL10 - 10, however, none are identified in the insets as LWL10 - 1, LWL10 - 8 or LWL10 - 9.	The policy number reference errors highlighted will be corrected.	None
	Babergh District Council	There are some drafting errors on the Inset Maps which will need correcting: On Inset Map 1 – Bury Road • check / rename the LGS. Should this read LWL10-1? On Inset Map 2 – Harrow Green / Lambs Lane • the reference to LWL10-7 adjacent to LWL10-6 appears to be erroneous and should be deleted. On Inset Map 4 – Hanningfield Green (etc.) • Check / rename LWL10-6. Should this read LWL10-8 • LWL10-9 (the two narrow green strips that provide the attractive wide verge) are missing.	The policy number reference errors highlighted will be corrected.	Amend policy number references as highlighted by Babergh DC

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		It would be helpful if Map 3 and the Policy Maps use the same description and colour reference to separately identify the designated Heritage Assets and the Buildings and Structures of Local Significance. The terminology used in the key to Map 3 should also be consistent with policy titles etc.	These inconsistencies will be addressed in the Submission Plan	Address the inconsistencies between Map 3 and the Policies Map

Appendices

R Livall	-	43. Do you support the content of the Appendices? YES Support in general but have made some additional comments. 43.1. A "List of Supporting Documents" should be provided along with details of where they can be viewed.	It is not necessary to include a list of supporting documents as an appendix as where they are referenced in the Plan an indication is made as to where they can be viewed	None
C&S Grunsell	-	No mention/reference to Corner Farm, the biggest development of the lot.	Corner Farm is not a residential development	None
	Historic England	We welcome Appendix 5: Design Development Checklist, but highlight that the street grid and layout section does not reflect the most up to date 2022 Highway Code nor the National Design Guide, where it says "Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?". The Highway Code road user hierarchy requires vulnerable road users - particularly pedestrians - to be prioritised, rather than just given regard, as does the National Design Guide paragraph 77. We suggest that this is modified.	It is not considered necessary to amend the Design Guide as suggested	None

General comments

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
M Dance	-	The overall feel of the plan is that it embeds Lawshall in the 1970s. While there are worthy statements, the overall lack of accessibility to and within the village is not adequately addressed. It is regretful that such a beautiful part of the country doesn't have a hotel and does nothing to attract visitors and their income. If established residents are serious about wanting their children and families to be able to afford to live here, then they need to recognise the need to attract income and build smaller affordable homes. Personally, I'm very happy for Lawshall to remain quiet and unnoticed - so long as residents accept that probably means losing the pub at some point.	Noted	Noted
R Squirrell	-	Would be more than willing to add any further to the points that we have raised.	Noted	Noted
R Riches	-	I think the booklet and presentation on 15 Oct was very well thought out and well presented and is a testimony to the amount of work that has gone into this process.	Noted	Noted
J Pugh	-	Thank you for all the hard work, time and effort.	Noted	Noted
L&J Rogers	-	Community Action 8 - Road Traffic Issues: monitoring of traffic volume and speed on Bury Road and The Street has been ongoing BUT there is an issue relating to pedestrian and equestrian safety elsewhere in the village 30 MPH zone: for instance, the stretch from the Evangelical Church corner to Lawshall Green. This particularly relates to morning and afternoon school traffic. Speed monitoring and reporting in this area would be helpful.	Noted	None
S Ricketts	-	I think it is an impressive report and hope it will help the village for years to come.	Noted	Noted
K Whordley	-	Easy to read and understand. Well laid out. An excellent updated version on the original NP.	Noted	Noted
M Whordley	-	Excellent plan. The village have been well informed about the plan and have been able to make comments where needed.	Noted	Noted

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
D Pope	Mr. D. Pope	A vast amount of work has been carried out in getting to this stage. Let's hope that the contents of the plan can be used to the benefit of all villagers both current and in the future.	Noted	Noted
C Sands	-	Very well considered plan and public consultation thorough.	Noted	Noted
D Page	-	I think the Plan in essence is a good plan built on the great work done in the initial plan. I think the key to the plan is it's implementation not only by the PC, but also those at BDC.	Noted	Noted
C De'Ath	-	Thank you to all those who have worked hard to put this document and policies together. I know it is necessary, but this form could be a bit overwhelming for some to complete.	Noted	Noted
A Board	-	Thank you again for producing a detailed, well thought out plan that will benefit the future of the village.	Noted	None
J Kitchen	-	school parking needs actions not words. reduce out of village children presumably all coming by car. prioritise places for village children page 19 - the site between bayleaf house and meadow croft is built on (this is shown later) in terms of village amenities - the weekly fresh produce market at the village hall during covid restrictions is now a monthly cafe, with seller of eco friendly products, sometimes crafts and is an evolving process. the pub is celebrated but is being used for things that could (and did) take place at the village hall, which does need to be used. the cost of the hall is not more than that which meeting attendees are spending on drinks at the pub.	This is a matter for the County Education Department to address Noted Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
D Henderson	-	Overall the plan is good but there should have been more interaction with some individual houses that are directly affected by some of the recommendations.	Noted	None
R Edelman	-	The photo of the church on the front cover is an excellent one. But it could be from a hundred Suffolk villagers. In contrast, the cover of the 2017 Plan was unique to Lawshall, and was by Lawshall children. I appreciate that the Review needs to be immediately distinguishable from the 2017 Plan, but is there a way that the original cover could be used differently. Maybe at an angle? Maybe with a faint background of our Undulating Ancient Farmland?	The front cover photo will be changed	Amend front cover
N Hughes	Outstanding.Global	There has been excellent support and engagement by the Lawshall Parish Council to take ownership of this new Plan. The public on the whole are in favour of the changes.	Noted	None
J Delefortrie	-	An amazing document & presentation well done all	Noted	None
L Howe	-	I support the neighbourhood plans	Noted	None
R Livall	-	General Comments		None
		1. I consider the Lawshall Neighbourhood Plan Review 2021-2037 Pre-Submission Stage Consultation Draft Plan (October 2022) [abbreviation Plan Review] to be a huge improvement on the "made" 2017 version and overcomes many of my previous concerns, in particular the adverse potential of the adopted plan for delivering expansive small housing developments (in the context of Policy LAW3) over and above the needs and requirements of the village.	Noted	
		2. I really like the Plan Review and all of those that were able to participate in its preparation are to be congratulated.	Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		3. I have made numerous representations on the Plan Review reflecting my interest and support in the Plan process rather than any deep-seated concerns.	Noted	
		4. Whilst my representations are generally supportive, I have become increasingly aware that anything that we may miss or leave out whether by choice or error could in the future provide useful ammunition for planning consultants at a planning appeal. In this context I have made quite detailed representations along with a few objections to the Review Plan.	Noted	
		5. The Plan Review follows a tried and trusted format and policy framework that Ian Poole has successfully developed for a swathe of "made" Neighbourhood Plans across Suffolk and further afield. It is easy to read, well-illustrated and supported by high quality mapping.	Noted	
		6. I have not provided any supporting plans of suggested designations but would be happy to do so on request.	Noted	
		44. Do you have any other comments on the Draft Neighbourhood Plan?		
		YES		
		44.1. The Parish Council should include a section on "Community Infrastructure Levy (CIL) and Project Funding" and list those projects that the Parish Council anticipates undertaking over the course of the Plan period. "Infrastructure" for the purposes of CIL has a wide-ranging meaning but includes - Sporting, recreation and leisure facilities; Open spaces; and Digital networks (e.g.	This is not considered necessary in order for the Plan to meet the Basic Conditions.	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		broadband). Source: - Neighbourhood Planning Support: Understanding Community Infrastructure Levy (CIL) - https://neighbourhoodplanning.org/toolkits-and-guidance/understanding-community-infrastructure-levy-cil/ .		
		44.2 Linked to the Policies and Community Actions incorporated in the Plan Review, it is suggested that the Parish Council sets down in a concluding section how it proposes to "Monitor and Review" the Plan and the commitments that it is making.	This is not considered necessary given that the Plan is a regular item on the Parish Council agenda.	
L Chapman	-	As per objections to other questions, I am concerned that the wording of policy LWL1 and LWL2 are watered down compared to the old plan with regards to development outside the settlement boundaries. The new proposed wording is not as clear cut and I feel like developers would take advantage of that so tightening the language would be necessary to secure my support for the new plan. The rest of the plan looks thorough and good. Thank you.	The planning restrictions outside the Settlement Boundary (BUAB) have in fact been strengthened as the previous Plan allowed for the development of new housing outside but adjoining the BUAB. The new Plan, along with the Local Plan, only allows development outside the Settlement Boundary in specific circumstances.	None
A Leach	-	I support many of the amendments within the new draft neighbourhood plan and I am appreciative of the enormous amount of time and effort which has gone into drafting the latest plan. However, I do not support some of the key policies within the new draft plan, particularly in relation to development outside the Settlement Boundaries (Policy LWL 1). The 2017 Lawshall Neighbourhood Plan was quite clear that to be permitted, a	The planning restrictions outside the Settlement Boundary (BUAB) have in fact been strengthened as the previous Plan allowed for the development of new housing outside but adjoining the BUAB. The new Plan, along with the Local Plan, only	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>development proposal had to be situated within a 'Built-Up Area Boundary' (Policy Law 1), and those which were located outside would only be permitted if they were 'adjacent to' a Built Up Area Boundary or situated within a 'designated cluster', along with other conditions (Policy Law 3).</p> <p>As I understand the new plan – and please do explain further if I have misinterpreted anything – policies and guidance around development proposals outside of the Settlement Boundaries (formerly-known as the Built-Up Area Boundaries) are a lot more vague. The former Policy Law 3 has been deleted from the proposed new plan, and rolled into Policies LWL 1 and LWL 2. However, these two new policies only stipulate that future development will be 'focused' within the Settlement Boundaries – rather than limited to them. In the new plan, it also seems that proposed development sites outside the Settlement Boundaries could be considered anywhere, whereas before they quite clearly had to be located within or adjacent to a Built-Up Area Boundary (or designated cluster). Furthermore, the conditions which will be applied when reviewing planning applications outside the Settlement Boundaries – not having a detrimental impact on heritage and landscape designations and not undermining the important gaps between settlements – appear less definitive and therefore subject to interpretation and challenge.</p> <p>I am therefore concerned that planning restrictions outside of the Settlement Boundaries have in effect been loosened within the new draft Neighbourhood Plan, as I have interpreted it, and so I cannot support the draft plan in its current form on this basis. Any vagueness will be seized upon by developers and are likely to be interpreted in their favour. If development restrictions outside the</p>	<p>allows development outside the Settlement Boundary in specific circumstances.</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Settlement Boundaries were firmed up in the plan (particularly Policy LWL 1), I would be in favour of the draft.		
		Please feel free to contact me to talk through any of these concerns I have raised via the contact details provided.		
-	-	I support this review	Noted	None
T Bailey	-	I support the Draft Neighbourhood Plan	Noted	None
I Carrington	-	Page 10 2.7 We have no weekly market. We only have a monthly cafe. Page 11 2.9 We do have 2 buses a week. No mention of GLT as a major employee in the major employee section. I know it is mentioned later in 2,11. What has happened to to the Public Rights of Way, that were here 36 years ago? The PC used to have a list of them and Mr John Wiseman (Dec) was the keeper and administer.	The Plan will be amended to delete reference to the market	Amend para 2.7 to delete reference to the market
C James	Hippy Hut Pottery Ltd	I was very disappointed to discover that this plan was put together by an outside agency, who has told some untruths In this document.	The Parish Council does not have the professional town planning experience to be able to produce such a Plan that will need to stand challenge from developers. Ultimately the draft Plan will be independently examined to assess its compliance with national and local planning policy. It is disappointing that it is considered that "untruth" exists.	None
C&S Grunsell	-	Thank you for the opportunity to comment and respond. Great local democracy.		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		Comment No. 1 1. Appendix 1 only covers residential construction and not commercial. Why?	Appendix 1 is of specific reference to Policy LWL2	
		2. There are no Policies Map covering the area of Warbanks Farm and Corner Farm? Why?	This is not considered necessary as there are no specific designations in this area	
		3. The largest change to the character of our community is not mentioned in the consultation document, i.e. The creeping enlargement of a haulage company yard and lorry park at the A134 end of the village that's not reflected anywhere on any map. Why?	Noted	
		4. The impact of the expansion of this business and its impact upon our community are not mentioned anywhere in the Draft Plan. Why?	This is an existing employment site and all planning applications will be determined in the context of policies in the Local Plan and the Neighbourhood Plan including impact on the landscape and infrastructure	
		5. Further, the impact of 40 tonne lorries passing through our village, in terms of noise, disruption to traffic flow and damage to road surfaces is not mentioned at all. Why?	It is not considered necessary to pinpoint one particular traffic generator when it has planning permission for such uses.	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>6. The largest new construction by site area and building size is the development of Corner Farm but the draft document makes no reference at any time to this significant Commercial expansion, that will undoubtedly have a major impact once it becomes fully operational within the next few months. Why?</p> <p>Council consideration request LPC should urgently reconsider and comment on this significant development since the last village plan and seek the comment of residents, given the impact on road surfaces, narrow pass laybys, kerbside wildlife, traffic congestion and the blight on village residents.</p>	<p>The site has planning permission for its current uses and any future applications will be determined in the context of policies in the Local Plan and the Neighbourhood Plan.</p>	
		<p>Comment No. 2- I refer to Policies Maps - Insert 4 covering Hanningfield Green, Hibbs Green and Lawshall Green</p>		
		<p>1. Only Hanningfield and Lawshall Greens appear to have been fully recognised as Local Green Spaces and not Hibbs Green in Policy LWL 10. Given that all three Greens are maintained by local residents, then it would seem consistent to include Hibbs Green in this listing.</p> <p>2. For the purposes of this comment, Hibbs Green is made up of two wild spaces, to the east and West of Deer View Lodge. (Not just where the sign post "Hibbs Green" was conveniently placed in the ground only a few years ago.)</p> <p>3. From talking to owners of property in Hibbs Green, the majority would agree with me that such classification would be welcome and fully appropriate.</p>	<p>Hibbs Green will be added as Local Green Space</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>4. The marking of Important views (Policy LWL 9) only reflects the view south on Insert Map 4, to be consistent and appropriate, the view to the North from the same spot should also be noted and marked as an Important view under this Policy LWL 9). Similar to the views on Insert No 1 – Bury Road. Page 54</p> <p>Council consideration request LPC should consider the above amendments in line with local resident general opinions. The View towards the Hibbs Green Pond and it's adjoining large Green space is particularly attractive to humans and wildlife alike!!! Newts, frogs, toads, ducks and Moorhens along with various invertebrates have been spotted on this small but valuable pond, which also contributes to retaining water upstream during flood periods.</p> <p>Comment No 3 Future building</p>		
		<p>At the recent open meeting, It has been described that we live in a Mansion (4 Bed Detached Dwelling) One day we would like to down size to a similar quality smaller property with similar low running and maintenance costs, staying and continuing to contribute to our much loved community. However, at present there are no such properties available, or have received Housing Planning Permission as set out in Appendix 1, Page 58 of the Lawshall Neighbourhood plan.</p> <p>Given the desire to retain important green spaces and retain agriculture land for growing food, then the obvious option would be to reconsider building upwards.</p>	<p>Building houses to 3 or 4 storey height would bring an urban feel to a rural village and would not be appropriate.</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>Given the cost of land, then building upwards to levels 3 and 4 would be a sensible way of building affordable housing for those wishing to downsize and remain in the Lawshall Community.</p> <p>A precedent has already been set at Corner Farm, where the new buildings under construction are equivalent to level 3 and 4.</p> <p>Council Consideration request, LPC should express an opinion about building up rather than building out on virgin land with a view to achieving the desire of better land use, more affordable and lower running and maintenance cost housing.</p> <p>Such a policy statement would encourage developers to build more home to interest residents to remain in the community, as well as attracting younger people who want to educate their children at the local school. With added longer term benefit of turning the tide on an ever aging village population, who will require able persons to provide maintenance and care services, if they are to stay in our community.</p>		
G Ansell	-	Took me a while to read through it all.	Noted	None
	Anglian Water	<p>The only other comment I need to make is that I feel careful consideration has been addressed for the interest of the village. Keeping the village as a village while meeting the needs of the community. The problems that have arisen are being dealt with sensitively. Thank you.</p> <p>1. Anglian Water 1.1. Anglian Water is the water and water recycling provider for over 6 million customers in the east of England. Our operational area spans between the Humber and Thames estuaries and includes around a fifth of the English coastline. The region is the</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>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.</p> <p>1.2. Additionally, our region has the highest rate of housing growth in England. The 2021 Census report identifies that population growth in the East of England region was 8.3% in the past decade against a national average of 6.6%. Population growth in the district of Babergh was at a lower rate growing by 5.2% between 2011 and 2021.</p> <p>1.3. 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 society, above and 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>2. Anglian Water and Neighbourhood Development Plans 2.1. Anglian Water is the statutory water and sewerage undertaker for the Lawshall neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. 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.</p> <p>3. Commentary on the Lawshall draft Neighbourhood Plan</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>3.1. The following comments are made in relation to ensuring the making of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p>4. Conclusion 4.1. Anglian Water supports the direction taken in the Lawshall Neighbourhood Plan, particularly in relation to policy measures to minimise surface water flooding. However, further prominence could be placed on SuDS as a design-led solution.</p>		
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the revised Lawshall Neighbourhood Plan.</p> <p>Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.</p> <p>Paragraph 190 of the National Planning Policy Framework <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment> (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.</p> <p>It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout.</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
	Ministry of Defence	<p>is understood that the Lawshall Parish Council are undertaking a pre-submission Regulation 14 Consultation regarding a review of the Lawshall Neighbourhood Plan.</p>	Noted	None
		<p>The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.</p>		
		<p>Paragraph 97 of the National Planning Policy Framework 2021 requires that planning policies and decisions should take into account defence requirements by 'ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.' To this end MOD may be involved in the planning system both as a statutory and non-statutory consultee. Statutory consultation occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>set out on safeguarding maps issued by Department for Levelling Up, Housing and Communities (DLUHC) in accordance with the provisions of that Direction.</p> <p>The area within the Lawshall Neighbourhood Plan is washed over by safeguarding zones associated with Wattisham Station, specifically aerodrome height safeguarding zones. The review or drafting of planning policy provides an opportunity to better inform developers of the constraints that might be applied to development as a result of the requirement to ensure defence capability and operations are not adversely affected.</p> <p>Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.</p> <p>The Statutory Aerodrome Height safeguarding zone serves to protect the airspace above and around aerodromes to maintain an assured, obstacle free environment for aircraft manoeuvre. This airspace is to be kept free of obstruction from tall structures to ensure that aircraft operating from, manoeuvring around, or approaching the aerodrome can do so safely.</p> <p>In addition, and where development falls outside designated safeguarding zones, the MOD may also have an interest, particularly where the development is of a type likely to have an impact on operational capability by virtue of scale, height, or physical properties. Examples of these types of development include renewable energy development such as the installation of wind turbine generators or solar photo voltaic panels, or any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground</p>		

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>level) structures and wind turbine development introduce physical obstacles to low flying aircraft. Solar PV development can compromise the operation of communications and other technical assets by introducing substantial areas of metal that degrade signals and, depending on the location of development, may produce glint and glare to the detriment of aviation safety. Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more.</p> <p>In summary, the MOD have no concerns with the Lawshall Neighbourhood Plan review consultation but would wish to be consulted of any potential development within the statutory height safeguarding zone that surrounds Wattisham Station, which consists of structures or buildings exceeding statutory safeguarding height criteria.</p> <p>I trust this clearly explains our position on this update. Please do not hesitate to contact me should you wish to consider these points further</p>		
	National Highways	Thank you for your correspondence, dated 17 October 2022, notifying National Highways of the consultation under Regulation 14 of the draft Lawshall Neighbourhood Plan (2021-2037).	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>As you are already aware that National Highways is responsible for the operation, maintenance and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State.</p> <p>In the area within and surrounding the Lawshall Neighbourhood Plan we have responsibility for the trunk road A14. With respect to the proposed draft neighbourhood site location, all these are remote from the Strategic Road Network.</p> <p>Consequently, National Highways offers 'No Comment' to this application.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 16 October 2022 .</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. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex [available on request from the Parish Clerk] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
	Suffolk Wildlife Trust	Thank you for sending us details of the Lawshall DRAFT Neighbourhood Plan, please see our comments below: We are pleased to see that the Lawshall Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it within Policies LWL11 and LWL12. The plan text highlights the biodiversity assets of the parish such as ancient woodland, hedgerows, and villages greens, and we are pleased to see these have been mapped in the policies maps.	Noted	None
	Water Management Alliance	Thank you for consulting us on the Lawshall Neighbourhood Plan. The parish of Lawshall is not located within the Board's Internal Drainage District or the watershed catchment, therefore we have no comments to make.	Noted	None
	Suffolk County Council	Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Lawshall Neighbourhood Plan. 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: - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport	Noted	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p>		
		<p>Suffolk County Council is supportive of the vision for the Parish. In this letter, we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in italics and deleted text will be in strikethrough.</p>		
		<p><i>Design Code</i> We would strongly recommend that the code aligns with Suffolk Design: Streets Guide wherever possible.</p>	<p>This is not considered necessary</p>	<p>None</p>
		<p>The EV charging and cycle storage guidance should align with Suffolk Guidance for Parking (2019).</p>	<p>The Suffolk Guidance is noted but given the phasing out of selling new petrol and diesel cars, it is considered appropriate to increase minimum requirements in new homes.</p>	<p>None</p>
		<p>General Paragraph 2.6 reads "sizeable portion of land now converted to organic management and, unusually for West Suffolk", this implies that the parish is located in West Suffolk district when it is within Babergh district.</p>	<p>Reference will be amended to western Suffolk.</p>	<p>Amend para 2.6 to make reference to western Suffolk rather than West Suffolk</p>
		<p>As the comment above, in paragraph 01.4 of the Design Guide Lawshall is noted as "a working agricultural village located in West Suffolk".</p>	<p>The Design Guide will be amended.</p>	<p>Amend the design guidance to state that the village is located in western Suffolk.</p>
			<p>Noted</p>	

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<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>		
	Babergh District Council	<p>This response is made for and on behalf of Robert Hobbs, Corporate Manager for Strategic Planning.</p> <p>Thank you for inviting us to review and comment on the 'Lawshall Neighbourhood Plan Review 2021 - 2037' (hereafter referred to by us as the Plan Review).</p>	Noted	None
		<p>This Plan Review is a mix of the old and the new. The old policies are those carried forward unchanged from the adopted Lawshall Neighbourhood Plan (October 2017) and the new can be traced directly to other more recently adopted plans. As we said to those other parishes, we have no objection to this approach as long as the policy is relevant to Lawshall.</p>	It is considered that the new policies are directly relevant to Lawshall.	None
		<p>We do have some observations to make and set these out in the appended table. None are of particular concern but they do draw attention to areas where we feel the Plan Review would benefit from some extra work to ensure consistency etc. If any of our comments need expanding on, please do not hesitate to contact us.</p>	Noted	None

Name	Organisation	Comment	Parish Council response	Proposed changes to Plan resulting from comment
		<p>For the record, we also confirm that we have comment to make at this stage on the following policies: LWL2 (Housing Development), LWL3 (Housing Mix), LWL4 (Dwelling Extensions), LWL5 (Replacement Dwellings in the Countryside), LWL6 (Affordable Housing on RES), LWL7 (ALLS), LWL8 (Settlement Gaps), LWL11 (Protecting Existing Natural Environmental Assets), LWL12 (Biodiversity), LWL17 (Flooding & Sustainable Drainage), LWL18 (Artificial Lighting), LWL19 (Community Facilities & Services), LWL20 (PRoW), LWL21 (School Parking), LWL22 (New Businesses & Employment), and LWL23 (Farm Diversification).</p>	Noted	None

Appendix 7 - 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 Number	Modification	Reason
Cover		Change main photo – to be provide by PC Amend text as follows: Pre-Submission Stage Consultation Draft Plan Change date to May 2023	To bring the Plan up-to-date and in response to comments
3	Foreword	Amend third paragraph as follows: We acknowledge that some additional new housing has been built across the parish in the five years since the original Plan was adopted. Neighbourhood Plans cannot block development, but our Plan has ensured that proposals that are not in keeping with our distinct characteristics have not been allowed to proceed. As with all plans of this nature, it's the development that isn't built that marks its success. For example, since the <u>2017 Plan</u> was adopted, it has been to <u>turn down four planning applications that were contrary to its policies and would have resulted in over 30 new homes in the parish. Some of these decisions were upheld at appeal to the Secretary of State. used to:</u> <ul style="list-style-type: none"> • Refuse a planning application for 5 homes north of The Street near Frithy Wood • Refuse a planning application for 15 homes opposite The Willows Nursing Home • Refuse a planning application for 2 homes in Shimpling Road • Refuse a planning application for 9 homes east of Melford Road 	In response to comments
Contents page		Amend as consequence to changes in Plan	Update

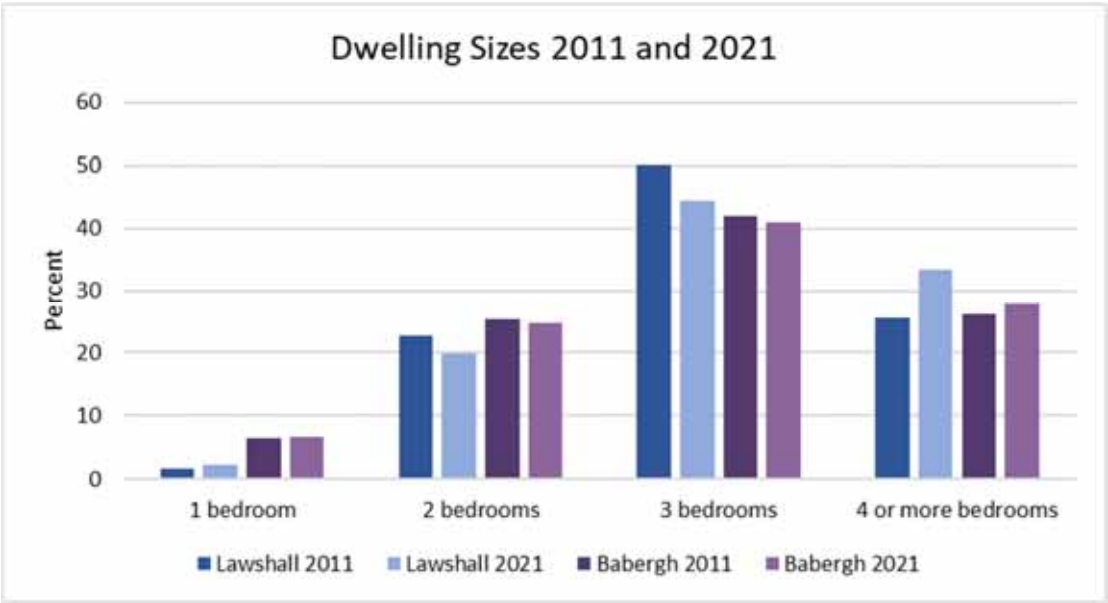
Page	Para / Policy Number	Modification	Reason
8	1.8	<p>In the row covering Policy LAW3 amend status in Plan box to: Policy deleted and matters <u>formerly in LAW3 now</u> addressed in Policies LWL1 and LWL2</p> <p>In the row covering Policy LAW4 amend the status column as follows: Policy <u>revised to reflect new evidence in Lawshall Housing Needs Assessment 2023</u> retained – now Policy LWL3</p> <p>In the row covering LAW5 amend the status column as follows: Policy revised to reflect current national planning policy - now Policy LWL4 <u>LWL6</u></p> <p>In the row covering LAW6 amend the status column as follows: Policy revised to designate original spaces as Local Green Space - now Policy LWL8 <u>LWL10</u></p> <p>In the row covering LAW8 amend the status column as follows: Policy revised to provide more detail - now Policy LWL10 <u>LWL12</u></p>	In response to comments
9	1.14	<p>Amend as follows:</p> <p>1.14 Following this round of consultation, the comments received will be considered and any necessary amendments will be made ahead of the Plan continuing its journey towards examination, referendum and eventual adoption. The statutory “pre-submission” consultation of the new Plan was carried out for a period of six weeks in October 2022. Comments received at that time have been reviewed and, where necessary, the Plan has been amended before it was submitted to Babergh District Council. The new Plan will now be subject to a further round on consultation and independent examination. The Independent Examiner will determine whether the nature and extent of the changes to the 2017 Plan deem it necessary for a parish referendum before the new Plan can be adopted.</p>	To bring the Plan up-to-date
9	Flow diagram	<p>Amend date as follows:</p> <p>Submission to Babergh and further consultation Winter 2022 <u>Spring 2023</u></p>	To bring the Plan up-to-date

Page	Para / Policy Number	Modification	Reason
		<p>Independent Examination Early 2023 <u>Summer 2023</u></p> <p>Referendum (if deemed necessary) Summer 2023 <u>Autumn 2023</u></p> <p>Adoption Summer 2023 <u>Autumn 2023</u></p>	
9	Diagram adjoining Para 1.15	<p>Correct references to Part 1 as follows:</p> <p>Part 1 – 2023? Part 4 2 – <u>2025?</u></p>	Correction
10	2.1	<p>Amend second sentence as follows: Historic reference indicates prehistoric habitation and there are remains of a pre-Roman <u>The Suffolk Historic Environment Record (HER), which is managed by Suffolk County Council Archaeological Service, holds numerous records for the parish relating to historic settlement and other cultural activity. Examples include a possible Bronze Age funerary monument and two probable Iron Age “D” shaped enclosures. Further cropmarks of undated enclosures are also recorded within the parish, which includes the multiple ditched enclosure known as ‘The Warbanks’ defence system the date of which needs to be confirmed through archaeological investigation; at ‘Warbanks’; a late Bronze Age sword discovered there is in Moyse’s Hall Museum, Bury St Edmunds.</u></p> <p>Amend final sentence as follows: A Roman Catholic school - the oldest Catholic Mission in Suffolk - was built in 1870, adjacent to Our Lady Immaculate & St Joseph’s Church on Bury Road. <u>The school does not exist today.</u></p>	In response to comments

Page	Para / Policy Number	Modification	Reason
10	2.6	Amend second sentence as follows: In contrast, we also have a central 'hub' <u>focused around Lambs Lane and Harrow Green where almost half of Lawshall's homes can be found.</u> delineated by the main Built-Up Area Boundary and home to about 45% of the population.	In response to comments
11	2.9	Insert the following to the end of the paragraph: <u>More recently there has been a trend to more people working from home, especially since the Covid-19 pandemic, but this is often reliant on having good broadband and mobile phone services.</u>	In response to comments
12	3.5	Final letter "s" needs to be black text	In response to comments
12	3.6	Amend paragraph as follows: Babergh District Council is currently in the final stages of preparing a new Joint Local Plan with Mid Suffolk District Council, that will provide a planning framework for the management of growth across the two Districts up until 2037. In November 2020 the District Council published the "pre-submission" Joint Local Plan for a final round of consultation ahead of its submission to the Secretary of State and the subsequent examination by the Planning Inspectorate. That examination commenced in 2021, but in December 2021 the Inspectors wrote to the District Council proposing that policies concerning the distribution of new housing and the allocation of new housing sites across the districts are deleted and addressed in a new Part 2 Local Plan. The Inspectors also proposed that the Settlement Boundaries should revert to those in the adopted Development Plan which, for Lawshall, is contained in the 2017 Neighbourhood Plan. These proposed "modifications" to the Joint Local Plan are likely to be the subject of a public consultation later in 2022 or early in 2023, and it is now unlikely that Part 1 of the emerging Joint Local Plan will be adopted until 2023, a matter that has been taken into account in preparing the new Neighbourhood Plan. In March 2023 the District Council published the Modifications Schedule to the Joint Local Plan for consultation. The proposed Modifications were the <u>changes the Inspectors considered likely to be necessary to make the Joint Local Plan sound and legally compliant. In relation to Lawshall, the policies relating to the distribution of new housing across the district and the allocation of new housing sites are deleted and will be addressed in a new Part 2 Local Plan to be produced at a later date. The modifications also proposed that the Settlement</u>	To bring the Plan up-to-date

Page	Para / Policy Number	Modification	Reason
		<u>Boundaries should revert to those in the adopted Development Plan which, for Lawshall, is contained in the 2017 Neighbourhood Plan. It is unlikely that the final content of Part 1, which will identify the level of housing growth and contain policies for the day-to-day determination of planning applications, will be adopted until later in 2023. For the purposes of this draft of the Neighbourhood Plan, this will be referred to reference remains as the "emerging Joint Local Plan.</u>	
12	After 3.6	Insert new paragraph as follows: <u>3.7 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>	In response to comments
15	Vision	Amend as follows: A community where the rural setting of its hamlets has been preserved while new development that has taken place meets identified local needs and has had regard to the natural and historic environment <u>and where we have worked to be in line with Net-zero targets</u> and, where feasible, complemented the facilities and services in Lawshall.	In response to comments
15	Amenities and Services Objectives	Amend as follows: <ul style="list-style-type: none"> Those amenities and services most valued today, <u>including public rights of way and footways</u>, will still be 'alive and well' and, where appropriate, up-graded for everyone's benefit and enjoyment. 	In response to comments
15	Housing Objectives	Amend as follows: <ul style="list-style-type: none"> It will have been built within <u>the defined settlement boundaries unless exceptional circumstances defined in the Plan are satisfied, or adjoining the defined built-up areas or as sensitive and proportional infillings within the identified clusters (hamlets).</u> Those who wished to, will have been able to remain in the village - thereby ensuring that in 2037 there will still be a continuance of diverse demographics and a lively thriving village community enjoyed by all. 	In response to comments
15	Infrastructure Objectives	Amend as follows: <ul style="list-style-type: none"> Internet and phone communication systems will be up to speed and will have encouraged small rural set-ups and new local businesses <u>and enabled efficient home-working for those that need to.</u> 	In response to comments

Page	Para / Policy Number	Modification	Reason
15	Development Design Objective	Amend as follows: <ul style="list-style-type: none"> • <u>Lawshall will remain committed to achieving its contribution to National net-zero targets and residents will have been empowered to address the climate emergency and will have achieved net zero greenhouse gases emissions.</u> 	In response to comments
16	Lambs Lane / Harrow Green Settlement Boundary Map	Amend map as illustrated: 	In response to comments
20	6.8	Amend paragraph 6.8 as follows:	To bring the Plan up to date

Page	Para / Policy Number	Modification	Reason																									
		<p>The 2017 Neighbourhood Plan noted that there were no significant differences in the size of houses in Lawshall compared with Babergh as a whole. This is demonstrated in the results of the 2011 Census, although it is clear that there are a higher proportion of three bedroomed homes in Lawshall than across Babergh as a whole and that smaller homes are at a premium. However, the publication of the 2021 Census data demonstrates that there had been a significant increase in the proportion of homes with four or more bedrooms in Lawshall over the previous 10 years (from 25% to 33%) whereas across Babergh there has only been a slight increase.</p> <p><u>Insert new chart:</u></p>  <table border="1"> <caption>Dwelling Sizes 2011 and 2021</caption> <thead> <tr> <th>Bedroom Type</th> <th>Lawshall 2011 (%)</th> <th>Lawshall 2021 (%)</th> <th>Babergh 2011 (%)</th> <th>Babergh 2021 (%)</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>~2</td> <td>~3</td> <td>~7</td> <td>~7</td> </tr> <tr> <td>2 bedrooms</td> <td>~23</td> <td>~20</td> <td>~26</td> <td>~25</td> </tr> <tr> <td>3 bedrooms</td> <td>~50</td> <td>~45</td> <td>~42</td> <td>~41</td> </tr> <tr> <td>4 or more bedrooms</td> <td>~26</td> <td>~33</td> <td>~27</td> <td>~28</td> </tr> </tbody> </table>	Bedroom Type	Lawshall 2011 (%)	Lawshall 2021 (%)	Babergh 2011 (%)	Babergh 2021 (%)	1 bedroom	~2	~3	~7	~7	2 bedrooms	~23	~20	~26	~25	3 bedrooms	~50	~45	~42	~41	4 or more bedrooms	~26	~33	~27	~28	
Bedroom Type	Lawshall 2011 (%)	Lawshall 2021 (%)	Babergh 2011 (%)	Babergh 2021 (%)																								
1 bedroom	~2	~3	~7	~7																								
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3 bedrooms	~50	~45	~42	~41																								
4 or more bedrooms	~26	~33	~27	~28																								
20	6.9	Amend as follows:	To bring the Plan up-to-date																									

Page	Para / Policy Number	Modification	Reason										
		2011 <u>2021</u> Census data also shows that one third 44% of Lawshall's homes with four or more bedrooms only had one or two occupants, perhaps suggesting a need for smaller homes in the parish to enable people to downsize while being able to remain in Lawshall.											
20	6.10	<p>Amend paragraph by inserting the following at the end:</p> <p><u>In support of the preparation of the new Neighbourhood Plan, a Housing Needs Assessment was prepared for the Parish Council as part of the Government neighbourhood plans support package. The Assessment was prepared by AECOM and is available to view on the Neighbourhood Plan pages of the Parish Council website. In relation to house sizes, it concluded that households aged 65 and over are expected to grow by 73% between 2011 and the end of the plan period, while all other age categories remain stable or decline. In order to accommodate the predicted population change, the Assessment recommended the following dwelling size mix in new development:</u></p> <table border="0"> <tr> <td><u>1 bedroom</u></td> <td><u>30%</u></td> </tr> <tr> <td><u>2 bedrooms</u></td> <td><u>42%</u></td> </tr> <tr> <td><u>3 bedrooms</u></td> <td><u>3%</u></td> </tr> <tr> <td><u>4 bedrooms</u></td> <td><u>12%</u></td> </tr> <tr> <td><u>5 or more bedrooms</u></td> <td><u>14%</u></td> </tr> </table> <p><u><i>NB – figures are rounded to the nearest whole number</i></u></p> <p><u>To ensure that the size of dwellings appropriately reflects the needs identified, the number of rooms and layout of dwellings proposed will be assessed in determining the number of rooms that could be used as bedrooms.</u></p>	<u>1 bedroom</u>	<u>30%</u>	<u>2 bedrooms</u>	<u>42%</u>	<u>3 bedrooms</u>	<u>3%</u>	<u>4 bedrooms</u>	<u>12%</u>	<u>5 or more bedrooms</u>	<u>14%</u>	To reflect new evidence
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<u>3 bedrooms</u>	<u>3%</u>												
<u>4 bedrooms</u>	<u>12%</u>												
<u>5 or more bedrooms</u>	<u>14%</u>												
21	Policy LWL3	<p>Amend as follows:</p> <p>POLICY LWL 3 - HOUSING MIX (RETAINED POLICY LAW4)</p> <p>Housing development must contribute to meeting the existing and future needs of the Parish. Planning proposals will be supported where development provides a mix of housing types and sizes that reflects the needs of local people, particularly in the need for 2 and 3 <u>1 and 2</u> bedroom dwellings for first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.</p>	To reflect new evidence										

Page	Para / Policy Number	Modification	Reason
		<u>Where development is proposed on large plots, proposals that deliver two small dwellings rather than one larger dwellings will be supported.</u>	
21	6.11	Amend paragraph by adding the following to the end: <u>The proposed Modifications to the Joint Local Plan include Policy LP03 – Residential Extensions and Conversions to be included in the new Part 1 Joint Local Plan. Given that Part 1 may not be adopted until after the new Neighbourhood Plan, Policy LP03 forms the basis for Policy LWL 4, while local factors have also been added.</u>	In response to comments and to provide a consistent approach
21	Policy LWL4	Amend Policy LWL4 as follows: <u>Proposals for Residential extensions to existing dwellings or conversions of buildings to ancillary residential use within the curtilage of residential dwellings will be supported permitted</u> , provided they meet all the following criteria: <ul style="list-style-type: none"> i. There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries <u>and will retain suitable amenity space</u>. The Council will have regard to the cumulative impact of extensions <u>and conversions</u> and outbuildings on the original character of the property and its surroundings <u>will be taken into account</u>; ii. The property design, siting, bulk, form and materials of the extension should be compatible with the original dwelling and character of the area; iii. Extensions will be required to be subordinate to the original dwelling in terms of bulk, height and position; iv. There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing of light or an overbearing impact; v. <u>Parking spaces meeting adopted standards and turning spaces (where required) shall be retained or provided</u>; and vi. There should be no unacceptable adverse impact on any heritage assets or their setting 	In response to comments
22	6.13	Amend paragraph by adding the following to the end:	

Page	Para / Policy Number	Modification	Reason
		<p><u>The proposed Modifications to the Joint Local Plan include Policy LP04 – Replacement Dwellings and Conversions to be included in the new Part 1 Joint Local Plan. Given that Part 1 may not be adopted until after the new Neighbourhood Plan, Policy LP04 forms the basis for Policy LWL 5, while local factors have also been added.</u></p>	
22	Policy LWL5	<p>Amend Policy LWL5 as follows: Policy LWL 5 – Replacement Dwellings and Conversions in the Countryside <u>Outside Settlement Boundaries</u> Proposals for the replacement of existing dwellings outside the defined Settlement Boundary will be permitted where:</p> <ol style="list-style-type: none"> i. The original dwelling has a lawful permanent residential use and is capable of residential occupation in its current condition and form; ii. The replacement dwelling would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or on heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design <u>and uses materials to achieve a high standard of design in response to the context:</u> iii. The replacement dwelling is positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified; iv. The size of the replacement dwelling is not significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site, and is appropriate to the countryside setting; and v. <u>The site has or is capable of having a safe and suitable access and the provision of parking spaces will meet adopted standards; and</u> v. <u>vi.</u> The development includes an acceptable landscape scheme to retain and improve the rural nature of the locality. <p>Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting.</p>	In response to comments

Page	Para / Policy Number	Modification	Reason
		<p><u>Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.</u></p> <p>Increases in plot size to form additional garden, parking or amenity land will not be permitted.</p>	
23	After 6.17	<p>Insert additional paragraph as follows: <u>6.18 One option for securing affordable housing that remains available for the local community is through the establishment of a Community Land Trust (CLT). This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. A CLT scheme has recently been delivered at Lavenham and opportunities for a similar scheme in Lawshall can be considered should there be an identified local need for affordable housing for those with a local connection.</u></p>	In response to comments
27	LWL9	<p>Amend policy by adding the following to the end:</p> <p><u>Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated without having a significant adverse impact, by reason of the buildings scale, materials and location, on the key features of the views.</u></p>	In response to comments
28	7.17	<p>Delete final sentence as follows: The open space at the Village Hall has been excluded from designation as it would compromise the potential for the future expansion of the Hall, or potential for the provision of additional parking facilities.</p>	In response to comments
29	LWL10	<p>Add the following to the list of Local Green Spaces:</p> <p><u>11. Grassland area between Bury Road and Golden Wood (south of The Foundry)</u> <u>12. Grassland area (private) between The Street and Frithy Wood</u> <u>13. Crooked Wood</u></p>	

Page	Para / Policy Number	Modification	Reason
		<p>14. <u>Woodland adjoining Lawshall Green</u></p> <p>15. <u>Churchyard</u></p>	
30	7.29	<p>Amend paragraph as follows:</p> <p>Green Light Trust, an environmental education charity based in the village, is restoring part of Lawshall's SSSI woodland, Frithy Wood;</p> <p>Lawshall Community Woodlands (a Forest for Our Children) a village steering group, manages Lawshall's two community woodlands (Golden Wood and Crooked Wood);</p> <p>Community volunteers manage the two County Wildlife Sites (Hanningfield Green and Lawshall Green).</p> <p>There are a host of smaller private sites managed specifically for wildlife. In addition, a number of local residents record and monitor species, so the data sets available for Lawshall are valuable.</p>	In response to comments
31	LWL11	<p>Amend as follows:</p> <p>The important woodland and ancient hedgerows, shown on the Policies Map, are valued highly by the community and are to be protected. Any development proposal which would result in their loss should demonstrate that exceptional circumstances exist that justify such a loss. <u>Proposals that are likely to have an adverse impact on designated sites, priority habitats, wildlife corridors and protected or priority species will not normally be permitted except where it can satisfactorily be demonstrated that the benefits of the development clearly outweigh any adverse impact.</u></p>	In response to comments
31	LWL12	<p>Amend first sentence of paragraph 4 as follows:</p> <p>Otherwise acceptable development proposals will only be supported where they provide a <u>measurable net gain</u> in biodiversity through, for example:</p>	In response to comments
33	8.4	<p>Amend second sentence as follows:</p> <p>Also of particular interest and possibly the oldest building, is Keepers Cottage (1400s<u>1600's - 1700's</u>), with indication still apparent that it was originally a medieval 'open hall' house.</p>	In response to comments
34	LWL13	<p>Amend c. as follows:</p>	In response to comments

Page	Para / Policy Number	Modification	Reason
		<p>c. Contribute to the parish's local distinctiveness, built form and scale of its heritage assets, as described in the Lawshall Design Guidance and Codes and the Lawshall Character Assessment (2023), through the use of appropriate design and materials;</p> <p>Amend d. as follows: d. Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting <u>having regard to the Lawshall Design Guidance and Codes document</u>;</p> <p>Amend f. as follows: Provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through <u>appropriately</u> detailed analysis of the asset and the proposal.</p>	
34	Paras 8.6 to 8.9	Delete paragraphs 8.6 to 8.9 and renumber subsequent paragraphs accordingly	In response to comments
35	LWL14	Delete Policy LWL 14 - Buildings and Structures of Local Significance	In response to comments
36	Map 3	Amend Map 3 to include all the back gardens north of The Street Additionally amend map to identify the front curtilage of Lawshall Hall as important open space	In response to comments
40	9.4	The Neighbourhood Plan Character Assessment (January 2017 <u>May 2023</u>) identified four key character areas	In response to comments
42	LWL16	Amend criterion a. as follows: a. recognise and address the key architectural features (<u>examples of which are illustrated in Appendix 4</u>), characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this; Amend criterion l. as follows:	In response to comments

Page	Para / Policy Number	Modification	Reason
		I. where appropriate, make adequate provision for the covered storage of all wheelie bins and <u>covered secure cycle storage</u> in accordance with adopted cycle parking standards;	
43	9.11	Amend third and fourth sentences of paragraph as follows: The worst case was at Bury Road in September 2014 when the pumping station was unable to cope, and which resulted in two houses being majorly flooded with sewage surface water and foul water . A flood investigation report prepared by <u>was undertaken by Suffolk County Council, the Lead Local Flood Authority, and</u> reported that four main parameters led to the flooding:	
43	9.12	Amend first sentence as follows: New developments in Lawshall must be designed to not make further contributions to surface water flooding; should not be sited in areas at risk of flooding by directing development away from areas at highest risk (whether existing or future). Where development is deemed necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. As such, proposals will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation. For any development of 5 or more dwellings, the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and no run-off onto highways and public areas would be permitted. Smaller developments must also incorporate measures to reduce run-off onto highways and into public areas. <u>Developers should refer to Design Code EN2 of the Lawshall Design Guidance and Codes for reference on good practice.</u>	In response to comments
43	9.13	Amend first sentence as follows: With any housing developments, it is important that appropriate infrastructure is in place to cope with heavy rainfall events including sufficient capacity of the pumping stations (there are three in the village) <u>the disposal of surface water and foul water.</u> Amend final bullet as follows:	

Page	Para / Policy Number	Modification	Reason
		Promote and request the maintenance and clearing of runaway ditches with local landowners, recognise landowners who do so, and consider enforcement action through <u>SCC Highways Suffolk County Council</u> in cases where chronic lack of maintenance contributes to surface water flooding	
43	LWL17	<p>Amend policy as follows:</p> <p>Proposals for all <u>major and some minor</u> new development will be required to submit schemes appropriate to the scale of the <u>proposal development and shall</u> detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</p> <ul style="list-style-type: none"> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and • <u>rainwater and stormwater harvesting and recycling; and</u> • other natural drainage systems <u>where which are</u> easily accessible <u>maintenance can be achieved and maintainable.</u> <p>Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of <u>an a new access</u>, and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and <u>maintain surface water drainage the flow of surface water.</u> Such proposals will be required to <u>gain the appropriate permissions from the consenting body.</u></p>	In response to comments
44	After Community Action 4	<p>Insert new Community Action</p> <p><u>Community Action 5 – Contributing to Greener Suffolk</u> <u>The Parish Council will aim to raise awareness of environmental issues, enhance biodiversity, promote practical ways of reducing energy consumption, and champion the creation of a sustainable community.</u></p>	In response to comments
47	LWL20	<p>Amend by inserting the following at the start of the policy:</p> <p><u>Where appropriate, new development will be expected to maintain and enhance public rights of way.</u></p>	In response to comments

Page	Para / Policy Number	Modification	Reason
51	11.10	Amend first sentence as follows: The Neighbourhood Plan supports the creation of additional jobs where such development would not <u>would not</u> have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site.	In response to comments
53	Policies Map	Add Important Views from Donkey Lane to Frithy Wood and from Bury Road to Golden Wood	In response to comments
53-57	Policies Map and Inset Maps	Amend maps by deleting Buildings and Structures of Local Significance	In response to comments
56	Inset 3	Amend extent of LWL10-4 to cover open space each side of Hall Mead entrance Amend map to be consistent with Map 3 – Special Character Area	In response to comments
57	Inset 4	Add Important View from a point west of Deer View Lodge, Hibbs Green looking north	In response to comments