

WHATFIELD Neighbourhood Plan – REG16 Consultation

Comments by Whatfield Neighbourhood Plan Working Group (WNPWG) on REG16 representations - 31st March 2021.

Serial	Respondent	Whatfield Neighbourhood Plan Working Group comment
1	Suffolk County Council	<ul style="list-style-type: none"> • WHAT1- Agree that there may have been some minor misinterpretations. No objection to proposed wording. • WHAT4 – No objection to proposed wording. • WHAT6- No objection to proposed wording.
2	Babergh District Council	<ul style="list-style-type: none"> • Settlement Boundary: Agree to use the November 2020 JLP Map • LGS para 6.19 – Agree to update. • Map E – The area shown on the JLP map is the correct boundary for the allotments. • WHAT3 – The original wording suggested by BDC at REG14 does not seem to be supported by recent NDP examinations therefore it would seem sensible to revert to the original REG14 wording of this policy and a modification be made accordingly
3	SCC Cllr Mick Fraser	Noted
4	Natural England	Noted
5	Historic England	Noted
6	Anglian Water	Noted
7	Highways England	Noted
8	Avison Young on behalf of National Grid	Noted.
9	Suffolk Wildlife Trust	<ul style="list-style-type: none"> • County Wildlife Sites – would not object to reference to CWS being referred to in the policy as locally designated sites. • Biodiversity Net Gain – see response to SCC above which addresses the issue. • Mitigation Hierarchy – no objection to inclusion of this concept within Policy WHAT1
10	Water Management Alliance	<ul style="list-style-type: none"> • Noted
11	Lawson Planning Partnership on behalf of M Chisnall & Son	<ul style="list-style-type: none"> • The majority of this representation is aimed at the overall Local Plan housing figures. • Policy WHAT4 makes provision for housing both inside and outside of the settlement boundary provided that the other policy criteria are met. • The NDP does not make a specific allocation for housing.

		<ul style="list-style-type: none"> • The emerging BMSJLP identifies as Housing Requirement for Whatfield or one dwelling which is already committed. • The NDP should not promote less development than set out in the strategic policies for the area (NPPF para 29). The NDP is consistent with this paragraph. • The NDP is consistent with both the adopted Development Plan and the emerging BMSJLP. • It therefore meets the relevant basic conditions. • Policy WHAT4 would allow for affordable housing in the form of an 'exception site'. • The submission refers to a 'consultative based' approach to the production of the Neighbourhood Plan. The Plan has been produced with considerable input from local people who have expressed clear views not only through the plan process but also through the application and appeals processes. These views have shaped the plan – the purpose of the Neighbourhood Plan is to give the local community the power to develop the vision for their area and shape, direct and deliver sustainable development. • The Area of Local Landscape Sensitivity (ALLS) shown as an Area of Important Local Landscape Quality in the REG14 version of the NDP covers the same area as the existing Special Landscape Area as defined in the Adopted Babergh Local Plan saved policies. There is no additional land included.
12	Resident: Ashford	<ul style="list-style-type: none"> • Support noted. The plan does not make any specific allocations for new housing. The figure of 8 was a number that was supported by 41% of those who responded to the questionnaire as being an appropriate number for new dwellings to come forward over the plan period
12	Resident: Hartwell	<ul style="list-style-type: none"> • Support noted. The plan does not make any specific allocations for new housing. The figure of 8 was a number that was supported by 41% of those who responded to the questionnaire as being an appropriate number for new dwellings to come forward over the plan period.
13	Resident: McKenzie	<ul style="list-style-type: none"> • Support noted. The plan does not make any specific allocations for new housing. The figure of 8 was a number that was supported by 41% of those who responded to the questionnaire as being an appropriate number for new dwellings to come forward over the plan period.

15	Resident: Tweedy	<ul style="list-style-type: none"> • Support noted. The plan does not make any specific allocations for new housing. The figure of 8 was a number that was supported by 41% of those who responded to the questionnaire as being an appropriate number for new dwellings to come forward over the plan period. • Policy WHAT1 encourages the creation of natural features including ponds
16	Resident: Walker 1	<ul style="list-style-type: none"> • The plan does not make any specific allocations for new housing. The figure of 8 was a number that was supported by 41% of those who responded to the questionnaire as being an appropriate number for new dwellings to come forward over the plan period. • Policy WHAT4 specifically refers to single dwellings and small groups of up to 5 and includes a caveat that refers to highway safety. It is recognised that one of the reasons for the refusal of the two recent applications (Naughton Road and Wheatfields) was on the grounds of highway concerns over the lack of footways in The Street. (criterion b of the policy)
17	Resident: Walker 2	<ul style="list-style-type: none"> • Policy WHAT4 includes a caveat that refers to highway safety. It is recognised that one of the reasons for the refusal of the two recent applications (Naughton Road and Wheatfields) was on the grounds of highway concerns over the lack of footways in The Street. • In addition, the policy also contains criteria relating to impacts on the historic environment. This was specifically included to ensure that views of the church were protected. • Furthermore, WHAT3 identifies the churchyard of St Margaret as a Local Green Space. • WHAT5 sets out the preferred housing mix for the plan period.