

# Wherstead Neighbourhood Plan

2018-2037

## Consultation Statement

### Welcome

#### The story so far

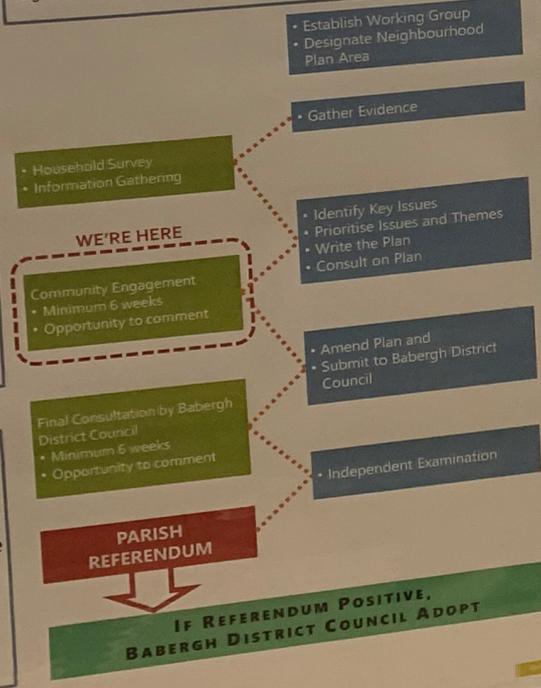
Parish Council Sub-Committee, with the assistance of a local Planning Consultancy support, has been preparing a Neighbourhood Plan for our parish.

Completed household surveys, commissioned specialist studies and provided regular feedback to residents.

A major milestone and are commencing consultation on the Draft Plan. This consultation lasts until Monday 22 November, a period of 6 weeks.

#### How it is prepared?

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



### The Draft Plan

#### Plan Contents

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified.

- The Natural Environment and Landscape
- The Historic Environment
- The Local Economy and Tourism
- Development Design
- Infrastructure and Services
- Travel and Highways

#### 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 Aspirations

Local initiatives to address non-planning matters and concerns raised in the Residents Survey.



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 Local Plan.

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

Prepared for Wherstead Parish Council by  
Places4People Planning Consultancy  
September 2022



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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 Wherstead Neighbourhood Plan.

1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

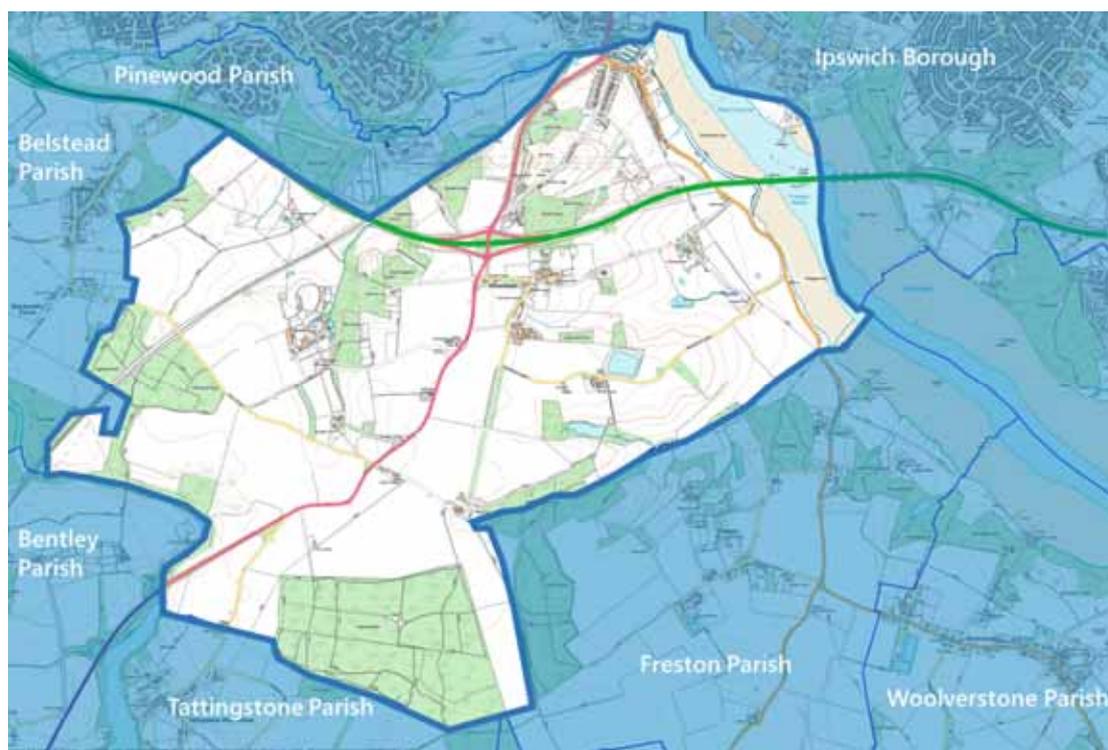
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Wherstead as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

## 2. Background to the preparation of the Neighbourhood Plan

2.1 Wherstead Parish Council made the decision to produce a Neighbourhood Plan early in 2020, shortly after a parish residents' vote had been held which sought opinion as to whether a Plan should be produced. That vote resulted in 54 voting forms being returned with a unanimous 'Yes' vote in favour of creating a Plan.

2.2 On 9 September 2020 the Parish Council applied to Babergh District Council to designate the whole parish as a Neighbourhood Area. The application was approved on 14 September 2020 and the designated area is that illustrated on Map 1 below.



### How the Neighbourhood Plan has been prepared

3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the

community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.

3.2 Work to create the Plan was initially hampered by the onslaught of the COVID-19 Pandemic which restricted the ability to hold face-to-face gatherings, but a team of volunteers was formed comprising parish councillors and volunteers and Places4People Planning Consultancy was retained to provide professional support in the preparation of the Plan.

3.3 During 2020 the main task of the Steering Group was to gather evidence and information that would support the content of the Plan. A virtual meeting for all residents was held on 6 October 2020 in the evening which comprised a short presentation on what Neighbourhood plans 'can and cannot do' by Places4People followed by questions and be a general discussion. Notes from the discussion are available to view on the Neighbourhood Plan pages of the Parish Council's website at <http://wherstead.onesuffolk.net/neighbourhood-planning/>

3.4 In December 2020 a residents' questionnaire was distributed to every household for everyone over the age of 16 to complete. The closing date for the completion of the survey, which was also made available online via the Parish Council's website, was 20 December 2020. A total of 62 people responded.

3.5 The restrictions on meeting and holding events during the COVID Pandemic limited the ability of the Neighbourhood Plan Team to both hold face-to-face meetings and hold community engagement events. However, regular updates were provided on both the News and Neighbourhood Planning pages of the Parish Council's website during this time. This included a summary of the results of the questionnaire.

3.6 During 2021 a number of background studies were produced, either by the Neighbourhood Plan Team or external consultants paid for by the Government's Neighbourhood Planning support programme. These include:

- Wherstead Local List of Buildings and Structures of Architectural and Historic Interest (Wherstead Parish Council; May 2021)
- Wherstead Neighbourhood Plan Landscape and Biodiversity Evaluation (Suffolk Wildlife Trust; July 2021)
- Wherstead Appraisal of Views (Wherstead Parish Council; July 2021)
- Wherstead Design Guidance and Codes (AECOM; August 2021)

## 4. Regulation 14 Pre-Submission Consultation

- 4.1 On 19 August 2021 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. Consultation commenced on Saturday 9 October 2021 for a period of 6 weeks, ending on Monday 22 November 2021.
- 4.2 A drop-in event was held at the Village Hall on Saturday 9 October, the display boards for which are reproduced as Appendix 1 of this Statement. A total of 22 people attended the drop-in event. The consultation was also widely publicised through leaflets distributed to residents and businesses.
- 4.3 The Neighbourhood Plan pages of the website provided a copy of the Draft Neighbourhood Plan, links to the supporting evidence documents and details on how to comment on the Plan. An online comments form was made available, linked from the Neighbourhood Plan pages. It was also made available in paper form should respondents be unable or unwilling to submit comments online.
- 4.4 The District Council provided a list of statutory consultees, as listed in Appendix 2, and these were notified of the consultation by email on Sunday 10 October 2021. A copy of the consultation email content is included as Appendix 3.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

## 5. Pre-Submission Consultation Responses

- 5.1 A total of 29 people or organisations responded to the Pre-Submission Consultation as listed below.

### **Residents**

D Baldry	F Loader	A Rideout
C Browes	J Miller	C Skippen
R Coates	G Paul	M Talmer
L Coates	L Plowright	K Wade
D Cobb	M Plowright	C Wilden
A Drake	K Polley	
D Holmes	A Pye	

Plus comments from one person that did not provide a name

### **Organisations and Developers**

Avison Young on behalf of National Grid

Babergh District Council

Boyer on behalf of East of England Co-Operative Society

Historic England

Marine Management Organisation

Pigeon Investment Management Ltd

R Paul - Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited

RSPB

Suffolk County Council

Suffolk Wildlife Trust

- 5.2 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" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date as well as reflecting the outcome of the Screening of the Plan carried out for Babergh District Council and published in September 2022. Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

# Appendix 1 – Pre-Submission Consultation Drop-in Event Display Boards

## Welcome

### The story so far

Since January 2020 a Parish Council Sub-Committee, with the assistance of a local Planning Consultancy and Government financial support, has been preparing a Neighbourhood Plan for our parish.

During this time we've conducted household surveys, commissioned specialist studies and provided regular feedback to residents.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation lasts until Monday 22 November, a period of 6 weeks.

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

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

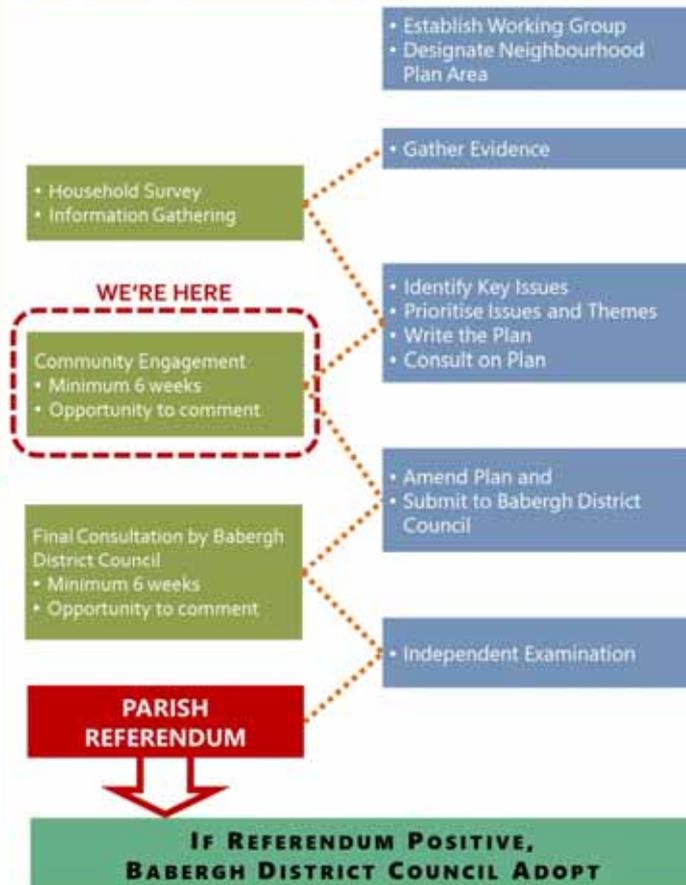
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS  
BY 22 NOVEMBER**

### How it is prepared?

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**PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN**



# A Vision for Wherstead

Wherstead will be a Parish where:

1. The village landscape, with its many historic and listed structures and links back to Wherstead's past, is maintained.
2. Links between the two population centres of the village are strengthened and the more remote homes in the village retain their setting and independence.
3. Wherstead's separate identity from Ipswich and the surrounding villages is maintained.
4. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish

## Objectives

1. Ensuring we have the tools and processes to meet future challenges and to enhance our unique rural, coastal nature and agricultural setting.
2. To ensure Wherstead is a safe and exciting community to live in for now and for future generations.
3. To preserve Wherstead as a rural village with a separate identity from Ipswich and the surrounding villages.
4. The village landscape, with its many historic and listed structures and links back to Wherstead's past, are maintained.
5. Links between the two population centres of the village are strengthened and ensure that the more remote homes in the village retain their setting and independence.
6. The unique, distinct character of the village is maintained by ensuring additional housing and business development is in proportion to the current size and needs of the Parish and the Parish is not swamped by business or retail development.
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7. Preserve the integrity of our village by enhancing and encouraging the sense of community
8. Maintain employment opportunities that do not result in a detrimental impact on local infrastructure, the environments and resident's amenity
9. Protect and enhance the local landscape and its significant views
10. Ensure new development is of a scale and design that reflects local character.
11. Improve road safety, protect and enhance Wherstead's public rights of way and reduce the impact of traffic passing through the Parish



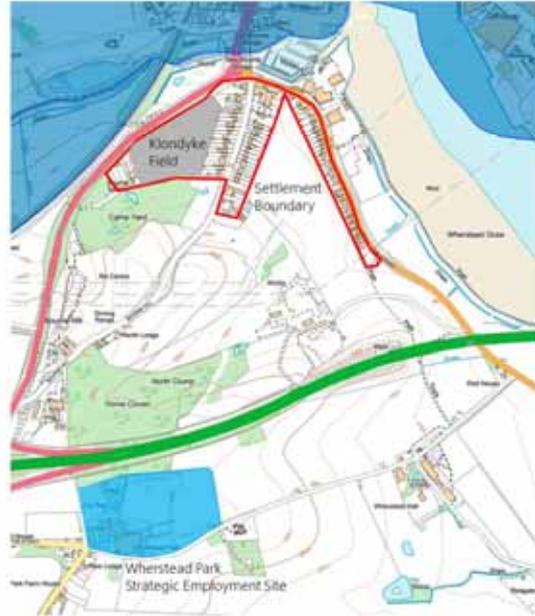
DO YOU SUPPORT THE VISION AND OBJECTIVES?



# Planning Strategy

## Location of development

- A new Local Plan for Babergh and Mid Suffolk is at an advanced stage of preparation.
- For Wherstead, it does not identify any additional development sites other than those that already have planning permission.
- It defines a "Settlement Boundary" that includes Bourne Hill, Bourne Terrace, the existing housing on The Strand as well as the development site at Klondyke Field between Bourne Hill and the A137 where 75 houses are being built
- Wherstead Park is identified as a Strategic Employment Site which is expected to continue to provide local employment opportunities during the lifetime of the Plan.
- The Neighbourhood Plan cannot plan for less development than specified in the Local Plan.
- The Neighbourhood Plan does not make provision for any additional major residential development outside the Settlement Boundary during the period to 2037, but there may be opportunities for the conversion of agricultural buildings to residential use which, in most instances, do not require planning permission.
- The Plan especially seeks to protect areas outside the Settlement Boundary from development, particularly in the Area of Outstanding Natural Beauty or where there would be an impact on its setting.
- New proposals that constitute "major" development, such as the development of 10 or more homes or a housing site over 0.5 Hectares or business floorspace of over 1,000sqm or a site area of 1 hectare, will not be supported.



### POLICY WTD1 – PLANNING STRATEGY

The Neighbourhood Plan area will accommodate development commensurate with Wherstead's designation in the District's Settlement Hierarchy.

New development within the Settlement Boundary, or employment development within the Wherstead Park Strategic Employment Site, as defined on the Policies Map, will be supported in principle.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies.

Across the Neighbourhood Area, proposals that constitute "major" development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported.

DO YOU SUPPORT THIS POLICY?



# The Natural Environment and Landscape

## Ambition

To make a positive contribution to the reduction of pollution both at a Parish and Global level, by:

- minimising noise disturbance from existing and new activities;
- ensuring that new developments incorporate features that reduce noise transmission from existing polluters within the Parish, e.g. the highways network;
- encouraging the use of alternative low carbon and low emission transport within the parish;
- ensuring that new and existing illuminated sites, minimise light spill into neighbours and the general area and seek to maintain the dark skies policy within Wherstead;
- discouraging signage which detracts from the beauty of our unique landscape;
- reducing litter around the village and the AONB by ensuring sufficient and appropriately placed bins have capacity for the litter generated by the number of visitors attracted to our uniquely beautiful estuary area, and that they are regularly emptied;
- encouraging the collection and use of rain and grey water; and
- encouraging and supporting the adoption of appropriate green solutions.

To improve the wildlife environment within the Parish, by:

- maintaining and improving connectivity between habitats to ensure the longer-term survival of biodiversity in an increasingly fragmented landscape and with a changing climate; and
- ensuring that where possible the guidelines in the Wherstead Biodiversity Report are followed.

Specifically in the landscape types within Wherstead:

- In Ancient Estate Farmlands:-
  - reinforce the historic pattern of regular landscape boundaries;
  - restore, maintain and enhance the network of tree belts and pattern of small plantations found across much of this landscape type;
  - restore, maintain and enhance the historic parklands and the elements within them; and
  - restore and enhance the condition of ancient woodlands including the effective control of deer grazing and browsing.
- In Rolling Estate Farmland:-
  - reinforce the historic pattern of sinuous field boundaries;
  - recognise localised areas of late enclosure hedges when restoring and planting hedgerows;
  - maintain and increase the stock of hedgerow trees; and
  - maintain the area of woodland cover.
- In Coastal Levels
  - restore and retain the historical pattern of drainage ditches and dykes, delivering ecological benefit.
- In Saltmarsh and Intertidal Flats
  - wherever possible, maintain the processes that allow the formation of this landscape type;
  - maintain the structural diversity of upper, lower and middle saltmarsh habitats within this landscape;
  - minimise disturbance on important wader feeding areas within estuaries; and
  - minimise the impact of erosion caused by boat wash

# The Natural Environment and Landscape

## Suffolk Coast and Heaths Area of Outstanding Natural Beauty

A large extent of the Parish is within the Suffolk Coast and Heaths AONB.

It is essential that new development should have regard to the character and setting of the AONB's nationally significant landscape.

The setting, including the views into and out of the AONB, is considered to be the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials, or design, can be considered to have an impact, positive or negative, on the natural beauty and special qualities of the nationally designated landscape.

Such an approach to the consideration of development is an essential element of this Neighbourhood Plan

### POLICY WTD 2 - DEVELOPMENT AFFECTING THE AREA OF OUTSTANDING NATURAL BEAUTY

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) is identified on the Policies Map.

Applications for major development (as defined within Annex 2 of the NPPF) in the AONB will be refused unless justified by exceptional circumstances. Such applications will be determined in accordance with the approach set out in national planning policy.

Proposals for non-major development within the AONB will only be supported where they:

- i. do not detract from the natural beauty and special qualities of the AONB and its setting; and
- ii. contribute to the delivery of the Suffolk Coasts and Heaths AONB Management Plan; and
- iii. support the economic, social and environmental well-being of the area or support the understanding and enjoyment of the area.

Proposals on sites that contribute to the setting of the AONB will only be permitted where they would not detract from the visual qualities and essential characteristics of the AONB and, having regard to the incorporation of mitigation measures, would not adversely affect the views into and out of the AONB by virtue of its location or design.

All proposals within the AONB or on sites that contribute to the setting of the AONB should be accompanied by a Landscape Visual Impact Assessment at a level of detail proportionate to the scale of the development and its location.



DO YOU SUPPORT THIS POLICY?



# The Natural Environment and Landscape

## Habitat Protection and Creation

The Orwell Estuary is a particularly important wildlife site of international importance, having the following designations:

- RAMSAR (A RAMSAR site is the land listed as a wetland of international importance under the Convention on Wetlands of International Importance)
- Special Protection Area (A designation under the European Union Directive on the Conservation of Wild Birds which is still in force)
- Site of Special Scientific Interest (SSSI) (The finest sites for wildlife and natural features in England, supporting many characteristic, rare and endangered species, habitats and natural features.) Holbrook Park, in the south of the Parish and Stalls Valley are also SSSIs.

There are also a number of County Wildlife Sites which are of local significance.

In preparing the Neighbourhood Plan, a Landscape and Wildlife Evaluation Report was commissioned from Suffolk Wildlife Trust.

Where development proposals do come forward through the planning system, there will be an expectation that existing habitats will be protected and enhanced and applications will be refused where there is an unacceptable impact on these designations.

### POLICY WTD 3 - PROTECTING HABITATS AND WILDLIFE CORRIDORS

Proposals that are likely to have an adverse impact on habitats and their setting will not normally be permitted except where it can satisfactorily be demonstrated that the benefits of the development to the local community clearly outweigh any adverse impact.

Development proposals should avoid the loss of, or substantial harm to trees (including veteran trees), hedgerows and other natural features such as ponds. In the extremely rare cases where such losses or harm are unavoidable, adequate mitigation or compensatory habitat creation will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission will be refused.

Biodiversity impact mitigation should, where possible, form an integral part of the design of any development scheme, while recognising that contributions to off-site mitigation in respect to Policy WTD 4 may also be necessary.

While the preservation of mature hedgerows shall be a priority, 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 be supported where they provide a significant net gain in biodiversity through measures that are appropriate to the location and sustainable, for example through:

- a) the creation of new natural habitats including ponds;
- b) the planting of additional native trees and hedgerows;
- c) restoring and repairing fragmented biodiversity networks; and
- d) the creation of wildlife corridor



DO YOU SUPPORT THIS POLICY?



# The Natural Environment and Landscape

## Impact of Development on Internationally Important Habitats

The whole of the Neighbourhood Plan area is located within a 13 kilometres "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and Stour and Orwell Estuaries RAMSAR. Unless mitigated against, Natural England consider that additional residential development within the ZOI could have a detrimental impact on the designations due to an increase in recreational trips.

Local authorities in the ZOI have combined to agree a strategy with Natural England to ensure that the recreational impact is mitigated through financial contributions towards management projects. All new housing developments in the parish will be subject to the requirements of this strategy.

### POLICY WTD 4 - RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION

While inappropriate residential development must be avoided, in the extremely rare instance this does occur within the zones of influence of European sites a financial contribution towards mitigation measures will be required, as detailed in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the habitats of the European sites

## Important Views

There are a number of distinct views into, out of and within the village that are of high importance to its character and sense of rurality.

These are identified in the Plan and in a separate assessment.

Proposals for development that do not consider their potential impact on these views could have a significant detrimental impact on the setting of the village.



### POLICY WTD 5 - 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 detract from the key landscape features of these views.

Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal, or other appropriate and proportionate evidence, that demonstrates how the proposal:

- i) can be accommodated in the countryside without having a significant detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and
- ii) conserves and enhances the unique landscape and scenic beauty within the Parish.

DO YOU SUPPORT THESE POLICIES?



# The Natural Environment and Landscape

## Reducing Impact from Light Pollution

The installation of floodlighting and security lights on sites can, without careful consideration, have a significant detrimental impact on the rural character of the Village, residential amenity, and its setting within the Orwell Estuary.

In the residents' survey, 90% of respondents were concerned about increased pollution, including light, arising from new development.

Proposals will be required to ensure that lighting schemes will not result in additional and unacceptable light pollution and, where feasible, proposals should seek to rectify existing spillage from the site.

### POLICY WTD 6 - DARK SKIES AND STREET LIGHTING

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. 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 of individuals and premises.

Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a frequency (spectrum) of illumination to reduce wildlife impact.

The lighting should only be operational during times when it is essential for the operation of the business and out of operational hours security trigger lighting should be installed.



DO YOU SUPPORT THIS POLICY?



# The Historic Built Environment

The NPPF defines buildings, monuments, sites, places, areas or landscape identified as having a degree of significance meriting consideration in planning decisions as "heritage assets". In simple terms, these features make up our historic built environment.

Although there is not a designated conservation area in Wherstead, there are a number of buildings and features which are "listed" as being of historic or archaeological interest.

The protection and enhancement of listed buildings is a high priority of the Neighbourhood Plan.

## POLICY WTD 7 - HERITAGE ASSETS

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

- a. Preserve or enhance the significance of the designated heritage assets of the Village, their setting and the wider built environment within which they are located;
- b. 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
- c. 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.

Owners of heritage assets should, as appropriate, maintain and/or restore the asset in good order and not allow it to become "at-risk" of loss.

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 and its setting, 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 understand the potential impact of the proposal on the significance and/or setting of the asset.



DO YOU SUPPORT THIS POLICY?



# The Historic Built Environment

A separate piece of work in preparing the Neighbourhood Plan has identified a number of buildings and features across the Parish that have a local heritage significance.

The outcome of that work is published in a report entitled "Local List of Buildings and Structures of Architectural and Historic Interest", a copy of which can be inspected today. Their designation as Local Heritage Assets by the District Council will be pursued but they are identified as Buildings of Local Significance in the Neighbourhood Plan.

While the identification of a Building of Local Heritage Significance in the Neighbourhood Plan does not carry the same weight as if it were Listed, their heritage significance will be taken into account when determining planning applications.

## POLICY WTD 8 - BUILDINGS OF LOCAL HERITAGE SIGNIFICANCE

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

- 1 1-3 Bourne Cottages, Bourne Hill,
- 2 The Barn, Bourne Hill
- 3 Bourne Terrace
- 4 Holly Cottage/Walnut Tree Cottage, Constables Corner
- 5 Lychgate to St Mary's Church
- 6 Lodge adjacent to Mansion Stables
- 7 New Lodge, The Street
- 8 North Lodge, Bourne Hill
- 9 Pannington Hall barns
- 10 Pannington Hall Cottages
- 11 Units 1-5, Peninsula Business Centre (Park Farm Barns)
- 12 Red House, Peppers Lane/ The Strand
- 13 The Old Byre, 44 Bourne Hill
- 14 The Old School (Harland House), The Street
- 15 Walled Garden, The Street
- 16 The Water Tower, Walled Garden, The Street
- 17 Units 1-5 Alton Business Centre (Valley Farm Barns)
- 18 Vicarage Cottages
- 19 Vicarage, Vicarage Lane
- 20 Well Cottage, The Street
- 21 Wherstead Hall Lodge, Church (Peppers) Lane

Proposals for any works that would cause harm to or negatively impact the significance of the structure or setting of buildings of local significance 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.



DO YOU SUPPORT THIS POLICY?



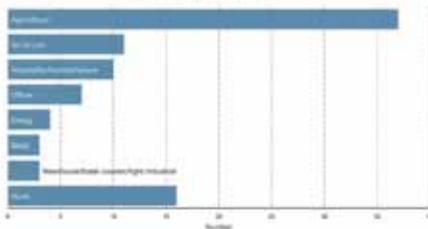
# The Local Economy and Tourism

Wherstead is playing an increasingly important role in the economy of the local area, due largely to its location on the edge of Ipswich, straddling the A14 and on the banks of the River Orwell. Although the emerging Joint Local Plan identifies Wherstead Park as a strategic employment site, there are a number of additional employment locations in the Parish that offer a wide range of jobs.

In recent years a number of new employment sites in the parish have been approved by Babergh District Council and some of these are starting to be built.

The residents' survey did not identify any support for further largescale employment development in the Parish.

What types of business expansion would be acceptable?  
Source: Household Survey 2022



The Household Survey identified that agricultural expansion would be the most acceptable type of employment use. Small scale agricultural related employment development outside the Settlement Boundary may be supported if the impacts of the proposal can be demonstrated to be satisfactory to the local community.

## POLICY WTD 9 - EXISTING EMPLOYMENT SITES

The retention and intensification of employment uses within sites identified on the Policies Map will be supported in principle provided such proposals do not have a detrimental impact on the local landscape character, residential amenity or will generate unacceptable levels of vehicular traffic on access roads.

Proposals for non-employment uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:

- evidence can be provided that genuine attempts have been made to sell/let the site in its current use at a realistic market price, and that no suitable and viable alternative employment uses can be found or are likely to be found for the foreseeable future;
- the existing use has created overriding environmental problems (eg noise, odours or traffic) and permitting an alternative use would be a suitable environmental benefit that would outweigh the loss of an employment site;
- an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- it is for an employment related support facility such as employment training / education, workplace creche or workplace dining / café;
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site



## POLICY WTD 10 - AGRICULTURAL RELATED EMPLOYMENT DEVELOPMENT

Proposals for agriculture related employment development will be supported where:

- it is not located within the Area of Outstanding Natural Beauty or would have an impact on its setting;
- it is of a scale and nature appropriate to a countryside location,
- it does not result in an unacceptable impact on the landscape and highways infrastructure and
- it can be satisfactorily demonstrated to need to be located outside the Settlement Boundary.

DO YOU SUPPORT THESE POLICIES?



# Development Design

How a new development is designed can help can have a significant impact on the health and happiness of people that live in it or its vicinity.

As part of the Government-funded Neighbourhood Planning Technical Support package, the Wherstead Design Guidance and Codes has been prepared for the parish and is available to view today.

The document should be used to inform and assess the design of future development in the Parish and demonstrate that an appropriate design solution is provided.

As well as providing generic design guidelines, the Design Guidance and Codes document identifies four distinct "character areas" across the Parish and provides specific guidance on how new development can be designed to reflect and enhance the character of these areas.

In addition to the Guidance, developers are asked to take reference to the Suffolk Constabulary Residential Design Guide and seek advice from the Designing Out Crime Officer at Suffolk Constabulary at an early stage to ensure that proposals positively impact on crime prevention objectives.

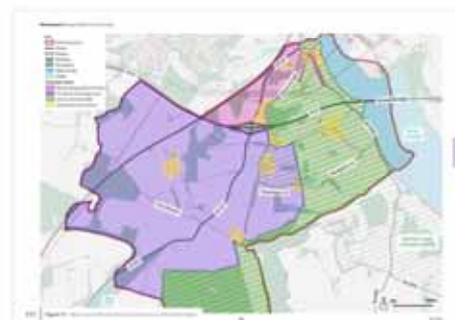
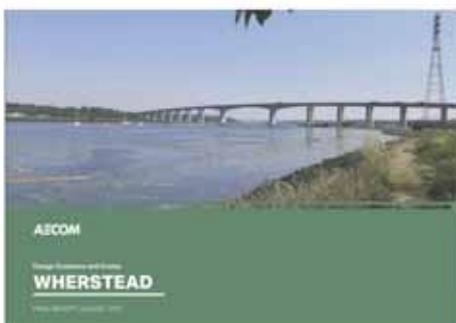
## Community Aspiration 1: Designing out crime

The Parish Council will seek to work with landowners and developers to incorporate features that deter, discourage and prevent antisocial and nuisance behaviour around the Parish, with specific focus on;

- illegal riding of motorised vehicles,
- fly tipping,
- illegal advertising and
- littering

by:

- i. Proactively working with Land owners to find solutions when incidents of anti-social behaviour occur to find long term solutions;
- ii. Ensuring that all Business park / industrial sites include features to minimise antisocial behaviour and ensure they do not create opportunities to allow it to occur;
- iii. Incorporating deterrent and guidance signage in line with Police Design out Crime recommendations;
- iv. Collaborative working between; the owner / developer, Police Design Out Crime team and the Parish Council to achieve the creation and operation of a safe secure and anti-social free site(s); and
- v. Providing on-site CCTV and ANPR systems with appropriate monitoring and support services community security and where this is not possible employ a security management with very frequent (hourly) visits to all parts of the site



DO YOU SUPPORT THE COMMUNITY ASPIRATION?



# Development Design

## POLICY WTD 11 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the National Model Design Code 2021, the Wherstead Neighbourhood Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and for commercial sites, advice from the Designing Out Crime Officer at Suffolk Constabulary.

In addition, proposals will be supported where they:

- a. Recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area in order to maintain the rural feel of the Parish and prepare a landscape character appraisal to demonstrate this;
- b. Produce designs that maintain the local character of the area as defined in the Wherstead Design Guidance and Codes;
- c. Do not involve the loss of gardens, open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the Village;
- d. Do not affect adversely:
  - i. Any historic, architectural or archaeological heritage assets of the site and its surroundings;
  - ii. Important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
  - iii. Sites, habitats, species and features of ecological interest as noted in the Wherstead Neighbourhood Plan Landscape and Biodiversity Evaluation 2021;
  - iv. The amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated, and/or residential amenity;
- e. Do not locate development where its users and the amenity of 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. Where appropriate, make adequate provision for the covered storage of all wheelie bins;
- g. Include suitable ducting capable of accepting fibre to enable superfast broadband;
- h. In the case of new access roads, design them for speeds of no more than 20 mph;
- i. Would not result in an increased level of traffic on a Quiet Lane;
- j. As appropriate to the proposal, take into account the need to promote public safety and deter crime and disorder through measures that:
  - i. avoid the creation of concealed areas
  - ii. consider the overall security of the site such as entry barriers
  - iii. provide security patrols for out of hours
  - iv. provide secure fencing
  - v. provide well-lit and secure areas whilst also complying with the dark skies policy
  - vi. provide public spaces that are overlooked
  - vii. include the provision, as appropriate, of CCTV and automatic number plate recognition systems with appropriate monitoring and support services; and
  - viii. include signage to support police prosecutions.

Approvals will, as appropriate to the proposal, include conditions that require six monthly reviews with the Parish Council to identify problems and ongoing improvements.

Proposals for major development should be accompanied by a construction management plan that will address, as relevant to the proposal, operational hours, material delivery arrangements and measures for controlling noise and dust during construction

## DO YOU SUPPORT THIS POLICY?



# Development Design

## Climate Change and Flooding

Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions.

In 2019, Babergh District Council voted to become carbon neutral by 2030.

The Neighbourhood Plan is restricted by Government regulation as to what additional measures it can apply to new residential development. The emerging Joint Local Plan sets out a number of measures for sustainable construction.



### POLICY WTD 12 - SUSTAINABLE BUILDING PRACTICES

**This policy only applies to non-residential development.**

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals should accord with the following energy hierarchy (in order of preference):

1. Minimise energy demand;
2. Maximise energy efficiency;
3. Utilise renewable energy;
4. Utilise low carbon energy;
5. Utilise other energy sources.

Proposals should:

- a. Incorporate best practice in energy conservation, be designed to achieve maximum achievable energy efficiency through the use of high quality, thermally efficient building materials;
- b. Maximise the benefits of solar gain in site layouts and orientation of buildings;
- c. Where viable, incorporate other renewable energy systems such as Ground Sourced Heat Pumps or Air Sourced Heat Pumps; and
- d. Avoid fossil fuel-based heating systems.

Proposals that include measures that, minimise water consumption, maximise water use efficiency and incorporate the reuse of greywater will be supported.

Properties along The Strand and the road itself are susceptible to flooding from the Orwell Estuary, with all properties being within Flood Zone 2 and some in Flood Zone 3. It is essential that the Neighbourhood Plan does not promote development that will make the situation worse.

For all development it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal, be supported by a flood assessment, with details of mitigation methods where necessary.

### POLICY WTD 13 - 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 designed not to allow anti-social behaviour, 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

#### Community Aspiration 2: The Strand Flooding

The Parish Council will continue to lobby the appropriate authorities to ensure that:

- existing flood defences within the Parish are maintained and where appropriate enhanced, i.e., ditches, drains, barriers, water courses, bunds and sluices; and
- parishioners are informed about flooding issues

**DO YOU SUPPORT THE POLICIES AND COMMUNITY ASPIRATION?**

# Development Design

## Parking Provision

Despite the proximity of Wherstead to Ipswich, car ownership levels across the Parish are generally higher than Babergh as a whole.

These higher levels of car ownership lead to an increased pressure on space both within the grounds of established dwellings and on the roads in the vicinity.

Given the higher levels of car ownership in Wherstead, it is therefore reasonable that parking standards should also be set at a higher level than the recommended minimum requirements

House Size	Current Minimum Requirement
1 bedroom	1 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

The transition from petrol/diesel vehicles to electric during the lifetime of the Neighbourhood Plan is going to require retro-fitting vehicle charging points at homes and businesses.

The Neighbourhood Plan requires all new homes to have one vehicle charging point for each parking space provided.

### POLICY WTD 14 - PARKING STANDARDS

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.

In residential developments the following minimum provision shall be made within the curtilage of the dwelling:

House Size	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

For every new residential car parking space, one electric vehicle charging point shall be provided.

All new non-residential development should include electric vehicle EV charging provision in accordance with the minimum standards in the current Suffolk Parking Guidelines.

Design and access to off-street parking should otherwise comply with the current standards in the Suffolk Parking Guidelines. Cycle parking provision shall be in accordance with the adopted cycle parking standards and shall include secure and covered storage where appropriate to the development

**Design Guidance for Parking Typologies**

**On plot parking with garage**

- Where provided, garages must be designed as complementary additions to the main building. It should complement and harmonise with the architectural style of the main building rather than forming a mismatched add-on.
- Often, garages can be used as a design element to create a link between buildings, ensuring continuity of the building line. However, it should be considered that garages are not permanent elements and they must be designed accordingly.
- Consideration must be given to the integration of bicycle parking into garages.
- Any form of renovation of development should also include consideration for off-road parking.

**Typology**  
On plot parking with garage

**Typology**  
On plot parking with garage

Extract from Wherstead Neighbourhood Plan Design Guidance and Codes



DO YOU SUPPORT THE POLICY?



# Infrastructure and Services

The proximity of the village to Ipswich probably accounts for the lack of day-to-day facilities and services in the village.

There is a range of commercial facilities serving a wider catchment area.

The retention and enhancement of services and facilities is important for the economy of the village as well as their availability of for the wider catchment area. The loss of retail, leisure and recreation facilities will generally not be supported unless it can be demonstrated that it is no longer financially viable and that there is no longer a demand for the facility.

The Residents' Survey has demonstrated some support for additional facilities in the village which require local initiatives, outside the town planning system, to deliver. The Parish Council and community volunteers will have an important role in delivering such a facility.

## POLICY WTD 15 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that will enhance the viability of any community facility and which provide additional recreation and community facilities will be encouraged.

Proposals that would result in the loss of facilities or services which support the local community (or premises last used for such purposes) 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 provide including any efforts to advertise the premises for sale for a minimum of 12 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 Aspiration 3: Improving Facilities and Amenities in Wherstead

The Parish Council will encourage the improvement of facilities and amenities in the Parish, including:

- The creation of a new community amenity space to cater for the increasing numbers of residents through the Bourne View development.
- The creation of recreational facilities centrally within the village.
- The establishment of community land/open space.
- Retaining, enhancing and encouraging local natural habitats including woodland, hedgerows, ponds and water meadows



DO YOU SUPPORT THE POLICY AND COMMUNITY ASPIRATION?



# Travel and Highways

Many travel and highways matters fall outside the remit of town planning as planning permission is not required for road improvements within the highway boundary.

Traffic and road safety is, however, a major concern of residents given the position of the village on the A14, the A137 and the B1456.

Where new development does come forward, existing planning policies can be used to ensure that the road network is satisfactory or is capable of being made satisfactory to accommodate the additional vehicles and encourages low vehicle speeds.

It may be appropriate to reconsider access arrangements to commercial premises to assess whether improvements can be made to the public highway and traffic circulation.

## Public Rights of Way

The Parish has a good network of public rights of way providing recreational routes to the wider countryside.

22% of residents in the Household Survey stated that there are paths within the Parish that cannot be used 12 months of the year.

Initiatives to improve the condition of existing public rights of way or increase the network as part of a development will be supported where the proposal is otherwise acceptable

### Community Aspiration 4

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

- Improving road signage to give information and clear direction (e.g. HGV usage in The Street)
- Providing more Bus shelters and canopies.
- Reducing the speed limits on Bourne Hill and the A137 to the South and North of the A14 to improve safety and reduce noise.
- Enforcing the existing speed limits within the village.
- Prevention of illegal and nuisance parking, e.g. vehicles parking on pavements and over drives, or parking in areas that reduce visibility



### POLICY WTD 16 - NEW HIGHWAYS INFRASTRUCTURE

The Parish Council will seek the improvement of highways facilities within Wherstead, by ensuring that development proposals include solutions to minimise the associated traffic loads through the creation of dedicated access routes, bypassing existing residential areas.

Specifically, any development proposals in the South side of the village should include highway solutions to ensure employment traffic volumes created by existing and future business park developments, e.g. Wherstead Park, Peninsula and Park Farm Barns redevelopment and the emerging HomeField development, are routed away from the existing residential areas through the creation of dedicated access routes.

### POLICY WTD 17- PUBLIC RIGHTS OF WAY

Measures to improve and extend the existing network of public rights of way will be supported if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.

### Community Aspiration 5

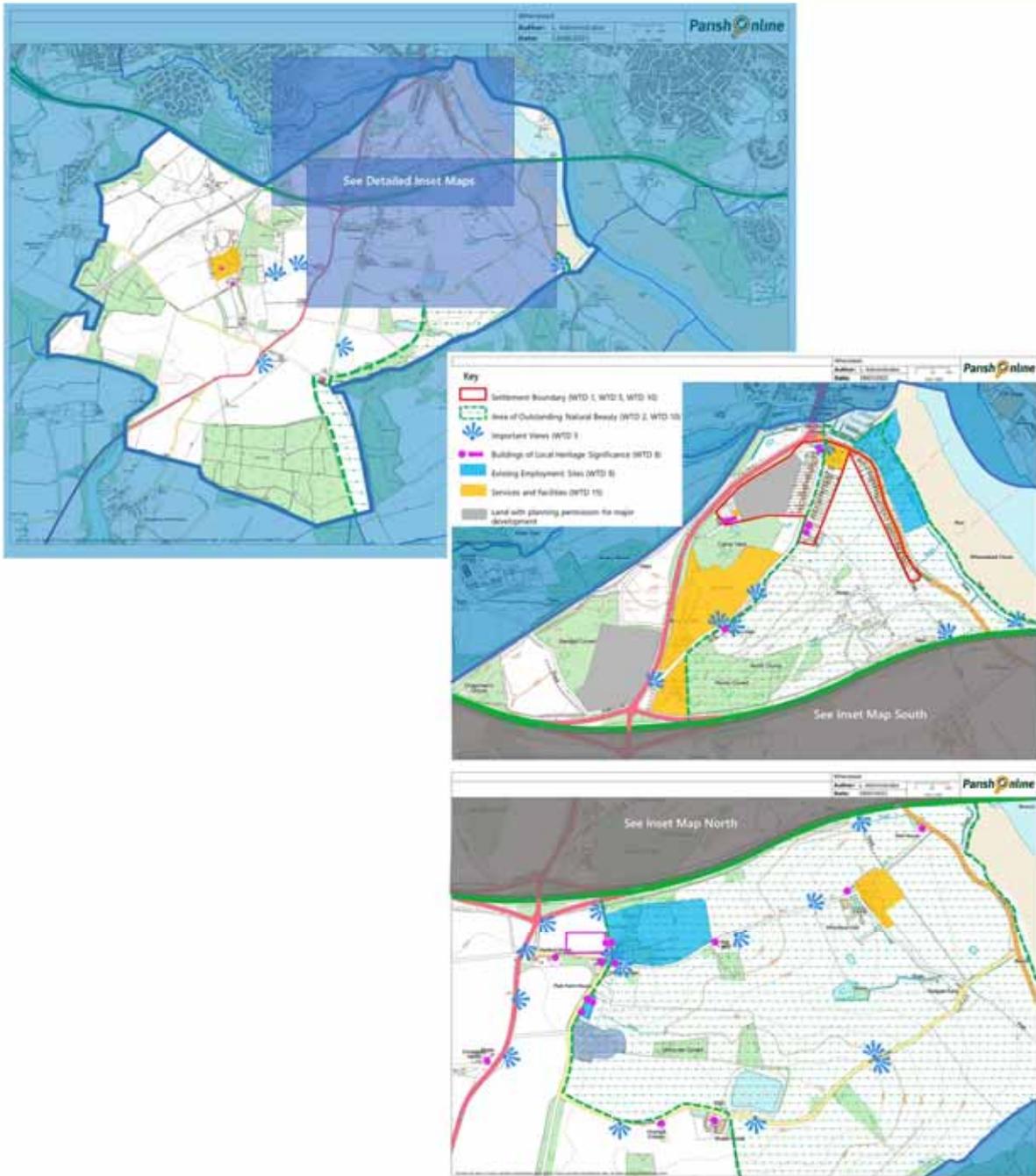
The Parish Council will pursue the provision of safe pedestrian and cycle routes to create a network connecting all parts of the Parish and improve access out into the countryside and adjacent villages, by:

- Establishing more Quiet Lanes within the Parish, connecting established footpaths, bridleways and rural areas.
- Establishing a Parish wide cycle lane and multiuser footpath network.
- Creating safer crossings over major roads
- Completing the circular walk around the village with a multi user hard all-weather surface connecting the Southern end of the Strand to Church / Peppers Lane.
- Improving the quality and maintenance of established footpaths and verges.
- Providing information and waymarking references around the village to enhance the experience.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ASPIRATIONS?



# Policies Map



DO YOU SUPPORT THE POLICIES MAP?



# What next?

## Consultation on the Neighbourhood Plan ends on 22 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 District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

## Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner 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's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.

## Referendum

If the Examiner recommends that a 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?  
We need your comments, even if you fully support it**

**Thank you for visiting the Neighbourhood Plan consultation event today**



## Appendix 2 – Statutory Consultees Consulted at Pre-Submission Stage

MP for South Suffolk

Suffolk County Councillor to Peninsula Division, Suffolk County Council

Suffolk County Councillor to Belstead Brook Division, Suffolk County Council

Suffolk County Councillor to Bridge Division, Suffolk County Council

Suffolk County Councillors to Chantry Division, Suffolk County Council

Suffolk County Councillor to Samford Division, Suffolk County Council

Suffolk County Councillor to Gainsborough Division, Suffolk County Council

Babergh District Council Ward Councillor to Orwell Ward

Babergh District Council Ward Councillor to Copdock & Washbrook Ward

Babergh District Council Ward Councillors to Sproughton & Pinewood Ward

Ipswich BC Ward Councillor to Gainsborough Ward

Ipswich BC Ward Councillor to Bridge Ward

Ipswich BC Ward Councillor to Stoke Park Ward

Chairman to Freston Parish Council

Clerk to Tattingstone Parish Council

Clerk to Bentley Parish Council

Clerk to Belstead Parish Council

Clerk to Pinewood Parish Council

Clerk to Nacton Parish Council

Community Planning, Babergh & Mid Suffolk District Councils

Neighbourhood Planning, Suffolk County Council

Planning Policy Team, Ipswich Borough 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

Strategic and Spatial Planning Manager, Anglian Water

Essex & Suffolk Water

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

Suffolk Wildlife Trust  
Director, Suffolk Preservation Society  
Community Development Officer – Rural Affordable Housing, Community Action Suffolk  
Senior Manager Community Engagement, Community Action Suffolk  
Dedham Vale Society  
AONB Officer (Joint AONBs Team, Suffolk Coast & Heath AONB  
Theatres Trust  
East Suffolk Internal Drainage Board  
Savills

## Appendix 3 – Statutory Consultees Notification

Dear Sir / Madam

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

The full plan and supporting documents can be viewed at:  
<http://wherstead.onesuffolk.net/neighbourhood-planning/>

together with information on how to send us your comments.

This Pre-Submission Consultation runs until **Monday 22 November 2021**.

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

Robin Coates  
Chairperson of Wherstead Neighbourhood Committee.

**Wherstead Parish Council**

## Appendix 4 – Statutory Consultee Consultation Notice

Dear Sir / Madam

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Robin Coates  
Chairperson of Wherstead Neighbourhood Committee.  
Wherstead Parish Council

## Appendix 5 - Summary of comments

Do you support the content of Chapters 1, 2 and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support Chapter 4 - Vision and Objectives?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support Policy WTD 1 Planning Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Chapter 5 – other than Policy WTD 1, do have any additional comments on Chapter 5?				
Answer Choices			Response Percent	Response Total
1	Yes		30.00%	6
2	No		70.00%	14
			answered	20
			skipped	3

### Do you support Policy WTD 2 Development affecting the Area of Outstanding Natural Beauty?

Answer Choices		Response Percent	Response Total
1	Yes		95.00% 19
2	No		0.00% 0
3	No opinion		5.00% 1
		answered	20
		skipped	3

### Do you support Policy WTD 3 Protecting Habitats and Wildlife Corridors?

Answer Choices		Response Percent	Response Total
1	Yes		95.00% 19
2	No		5.00% 1
3	No opinion		0.00% 0
		answered	20
		skipped	3

### 7. Do you support Policy WTD 4 Recreational Disturbance Avoidance and Mitigation?

Answer Choices		Response Percent	Response Total
1	Yes		90.00% 18
2	No		5.00% 1
3	No opinion		5.00% 1
		answered	20
		skipped	3

### 8. Do you support Policy WTD 5 Protection of Important Views?

Answer Choices		Response Percent	Response Total
1	Yes		95.00% 19
2	No		0.00% 0
3	No opinion		5.00% 1
		answered	20
		skipped	3

Do you support Policy WTD 6 Dark Skies and Street Lighting?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Chapter 6 – other than Policies WTD2 to WTD 6, do have any additional comments on Chapter 6?				
Answer Choices			Response Percent	Response Total
1	Yes		25.00%	5
2	No		75.00%	15
			answered	20
			skipped	3

Do you support Policy WTD 7 Heritage Assets?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support Policy WTD 8 Buildings of Local Heritage Significance?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

**Chapter 7 – other than Policies WTD7 and WTD 8, do have any additional comments on Chapter 7?**

Answer Choices			Response Percent	Response Total
1	Yes		25.00%	5
2	No		75.00%	15
			answered	20
			skipped	3

**Do you support Policy WTD 9 Existing Employment Sites?**

Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

**Do you support Policy WTD 10 Agricultural Related Employment Development?**

Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

**Chapter 8 – other than Policies WTD9 and WTD 10, do have any additional comments on Chapter 8?**

Answer Choices			Response Percent	Response Total
1	Yes		27.78%	5
2	No		72.22%	13
			answered	18
			skipped	5

Do you support Policy WTD 11 Design Considerations?				
Answer Choices			Response Percent	Response Total
1	Yes		89.47%	17
2	No		5.26%	1
3	No opinion		5.26%	1
			answered	19
			skipped	4

Do you support Community Aspiration 1: Designing out crime?				
Answer Choices			Response Percent	Response Total
1	Yes		88.89%	16
2	No		5.56%	1
3	No opinion		5.56%	1
			answered	18
			skipped	5

Do you support Policy WTD 12 Sustainable Building Practices?				
Answer Choices			Response Percent	Response Total
1	Yes		94.74%	18
2	No		0.00%	0
3	No opinion		5.26%	1
			answered	19
			skipped	4

Do you support Policy WTD 13 Flooding and Sustainable Drainage?				
Answer Choices			Response Percent	Response Total
1	Yes		94.74%	18
2	No		0.00%	0
3	No opinion		5.26%	1
			answered	19
			skipped	4

Do you support Community Action 2: The Strand flooding?			
Answer Choices		Response Percent	Response Total
1	Yes		94.74% 18
2	No		0.00% 0
3	No opinion		5.26% 1
		answered	19
		skipped	4

Do you support Policy WTD 14 Parking Standards?			
Answer Choices		Response Percent	Response Total
1	Yes		94.74% 18
2	No		0.00% 0
3	No opinion		5.26% 1
		answered	19
		skipped	4

Chapter 9 – other than Policies WTD 11 to WTD 14 and Community Aspirations 2 & 3, do you support Chapter 9?			
Answer Choices		Response Percent	Response Total
1	Yes		84.21% 16
2	No		15.79% 3
		answered	19
		skipped	4

Do you support Policy WTD 15 Protecting Existing Services and Facilities?			
Answer Choices		Response Percent	Response Total
1	Yes		94.74% 18
2	No		0.00% 0
3	No opinion		5.26% 1
		answered	19
		skipped	4

### Do you support Community Aspiration 3 – Improving Facilities and Amenities in Wherstead?

Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

### Chapter 10 – other than Policy WTD 15 and Community Aspiration 3, do you support Chapter 10?

Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		5.00%	1
			answered	20
			skipped	3

### Do you support Policy WTD 16 New Highways Infrastructure?

Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

### Do you support Community Aspiration 4?

Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support Policy WTN 17 – Public Rights of Way?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

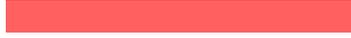
Do you support Community Aspiration 5?				
Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		0.00%	0
3	No opinion		5.00%	1
			answered	20
			skipped	3

Chapter 11 - other than Policies WTD 16 to WTD 17 and Community Aspirations 4 & 5, you support chapter 11?				
Answer Choices			Response Percent	Response Total
1	Yes		95.00%	19
2	No		5.00%	1
			answered	20
			skipped	3

Do you support the Parish Wide Policies Map?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support the Inset Map South?				
Answer Choices			Response Percent	Response Total
1	Yes		90.00%	18
2	No		5.00%	1
3	No opinion		5.00%	1
			answered	20
			skipped	3

Do you support the Inset Map North?				
Answer Choices			Response Percent	Response Total
1	Yes		89.47%	17
2	No		5.26%	1
3	No opinion		5.26%	1
			answered	19
			skipped	4

Do you have any other comments on the Draft Neighbourhood Plan?				
Answer Choices			Response Percent	Response Total
1	Yes		38.10%	8
2	No		61.90%	13
			answered	21
			skipped	2

## Appendix 6 - Responses 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 (as received)	Parish Council Response	Proposed Changes to Plan
<b>Chapters 1, 2 and 3</b>				
C Skippen	-	Chapter 2 With 75 new homes already being constructed we are already feeling the impact of the build in Wherstead especially on Bourne Hill	Noted	None
D Cobb	-	Yes, it is very well stating the aim's of the Parish Council and I think most of the residents.	Noted	None
	Boyer on behalf of East of England Co-Operative Society	2.2 Chapters 1, 2 & 3 of the Wherstead Neighbourhood Plan provide a background to the parish and how this has developed over the years. It is clear that the parish has been influenced by major infrastructure such as the A14 and the growth of Ipswich and the surrounding area.	Noted	None
		2.3 The East of England Co-Operative Society support the intention behind preparing a Neighbourhood Plan and the relationship with the Joint Local Plan that is being prepared by Babergh and Mid Suffolk District Councils.	Noted	None
		2.4 Chapter 2 provides commentary on Wherstead Past and Present, it is disappointing that the role of Wherstead Park is not highlighted more within this chapter. Wherstead Park is a key location within the parish and we would suggest its role is highlighted to reflect the economic, social and cultural contribution it makes to the area.	The Plan will be amended to refer to Wherstead Park	Amend paragraph 2.17 to include reference to Wherstead Park
		2.5 In light of the recent pause to the Joint Local Plan examination in October 2021, it is suggested that the	It is not considered necessary to pause the preparation of the Neighbourhood	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>timescales for the preparation of the Neighbourhood Plan are reviewed to ensure that it aligns with the Development Plan for the area. Due to this it is considered that the Neighbourhood Plan fails to meet Basic Condition 'e'.</p> <p>2.6 As currently written, the Neighbourhood Plan is looking to align with the emerging Joint Local Plan, however the pause in the examination to enable the District Councils to undertake further work will have significant implications for the timescales set out on page 7 of the consultation document.</p>	<p>Plan. It will be assessed against the strategic policies of the Local Plan in the same way as other Plans have been in recent months.</p> <p>It is not considered that the pause will have any significant impact on the ability for the Neighbourhood Plan to continue through to Submission and eventual Referendum.</p>	None
	Suffolk County Council	<p>Archaeology Section 2 on the history of the parish is very detailed and it is welcome to see the prehistory of the parish is included.</p> <p>Ageing population The graph displayed on page 9 of the plan shows that the highest age demographic is 45 to 65 years with the next greatest as aged 65 and older. The population of Wherstead is small with 326 residents in the area (Census 2011) and a third of which are an ageing population over 65 years. There is also the presence of families and young people, likely due to the attraction of being a part of the Ipswich Fringe, with easy access to the town.</p> <p>However, it is not clear which coloured bars represent Babergh and which represent Wherstead. Please add a key to this graph and label to this graph in order to provide clarity to the reader.</p> <p>As such, it is known that there is an ageing population in Suffolk, and the needs of the elderly should be considered across the county. SCC would suggest that the plan could include the desire for smaller homes that are adaptable and accessible, which meets the requirements for both older</p>	<p>Noted</p> <p>Noted</p> <p>The cropping of the chart will be reduced to include a key.</p> <p>Given that there is little additional housing planned in the Neighbourhood Area it is not considered that this would be</p>	<p>None</p> <p>None</p> <p>Reduce cropping of Age Structure Comparison chart to ensure key is shown.</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>residents as well as younger people and families.</p> <p><b>Minerals and Waste</b>            In addition to the Babergh Core Strategy and the Joint Local Plan, the Planning Policy Context section should make reference to the Suffolk Minerals and Waste Local Plan (SMWLP), which was adopted in July 2020. This is also part of the Local development Plan and contains site allocation policies relevant to Wherstead. Permission was granted to extract sand and gravel in 2005 (B/05/0713/CCA) in the parish. The most recent application on the site, granted in 2017, extended the time period for extraction and restoration. The SMWLP allocates an extension to this quarry through policy MS9.</p> <p>The permitted and allocated parts of the site are both safeguarded under policy MP10 of the SMWLP, which seeks to prevent the operation of existing or proposed sites from being prejudiced.</p>	<p>worthwhile.</p> <p>The Neighbourhood Plan will be amended to make reference to the Minerals and Waste Local Plan</p>	<p>Add new paragraph after 3.7 to refer to Suffolk Minerals and Waste Local Plan</p>
	<p>Babergh District Council</p>	<p>The timing of the Area Designation Application came too late for Wherstead to be included in the list under Table 04 of the Joint Local Plan. As also noted, the methodology for calculating the minimum housing requirement figure for a neighbourhood plan area has been explained elsewhere.</p> <p>Para 3.7 refers to an outstanding planning permission at Bournehaven. This was for a replacement dwelling so would not count towards any minimum housing figure. As the October 2020 SHEELA also confirms, there were no other outstanding planning permissions in Wherstead at the 1 April 2018, so it is just the Bellway scheme for 75 dwellings (JLP allocation LA016) that is relevant.</p> <p>The Wherstead NP is therefore under no obligation to allocate any additional sites for housing development unless it wishes to do so.</p>	<p>It is understood that Table 04 of the Joint Local Plan is to be deleted from the Joint Local Plan under main modifications agreed with the Planning Inspectors examining the Joint Local Plan.</p> <p>Noted</p> <p>The Submission Neighbourhood Plan will not allocate additional sites for housing development</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Contents Page: Typo: Check and update page numbers for WTD6 and Chapter 10.</p> <p>Page 7: Typo: Should read para 1.9 (not 1.19).</p>	<p>The Contents page will be amended ahead of the Plan being submitted to Babergh DC.</p> <p>The Plan will be amended.</p>	<p>Amend Contents page to bring up-to-date and make corrections.</p> <p>Amend paragraph number on page 7 from 1.19 to 1.9</p>
<b>Chapter 4 - Vision and Objectives</b>				
-	-	These are exactly what we should be aiming for as a village	Noted	None
C Skippen	-	Wherstead needs to remain a parish and needs to retain its identity without being swallowed up by Ipswich	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	<p>there are no real historical, practical or actual links between the two settlements in the Parish and given that the A14 divides them it is impractical to hope to link them.</p> <p>The vision and objectives are written entirely from the perspective of the residents who either are retired or do not work/have businesses in the Parish. This will be a negative effect of business sustainability in the Parish, which will work against the objective of having an exciting community.</p>	The Plan does not preclude the sustainable growth of businesses where they are in accordance with policies in the Neighbourhood and Local Plans.	None
D Cobb	-	As Wherstead in its present state is almost the last area of countryside outside of Ipswich, I think it is important to maintain it as near as possible as it is today and not become another Kesgrave or in the near future Claydon.	Noted	None
	Boyer on behalf of East of England Co-Operative Society	The four part vision for the Wherstead Neighbourhood Plan is broadly supported by the Co-Operative Society. However it is suggested that the economic activity and employment generating uses that currently take place at Wherstead Park ought to be reflected more in the vision as this would demonstrate the contribution that the site brings to the parish and ensure that the plan contributes to the achievement of	It is considered that to focus on the activities of one site when there are other business locations in the parish wouldn't be appropriate for a vision.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		sustainable development as required by Basic Condition 'd'.		
	Suffolk County Council	The Vision could be expanded to include an additional sentence about "promoting the health and wellbeing of residents", given health and wellbeing are themes referred to throughout the document and the neighbourhood plan is for the local population.	The Vision has been developed in agreement with residents. It is not considered necessary to modify an agreed statement.	None
<b>Policy WTD 1 Planning Strategy</b>				
G Paul	N/A	<p>There is a pressing need to convince the Highway Authority of the need to install a 40 mph from the A 14 southward along the A 137 as far as the left turn to Tattinstone. Traffic speeds are getting faster and faster and speeding vehicles are frequently leaving the road.</p> <p>A major fatal accident could happen at any time due purely to excessive speed by drivers who then lose control of their vehicles. There is precedent for such a speed limit on the A137. Brantham has a 30 mph limit for the full length of the village even where there are green fields on either side of the road !</p>	Agree but this would be outside the powers of planning policies. Community Aspiration 4 addresses a desire to address traffic speeds and will be amended	Amend Community Aspiration 4 to be more explicit about reducing traffic speeds on the A137 as well as Bourne Hill.
-	-	It is important that the character and setting of the AONB should be respected	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	the planning strategy need to be less of an attempt to prevent all development and more accepting of the Parish's position on the A137/ A14 junction, with all the opportunities that it presents for the future viability of the people and businesses living in the Parish.	The strategy is in accordance with the policies of the emerging Joint Local Plan that seeks to restrict development taking place outside settlement boundaries. The Residents' Survey carried out as part of the preparation of the Plan indicated that there is no appetite for further growth in the Parish.	None
	Pigeon Investment	Pigeon objects to this policy as it conflicts with the adopted strategic policies of the development	The saved policies of the Local Plan are such that they will shortly be	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Management Ltd	<p>plan; does not contribute to sustainable development; and does not have regard to national guidance and advice.</p> <p>Specifically, the second paragraph seeks to restrict new development to within settlement boundaries and Wherstead Park Strategic Employment Site (which is identified on 'Inset Map South'). This is contrary to 'saved' policy EMP05 of the adopted Local Plan which includes land within the 'Walled Garden and Clock Paddock' as an employment allocation. The NP (policy and inset maps) should be amended to include this land in the allocation.</p> <p>Furthermore, the policy fails to recognise that new employment development is to be brought forward on the Garage Field site and Land South of the Street, along with residential homes at Klondyke field. Whilst the Inset Maps identify these parcels as 'Land with planning permission for major development' no reference is made to these within the policy. The policy should be amended to refer to these consented sites, and be supportive of new employment/residential development being brought forward.</p> <p>Pigeon also object to the inclusion of the fourth paragraph which imposes a blanket ban on new 'major' development within the parish. Such an approach is contrary to achieving the wider objectives of promoting sustainable development and has no national planning policy basis. Furthermore, such an approach directly conflicts with the emerging Local Plan which supports new employment provision on the A14 transport corridor.</p> <p><u>Suggested policy wording</u></p> <p><i>The Neighbourhood Plan area will accommodate development commensurate with Wherstead's designation in the District's Settlement Hierarchy.</i></p>	<p>superseded by those in the emerging Joint Local Plan. The emerging Joint Local Plan identifies strategic employment sites and does not include the site referred to. It is understood that the JLPs proposed strategic employment sites are not to be deleted by the proposed Main Modifications resulting from the Joint Local Plan examination.</p> <p>There is no requirement for policies to refer to these permissions and the policy is in conformity with the emerging Joint Local Plan.</p> <p>Major development in Wherstead, except on allocated sites for such purposes, would be contrary to the spatial strategy of the emerging Joint Local Plan.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>New <u>residential</u> development within the Settlement Boundary and at <u>Klondyke Field</u>, or employment development within the <u>Wherstead Park Strategic Employment Site</u>, <u>Walled Garden</u> and <u>Clock Paddock</u>, <u>Garage Field</u> and <u>Land South of the Street</u>, as defined on the Policies Map, will be supported in principle.</i></p> <p><i>Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies.</i></p> <p><i><del>Across the Neighbourhood Area, proposals that constitute “major” development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported.</del></i></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.8 Policy WTD 1 Planning Strategy identifies Wherstead Park as a Strategic Employment Site which is welcomed by the East of England Co-Operative Society. We are however concerned that the Strategy fails to take account of other opportunities within the parish to support economic growth and development such as the identification of further land for employment uses.</p> <p>2.9 The Babergh Core Strategy (2014) identifies an employment allocation adjacent to Wherstead Park and north of The Street. The emerging Draft Local Plan has removed this allocation which is the subject of representations made to the Babergh and Mid Suffolk Local Plan Examination which has recently been paused.</p> <p>2.10 Without retaining this allocation the Neighbourhood Plan is failing to provide the opportunity for other objectives and policies in the plan to be realised.</p>	<p>The identification of additional land for employment purposes would be contrary to the strategic policies of the emerging Joint Local Plan.</p> <p>The saved policies of the Local Plan are such that they will shortly be superseded by those in the emerging Joint Local Plan. The emerging Joint Local Plan identifies strategic employment sites and does not include the site referred to. It is understood that the JLPs proposed strategic employment sites are not to be deleted by the proposed Main Modifications resulting from the Joint Local Plan examination.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Suffolk County Council	<p>Having reviewed the plan and its policies, the county council are concerned with the wording of Policy WTD 1. The third paragraph states that:  “Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies.”</p> <p>In order to ensure that the SMWLP is also accounted for in this policy, it is recommended this is amended to:  “Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District <i>local</i> level policies.”</p> <p>The fourth paragraph of the policy states:  “Across the Neighbourhood Area, proposals that constitute “major” development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported.”</p> <p>Mineral extraction is defined as “major” by Town and Country Planning (Development Management Procedure) (England) Order 2015, so this policy creates a direct conflict with the SMWLP. In order to correct this conflict this policy should be amended, and the wording below is recommended.</p> <p>“Across the Neighbourhood Area, proposals that constitute “major” development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported, except those allocated in minerals and waste policy.”</p>	<p>The wording in this policy reflects that which has been required by Examiners for other neighbourhood plans in the Babergh and Mid Suffolk Districts.</p> <p>The suggested amendment would endorse all proposals for minerals and waste development, which may not be the case.</p>	<p>None</p> <p>None</p>
	Babergh District Council	<p>Planning Practice Guidance reminds us that neighbourhood plans should be positively prepared. The last paragraph in WTD1 sends a different message. The NP Committee should consider whether it is appropriate to pursue this position.</p>	<p>The policy will be amended to reflect that there are situations where major development would conform with the strategic policies of the development plan, including the Minerals and Waste</p>	<p>Amend final paragraph of Policy WTD 1 as follows:  <del>Across the Neighbourhood Area,</del>  <u>Except on sites allocated for such uses in the development</u></p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
			Local Plan.	<u>plan</u> , proposals that constitute "major" development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported.
<b>Chapter 5 - General Comments</b>				
C Skippen	-	We need to retain our landscape and our heritage	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	there are many references to the local plan having sufficient provision for housing and commercial sites but the inspector has challenged this, so I don't believe this is still a viable argument.  It states that there may be agricultural buildings that are capable of conversion into residential dwellings but firstly I cannot identify a single one and secondly latter in the document it argues against conversion of employment buildings to residential.	The Local Plan Inspectors have stated that there are sufficient sites with planning permission for housing to meet the needs of the district for a number of years, but not to the end of the Joint Local Plan period. The Inspectors recognise that additional sites will need to be identified but that this needs to be in accordance with the Joint Local Plan Settlement Hierarchy. Those site allocations are expected to be made through the Part 2 Joint Local Plan which has yet to commence preparation.	None
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society welcomes the reference that "further development of employment uses within Wherstead Park Strategic Employment Site will be supported in principle" as outlined in paragraph 5.2 of the Neighbourhood Plan. It is also welcomed that addressing matters of local concern through engagement with the Parish Council is clearly referenced in paragraph 5.3 of the Neighbourhood Plan. Following this approach will ensure that the Parish Council are fully aware and engaged with economic activities taking place at Wherstead Park over the plan period.	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Babergh District Council	Title missing from Klondyke Field map. (Presumably Map 2 as per para 5.4)	The illustration on page 15 is not a map but a reproduction of the site layout drawing and is identified as such.	None
<b>Policy WTD 2 Development affecting the Area of Outstanding Natural Beauty</b>				
-	-	This is SO important. We must protect the AONB	Noted	None
C Skippen	-	Further applications for development must be refused	Noted	None
	Pigeon Investment Management Ltd	<p>Pigeon generally support this policy but request amendments which provide greater clarity relating to 'mitigation' being taken into consideration when assessing both the setting of the AONB, and the impact on views in and out the AONB.</p> <p><u>Suggested policy wording</u>  <i>The Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) is identified on the Policies Map.</i></p> <p><i>Applications for major development (as defined within Annex 2 of the NPPF) in the AONB will be refused unless justified by exceptional circumstances. Such applications will be determined in accordance with the approach set out in national planning policy.</i></p> <p><i>Proposals for non-major development within the AONB will only be supported where they:</i></p> <ul style="list-style-type: none"> <li><i>i do not detract from the natural beauty and special qualities of the AONB and its setting; and</i></li> <li><i>ii contribute to the delivery of the Suffolk Coasts and Heaths AONB Management Plan; and</i></li> </ul> <p><i>support the economic, social and environmental well-being of the area or support the understanding and enjoyment of the area.</i></p> <p><i>Proposals on sites that contribute to the setting of the AONB will only be permitted where, <u>having regard for the incorporation of mitigation measures</u>, they would not detract</i></p>	This amendment is not considered necessary.	None



Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<i>We suggest: 'Applications for major development proposals within the AONB should normally be refused unless justified otherwise. Such applications will be determined in accordance with the approach set out in national planning policy.'</i>		AONB <del>will</del> should normally be refused unless <u>otherwise</u> justified <del>by exceptional circumstances</del> . Such applications will be determined in accordance with the approach set out in national planning policy.
<b>Policy WTD 3 Protecting Habitats and Wildlife Corridors</b>				
-	-	Essential! Surely there can be no question of not supporting such a policy.	Noted	None
C Skippen	-	We have already lost a lot of our wildlife and cannot loose anymore	Noted	None
E Shailes	Suffolk Wildlife Trust	<p>We are pleased to see that the Wherstead Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it within several policies. We would recommend strengthening some of the language used to ensure stronger protection of the diverse habitats and species of Wherstead parish.</p> <p>Policy WTD 3 – Protecting Habitats and Wildlife Corridors, should explicitly mention the protection of Priority Habitats and Species, as well as the protection of wildlife corridors, not just trees, hedgerows and ponds. This policy should be expanded to include the key habitats within the Wherstead parish as highlighted within the Landscape and Biodiversity Evaluation 2021 (Suffolk Wildlife Trust, May 2021).</p> <p>A map should be created to show the wildlife corridors across the parish, such as the map within the Landscape and Biodiversity Evaluation 2021 (Suffolk Wildlife Trust, May 2021), which was commissioned for the parish. This report also highlights key species within the parish, such as hazel dormice, hedgehog and farmland birds such as turtle dove</p>	<p>Noted. The policy will be amended to take account of these comments and the granting of Royal Assent to the Environment Act in November 2021.</p> <p>Map 3 will be amended to include the wildlife corridors</p>	<p>Amend Policy WTD 3 to reflect comments received and to bring the policy up-to-date.</p> <p>Amend Map 3 to include wildlife corridors</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		and grey partridge, which have all been recorded in the parish. The key species should be highlighted within Policy WTD 3 and developments should target mitigation, compensation and enhancement to key species within the parish.		
M Nowers	RSPB	We note from the SWT evidence-base document (page 34) that Wherstead supports an exceptional population of Nightingales. In order to strengthen this policy to recognise the value of the parish for Nightingales we would recommend that it includes specific policy wording to work with stakeholders to improve hedgerow/scrub condition and connectivity for this species.	This is not appropriate wording for a planning policy but reference to improving hedgerow and scrub conditions will be added to criterion c).	Amend criterion c) of the policy to: c) restoring and repairing fragmented biodiversity networks <u>including improving hedgerow and scrub conditions</u> ; and
	Pigeon Investment Management Ltd	<p>Whilst Pigeon supports the objectives of promoting biodiversity, the policy as drafted does not provide clear guidance. For example, what is meant by 'setting of a habitat' and 'significant' net gain? The policy should be amended to remove reference to the 'setting of habitats' and more clearly define the net gain in biodiversity being sought.</p> <p><u>Suggested policy wording</u></p> <p><i>Proposals that <del>result are likely to have</del> in an adverse impact on habitats <del>and their setting</del> will not normally be permitted except where it can satisfactorily be demonstrated that the benefits of the development to the local community clearly outweigh any adverse impact.</i></p> <p><i>Development proposals should avoid the loss of, or substantial harm to trees (including veteran trees), hedgerows and other natural features such as ponds. In the extremely rare cases where such losses or harm are unavoidable, adequate mitigation or compensatory habitat creation will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission <del>should</del> <u>will</u> be refused.</i></p> <p><i>Biodiversity impact mitigation should, where possible, form an</i></p>	The policy will be amended to take account of the granting of Royal Assent to the Environment Act in November 2021.	Amend Policy WTD 3 to reflect comments received and to bring the policy up-to-date.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>integral part of the design of any development scheme, while recognising that contributions to off-site mitigation in respect to Policy WTD 4 may also be necessary.</i></p> <p><i>While the preservation of mature hedgerows shall be a priority, 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 .</i></p> <p><i>Otherwise acceptable development proposals will be supported where they provide a <u>measurable</u> <del>significant</del> net gain in biodiversity through measures that are appropriate to the location and sustainable, for example through:</i></p> <p><i>a) the creation of new natural habitats including ponds;</i></p> <p><i>b) the planting of additional native trees and hedgerows;</i></p> <p><i>c) restoring and repairing fragmented biodiversity networks;</i></p> <p><i>and</i></p> <p><i>d) the creation of wildlife corridors</i></p>		
	Suffolk County Council	<p>Policy WTD3: Protecting Habitats and Wildlife Corridors This policy is welcomed, and in particular the mention of biodiversity net gain.</p> <p>To provide additional strength to this policy, it is suggested that the third paragraph could include the phrase "biodiversity net gain"</p>	The policy will be amended to take account of the granting of Royal Assent to the Environment Act in November 2021.	Amend Para 6.8
	Babergh District Council	<ul style="list-style-type: none"> <li>• There is some repetition which should be avoided, if possible, e.g., the second, fourth and fifth paragraphs all refer to hedgerows.</li> <li>• In the second paragraph, there is no need to sensationalise. The phrase "<i>In the extremely rare cases</i>" should be deleted and the sentence simply begin with: "<i>Where such losses ...</i>" Also, in the last sentence,</li> </ul>	Noted. The policy will be amended to take account of these comments and the granting of Royal Assent to the Environment Act in November 2021.	Amend Policy WTD 3 and include additional supporting text at paragraph 6.8.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>"planning permission <u>should</u> be refused", not "will be refused".</i></p> <ul style="list-style-type: none"> <li>The last paragraph refers to '<i>significant net gain</i>'. Significant is not defined, making interpretation of this part of the policy difficult, so should be deleted.</li> </ul> <p>On 10 November, the Environment Act 2021 became part of UK Law. This introduces a mandatory condition for most development to achieve a 10% biodiversity net gain. Referring to this new piece of planning law in the supporting text may be appropriate.</p>	Paragraph 6.8 will be amended.	
<b>Policy WTD 4 Recreational Disturbance Avoidance and Mitigation</b>				
-	-	We should be protecting the integrity of our local habitats	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	It is complete consultant speak and is very unclear what is trying achieve and is just another excuse to say no to acceptable development and preserve the Parish at a single point in time rather than to let it evolve as it has over hundreds of years.	The principle of this policy has been agreed and adopted by the constituent local planning authorities	None
	Pigeon Investment Management Ltd	<p>The policy seeks to allow 'inappropriate residential development' (in rare instances) subject to payment of financial contributions towards the Suffolk Coast RAMS to avoid adverse in combination recreation disturbance on European sites. This approach conflicts with the relevant Regulations, and as such the policy should be reworded accordingly.</p> <p><u>Suggested policy wording</u></p> <p><i>While inappropriate residential development must be avoided, in the extremely rare instance this does occur within the zones of influence of European sites a financial contribution towards mitigation measures will be required, as detailed in the Suffolk Coast Recreational Disturbance</i></p>	The principle of this policy has been agreed and adopted by the constituent local planning authorities	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the habitats of the European sites.</i></p> <p><i>All residential development within the Zones of Influence (ZOI) of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the habitats of the European sites.</i></p>		
	Babergh District Council	<p>Phrases such as '<i>inappropriate</i>' and '<i>must be avoided in the ...</i>' are not necessary.</p> <p>There is now agreed wording for this type of mitigation policies which we set out below which now includes a modification that you will set out in the HRA Screening Report (final draft in prep):</p> <p><i>"All residential development within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects on the integrity of the Habitats (European) sites."</i></p>	Noted. The policy will be amended as suggested.	Amend Policy WTD 4 as suggested and to include reference to how proposals for 50 or more homes should deal with potential effects
<b>Policy WTD 5 Protection of Important Views</b>				
-	-	Absolutely. These views are what makes our parish unique	Noted	None
C Skippen	-	We have already lost a lot of views due to current development on Klondike field and cannot loose anymore	Noted	None
	Pigeon Investment Management Ltd	Whilst Pigeon do not object to the identification of 'Important Views' within the parish or to the wording of the policy, we do object to the inclusion of a number of identified viewpoints which are not considered to warrant special consideration. It is suggested the identified 'Important Views' are reviewed,	The views have been assessed and considered worthy of identification in the Plan.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>and only those that warrant special consideration included in the NP.</p> <p><u>Suggested policy wording – No change suggested</u></p> <p><i>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 detract from the key landscape features of these views.</i></p> <p><i>Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact Appraisal, or other appropriate and proportionate evidence, that demonstrates how the proposal:</i></p> <p><i>i) can be accommodated in the countryside without having a significant detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and</i></p> <p><i>ii) conserves and enhances the unique landscape and scenic beauty within the Parish</i></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.17 It is acknowledged that across the parish there are important views which make a positive contribution to the character of Wherstead and its sense of rurality, especially within the Area of Outstanding Natural Beauty.</p> <p>2.18 We are concerned however that Policy WTD5 and the important views identified on the Policies Map will be used to restrict development opportunities and proposals that come forward and will therefore prohibit the achievement of sustainable development as required by Basic Condition 'd'. Policy WTD5 should be amended to reflect that development can play an important role in shaping and framing the important views when undertaken appropriately.</p>	The policy does not prevent development taking place but seeks to ensure that development does not have a detrimental impact on the key features of those views.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Suffolk County Council	<p><i>Policy WTD5: Protection of Important Views.</i></p> <p>The identified views are not named in the policy but are shown on the Policies Map.</p> <p>An assessment of important views carried out by the parish council identifies 26 views. The numbering and names for the 26 identified views could be carried forward into the plan, in a separate map, so that they can be more readily identified.</p> <p>The wording of the policy is welcomed, however in the second paragraph it should read as follows:</p> <p>“Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape <i>and</i> Visual Impact <del>Appraisal</del> Assessment’ (LVIA), ...”</p> <p>In part i), third line, an apostrophe is missing at the end of the word ‘buildings’.</p>	<p>It is not considered necessary to name the views</p> <p>The wording of the policy will be amended to reflect this suggestion.</p>	<p>None</p> <p>Amend Policy WTD5 as suggested.</p>
	Babergh District Council	<p>You should consider replicating the map from page 4 of the ‘Appraisal of Views’ document within the NP itself, especially given the views are not numbered on the Policies Maps - or consider numbering the views in the latter to aid cross-referencing.</p>	<p>The map will be included in the Plan.</p>	<p>Insert new map in the area of Paras 6.9 – 6.11 to illustrate the identified important views</p>
<b>Policy WTD 6 Dark Skies and Street Lighting</b>				
-	-	<p>Absolutely. There is already too much light pollution in certain areas of the parish</p>	<p>Noted</p>	<p>None</p>
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	<p>A recognition that with the lights of Ipswich, Ipswich docks and those of Felixstowe and Harwich dark skies is undeliverable in this area and that it is opposed to the crime prevention requirements later in the document</p>	<p>Noted. It is acknowledged that light spill from development outside the parish can have an impact on views in some areas of the parish. The neighbourhood Plan does not seek to make the situation worse through further inconsiderate lighting schemes in the parish that require planning permission.</p>	<p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Pigeon Investment Management Ltd	<p>Pigeon supports the policy as drafted. Suggested policy wording – No change suggested</p> <p>While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. 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 of individuals and premises.</p> <p>Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a frequency (spectrum) of illumination to reduce wildlife impact.</p> <p>The lighting should only be operational during times when it is essential for the operation of the business and out of operational hours security trigger lighting should be installed.</p>	Noted	None
	Suffolk County Council	<p>This policy is welcomed, however please amend the wording of "reduce" to be "<i>minimise</i>" in the second paragraph.</p> <p>Please also amend the third paragraph of Policy WTD6 as follows, to provide additional clarity: "The lighting <i>on business premises</i> should only be operational during times when it is essential for the operation of the business ..."</p>	We do not believe that these amendments are needed.	None
<b>Chapter 6 General Comments</b>				
D Holmes	-	If possible it would be useful to specify that the Landscape Visual Impact Assessments referred to in WTD2 and 5 should take into account the reduced screening due to leaf fall in winter, which can lead to open views across countryside that are not always so apparent in the summer.	Noted. The guidance published by the Landscape Institute makes reference to such scenarios being taken into account.	Amend paragraph 6.11 to refer to the Landscape Institute "Guidelines for Landscape and Visual Impact Assessment"
C Skippen	-	We have already lost a lot of our dark skies in Wherstead we	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		do not want more light pollution		
	Historic England	<p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:  <a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces</a>.</p>	It is not considered that there are any spaces in the Plan Area that meet the Local Green Space criteria.	None
	Suffolk County Council	<p>SCC notes that the parish does not designate any Local Green Spaces in the plan. In accordance with paragraphs 101 to 103 of the NPPF (2021), parish councils as part of the neighbourhood planning process can officially protect green spaces that are proved to be important by meeting the following criteria of paragraph 102 of the NPPF:</p> <p>a) in reasonably close proximity to the community it serves;  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  c) local in character and is not an extensive tract of land.</p> <p>From the Policies Maps, there appears to a variety of green spaces, typically labelled as "Covert", as well as Holbrook Park and other wooded areas. Please contact SCC Neighbourhood Planning if this is something you would like to pursue, and we can help to provide some additional guidance.</p>	<p>It is not considered that there are any spaces in the Plan Area that meet the Local Green Space criteria.</p> <p>These do not meet the LGS criteria set out in the NPPF</p>	<p>None</p> <p>None</p>
	Babergh District Council	<p>Para 6.1:  Consider including, as a footnote, a hyperlink to the AONB Position Statement. It is assumed that the reference is to this:  <a href="https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/ENDORSED-SCH-AONB-Position-Statement-on-Development-in-Setting-of-AONB-">https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/ENDORSED-SCH-AONB-Position-Statement-on-Development-in-Setting-of-AONB-</a></p>	A footnote will be added although the link supplied is no longer valid	<p>Add a footnote to Para 6.1 as follows:  1  <a href="https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/EN">https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/EN</a></p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>2015.pdf</p> <p>Para 6.3: As above, consider including a hyperlink to the AONB Management Plan: <a href="https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/">https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/</a></p> <p>Para 6.4: You will see this set out in the HRA Screening Report in due course (the final version is in prep). The text should read 'Ramsar'. All capitals are not appropriate as Ramsar is the name of the town in Iran which hosted the relevant convention.</p>	<p>A footnote will be added</p> <p>The reference will be amended</p>	<p><a href="#">DORSED-SCH-AONB-Position-Statement-on-Development-in-Setting-of-AONB-2015.pdf</a></p> <p>Add a footnote to Para 6.3 as follows: 2 <a href="https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/">https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/</a></p> <p>Amend paragraph 6.4 to correct reference to Ramsar.</p>

### Policy WTD 7 Heritage Assets

R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	it asks for a clear demonstration of understanding the significance of a heritage assets and yet provides no evidence of the heritage asset's significance itself and merely refers to a undescribed heritage.	<p>The heritage assets significance is described in the listing statement on Historic England's website.</p> <p>In addition, Historic England has published guidance for the consideration of local heritage assets which has been used in identifying those identified in Policy WTD 8.</p>	None
	Pigeon Investment Management Ltd	Paragraph's 201 and 202 of the National Planning Policy Framework are clear in setting out the need to balance any 'harm' to a heritage asset against the public 'benefits' of a proposal. The policy as drafted fails to take into account this national guidance. Pigeon object to the current drafting of the policy and suggest alternative wording which	Disagree. The policy wording has previously been accepted through the examination of other neighbourhood plans.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>reflects national guidance.</p> <p><u>Suggested policy wording</u>  <i>To ensure the conservation and enhancement of the Village's designated heritage assets, proposals must:</i></p> <ul style="list-style-type: none"> <li><i>a. <u>Balance the preservation or enhancement of the significance of the designated heritage assets of the Village, their setting and the wider built environment within which they are located against public benefits of the scheme:</u></i></li> <li><i>b. 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</i></li> <li><i>c. 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.</i></li> </ul> <p><i>Owners of heritage assets should, as appropriate, maintain and/or restore the asset in good order and not allow it to become "at-risk" of loss.</i></p> <p><i>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.</i></p> <p><i>Where a planning proposal affects a heritage asset and its setting, 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 understand the potential impact of the proposal on the significance and/or setting of the asset.</i></p>		
	Boyer on behalf	2.21 The intention behind Policy WTD7 and the approach	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	of East of England Co-Operative Society	<p>to Heritage Assets is welcomed, but we have concerns with regards to the policy which in large parts repeats the content of the National Planning Policy Framework (16. Conserving and enhancing the historic environment) and the policies within the emerging Joint Local Plan (LP21: The Historic Environment).</p> <p>2.22 The Neighbourhood Planning regulations are clear that policies prepared at the neighbourhood level should not repeat or duplicate policies in higher order documents and therefore we question the need for such a policy as written.</p> <p>2.23 The East of England Co-Operative Society recognise the contribution that the buildings and features of historic interest within Wherstead make to the local community, but suggest that the policy should be revised to ensure that it provides a specific policy which does not repeat the policies found at the national or local plan level.</p>		
	Historic England	<p>The intent of Policy WTD 7 is strongly welcomed, but parts of it may duplicate the policy protections for designated heritage assets that are contained in Local and National Planning Policy, and care should be taken to avoid this.</p> <p>Neighbourhood plan policy relating to designated heritage assets should provide greater definition or detail about specific aspects of the assets or their settings where appropriate, rather than general protections.</p>	Noted	None
<b>Policy WTD 8 Buildings of Local Heritage Significance</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	this is merely a list of properties which are more than a hundred years old with particular attention being paid to those close to potential future development, which is the reason they have been identified. There is no justification for the properties being included, and let us remember the listing authority chose to list a significant number of properties in the parish but not these ones. What real qualifications and	The Government recognises that "Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>guidelines were used to establish this list? it comes as no surprise that every residential property I own in the Parish that isn't already listed has been included.</p>	<p>but which do not meet the criteria for designated heritage assets." Historic England has published guidance for the consideration of local heritage assets which has been used in identifying those identified in the policy.</p> <p>The justification is published in a separate evidence document, which has used the Historic England guidance, and is available on the Parish Council website entitled "Local List of Buildings and Structures of Architectural and Historic Interest".</p>	
	<p>Pigeon Investment Management Ltd</p>	<p>As per the above, and reflecting national guidance, the policy needs to give consideration to the public benefits of any scheme when reaching a balanced planning judgement. Whilst reference is made to this in the closing paragraph to the policy this is not the case in the opening paragraph.</p> <p><u>Suggested policy wording</u>  <i>The retention, protection and the setting of the following Buildings of Local Heritage Significance, as identified on the Policies Map, will be <u>taking into account when determining planning application</u> secured.</i></p> <p><i>1 1-3 Bourne Cottages, Bourne Hill,  2 The Barn, Bourne Hill  3 Bourne Terrace  4 Holly Cottage/Walnut Tree Cottage, Constables Corner  5 Lychgate to St Mary's Church  6 Lodge adjacent to Mansion Stables  7 7 New Lodge, The Street  8 North Lodge, Bourne Hill  9 Pannington Hall barns  10 Pannington Hall Cottages</i></p>	<p>It is not considered that this suggested amendment is necessary.</p>	<p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>11 Units 1-5, Peninsula Business Centre (Park Farm Barns) 12 Red House, Peppers Lane/ The Strand  13 The Old Byre, 44 Bourne Hill  14 The Old School (Harland House), The Street  15 Walled Garden, The Street  16 The Water Tower, Walled Garden, The Street  17 Units 1-5 Alton Business Centre (Valley Farm Barns)  18 Vicarage Cottages  19 Vicarage, Vicarage Lane  20 Well Cottage, The Street  21 Wherstead Hall Lodge, Church (Peppers) Lane</p> <p><i>Proposals for any works that would cause harm to or negatively impact the significance of the structure or setting of buildings of local significance 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.</i></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.24 Identifying buildings of local heritage significance is a positive role for a Neighbourhood Plan. It is noted that the list of buildings identified in Policy WTD8 has been informed by a local report which has been prepared alongside the Neighbourhood Plan.</p> <p>2.25 We suggest that the policy is amended to provide a positive approach to development proposals which may impact those buildings of local heritage significance, including the need to weigh levels of less than substantial harm to their setting against public benefits that may be secured. As currently written Policy WT8 references the "harm" or "negative impact" that proposals could have and fails to recognise that appropriate development can have a role in securing the future of buildings of local heritage significance, or delivering wider benefits.</p>	Noted. It is not considered that this suggested amendment is necessary.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		2.26 Amending the policy will enable the Neighbourhood Plan to contribute to the achievement of sustainable development in accordance with Basic Condition 'd'.		
	Historic England	We strongly commend the production of the Wherstead Local List, which we consider is an exemplary approach for protecting local heritage assets in a neighbourhood plan generally. The appendix local list is particularly well evidenced and clearly set out using maps and tabulated information. We strongly support the approach taken in this regard.	Noted	None
<b>Chapter 7 General Comments</b>				
C Skippen	-	Properties on Bourne Hill between Bourne Cottages and the Barn and Old Byre have already lost any local heritage significance my property was built in 1926. We must endeavour to keep all our heritage	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	this is not an attempt to protect properties it is an attempt to prevent all development across the Parish.	<p data-bbox="1261 748 1722 1027">The designation of Non-Designated Heritage Assets is a tool open to those preparing Neighbourhood Plans. Historic England has published guidance for the consideration of local heritage assets which has been used in identifying those identified in the Neighbourhood Plan.</p> <p data-bbox="1261 1075 1722 1455">The justification is published in a separate evidence document, which has used the Historic England guidance, and is available on the Parish Council website entitled "Local List of Buildings and Structures of Architectural and Historic Interest". and the approach has used the Historic England Guidance on the appropriate identification of such assets. The Neighbourhood Plan seeks</p>	Amend paragraph 7.3 to refer to the fact that the Historic England guidance on local heritage assets has been used,

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
			to take a balanced approach to managing development which is in accordance with the higher level local plan policies.	
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Wherstead 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 &lt;<a href="https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment</a>&gt; (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 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</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>found in the National Planning Policy Framework. We therefore welcome the production of this neighbourhood plan, which we consider contains a proactive and positive strategy for Wherstead's historic environment throughout. We would like to make the following comments:</p> <p>We welcome the strong emphasis on conserving the parish's historic environment that is set out in the Vision and incorporated into a number of the Objectives on page 13 of the plan.</p> <p>We are pleased to note the inclusion of a robust policy framework aimed at protecting the parish's heritage in Chapter 7.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	Suffolk County Council	<p>SCC requests that chapter 7 is renamed to "The Historic Environment", as the chapter discusses historic built environment and archaeology which are part of the historic environment.</p> <p>Similarly, it is recommended the final sentence of paragraph 7.1 to be amended as follows: "In simple terms, these features make up our historic <del>built</del> environment."</p> <p>It is suggested that the plan note in the paragraph 7.2 that the Historic Environment Record maintained by Suffolk County Council Archaeological Service contains further information about the history of the parish, found here: <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a>.</p>	<p>The title will be amended as requested</p> <p>Para 7.1 will be amended as suggested</p> <p>The paragraph already refers to the Historic Environment Record</p>	<p>Amend title of chapter 7 to The Historic Environment</p> <p>Amend paragraph 7.1</p>
	Babergh District Council	Change 'buildings' to read 'building' [singular] after "one Grade II* listed"	Agree. The policy will be amended	Amend second sentence of Para 7.2

**Policy WTD 9 Existing Employment Sites**

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
C Browes	-	For me, this is the most important section of the whole report - I feel very strongly that our village is at a very real risk of becoming little more than a trading estate for Ipswich.	Noted	None
	Pigeon Investment Management Ltd	<p>As referenced in the response to Policy WTD1 two employment sites have obtained planning consent at Garage Field and Land South of The Street, but are not defined on the inset maps as 'Existing Employment Sites'. The NP should recognise the planning status of these sites, and the Inset Map updated accordingly.</p> <p>In respect of the wording of the policy as relates vehicular movement, the NPPF is clear in requiring that: 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.' As such the policy requires amending to conform with national requirements.</p> <p><u>Suggested policy wording</u>  <i>The retention and intensification of employment uses within sites identified on the Policies Map will be supported in principle provided such proposals do not have a detrimental impact on the local landscape character, residential amenity or <u>result in a danger to highway safety or the impacts on the road network would be severe</u> <del>will generate unacceptable levels of vehicular traffic on access roads.</del></i>  <i>Proposals for non-employment uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:</i>  <i>a) evidence can be provided that genuine attempts have been made to sell/let the site in its current use at a realistic market price, and that no suitable and viable alternative employment uses can be found or are likely to be found for the foreseeable future;</i>  <i>b) the existing use has created overriding environmental problems (eg noise, odours or traffic) and permitting an</i></p>	<p>This is not considered necessary. The District Council has resolved to grant planning consent for the site south of The Street but the permission has yet to be issued.</p> <p>The proposed amendment is not considered necessary in order to meet the Basic Conditions.</p>	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>alternative use would be a suitable environmental benefit that would outweigh the loss of an employment site;</i></p> <p><i>c) an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;</i></p> <p><i>d) it is for an employment related support facility such as employment training / education, workplace creche or workplace dining / café;</i></p> <p><i>e) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.</i></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.28 As the owners and operators of Wherstead Park, the East of England Co-Operative Society support the identification of the site as a Strategic Employment Site in the emerging Joint Local Plan, consistent with its status in previous Plans.</p> <p>2.29 We are however concerned that Policy WTD9 will limit the potential for the economic activity at Wherstead Park to evolve and address future needs and demands over the plan period.</p> <p>2.30 Policy WTD9 references the impact on residential amenity and levels of vehicular traffic on access roads which is an existing situation for the current access arrangements at Wherstead Park.</p> <p>2.31 Policy WTD9 should acknowledge that development proposals need to be considered against the existing (or the permitted) arrangements and what impact the future proposals will have.</p> <p>2.32 The Street provides the most direct access to Wherstead Park and it is acknowledged that this is currently a constraint which the Neighbourhood Plan fails to address.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Where permission is required for new development that generates additional vehicular movements, it is appropriate that the impact on residential amenity and highways should be considered.</p> <p>It is not for the Neighbourhood Plan to identify how access issues could be overcome.</p>	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Without positive proposals in the Neighbourhood Plan the current situation will remain.</p> <p>2.33 The Babergh Core Strategy (2014) identified a neighbouring site for economic activity, but this has been removed from the emerging Joint Local Plan which is currently subject to the examination that was paused in October 2021. Retaining that allocation in the Local Plan (subject to separate representations made to Babergh and Mid Suffolk District Councils) or including it within the Neighbourhood Plan may provide opportunity for an alternative access as part of the site's development to be provided in order not to exacerbate the current impact on residential amenity perceived on The Street.</p> <p>2.34 An additional access spur from the adjacent roundabout has been approved in conjunction with commercial development to the north-west (application ref: DC/19/05093). It is however evident that delivery of the road into the site and linking with Wherstead Park will only be viable, and therefore only actioned, in association with some form of development such as employment use. The Neighbourhood Plan has the ability to allocate the site for development, reinstating the current allocation, regardless of whether this is ultimately retained in the Joint Local Plan, and to require that this delivers vehicular connection through to Wherstead Park.</p>	<p>It is not considered appropriate for the neighbourhood plan to allocate this site for development.</p> <p>It is not considered appropriate for the neighbourhood plan to allocate this site for development.</p>	
<b>Policy WTD 10 Agricultural Related Employment Development</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	It needs to take account that agriculture to be viable now and in the future it will require scale and modern techniques and this policy is written to prevent this and encourage a scale of farming that is not economically viable so will not provide jobs or contribute to national or local food security.	The policy does not rule out economically viable farming but recognises that, where planning permission is required, the potential impact is considered.	None
	Pigeon Investment	Pigeon supports the policy.	The policy will be amended to take into account the suggestions made by	Amend Policy WTD10 i. and iv.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Management Ltd	<p><u>Suggested policy wording (typographic error)</u></p> <p><i>Proposals for agriculture related employment development will be supported where:</i></p> <p><i>i. it is not located with the Area of Outstanding Natural Beauty or would have an impact on its setting;</i></p> <p><i>ii. it is of a scale and nature appropriate to a countryside location,</i></p> <p><i>iii. does not result in an unacceptable impact on the landscape and highways infrastructure and</i></p> <p><i>iv. it can be satisfactorily <del>be</del> demonstrated <u>of the</u> <del>to</del> need to be located outside the Settlement Boundary.</i></p>	Babergh DC.	
	Babergh District Council	<ul style="list-style-type: none"> <li>In criterion i., suggest it reads: "...located <u>withi</u>n..."</li> <li>In criterion iv., delete the second 'be' and replace 'to' with 'that it'</li> </ul>	The policy will be amended.	Amend Policy WTD10 i. and iv.
<b>Chapter 8 General Comments</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	there needs to be a great deal more recognition of opportunities that being on the A14/A137 transport node offers to both the prosperity of the local and Suffolk communities.	This is a strategic planning matter for Babergh District Council to consider in preparing their Local Plan given the wider ramifications that such opportunities might have. The residents' survey did not demonstrate an appetite for additional development of this nature.	None
<b>Policy WTD 11 Design Considerations</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	removal of the statement 'Would not result in an increased level of traffic on a Quiet Lane' as any additional development would result in an increased level of traffic and how do you define a quiet lane?	Quiet Lanes are designated as part of the County-wide initiative to provide recognition that these lanes are used for non-motorised travel and that drivers should expect to consider the needs of walkers, cyclists, and horse	Criterion i. will be amended to identify appropriate trigger points relating to the Quiet Lane designation.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Remove 'Approvals will, as appropriate to the proposal, include conditions that require six monthly reviews with the Parish Council to identify problems and ongoing improvements.' as this is could be ridiculously onerous.</p>	<p>Riders.  Agree. This element of the policy will be added to Community Aspiration 1</p>	<p>Amend Policy WTD 11 to delete reference to reviews with the Parish Council and include in Community Aspiration 1.</p>
	<p>Pigeon Investment Management Ltd</p>	<p>Pigeon supports new development being of a high-quality design, but do not consider the policy, beyond the opening two paragraphs, contribute to achieving this.</p> <p>The criteria (a – j) listed largely relate to non-design matters (e.g. archaeological heritage, residential amenity, biodiversity) and should not be included. It is of note many of these criteria are covered elsewhere in the NP. Furthermore, some of other criteria extend beyond the remit of 'planning' and should be removed.</p> <p>In respect of the second paragraph, Pigeon supports the need to consider public safety as part of development proposals, but consider this is best addressed through referencing established policy documents, in this case 'Secure by Design Commercial Developments' (rather than individual officers).</p> <p><u>Suggested policy wording</u>  <i>Proposals for new development must reflect the local characteristics in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.</i></p> <p><i>Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the National Model Design Code 2021, the Wherstead Neighbourhood Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and for commercial sites, <u>Secure by Design Commercial Developments</u> advice from the Designing Out Crime Officer at Suffolk Constabulary.</i></p>	<p>Noted</p> <p>Disagree. The criteria are relevant and locally specific to Wherstead.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>In addition, proposals will be supported where they:</i></p> <ul style="list-style-type: none"> <li><i>a. Recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area in order to maintain the rural feel of the Parish – and prepare a landscape character appraisal to demonstrate this;</i></li> <li><i>b. Produce designs that maintain the local character of the area as defined in the Wherstead Design Guidance and Codes;</i></li> <li><i>c. Do not involve the loss of gardens, open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the Village;</i></li> <li><i>d. Do not affect adversely:</i> <ul style="list-style-type: none"> <li><i>i. Any historic, architectural or archaeological heritage assets of the site and its surroundings;</i></li> <li><i>ii. Important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;</i></li> <li><i>iii. Sites, habitats, species and features of ecological interest as noted in the Wherstead Neighbourhood Plan Landscape and Biodiversity Evaluation 2021;</i></li> <li><i>iv. The amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated, and/or residential amenity;</i></li> </ul> </li> <li><i>e. Do not locate development where its users and the amenity of 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;</i></li> <li><i>f. Where appropriate, make adequate provision for the covered storage of all wheelie bins;</i></li> <li><i>g. Include suitable ducting capable of accepting fibre to enable superfast broadband;</i></li> <li><i>h. In the case of new access roads, design them for speeds of no more than 20 mph;</i></li> </ul>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><del>i. Would not result in an increased level of traffic on a Quiet Lane;</del></p> <p><del>j. As appropriate to the proposal, take into account the need to promote public safety and deter crime and disorder through measures that:</del></p> <p><del>i. avoid the creation of concealed areas</del></p> <p><del>ii. consider the overall security of the site such as entry barriers</del></p> <p><del>iii. provide security patrols for out of hours</del></p> <p><del>iv. provide secure fencing</del></p> <p><del>v. provide well lit and secure areas whilst also complying with the dark skies policy</del></p> <p><del>vi. provide public spaces that are overlooked</del></p> <p><del>vii. include the provision, as appropriate, of CCTV and automatic number plate recognition systems with appropriate monitoring and support services; and</del></p> <p><del>viii. include signage to support police prosecutions.</del></p> <p><del>Approvals will, as appropriate to the proposal, include conditions that require six monthly reviews with the Parish Council to identify problems and ongoing improvements.</del></p> <p><del>Proposals for major development should be accompanied by a construction management plan that will address, as relevant to the proposal, operational hours, material delivery arrangements and measures for controlling noise and dust during construction.</del></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.37 We do not object to criteria within Policy WTD 11 which appears to broadly reflect the principles of the NPPF and examples of best practice.</p> <p>2.38 Policy WTD 11 makes explicit reference to a number of documents which are prepared outside of the scope of the Neighbourhood Plan (or the Local Plan). Although the intention behind the inclusion of these is accepted, we question the weight to be given to each of these should they be subject to review (or replacement) over the lifetime of the</p>	<p>Noted</p> <p>Noted</p>	<p>Amend second paragraph of Policy WTD11 as follows:            Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the <u>National Design Guide and National Model Design Code 2021 or subsequent versions</u>, the Wherstead Neighbourhood</p>

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		<p>Neighbourhood Plan.</p> <p>2.39 Policy WTD 11 should be amended to provide certainty to applicants in a situation when one of the documents outlined in the policy is revised or superseded. As currently written it is unclear as to how the decision maker would react in such a situation and consider that this fails to meet Basic Condition 'a' in having regard to national policies and guidance.</p>	<p>Agree. Second sentence of the policy will be amended.</p>	<p>Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and, for commercial sites, advice from the Designing Out Crime Officer at Suffolk Constabulary.</p>
	<p>Historic England</p>	<p>We welcome Policy WTD11 and are pleased to note that this policy is supported by the Wherstead Neighbourhood Plan Design Code. In particular we welcome the strong emphasis on conserving local character and the significance of heritage assets throughout this policy's provisions. We would, however, suggest one minor alteration to the second paragraph so that it reads:</p> <p><i>Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the <b>National Design Guide and National Model Design Code 2021, the Wherstead Neighbourhood Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and for commercial sites, advice from the Designing Out Crime Officer at Suffolk Constabulary.</b></i></p> <p>We would suggest that it could also make reference to the government's guidance documents on new/enhanced streets and spaces: Manual for Streets 1 and 2, as well as the more recent statutory guidance on the design of cycle and pedestrian infrastructure: LTN 1/20.</p>	<p>Agree to proposed amendment</p>	<p>Amend second paragraph of Policy WTD11 as follows:            Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the <u>National Design Guide and National Model Design Code 2021 or subsequent versions</u>, the Wherstead Neighbourhood Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and, for commercial sites, advice from the Designing Out Crime Officer at Suffolk Constabulary.</p>
	<p>Suffolk County Council</p>	<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</p>	<p>Noted. There are no proposals in the Neighbourhood Plan for additional housing schemes other than infill plots within the Settlement Boundaries.</p>	<p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>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, as there are no housing policies in the plan, the following wording is recommended for Policy WTD11 Design:</p> <p><i>“In addition, proposals will be supported where they: k) 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 Wherstead a “Dementia-Friendly” village. The Royal Town Planning Institute has guidance on Town Planning and Dementia<sup>1</sup>, which may be helpful in informing policies.</p> <p><sup>1</sup> <a href="https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/">https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/</a></p> <p>In regard to part h) speeds 20pmh, SCC design guides (current Suffolk Design Guide and upcoming Suffolk Design) require new adoptable estate roads to be designed to a 20mph design speeds.</p> <p>In regard to part i) Quiet Lanes, please note that Quiet Lanes are not traffic-free routes, but are roads where motorised vehicles must be aware that they are sharing the road with pedestrians, cyclists, and equestrians, and must be prepared to travel slowly and must stop if required. Vehicular traffic still has the right to use Quiet Lanes. Please refer to the Suffolk Quiet Lanes website<sup>4</sup> for more information.</p>	<p>Noted</p> <p>Agree that criterion i. is unrealistic and the criterion will be deleted</p>	<p>None</p> <p>Delete criterion i. from the policy</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Babergh District Council	<p>This is another policy that borrows heavily from other NPs but which introduces new elements, most notably those relating to designing out crime.</p> <p>We make a few observations below and may comment further on this policy at a later stage.</p> <ul style="list-style-type: none"> <li>To allow flexibility for developer and decision maker, we recommend inserting the words '<i>taking mitigation measures into account, ...</i>' at the start of criterion d.</li> <li>Criterion i. refers to Quiet Lanes but their role and function is not explained. It is also understood that two Quiet Lanes routes in Wherstead were put forward for consideration in May 2021 as part of the Quiet Lanes Suffolk project. Qstrn: Does the parish council have any update on their status?</li> <li>Criterion j. is overly prescriptive, it addresses non land use planning matters (for example, out of hours security patrols and number plate recognition systems) and it essentially repeats the requirement set at the start of the policy. For those reasons, criterion j. should be deleted.</li> <li>So that it is not lost, you may want to move the requirement for cycle parking provision etc. from WTD14 to WTD11.</li> </ul>	<p>Agree. Criterion d. will be amended</p> <p>Vicarage Lane, for its length from The Street to The Strand and Valley Lane have been designated as Quiet Lanes. Criterion i. will be amended and additional explanatory text will be added to the Travel and Highways section.</p> <p>Such matters are of concerns to residents and it is considered that the measures promoted in the policy are in accordance with paragraph 130 of the NPPF. The criterion will be amended to clarify that the list is a suggestion of solutions that would be appropriate.</p> <p>Noted. The elements of parking design in Policy WTD14 will be moved to Policy WTD11</p>	<p>Amend criterion d. as suggested</p> <p>Amend criterion i. to provide greater clarity concerning traffic impact on Quiet Lanes and insert additional paragraphs in the Travel and Highways section to explain the purpose and function of Quiet Lanes.</p> <p>Amend criterion j. to clarify that the list are examples of measures that could be used to design out crime.</p> <p>Move elements of Policy WTD 14 to Policy WTD 11 and amend to create additional criteria.</p>
<b>Community Aspiration 1: Designing out crime</b>				
-	-	Why would you not design out crime?	Noted	None
C Skippen	-	Bourne Hill is already an area used for fly tipping, littering and	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		drugs and unfortunately not policed we must not allow illegal activities		
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	I support the aspiration generally but part v should be removed or reworded. Hourly visit to the site would be economically unviable, increase traffic movements, detrimental to the environment and entirely unnecessary.	Such measures have been achieved with other developments and the aspiration to achieve this continues to be important to the Parish Council.	None
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society support the aspiration to deter, discourage and prevent antisocial and nuisance behaviour around the Parish.	Noted	None
	Suffolk County Council	Community Aspiration 1: Designing Out Crime is welcomed by SCC. This can help a neighbourhood feel safer and be a more desirable to live. We would encourage the Plan to refer to the Mental Health Foundation evidence that proximity to green space is associated with reduced crime and an increased sense of community.	This amendment is not considered necessary for a rural parish like Wherstead.	None
<b>Policy WTD 12 Sustainable Building Practices</b>				
C Skippen	-	Bellway homes are not installing ground sourced heat pumps or air sourced heat pumps they are still installing gas boilers in their new houses. Solar panels are not being installed either on Klondike field	Noted	None
	Pigeon Investment Management Ltd	Pigeon supports the objectives of the policy in seeking to promote sustainable building practices, but suggest an amendment to one of the criteria relating to solar gain due to the need to balance this objective with other potentially competing objectives such as public safety.  <u>Suggested policy wording</u> <i>This policy only applies to non-residential development.</i>  <i>Proposals that incorporate current best practice in energy conservation will be supported where such measures are</i>	This amendment is not considered necessary in order for the policy to satisfy the basic conditions.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.</i></p> <p><i>Development proposals should accord with the following energy hierarchy (in order of preference):</i></p> <ol style="list-style-type: none"> <li><i>1. Minimise energy demand;</i></li> <li><i>2. Maximise energy efficiency;</i></li> <li><i>3. Utilise renewable energy;</i></li> <li><i>4. Utilise low carbon energy;</i></li> <li><i>5. Utilise other energy sources</i></li> </ol> <p><i>Proposals should:</i></p> <ol style="list-style-type: none"> <li><i>a. Incorporate best practice in energy conservation, be designed to achieve maximum achievable energy efficiency through the use of high quality, thermally efficient building materials;</i></li> <li><i>b. <del>Consider</del> Maximise the benefits of solar gain in site layouts and orientation of buildings;</i></li> <li><i>c. Where viable, incorporate other renewable energy systems such as Ground Sourced Heat Pumps or Air Sourced Heat Pumps; and</i></li> <li><i>d. Avoid fossil fuel-based heating systems.</i></li> </ol> <p><i>Proposals that include measures that, minimise water consumption, maximise water use efficiency and incorporate the reuse of greywater will be supported.</i></p>		
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society support the requirement to incorporate sustainable building practices and energy conservation measures into non-residential developments across the Neighbourhood Plan area.	Noted	None
	Suffolk County Council	SCC as the Lead Local Flood Authority fully support Policies 12 and 13.	Noted	None
	Babergh District Council	The first numbered list appears to add little to the policy. The criterion set out below that should provide sufficient guidance for decision making.	Disagree. The policy is consistent with recently made neighbourhood plans in	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
			Babergh district.	
<b>Policy WTD 13 Flooding and Sustainable Drainage</b>				
	Pigeon Investment Management Ltd	<p>Whilst Pigeon supports the need to promote sustainable surface water drainage systems, the policy a drafted incorrectly identifies 'rainwater and stormwater harvesting and recycling systems' as above ground systems. It is suggested the policy is amended to remove reference to above ground systems to encourage the use of water recycling systems.</p> <p>Reference is also made to the need for SuDS features to be designed to not allow anti-social behaviour, but it is unclear what type of features are being encouraged/discouraged by the policy. It is of note no reference is made to the consideration of anti-social behaviour in the SuDS section of the 'Wherstead Design Guidance and Codes'.</p> <p><u>Suggested policy wording</u>  <i>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 <del>above ground open</del> Sustainable Drainage Systems (SuDS). These could include:</i></p> <ul style="list-style-type: none"> <li><i>wetland and other water features <del>designed not to allow anti-social behaviour</del>, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas , and biodiversity benefits; and</i></li> </ul>	The amendments proposed are not considered necessary.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<ul style="list-style-type: none"> <li>• <i>rainwater and stormwater harvesting and recycling; and</i></li> <li>• <i>other natural drainage systems where easily accessible maintenance can be achieved</i></li> </ul>		
	Boyer on behalf of East of England Co-Operative Society	Policy WTD 13 and the supporting text should make reference to the role of Suffolk County Council as Lead Local Flood Authority and documents such as the Suffolk Flood Risk Management Strategy and the Suffolk Sustainable Drainage Guidance (or subsequent versions). Without including reference to the role of the statutory consultee for surface water drainage proposals, Policy WTD 13 is unlikely to meet the Basic Conditions as outlined by the regulations.	This is not considered necessary	None
	Suffolk County Council	SCC as the Lead Local Flood Authority fully support Policies 12 and 13.	Noted	None
<b>Community Aspiration 2: The Strand flooding</b>				
	Suffolk County Council	<p>With respect to Community Aspiration 2, the SCC Flood and Water team have worked collaboratively with Parish Council to reduce the risk of flooding, and the Parish Council has worked with landowner as well in this endeavour.</p> <p>To better reflect this, it is suggested that the wording of Community Aspiration 2 to be amended as follows:  <i>"The PC will continue to lobby and work collaboratively with the appropriate authorities and landowners to ensure that: ..."</i></p>	Agree. The Aspiration will be amended.	Amend Community Aspiration 2 as suggested.
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society support the community aspiration relating to flooding within the Parish.	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan										
<b>Policy WTD 14 Parking Standards</b>														
	Pigeon Investment Management Ltd	<p>Pigeon supports the policy as drafted.</p> <p>Suggested policy wording – No change suggested</p> <p><i>Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles. In residential developments the following minimum provision shall be made within the curtilage of the dwelling:</i></p> <table border="0"> <tr> <td><i>House Size</i></td> <td><i>Minimum Requirement</i></td> </tr> <tr> <td><i>1 bedroom</i></td> <td><i>2 spaces per dwelling</i></td> </tr> <tr> <td><i>2 bedrooms</i></td> <td><i>2 spaces per dwelling</i></td> </tr> <tr> <td><i>3 bedrooms</i></td> <td><i>3 spaces per dwelling</i></td> </tr> <tr> <td><i>4+ bedrooms</i></td> <td><i>3 spaces per dwelling</i></td> </tr> </table> <p><i>For every new residential car parking space, one electric vehicle charging point shall be provided.</i></p> <p><i>All new non-residential development should include electric vehicle EV charging provision in accordance with the minimum standards in the current Suffolk Parking Guidelines.</i></p> <p><i>Design and access to off-street parking should otherwise comply with the current standards in the Suffolk Parking Guidelines. Cycle parking provision shall be in accordance with the adopted cycle parking standards and shall include secure and covered storage where appropriate to the development.</i></p>	<i>House Size</i>	<i>Minimum Requirement</i>	<i>1 bedroom</i>	<i>2 spaces per dwelling</i>	<i>2 bedrooms</i>	<i>2 spaces per dwelling</i>	<i>3 bedrooms</i>	<i>3 spaces per dwelling</i>	<i>4+ bedrooms</i>	<i>3 spaces per dwelling</i>	Noted	None
<i>House Size</i>	<i>Minimum Requirement</i>													
<i>1 bedroom</i>	<i>2 spaces per dwelling</i>													
<i>2 bedrooms</i>	<i>2 spaces per dwelling</i>													
<i>3 bedrooms</i>	<i>3 spaces per dwelling</i>													
<i>4+ bedrooms</i>	<i>3 spaces per dwelling</i>													
	Suffolk County Council	<p><i>Policy WTD14: Parking Standards</i></p> <p>In regard to paragraphs 9.8-9.13 and Policy WTD14: parking</p>	Parking issues in relation to development was raised as a	None										

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>standards, SCC as the Local Highways Authority feel that the application of the Suffolk Guidance for Parking (SGP) 2019 recommended parking, cycle storage and EV charging provision is sufficient to accommodate all locations within the county, particularly those close to large urban centres.</p> <p>SCC strongly recommends that this policy accords with SGP 2019, rather than recommending a greater level of parking. As Wherstead falls within the Ipswich Fringe, there should not be the requirement for unnecessarily high minimum levels of residential parking.</p> <p>The plan acknowledges the issues arising from inconsiderate on-street parking in paragraph 9.12, which restricts access. 'Nuisance parking' is also raised in Community Aspiration 4.</p> <p>On-street parking will always be inevitable from visitors, deliveries, or maintenance. Having provisions that are well-designed and integrated into the new developments will help to ensure safety of pedestrians and road users, and help to minimise disruptions to access, including for emergency service and refuse collections vehicles. Please see pages 25-28 of Suffolk Guidance for Parking 2019 for further guidance.</p> <p>As such, the following amendments are recommended to Policy WTD14 Parking Standards:</p> <p>"Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.  <i>A proportion of parking should be provided on-street within any new developments, but that is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility.</i></p> <p><del>In residential developments the following minimum</del></p>	<p>significant concern by residents and it is considered that the increased local requirements are an appropriate response to these concerns.</p>	

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>provision shall be made within the curtilage of the dwelling:</p> <p>House Size ——— Minimum Requirement</p> <p>1 bedroom ——— 2 spaces per dwelling</p> <p>2 bedrooms ——— 2 spaces per dwelling</p> <p>3 bedrooms ——— 3 spaces per dwelling</p> <p>4+ bedrooms ——— 3 spaces per dwelling</p> <p>For every new residential car parking space, one electric vehicle charging point shall be provided."</p>		
	Babergh District Council	<p>Paragraph 8.2 tells us that, in 2011, almost three times as many people worked in Wherstead than lived there. Assuming that much of that in-commuting was (or still is) car based, increasing the amount of residential parking spaces for 1-bed and 3-bed properties seems to be the wrong response and could have its own unintended consequences, such as influencing developer decisions over which house types they build.</p> <p>Our recommendation is that the specific local requirement is dropped and more thought be given to how this policy could be worded to require a more integrated approach to parking solutions, including options for other road users.</p> <p>Suggest inserting a line space after the first sentence.</p>	Parking issues in relation to development was raised as a significant concern by residents and it is considered that the increased local requirements are an appropriate response to these concerns.	None
<b>Chapter 9 General Comments</b>				
	Suffolk County Council	<p><u>Flooding</u></p> <p>It is noted that paragraph 9.5 identifies properties along The Strand are at risk from tidal flooding, however flood risk mapping shows that they are at greater risk from surface water flooding than tidal.</p> <p>As such, the following amendment is recommended for paragraph 9.5:</p>	The suggested amendment is noted and will be made.	Amend paragraph 9.5 as proposed.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>"Properties along The Strand and the road itself are susceptible to at a high risk of surface water flooding, as well as flooding from the tidal Orwell Estuary, with all properties being within Flood Zone 2 and some in Flood Zone 3."</p> <p>Also, the photo on page 35 shows the surface water flood risk, not fluvial flooding.</p>		
	Babergh District Council	<p>The reference and quoted NPPF text needs updating. What appears to be text from NPPF para 163 (Feb 2019) is now NPPF para 166 (July 2021). Note also the additional NPPF text added to criterion b) which relates to developments capable of being quickly brought back into use without significant refurbishment.</p> <p>Page 30 and para 9.1: Typo: Delete the words 'can help' from the text on page 30 and from the first line of para 9.1 on page 31.</p> <p>Para 9.2: Typo: The words 'to ensure' are repeated twice in the penultimate sentence.</p> <p>Para 9.13: Typo: In the last sentence, delete the word 'all' as follows: "<i>and that for <del>all</del> every new residential ...</i>"</p>	Agree. The Plan will be amended	Amend paragraphs 9.1, 9.2, 9.6 and 9.13
<b>Policy WTD 15 Protecting Existing Services and Facilities</b>				
	Pigeon Investment Management Ltd	<p>Emerging Local Plan Policy LP31 relates to services and facilities within the community, and sets out clear criteria where a loss of a community facility can take place. The NP policy conflicts with this through seeking to reduce the marketing period from 12 to 6 months.</p> <p>Suggested policy wording <i>Proposals that will enhance the viability of any community</i></p>	Agree	Amend criterion a. to require a marketing period of 6 months

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>facility and which provide additional recreation and community facilities will be encouraged.</i></p> <p><i>Proposals that would result in the loss of facilities or services which support the local community (or premises last used for such purposes) will only be permitted where:</i></p> <p><i>a. It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provide including any efforts to advertise the premises for sale for a minimum of <del>6</del>12 months; and</i></p> <p><i>b. 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</i></p> <p><i>c. 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.</i></p>		
	Boyer on behalf of East of England Co-Operative Society	It is welcomed that Wherstead Park is identified as a commercial facility which serves the local community of Wherstead and also the wider area.	Noted	None
	Suffolk County Council	<p>It is encouraging to see the Wherstead Neighbourhood Plan encourages healthier lifestyles through active travel for exercise and recreation. We welcome Policy WTD15 stating that new facilities and services should be located where there is access by walking and cycling.</p> <p>Policy WTD15 explains the existing services and facilities to be protected in the parish. This is displayed in orange on the policies maps, however it is unclear what these facilities are.</p>	<p>Noted</p> <p>While it is not considered necessary to provide a list, the Policy will be amended to provide a linkage</p>	Amend second paragraph of policy top provide link top Policies Map.

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>The list in paragraph 10.1 states commercial facilities, and it is assumed that these are what is being displayed on the Policies Maps.</p> <p>Therefore, it is recommended that Policy WTD15 numerically lists the important facilities, and the Policies Maps identifies these by their corresponding numbers. This will provide clarity to the reader.</p>	between it and the Policies Map.	
	Babergh District Council	Our only comment relates to criterion a. Policy LP31 in the submitted JLP refers to a sustained 6-month marketing period. We suggest amending the NP to follow suite.	Agree	Amend criterion a. to require a marketing period of 6 months

### Community Aspiration 3 – Improving Facilities and Amenities in Wherstead

	Suffolk County Council	<p>Community Aspiration 3 - Improving Facilities and Amenities, regarding the establishment of community amenity and open space, is welcomed. There are proven links<sup>2</sup> 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 for children. Additionally, clear signage/markings of cycle paths and appropriate segregation from pavements have been mentioned in the Plan and will be necessary to ensure the safety of elderly and frail pedestrians.</p> <p><sup>2</sup> <a href="https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/">https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/</a></p>	Noted	None
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society supports the aspiration to encourage improvements to facilities and amenities in the Parish. The Neighbourhood Plan should however be amended to recognise the role and contribution to the local community that Wherstead Park makes, in terms of meeting places, employment generation, event space and hospitality.	Noted	None

### Chapter 10 - General Comments

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Historic England	You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: < <a href="http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/">http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/</a> > .	The statutory designation of Assets of Community Value takes place under separate legislation and cannot take place as part of the neighbourhood plan process.	None
	Babergh District Council	Typo? Delete the word 'is' after 'The Room'.	Agree. Para 10.1 will be amended.	Amend Para 10.1 as follows: The proximity of the village to Ipswich probably accounts for the lack of day-to-day facilities and services in the village. There is no school in the village and the only meeting space is the small village hall, known as 'The Room', is in the Wherstead Park Stable Block.
<b>Policy WTD 16 New Highways Infrastructure</b>				
	Pigeon Investment Management Ltd	<p>This general policy is unclear, unjustified and conflicts directly with national planning policy, and as such should be deleted.</p> <p>Notwithstanding the above (which relates to the general policy) Pigeon are supportive of working with the Parish Council on exploring how bringing forward development on the Walled Garden and Clock Paddock site can alleviate traffic volumes on The Street, and are happy to meet to discuss how this can be addressed either through the NP or a future planning application.</p> <p><u>Suggested policy wording</u></p>	Disagree. Amendments are proposed as a result of comments by the County Council.	Amend Policy WTD 16 in response to Suffolk CC comments

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p><i>The Parish Council will seek the improvement of highways facilities within Wherstead, by ensuring that development proposals include solutions to minimise the associated traffic loads through the creation of dedicated access routes, bypassing existing residential areas.</i></p> <p><i>Specifically, any development proposals in the South side of the village should include highway solutions to ensure employment traffic volumes created by existing and future business park developments, e.g. Wherstead Park, Peninsula and Park Farm Barns redevelopment and the emerging HomeField development, are routed away from the existing residential areas through the creation of dedicated access routes.</i></p>		
	Boyer on behalf of East of England Co-Operative Society	<p>2.49 The intention of Policy WTD 16 and the requirement to include highway solutions which are routed away from existing residential areas through the creation of dedicated access routes is supported and welcomed by the East of England Co-Operative Society.</p> <p>2.50 We are however concerned that Wherstead Park is mentioned specifically within the Policy and that the Neighbourhood Plan fails to provide “highway solutions” through positive allocations or identification of sites and opportunities.</p> <p>2.51 As noted above, the land to the north of The Street, which is allocated for employment uses in the 2014 Babergh Core Strategy may provide a “highway solution” to ensure the delivery of the policy and the objectives. However without this positive allocation, the Neighbourhood Plan fails to address the infrastructure requirements it has identified and will therefore fail to meet Basic Condition ‘d’ and contribute to the achievement of sustainable development.</p>	<p>Noted</p> <p>It is not considered appropriate for the Neighbourhood Plan to identify highways solutions given that these would need to be demonstrated as being deliverable and viable.</p> <p>It is not considered appropriate for the neighbourhood plan to allocate this site for development.</p>	None
	Suffolk County	Measures to improve highway infrastructure and encourage	Noted	Amend Policy WTD 16 and

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Council	<p>the use of sustainable modes of travel are supported and will be procured through development proposals wherever possible. However, providing bypass type routes for traffic is not an aspiration of the Highway Authority. The focus is on solutions that reduces the need for private motor use on the network, whether that be from the new development or from existing development to provide the additional capacity for the new development. As such it is recommended that policy WTD 16 is redrafted to prioritise improvements to sustainable modes of transport.</p> <p>Transport Modelling undertaken for the Ipswich, Babergh and Mid Suffolk and Suffolk Coastal Local plans highlight potential severe impacts on the road network in and around Ipswich as a result of the cumulative growth in the local plans. The identified solution to address this impact while meeting the housing need set out in local plans is mode shift from private cars to other modes of transport, of both the new and existing population. Mode shift is key, but not travelling at all (home working and parcel consolidation etc.) trip internalisation (work, education and residential co-located) and trip shift (travelling outside the peak hours for discretionary trips and more flexible employment options) are all part of the overall demand reduction picture. SCC produced the Transport Mitigation Strategy for the Ipswich Strategic Planning Area<sup>5</sup> to outline how this mode shift can be achieved and further work is being undertaken to identify a program of works to deliver the strategy.</p> <p>Wherstead Neighbourhood Plan can contribute to the delivery of this strategy. Being an Ipswich Fringe location, it has some of the highest potential for mode shift than many other places within the Ipswich Strategic Planning Area, with the exception of Ipswich itself. The Neighbourhood Plan should support the delivery of the strategy through policy. Supporting the strategy would also help to achieve the Transport Objectives within the neighbourhood plan.</p>	<p>Noted</p> <p>Noted</p>	<p>supporting paragraphs</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Within Policy WTD16, there should be the explicit support for the Ipswich Strategic Plan Area (ISPA) Transport Mitigation Strategy, which covers Babergh and Mid Suffolk Districts, Ipswich Borough, and part of East Suffolk Council (former Suffolk Coastal Area).</p> <p>This policy should support sustainable transport measures set out in the Babergh and Mid Suffolk Infrastructure Delivery Plan (IDP), the emerging programme of works to deliver the Transport Mitigation Strategy and walking and cycling infrastructure plans.</p> <p>Additionally, the policy should be re-worded to remove the wording "the parish council will seek..." as this is more of a statement of intention of the parish council, rather than a policy to direct developers and decision makers.</p> <p>The following wording is proposed to Policy WTD16:  <u>"Development proposals should seek to maximise sustainable modes of transport as a priority, ensuring that the site is connected to existing services and facilities, and is accessible via active travel such as walking and cycling, can access public transport"</u></p> <p><u>Proposals must demonstrate contribution to the achievement of transport mode shift in the Transport Mitigation Strategy for the Ipswich Strategic Planning Area. Financial contributions or works in kind will be sought from development to assist with delivery of the Transport Mitigation Strategy for the Ipswich Strategic Planning Area, sustainable transport measures identified in the most up to date Infrastructure Delivery Plan and the most up to date walking and cycling infrastructure plans.</u></p> <p><u>Development should include</u></p> <ul style="list-style-type: none"> <li>• <u>Safe, connected, and inclusive walking and cycle routes</u></li> </ul>	<p>Agree. The supporting paragraphs will be amended</p> <p>Agree – the policy will be amended</p> <p>As suggested, the policy would require contributions from all development, which is not appropriate. The policy will be amended as appropriate</p>	

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<ul style="list-style-type: none"> <li>• <u>Secure cycle parking/storage</u></li> <li>• <u>Linkages to existing pedestrian and cycle networks and improvements to those routes if necessary</u></li> <li>• <u>Public transport, such as new or revised services, and physical measures such as bus stops, improvements</u></li> <li>• <u>Incentives to use sustainable modes of transport and encourage behaviour change, including through Travel Plans.</u></li> </ul> <p>The Parish Council will seek The improvement of highways facilities within Wherstead <del>will be supported. by ensuring that development proposals include solutions to minimise the associated traffic loads through the creation of dedicated access routes, bypassing existing residential areas.</del></p> <p><del>Specifically, any</del> <i>Where possible</i> development proposals in the South side of the village should include highway solutions to ensure employment traffic volumes created by existing and future business park developments, e.g., Wherstead Park, Peninsula and Park Farm Barns redevelopment and the emerging HomeField development, are routed away from the existing residential areas through the creation of dedicated access routes."</p>		
	Babergh District Council	We make no comment ourselves but note that, given the issue being raised, our colleagues at Suffolk County Council may be better positioned to do so.	Noted	None
<b>Community Aspiration 4</b>				
	Suffolk County Council	<p>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.</p> <p>SCC welcomes the desire for safe walking and cycling routes</p>	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>highlighted in the Community Aspirations 4 and 5. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail. We note that there are limited local amenities to walk or cycle which limits the opportunities for active travel both for residents and those coming to work.</p> <p><i>Community Aspiration 4 - road safety.</i></p> <p>These measures will be supported wherever possible within local and national guidance and policies. More information can be found here:  <a href="https://www.gov.uk/government/publications/setting-local-speed-limits">https://www.gov.uk/government/publications/setting-local-speed-limits</a></p>		
	Boyer on behalf of East of England Co-Operative Society	The East of England Co-Operative Society supports the role that the Parish Council can have in lobbying relevant statutory authorities in respect of road safety and traffic management.	Noted	None
	Suffolk County Council	SCC welcomes the desire for safe walking and cycling routes highlighted in the Community Aspirations 4 and 5. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail. We note that there are limited local amenities to walk or cycle which limits the opportunities for active travel both for residents and those coming to work.	Noted	None
<b>Policy WTN 17 – Public Rights of Way</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	improving access ways will lead to more use and this will have a detrimental effect on biodiversity and the presence of humans and especially dogs will have a negative effect.	It is recognised that there is a fine balance between encouraging healthy lifestyles through using existing public rights of way and the potential for disturbance of habitats.	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Pigeon Investment Management Ltd	<p>It is unclear of the link between biodiversity and the public rights of way network, and what the policy is seeking to achieve in respect of biodiversity enhancements.</p> <p><u>Suggested policy wording</u></p> <p><i>Measures to improve and extend the existing network of public rights of way will be supported <del>if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.</del></i></p>	Disagree. There needs to be a balance between public rights of way improvement and the potential impact of such improvements on habitats.	None
	Suffolk County Council	<p>However, Policy WTD17 Public Rights of Way caveats any improvement to the rights of way network as being linked to enhancing routes as biodiversity corridors.</p> <p>The plan should recognise that some rights of way provide routes for commuting, provide access to services and facilities, provide leisure routes, and also improve access for people with mobility issues. As such, the focus for improving rights of way should be on enhancing access for all and it should not be tied to enhancing biodiversity. This does not mean there would be any detriment to biodiversity when developing public rights of way, simply that the focus of the policy should be on improving access for all.</p> <p>Thought should therefore be given to editing Policy WTD17 to focus on the importance of access for all when developing public rights of way. The following minor amendment is proposed:</p> <p>"Measures to improve and extend the existing network of public rights of way will be supported, <i>especially</i> if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal."</p>	The policy will be amended to be consistent with recently examined neighbourhood plans	Amend Policy WTD 17

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Babergh District Council	We refer to you the discussion on page 37 of the Copdock & Washbrook NP Examination Report (see link below), noting that their submitted policy was worded the same as WTD17. The exam modification inserted the word <i>'particularly'</i> after <i>'supported'</i> in the policy. <a href="https://www.babergh.gov.uk/assets/Neighbourhood-Planning/CopWash-NP-Exam-Report.pdf">https://www.babergh.gov.uk/assets/Neighbourhood-Planning/CopWash-NP-Exam-Report.pdf</a>	The policy will be amended	Amend Policy WTD 17
<b>Community Aspiration 5</b>				
	Boyer on behalf of East of England Co-Operative Society	The aspiration to increase provision of safe pedestrian and cycle routes across the parish is welcomed.	Noted	None
	Suffolk County Council	SCC welcomes the desire for safe walking and cycling routes highlighted in the Community Aspirations 4 and 5. Safe routes for walking and cycling are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail. We note that there are limited local amenities to walk or cycle which limits the opportunities for active travel both for residents and those coming to work.  Community Aspiration 5 - pedestrian and cycle routes. These measures will be supported and procured through development proposals wherever possible within local and national guidance and policies.	Noted	None
<b>Chapter 11 - General Comments</b>				
	Historic England	If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in conjunction with Dorset AONB Partnership may be a useful	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		resource to you.		
	Suffolk County Council	<p>Under section 11 Travel and Highways, paragraph 11.3 makes good reference to public rights of way, and it is encouraging the parish wish to see the network improved and increased.</p> <p>Community Aspiration 5 compliments this with reference to creating safer pedestrian and cycling routes.</p> <p>There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council's Green Access Strategy (2020-2030)<sup>3</sup>. This strategy sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p><sup>3</sup> <a href="https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/suffolk-green-access-strategy-2020-2030.pdf">https://www.suffolk.gov.uk/assets/Roads-and-transport/public-rights-of-way/suffolk-green-access-strategy-2020-2030.pdf</a></p> <p>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.</p>	Noted	None
<b>Parish Wide Policies Map Comments</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	The important views positioned down redgate lane are incorrectly positioned in places where the sunken position of the lane and the hedge lines mean there is no view available	The Important Views Assessment has been reviewed	Amend Policies Map as appropriate
	Babergh District	In the Map Keys, close the bracket after Important Views	The map will be amended.	Amend the map key to close

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
	Council	(WTD5) Would it be more sensible to swap the insert maps around, especially given that the Inset Map key appears on the 'Map North'?	Agree. The maps will be repositioned.	bracket after WTD5 Reposition Inset Maps so that north comes before south.
<b>Inset Map South Comments</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	As above	The Important Views Assessment has been reviewed	Amend Policies Map as appropriate
	Boyer on behalf of East of England Co-Operative Society	The identification of Wherstead Park as an Existing Employment Site is welcomed and supported.	Noted	None
<b>Inset Map North Comments</b>				
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	I do not agree these are important views if they are accessible views at all.	The Important Views Assessment has been reviewed	Amend Policies Map as appropriate
<b>Glossary</b>				
	Babergh District Council	The entries should be relevant. A definition is provided for 'Use Classes' but this is the only place it is mentioned in the Plan;	Review the Glossary	Delete the following entries from the Glossary: Best and most versatile land Green infrastructure Use Classes
<b>General Comments</b>				
R Coates	-	I have reviewed the plan and have no additional comments. Thank you to the team who have created the document.	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
A Pye	-	I feel it is a very professional and well presented plan and I would like to congratulate everyone who has helped to produce it.	Noted	None
J Miller	-	i feel the plan is well set out and with the lovely photos of the village it really feels it is truly about the village of Wherstead and all its inhabitants.	Noted	None
G Paul	N/A	Controlling traffic speeds on the A137 must be a high priority.	Noted	None
-	-	It is essential that this Neighbourhood Plan goes forward and is incorporated into the Local Plan so that our village has some say in development within the Parish	Noted	None
K Wade	-	This is an excellent piece of work.	Noted	None
C Skippen	-	We must stop/ reduce over development of Wherstead village. Land owners must not be allowed to sell land for over development	Noted	None
R Paul	Resident/ Suffolk Food Hall/ landowner/ Burnt Wood Limited	To reiterate I believe the plan would be considerably stronger if it included the views of those who work in the Parish and run businesses there and not just the views of the residents. It should be a document that allows the continued evolution of the Parish not an attempt to preserve it at a single point in time.	Noted	None
D Cobb	-	I support the Pre-submission consultation draft plan of the Wherstead Neighbourhood Plan and would like to thank everybody who worked so hard to put it together and can only hope that it helps to maintain Wherstead as near as possible to what we have now in the future.	Noted	None
	Pigeon Investment Management Ltd	<p>Thank you for consulting Pigeon Investment Management Ltd ('Pigeon') on the draft Wherstead Neighbourhood Plan (NP).</p> <p>Pigeon, as developers and landowners in Wherstead, very much welcome the opportunity to engage with the Neighbourhood Plan Team on the preparation of the Wherstead Neighbourhood Plan.</p> <p>Neighbourhood Plans are required to meet certain 'basic conditions' which include:</p> <ul style="list-style-type: none"> <li>• having regard to national policies and advice contained in</li> </ul>	<p>Noted</p> <p>The Parish Council is aware of the Basic Conditions.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>guidance issued by the Secretary of State.</p> <ul style="list-style-type: none"> <li>• the making of the neighbourhood plan contributes to the achievement of sustainable development.</li> <li>• the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area.</li> <li>• the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.</li> <li>• prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.</li> </ul> <p>We consider the draft Neighbourhood Plan fails to meet the above requirements for some of the policies, and as such Pigeon objects to the Neighbourhood Plan as currently drafted. The following sets out our detailed comments on the specific policies, included suggested amended wording to the policies, and is intended to assist the Neighbourhood Plan team in its preparation of the submission version document.</p> <p>We trust the above comments will assist the Parish Council in finalising the NP prior to its submission to Babergh Council. Thank you once again for providing us with the opportunity to comment on the draft NP, and it is suggested the Parish Council meet with Pigeon to discuss the concerns outlined above.</p> <p>If there are any matters you wish to discuss please do not hesitate to contact me.</p>	<p>These objections are noted and addressed as relevant in this Appendix.</p> <p>Noted</p> <p>This is not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p>
	Boyer on behalf of East of England Co-Operative Society	<p>1.1 These representations are submitted by Boyer on behalf of the East of England Co- Operative Society in response to the consultation on the Wherstead Neighbourhood Plan (WNP) Pre-Submission Consultation (October 2021) under Regulation 14 of the Neighbourhood Planning Regulations.</p>	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>1.2 The East of England Co-Operative Society is a significant landowner within the parish as the owners and operators of Wherstead Park which is identified as an Existing Employment Site within the Neighbourhood Plan. The East of England Co-Operative Society supports the production of the Neighbourhood Plan and encourage local residents to undertake an active role in delivering new development in their local area.</p>	Noted	None
		<p>1.3 As well as participating in the plan preparation stages of the Neighbourhood Plan, the East of England Co-Operative Society has also submitted representations to Babergh and Mid Suffolk District Councils in response to their emerging Joint Local Plan over recent years.</p>	Noted	None
		<p>1.4 The representations being submitted support the principles outlined in the representations made to the Joint Local Plan and seek to secure the economic prospects for Wherstead Park over the plan period and into the future.</p>	Noted	None
		<p>1.5 Most recently, representations were submitted to the District Councils in response to the publication of their Regulation 19 Local Plan Draft consultation in December 2020, following which the Draft JLP was formally submitted to the Secretary of State for Housing, Communities and Local Government for independent Examination (Regulation 22) on 31<sup>st</sup> March 2021. Subsequent to this, Hearing Statements were also submitted in June 2021 in response to the Inspector's Issues, Matters and Questions and the East of England Co-Operative Society have participated in the Hearing sessions that have been undertaken to date.</p>	Noted	None
		<p>1.6 The pause to the Draft JLP examination does give uncertainty to its possible adoption timetable, and it is considered that the Pre-submission Wherstead Neighbourhood Plan timetable will need to be amended to</p>	This is not considered necessary as there are no regulations which require a neighbourhood plan to await the adoption of a Local Plan before it is	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>ensure it aligns with the Draft JLP and conforms with the emerging strategic policies. This will ensure accordance with the Planning Practice Guidance (Paragraph: 009 Reference ID: 41-009-20190509) which states; "<i>The local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced</i>".</p>	<p>examined and proceeds top referendum.</p>	
		<p>1.7 As set out within National Planning Practice Guidance (NPPG), Neighbourhood Plan policies should be clear and unambiguous (Paragraph: 041 Reference ID: 41-041-20140306). Moreover, National policy and guidance requires that Neighbourhood Plans are in general conformity with the adopted Local Plan in their area (Paragraph: 065 Reference ID: 41-065- 20140306). Whilst the current adopted Local Plan for Babergh is the Core Strategy 2014, Babergh is preparing a joint Local Plan with Mid Suffolk, which is currently undergoing Examination with an anticipated adoption date of 2022. It is therefore necessary for the preparation of the Wherstead Neighbourhood Plan to be in general conformity with the reasoning and evidence of the emerging Draft JLP to ensure that it is in general conformity with the Local Plan when it is made (Paragraph: 009 Reference ID: 41-009-20190509).</p>	<p>Noted</p>	<p>None</p>
		<p>1.8 In order for a Neighbourhood Plan to become part of the Development Plan for the area it will be subject to local referendum and examination by an independent person as outlined within the Neighbourhood Planning Regulations. However prior to that the District Council will need to consider the plan against a set of Basic Conditions.</p>	<p>The Parish Council is aware of the process for preparing a neighbourhood plan</p>	<p>None</p>
		<p>1.9 The Basic Conditions relevant to the making of a neighbourhood plan are:</p> <ul style="list-style-type: none"> <li>▪ Condition a: having regard to national policies and advice contained in guidance issued by the Secretary</li> </ul>	<p>The Parish Council is aware of the Basic Conditions.</p>	<p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>of State it is appropriate to make the neighbourhood plan;</p> <ul style="list-style-type: none"> <li>▪ Condition d: the making of the neighbourhood plan contributes to the achievement of sustainable development;</li> <li>• Condition e: the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);</li> <li>• Condition f: the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and</li> <li>• Condition g: prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for neighbourhood plan.</li> </ul>		
		<p>1.10 Although the current plan has been prepared and published as a Pre-Submission Consultation under Regulation 14 of the Neighbourhood Planning Regulations, we have considered the plan against the necessary Basic Conditions as required by Paragraph 8(1)(a)(2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011).</p>	Noted	None
		<p>1.11 It is our view that as currently drafted, the Pre-submission Neighbourhood Plan published by Wherstead Parish Council demonstrates a range of issues facing the parish but requires further amendments through future rounds of consultation.</p>	This will be a matter for the Neighbourhood Plan Examiner to consider during examination.	None
		<p>1.12 The East of England Co-Operative Society welcomes the intention to produce a Neighbourhood Plan to guide the future development of Wherstead.</p>	Noted	None
		<p>2.59 The East of England Co-Operative Society welcomes</p>	Noted. The concerns are addressed	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>the identification of Wherstead Park as an important economic site and the role it plays in providing services and facilities to the local community. However we are concerned that as currently written various policies in the Neighbourhood Plan will have a restrictive effect on the economic activities at Wherstead Park which will be to the detriment of everybody.</p> <p>2.60 As the Neighbourhood Plan evolves to future stages (subject to the progression of the Babergh and Mid Suffolk Joint Local Plan), the East of England Co-Operative would welcome greater engagement in the process to ensure that the economic activities are aligned to the local and social objectives and aspirations.</p>	<p>elsewhere in this Appendix.</p> <p>Noted</p>	<p>None</p>
	<p>Marine Management Organisation</p>	<p>Thank you for giving us the opportunity to comment on the Neighbourhood Plan. The comments provided within this letter refer to the document entitled Wherstead Neighbourhood Plan 2018-2037.</p> <p>As the marine planning authority for England, the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent the Marine Plan boundaries extend up to the level of the mean high water spring tides mark (which includes the tidal extent of any rivers), there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark.</p> <p>Marine plans will inform and guide decision makers on development in marine and coastal areas. Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure the necessary considerations are included. In the case of the document stated above, the South East Marine Plan is of relevance. The draft plan was published for public consultation on 14th January 2020, at which point it became material for consideration. The South</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>East Marine Plan was adopted June 2021, alongside the North East, North West, and South West. The South East Marine Plans cover the area from Landguard Point in Felixstowe to Samphire Hoe near Dover, including the tidal extent of any rivers within this area.</p>		
		<p>All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act 2009 and any relevant adopted Marine Plan, in this case the South East Marine Plan, or the UK Marine Policy Statement (MPS) unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our online guidance, Explore Marine Plans and the Planning Advisory Service soundness self-assessment checklist.</p>	Noted	None
		<p><b>Marine Licensing</b> The Marine and Coastal Access Act 2009 states that a marine licence is required for certain activities carried out within the UK marine area.</p>	Noted	None
		<p>The MMO is responsible for marine licensing in English waters and for Northern Ireland offshore waters. The marine licensing team are responsible for consenting and regulating any activity that occurs “below mean high water springs” level that would require a marine licence. These activities can range from mooring private jetties to nuclear power plants and offshore windfarms.</p>		
		<p><b>Summary notes</b> Please see below suggested policies from the South East Inshore Marine Plans that we feel are most relevant to your neighbourhood plan. These suggested policies have been identified based on the activities and content within the document entitled above. They are provided only as a recommendation and we would suggest your own interpretation of the South East Marine</p>	Noted. The inclusion of additional, policies as suggested is not considered necessary in order for the Neighbourhood Plan to meet the Basic Conditions. The NPPF states, in paragraph 170, that “planning policies and decisions should take account of	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Plans is completed:</p> <ul style="list-style-type: none"> <li>• <b>SE-INF-1:</b> Proposals for appropriate marine infrastructure which facilitates land-based activities, or land-based infrastructure which facilitates marine activities (including the diversification or regeneration of sustainable marine industries), should be supported.</li> <li>• <b>SE-INF-2: (1)</b> Proposals for alternative development at existing safeguarded landing facilities will not be supported.  (2) Proposals adjacent and opposite existing safeguarded landing facilities must demonstrate that they avoid significant adverse impacts on existing safeguarded landing facilities.  (3) Proposals for alternative development at existing landing facilities (excluding safeguarded sites) should not be supported unless that facility is no longer viable or capable of being made viable for waterborne transport.  (4) Proposals adjacent and opposite existing landing facilities (excluding safeguarded sites) that may have significant adverse impacts on the landing facilities should demonstrate that they will, in order of preference: <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate - adverse impacts so they are no longer significant.</li> </ul> </li> <li>• <b>SE-HER-1:</b> Proposals that demonstrate they will conserve and enhance the significance of heritage assets will be supported.  Where proposals may cause harm to the significance of heritage assets, proponents must demonstrate that they will, in order of preference: <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul> - any harm to the significance of heritage assets.  If it is not possible to mitigate, then public benefits for</li> </ul>	<p>the UK Marine Policy Statement and marine plans." It is not, however, appropriate to repeat policies.</p>	

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>proceeding with the proposal must outweigh the harm to the significance of heritage assets.</p> <ul style="list-style-type: none"> <li>• <b>SE-SCP-1:</b> Proposals should ensure they are compatible with their surroundings and should not have a significant adverse impact on the character and visual resource of the seascape and landscape of the area.</li> </ul> <p>The location, scale and design of proposals should take account of the character, quality and distinctiveness of the seascape and landscape.</p> <p>Proposals that may have significant adverse impacts on the seascape and landscape of the area should demonstrate that they will, in order of preference:</p> <ol style="list-style-type: none"> <li>avoid</li> <li>minimise</li> <li>mitigate</li> </ol> <p>- adverse impacts so they are no longer significant.</p> <p>If it is not possible to mitigate, the public benefits for proceeding with the proposal must outweigh significant adverse impacts to the seascape and landscape of the area.</p> <p>Proposals within or relatively close to nationally designated areas should have regard to the specific statutory purposes of the designated area. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty.</p> <ul style="list-style-type: none"> <li>• <b>SE-CC-1:</b> Proposals that conserve, restore or enhance habitats that provide flood defence or carbon sequestration will be supported.</li> </ul> <p>Proposals that may have significant adverse impacts on habitats that provide a flood defence or carbon sequestration ecosystem service must demonstrate that they will, in order of preference:</p> <ol style="list-style-type: none"> <li>avoid</li> </ol>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>b) minimise c) mitigate - adverse impacts so they are no longer significant d) compensate for significant adverse impacts that cannot be mitigated</p> <p>• <b>SE-CC-2:</b> Proposals in the south east marine plan area should demonstrate for the lifetime of the project that they are resilient to the impacts of climate change and coastal change.</p> <p>• <b>SE-CC-3:</b> Proposals in the south east marine plan area, and adjacent marine plan areas, that are likely to have significant adverse impacts on coastal change, or on climate change adaptation measures inside and outside of the proposed project areas, should only be supported if they can demonstrate that they will, in order of preference: a) avoid b) minimise c) mitigate - adverse impacts so they are no longer significant</p> <p>• <b>SE-AIR-1:</b> Proposals must assess their direct and indirect impacts upon local air quality and emissions of greenhouse gases.</p> <p>Proposals that are likely to result in increased air pollution or increased emissions of greenhouse gases must demonstrate that they will, in order of preference: a) avoid b) minimise c) mitigate - air pollution and/or greenhouse gas emissions in line with current national and local air quality objectives and legal requirements.</p> <p>• <b>SE-WQ-1:</b> Proposals that protect, enhance and restore water</p>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>quality will be supported.</p> <p>Proposals that cause deterioration of water quality must demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul> <p>- deterioration of water quality in the marine environment</p> <p>• <b>SE-ACC-1:</b> Proposals demonstrating appropriate enhanced and inclusive public access to and within the marine area, including the provision of services for tourism and recreation activities, will be supported.</p> <p>Proposals that may have significant adverse impacts on public access should demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul> <p>- adverse impacts so they are no longer significant.</p> <p>• <b>SE-TR-1:</b> Proposals that promote or facilitate sustainable tourism and recreation activities, or that create appropriate opportunities to expand or diversify the current use of facilities, should be supported.</p> <p>Proposals that may have significant adverse impacts on tourism and recreation activities must demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul> <p>- adverse impacts so they are no longer significant.</p> <p>• <b>SE-BIO-1:</b> Proposals that enhance the distribution of priority habitats and priority species will be supported.</p>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>Proposals that may have significant adverse impacts on the distribution of priority habitats and priority species must demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul> <p>- adverse impacts so they are no longer significant</p> <ul style="list-style-type: none"> <li>d) compensate for significant adverse impacts that cannot be mitigated.</li> </ul> <p>• <b>SE-BIO-2:</b> Proposals that enhance or facilitate native species or habitat adaptation or connectivity, or native species migration, will be supported.</p> <p>Proposals that may cause significant adverse impacts on native species or habitat adaptation or connectivity, or native species migration, must demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate - adverse impacts so they are no longer significant</li> <li>d) compensate for significant adverse impacts that cannot be mitigated</li> </ul> <p>• <b>SE-BIO-3:</b> Proposals that conserve, restore or enhance coastal habitats, where important in their own right and/or for ecosystem functioning and provision of ecosystem services, will be supported.</p> <p>Proposals must take account of the space required for coastal habitats, where important in their own right and/or for ecosystem functioning and provision of ecosystem services, and demonstrate that they will, in order of preference:</p> <ul style="list-style-type: none"> <li>a) avoid</li> <li>b) minimise</li> <li>c) mitigate</li> </ul>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>d) compensate for - net habitat loss.</p> <p>• <b>SE-DIST-1:</b> Proposals that may have significant adverse impacts on highly mobile species through disturbance or displacement must demonstrate that they will, in order of preference:</p> <p>a) avoid b) minimise c) mitigate - adverse impacts so they are no longer significant.</p> <p><b>Further points to note</b> <b>Page 11 section 3:</b> You refer to planning policy context, this may be a good place to mention the South East Marine Plan here. The East Inshore and East Offshore Marine Plans were adopted in 2014, and the South Inshore and Offshore Marine Plan was adopted in 2018, which cover the adjacent areas. Please ensure correct reference to the South East, South, and East marine plan areas where included. A South East Marine Plan Implementation Training session in was held in March 2021. This provided an introduction to marine planning, and I would suggest visiting the material in our recorded webinar which supported the Consultation of the South East Marine Plan. Please let me know if you have any questions regarding implementation of the marine plan.</p> <p>As previously stated, these are recommendations and we suggest that your own interpretation of the South East Marine Plan is completed. We would also recommend you consult the following references for further information: South East Marine Plan and Explore Marine Plans.</p>		
	Avison Young on behalf of National Grid	National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following	Noted	None

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p>	<p>Noted</p>	<p>None</p>



Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:  <a href="https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/">https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</a></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:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further 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> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Wherstead Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> <li>- Archaeology</li> </ul>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<ul style="list-style-type: none"> <li>- Education</li> <li>- Fire and Rescue</li> <li>- Flooding</li> <li>- Health and Wellbeing</li> <li>- Libraries</li> <li>- Minerals and Waste</li> <li>- Natural Environment</li> <li>- Public Rights of Way</li> <li>- Transport</li> </ul>		
		<p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p>		
		<p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p>	Noted	Noted
		<p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in <del>striketrough</del>.</p>	Noted	None
		<p><b>Education</b>  Early years  As the housing sites have already been granted permissions and/or allocated within the Joint Local Plan (JLP), the children arising from these developments will have already been considered. As such, there is likely to be a minimal impact on Early Years Care providers, and their capacity to take on additional children.</p>	Noted	None
		<p>Primary education  The majority of Wherstead Parish is within the catchment area for Tattingstone CEVCP School. However, there are two smaller parts of the Parish which are within Halifax Primary School catchment area and Piper's Vale Primary Academy</p>		

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>catchment area. The development allocated by the JLP (LA016: Land West of Bourne Hill, Wherstead) is within the catchment area for Halifax Primary School and is included in the forecast for this school. Based on the latest available forecast information, the school has sufficient capacity to accommodate pupils arising from this development.</p>		
		<p>The area within the catchment for Piper’s Vale Primary Academy does not appear to contain any residential development, and thus no impact is expected on this school.</p>		
		<p>Secondary education The majority of Wherstead Parish is within the catchment area for Holbrook Academy.</p>		
		<p>However, there are two smaller parts of the Parish which are within Stoke High School – Ormiston Academy catchment area and Ipswich Academy catchment area. The development allocated by the JLP (LA016: Land West of Bourne Hill, Wherstead) is within the catchment area for Stoke High School – Ormiston Academy and is included in the forecast for this school. Based on the latest available forecast information, the school is forecast to exceed 95% capacity but places will be monitored to assess the impact of housing growth. There are plans for Stoke High School to be able to expand, in order to mitigate growth throughout the catchments.</p>		
		<p>The area within the catchment for Ipswich Academy does not appear to contain any residential development, and thus no impact is expected on this school.</p>		
		<p>Policy Map Inset South does not have a key.</p>	<p>The order of the Inset Maps will be changed so that the key is visible when viewing both maps.</p>	<p>Re-order Inset Maps so that the Inset Map North comes before Inset Map South</p>
		<p>I hope that these comments are helpful. SCC is always willing</p>	<p>Noted</p>	<p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>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>	Noted	None
	Babergh District Council	<p>This response is made for an on behalf of Robert Hobbs, Corporate Manager for Strategic Planning.</p> <p>Thank you for consulting Babergh District Council on the Regulation 14 Pre-Submission Draft Wherstead Neighbourhood Plan. This letter and first appended table represents our formal response. In a secondary table, we set out some other minor observations which we trust are helpful.</p> <p>This Plan has a recognisable style and suite of policies. While it is important that the latter are locally relevant, we have found it necessary to comment in particular on some of language used. These and other issues will need addressing before this Plan is submitted, i.e., this plan should be 'positively prepared' and only refer to land-use planning matters.</p> <p>The Parish Council will also be aware that the public examination of Joint Local Plan (JLP) has been paused to allow this Council to undertake further work regarding the spatial distribution and housing site selection process. That does not mean that work on the Wherstead NP also needs be put on hold, but we remind you that if it is found to necessary</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted. Substantive changes to the Plan as a result of the Pre-Submission consultation are not proposed.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment (as received)	Parish Council Response	Proposed Changes to Plan
		<p>to make substantive changes to this neighbourhood plan, a re-run of the Reg' 14 consultation stage may be necessary prior to formally submitting the Plan and other required documents.</p> <p>We have no comment to make at this stage on the policies WTD6, WTD7, WTD8, WTD9, and WTD13</p> <p>The NP text refers to various supporting documents (Local Heritage List, etc.). You should consider listing these in one place; perhaps after the contents page or as an appendix to the Plan with a copy of the Parish Council website link.</p>	<p>Noted</p> <p>A list will be added as an appendix</p>	<p>None</p> <p>Insert new appendix (Appendix 1) to list relevant supporting evidence documents</p>

## 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 shown by struck through text thus – ~~deletion~~ Additions are shown as underlined text thus – addition

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Front Cover		Amend title to <u>SUBMISSION</u> DRAFT Amend date to month of submission	To bring the Plan up-to-date
Contents page		Amend to reflect changes elsewhere in the Plan	To bring the Plan up-to-date
4		Insert full page photo on blank page	Document layout improvement
4	Para 1.1	Amend as follows: The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish <del>general</del> <u>general</u> planning policies for the development and use of land in the neighbourhood.	Factual correction
4	Para 1.4	Amend as follows: The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the specific context of Wherstead, as well as providing up-to-date planning policies that complement those in the <u>adopted</u> Babergh <del>Mid Suffolk</del> <u>Joint</u> Local Plan.	To reflect the current situation concerning the preparation of the Joint Local Plan.
6	Para 1.8	Amend paragraph as follows: The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement and the preparation of specialist reports to support the content of the Plan, <u>as identified in Appendix 1</u> . In September 2020 the Parish Council submitted a request to Babergh District Council to designate the Parish, as illustrated on Map 1, as a Neighbourhood Area. That designation was made on 14 September 2020.	To bring the Plan up-to-date and to provide more information about how it has been prepared

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		<u>A Residents' Survey was undertaken at the end of 2020 which allowed both online or paper responses and a total of 62 completed responses were received, representing just over 20% of the adult population. The results of Survey can be viewed on the Neighbourhood Plan pages of the Parish Council website and have informed the content of the Neighbourhood Plan.</u>	
7	Para 1.19	Amend as follows: <del>1.19</del> 1.9 <u>The Draft Neighbourhood Plan was the subject of the statutory "Pre-Submission" consultation for six weeks in October and November 2021. Following the consultation, the Plan was amended in response to comments and to bring it up-to-date. on this Draft Neighbourhood Plan, it needs to</u> This "submission" <u>version will now</u> follow the steps illustrated before it can be adopted by Babergh District Council and be used when considering planning applications across the Parish.	To bring the Plan up-to-date
7	Flow chart	Amend flow chart to highlight that this is the Submission stage. Amend dates as follows: <del>Winter 2021/22 Spring 2022</del> <del>Spring 2022 Summer 2022</del>	To bring the Plan up-to-date
8	Para 2.7	Amend final sentence by correcting spelling of Thorington: It is clear that in 1086 Wherstead, Pannington and Thorington were still separate settlements, all of which could have earlier Anglo-Saxon origins. Churches are mentioned for Pannington and Thorrington but not for Wherstead.	To correct spelling mistake
9	Para 2.15	Amend third sentence as follows: The Parish is home to a <u>significant</u> number of businesses and the 2011 Census identified that 978 people worked in Wherstead at the time.	Factual amendment
9	Para 2.17	Amend as follows: There are currently a number of leisure businesses in the Parish that are destinations for travellers from a wider area, including Jimmy's Farm, Suffolk Food	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		Hall, <u>Wherstead Park Events Venue</u> , Suffolk Leisure Park, the Premier Inn Hotel and Beefeater Public House and the radio-controlled car track.	
9	Chart above Para 2.15	Reduce cropping to ensure that key to colours is shown	In response to comments
9	Para 2.18	Amend second sentence as follows: There are also County Wildlife Sites designated <u>both within</u> the Parish and <u>outside but adjoining</u> the Parish Boundary.	Clarification
10	Map 2	Amend Map 2 to note that work has commenced on the employment / roadside services site has commenced	To bring the Plan up-to-date
11	Para 3.5	Amend third sentence as follows: <del>That examination is taking place in 2021 ongoing but the Joint Local Plan is unlikely to be adopted until early 2022. The examination hearings took place during 2021</del> and in December 2021 the Planning Inspectors, in agreement with the District Council, recommended that the Joint Local Plan should be modified, amongst other <u>things, to exclude housing site allocations, the proposed "settlement boundaries" and the proposed distribution of housing growth across the district. Those matters would be addressed in a new Part 2 Joint Local Plan to be prepared at a later date. It is unlikely that the 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 2023.</u>	To bring the Plan up-to-date
11	Para 3.6	Amend paragraph as follows: The <del>emerging</del> <u>November 2020 version of the</u> Joint Local Plan <del>continues to identify</del> <u>identified</u> Wherstead as being within the Ipswich Fringe, while designating Bourne Hill as a "Hinterland Village", although the document does not identify what a Hinterland Village is and the role it plays in the delivery of the Joint Local Plan strategy. The <u>emerging Joint Local Plan defined a Settlement Boundary</u> in Wherstead <del>is defined</del> to include Bourne Hill, Bourne Terrace and the existing housing on The Strand as well as the current development site between Bourne Hill	To improve clarity

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		and the A137 ( <u>Klondyke Field</u> ) where 75 houses are being built <u>at the time the Neighbourhood Plan is being prepared</u> . <u>With the exception of the Klondyke Field site, the Settlement Boundary is the same as that in the adopted 2006 Babergh Local Plan (see chapter 5 below for details of how the Neighbourhood Plan addresses the Settlement Boundary)</u> . Wherstead Park is identified as a Strategic Employment Site which is expected to continue to provide local employment opportunities during the lifetime of the Plan.	
12	Following Para 3.7	Insert additional paragraphs as follows: <u>3.8 The Suffolk Minerals and Waste Local Plan (SMWLP) was adopted in September 2020. It contains planning policies for determining planning applications for minerals and waste development, as well as safeguarding sites and areas from other forms of competing development. Sand and gravel quarrying operations are currently permitted at Pannington Hall Quarry, while the MWLP allocates a site for the extension of these workings. In addition, the whole of the Neighbourhood Area is within the identified Minerals Consultation Area where Babergh District Council are required to consult the County Council on planning applications that fall within this area. The MWLP does not identify any waste collection sites within the Neighbourhood Area.</u>	In response to comments
14	Para 5.4	Amend second sentence as follows: Neither the Joint Local Plan nor the Neighbourhood Plan make provision for any additional major residential development outside the Settlement Boundary during the period to 2037, but there may be opportunities for the conversion of agricultural buildings to residential use which, in most instances, <u>only require to satisfy the "prior approval" permission process.</u> <del>do not require planning permission.</del>	Clarification
15	WTD 1	Amend final paragraph as follows: <del>Across the Neighbourhood Area,</del> <u>Except on sites allocated for such uses in the development plan,</u> proposals that constitute "major" development as defined by The	In response to comments

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		Town and Country Planning (Development Management Procedure) (England) Order 2015 or subsequent amendment will not be supported.	
18	Para 6.1	Amend third sentence as follows: In accordance with the Suffolk Coast and Heaths AONB Partnership Position Statement (December 2015) <sup>1</sup> the setting, including the views into and out of the AONB, is considered to be the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials, or design, can be considered to have an impact, positive or negative, on the natural beauty and special qualities of the nationally designated landscape.	In response to comments
18	Para 6.3	Amend first sentence as follows: The AONB Management Plan (2018) <sup>2</sup> sets a vision for the area as: "An area of special wildlife, landscape, seascape and heritage qualities that are conserved and enhanced with the needs of people living, working and visiting the AONB" and provides a large number of objectives to deliver it.	In response to comments
18	Bottom of page	Insert following footnotes: <sup>1</sup> <a href="https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/ENDORSED-SCH-AONB-Position-Statement-on-Development-in-Setting-of-AONB-2015.pdf">https://www.suffolkcoastandheaths.org/wp-content/uploads/2021/01/ENDORSED-SCH-AONB-Position-Statement-on-Development-in-Setting-of-AONB-2015.pdf</a> <sup>2</sup> <a href="https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/">https://www.suffolkcoastandheaths.org/managing/reference-library/management-plan/</a>	In response to comments
19	WTD 2	Amend second paragraph as follows: <del>Applications</del> <u>Proposals</u> for major development (as defined within Annex 2 of the NPPF) <u>within the AONB will</u> <del>should normally</del> be refused unless <u>otherwise</u> justified <del>by exceptional circumstances</del> . Such applications will be determined in accordance with the approach set out in national planning policy.  Amend fourth paragraph as follows:	In response to comments

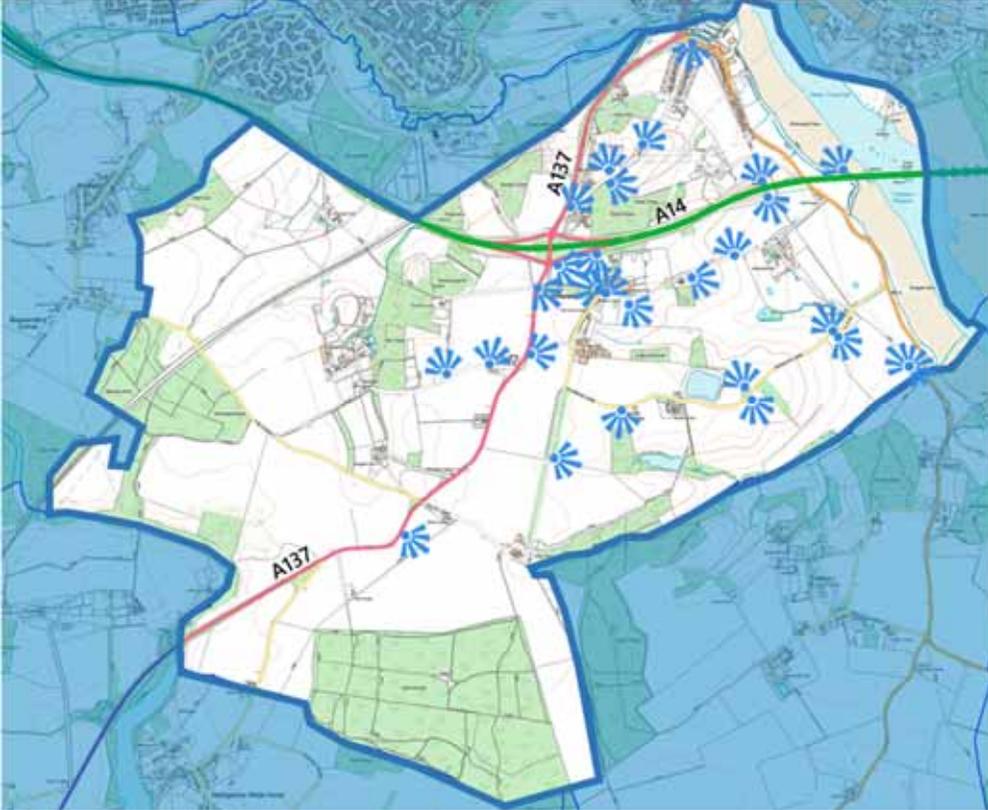
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		<p>Proposals on sites that contribute to the setting of the AONB will only be permitted where they would not detract from the visual qualities and essential characteristics of the AONB and, having regard to the incorporation of mitigation measures, would not adversely affect the views into, <u>within</u>, and out of the AONB by virtue of its location or design.</p> <p>Amend fifth paragraph as follows:  All proposals within the AONB or on sites that contribute to the setting of the AONB should be accompanied by a Landscape Visual Impact Assessment at a level of detail proportionate to the scale of the development and its location. <u>All proposals shall include appropriate landscaping to mitigate impact identified in the Landscape Visual Impact Assessment.</u></p>	
19	6.4	Replace references to RAMSAR with Ramsar	In response to comments
	6.7	<p>Amend para 6.7 a follows:  6.7 The protection of designated wildlife sites is highly important to residents of the Parish. We recognise that the loss of features through actions not requiring planning permission cannot be prevented by the Neighbourhood Plan but, where development proposals do come forward through the planning system, there will be an expectation that existing habitats will be protected and enhanced <del>and</del> <del>applications will be refused where there is an unacceptable impact on these designations.</del> <u>In order to demonstrate this, proposals should be accompanied by sufficient information, including any proposed prevention, mitigation or compensation measures, for Babergh District Council to assess the effects of development on priority habitats and species, protected sites, protected species, biodiversity or geology.</u></p>	As a result of the HRA Screening

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20	Para 6.8	<p>Insert following at start of paragraph:  <u>The NPPF encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain, in relation to planning, is when development leaves biodiversity in a measurably better state than before and is a mandatory consideration for all development through the Environment Act which received Royal assent in November 2021. Whilst the mandatory targets of the Act have yet to come into force, the policy direction is clear, that all future development deliver at least a 10% calculated biodiversity net gain that will be secured for a period of 30 years. It remains reasonable and sensible that given Babergh District Council's declaration of climate emergency that the Neighbourhood Plan includes such a policy approach.</u></p>	In response to comments and to bring the Plan up-to-date
20	Map 3	Amend Map 3 to include Wherstead Heath County Wildlife Site	Correction
22	WTD 3	<p>Amend Policy as follows</p> <p><u>Development must achieve a minimum of 10% Biodiversity Net Gain, or higher as stipulated in national legislation, over the pre-development biodiversity value as measured by the DEFRA Biodiversity Metric or agreed equivalent. Proposals that are likely to have an adverse impact on habitats and their setting will not normally be permitted except where it can satisfactorily be demonstrated that the benefits of the development to the local community clearly outweigh any adverse impact.</u></p> <p><del>Development proposals should avoid the loss of, or substantial harm to trees (including veteran trees), hedgerows and other natural features such as ponds. In the extremely rare cases where such losses or harm are unavoidable, adequate mitigation or compensatory habitat creation will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission will be refused.</del></p>	In response to comments

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		<p>Biodiversity <del>impact mitigation</del> <u>improvement must should</u>, where possible, form an integral part of the design of any <del>development scheme, while recognising that contributions to off-site mitigation in respect to Policy WTD 4 may also be necessary.</del> <u>proposal, for example through:</u></p> <ul style="list-style-type: none"> <li><u>a) the creation of new natural habitats including ponds;</u></li> <li><u>b) the planting of additional native trees and hedgerows of local provenance;</u></li> <li><u>c) restoring and repairing fragmented biodiversity networks; and</u></li> <li><u>d) the creation of wildlife corridors.</u></li> </ul> <p><u>Contributions to off-site mitigation in respect to Policy WTD 4 will be additional to the biodiversity net gain requirements of this policy.</u></p> <p><u>Development proposals should protect and avoid the loss of, or substantial harm to priority habitats and species, as well as the protection of wildlife corridors and trees (including veteran trees), hedgerows and other natural features such as ponds. In the extremely rare cases where such losses or harm are unavoidable, adequate mitigation or compensatory habitat creation will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission will be refused.</u></p> <p><u>Any development with the potential to impact on a Special Protection Area, Special Area for Conservation or Ramsar site within or outside of the plan area will need to be supported by information to inform a Project Level Habitat Regulations Assessment, in accordance with the Conservation of Habitats and Species Regulations 2017, as amended (or subsequent revisions).</u></p> <p><del>While the preservation of mature hedgerows shall be a priority, w</del> <u>Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species of local provenance shall be planted on the splay</u></p>	

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		returns into the site to <u>restore and</u> maintain the appearance and continuity of hedgerows in the vicinity.	
22	Para 6.10	Amend Para 6.10 by adding the following to the end: <u>Although such developments would be contrary to the strategic policies of the Local Plan and Policy WTD 1, for developments of 50 or more dwellings the Suffolk Coast RAMS requires that proposals should include provision of well-designed open space/green infrastructure on-site, proportionate to its scale. Combined with the financial requirements, such measures are predicted to minimise any predicted increase in recreational pressure to the European sites by containing the majority of recreation within and around the development site boundary.</u>	In response to comments
22	Policy WTD 4	Amend policy as follows: <del>While inappropriate residential development must be avoided, in the extremely rare instance this does occur</del> <u>All residential development</u> within the zones of influence of European sites <u>will be required to make a financial contribution towards mitigation measures will be required</u> , as detailed in the Suffolk Coast Recreational <del>Disturbance</del> <u>disturbance</u> Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the habitats of the European sites.  <u>Should proposals of 50 or more dwellings be submitted, Suitable Alternative Natural Greenspace (SANG) should be provided on-site or in its proximity in order to contain the majority of recreation within the site and minimise disturbance.</u>	In response to comments and the Habitats Regulations Assessment Screening Opinion and Appropriate Assessment.
23	Policy WTD 5	Amend second paragraph as follows: Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape Visual Impact <del>Assessment Appraisal</del> , or other appropriate and proportionate evidence, that demonstrates how the proposal:	In response to comments

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		<p>Amend criterion i) as follows:            i) can be accommodated in the countryside without having a significant detrimental impact, by reason of the <del>buildings</del> <u>buildings'</u> scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Settlement Boundaries; and</p>	
23	Para 6.11	<p>Amend final sentence and insert additional sentence at end of paragraph as follows:            During the preparation of the Plan, a separate Assessment of Important Views from public areas was undertaken and the most significant views that need protection are identified on <u>Map 4 and the Policies Map</u>. <u>In order to understand how a proposal might impact on the identified important views, planning applications outside the Settlement Boundary should be accompanied by a Landscape Visual Impact Assessment prepared in accordance with the Landscape Institute "Guidelines for Landscape and Visual Impact Assessment - Third Edition" (2013) or subsequent guidance, or appropriate and proportionate evidence relevant to the scale of the proposal, that demonstrates how the key features of the important views will be protected in all seasons.</u></p>	In response to comments
23		Insert new Map 4 and title	In response to comments

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		 <p data-bbox="683 1165 981 1193">Map 4 – Important Views</p>	
25		Amend chapter title as follows: The Historic Built-Environment	In response to comments
25	Para 7.1	Amend the second sentence as follows: In simple terms, these features make up our historic built environment.	In response to comments

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25	Para 7.2	Amend second sentence as follows: The Historic England register identifies that there is one Grade II* listed buildings and a further 21 Grade II listed buildings.	In response to comments
28	Para 7.3	Amend paragraph by adding the following to the end: The work has been informed by Historic England's guidance note "Historic England 2021 Local Heritage Listing: Identifying and Conserving Local Heritage."	In response to comments
27	Para 8.3	Amend final sentence as follows:  <del>As of August 2021, the decision had yet to be issued and, as such, no permission is in place. The permission was eventually issued in July 2022.</del>	To bring the Plan up-to-date
28	Para 8.4	Amend first sentence as follows: The residents' survey did not identify any support for <u>additional</u> <del>further</del> largescale employment development in the Parish, as illustrated below.	Clarification
28	Policy WTD9	Amend first sentence as follows: The retention and intensification of employment uses within sites identified on the Policies Map will be supported in principle provided such proposals do not have a detrimental impact on the local landscape character, <u>or</u> residential amenity or <del>will</del> generate unacceptable levels of vehicular traffic on access roads.  Amend second sentence as follows: Proposals for non-employment uses <u>of existing employment sites</u> that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:	To clarify policy  Clarification of where policy applies

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29	Policy WTD10	Amend Policy as follows: Proposals for agriculture related employment development will be supported where: i. it is not located within the Area of Outstanding Natural Beauty or would have an impact on its setting; ii. it is of a scale and nature appropriate to a countryside location, iii. does not result in an unacceptable impact on the landscape and highways infrastructure and iv. it can be satisfactorily <del>be demonstrated</del> <u>that it needs to need</u> to be located outside the Settlement Boundary.	In response to comments
30		Amend text as follows HOW A NEW DEVELOPMENT IS DESIGNED <del>CAN HELP</del> CAN HAVE A SIGNIFICANT IMPACT ON THE HEALTH AND HAPPINESS OF PEOPLE THAT LIVE IN IT OR ITS VICINITY.	In response to comments
31	Para 9.1	Amend first sentence as follows: How a new development is designed <del>can help</del> can have a significant impact on the health and happiness of people that live in it or its vicinity.	In response to comments
31	Para 9.2	Amend penultimate sentence as follows: In addition, developers should take reference to the Suffolk Constabulary Residential Design Guide and should seek advice from the Designing Out Crime Officer at Suffolk Constabulary at an early stage to ensure <del>to ensure</del> that proposals positively impact on crime prevention objectives.	In response to comments
32	Policy WTD11	Amend Policy WTD11 as follows: Second paragraph: Planning applications should, as appropriate to the proposal, demonstrate how they are designed to take account of the <u>National Design Guide and National Model</u>	In response to comments

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		<p>Design Code 2021 <u>or subsequent versions</u>, the Wherstead Neighbourhood Plan Design Guidance and Codes, the Suffolk Constabulary Residential Design Guide and, for commercial sites, advice from the Designing Out Crime Officer at Suffolk Constabulary.</p> <p>Amend criterion d. as follows:  d. <del>Do</del> <u>Taking mitigation measures into account, do not</u> affect adversely:</p> <p>Amend criterion i. as follows:  i. <u>will not generate additional vehicles on a designated Quiet Lane such that it would likely to immediately or subsequently exceed average movements in excess of 1,000 vehicles a day and/or 85th percentile speeds in excess of 35 mph in that designated Lane; Would not result in an increased level of traffic on a Quiet Lane;</u></p> <p>Amend criterion j. as follows:  j. As appropriate to the proposal, <del>take into account the need</del> <u>include measures to</u> promote public safety and deter crime and disorder <del>through measures that might include:</del></p> <ul style="list-style-type: none"> <li>i. <u>public spaces that are overlooked and which</u> avoid the creation of concealed areas</li> <li>ii. <del>consider the overall security of the site such as entry barriers</del> <u>that would not result in queuing on the highway</u></li> <li>iii. <del>provide out-of-hours security patrols for out of hours</del></li> <li>iv. <del>provide</del> secure fencing</li> <li>v. <del>provide</del> well-lit and secure areas whilst also complying with the dark skies policy</li> <li>vi. <del>provide public spaces that are overlooked</del></li> <li>vii. <del>include the provision,</del> as appropriate, <u>the provision</u> of CCTV and automatic number plate recognition systems with appropriate monitoring and support</li> </ul>	

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		<p>services; and  <del>vii. viii.</del> <u>include signage to support police prosecutions.</u></p> <p><del>Proposaals will, as appropriate to the proposal, include conditions that require six monthly reviews with the Parish Council to identify problems and ongoing improvements.</del></p> <p>Insert additional criteria as follows:  <u>k. for every new residential car parking space, one electric vehicle charging point shall be provided. Non-residential development should include electric vehicle charging provision in accordance with the minimum standards in the current Suffolk Parking Guidelines.</u></p> <p><u>l. Design and access to off-street parking should otherwise comply with the current standards in the Suffolk Parking Guidelines.</u></p> <p><u>m. Cycle parking provision shall be in accordance with the adopted cycle parking standards and shall include secure and covered storage where appropriate to the development.</u></p>	
33	Community Aspiration 1	<p>Amend by inserting the following as a new point i. and amending the following points accordingly:</p> <p><u>i. Seeking conditions on relevant planning approvals that require six monthly reviews with the Parish Council to identify problems in the implementation of site security measures and the delivery of new measures;</u></p>	In response to comments
34	Para 9.5	<p>Amend first sentence of the paragraph as follows:  Properties along The Strand and the road itself are <del>susceptable to</del> <u>at a high risk of surface water flooding, as well as flooding from the tidal Orwell Estuary, with all</u></p>	In response to comments

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		properties being within Flood Zone 2 and some in Flood Zone 3.	
34	Para 9.6	<p>Amend paragraph as follows:  Paragraph <del>163</del> 166 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment.</p> <p>The NPPF further states that “development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</li> <li>b) the development is appropriately flood resistant and resilient <u>such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment</u>;</li> <li>c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;</li> <li>d) any residual risk can be safely managed; and</li> <li>e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”</li> </ul>	In response to comments
34	Policy WTD 12	<p>Amend Policy WTD 12 by deleting the following:</p> <p><del>Development proposals should accord with the following energy hierarchy (in order of preference):</del></p> <ol style="list-style-type: none"> <li><del>1. Minimise energy demand;</del></li> <li><del>2. Maximise energy efficiency;</del></li> <li><del>3. Utilise renewable energy;</del></li> <li><del>4. Utilise low carbon energy;</del></li> <li><del>5. Utilise other energy sources.</del></li> </ol>	In response to comments

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35	Para 9.7	Amend final sentence as follows: The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding <u>and minimise the consumption of treated water.</u>	Clarification
35	Community Aspiration 2	Amend the first sentence of Community Aspiration 2 as follows: The Parish Council will continue to lobby <u>and work collaboratively with</u> the appropriate authorities <u>and landowners</u> to ensure that:	In response to comments
36	Para 9.13	Amend final sentence as follows: For new developments, it is essential that adequate provision is made for the <del>change to</del> <u>emergence of</u> electric vehicles, <del>and a</del> Although the 2019 "County Council Guidance for Parking" provides minimum requirements for electric vehicle charging, it is considered that the residential requirements (to provide ducting and suitable consumer unit to allow the install of one wall charging unit per dwelling when required by householder) does not future proof development and that <del>for all</del> every new residential parking space required by the minimum standards should <u>also</u> have a charging point.	In response to comments and to improve grammar.
36	WTD 14	Delete the following: <del>For every new residential car parking space, one electric vehicle charging point shall be provided.</del>  <del>All new non-residential development should include electric vehicle EV charging provision in accordance with the minimum standards in the current Suffolk Parking Guidelines.</del>	In response to comments: Moved to Policy WTD 11

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		<del>Design and access to off-street parking should otherwise comply with the current standards in the Suffolk Parking Guidelines. Cycle parking provision shall be in accordance with the adopted cycle parking standards and shall include secure and covered storage where appropriate to the development.</del>	
37	Para 10.1	Amend second sentence as follows:  There is no school in the village and the only meeting space is the small village hall, known as 'The Room', is in the Wherstead Park Stable Block.	
37	Para 10.2	Amend first sentence as follows:  The retention and enhancement of services and facilities is important for the economy of the village as well as their availability of for the wider catchment area.	Typographic amendment
37	WTD 15	Amend second paragraph as follows: Proposals that would result in the loss of facilities or services, <u>including those identified on the Policies Map which</u> , support the local community (or premises last used for such purposes) will only be permitted where:  Amend criterion a. as follows: a. It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provide including any efforts to advertise the premises for sale for a minimum of <del>12</del> <u>6</u> months; and	In response to comments and to bring in line with emerging Joint Local Plan
38	Para 11.1	Insert the following at the end of the paragraph:  <u>Proposals that are likely to generate significant volumes of traffic must demonstrate how it would contribute to the achievement of transport mode shift identified in the Transport Mitigation Strategy for the Ipswich Strategic Planning Area. Financial contributions or works in kind will be sought from development to assist with delivery of the Transport Mitigation Strategy for the Ipswich Strategic Planning Area.</u>	In response to comments

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		<p><u>sustainable transport measures identified in the most up to date Infrastructure Delivery Plan and the most up to date walking and cycling infrastructure plans.</u></p>	
38	WTD 16	<p>Amend Policy WTD 16 as follows:</p> <p><del>The Parish Council will seek the improvement of highways facilities within Wherstead by ensuring that development proposals include solutions to minimise the associated traffic loads through the creation of dedicated access routes, bypassing existing residential areas.</del></p> <p><u>Proposals for major development should include provision for:</u></p> <ul style="list-style-type: none"> <li>• <u>Safe, connected, and inclusive walking and cycle routes;</u></li> <li>• <u>Secure cycle parking/storage;</u></li> <li>• <u>Linkages to existing pedestrian and cycle networks and improvements to those routes if necessary;</u></li> <li>• <u>Public transport, such as new or revised services, and physical measures such as bus stops, improvements; and</u></li> <li>• <u>Incentives to use sustainable modes of transport and encourage behaviour change, including through Travel Plans.</u></li> </ul> <p><del>Specifically, any</del> <u>Where possible</u> development proposals in the South side of the village should include highway solutions to ensure employment traffic volumes created by existing and future business park developments, e.g., Wherstead Park, Peninsula and Park Farm Barns redevelopment and the emerging Home Field development, are routed away from the existing residential areas through the creation of dedicated access routes.</p>	In response to comments
39	Para 11.3	Amend second sentence as follows:	Clarification

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		Generally, the paths are in good condition although 22% of residents in the Household Survey stated that there are paths within the Parish that cannot be used for all 12 months of the year.	
39	WTD 17	Amend Policy WTD 17 as follows: Measures to improve and extend the existing network of public rights of way will be supported, particularly if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.	In response to comments
39		Insert new paragraph following Policy WTD 17 follows: <b>Quiet Lanes</b> <u>11.4 The Parish Council has worked with Suffolk CC to designate some of the narrower lanes which are popular with walkers, cyclists and horse riders as "Quiet Lanes" in recognition that these lanes are also used for non-motorised travel and that drivers should expect to consider the needs of users. Development proposals that are likely to immediately or subsequently exceed average movements in excess of 1,000 vehicles a day and/or 85th percentile speeds in excess of 35 mph in that designated Lane could result in the designation being lost. Such proposals would not be supported. Vicarage Lane, for its length from The Street to The Strand and Valley Lane have been designated as Quiet Lanes.</u>	In response to comments
39	Community Aspiration 4	Amend third bullet point as follows: Reducing the speed limits to improve safety. Specifically reducing Bourne Hill to a lower limit over its entire length and on the A137 as it passes through Wherstead from the end of the Wherstead Road out to and including Valley Lane, on Bourne Hill and the A137 to the South and North of the A14 to improve safety and reduce noise.	In response to comments
40	Policies Maps	Amend the map key to close bracket after WTD5 Reposition Inset Maps so that north comes before south.	In response to comments

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Following P42		<p>Insert new Appendix 1 as follows:</p> <p><b><u>Appendix 1 – Supporting Evidence Documents</u></b></p> <p><u>The following supporting documents have been prepared to support the policies of the Neighbourhood Plan. They can be viewed and downloaded on the Neighbourhood Plan pages of the Parish Council website at <a href="http://wherstead.onesuffolk.net/neighbourhood-planning/">http://wherstead.onesuffolk.net/neighbourhood-planning/</a></u></p> <p><u>Wherstead Local List of Buildings and Structures of Architectural and Historic Interest; Wherstead Parish Council (2021)</u></p> <p><u>Landscape and Biodiversity Evaluation; Suffolk Wildlife Trust (2021)</u></p> <p><u>Appraisal of Views in Wherstead; Wherstead Parish Council (2022)</u></p> <p><u>Wherstead Design Guide and Codes; AECOM (2021)</u></p>	In response to comments
43	Glossary	<p>Delete the following entries:</p> <p>Best and most versatile land</p> <p>Green infrastructure</p> <p>Use Classes</p>	In response to comments and to ensure the Glossary is relevant
Back page		Amend title to <u>SUBMISSION DRAFT</u>	To bring the Plan up-to-date

