



# TIME TO COMMENT ON THE PARISH'S FUTURE

## Rushmere St Andrew Neighbourhood Plan

### Consultation Statement

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Rushmere St Andrew Parish Council  
March 2022

Prepared for Rushmere St Andrew Parish Council by  
Places4People Planning Consultancy  
March 2022



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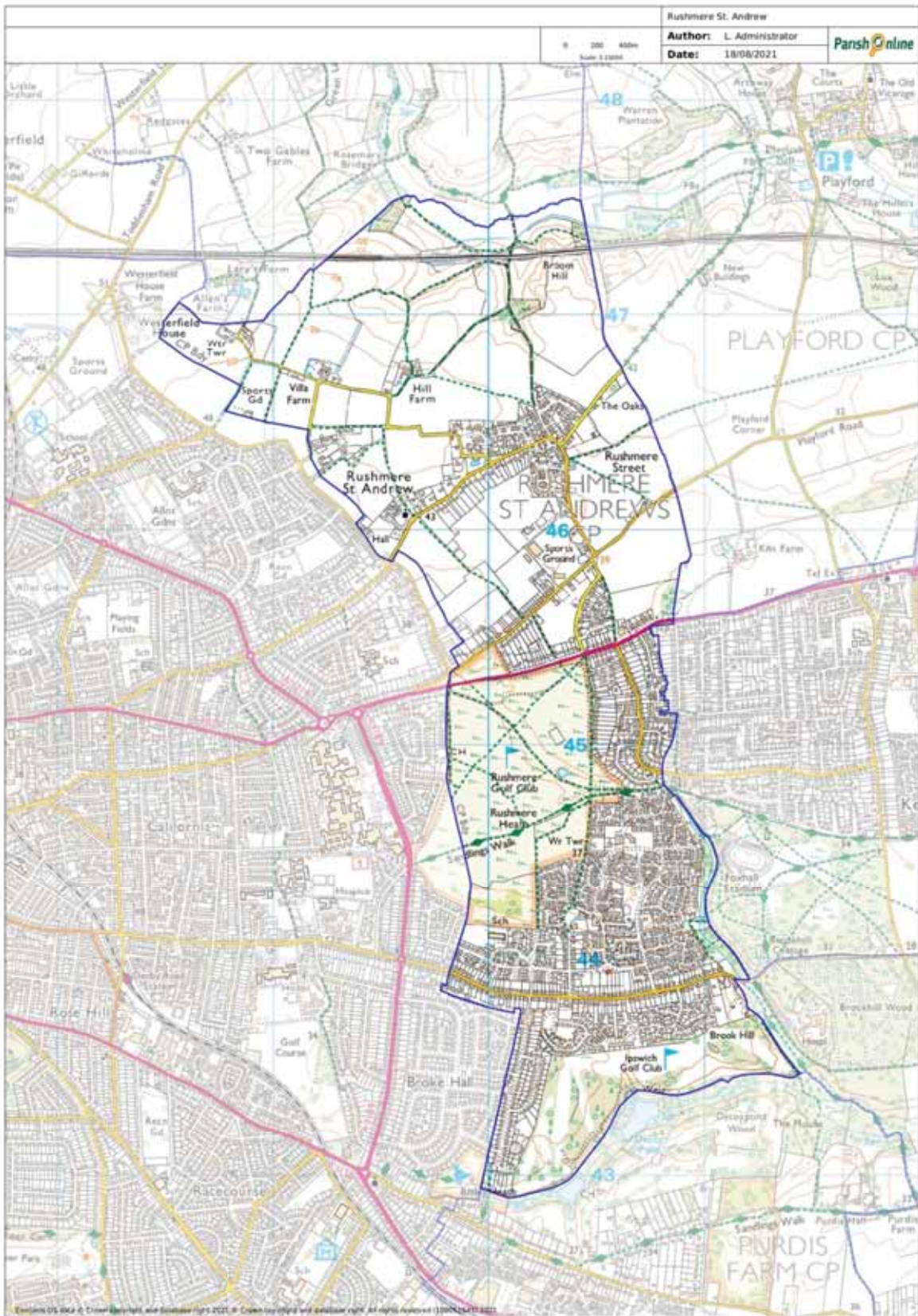
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# 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Rushmere St Andrew 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 Rushmere St Andrew 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 In November 2019 Rushmere St Andrew Parish Council established a Working Group to investigate whether a neighbourhood plan for the parish would be feasible and whether sufficient parishioners would be interested in joining a Working Group. Subsequently, at the Parish Council meeting on 13 February 2020, it was agreed to prepare a neighbourhood plan which would cover the whole of Rushmere St Andrew parish.
- 2.1 On 26 February 2020 East Suffolk Council designated the parish as the Neighbourhood Plan Area. That area is illustrated on Map 1. Details of the application, publication and designation can be viewed on East Suffolk Council's website under Neighbourhood Planning in Rushmere St Andrew. There are no other designated neighbourhood plan areas within this boundary and the Parish Council is the "qualifying body" responsible for the preparation of the neighbourhood plan for this area.



Map 1 - The Neighbourhood Plan Area

### 3. How the plan was 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 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 Following the decision to prepare the Neighbourhood Plan, surveys of adult and youth residents were undertaken through the distribution of questionnaires to every household at the end of 2020. Some 225 responses were received. The results of the surveys were published on the Neighbourhood Plan pages of the Parish Council website in January 2021.
- 3.3 In March 2021 an update leaflet was distributed to every household. The leaflet:
- 1 provided feedback on the Resident's Survey;
  - 2 gave details of a Landscape Appraisal for the parish;
  - 3 reported on draft building design guidelines that had been prepared by AECOM as part of the Government Neighbourhood Plan support package; and
  - 4 sought views on the potential designation of Local Green Spaces and Locally Important Buildings

A copy of the leaflet is reproduced as Appendix 1 of this Statement.

- 3.4 Residents were provided with an opportunity to provide feedback on the content of the leaflet and, in particular, the potential designation of locally important buildings, by either completing a questionnaire online or by sending comments to the Clerk of the Parish Council. The results of that feedback are reproduced in Appendix 2 of this Statement.
- 3.5 During the course of the preparation of the Plan, a number of short articles were placed in the Parish Newsletter and the Rushmere St Andrew and Kesgrave "In Touch" magazine, distributed to every household in the parish.
- In addition, regular updates have been made to the Parish Council meetings.
- 3.6 Unfortunately, due to the COVID restrictions, all meetings of the Group were held online during the preparation of the Plan but this did not limit the continued and timely production of the Plan.

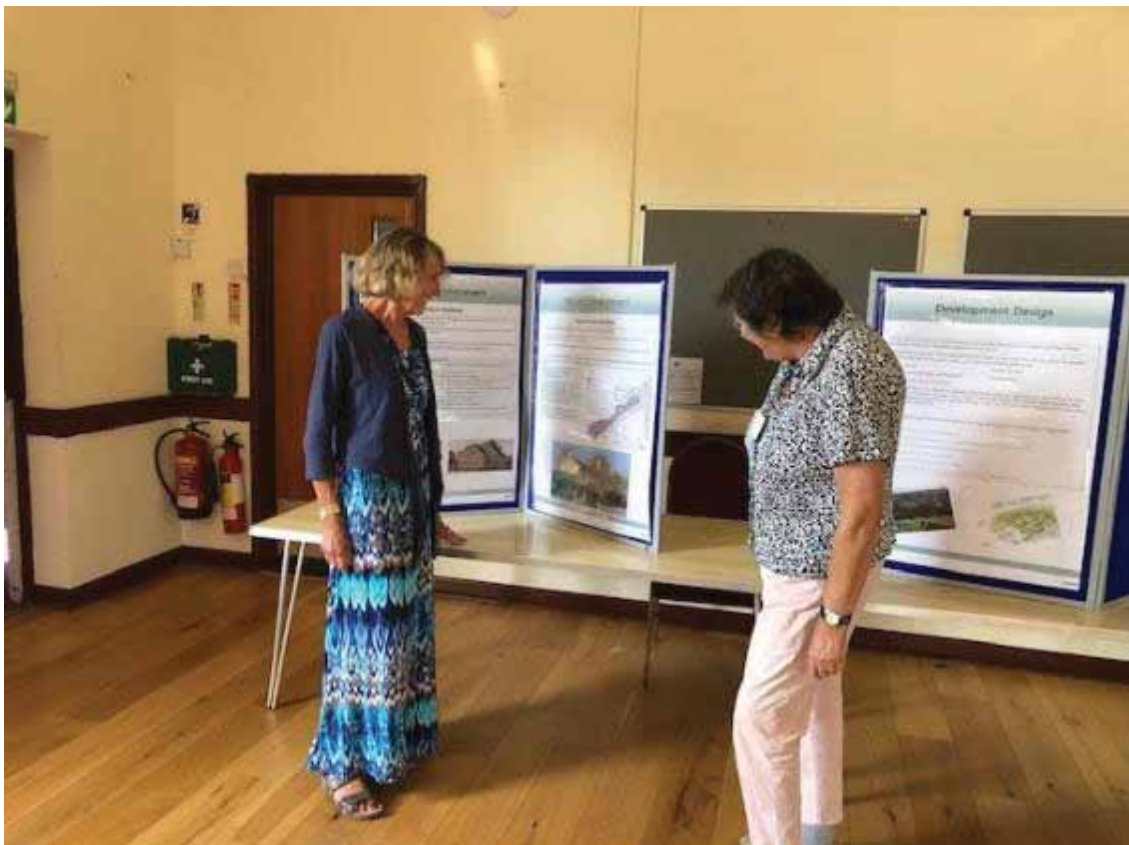
## 4. Regulation 14 Pre-Submission Consultation

- 4.1 On 12 August 2021 the formal Pre-submission Draft Plan was approved for publication by the Parish Council. The statutory consultation commenced on 18 September 2021 for six weeks to 1 November 2020 (inclusive).

### How we publicised the consultation

- 4.2 In order to ensure that all residents and others operating in the Neighbourhood Area were aware of the consultation, an 8 page summary leaflet was prepared and distributed to every household and business in the parish. A copy of the leaflet is reproduced in Appendix 3 of this Statement. In addition, a number of banners were placed at prominent positions around the parish publicising the consultation and how to view the Plan.
- 4.3 The relaxation of COVID restrictions also enabled two “Drop-In” events to be held as part of the consultation, albeit that attendance was limited probably due to ongoing concerns about social distancing. They were held at:

The Village Hall, Humber Doucy Lane on Saturday 18 September 14.30 - 18.30; and  
The Tower Hall, Broadlands Way on Tuesday 28 September 14.30 - 18.30



A copy of the display boards is included in this Statement at Appendix 4.



- 4.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by East Suffolk Council, were consulted. The full list of bodies consulted is shown in Appendix 5 and the email content used to notify them is included at Appendix 6.
- 4.6 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.



## 5. Pre-Submission Consultation Responses

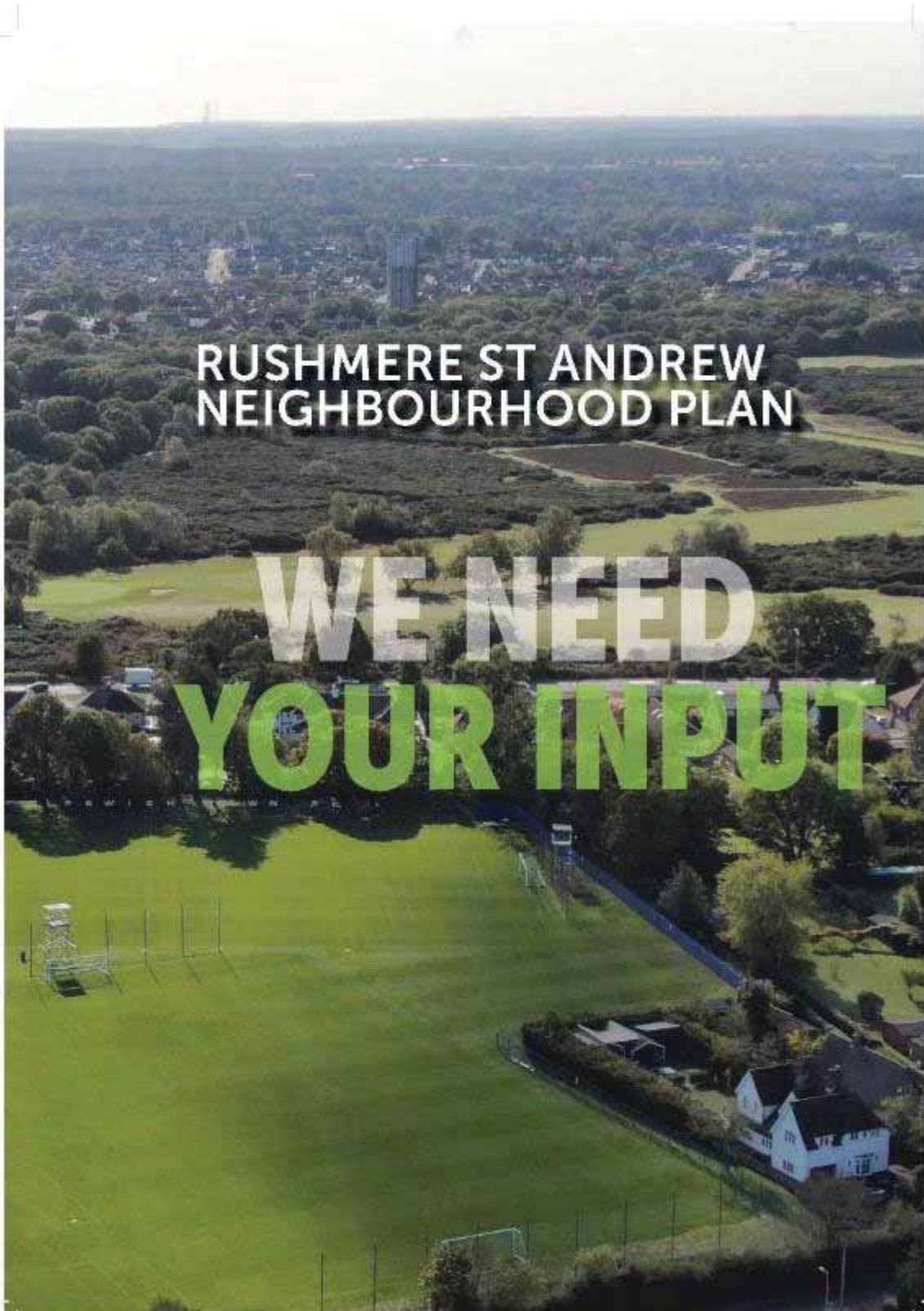
- 5.1 A total of 30 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

R Silburn  
J Pawlowski  
S Wignall  
B Ainslie  
E Welbourn  
P Davy  
D Gill  
T Buckland  
M Hancock, Ipswich Rugby Football Club  
J Phillpot  
J Porter  
D Wood  
R Stanley  
D Francis  
F Curwen

East Suffolk Council  
Ipswich Borough Council  
Suffolk County Council  
Historic England  
Kesgrave Town Council

- 5.2 The schedule of comments and the responses of the Parish Council are set out in Appendix 7 of this Statement. 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 and Appendix 8 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.



## Welcome to our Spring update on the preparation of the Neighbourhood Plan for our parish.

In this leaflet we're:

- 1 providing you with feedback to the Resident's Survey that took place just before Christmas
- 2 giving you details of a Landscape Appraisal for the parish
- 3 reporting on draft building design guidelines that we've had prepared
- 4 seeking your views on the potential designation of Local Green Spaces and Locally Important Buildings

### 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 parish. It can, for example, also identify proposals for:

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

When complete, it will form part of the statutory development plan for the area, meaning East Suffolk Council and Government Planning Inspectors will have to take note of what it says when considering development proposals.

When we've prepared the draft Plan, it will need to follow the following stages (with estimated timetable):

Parish Council  
consults you on the  
Draft Plan for  
6 weeks - June

Plan submitted to  
East Suffolk Council -  
Summer 2021

Further consultation  
and independent  
examination -  
Autumn 2021

Parish referendum -  
Winter 2021



## Survey Feedback

At the end of 2020 we conducted a survey so that you could provide us your thoughts and opinions on a range of topics. We had over 200 responses and a comprehensive report of the results is available on the Neighbourhood Plan pages of the Parish Council website. The results will contribute to the content of the Neighbourhood Plan and thanks to everyone that took the time to complete the questionnaire.

## Your Key Messages

This leaflet cannot do justice to all the comments we received and so we've pulled out a few key results.

### Housing

- There is a strong demand for Retirement Homes / Sheltered Accommodation and for Starter Homes.
- Most felt that small scale housing of 10 homes or less would be acceptable. There was little support for large scale developments of 35 homes or more.
- If new housing was planned, most respondents thought that additional doctors and more school places would be needed.
- Most people agreed with the statement "All new housing should be designed to match existing house styles in that location"

### Roads and Transport

- The main issues that cause concern, in order of most agreed with, are
  - School-run traffic including parking near school
  - Traffic speed
  - Parking on pavements
  - "Rat-run" traffic
  - Parking on grass verges
- 44% of respondents rarely or never use public transport

### Parish Amenities and Services

- 35% of respondents visit Rushmere Heath daily or several times a week
- The majority of respondents never visit a play area in the parish
- There was a strong level of support for more recreational equipment for older children / youths in existing play areas
- Most people are familiar with the footpath routes in the parish and regularly walk them



<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

### Landscape Appraisal

The parish is under continued pressure to accept development, especially given the continued growth of Ipswich. A site for 150 homes is already planned off Humber Doucy Lane near the Rugby Club and we think it's important that our special areas are protected and that the remaining gaps between the village and greater Ipswich don't get swallowed up.

We commissioned a Landscape Appraisal to "provide a robust understanding of the character and qualities of the parish in order to make sound judgements as to the sensitivity and capacity of land to accommodate development". The Appraisal also assessed opportunities for landscape enhancement and green space. The final report has been published on the Neighbourhood Plan pages of the Parish Council website.

The Appraisal identified the following special qualities of the parish which wherever possible, should be retained and enhanced:

- Significant areas of open countryside, common and wooded valley within easy access of housing areas
- Strong distinction in landscape and built character to the north and south of Woodbridge Road
- Open arable fields form a rural setting to the village on three sides
- Soft vegetated and indented urban edges help retain rural character of adjacent open spaces and countryside.
- Individual Farms (including listed buildings) on outskirts of village form part of its setting
- Distinctive sandlings character to the central portion of the Parish with gorse, bracken, heather, birch and pine being characteristic
- Small stream valleys create topographic variation across the common and through built-up areas to the east
- Distinctive landmarks include the parish church and water tower
- Historic narrow rural lanes radiate out from the village and are fossilised within the urban fabric south of Woodbridge Road
- Meres and waterbodies are a feature of the area
- Incidental areas of open space and former green corridors along lanes and hedgerows form important landscape features within the built-up areas



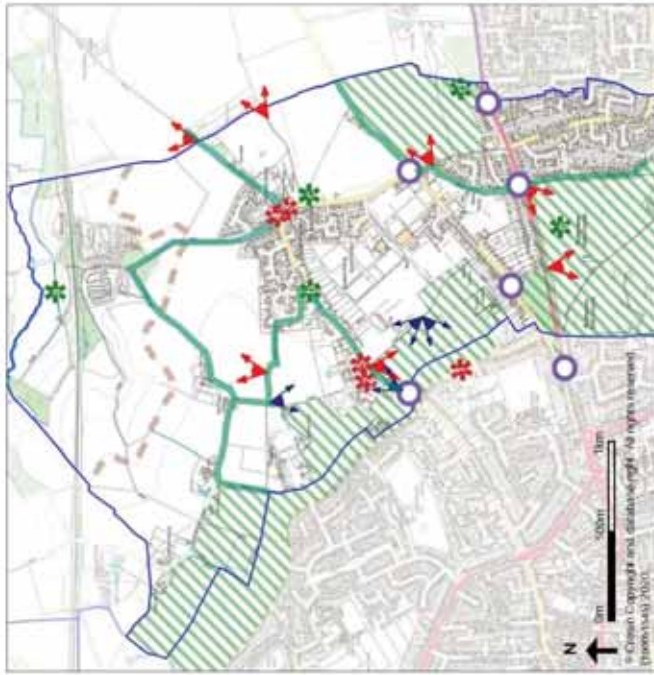
#### Things to avoid:

- Creation of abrupt edges to development with little vegetation or landscape on the edge of settlement
- Urban extension to the village which undermines its small-scale rural character and/or causes coalescence with Ipswich and/or Kesgrave
- New infill housing which appears out of scale in terms of height and mass and blocks important gaps between buildings/connections to the landscape
- Loss of rural lane character as a result of curtilage treatment, mown verges, loss of hedgerows and road furniture/signage.
- Planting of leylandii hedging and urban fencing/signage associated with sports pitches
- Ad hoc incremental development along rural lanes
- Ad hoc loss of incidental open space and proliferation of close board fencing where it impacts on street character.
- Loss of mature trees and lack of succession planting

#### Land management guidance includes:

- Enhance biodiversity of lane verges throughout the Parish.
- Encourage the margins of sports pitches to be managed for wildlife creating mini wildflower meadows for bees
- Seek opportunities to reduce the visual effects of overhead wires along lanes undergrounding them wherever opportunities arise.
- Seek opportunities for new community woodland perhaps associated with the community allotments on Playford Lane
- Seek opportunities to extent heath habitat including bracken, gorse and pine/birch tree planting along Woodbridge Road lane verges.

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>



Rushmore Neighbourhood Plan  
Landscape Assessment  
**Figure 4: Analysis North**

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**Key**

- Gateway
- Views Towards Landmarks
- Views to Wider Landscape
- Landmarks with Important Rural Character
- Ball Landmarks
- 1. Tuller Farmhouse (Plot 75)
- 2. St Andrew's Church and War Memorial
- 3. Old Forge
- 4. Biggs Church
- 5. Babcock House

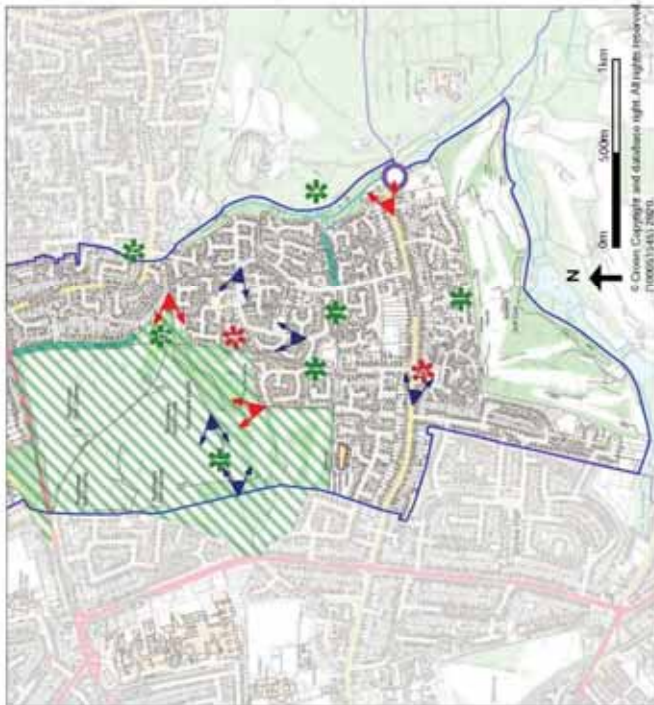
**Important Open Space**

- Important Open Space
- Important Gap
- Landscape Features
- a. Fynn Valley
- b. Village Pond and Limes
- c. Chestnut Pond
- d. Woodland west of Kiln Farm
- e. Rushmore Heath

**Other Landmarks**

- Kiln Cottage
- Lanes with Important Rural Character
- Ball Landmarks
- 1. Tuller Farmhouse (Plot 75)
- 2. St Andrew's Church and War Memorial
- 3. Old Forge
- 4. Biggs Church
- 5. Babcock House

**AFPA**  
The Association of Planning Practitioners



Rushmore Neighbourhood Plan  
Landscape Assessment  
**Figure 5: Analysis South**

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**Key**

- Gateway
- Views Towards Landmark
- Views to Wider Landscape
- Landmarks with Important Rural Character
- Ball Landmarks
- 4. Water Tower
- 5. Golf Hotel

**Important Open Space**

- Important Open Space
- Important Gap
- Landscape Features
- f. Rushmore Common heathland
- g. Church meadow valley
- h. Penzance Road wood
- i. Bishops Green
- j. Bishops Lane corridor
- k. Millers Pond and Mill Stream (ft)
- l. Brookhill Way oaks

**Other Landmarks**

- Water Tower
- Golf Hotel

**AFPA**  
The Association of Planning Practitioners

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

**Development guidelines seek to inform new development and include:**

- New development should strengthen approaches and gateways to the village.
- Avoidance of ad hoc development along rural lanes especially where they extend urbanizing influences into the wider landscape or cause loss of native hedgerow and rural lane character.
- Avoid curtilage treatment that urbanises the streetscape e.g. close board fencing, metal railings, concrete kerbs/urban pavements, fencing/gates.
- Avoid development within land identified as providing a rural gap between Rushmere St Andrew and adjacent development in Ipswich and Kesgrave.

**Design Guidance**

As part of the Government support for neighbourhood planning, we have received free consultancy support for the preparation of Design Guidance for new development.

The Guidance document is lengthy and difficult to summarise in a leaflet of this nature, but it is available to view on the neighbourhood plan pages of the Parish Council website.

In summary, the document sets out guidance for the following matters:

**Site layout**

1. The Pattern and layout of buildings;
2. Enclosure; and
3. Gateways and access features.

**Well-connected roads and footpaths**

1. Road layout and connectivity;
2. Improving/ enhancing public rights of way; and
3. Junctions and pedestrian crossings.

**Quality of place**

1. Housing mix;
2. Household extensions; and
3. Mitigating noise pollution.

**Maintaining the local character**

1. Building scale and massing;
2. Roofline;
3. Fenestration;
4. Building line and boundary treatment;
5. Vehicle parking;
6. Architectural details; and
7. Materials and building details.

**Sustainability**

1. Energy efficient housing and energy production;
2. Biodiversity; and
3. Sustainable drainage (SuDS).







### Important Buildings

The parish is relatively few "Listed" buildings when compared to other villages and there is no Conservation Area. The current Listed Buildings are:

- Barn about 60 metres north east of Hill Farm house (Hill Farm Barn)
- Hill Farmhouse
- Garden Store, Villa Farmhouse
- St Andrew's Church
- Rushmere St Andrew War Memorial

Preparing the Neighbourhood Plan enables us to identify historically important buildings and features in Rushmere St Andrew that are not "Listed" but are of local significance because of their age or architectural qualities. To date, we've identified the following potential buildings that fall into this category and we would like to know whether you agree that they're important:

- The old shop terrace, Holly Lane
- The Old Forge and Blacksmiths House
- The cottages opposite The Forge
- The two cottages on South of Playford Lane
- 148 and 150 The Street
- The Lodge, The Street
- The Limes Lodge, The Street
- Rush Cottage, Playford Road
- Colombia House, Playford Road
- The Carmelite Nuns House, Off The Street
- The Cottage, The Street
- The Old Rectory, The Street
- The Old Church Hall, Humber Doucy Lane
- Baptist Church / The Chapel
- St Andrew's Hall
- Villa Farm
- Water Tower
- Bixley Hall
- Golf Hotel

**Do you agree that these are historically important?**

**Other than those buildings identified above, are there other historically important buildings and features that we've missed?**



### Important Open Spaces

Rushmere St Andrew has the benefit of having access to a wide and varied range of open spaces. Many are already protected from development, such as the sports and playing fields. The gap between the village and Humber Doucy Lane and The Heath, but the Neighbourhood Plan has the opportunity to protect additional spaces through something known as a Local Green Space designation.

Below are examples of spaces that we could protect:

- The local greens either side of The Street/Playford Road roundabout
- The greens in Playford Lane and Holly Lane
- The green opposite Elm Road
- The greens between Holly Road and Elm Road
- Chestnut Pond, The Street
- The Limes Pond, The Street
- Little Heath
- Sandlings Local Nature Reserve
- The Mill Stream
- Green spaces along Broadlands Way

**Do you agree that these open spaces should be protected from development?**

**Have we missed any?**

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

## Feedback

We'd like your thoughts and comments on the potential important buildings and green spaces identified in this leaflet. We've included **in red** some questions which you can answer either by going online at <https://www.smartsurvey.co.uk/s/RushmereStAndrew/> or you can email us at [sylvia.stannard@rushmere-st-andrew.org.uk](mailto:sylvia.stannard@rushmere-st-andrew.org.uk) or post comments to **Rushmere St Andrew Parish Office, Tower Hall, 5 Broadlands Way, Rushmere St Andrew, IP4 5SU**

The deadline for your feedback is **Friday 16 April**

### What next?

Over the next few weeks we're going to writing the draft Neighbourhood Plan. It will include proposals for a range of topics including:



Housing



Traffic and Travel



Natural Environment



Services and Facilities



Historic Environment



Development Design

We hope to be able to consult you on the Plan in June and July and, hopefully, this will include drop-in events at our public halls.

Watch out for extensive publicity on how you will be able to view and comment on the Plan in the Summer.

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

## Appendix 2 – March 2021 Feedback Results











Important Buildings Preparing the Neighbourhood Plan enables us to identify historically important buildings and features in Rushmere St Andrew that are not "Listed" but are of local significance because of their age or architectural qualities. To date, we've identified the following potential buildings that fall into this category and we would like to know whether you agree that they're important. Please click on those buildings that you consider to be historically important.

			Response Percent	Response Total
1	The old shop terrace, Holly Lane		77.14%	27
2	The Old Forge and Blacksmiths House		88.57%	31
3	The cottages opposite The Forge		80.00%	28
4	The two cottages on South of Playford Lane		65.71%	23
5	148 and 150 The Street		65.71%	23
6	The Lodge, The Street		65.71%	23
7	The Limes Lodge, The Street		60.00%	21
8	Rush Cottage, Playford Road		68.57%	24
9	Colombia House, Playford Road		71.43%	25
10	The Carmelite Nuns House, Off The Street		80.00%	28
11	The Cottage, The Street		60.00%	21
12	The Old Rectory, The Street		77.14%	27
13	The Old Church Hall, Humber Doucy Lane		80.00%	28
14	Baptist Church / The Chapel		77.14%	27
15	St Andrew's Hall		74.29%	26
16	Villa Farm		68.57%	24
17	Water Tower		74.29%	26
18	Bixley Hall		68.57%	24
19	Golf Hotel		74.29%	26

Other than those buildings identified above, are there other historically important buildings and features that we've missed? (11)

1	The dwellings from 7-11 The Street, Rushmere.
2	I would also suggest the Dragons Teeth which are on the edge of Rushmere Heath beside Heath Road. The Heath has a long history of being used by the military and these are the last remains of that use.
3	Dont know sufficiently about the history of these buildings to comment on this. However I think its important to keep historical buildings intact and unmodernized
4	Non of the buildings within the area are worthy of being listed other than those already listed. Current planning laws are sufficient to ensure the continue appropriate development of existing buildings The village shouldn't be defined by how many listed buildings there are which appears to be the direction of thinking
5	The old school in Humber Doucy Lane  Reedcroft House, but unfortunately it accidentally caught fire - twice!
6	What about the Nuffield Hospital?
7	All and any should always be protected and preserved.
8	The third edition of Pevsner's Suffolk (Suffolk East volume) revised by James Bettley includes Broke Hall Primary School as well as four other entries already included in your list. The entry reads: ""By Johns, Slater & Haward (job architect, R F Westlake), 1975-8. Built on a system of reinforced concrete columns with red brick cladding. Flat roof, with fascia of dark weatherboarding, and weatherboarded water tower"".
9	Broke Hall School
10	Brookhill Cottage (now 64 Kelvedon Drive) - pre 1875 cottage located within newer housing development. The old rifle butts located at the Millstream LNR The former Falcon Inn
11	1. The historically important buildings  YES. These are obviously of great interest to those living in Rushmere & value the independence of it as a SEPARATE village to Ipswich town. ALL of those buildings are of importance, in my opinion.  Missed from the list to protect is RUSHMERE CHURCH OF ST. ANDREW!!

Important Open Spaces Rushmere St Andrew has the benefit of having access to a wide and varied range of open spaces. Many are already protected from development, such as the sports and playing fields, the gap between the village and Humber Doucy Lane and The Heath, but the Neighbourhood Plan has the opportunity to protect additional spaces through something known as a Local Green Space designation. Below are examples of spaces that we could protect. Do you agree that these open spaces should be protected from development? Please click on those that you agree should be protected.

			Response Percent	Response Total
1	The local greens either side of The Street/Playford Road roundabout		84.62%	33
2	The greens in Playford Lane and Holly Lane		79.49%	31
3	The green opposite Elm Road		74.36%	29
4	The greens between Holly Road and Elm Road		82.05%	32
5	Chestnut Pond, The Street.		87.18%	34
6	The Limes Pond, The Street		87.18%	34
7	Little Heath		87.18%	34
8	Sandlings Local Nature Reserve		92.31%	36
9	The Mill Stream		94.87%	37
10	Green spaces along Broadlands Way		87.18%	34

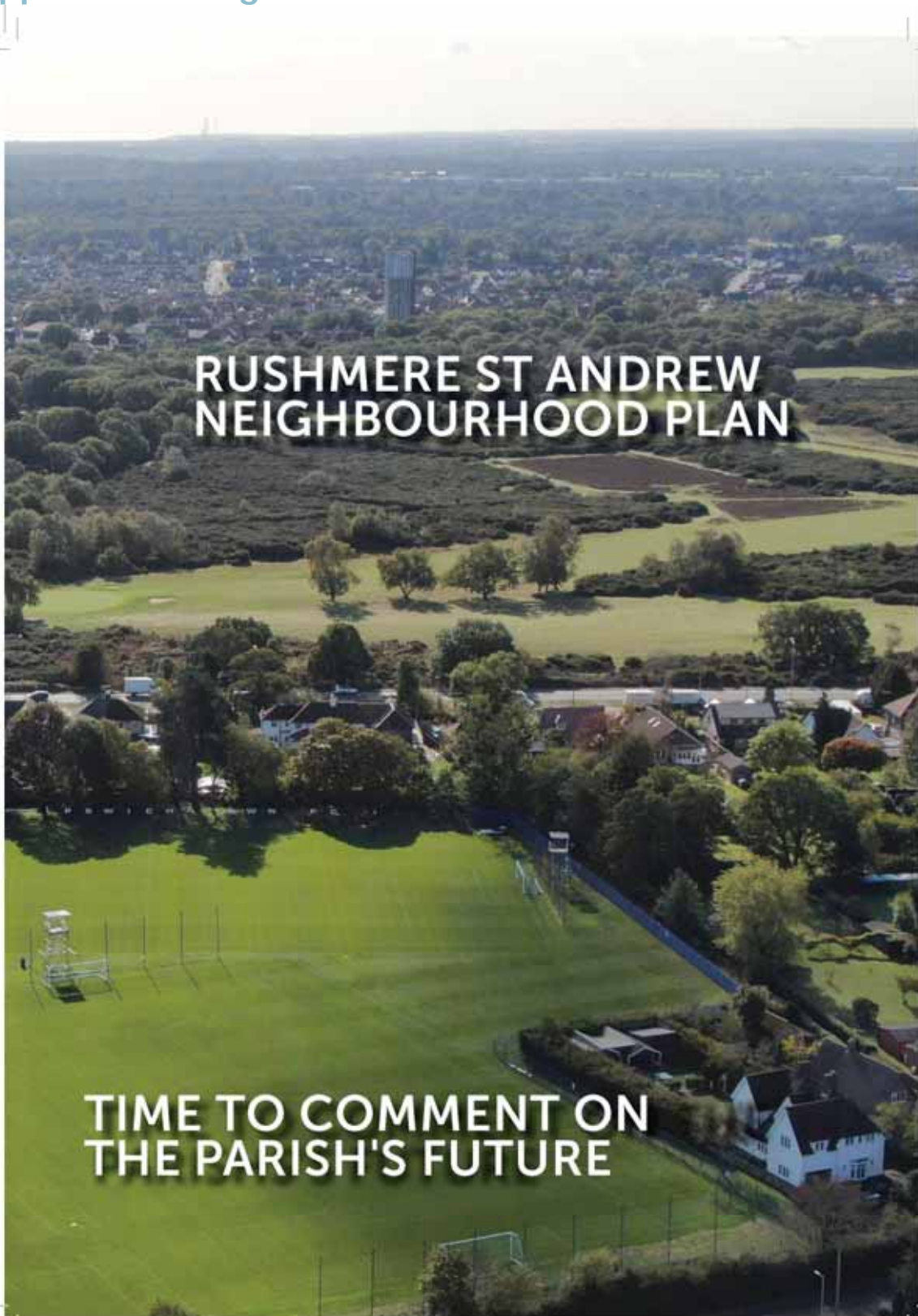
Have we missed any? Please list additional spaces below below. (24)

1	What about the terrible roads we currently have to use, if you intend to build houses we definitely will need a Northern by pass and better Road structure
2	Agricultural land from Red House farm, Holly Lane, Playford Lane, The Street and Playford Road to be protected.
3	Need a safe link across Foxhall Road to the Mill Stream opposite the Nuffield. Someone will be killed with the speed of traffic and pedestrians cannot see around the corner.
4	Smaller green spaces between Claverton Way and Foxhall road should also be protected from development by either directly building on them or by access for new buildings.
5	Please consider all green spaces on the Brokehall estate as they are increasingly under threat from house builders wanting access to back garden grabbing. We have already successfully opposed one in Claverton Way but other houses have been built at the end of cul de sacs. Please don't let anybody else build a house in their back garden along Foxhall Road. There is also an increasing problem with cars parked in green spaces especially at school drop off and pick up times. They may only be small patches of green but they are being ruined by cars.
6	Church Meadow adj Ditchingham Grove
7	All existing open green spaces should be protected in their natural habitat.
8	All the green spaces should be preserved.
9	Ipswich Golf Club - there is an area of this site within the parish boundary. It would be good to protect this from future development. If the whole of the site was re-developed in the future it would be nice to retain this area of green.
10	I would include the wood on Penzance Road. This is an important open space that's needs protection. I believe it may be the responsibility of Kesgrave but as it is highlighted in the plan you produced and put in my door I have included it here. I would say the same for the children's play areas in Yewtree Grove and Holly Gardens which should be protected and improved. I also feel that Rushmere Heath also needs some sort of formal protection. The golf club uses quite a bit of this area but should the time come when the golf club vacates then the heath could be subject to planning and development. I have lived in the area for over 40 years and the possibility of the golf club leaving and some development taking place has been spoken about several times so giving it protection now would secure its long term future as important open space open to all. I would also like to see the area around Linksfield given protection as it is a unique environment and wildlife corridor. I know attempts have been made to try and restrict parking by the junction with main road but these are largely ignored with cars parking between no parking signs and there is obviously no enforcement. The council must also look to keeping the ITFC training ground as open sporting space, as if the local press is to be believed part of that area is likely to be sold off for redevelopment as part of the take over of ITFC.
11	Although it is stated in the pamphlet that 'the heath' is already protected its crucial that the private part of the golf course also remains undeveloped. Its important that the remaining green spaces remain intact as corridors for nature to thrive
12	Penzance Road wood. All current green/wooded areas should be protected.
13	The field opposite St Andrew's Church. The Vicarage Meadow between St Andrew's Church Close and ""St Andrew's Hall"". Both, I believe, belong to the Diocesan Board of Finance.
14	Ipswich Wanderers playing fields
15	Again all and any open spaces should be protected and preserved as these play an important part in the well being of those in the community. More and more houses is not of any benefit to anyone and only adds more pressure to already under pressure amenities, schools etc.
16	Church meadow, wild flower meadow behind Brent Drive
17	Although just outside the parish boundary the open space east of Brookhill (west of the Nuffield Hospital), south of Foxhall Rd are a vital open space for those of us who live in the southern part of Rushmere - vital these are protected.

18	Woodland with Brookhill Park
19	<p>Unfortunately I missed the deadline for the previous survey.  On the whole I agree with the majority of the survey feedback/key messages.  Especially the section Roads/Transport parking on pavements and parking on grass verges which brings me onto my point today; I live on Woodbridge Road, Rushmere St Andrew. The Main A1214, close to the junction with Beech Rd traffic lights. On the main road, heading towards Ipswich there is a cycle and pedestrian path, which runs out at the junction of Linksfield. There are numerous cars frequently parked on this stretch of path, some of which are up for sale.  Is it possible please to stop this? I am unsure if this is a breach of any by-law or other law? I thought there were restrictions on car dealers selling from home ? ( this has still been going on throughout Covid) There are a few people who use this path who are in disabled scooters and when vehicles are parked on the path the scooter rider is unable to get past and has to exit the path onto the main road and then rejoin the path past the obstruction. Frequently there are also people with special needs, in wheelchairs, with their carers, who live in Beech Road that often walk along here. They have the same problem as the scooter riders.  I believe the path is not being used for the purpose which it was designed for?  I wonder if you have any answers or influence on anyone to stop this please?</p> <p>My second point is; when exiting Bent Lane to turn right into Ipswich it is often difficult to get across the two lanes, especially at peak times. I wonder if it would be possible to get Highways to slightly widen the corner, enabling those who are turning left towards Kesgrave to get through and make progress thus reducing the line of any cars waiting.  With more housing in the village in the pipeline I can only foresee this junction getting busier.</p> <p>I am not sure if the above two points would specifically be included in the feedback you are looking for, if not please could the Parish still give them their consideration.</p> <p>As to the red questions within the Neighbourhood Plan I agree with both questions.  I do not believe you have missed any.</p> <p>Thank you for giving us the opportunity to give our views.</p>
20	<p>We read with interest the recent plan and wanted to give you our input.  We think it is important to protect from development the open spaces mentioned.  The buildings mentioned are historically important and should have some protection but we do not have any others to add to the list.</p>
21	<p>I am quite happy with the suggestions put forward and feel it is a good starting point.</p> <p>One of my concerns is under the heading Housing. As stated, more new houses would necessitate more school places, more Doctors, but nowhere in the plan is there any mention of retail facilities. I'm not thinking of a supermarket, but a village shop selling the bare essentials as there are many elderly people in the village who do not drive and have no means of transport. Might a regular mobile shop be the answer?</p> <p>The other thing is local transport. This is touched on briefly saying 44% of respondents rarely or never use public transport. Maybe this is because it barely exists and we now have no timetable so have no idea what time or even when to expect a bus. All too often we were able to get into town and had a lengthy wait before there was a bus back. I think this is one of the reasons why so many have given up.</p> <p>Overall I think the plan is good as it tackles the environment and consciously takes into account to maintain the best of the village features, of which there are many.  I shall "watch this space with interest"</p>
22	<p>I would also like to see some kind of playground/basketball/skateboard area for the age group 6-18 as I feel there isn't anything for our children in the area. We live on Woodbridge road, Rushmere and even though we have the Heath, now the golfers are coming back I feel we are missed out when it comes to providing for our youth.</p>
23	<p>2. YES, I do agree that all of the quiet open spaces should be protected from development.</p> <p>Yes, you have missed a vital green space, visited by so many residents and non-residents of Rushmere, which is the WHOLE of Rushmere Heath, not just the Little Heath, which is listed in your brochure, but Rushmere Heath is not listed as a whole.</p> <p>3. I wish to state that more trees should be permitted to have protection orders put upon them, in order to preserve them.  I have a beautiful Monkey Puzzle tree in my front garden which the Council state is no longer possible to protect, as TPOs are no longer being served at all.  This lovely ornamental tree may be cut down by successive owners to my property after I exist no longer and my property is sold. I really fear for it.</p>

	<p>Also the lovely big trees growing in Rushmere, some centuries old. And the Memorial trees, paid for and planted in memory of deceased residents, but their relatives and now being removed to make way for even more housing being pushed into Rushmere, unfortunately, diagonally opposite St. Andrew's Church.</p>
24	<p>Hi, my comments, if they are appropriate, are as follows. 1. Re significant buildings, is the Nuffield Hospital of any significance? I've never seen it, but it has been there a long time. 2. Lack of seating. I am in the older age group and would appreciate many more opportunities just to sit and rest, look and listen. 3. Footpaths. In wet weather some are almost impassable, particularly the one from the Tower towards the Stadium. 4 Recreational areas. How about purchasing the overgrown land at the dip on Bixley Drive and converting it into a public wildlife area? It is patently unsuited for building purposes due to access. Hope these are useful.</p>



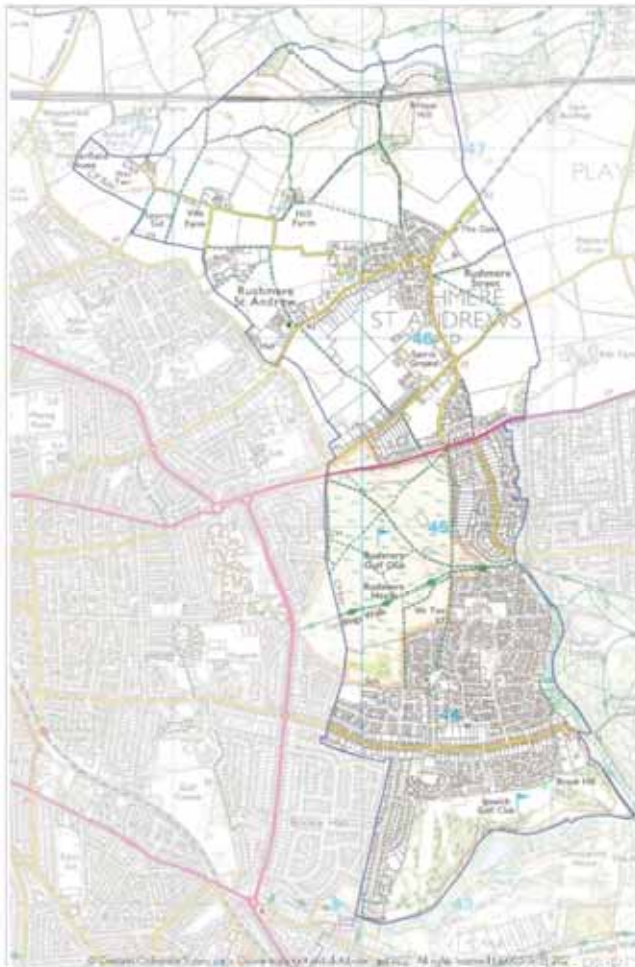


## Background to the Neighbourhood Plan

Over the past year a Working Group formed by the Parish Council, with the assistance of a local Planning Consultancy, has been preparing a Neighbourhood Plan for the parish of Rushmere St Andrew. During this time we've conducted household surveys, commissioned specialist studies and provided feedback in the form of a leaflet in March this year.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **18 September** and will last until **Monday 1 November**, a period of **6 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes. The final page of this leaflet explains how you can comment.

**It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.**



MAP OF PARISH

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 but would urge you to view the Plan as a whole.

- Landscape and Natural Environment
- Historic Environment
- Development Design
- Services and Facilities
- Highways and Travel

This leaflet briefly explains what each topic area covers.



<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

## OUR VISION

In 2036, Rushmere St Andrew will be a great place where:

- Young people can settle and raise their own families because there is an abundance of facilities for them (play areas for younger and older children, sports facilities, schools, access to nature, community centres, etc)
- Parents can be confident to let their children walk or cycle to school knowing that they are safely separated from motorised traffic
- Professionals are happy to locate their businesses in the parish because of the outstanding infrastructure, facilities and access to transport networks
- Older people can be confident that the parish has appropriate housing, services and facilities for their needs
- All residents can have continued and improved access to enjoy the natural landscape in and around the parish
- The parish's heritage, environment and natural surroundings are rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations
- Environmentally friendly infrastructure and transport options for residents is developed.

## PLAN CONTENT

What follows is a summary of the key messages in the Plan,

The Plan covers the whole of the parish of Rushmere St Andrew and provides a framework for how proposals for new development will be considered between now and 2036, or until superseded by a new Plan. It cannot contain planning proposals for anywhere outside the parish. As well as setting out town planning proposals and policies, the Plan also proposes a range of "community aspirations" - local initiatives to address non-planning matters and concerns raised in the Household Survey.

### Planning Strategy and Housing

The Planning Strategy provides an overarching guide as to where new development can and can't take place. A new Local Plan for the former Suffolk Coastal area was approved by East Suffolk Council in 2020. The Neighbourhood Plan has to conform with the Local Plan.

For Rushmere St Andrew, the Local Plan defines "Settlement Boundaries" around the main built-up areas of the parish, outside of which proposals for new development will only be permitted in exceptional and specified circumstances. The Local Plan also protects the open area adjoining much of Humber Doucy Lane and including the sports pitches as important open spaces.

The Neighbourhood Plan does not identify any further sites for new housing over and above those already with planning permission and yet to be built, but the development of suitable "infill" plots within the Settlement Boundaries is supported in principle.

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

### Land at Humber Doucy Lane

The main implication of the Local Plan for the parish is the proposal for housing north of Humber Doucy Lane and straddling the boundary with Ipswich Borough. In all, it is anticipated that around 650 homes will be built on the site and the Neighbourhood Plan cannot overturn this proposal.



#### The Neighbourhood Plan requires:

- the provision for a significant reinforcement of existing planting and additional tree planting along the northern boundary of the site adjoining Tuddenham Lane and in the vicinity of existing homes off Tuddenham Lane.
- the planting scheme should be designed to maintain the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of Rushmere St Andrew.
- No new vehicular access onto Tuddenham Lane and Seven Cottages Lane.

### Landscape and Natural Environment

The Residents' Survey indicated that there is strong support for the natural environment and a recognition of its role in reinforcing sense of place and providing a quality environment in which to live. Our update in March provided information about the content of a Landscape Appraisal that was commissioned as part of preparing the Plan. The outcome of that work has provided the basis for measures to protect the special characteristics of the parish including important views, especially north of the village across the Fynn Valley.

#### The Neighbourhood Plan requires:

- the conservation and enhancement of the landscape character of the parish; and
- that development does not have a detrimental impact on identified important views.

Across the parish the influence of trees and hedgerows play a significant role in determining the character of the area and their retention and enhancement will be supported.

#### The Neighbourhood Plan requires:

- that the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and watercourses as a result of development is avoided.
- Where loss is necessary measures to replace and mitigate the loss should be provided, including as part of an access to a site.

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

Around the Foxhall Road area of the parish, including around Broke Hall Primary School and Arundel Way, there is no distinct separation of the parish and greater Ipswich. This is distinctly different around Rushmere Street where a gap remains between the village and the development on Humber Doucy Lane. The Plan identifies this gap as something to protect so that the remainder of the parish does not lose its identity as a distinct settlement.

**The Neighbourhood Plan:**

- Reinforces the open space designation in the Local Plan by identifying an "important gap" between Rushmere St Andrew village and Humber Doucy Lane.



**Local Green Spaces**

The leaflet sent to all households in March identified a number of open spaces across the Parish that qualify for the Government's "Local Green Space" designation. These tend to be smaller spaces such as play area, amenity spaces in housing areas as well as the Sandlings Local Nature reserve and the Mill Stream. Rushmere Heath is too large to qualify for this designation, but it is protected as it's registered Common Land.

The Neighbourhood Plan designates a number of Local Green Spaces where development will not normally be permitted except in exceptional circumstances.

**Community Aspirations**

For our Landscape and Natural Environment, a range of aspirations are proposed including:

- Wildlife management on The Heath,
- Developing wildlife projects including "re-wilding" areas,
- Identifying and protecting ancient and veteran trees,
- Plugging gaps in hedgerows and tree belts, and
- Planting 2,500 trees over a five-year period.

**Historic Environment**

There are just five Listed Buildings in the parish and no designated conservation area, but the built heritage is very important to the identity of our parish. Our March leaflet identified a number of properties that have special qualities or historic association and make a "positive contribution" to the character of the parish.

The Neighbourhood Plan identifies the following "Non-designated Heritage Assets" where their character, history and surroundings will be taken into account by East Suffolk Council when considering planning applications

- |  |                                |
|--|--------------------------------|
| 1. The old shop terrace, Holly Lane                | 5. 148 and 150 The Street      |
| 2. The Old Forge and Blacksmiths House, The Street | 6. The Lodge, The Street       |
| 3. The cottages opposite The Forge, The Street     | 7. The Limes Lodge, The Street |
| 4. The two cottages on South of Playford Lane      | 8. Rush Cottage, Playford Road |

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

- |   |  |
|---|--|
| 9. Colombia House, Playford Road                      | 16. Villa Farm, Tuddenham Lane                                 |
| 10. The Carmelite Nuns House, 23 Birchwood Drive      | 17. The Water Tower, Bixley Drive                              |
| 11. The Cottage, The Street                           | 18. Bixley Hall, Bixley Drive                                  |
| 12. The Old Rectory, The Street                       | 19. The Golf Hotel, Foxhall Road                               |
| 13. The Old Church Hall, Humber Doucy Lane            | 20. The former Falcon PH and adjoining cottages, Playford Road |
| 14. Baptist Church / The Chapel, The Street           |  |
| 15. The Old School (Community Hub), Humber Doucy Lane |  |

#### Rushmere Village Special Character Area

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

The Neighbourhood Plan designates the area on the northern side of The Street as a Special Character Area.

Development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.



SPECIAL CHARACTER AREA

#### Development Design

As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines and Codes have been prepared for the parish.

Development proposals will be expected to have regard to the local character as well as the overall Design Guidelines for the parish, expressed in design principles addressing:

- |                                      |                                   |
|--------------------------------------|-----------------------------------|
| • Site Layout                        | • Maintaining the local character |
| • Well-connected roads and footpaths | • Quality of place                |
|                                      | • Sustainability                  |

Few, if any, homes in the parish are located within flood zones and therefore the risk of flooding from watercourses is minimal. However, many roads, in particular, suffer from surface water flooding after heavy rain. New development will need to manage water run-off from hard or impermeable surfaces to reduce the risk of flooding.

The Neighbourhood Plan seeks to ensure that new development meets design criteria that include:

- Minimising impact on existing residents
- Providing adequate car parking on-site and including vehicle charging points

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

- Providing suitable ducting for superfast broadband
- Minimising water run-off and flooding
- Maintaining and improving highway safety
- Not allowing new homes to be built in the rear gardens of existing homes.

### Services and Facilities

Residents of the parish are well placed to access services and facilities due to its location on the edge of Ipswich, but it is important that there remains an appropriate level of services at a local level to meet day to day needs of residents.

During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven.

The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. The loss of any sport and recreation facility will have a significant impact on the provision of opportunities to participate in fitness and sport and it is essential that these facilities are maintained and improved to support healthy lifestyles in future years.

#### The Neighbourhood Plan:

- Identifies existing services and facilities where proposals for their enhancement will generally be supported and where any loss to other uses will need to demonstrate that there is no longer a demand
- Protects existing playing fields and sports facilities from being lost unless it can be demonstrated that there is a surplus of facility to meet local needs or that replacement facilities will be provided in an equally accessible location
- Enables the expansion of playing fields and sports facilities as long as adequate car parking can be provided on site.

### Community Aspirations

For services and facilities, a range of aspirations are proposed including:

- Older children "kick-about" facility and teenagers play facilities
- Enhanced provision of litter and dog waste bins

### Highways and Travel

Neighbourhood Plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.

### Community Aspirations

The Neighbourhood Plan promotes safer and sustainable travel through a number of aspirations, including:

- Promoting and developing public transport initiatives
- Traffic calming and a 20mph zone on Rushmere Street
- Initiatives to address speeding vehicles
- Making the use of footways safer as well as additional safe-cycling routes and additional safe crossing points on Woodbridge Road
- A public rights of way review, including assessing their accessibility to all users

<http://rushmerestandrew.onesuffolk.net/neighbourhood-plan/>

## Feedback

The full version of the Plan is available to download at  
<http://rushmerestandrew.onesuffolk.net/>

If you do not have access to the internet, paper copies will be available to view at the Parish Council Office and Kesgrave Library.

Parish Council Office: Monday - Thursday 10.00 - 1400

Please phone the Parish Office before travelling to make sure staff are available Telephone: 01473 711509

Kesgrave Library: Monday 0900 - 1200 Tuesday 0900 - 1200, 1430 - 1700  
Wednesday 1430 - 1800 Thursday 1430 - 2000  
Friday 0900 - 1200, 1430 - 1700 Saturday 1000 - 1700  
Sunday 1000 - 1500

### Drop-in Events

We'll be at:

Village Hall, Humber Doucy Lane on Saturday 18 September between 14.30 and 18.30

Tower Hall, Broadlands Way on Tuesday 28 September between 14.30 and 18.30

where you'll be able to find out more about the Plan and talk to members of the Working Group.

### How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

The above venues and contacts will also have printed response forms which you can complete and leave in the post boxes provided or post back to the Parish Council.

**We want your comments, even if you support everything in the Plan.  
COMMENTS MUST BE RECEIVED BY MONDAY 1 NOVEMBER -  
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME.**





# Appendix 4 – Regulation 14 Consultation Drop-In Event Display Boards

## Welcome

### The story so far

Over the past year a Working Group formed by the Parish Council, with the assistance of a local Planning Consultancy, has been preparing a Neighbourhood Plan for the parish of Rushmere St Andrew.

During this time we've conducted household surveys, commissioned specialist studies and provided feedback in the form of a leaflet in March this year.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation lasts until Monday 1 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 East Suffolk 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.

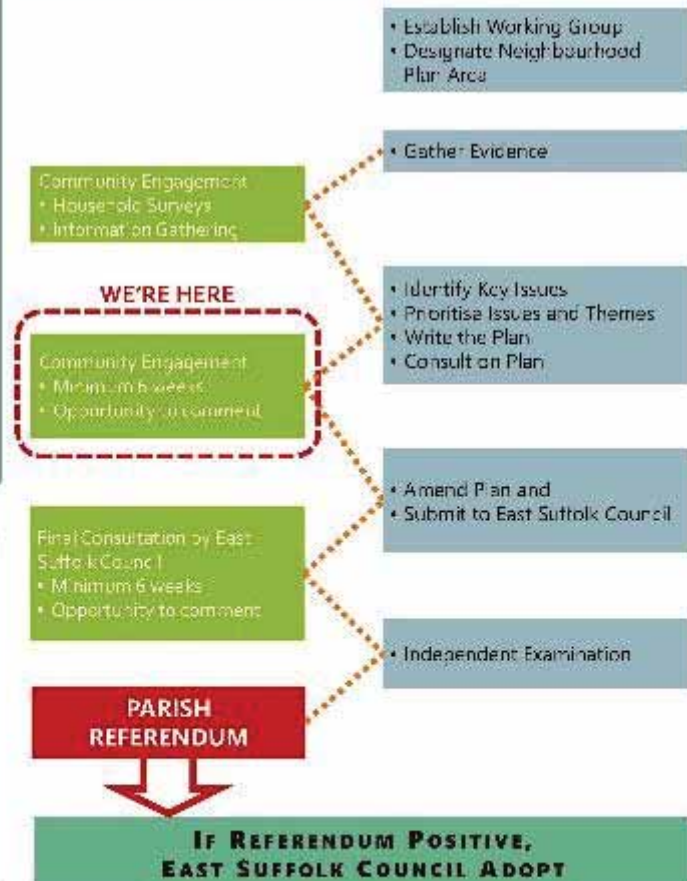
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS  
BY 1 NOVEMBER**

### 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 but would urge you to view the Plan as a whole.

- Landscape and Natural Environment
- Historic Environment
- Development Design
- Services and Facilities
- Highways and Travel



### 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 Household 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 adopted Local Plan.

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

# A Vision for Rushmere St Andrew

## In 2036, Rushmere St Andrew will be a great place where:

- Young people can settle and raise their own families because there is an abundance of facilities for them (play areas for younger and older children, sports facilities, schools, access to nature, community centres, etc)
- Parents can be confident to let their children walk or cycle to school knowing that they are safely separated from motorised traffic
- Professionals are happy to locate their businesses in the parish because of the outstanding infrastructure, facilities and access to transport networks
- Older people can be confident that the parish has appropriate housing, services and facilities for their needs
- All residents can have continued and improved access to enjoy the natural landscape in and around the parish
- The parish's heritage, environment and natural surroundings are rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations
- Environmentally friendly infrastructure and transport options for residents is developed

## The Vision translates into planning policies and community aspirations in the remainder of the Plan



The planning policies will be used by East Suffolk Council when considering planning applications

The community aspirations consist of projects that we will seek to deliver locally

**DO YOU SUPPORT THE VISION?**

# Planning Strategy and Housing

## Location of development

- The Planning Strategy provides an overarching guide as to where new development can and can't take place. A new Local Plan for the former Suffolk Coastal area was approved by East Suffolk Council in 2020. The Neighbourhood Plan has to conform with the Local Plan.
- For Rushmere St Andrew, the Local Plan defines "Settlement Boundaries" around the main built-up areas of the parish, outside of which proposals for new development will only be permitted in exceptional and specified circumstances.
- The Local Plan also protects the open area adjoining much of Humber Doucy Lane and including the sports pitches as important open spaces.

### Housing

- The Neighbourhood Plan does not identify any further sites for new housing over and above those already with planning permission and yet to be built, but the development of suitable "infill" plots within the Settlement Boundaries is supported in principle.



Settlement Boundaries

### POLICY RSA1 – PLANNING STRATEGY

The Neighbourhood Plan area will accommodate development commensurate with Rushmere St Andrew's designation in the adopted Local Plan.

The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.

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

DO YOU SUPPORT THIS POLICY?

# Planning Strategy and Housing

## Development between Humber Doucy Lane and Tuddenham Lane

The main implication of the Local Plan for the parish is the proposal for housing north of Humber Doucy Lane and straddling the boundary with Ipswich Borough. In all, it is anticipated that around 650 homes will be built on the site and the Neighbourhood Plan cannot overturn this proposal.

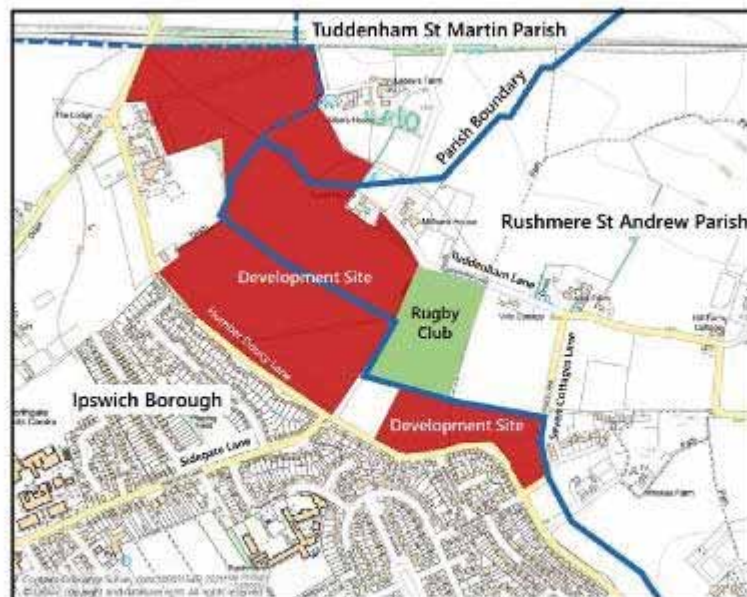
### The Neighbourhood Plan requires:

- the provision for a significant reinforcement of existing planting and additional tree planting along the northern boundary of the site adjoining Tuddenham Lane and in the vicinity of existing homes off Tuddenham Lane;
- the planting scheme should be designed to maintain the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of Rushmere St Andrew;
- No new vehicular access onto Tuddenham Lane and Seven Cottages Lane.

### POLICY RSA2 – LAND AT HUMBER DOUCY LANE

In addition to the provisions for the development of land for housing at Humber Doucy Lane set out in Policy SCLP12.24 of the Suffolk Coastal Local Plan and as identified on the Policies Map, development shall make provision for a significant reinforcement of existing planting and additional tree planting along the northern boundary of the site adjoining Tuddenham Lane and in the vicinity of existing residential properties off Tuddenham Lane. In particular, the planting scheme should be designed on the premise of maintaining the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of the Neighbourhood Area.

The construction of a new vehicular access onto Tuddenham Lane and Seven Cottages Lane will not be supported.



DO YOU SUPPORT THIS POLICY?

# Landscape and Natural Environment

## Landscape Character

The Residents' Survey indicated that there is strong support for the natural environment and a recognition of its role in reinforcing sense of place and providing a quality environment in which to live. Our update in March provided information about the content of a Landscape Appraisal that was commissioned as part of preparing the Plan.

The outcome of that work has provided the basis for measures to protect the special characteristics of the parish including important views, especially north of the village across the Fynn Valley.

### The Neighbourhood Plan requires:

- the conservation and enhancement of the landscape character of the parish; and
- that development does not have a detrimental impact on identified important views.

### POLICY RSA3 – PROTECTION OF LANDSCAPE CHARACTER AND IMPORTANT VIEWS

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, as appropriate to the development, demonstrate how they:

- have regard to, and conserve, or enhance, the landscape character and the setting of the parish, as referenced in the Rushmere Landscape Appraisal, and
- will ensure that there is no detrimental impact on the key features of the important views identified on the Policies Map.



DO YOU SUPPORT THIS POLICY?



# Landscape and Natural Environment

## Trees and Hedgerows

Across the parish the influence of trees and hedgerows play a significant role in determining the character of the area and their retention and enhancement will be supported.

**The Neighbourhood Plan requires:**

- that the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and watercourses as a result of development is avoided.
- where loss is necessary measures to replace and mitigate the loss should be provided, including as part of an access to a site.



### POLICY RSA4 – PROTECTION OF TREES, HEDGEROWS AND OTHER NATURAL FEATURES

Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:

- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- ii. suitable mitigation measures, that may include equivalent or better replacement of the lost features will be required.

It is expected that the mitigation measures will form an integral part of the design concept and layout of any development scheme, and that the design of development will be landscape-led and appropriate in relation to its setting, context and have regard to ongoing management.

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.

DO YOU SUPPORT THIS POLICY?

# Landscape and Natural Environment

## Settlement Gaps

Around the Foxhall Road area of the parish, including around Broke Hall Primary School and Arundel Way, there is no distinct separation of the parish and greater Ipswich. This is distinctly different around Rushmere Street where a gap remains between the village and the development on Humber Doucy Lane. The Plan identifies this gap as something to protect so that the remainder of the parish does not lose its identity as a distinct settlement.

### The Neighbourhood Plan:

- Reinforces the open space designation in the Local Plan by identifying an "important gap" between Rushmere St Andrew village and Humber Doucy Lane.



## POLICY RSA5 – SETTLEMENT GAPS

The generally open and undeveloped nature of the Settlement Gaps, as identified on the Policies Map, will be protected from development to help prevent coalescence and retain the separate identity of Rushmere St Andrew.

Development which is otherwise in conformity of Policy RSA 1 will only be permitted within a Settlement Gap where:

- it would not undermine the physical and/or visual separation of the settlements; and
- it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development.



DO YOU SUPPORT THIS POLICY?



# Landscape and Natural Environment

## Open Spaces

Across the parish number of open spaces across the Parish qualify for the Government's "Local Green Space" designation.

These tend to be smaller spaces such as play area, amenity spaces in housing areas as well as the Sandlings Local Nature reserve and the Mill Stream.

Rushmere Heath is too large to qualify for this designation, but it is protected as it's registered Common Land.

### The Neighbourhood Plan:

- designates a number of Local Green Spaces where development will not normally be permitted except in exceptional circumstances.



### POLICY RSA6 – LOCAL GREEN SPACES

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

1. The local greens either side of the Street and Playford Road Roundabout
2. The greens in Playford Lane and Holly Lane
3. The green opposite Elm Road
4. The greens between Holly Road and Elm Road
5. Chestnut Pond, The Street
6. The Limes Pond, The Street
7. Little Heath
8. Sandlings Local Nature Reserve
9. The Mill Stream
10. Broadlands Way Open Space
11. Brookhill Way Open Space
12. Salehurst Road Play Area
13. Chestnut Close Play Area
14. Bladen Way / Gwendoline Close Open Space

DO YOU SUPPORT THIS POLICY?

# Historic Environment

## Historic Buildings

There are just five Listed Buildings in the parish and no designated conservation area, but the built heritage is very important to the identity of our parish.

The Plan identifies a number of properties that have special qualities or historic association and make a "positive contribution" to the character of the parish.

### The Neighbourhood Plan:

- identifies "Non-designated Heritage Assets" where their character, history and surroundings will be taken into account by East Suffolk Council when considering planning applications.

### POLICY RSA7 – NON-DESIGNATED HERITAGE ASSETS

The retention and protection of the following Non-Designated Heritage Assets as identified on the Policies Map, will be secured.

1. The old shop terrace, Holly Lane
2. The Old Forge and Blacksmiths House, The Street
3. The cottages opposite The Forge, The Street
4. The two cottages on South of Playford Lane
5. 148 and 150 The Street
6. The Lodge, The Street
7. The Limes Lodge, The Street
8. Rush Cottage, Playford Road
9. Colombia House, Playford Road
10. The Carmelite Nuns House, 23 Birchwood Drive
11. The Cottage, The Street
12. The Old Rectory, The Street
13. The Old Church Hall, Humber Doucy Lane
14. Baptist Church / The Chapel, The Street
15. The Old School (Community Hub), Humber Doucy Lane
16. Villa Farm, Tuddenham Lane
17. The Water Tower, Bixley Drive
18. Bixley Hall, Bixley Drive
19. The Golf Hotel, Foxhall Road
20. The former Falcon PH and adjoining cottages, Playford Road

Proposals for any works to a Non-Designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.



DO YOU SUPPORT THIS POLICY?

# Historic Environment

## Special Character Area

There is no designated Conservation Area in the Neighbourhood Area

Properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value.

The Neighbourhood Plan designates the area on the northern side of The Street as a Special Character Area.

Development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.

### POLICY RSA8 – RUSHMERE ST ANDREW VILLAGE SPECIAL CHARACTER AREA

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

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



DO YOU SUPPORT THIS POLICY?



Event 3.1

# Development Design

As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines and Codes have been prepared for the Parish.

Development proposals will be expected to have regard to the local character as well as the overall Design Guidelines for the parish, expressed in design principles addressing:

- Site Layout
- Well-connected roads and footpaths
- Maintaining the local character
- Quality of place
- Sustainability

Few, if any, homes in the Parish are located within flood zones and therefore the risk of flooding from watercourses is minimal. However, many roads, in particular, suffer from surface water flooding after heavy rain. New development will need to manage water run-off from hard or impermeable surfaces to reduce the risk of flooding.

**The Neighbourhood Plan seeks to ensure that new development meets design criteria that include:**

- Minimising impact on existing residents
- Providing adequate car parking on-site and including vehicle charging points
- Providing suitable ducting for superfast broadband
- Minimising water run-off and flooding
- Maintaining and improving highway safety
- Not allowing new homes to be built in the rear gardens of existing homes.



# Development Design

## POLICY RSA9 - DESIGN CONSIDERATIONS

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

In addition to having regard to the National Model Design Code, all planning applications should demonstrate how they satisfy the requirements of the Development Design Principles in Appendix 1 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where:

- a. the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;
- b. there is no loss of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area;
- c. taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Neighbourhood Plan Landscape Appraisal are not adversely affected;
- d. designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- e. any water run-off would not add to or create surface water flooding;
- f. as appropriate, they make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- g. suitable ducting capable of accepting fibre to enable superfast broadband is included;
- h. one electric vehicle charging point per new off-street parking place created is provided;
- i. the design and materials have regard to the Rushmere St Andrew Design Guidelines and Codes and does not adversely change the character of the site or its setting;
- j. they are located so as users and nearby residents would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal; and
- k. they would not result new houses or bungalows being constructed in rear gardens of existing dwellings.



DO YOU SUPPORT THIS POLICY?

# Services and Facilities

Residents of the parish are well placed to access services and facilities due to its location on the edge of Ipswich, but it is important that there remains an appropriate level of services at a local level to meet day to day needs of residents.

During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven.

The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. The loss of any sport and recreation facility will have a significant impact on the provision of opportunities to participate in fitness and sport and it is essential that these facilities are maintained and improved to support healthy lifestyles in future years.

## **The Neighbourhood Plan:**

- Identifies existing services and facilities where proposals for their enhancement will generally be supported and where any loss to other uses will need to demonstrate that there is no longer a demand
- Protects existing playing fields and sports facilities from being lost unless it can be demonstrated that there is a surplus of facility to meet local needs or that replacement facilities will be provided in an equally accessible location
- Enables the expansion of playing fields and sports facilities as long as adequate car parking can be provided on site.



# Services and Facilities

## POLICY RSA10 - PARISH SERVICES AND FACILITIES

Proposals that would result in the loss of the following services and facilities, as identified on the Policies Map, will be determined in accordance with Policy SCI.P8.1 of the Local Plan,

- The Village Hall
- Broke Hall Primary School
- Allotments
- Tower Hall
- St Andrew's Walk Local Centre
- Beech Road Local Centre
- St Andrew's Church
- Rushmere Baptist Church
- Aries Business Park, Woodbridge Road
- The Golf Hotel PH
- The Oak Tree Community Farm

Individual retail premises not identified on the Policies Map are also covered by the provision of the policy.

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no significant adverse impact on the natural and historic environment, infrastructure and the amenity of residents.

## POLICY RSA11 - OPEN SPACE, SPORT AND RECREATION FACILITIES

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan and a demonstration that the facility can provide sufficient car parking on-site to meet demands and will not result in car parking on nearby roads.

Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout.

The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.

## DO YOU SUPPORT THESE POLICIES?

# Highways and Travel

Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.

## The Neighbourhood Plan:

- includes a policy to improve and extend the existing network of public rights of way
- sets out a number of aspirations to improve opportunities for sustainable travel
- confirms the intention to designate a number of "Quiet Lanes" in the north of the parish

## POLICY RSA 12 - 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.



## Quiet Lanes

Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic.

Cars are not banned from Quiet Lanes but these lanes are signposted to help drivers to 'Expect and Respect' other non-motorised road users who may be sharing the road.



DO YOU SUPPORT THIS POLICY?



# Community Aspirations

Although not part of the formal Neighbourhood Plan, a number of Community Aspirations are included to address issues that have been raised during the preparation of the Plan. They are all set out on this board.

**We would welcome your comments on them as part of the consultation.**

## Community Aspiration 1 - Wildlife Management

There will be continued liaison with the Trustees of Rushmere Common and East Suffolk Council to identify and implement wildlife management across the Common and adjacent local nature reserves.

## Community Aspiration 2 - Wild East Project

The Parish Council will continue to develop wildlife projects as a member of the Rewilding Forum within the Community Partnership Team of East Suffolk Council. In turn, parishes are encouraged to look to support the Wild East project. <https://www.wildeast.co.uk>

## Community Aspiration 3 - Re-wilding

The Parish Council will continue to develop wildlife projects as a member of the Rewilding Forum within the Community Partnership Team of East Suffolk Council. In turn, parishes are encouraged to look to support the Wild East project. <https://www.wildeast.co.uk>

## Community Aspiration 4 - Veteran and Ancient Trees

A project is to be established to identify and map the species type and location of Veteran and Ancient trees across the parish along with mapping significant tracts of other trees and hedges. This project will complement previous tree surveys and it is anticipated that the initial survey will take up to two years using the skill and expertise of trained arboriculturists and it is anticipated it will be financed by Locality Fund Budgets.

## Community Aspiration 5 - Plugging the gaps

Essential to the identification of significant hedgerows and tree belts will be to identify "gaps". The Parish Council will seek to work with residents, developers and landowners to look to "plug the gaps" wherever possible. "Plugging the gaps" is a further project emerging from the Rewilding Forum mentioned above, which is to identify and map "Wildlife Corridors" throughout the parish and beyond.

## Community Aspiration 6 - Planting Initiative

The Parish Council is planning to plant approximately 2,500 trees over a five-year period (to represent the approximate number of households in the parish). It is anticipated that the first planting will take place in early Spring 2022.

## Community Aspiration 7 - Older Children "Kick-about" Facility

The Parish Council will work with local landowners and sports clubs to identify a suitable space in the north of the parish for a "kick-about" facility for older children.

## Community Aspiration 8 - Older Teenagers Play Facilities

The Parish Council will seek to provide climbing/play facilities for older teenagers.

## Community Aspiration 9 - Litter

Through continued dialogue with parishioners the Parish Council will look to identify further locations which may be enhanced by the provision of Litter Bins and / or Dog Waste Bins.

## Community Aspiration 10 - Public Transport Initiatives

Work with relevant agencies to support, promote and develop use of public transport and accessibility for users, including the use of leaflets, newsletter articles etc to give details of bus routes/timetables/travel apps etc to promote non-car journeys.

## Community Aspiration 11 - Rushmere Street Traffic Calming

The Parish Council will work with all relevant agencies to achieve traffic calming and a 20 mph zone through Rushmere Street.

## Community Aspiration 12 - Speeding

The Parish Council will work with all relevant agencies to address the issue of speeding vehicles.

It is proposed to develop a number of locations as suitable sites to deploy SDs and ANPR devices.

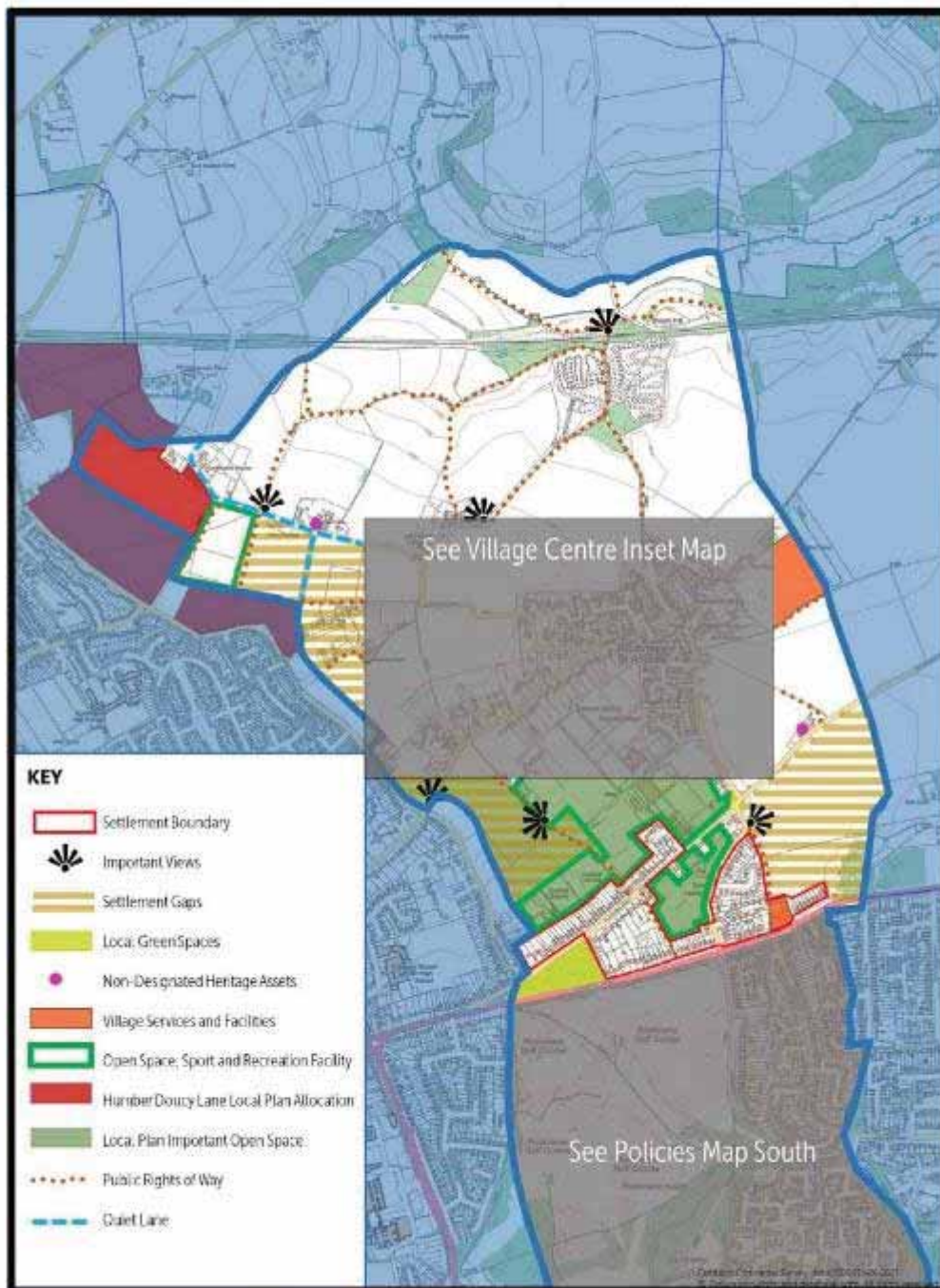
Community Speedwatch will be supported, and the use of Police resources will be requested as appropriate.

## Community Aspiration 13 - Encouraging Walking and Cycling

The Parish Council will work with all relevant agencies to achieve traffic calming and a 20 mph zone through Rushmere Street.

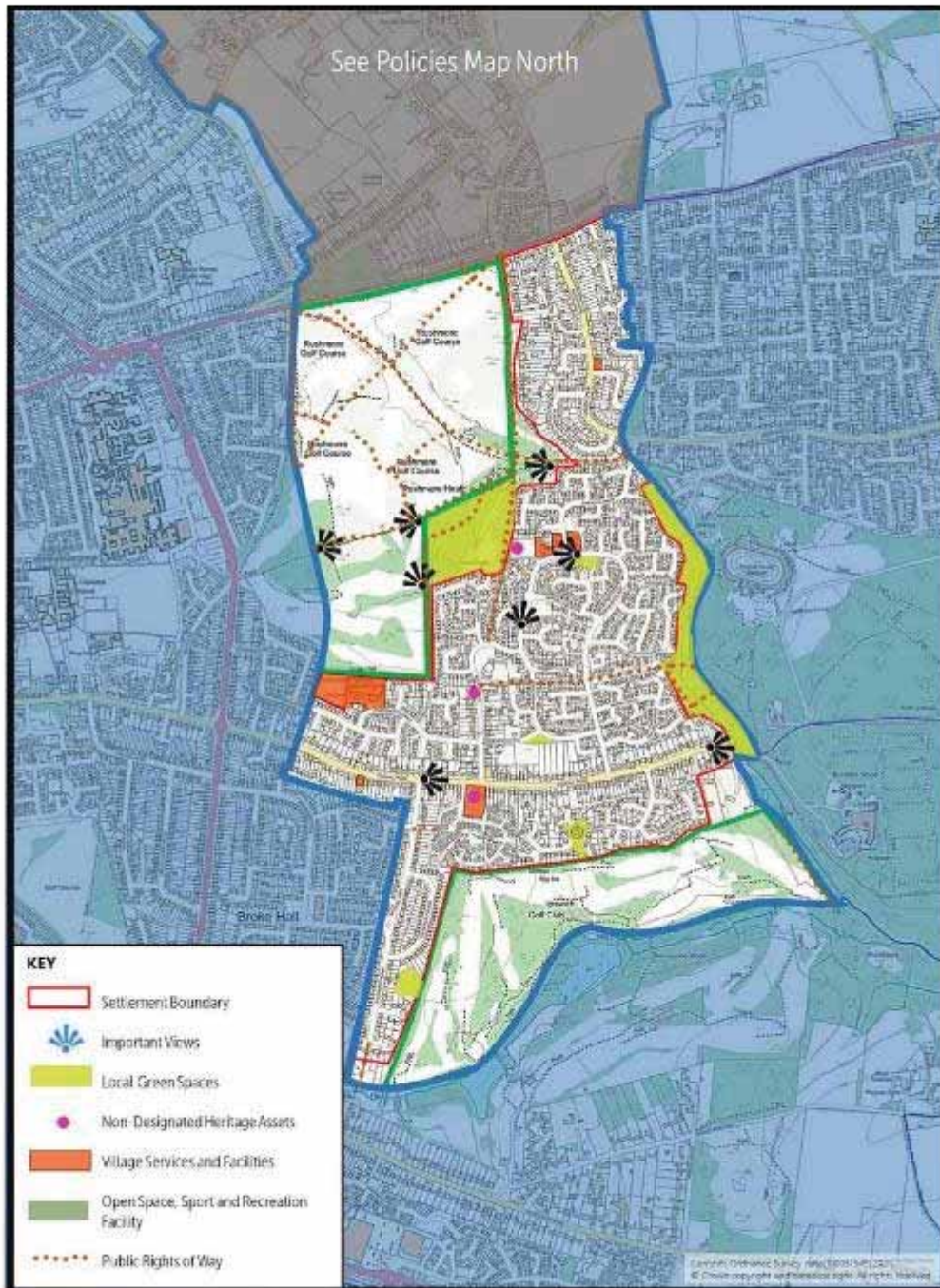
**DO YOU SUPPORT THE COMMUNITY ACTIONS?**

# Policies Map - North



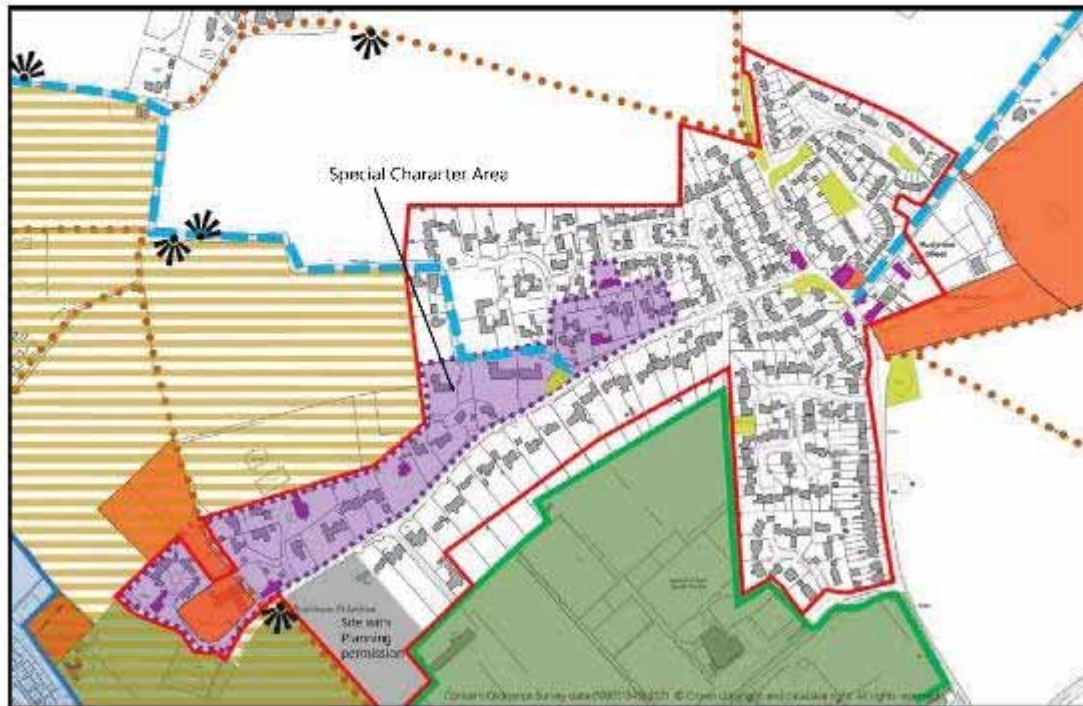
DO YOU SUPPORT THE POLICIES MAP?

# Policies Map - South



DO YOU SUPPORT THE POLICIES MAP?

# The Street Inset Map



KEY	
	Settlement Boundary (RSA 1)
	Important Views (RSA 3)
	Settlement Gaps (RSA 5)
	Local Green Spaces (RSA 6)
	Non-designated Heritage Assets (RSA 7)
	Village Services and Facilities (RSA 10)
	Open Space, Sport and Recreation Facility (RSA 11)
	Local Plan Important Open Space
	Public Rights of Way (RSA 12)
	Quiet Lane

DO YOU SUPPORT THE POLICIES MAP?



# What next?

## Consultation on the Neighbourhood Plan ends on Monday 1 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 East Suffolk Council.

## Further Consultation

East Suffolk 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 East Suffolk 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 East Suffolk Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

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

**Why not complete a form today?**

Thank you for visiting the Neighbourhood Plan consultation event today

## Appendix 5 - Statutory Consultees Notified of Regulation 14 Consultation

East Suffolk Council

Neighbouring Parish Councils:

Brightwell, Foxhall & Purdis Farm Group Parish Council

Kesgrave Town Council

Tuddenham St Martin Parish Council

Playford Parish Council

Ipswich Borough Council

Suffolk County Council:

Natural England:

Environment Agency:

Historic England:

NHS:

Ipswich and East Suffolk Clinical Commissioning Group:

Suffolk Preservation Society:

Homes England

Network Rail

Highways Agency

Anglian Water

UK Power Networks

Suffolk Wildlife Trust

## Appendix 6 – Statutory Consultee Consultation Notice

Dear Sir / Madam

### **RUSHMERE ST ANDREW NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)**

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Rushmere St Andrew Parish Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. East Suffolk 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 here together with information on how to send us your comments.

This Pre-Submission Consultation runs until Monday 1 November 2021.

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

**Rushmere St Andrew Parish Council**

## Appendix 7 - 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	Parish Council Response	Proposed Changes
<b>Sections 1, 2 and 3 comments</b>				
D Gill	-	2.1: Neolithic rather than 'Stone Age'? Or are there Mesolithic finds? 1000 years: Anglo-Saxon settlement would suggest over 1000 years. 2.6. and 2.7. Details are in Pevsner (Suffolk): worth checking.	Noted. This is the information that was provided to us.	None
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	Broadly speaking the plan seems good with the notable exception of 3.7 whereby you state that land currently in use under license as rugby pitches/training areas will be used for housing.  This may be inevitable and we have absolutely no issue with the landowner in this respect but wish to know where the provision for replacement (and enhancement) may fall within your planning.  Please see comments under the relevant section.	The Plan does not say this. The Plan seeks to protect existing sports pitches from being lost.	None
D Wood	n/a	Pleased to see and fully support Para 3.6, viz 'protection of sports pitches and other open areas between the village and the parish boundary as recreation and open space, to retain settlement separation.' Para 3.8 Agree sufficient housing development sites/numbers already identified and that	Noted	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		Neighbourhood Plan does NOT need to identify any more		
R Stanley	-	Great document. Please include the green verges up the side of Playford Lane, just as you have on Holly Lane. The lane needs to stay single lane to retain the rural village appeal the plan promotes. Don't lose the established hedgerows and trees within these verges for a access to executive homes at the top of the lane. Any new homes could be adjacent to the Eaton Place entrance, across that field, but not close to the roundabout, to retain that gateway appeal. Thanks.	It is not considered that these verges, which are much smaller than this in Holly Lane, meet the Local Green Space definition set out by the Government.	None
	Ipswich Borough Council	As per our comments regarding Policy RSA 1, Paragraph 3.7 needs to be updated to reflect the intended change in site capacity at Humber Doucy Lane from 496 dwellings to 449 dwellings. Therefore, reference to "around 650 homes" should be amended to "around 600 homes" accordingly.	The Plan will be updated accordingly.	Amend Para 3.7 to make reference to 600 homes rather than 650.
	Suffolk County Council	Archaeology Chapter 2 This section is very well researched and highlights the archaeological history of the parish going back to the Palaeolithic. It is suggested that this chapter state that more information on the archaeological sites in Rushmere St Andrew can be found through the Suffolk Heritage Explorer: <a href="https://heritage.suffolk.gov.uk/">https://heritage.suffolk.gov.uk/</a> .	This is not considered necessary in this section of the Plan.	None
	East Suffolk Council	Section 1 - Introduction Page 4 Introduction, paragraph 1.1 The word 'general' before 'planning policies' is not considered necessary – it implies the policies couldn't be site specific or cover a topic area in detail.	The Plan will be amended	Amend Para 1.1 to delete "general"

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Page 5 Map 1 A key should be included to reference the blue line on the map.</p> <p>Page 6 Introduction, paragraph 1.5 It would be beneficial to include the full title of the Local Plan i.e. Suffolk Coastal Local Plan (September 2020).</p> <p>Page 6 Introduction, paragraph 1.6 Suggest remove 'the' before 'East Suffolk Council' in the final line.</p> <p>Page 6 Timetable diagram It is suggested that the future timescales are shown as indicative/anticipated, as timings may change as the preparation of the Plan moves forward and may become dated.</p>	<p>It is considered to be obvious what the Neighbourhood Plan area is and no amendment is necessary.</p> <p>The Plan will be amended</p> <p>The Plan will be amended</p> <p>The fact that they are shown as seasons is considered vague enough.</p>	<p>None</p> <p>Amend Para 1.5 as follows: Given the relationship of neighbourhood plans and local plans, and the fact that East Suffolk Council adopted the local plan for the former Suffolk Coastal Local Plan area in September 2020, the Rushmere St Andrew Plan focuses on planning matters of local interest by adding value to the content of the local plan rather than repeating it.</p> <p>Amend Para 1.6 to delete "the" before East Suffolk Council.</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Page 7 Introduction, paragraph 1.11 It would be beneficial to also explain what sort of response was received to the exercise seeking residents' opinions on Local Green Space and Non-Designated Heritage Assets and/or provide a summary if it is to be covered in detail in the relevant sections. It is expected this would also be covered in the evidence base documents for these two areas of the Plan, noting these are yet to be published.</p> <p>Page 7 Introduction, paragraph 1.12 Reference to 'East Suffolk's approval' is considered to be misleading as the Council has certain parameters in which it makes its decision to proceed to referendum, as per Regulation 18 of the 2012 Neighbourhood Plan Regulations (as amended). Perhaps this could be better phrased along the lines of '...and subject to a decision by East Suffolk Council that the plan can proceed,...'.</p> <p>Section 2 – About Rushmere St Andrew</p> <p>Page 8 About Rushmere St Andrew, paragraph 2.2 This paragraph draws together several different events - to provide clarity, it is recommended that events that happened in the eighteenth and nineteenth centuries are grouped into separate sentences.</p> <p>Page 9 About Rushmere St Andrew, paragraphs 2.11 and 2.12 It would be helpful to provide more information, and/or a map, describing the geography of the parish, as reference is made to the village and to</p>	<p>Noted. The response is published on the Parish Council website.</p> <p>This is not considered necessary. The Plan as written uses plain English to explain the process.</p> <p>This is not considered necessary.</p> <p>The Plan will be amended</p>	<p>None</p> <p>None</p> <p>None</p> <p>Amend first sentence of Para 2.11 as follows:</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Bixley Farm but there isn't an explanation as to where Bixley Farm is and how it relates to Ipswich to the west. There are remaining parts of Bixley Farm still being completed and therefore it could be described as '...from the 1990s...' rather than '...in the 1990s....'</p> <p>Page 9 About Rushmere St Andrew, paragraph 2.17 It isn't clear whether the sentence is saying that all of the organisations mentioned use the sports pitches – it might be clearer to say 'and' rather than 'or'.</p> <p>Section 3 – Planning Policy Context Page 10 Planning Policy Context, paragraph 3.1 It isn't clear what is meant by 'relevant Local Plan documents'. Does this mean the Suffolk Coastal Local Plan and evidence base? This should be clarified.</p> <p>The requirement to be in 'general conformity' relates specifically to the strategic policies of the Local Plan. The basic condition of 'having regard to the national policies and advice contained in guidance issued by the Secretary of State' relates to the NPPF (and other national policies or guidance), and this paragraph could therefore be clarified.</p> <p>Page 10 Planning Policy Context, paragraph 3.5 Paragraph 3.5 doesn't fully reflect the Local Plan strategy which also allocates land at Humber Doucy Lane for the development of approximately 150</p>	<p>This is not considered necessary.</p> <p>They are set out in the paragraphs that follow.</p> <p>Para 3.1 will be amended</p> <p>This is addressed in paragraph 3.7.</p>	<p>With the building of the large housing estate on Bixley Farm (<u>north of Foxhall Road</u>) in the 1990s, a community hall was built along with a playground, nursery and shops.</p> <p>None</p> <p>None</p> <p>Amend second sentence of Para 3.1 as follows: The Plan must <del>be in</del> <u>have regard to the content of the NPPF and be in general conformity with</u> the strategic policies of the adopted Local Plan.</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>dwelling under Policy SCLP12.24. This should be reflected in this paragraph.</p> <p>Page 10 Planning Policy Context, paragraph 3.6 The third paragraph of Policy SCLP12.18 also provides an overview of the strategy for residential development in the communities surrounding Ipswich which Rushmere St Andrew is a part of, and for completeness it would be beneficial to refer to this.</p> <p>Suggest including the title of Policy SCLP12.22 (Recreation and Open Space in Rushmere) as this will help to explain what the policy covers. It would also be helpful to explain that it is the retention of open space between Ipswich and the village that is being referred at the end of the paragraph.</p> <p>Page 11 Planning Policy Context, paragraph 3.7 Sentence 2 states that the neighbourhood plan cannot rescind the allocation north of Humber Doucy Lane. It may also be worth adding that the neighbourhood plan cannot seek to deliver less than the allocated number and in this respect the paragraph could also explain that the part of the allocation in East Suffolk is for approximately 150 dwellings. The Ipswich Local Plan is currently going through its Examination and therefore the part of the allocation in Ipswich Borough is not 'allocated' at the moment but could be described as an emerging and well-advanced allocation at this stage. The consultation on Main Modifications for the Ipswich Local Plan Review ended on 23rd September, and the Inspectors are therefore yet to issue a final report on that Local Plan.</p>	<p>Paragraph 3.6 repeats content of the quoted Local Plan policy.</p> <p>This is not considered necessary.</p> <p>This is not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Page 11 Paragraph 3.8            For clarity, this paragraph should be expanded to include an explanation of the Parish Council's position in relation to the promotion of any further housing growth through the Plan and how the statement that it is not considered necessary to allocate further sites for housing growth has been arrived at, including through the request for, and provision of, an indicative housing requirement from East Suffolk Council. For transparency, reference could be made to the indicative housing requirement figure and the figures on net commitments that were provided and that are understood to have informed this position. The Planning Practice Guidance sets out that whilst neighbourhood planning bodies are encouraged to plan to meet their housing requirements and where possible exceed it, they are not required to plan for housing. Without further explanation, the Examiner may be left unsure as to the Parish Council's position on this, and unsure of the basis for the statement that it is not considered necessary to allocate land for further housing development.</p>	<p>The Plan will be amended</p>	<p>Amend final sentence of Para 3.8 as follows:            East Suffolk Council has prepared and adopted a methodology for calculating housing requirements for new neighbourhood areas but, given the number of planning permissions in the parish and the allocation in Humber Doucy Lane, <u>the Neighbourhood Plan considers that the adopted Suffolk Coastal Local Plan adequately addresses how the future housing needs of the parish will be met and that it is not considered necessary to allocate further sites for housing in this Neighbourhood Plan.</u></p>
<b>Vision</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	<p>Infrastructure needs to be carefully monitored with regard to access to transport networks.            At present poor bus service in the village and no parking at the nearest railway station at Westerfield.</p>	Noted	None
D Gill	-	<p>Consider the needs of disabled people: you mention young families and older people.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
T Buckland	-	<p>Re: Parents can be confident ..children walk/cycle to school... separated from motorised traffic.</p> <p>Recently East Suffolk Council passed planning permission for 3 new homes with an access point directly on a busy toucan crossing at Woodbridge Rd/Beech Rd junction that many children ( and others) use daily.</p> <p>I don't know how you are "safely going to separate children" from motorised traffic if the council continues to give permission to planning applications in similar circumstances?</p> <p>The Parish can only vote to reject such applications, the final decision is that of East Suffolk, so how can you state in 2036 this WILL happen?</p>	The Neighbourhood Plan will become part of the East Suffolk Development Plan against which planning applications will be determined.	None
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	By reducing the number of playing pitches you are reducing "the abundance of sports facilities"	The Plan does not propose the loss of sports pitches.	None
D Wood	n/a	Bullet point 1 - Yes want to encourage and enable young people and families to reside here but that requires affordable family home to be provide and this is not referenced in the Vision.	Noted. Neighbourhood Plan does not address housing need as this is adequately addressed in the Local Plan.	None
	Ipswich Borough Council	Ipswich Borough Council support the majority of the overall vision set out in this chapter of the Neighbourhood Plan. However, bullet point six of the vision appears to cause some conflict with the allocation of land at Humber Doucy Lane (Policy RSA 2). Specifically, the wording "...rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations." As Humber Doucy Lane is on the edge of Ipswich there is a risk that this strand of the vision could be narrowly interpreted as being opposed to this development, which would be contrary to the established Suffolk Coastal Local Plan policy (SCLP12.24) and the	The Plan is looking ahead and acknowledges that existing allocations cannot be overruled by the Neighbourhood Plan. This amendment is not considered necessary.	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>emerging Ipswich Local Plan Review equivalent policy (ISPA4).</p> <p>In light of the above, it is suggested that this wording is revisited to make clear that the Humber Doucy Lane is excluded from this statement. Furthermore it is noted that the development is planned to come at the end of the IBC/SCDC Local Plan period, towards 2036 following substantial development of the Ipswich Garden Suburb.</p>		
	East Suffolk Council	<p>Section 4 – Vision and Objectives Page 13 Vision and Objectives, Vision Given that landscape and open space are prominent themes in the policies, they do not appear particularly prominent in the vision. The vision could also mention the protection of trees and hedgerows, as well as green space and open space, if these are key/integral to what the Plan’s policies are seeking to achieve overall.</p> <p>The penultimate bullet point appears inconsistent with draft policy RSA2 and the allocation of the land at Humber Doucy Lane in the Local Plan under Policy SCLP12.24, in particular through inclusion of the word ‘rigorously’ which implies that growth on the western side of the Parish will not be supported.</p> <p>The final bullet point also does not read clearly – ‘is’ could be replaced with ‘are’.</p>	<p>These suggestions are considered to be too detailed for a high level vision statement.</p> <p>The Plan is looking ahead and acknowledges that existing allocations cannot be overruled by the Neighbourhood Plan.</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p>
<b>Policy RSA 1 – Planning Strategy</b>				
T Buckland	-	Something needs to be done about the rat run Humber Doucy Lane. Double yellow lines?	Noted	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		Traffic calming? Speed cameras?		
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	Because it may be detrimental to Ipswich RFC unless alternative provision is agreed.	The Plan does not propose the loss of sports pitches.	None
	Ipswich Borough Council	<p>Ipswich Borough Council wish to suggest a factual correction to paragraph 5.5 of the Draft Rushmere St Andrew Neighbourhood Plan. Through the Ipswich Local Plan Examination process the Ipswich Borough Council has reduced the site capacity of Land North of Humber Doucy Lane from 496 dwellings to 449 dwellings.</p> <p>In conjunction with land identified in the Ipswich Local Plan, East Suffolk Council has allocated Land at Humber Doucy Lane for approximately 150 dwellings. These two-allocation combined will deliver approximately 600 dwellings.</p> <p>Paragraph 5.5 of the Draft Rushmere St Andrew Neighbourhood Plan states that in total, it is anticipated that some 650 dwellings will be constructed on the site (Humber Doucy Lane). In light of the Main Modifications to the emerging Ipswich Local Plan, the Parish Council may wish to update the combined housing delivery figure from 650 dwellings to approximately 600 dwellings.</p> <p>Policy RSA 1 of the Draft Rushmere St Andrew Neighbour Plan states that "The focus for new development will be within the Settlement Boundary, as defined on the Policies Map. Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies." Ipswich Borough Council suggest that the term</p>	<p>The Plan will be amended</p> <p>The Plan will be amended</p> <p>The Plan will be amended</p>	<p>Amend Para 5.5</p> <p>Amend Para 5.5</p> <p>Amend Policy RSA 1</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		'District level policies' is replaced with 'local plan policies' to reflect NPPF terminology and the allocation of land for development at the northern end of Humber Doucy Lane through the Ipswich Local Plan.		
	East Suffolk Council	The final sentence refers to District level policies. It would be accurate to refer to Suffolk Coastal Local Plan policies to avoid confusion. The district of East Suffolk is covered by three Local Plans – the Suffolk Coastal Local Plan, the Waveney Local Plan and the Broads Local Plan for the part of the District in the Broads. Only the Suffolk Coastal Local Plan applies to Rushmere St Andrew.	The amendment as suggested would restrict compliance to only the Local Plan whereas that might be superseded by more up-to-date policies at some stage that would render the NP policy out-of-date. The Plan will be amended to clarify the relevance of district level policies	Amend Policy RSA 1
<b>Policy RSA 2 – Land at Humber Doucy Lane</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Do not allow vehicular access on to Humber Doucy Lane. There is already heavy traffic in north Ipswich and this proposal indicates too much development close to a rural area.	This is already agreed in the Ipswich Local Plan which the Neighbourhood Plan cannot change.	None
J Pawlowski	-	No agricultural land should be destroyed for housing. See further comments in section 38.	Noted	None
T Buckland	-	Same as above, all this extra housing will result in more vehicles using Humber Doucy Lane, which is already a rat run of numerous speeding vehicles. Double yellow lines Traffic calming Speed cameras	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	Planting seems to be a good policy to support.	Noted	None
J Porter	-	<p>There needs to be huge empathise on the fact that all new properties need to be separated from the tranquil area of Tuddenham Lane. There needs to be a buffer zone. Tall trees planted now to ensure they can grow in time that the existing properties are not overlooked. The current wooded area needs to be protected now!</p> <p>Also protection of the non-designated heritage asset namely the old water tower which has recently been given planning permission to extend.</p> <p>Also the plan shows the proposed development of land which is incorrect - it travels through private land where it dips in. If this development goes ahead then services such as mains water and sewage and drainage should be written into the neighbourhood plan as a condition of build.</p>	<p>The policy allows for additional planting to reinforce the buffer.</p> <p>This will be added to the list of non-designated heritage assets</p> <p>The Plan is a reflection of the designations made in the Ipswich Local Plan and Suffolk Coastal Local Plan.</p>	<p>None</p> <p>Amend Policy RSA 7</p> <p>None</p>
	Ipswich Borough Council	Ipswich Borough Council supports Policy RSA 2 which requires the development of land for housing at Humber Doucy Lane to make provision for significant reinforcement of existing planting and additional tree planting along the north boundary of the site adjoining Tuddenham Lane and in the vicinity of existing residential properties off Tuddenham Lane. The policy could be enhanced through reference for the need for additional tree planting to be native species of local provenance. It is particularly important to consider planting native trees because they are co-evolved to support the surrounding ecological systems. Native species of tree will also enhance the landscape features of the parish and help to reinforce sense of place and local	The Plan will be amended	Amend Policy RSA 2

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>distinctiveness. The Borough Council also wishes to suggest that any planting proposals should be accompanied by appropriate management plans. This will help to ensure the successful establishment of the new planting and its continued growth through to maturity, by setting out clear maintenance and management regimes.</p>		
		<p>Policy RSA 2 also states that "The construction of a new vehicular access onto Tuddenham Lane and Seven Cottages Lane will not be supported." For the avoidance of doubt it is suggested that Rushmere St Andrew Parish Council may wish to clarify that this requirement would apply to motorised vehicles only. This would ensure that Policy RSA 2 does not conflict with 'Community Aspiration 13 – Encouraging Walking and Cycling' or the Parish Council's work with the County Council on 'Quiet Lanes'.</p>	<p>The Plan will be amended</p>	<p>Amend Policy RSA 2</p>
		<p>MAP 2  Map 2 [appended to end of this table of comments] shows the 'Site at Humber Doucy Lane allocated for housing in Suffolk Coastal Local Plan and Ipswich Local Plan', however two parcels of land allocated through the emerging Ipswich Local Plan have been omitted from the map. The missing parcels of land lie to the west of Westfield House and comprises a narrow roadside field and a smaller area of land at the Tuddenham Road junction. The map below shows the extent of the Ipswich Borough Council allocation at Main Modifications stage. Map 2 should be updated to accurately reflect the extent of the Ipswich Borough Council allocation at Humber Doucy Lane.</p>	<p>The Plan will be amended</p>	<p>Amend Map 2 to show full extent of Ipswich Local Plan allocation</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Suffolk County Council	<p>Policy RSA2 explains the housing site allocation at Humber Doucy Lane.</p> <p>We note that Policy RSA2 states that vehicular access is required from Humber Doucy Lane and not from the north-eastern side of the site. As the neighbourhood plan indicates later that Tuddenham Lane and Seven Cottages Lane are designated as Quiet lanes, it is recommended that Policy RSA2 is amended as follows:</p> <p>"The construction of a new vehicular access onto Tuddenham Lane and Seven Cottages Lane will not be supported <i>as these roads are designated as Quiet Lanes.</i>"</p> <p>Archaeology</p> <p>This site allocation lies in an area of archaeological potential recorded on the County Historic Environment Record (HER). Close to cropmarks of linear ditches and large extraction pits (HER ref no. IPS 736) and the cropmarks of former field boundaries of unknown date (RMA 036).</p> <p>Additionally, the site allocation is near finds spots of artefacts dating from the Palaeolithic (RMA 022), Late Iron Age (IPS 235) and medieval periods (TDM 022, RMA 022 and IPS 235). The site has not been subject to systematic archaeological investigation and previously unidentified remains may exist within the site which could be damaged or destroyed by development. As a result, the site should be subject to archaeological assessment at an appropriate pre-application stage in the design of a new development to allow for the preservation in situ of any sites of importance to be defined and to allow archaeological strategies to be designed. Policy</p>	<p>The Plan will be amended</p> <p>Noted</p>	<p>Amend Policy RSA 2</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		SCLP12.24 sets requirements for archaeological assessments on the site.		
	East Suffolk Council	It would be helpful to link the policy to the relevant parts of the Suffolk Coastal Local Plan and the evidence base (such as paragraph 12.217 which explains the conclusions of the Settlement Sensitivity Assessment). In particular as only part of the site which adjoins the countryside to the north-east is in Rushmere St Andrew, consideration should be given to how this policy would interact with the policy that would apply to the parts of the site outside of Rushmere St Andrew. Would this result in a different approach to landscaping on different parts of the north / eastern edge and how can the policy address this? For clarity, the policy should refer to the north-eastern / eastern boundary of the site (rather than north) to be clear on the part of the site in Rushmere St Andrew being referred to.	The Plan cannot set out measures for areas outside the Neighbourhood Area.  The Policy will be amended to refer to the north-eastern / eastern boundary of the site.	Amend accordingly
<b>Section 5 General Comments</b>				
J Pawlowski	-	All agricultural land should be protected.	Noted	None
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	Ipswich RFC have not been consulted which seems at odds with a planning "process".  Furthermore the land in Ipswich RFC ownership fronting Humber Doucy Lane has not been included whilst land either side has. This seems odd indeed.	The allocation of this site is made in the 2020 Suffolk Coastal Local Plan and the emerging Ipswich Local Plan. It was not the decision of the NP to identify the extent of the allocation.	None
J Porter	-	We need to keep the village side as much as a village as possible without over development.	Noted	Noted
D Wood	n/a	Strategy is weak on identifying and considering the impact of housing developments on the probable	The impact of the Humber Doucy Lane site	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		increased traffic through the village on existing narrow roads. This adverse impact should be a key consideration during the detailed planning activity	allocation would be expected to be addressed at the planning application stage by the District/Borough Council.	
	East Suffolk Council	<p>Section 5 – Planning Strategy Page 14 Planning Strategy, paragraph 5.2 It would be worth adding text about the Recreation Avoidance and Mitigation Strategy to the neighbourhood plan for example similar to the following suggested wording. 'East Suffolk Council has worked in partnership with Ipswich Borough Council and Babergh Mid Suffolk Council to develop the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate recreational disturbance impacts on habitats sites. The approach set out in the RAMs document will apply across the neighbourhood plan area.' More information about the Recreation Avoidance and Mitigation Strategy can be found via the following link: <a href="https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/">https://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/</a></p> <p>Page 14 Planning Strategy, paragraph 5.3 The word 'which' doesn't seem to be needed.</p> <p>Page 14 Planning Strategy, paragraph 5.4 It would be beneficial to explain what Policy SCLP3.3 is and the policy it sets in terms defining mapped Settlement Boundaries to differentiate between areas where development is supported in principle and areas of Countryside where development is more restricted. For clarity it would also be beneficial to clearly state that the Neighbourhood Plan does not</p>	<p>The Plan will be amended</p> <p>The Plan will be amended</p> <p>Discrepancies will be amended and the Plan will be amended to state that the Settlement Boundary is the same as in the adopted Local Plan.</p>	<p>Amend Para 5.2 as suggested</p> <p>Amend Para 5.3 as suggested</p> <p>Amend Policies Map discrepancies to reflect Settlement Boundary of Local Plan</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>alter the Settlement Boundary. It is understood through correspondence that discrepancies between the Settlement Boundary shown on the Policies Maps contained in the draft Neighbourhood Plan and that shown on the Local Plan Policies Map is an error, and this should be corrected.</p> <p>Page 14 Planning Strategy, paragraph 5.5 Sentence one refers to the Ipswich Borough Local Plan. It should be clear that the Ipswich Local Plan is still emerging (or to its position at the point the Submission Neighbourhood Plan is published). The Ipswich Local Plan Review is currently going through Examination with consultation on Main Modifications having finished on 23rd September 2020. The number of dwellings should be added to the final sentence, but be clear that this relates to the approximately 150 in policy SCLP12.24 the Suffolk Coastal Local Plan and be clear on the status of the number in the Ipswich Local Plan (noting that through the Main Modifications consultation it is proposed to allocate 449 dwellings on the part in Ipswich Borough).</p> <p>Page 15 Planning Strategy, Map 2 The annotation on Map 2 should make it clear that that the land has been allocated for development under Local Plan policy SCLP12.24, and should clearly differentiate between the land allocated in the Suffolk Coastal Local Plan which falls within Rushmere St Andrew and other parts of the allocation.</p>	<p>Noted</p> <p>The Map will be amended</p>	<p>None</p> <p>Amend Map 2 to identify differences between Ipswich Local Plan allocation and Suffolk Coastal LP allocation.</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
<b>Policy RSA 3 – Protection of Landscape Character and Important Views</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	The Fynn Valley is an important well being and leisure asset not to be destroyed. The views walking from the woodland area down the hill towards Holly Lane should be added to the plan of views. The Sandlings are already under threat and are an important asset to Suffolk.	Noted. The consultant that prepared the Landscape Appraisal did identify this as an important view.	None
D Gill	-	Consider wildlife audit of Millstream LNR: e.g. Butterfly Conservation has recorded over 20 species in this area.	Noted	None
J Porter	-	This needs to also include the old water tower which is a non designated heritage asset.	Noted	None
	Ipswich Borough Council	The Neighbourhood Plan draws on Suffolk Coastal Landscape Character Assessment as evidence but not the Settlement Sensitivity Assessment Volume 1: Landscape Fringes of Ipswich July 2018. The Settlement Sensitivity Assessment is available via Ipswich Borough Council's Core Document Library, reference D22. The Settlement Sensitivity Assessment was commissioned by the former Suffolk Coast District Council in partnership with Ipswich, Mid Suffolk and Babergh Districts. The Settlement Sensitivity Assessment provides a robust analysis of the sensitivity of settlements fringes to development in order to inform the preparation of policy. The Parish Council may wish to review the information contained within Chapter 6.2 - Rushmere St Andrew and use the information to further inform the development of policy on landscape character and important views.	The Landscape Appraisal prepared by Alison Farmer Associates in support of the Neighbourhood Plan has taken this Sensitivity Assessment into account.	None
	Suffolk County Council	17 views are illustrated on Map 3, however only 15 views are depicted on the Policies Maps. The two lost views appear to be missing from the northern part of the parish.	The Plan will be amended	Amend Policies Maps to correct viewpoints

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>The 17 identified views appear to be one of the results of the Landscape Character Appraisal and its analysis.</p> <p>Neither the neighbourhood plan, nor any supporting documents, provide any photos or descriptions of the views, therefore it is recommended that this be included in the next iteration of the plan.</p>	A separate supporting document will be prepared	
<b>Policy RSA 4 – Protection of Trees, Hedgerows and Other Natural Features</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Essential to protect the natural environment.	Noted	None
D Gill	-	We have been conducting a wildlife audit of our garden through Suffolk WT and it is clear that our local trees and hedgerows are a major asset for wildlife including birds and insects.	Noted	None
	Suffolk County Council	<p>SCC welcomes this policy, however it could be strengthened to encompass the wider aims of Biodiversity and Environmental Protection and Enhancement, Green Infrastructure and Green Corridors.</p> <p>The more specific aims for the protection of trees, hedgerows and other natural features could be embedded in this. The following amendments are suggested:</p> <p>ii. suitable mitigation measures, that <del>may include equivalent or</del> <i>provide</i> better replacement of the lost features will be required <i>to achieve biodiversity net gain</i>.</p>	<p>Noted</p> <p>The policy will be amended</p>	Amend Policy RSA 4 part ii.
	East Suffolk Council	<p>Clarity on what is meant by ‘important trees’ should be provided in order that a decision maker will know how to identify whether a tree is or isn’t important. For example, should reference be made to the Landscape Character Appraisal and trees (in a general sense) that make a positive to the landscapes</p>	It is noted that adopted Local Plan Policy SCLP10.4: Landscape Character refers to “distinctive landscape elements”. The policy will	Amend first sentence of Policy RSA 4

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		described therein? Paragraph 6.14 touches on this but the term is otherwise open to debate.	be amended to reflect this term.	
<b>Community Aspiration 1 - Wildlife Management</b>				
No comments received				
<b>Community Aspiration 2 - Wild East Project</b>				
No comments received				
<b>Community Aspiration 3 - Re-wilding</b>				
No comments received				
<b>Community Aspiration 4 - Veteran and Ancient Trees</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Some ancient trees have already been lost in The Street, and the existing ones need preservation orders.	Making TPO's is not something that can be covered by a neighbourhood plan	None
D Gill	-	Note that these trees feature in the RSA Heritage Index (2020).	Noted	None
J Porter	-	The wooded area along Tuddenham Lane needs to be taken into consideration	Noted	None
<b>Community Aspiration 5 - Plugging the gaps</b>				
D Gill	-	Wildlife corridors for hedgehogs and voles are key and need to be encouraged.	Noted	None
<b>Community Aspiration 6 - Planting Initiative</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Where will the planting go ? The wildlife area where trees had been planted opposite the church has now been approved for development.	This has yet to be determined.	None
<b>Policy RSA 5 – Settlement Gaps</b>				

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Ipswich Borough Council	As the supporting paragraphs to this policy make references to several different documents, it may be helpful for the avoidance of doubt for the policy to state "The generally open and undeveloped nature of the Settlement Gaps, as identified on the Neighbourhood Plan Policies Map...".	Disagree. It is clear throughout the policies of the Neighbourhood Plan that the Policies Map is that which is included in the Plan.	None
	East Suffolk Council	<p>Policy RSA5 seeks to protect gaps between settlements so as to protect the distinct character of Rushmere. It would be helpful to explain how this relates to policies in adjoining areas, such as policy KE3 in the Kesgrave Neighbourhood Plan.</p> <p>The policies map appears to show the Settlement Gaps designation as overlapping with the area of recreation and open space defined under Local Plan policy SCLP12.22 (shaded green). Policy SCLP12.22 provides for the development of sports ground uses and associated uses which contribute to the provision for outdoor sports and recreation and which maintain the separation of Rushmere village and Ipswich. As Policy SCLP12.22 is defined as a strategic policy the Neighbourhood Plan should be in general conformity with it and in this regard should explain how the two policies will be expected to interact where they overlap.</p> <p>The policy on Settlement Gaps should not undermine the approach in SCLP12.22 to support in principle development related to sports grounds and associated uses where these can be undertaken in a way which maintains the separation between Rushmere village and Ipswich.</p>	<p>The Policy relates only to the Rushmere St Andrew Neighbourhood Plan Area and is believed to reflect the intent of the Kesgrave Plan but it cannot apply to that area and vice-versa.</p> <p>Policy RSA 5 does not preclude development on areas of recreation and open space as defined in the Local Plan.</p>	<p>None</p> <p>None</p>
<b>Policy RSA6 – Local Green Spaces</b>				

Name	Organisation	Comment	Parish Council Response	Proposed Changes
R Silburn	Local History Recorder for Rushmere St Andrew	Local green spaces need to be protected. The green space where the 3rd village sign had been erected is now being developed.	Noted	None
J Porter	-	There needs to be more for older children in the village. There is very little to do with young children too. There is Chestnut park but I can say as a parent I have never been there but have heard it isn't great.	Noted	None
R Stanley	-	Keep playford lane verges	Noted	None
	Suffolk County Council	<p>SCC welcomes neighbourhood plans that undertake designation of Local Green Spaces, as this supports the ongoing work to make Suffolk the Greenest County<sup>2</sup>.</p> <p>However, it is recommended that the plan includes a greater evidence base to support the designation of the green spaces, to ensure that there is clear justification; such as photographs, why the green spaces are important to the parish, size and location of these spaces. It would also be helpful to have these spaces displayed on a map as part of the supporting text around place RSA6.</p> <p>Although reference to NPPF paragraphs 101-103 is made and the criteria for the designation of Local Green Spaces are contained in the neighbourhood plan, the evidence provided in Appendix C of the Landscape Appraisal is not a clear assessment; there are only blurry masterplan view illustrations offered, which do not show the actual boundary lines of the proposed spaces; there are no street/ground level illustrations. The proposed Local Green Spaces are not clearly named and numbered, which makes it more difficult to refer to specific sites, and names differ from the Policy RSA6 and the supporting evidence.</p>	A separate assessment will be published with the Submission Plan	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>In order to provide clarity to the reader, Appendix C will need to set out the following information for each proposed designation of a Local Green Space site:</p> <ul style="list-style-type: none"> <li>- The number of the site in correlation to the Policy RSA6</li> <li>- The name of the site</li> <li>- The size of the site, ideally in hectares</li> <li>- Aerial photograph or a map polygon overlay, showing clear boundaries of the site</li> <li>- Description as to what makes the site “demonstrably special” (by detailing that the site has at least one of the following qualities) <ul style="list-style-type: none"> <li>o Beauty</li> <li>o Historic significance</li> <li>o Recreational value</li> <li>o Tranquillity</li> <li>o Richness of wildlife</li> </ul> </li> <li>- Ground-level photograph(s) of the site</li> <li>- Does the proposed site meet the criteria of the NPPF to be designated as a suitable local green space: yes/no. If no, why is the site not suitable?</li> </ul> <p>Other parishes have used a table similar to the one below as a suggested guide:</p> <p>name / location  Description of site  Is the site publicly accessible?  1. Site is local in character, and not an extensive tract of land (size in hectares)  2. Site is in reasonably close proximity (distance from the village centre / community hub etc)  3. Site is demonstrably special: (how it meets at least one of the following criteria)  a) Beauty</p>		

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>b) Historic significance  c) Recreational value  d) Tranquillity  e) Richness of wildlife  Map showing location and/or photographs of site  Site meets NPPF (2021) para 102, and can be designated as LGS:</p> <p>From the description in Appendix C of the Landscape Appraisal SCC has concerns over the proposed Local Green Space 'Holly Lane and parking areas', as "mown grass adjacent to carparking /garage areas" implies that it could be part of private household gardens, in which case may not be suitable for designation as Local Green Spaces.</p> <p>There are some inconsistencies between the sites in the Landscape Character Assessment and those designated in policy. There are 14 sites designated in Policy RSA6, but there are only 12 sites explained in Appendix C, with 4 of these sites labelled as 'Not suitable for Local Green Space' or 'Possible Local Green Space in the future'.</p> <p>Paragraph 4.4.1 lists the identified sites that are suitable for Local Green Space designation, of which there are only 8, in comparison to the 14 indicated in Policy RSA6</p> <p>Confusion also arises as there is Holly Lane and Holly Road are both mentioned in policy. Sites 3 and 4 from Elm Road are in policy, but there is no mention of Elm Road in Appendix C.</p>	<p>These are public amenity areas</p> <p>The Neighbourhood Plan takes precedence in this instance.</p> <p>The Landscape Appraisal is not an assessment of Local Green Spaces.</p> <p>There is no Appendix C. LGS designations are made at or in the vicinity of both Holly Lane and Holly Road.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>In paragraph 6.21, reference should be made to Policy RSA6 rather than RSA3.</p> <p>It is also recommended that either a Local Green Space map is created, to show the location of each of the designated sites in relation of the rest of the parish, or, have each of the designated Local Green Spaces be clearly numbered on the Polices Maps. This would provide clarity and context to the reader.</p>	<p>This will be amended</p> <p>The Policies Maps will be numbered</p>	<p>Amend Para 6.21</p> <p>Amend the Policies Maps to identify the LGS numbers</p>
<b>Section 6 General Comments</b>				
	Ipswich Borough Council	<p>Chapter 6 of the Neighbourhood Plan sets out the Parish Council's aims and ambitions for the landscape and natural environment of Rushmere St Andrew. Page 18 of the Neighbourhood Plan includes paragraphs 6.6 and 6.7, supported by grey and orange text boxes. It is unclear whether the information in the text boxes should be read as policy. The Parish Council may wish to reformat this page to clarify the status of the text.</p>	This will be reviewed	Amend colour of boxes on Page 18
	Suffolk County Council	<p>Green Spaces and Facilities</p> <p>The provision of the designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links<sup>1</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.</p> <p>It is suggested that paragraph 6.23 could include reference to the physical and mental health and wellbeing benefits that can be gained from access to pleasant outdoor areas.</p>	<p>Noted</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>We particularly welcome the mention of park benches in the parish in paragraph 9.5, as this helps to make green spaces and facilities accessible to residents with limited mobility, and help to make an elderly population feel more included as part of the community and reduce isolation of vulnerable groups.</p> <p>SCC welcomes the community aspirations to encourage more facilities for older children, and should help to reduce any potential unwanted antisocial behaviours.</p> <p>Community Aspirations Community Aspirations 1-6 are welcomed by SCC. These initiatives are ambitious and long-term; they set out clear, deliverable, and measurable goals, and are an excellent way to increase biodiversity. However, we note that the parish are planning on spring planting, which should be avoided. The springtime weather tends to be dry, so any trees planted then will likely have slim chances of survival and will need at the very least a lot of watering. SCC suggests that it would be better to plant them early in the planting season, ideally in November.</p>	<p>Noted</p> <p>Noted. The advice concerning planting times is welcomed.</p>	<p>None</p> <p>None</p>
	East Suffolk Council	<p>Page 18 Landscape and Natural Environment, paragraph 6.7 Second bullet – this implies that the coalescence of the village with Ipswich and Kesgrave has taken place, however there are gaps between these settlements. Is this perceived as a ‘threat’ rather than something that has happened?</p>	<p>Coalescence has already taken place and there is no distinct gap between the settlements in places.</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>This paragraph could also helpfully explain that where considered appropriate these themes / issues have been carried forward into policies.</p> <p>Page 19 Landscape and Natural Environment, paragraph 6.8 The first sentence should state which questionnaire for clarity.</p> <p>Page 19 Landscape and Natural Environment, paragraph 6.10 It would be helpful to explain briefly what the Greenways Project Team is.</p> <p>Page 19 Landscape and Natural Environment, paragraphs 6.12 and 6.13 The text from paragraphs 6.12 and 6.13 does not link back to paragraph 6.7. It may be that these three paragraphs should follow directly from each other or that 6.12 should cross refer back to earlier paragraphs. At the moment they are separated by the section about Wildlife Management and the Environment.</p> <p>Page 23 Landscape and Natural Environment, paragraph 6.19 The areas in the Ipswich Local Plan are outside of Rushmere St Andrew parish and this should be clear.</p> <p>Page 24 Landscape and Natural Environment, paragraph 6.21 Should reference to RSA3 be RSA6?</p> <p>It is noted that the Local Green Space Appraisal has not been published as part of the consultation. The</p>	<p>This will be amended</p> <p>This will be amended</p> <p>It is not considered necessary that they should link back to Para 6.7 as this is a separate section.</p> <p>This will be amended</p> <p>This will be amended</p> <p>A separate assessment will be submitted with the Plan.</p>	<p>Amend Para 6.8</p> <p>Amend Para 6.10</p> <p>None</p> <p>Amend Para 6.19</p> <p>Amend Para 6.21</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Council is able to provide further comments in relation to the evidence base in view of a robust evidence base being submitted for Examination. It will need to be demonstrated that the identified spaces meet the criteria set out in Paragraph 102 of the NPPF.</p> <p>Page 24 Landscape and Natural Environment, paragraph 6.23 It should be clear that Local Green Space is not Green Belt, but it is that the same policy approach is applied through the NPPF. It may be necessary to add to policy RSA6 that development on an identified Local Green Space will only be supported in very special circumstances or that proposals will be determined in line with policy on Local Green Spaces set out in the NPPF. The policy could recognise that introducing and enhancing cycling and walking infrastructure in such areas could be consistent with policy for Local Green Spaces as set out under paragraph 145 of the NPPF.</p>	<p>This is not considered necessary.</p> <p>Wording of this nature in a Somerset neighbourhood plan was successfully challenged in the High Court as it was deemed to go against the NPPF Green Belt policies.</p>	None
<b>Policy RSA7 – Non-designated Heritage Assets</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Please add Villa Farm buildings which are being sold separate to the House.	These are already listed	None
D Gill	-	The issue here is about 'place-making' and local character.	Noted	None
J Porter	-	The old water tower on Tuddenham Lane is classed as a non designated heritage site and needs to be added to this list.	The Plan will be amended	
	Ipswich Borough Council	In summer 2020 Ipswich Borough Council commissioned a Heritage Impact Assessment (HIA) of the site north of Humber Doucy Lane. The HIA identified a number of listed buildings (designated	The Plan will be amended to include these assets	Amend Policy RSA7

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>heritage assets) and non-designated heritage assets in the vicinity of Humber Doucy Lane. It is recommended that Policy RSA 7 is updated to include those non-designated heritage assets identified through the HIA commissioned by Ipswich Borough Council, including Seven Cottages on Seven Cottages Lane and the Water Tower situated to the west side of Tuddenham Lane between Lacey's Farm and Villa Farm.</p> <p>There are also a number of designated and non-designated heritage assets which sit outside the parish boundary, which are not listed in the draft Neighbourhood Plan or shown on the policies map. Due to the proximity of these sites to the parish boundary it is not unreasonable to consider that the setting of these buildings could be impacted by development taking place within the Rushmere St Andrew. These designated and non-designated heritage assets should be recorded for completeness. A copy of the Ipswich Borough Council HIA is available via the Council's Core Document Library reference I30.3. The Policy should also include reference to the setting of heritage assets, in order to ensure the significance of heritage assets within and adjacent to the Rushmere St Andrew parish boundary are not compromised.</p>	<p>The Neighbourhood Plan does not and cannot address matters outside the Plan Area.</p>	<p>None</p>
	<p>East Suffolk Council</p>	<p>The final sentence could be clearer by stating 'Development affecting...' rather the 'Proposals for any works to...'.  It would be worth including an explanation as to why the non-designated heritage assets listed in the policy have been selected, with reference to</p>	<p>This is not considered necessary  A separate assessment will be published with the Submission Plan</p>	<p>None  None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		accompanying evidence (not published with this consultation). The Council's criteria are set out in Appendix F of the Suffolk Coastal Local Plan and should be referred to in demonstrating how each of the assets individually meet the criteria. The Council is able to provide further comments in relation to the evidence base in view of a robust evidence base being submitted for Examination.		
<b>Policy RSA8 – Rushmere St Andrew Village Special Character Area</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	However already breached consideration of the south side.	Noted	None
J Pawlowski	-	I support the village special character area, but Rushmere Street up to the Bent Lane/Playford Road junction, should be included in this area, because it contains eight of the buildings included in the historical environment.	There are few features of heritage significance this far along the road.	None
	East Suffolk Council	<p>Has The Street Special Character Area been informed by the Design Code work or other evidence? The evidence underpinning its identification should be explained in the supporting text.</p> <p>The 'distinct characteristics of the identified area' which are referred to in the policy should be explained in order that a decision maker is clear on what the Plan is seeking to enhance.</p> <p>In the second paragraph, justification of public benefits is considered to be a high bar which in the NPPF is applied in such circumstances as harm to a designated heritage asset, and is also considered to go further than policy applied to Conservation Areas.</p>	<p>The supporting text explains why it is special, but a separate appraisal will be included as an appendix to provide more detailed support.</p> <p>As above</p> <p>Disagree. Policies using this wording have, when examined, already been found to meet the basic conditions.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		It is considered more appropriate for this paragraph to be removed and for reference to protecting the 'distinct characteristics' to be included in paragraph 1 of the policy.		
<b>Section 7 General Comments</b>				
D Gill	-	The Pevsner guide highlights key elements.	Noted	None
	Suffolk County Council	<p>Chapter 7 paragraph 7.1            SCC would suggest that archaeology is discussed separate from listed building. The chapter would benefit from a section for archaeology where SCCAS and the HER can be discussed. This section could also then describe some of the archaeological sites and finds as described in chapter 2.</p> <p>The plan should also note that the HER is maintained by SCC Archaeological Service, and publicly accessible records can be viewed on the Suffolk Heritage Explorer. This could then be used to discuss some of the archaeological heritage assets currently known in Rushmere St Andrew, and would link well with the history of the parish in Chapter 2.</p>	This is not considered necessary	None
	East Suffolk Council	<p>Page 25 Historic Environment, paragraph 7.1            This paragraph refers to a glossary but there is no glossary included in the draft Plan. It would also be worth putting the grade of listing next to each statutorily Listed building shown in this paragraph.</p> <p>Page 25 Historic Environment, paragraph 7.3            Sentence 1 should be amended as follows: 'Some 20 individual or groups of properties have been identified as meeting the criteria for designation using this criteria...'</p>	<p>A Glossary will be added to the Submission Plan</p> <p>The Plan will be amended</p>	<p>Insert Glossary at end of Plan</p> <p>Amend Para 7.3</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Page 26 Historic Environment, paragraph 7.5 Sentence 2 should be amended as follows: 'The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will harm its character and consequently will not be supported.'</p> <p>Page 26 Map 4 This refers to 'Locally Significant Buildings' – are these also Non-Designated Heritage Assets? If so they should be referred to as such for consistency and if not there should be an explanation about them within the supporting text to Policy RSA8 and the policy should set out how proposals should be considered in light of these.</p>	<p>The Plan will be amended to reflect comment</p> <p>The Plan will be amended to provide clarity</p>	<p>Amend Para 7.5</p> <p>Amend key of Map 4 to Non-Designated Heritage Assets</p>
<b>Policy RSA9 – Design Considerations</b>				
D Wood	n/a	Para d - '..... seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement' should explicitly include pedestrian access/footpaths enabling residents to easily reach areas of parish and local public transport routes using safe and quiet paths removed from public highways	Criterion d will be amended	Amend Policy RSA 9 d.
	Ipswich Borough Council	The design guidelines/ codes for the four character areas provide a helpful context analysis of each area. However, it is recommended that the guidelines/ codes are expanded to provide practical advice for users in terms of the detailed design concepts that are encouraged in each area. The Appendix 1 Development Design Checklist is an appropriate tool	This is not considered necessary	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>for focussing users attention on the key design considerations. Again though, it would be beneficial if more specific advice for the four different character areas could be provided.</p> <p>In terms of the specific design criteria in the policy, the majority of these are supported. It is noted that criteria h requires one electric vehicle charging point per new off-street parking space. Ipswich Borough Council supports efforts to encourage electric vehicle charging points in new developments to help address air quality concerns in the Borough. It is recommended though that Rushmere St Andrew Parish Council engage with Suffolk County Council to ensure that this requirement is justified and feasible. This is because the requirement is beyond the standards set out in the Suffolk Guidance for Parking (2019) and it needs to be demonstrated that this can be achieved in new developments.</p> <p>Regarding criteria k, Ipswich Borough Council understands Rushmere St Andrew Parish Council's position that they wish to resist backland housing development in rear gardens. However, the criteria is, in Ipswich Borough Council's' view, not worded positively and does not provide circumstances where this type of development may be acceptable. The wording of Suffolk Coastal Local Plan Policy SCLP5.7 provides criteria whereby backland development is acceptable and it is recommended that similar sub-criteria are included into the Neighbourhood Plan to set out when it may be acceptable. For example, it is noted in paragraph 8.4 that the justification for this position is on the basis of residential amenity and character potentially being affected and so these</p>	<p>This requirement has already been supported in other neighbourhood plans</p> <p>The policy will be amended to clarify where such a proposal would not be acceptable.</p>	<p>None</p> <p>Amend Policy RSA 9 k.</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		could be introduced into the policy as criteria. Ipswich Borough Council raises this because windfall development plays an important role in ensuring that all local planning authorities can deliver a sufficient supply of housing.		
	Suffolk County Council	<p>Flooding <i>Policy RSA9 Design Considerations</i> With regards to drainage and water management, part e references water run-off in the context of effect on flooding. This policy would benefit from referencing SuDS as being part of the solution to managing water and flood risk, and would link with the text in 8.5 and 8.6.</p> <p>As such, the following wording is proposed to Policy RSA9 Design Considerations: "e. any water run-off would not add-to or create surface water flooding; <i>and shall include the use of above ground open Sustainable Drainage Systems (SuDS) where possible, which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits"</i></p> <p>We welcome the mention of cycle parking in Policy RSA9 Design Considerations, however we request the word "secure" is added to part f of this policy.</p>	<p>The policy will be amended to provide clearer requirements</p> <p>The policy will be amended</p>	<p>Amend Policy RSA 9 e.</p> <p>Amend Policy RSA 9 f.</p>
	East Suffolk Council	This policy covers a number of design considerations, and more prominence/reference could be given to the Design Guidelines and Code and how this will be expected to be used in decision making, given that this is a key piece of evidence underpinning the Plan.		

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Criterion a) should in particular make reference to the Design Guidelines and Codes document.</p> <p>Criterion b) refers to Important Open Areas but these are not explained in the supporting text or shown on the policies maps. It should be clear how these have been evidenced and how they are different to Local Green Space.</p> <p>Criterion d) appears to rule out any communal parking provision – there may be instances where communal parking is appropriate. It is not considered appropriate, feasible or desirable for all new development in Rushmere St Andrew to connect to the heart of the existing settlement, if this means the village, given the geography of the parish.</p> <p>Criterion k) and paragraph 8.4. This approach is not considered to be in general conformity with Local Plan strategic policies on the principle of new housing development including SCLP3.3 Settlement Boundaries, SCLP5.2 Housing Development in Small Villages and SCLP12.18 Strategy for Communities Surrounding Ipswich, as well as SCLP5.7 Infill and Garden Development which accepts the principle of development in gardens. By precluding housing development from coming forward in back gardens, the policy reduces the opportunities for windfall</p>	<p>Do not agree that criterion a) is an appropriate place to reference these documents. The first sentence of the paragraph will be amended.</p> <p>Criterion b) will be amended</p> <p>The criterion will be amended to clarify the requirement for access</p> <p>Criterion k and paragraph 8.4 will be amended to provide greater clarity as to what development would not be acceptable.</p>	<p>Amend first sentence of Policy</p> <p>Amend Policy RSA 9 b.</p> <p>Amend Policy RSA 9 d.</p> <p>Amend Para 8.4 and Policy RSA 9 k.</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>housing development and would therefore be construed as promoting less growth than the Local Plan. This is contrary to paragraph 29 of the NPPF which states that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area. It may be that the evidence has identified particular issues to be addressed such as the design, amenity issues or particular parts of the parish where such development may have a certain impact, however this should be clearly set out and evidenced and the policy should seek to address any specific matters rather than setting a blanket restriction. East Suffolk Council raised similar concerns in relation to the Kesgrave Neighbourhood Plan and this part of the policy was subsequently removed following the recommendation of the Examiner (see Kesgrave-Neighbourhood-Plan-examiners-report-June-2020.pdf (eastssuffolk.gov.uk) pages 12-14). In its current form, the Council's position is that criterion k) of Policy RSA9 is not considered to be in general conformity with the strategic policies of the Local Plan for the reasons set out above, and should this part of the Neighbourhood Plan remain unaltered the Council will continue to raise this during later parts of the Neighbourhood Plan preparation process.</p>		
<b>Section 8 General Comments</b>				
	East Suffolk Council	<p>Page 30 Development Design, paragraph 8.3 The preparation of Design Guidelines and Codes is very much supported, and reflects the recent revisions to the NPPF which place a greater emphasis on high quality design and the role of design codes.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		Page 30 Development Design, paragraph 8.4 The final sentence appears to be a policy statement and it is not clear what is meant by 'tandem development', however see also our comments below on RSA9 in this respect.	The paragraph will be amended to provide greater clarity.	Amend Para 8.4
<b>Policy RSA10 – Parish Services and Facilities</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Better consideration of services provided, ie limit the number of takeaways and hairdressers.	Noted	None
J Porter	-	Although there needs to be more for children to do.	Noted	None
D Wood	n/a	Para 9.2: typo - should refer to Policy RSA 10 not 6.	The Plan will be amended	Amend Para 9.2
	Ipswich Borough Council	Ipswich Borough Council supports the overall aim and intention of this policy. Notwithstanding this, the sentence which states "Individual retail premises not identified on the Policies Map are also covered by the provision of the policy" may not be consistent with the Use Classes Order changes that came into force in September 2020. To apply Policy SCLP8.1 of the Suffolk Coastal Local Plan to all retail premises in the Rushmere Neighbourhood Plan Area may not be practicable as retail premises are now classified under Use Class E (commercial, business and service) whereby a variety of different uses can change to other uses within this broadened Use Class E. In addition, the changes to the General Permitted Development Order to allow Use Class E buildings to change to residential (Use Class C3) would also override this policy. It would also help to clarify the specific functions of the parish services and facilities safeguarded through this policy, for the benefit of people who are unfamiliar with the Neighbourhood Plan area.	The second sentence will be amended to have regard to situations where planning consent may be required that would result in the loss of a retail premise.	Amend second sentence of Policy RSA 10

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	East Suffolk Council	<p>Policy RSA10 seeks to protect the services and facilities listed. A business park however is not considered to be a community facility, and would be more appropriately protected under the employment policies of the Local Plan (i.e. Policy SCLP4.4).</p> <p>How have important services and facilities been identified? This should be explained in the supporting text. It also is not clear whether the policy is stating that these are the only community facilities, or that the Plan has identified these as key facilities in applying Policy SCLP8.1.</p> <p>The title refers to 'village' services and facilities yet not all of those listed are in the village. It is presumed that it is the three lettered criteria in SCLP8.1 that are being referred to – this should be clear.</p>	<p>The uses on this site, although called a "business park" are in fact retail and services and therefore do not fall within employment uses covered by the Local Plan policy referred to.</p> <p>These are services and facilities that are either shops or community venues</p> <p>The title refers to "Parish"</p> <p>It is the policy itself that is being referred to</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
<b>Policy RSA11 – Open Space, Sport and Recreation Facilities</b>				
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	<p>Reference Section 9 of publication DRAFT Rushmere St Andrew Neighbourhood Plan 2018-2036</p> <p>Specifically Page 34</p> <p>9.4</p> <p>POLICY RSA 11 - OPEN SPACE, SPORT AND RECREATION FACILITIES</p> <p>As the plan currently stands development may be approved which will reduce the playing and training</p>	<p>This development is identified in the Ipswich Local Plan which is nearing adoption and the Neighbourhood Plan is merely reflecting this allocation.</p> <p>The licensed use of the land is a matter to be</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>capacity at Ipswich RFC by approximately 30%.</p> <p>Ipswich RFC (founded in 1870) offers an important leisure and social opportunity to Rushmere, East Suffolk &amp; Ipswich Borough residents with several hundred members ranging from 5 year olds to 90 year olds.</p> <p>The club is bucking a national trend by increasing its playing membership not least due to the recent addition of youth squads for girls and a newly restarted women's squad. It has also attracted national endorsement from a premier league club, Northampton Saints, to base two operations from Ipswich RFC that will support the local community from September 2021. One is the promotion of the game of rugby union in local schools and the other, endorsed by The Suffolk Crime Commissioner, is to assist schools with students who are facing particular challenges in their young lives through The Northampton Saints Foundation. On both counts, this is the first time these projects have been based outside of Northamptonshire. Ipswich RFC has been chosen to be the base for both projects of which we are very proud.</p> <p>Ipswich RFC requires more land, not less. This is for an additional pitch, additional parking and security of tenure to attract grants and loans so that improvements to an old clubhouse can be made to safely and comfortably meet the needs of its membership particularly in relation to female changing and visiting youth/senior teams.</p> <p>An area of land fronting Humber Doucy Lane marked</p>	<p>taken up with your landowner.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>in red on your plans is currently occupied by training areas as well as 2 full size rugby pitches. The landowner has generously licensed the land to Ipswich RFC since 1997.</p> <p>Paragraph 9.4 is quite clear that Ipswich RFC should not suffer loss. In our opinion we are seeking better provision and quality.</p> <p>We believe you should be fully aware of our requirements in this respect which would be site occupying approximately 20 - 24 acre site that would be fit for purpose for the next 50 years .</p>		
D Wood	n/a	Needs to be explicit reference to both protection of existing and encouragement for new developments/changes for new provision of footpaths that enable access both to local services and neighbouring countryside	These separate matters are dealt with in the Plan	None
	Ipswich Borough Council	Ipswich Borough Council supports this policy. There appears to be an error in the supporting text below the sub-chapter 'Community Aspiration 7 - Older Children "Kick-about" Facility' whereby the supporting text references tree planting and not the detail of Community Aspiration 7.	This has been addressed	None
	Suffolk County Council	It is suggested that the following wording is added to Policy RSA 11 Open Space, Sport and Recreation facilities, to help to further encourage sustainable travel: Support will be given where facilities include provisions that encourage travel by sustainable modes of transport, such as secure cycle parking."	The Plan will be amended	Amend Policy RSA 11
	East Suffolk Council	It isn't clear whether the policy relates to the 'Open Space, Sport and Recreation Facility' shown on the policies map or to all such facilities. If the former, it	The policy does relate to those spaces identified on the Policies Map and will	Amend Policy RSA 11

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>should be explained how this policy interacts with Local Plan Policy SCLP12.22 which sets out policy for the protection and future development of such uses within this area.</p> <p>It is also noted that the western part of the land covered by SCLP12.22 does not fall within the area identified as 'Open Space, Sport and Recreation Facility' on the Policies Map.</p> <p>Given that the Local Plan would support in principle the development of sports ground uses and associated uses on this land it is considered that Policy RSA11 should also relate to this area. For example, it would seem logical that policy for parking and sustainable transport (see paragraph below) would apply to proposals on any part of the land covered under SCLP12.22.</p> <p>First paragraph – if the aim is to avoid/mitigate issues of car parking, the policy could also refer to provision of access by sustainable means (i.e. walking, cycling and public transport) and the provision of for example cycle parking. It would be difficult to ascertain that a development 'will not result in car parking on nearby roads' as ultimately this would be down to users of the facility, and</p>	<p>be amended accordingly. It is not considered that the policy conflicts with the identified Local Plan policy but is, in fact, more appropriate given that it only identifies the sports facilities, including Ipswich Rugby Club pitches which are not currently designated in the adopted Local Plan.</p> <p>The Neighbourhood Plan policy seeks to protect existing facilities from being lost. It is not considered appropriate that the western part of the Local Plan designated area, fronting Humber Doucy Lane and The Street, given the potential landscape impacts that this could have.</p> <p>It is considered that these issues are adequately dealt with in the Local Plan and elsewhere in the Neighbourhood Plan.</p>	<p>None</p> <p>None</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>therefore provision to meet demands is more practical to consider.</p> <p>Third paragraph – a facility may meet the needs wider than one particular settlement – is the sentence intended to say ‘...should also take account of...’.</p> <p>Last paragraph – this could be more positively worded to ensure any floodlighting would not have an unacceptable adverse effect on amenity.</p>	<p>It is.</p> <p>It is considered that the wording is satisfactory and has been successfully tested at examination.</p>	<p>None</p> <p>None</p>
<b>Community Aspiration 7 - Older Children “Kick-about” Facility</b>				
J Porter	-	Absolutely!	Noted	None
D Francis	-	Will be hard to control/ supervise	Noted	None
<b>Community Aspiration 8 - Older Teenagers Play Facilities</b>				
J Porter	-	Most definitely! Well done!	Noted	None
D Francis	-	Will be hard to control/ supervise	Noted	None
<b>Community Aspiration 9 - Litter</b>				
J Porter	-	I think there should be a Rushmere Village Wombles	Noted	None
<b>Section 9 General Comments</b>				
	Suffolk County Council	<p>Education Early Years There is currently a deficit of places in the Rushmere St Andrew ward. The additional housing in the East Suffolk and Ipswich Local Plans would require provision of 0.1ha of land for an early years setting if needed at the time of the planning application.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Primary</p> <p>There are three primary school catchment areas that cross Rushmere St Andrew Parish: Broke Hall Community Primary School, Heath Primary School, and Rushmere Hall Primary School. The site the neighbourhood plan allocates (SCLP12.24) is within the catchment area for Rushmere Hall Primary School. We envisage that this development will be mitigated by the construction of a new primary school within the Ipswich Garden Suburb Red House neighbourhood due to its proximity to this development site.</p> <p>Secondary</p> <p>There are three secondary school catchment areas that cross Rushmere St Andrew Parish: Copleston High School, Kesgrave High School and Northgate High School. The site the neighbourhood plan allocations (SCLP12.24) is within the catchment area for Northgate High School. We envisage that this development will be mitigated by the construction of a new secondary school within the Ipswich Garden Suburb due to its proximity to this development site.</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	East Suffolk Council	Page 33 Services and Facilities, paragraph 9.2 Should this refer to Policy RSA10, not RSA6?	The Plan will be amended	Amend Para 9.2
<b>Community Aspiration 10 - Public Transport Initiatives</b>				
T Buckland	-	<p>In places ( for example east of Foxwood towards Kiln Farm Shop) the footway next to the main Woodbridge Road is not fit for purpose. The vegetation is overgrown. It's been like it for years ( pre covid)</p> <p>If the authorities can't already keep existing footways</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>clear then I don't know how you are going to make "footways safer" ?</p> <p>Most cyclists ignore red traffic lights, they simply bump up on the path and whizz past, I think it would be a waste of money creating additional crossing points 1. For cyclists and 2. for any pedestrian using a crossing to get wiped out by a cyclist.</p> <p>I believe it would be safer to continue with use of existing island and bollards in middle of the road.</p>		
F Curwen	-	See 35	Noted	None
<b>Community Aspiration 11 - Rushmere Street Traffic Calming</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Consideration about the height of speed bumps as they do damage car springs.	Noted	None
J Pawlowski	-	<p>I agree with the traffic calming, but if this consists of speed cushions, as on Playford Road, this is not a deterrent as motorists just drive between the cushions.</p> <p>There should be regular speed checking along Rushmere Street.</p>	Noted	None
P Davy	-	As part of this the footpath needs widening	Noted	None
D Gill	-	Speed bumps are not good for people with bad backs (even if taken very gently). I think that cameras and occasional checks on speed would be better.	Noted	None
J Porter	-	I think this will have little impact and people will still travel at 30mph! Although I do think that there should be some narrowing so that school children can bike to school safely.	Noted	None
D Wood	n/a	Very strong support for this aspiration	Noted	None
F Curwen	-	See 35	Noted	None
<b>Community Aspiration 12 - Speeding</b>				

Name	Organisation	Comment	Parish Council Response	Proposed Changes
P Davy	-	20mph zones would be sensible	Noted	None
J Porter	-	I do not think ANPR is suitable in a village location. Community speedwatch is a good idea.	Noted	None
D Wood	n/a	Very strong support for this aspiration	Noted	None
F Curwen	-	See 35	Noted	None
<b>Community Aspiration 13 - Encouraging Walking and Cycling</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Encourage both but no cycling on footpaths, only on bridle ways.	Noted	None
T Buckland	-	The majority of people are unable to do without their vehicles ( age, disability, lengthy public transport journeys, reliability of public transport, comfort ( in bad weather you get wet if you cycle to work etc etc) Building a new house with a cycle rack is NOT going to equate to one less person using a car.  The only cycling and walking you could encourage would be an indoor cycle track. We have beautiful surrounding countryside with more than enough safe walk ways and areas for cycling.	Noted	None
J Porter	-	Yes	Noted	None
D Wood	n/a	Very strong support for this aspiration	Noted	None
F Curwen	-	See 35	Noted	None
	Suffolk County Council	'Community Aspiration 13 Encouraging Walking and Cycling' refers to safer footways but should also refer to public rights of way.	The Plan will be amended	Amend Community aspiration 13
	East Suffolk Council	East Suffolk Council is publishing for consultation a draft Cycling and Walking Strategy for the district (the consultation will take place from 1st November 2021 until 10th January 2022). Included within the draft Strategy are cycling and walking infrastructure recommendations relevant to Rushmere St Andrew.	This will be dealt with separately by the Parish Council	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>The Council would welcome comments as part of the Cycling and Walking Strategy consultation from the Neighbourhood Plan group and the Parish Council on the recommendations. The Council would also support and encourage the Neighbourhood Plan group to consider using the draft Strategy as an evidence base and to consider including relevant cycling and walking infrastructure recommendations within the Neighbourhood Plan.</p> <p>Whilst the primary purpose of the Cycling and Walking Strategy is to identify cycling and walking infrastructure opportunities, it also provides a useful function as an evidence base. For example, the Strategy could be used by the Neighbourhood Planning group to seek cycling and walking infrastructure improvements through policies within the Neighbourhood Plan, thereby providing greater weight to such improvements in planning terms. The council would therefore support reference being made to the Cycling and Walking Strategy in the Neighbourhood Plan. The cycling and Walking Strategy could be used in support of Community Aspiration 13, which seeks to improve the safety of footways and provide additional cycle lanes across the parish.</p> <p>The consultation documents can be viewed at <a href="http://www.eastsuffolk.gov.uk/planning-policy-consultations">www.eastsuffolk.gov.uk/planning-policy-consultations</a> (from 1st November 2021).</p> <p>In relation to draft Policy RSA2 – Land at Humber Doucy Lane, the recommendations below relate to the Local Plan allocation SCLP12.24 and are included within the draft Cycling and Walking Strategy. These</p>	<p>Paragraph 5.6 will be amended but it should be noted that some of the proposals listed cannot</p>	<p>Amend Para 5.6</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>could be referred to within the Neighbourhood Plan where they relate to the Neighbourhood Plan area:</p> <p>1 - Introduce a cycling and walking track from the Tuddenham Road railway bridge to Humber Doucy Lane, through the open space and sports facilities between the two roads.</p> <p>2 - Introduce a segregated cycling and walking track along Humber Doucy Lane, segregated from the road by existing vegetation. This segregated track should run all the way along Humber Doucy Lane and across the area of land between Playford Road and Woodbridge Road, becoming an on road cycle lane in the form of a cycle street between the Humber Doucy Sports Centre vehicle access and Playford Road. Introduce cycling and walking crossing points at appropriate intervals along Humber Doucy Lane.</p> <p>3 - Introduce a cycling and walking crossing point on Woodbridge Road, where Footpath 57 meets Woodbridge Road.</p> <p>4 - Introduce a shared cycle/footway along Sidegate Lane.</p> <p>5 - Introduce a cycling and walking connection onto Tuddenham Lane and Bridleway 1.</p> <p>6 - Widen and resurface Bridleways 1, 15, and 2 to accommodate cyclists and pedestrians.</p>	<p>be delivered due to land ownership constraints and common land laws.</p>	
<b>Policy RSA12 – Public Rights of Way</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	All footpaths in the parish are well used and many have historic names such as the Maplelands and Popes. Maplelands alongside the Rugby ground could be swallowed up in a large housing development.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
	Ipswich Borough Council	<p>Ipswich Borough Council supports Policy RS 12 which aims to improve and extend the existing network of public rights of way and support their value as biodiversity corridors.</p> <p>The Borough Council is seeking to establish and extend its own publicly accessible green trail around the edge of the Borough as illustrated on Plan 6 of the emerging Ipswich Local Plan, in order to address the need within the Borough for access to Natural and Semi Natural Greenspace.</p> <p>The green trail will provide an ecological corridor and a recreational resource for people to use. Development at the edge of the built-up area will be required to provide links within the green trail as part of on-site open space provision.</p> <p>Ipswich Borough Council is keen to work with neighbouring local authorities and parish councils to address cross boundary green infrastructure provision and identify sites or routes later in the plan period. The Borough Council would welcome the opportunity to discuss linking the green trail with routes being promoted as quiet lanes, greenways and corridors within Rushmere St Andrew. Policy RS 12 also supports Ipswich Borough Council's efforts to encourage modal shift to help address air quality concerns in the Borough.</p>	Noted	None
	Suffolk County Council	The section 'Public Rights of Way' and 'Community Aspiration 14 – Public Rights of way Review' and 'Community Aspiration 15 – Public Rights of Way Accessibility' are all very welcome.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>However, 10.19 and 'Policy RSA12 – Public Rights of Way' caveats any improvement to the public rights of way network.</p> <p>Not all public rights of way sit within biodiversity corridors, especially in more urban and peri-urban locations. Public rights of way offer the potential to provide safe, off-road and strategic links for walking, accessibility and cycling. There is no suggestion that any development of the public rights of way network would be at the detriment of biodiversity, but to caveat development of the network with enhancing biodiversity should be re-considered. The focus here should be on how the rights of way network within the parish, and how it interrelates with the network outside the parish, meets the objectives captured in those statements listed above to provide safe, off-road, and desirable strategic green access and sustainable travel links.</p> <p>Therefore, the following amendments are proposed to Policy RSA12:  "Measures to improve and extend the existing network of public rights of way will be supported to encourage active and sustainable travel and access to the countryside. if their value as biodiversity corridors is recognised and protected, and Where opportunities are available, efforts are made to enhance biodiversity as part of the proposal. Development which would adversely affect the character or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use"</p>	<p>Policy RSA 12 will be amended</p>	<p>Amend Policy RSA 12</p>



Name	Organisation	Comment	Parish Council Response	Proposed Changes
	East Suffolk Council	This policy seeks to protect local rights of way. However, it isn't clear how the policy would be applied in the consideration of planning applications, and it should be re-phrased to relate to development proposals. The absence of any specific Public Rights of Way improvements or more generally cycling and walking improvements within the parish is potentially a missed opportunity and could be included as infrastructure priorities (see comments on infrastructure below).	The policy will be amended	Amend Policy RSA 12
<b>Community Aspiration 14 - Public Rights of Way Review</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Our public footpaths need to be registered.	They are on the statutory register of public rights of way	None
J Porter	-	I think it would be a lovely idea if there is a nature trail.	Noted	None
D Wood	n/a	Need to build in action to implement any recommendations produced by the review	Noted	None
<b>Community Aspiration 15 - Public Rights of Way Accessibility</b>				
D Gill	-	Emphasise the need for disabled people to cross key roads, e.g. Foxhall Road, safely.	Noted	None
T Buckland	-	Had to report an inaccessible footpath in the summer. Due to overgrown nettles, weeds, hedgerow. Had been like it for weeks. Apparently it was on their "to do" list, in the meantime that that didn't help, was still inaccessible. Reality is I dont think the authorities are going to make RSA a priority over any other parish.. they can only put us on a list like everybody else.?	Noted	None
<b>Section 10 General Comments</b>				





Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>emphasis on walking and cycling in this plan, there could be commitment to further discussion with the County Council and the trustees of the common to consider this option.</p> <p>SCC is supportive of the parish working to designate Quiet Lanes<sup>4</sup> in the parish. Quiet Lanes are a useful way to encourage active and sustainable travel, and can help a community feel safer to walk, cycle and ride on these roads.</p> <p>It is recommended that the parish set out in paragraph 10.17 that these roads are already designated as Quiet Lanes.</p> <p>Parking The Design Code states that there is already the issue of inconsiderate and dangerous pavement parking. We are supportive of the methods of discouragement mentioned on page 38 of the Design Code, in order to help minimise unsafe pavement parking. However it is recommended that there is provision for a proportion of on-street parking considered within new developments. On-street parking will always be inevitable, from visitors, deliveries, services or maintenance. Having well designed and integrated on-street parking can help to reduce inconsiderate parking, which can restrict access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety, as well as visibility as highlighted in the Design Code. Please see pages 25-28 of Suffolk Guidance for Parking 20195 for further guidance.</p>	<p>Noted</p> <p>The Plan will be amended</p> <p>Inconsiderate on-street parking results in additional dangers for road users and can delay buses and emergency vehicles. This is not supported by the Parish Council and it is not considered necessary to amend the policy as suggested.</p>	<p>None</p> <p>Amend Paras 10.13 to 10.17 to bring them up-to-date</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		Therefore, part d of Policy RSA9 Design Considerations should be amended as follows: d. designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all appropriate vehicle parking is provided within the plot development, and with a proportion of parking provided on street within a new development, but that is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impede visibility, and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, whilst prioritising the movement of pedestrians and cyclists;”		
<b>Policies Maps Comments</b>				
R Silburn	Local History Recorder for Rushmere St Andrew	Re The Street Inset Map. Does the settlement boundary line on the south side of the Street indicate a gap for potential development ?	The Settlement Boundary is as identified in the adopted Local Plan	None
	Ipswich Borough Council	IBC consider that it would be helpful if the resolution of the Policies Map could be sharper/ clearer to allow for sites to be examined in greater detail. Perhaps a separate document could be used instead to help with this. Additionally, including designated heritage assets on the map would be helpful to users of the document. It is also recommended that the Ipswich Green Trail is included on the Policy Map (see the Ipswich Local Plan Review Policies Map). There is some inconsistency with the three maps in terms of the colour used for ‘Important Views’ and the inclusion of the policy references adjacent to each key entry.	This will be addressed  This is not considered necessary  This will be addressed	Improve quality of Policies Maps  None  Correct errors on Policies Map

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>Policies Map North</p> <p>The key for this part of the Policies Map needs to be amended to show the public rights of way and quiet lane entries to have the correct symbol next to each entry.</p> <p>The map for the north also needs to be amended to include the western side of Humber Doucy Lane to show that the land here is also allocated as part of the Humber Doucy Lane allocation.</p>	<p>This will be addressed</p> <p>This site is outside the Plan Area and is not necessary to be shown</p>	<p>Amend Policies Map key</p> <p>None</p>
	East Suffolk Council	<p>Policies Maps</p> <p>The policies maps should include the relevant policy numbers in the key when referring to Local Plan policies and Neighbourhood Plan policies.</p> <p>Furthermore, there appears to be some confusion arising from the way in which Local Plan policies are referred to. Policy Map North and The Street Inset Map both refer to Local Plan Important Open Space, which isn't a policy of the Local Plan itself. In both the Policy Map North and The Street Inset Map Local Plan Important Open Space is shaded in a dull green. However, this same shade of green is also used in the key Policy Map South to refer to Open Space, Sport and Recreation Facility, however there is no corresponding shaded area shown on the map.</p> <p>Policies Map South also shows a dark green border around the edge of the golf course but this isn't shown in the key.</p> <p>Policies Maps North and South should show non-designated heritage assets as building footprints rather than as points to provide clarity over the</p>	<p>This will be addressed</p> <p>This will be addressed</p> <p>This will be addressed</p> <p>To do so would make them almost impossible to identify on the maps. It is considered that this is</p>	<p>Amend Policies Map key</p> <p>Amend reference to Local Plan designations</p> <p>Amend Policies Map and key</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>area/extent of asset covered, as per The Street – Inset Map.</p> <p>On Policies Map South the Settlement Boundary in the southeast area of the map appears inconsistent with that in the Local Plan. It is unclear from the mapping whether this is an error, a presentational issue or intentional. The Council has sought clarity on this as part of undertaking the SEA and HRA screening from the Neighbourhood Plan group's consultant who has confirmed this is an error. This will need to be corrected and the Council can provide the relevant GIS files in order that the Settlement Boundaries shown are entirely consistent with the Local Plan.</p> <p>There is an inconsistency in colour used between the important views shown on Policy Map South and the key used in the policies maps.</p>	<p>an appropriate methodology to identify them.</p> <p>This will be addressed</p> <p>This will be addressed</p>	<p>Amend Policies Map</p> <p>Amend Policies Map</p>
<b>Appendices Comments</b>				
D Wood	n/a	<p>Grid/Layout - support connectivity approach instead of cul-de-sac</p> <p>Surface treatment - need explicit requirement for porous surfaces and provision of good local drainage into local ground and thence, water table</p>	Noted	None
<b>General Comments</b>				
J Pawlowski	-	<p>All agricultural land must be protected to feed a growing, and future population.</p> <p>There is sufficient new housing being built around East Suffolk and Ipswich area.</p> <p>5000+ North Ipswich/Henley/ Westerfield area.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>2000+ Martlesham.  2000+ Felixstowe.  2000+ Copdock area.  Plus developments in the small towns in East Suffolk.  The parish council and East Suffolk must protect the Fynn Valley with its open countryside, footpaths and bridleways, or turn it into a country park.</p>		
M HANCOCK	IPSWICH RUGBY FOOTBALL CLUB	<p>We believe that the interests of a major and important sporting club in Ipswich RFC have not yet been given due consideration. We would welcome this.</p> <p>The chairman attended the drop in event at Tower Hall, Broadlands Way on Tuesday 28th September. He was advised that a working party member who had more detailed knowledge of the plan (James Wright) would contact him on his return from holiday. This has not happened.</p>	Noted	None
P Jay	-	<p>In response to your request for feedback relating to the neighborhood plan.</p> <p>1) Could you please confirm that Foxhall Stadium falls outside the Rushmere St Andrew boundary? I note that this unique historic sports asset (which helps provide a unique &amp; positive contribution to the surrounding area (and further afield) is not identified/listed within the neighborhood plan. It was also my understanding that the surrounding land (which may well fall within the boundary) was subject to a 'sports use' condition. Assuming the stadium is beyond the boundary, could the plan at least recognise its presence and state its continued support.</p> <p>2) My family have a long connection to the Foxhall Road/ Bixley Farm area and surrounding over five</p>	<p>Yes, it is in Kesgrave Parish</p> <p>Noted with interest</p>	None



Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>generations. The water tower service road is identified on current online maps as 'Linksfeld Track'. This unmade road has always been known to our family and neighbors as 'The Sheep Walk'. I recall delivering papers to two/three addresses along there prior to the Chater development in the mid eighties.</p> <p>3) I am surprised that the Sanding Walk is not listed/documentated as an asset. Having recently completed the route, I am glad to see that the vegetation has since been cut back around the signposting located at Heath Road. I still think much more could be done to promote this route, I believe the bird sculpture located at the 'Y section' within the wooded area of the common would benift from being raised on a plinth and appropriate signage installed identifying the splitting of the route towards the hospital and woodbridge road east finish points.</p> <p>4) Rushmere Golf Course. With Heath &amp; Safety in mind I continue to wonder how the club are able to safely operate without providing adequate signage to make clear which way a pedestrian is required to look to proactively protect themselves from being struck by a golf ball. The neighborhood plan relates to 'environmentally friendly' - Can the golf club clarify how they manage to keep acres of grass virtually weed-free and perhaps demonstrate their methods to the local gardener.</p> <p>5) May I please ask why 'the neighborhood plan cannot overturn' the proposed humber doucy lane develop?</p>	<p>Noted. The Sandling Walk is a public right of way and therefore protected.</p> <p>Noted. This is not a matter for the Neighbourhood Plan</p> <p>The government regulations do not permit this.</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>6) It is my understanding that there is talk of developing mini roundabouts at Foxhall/Bell Lane/Monument Farm, Foxhall/Dobbs Lane and and Foxhall/Landfill entrance. Have the parish considered/suppoted extending this logic to the busy Foxhall Road/Bupa entrance, Foxhall/Broadlands, Foxhall/Bixley Drive and Foxhall/Arundal Way junctions? It seems to have worked well at Playford/Bent Lane/The Street interchange (which in my mind was less busy and harder to justify).</p>	<p>This is not a matter for the neighbourhood plan as it is a matter for County Highways to address.</p>	
F Curwen	-	Well done and presented. Thank you.	Noted and thanks	None
	Kesgrave Town Council	<p>Thank you for sending us the below, PRE-SUBMISSION CONSULTATION (REGULATION 14), which has been reviewed in our recent Planning &amp; Development Committee Meetings.</p> <p>Firstly on behalf of Kesgrave Town Council we would like to congratulate Rushmere St Andrew on commencing their Draft Neighbourhood Plan and as a neighbouring Town Council we fully support your aim in obtaining a 'made' Neighbourhood Plan for Rushmere St Andrew Parish.</p> <p>Our Planning &amp; Development Committee did however wish to, not in an official capacity, comment on the following statement in your Draft NP. bullet point 6 – "The parish's heritage, environment and natural surroundings are rigorously protected from development and encroachment from the main Ipswich and Kesgrave conurbations."</p> <p>Whilst we fully acknowledge the sentiments of the statement, we would like to see more 'friendly' phrasing used. We feel this would better reflect the</p>	<p>Noted and thanks</p> <p>Noted. This is not a reflection on Kesgrave PC but of the ongoing threat of development that we both face.</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		positive Council and Community relationship between Kesgrave and Rushmere St Andrew.		
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Rushmere St Andrews Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your plan at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: &lt;<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>&gt;.</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>	Noted	None
	Suffolk County Council	Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Rushmere St Andrew Neighbourhood Plan.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <ul style="list-style-type: none"> <li>- Archaeology</li> <li>- Education</li> <li>- Fire and Rescue</li> <li>- Flooding</li> <li>- Health and Wellbeing</li> <li>- Libraries</li> <li>- Minerals and Waste</li> <li>- Natural Environment</li> <li>- Public Rights of Way</li> <li>- Transport</li> </ul> <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p> <p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in <del>strikethrough</del>.</p> <p>Health and Wellbeing Adaptable homes and an ageing population The neighbourhood plan states in paragraph 2.14 that approximately 28% of the residents are aged 65 or older. The Vision states that "Older people can be confident that the parish has appropriate housing, services and facilities for their needs", and yet the</p>	<p>These matters are addressed in the adopted Suffolk Coastal Local Plan and it is not appropriate to repeat this policy in the Neighbourhood Plan</p>	<p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>plan does not appear to make any provisions for the needs of an ageing population.</p> <p>The Suffolk Coastal and Ipswich local plans both have existing policies regarding requirements for housing for older people that is adaptable and accessible.</p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means the County Council makes planning policy and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020. The County Council has assessed the neighbourhood plan regarding the safeguarding of potential minerals resources and operating minerals and waste facilities and has no concerns with the proposals in the plan.</p> <p>General Inconsistency/typo: paragraph 10.17 lists "Severn" Cottages Lane, whereas as the rest of the plan indicates it as "Seven "</p> <p>Policies Maps The following issues are raised with the Polices Maps:  <ul style="list-style-type: none"> <li>• Very low resolution and difficult to read. The image cannot be 'zoomed in' to see details.</li> <li>• The key for Policies Map North is mis-aligned – PROW is blank</li> <li>• Two of the Important Views are missing, compared to the 17 displayed on Map 3.</li> </ul> </p>	<p>Noted</p> <p>Noted</p> <p>The Plan will be amended</p> <p>These matters will be addressed in the Submission Plan</p>	<p>None</p> <p>None</p> <p>Amend Para 10.17</p> <p>Amend Policies Map quality</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<ul style="list-style-type: none"> <li>• The Street Inset Map key does not define the purple shape encased in dotted line, assumed to be the special character area indicated on Map 4.</li> <li>• The keys vary for RSA11 open space/sport/recreation, where sometimes filled green and sometimes just a green outline, and is confusing with the green for Local Plan Open Space. Consistency is recommended across all maps.</li> </ul> <p>Policy Numbering  Paragraph 6.21 refers to Policy RSA3, however likely should be Policy RSA6 (Local Green Spaces).  Paragraph 7.4 refers to Policy RSA6, however likely should be RSA7 (Non-Designated Heritage Assets).  Paragraph 9.2 refers to Policy RSA6, however likely should be RSA10 (Parish Services and Facilities).  -----  I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.  The guidance can be accessed here: <a href="#">Suffolk County Council Neighbourhood Planning Guidance</a>.  If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>	<p>The Plan will be amended</p> <p>The Plan will be amended</p> <p>The Plan will be amended</p> <p>Noted</p>	<p>Amend Para 6.21</p> <p>Amend Para 7.4</p> <p>Amend Para 9.2</p> <p>None</p>
	East Suffolk Council	East Suffolk Council welcomes the opportunity to comment on the pre submission (Regulation 14) Rushmere St Andrew Neighbourhood Plan and notes that there is a lot of valuable content within the draft Neighbourhood Plan. East Suffolk Council wishes to	Noted	None

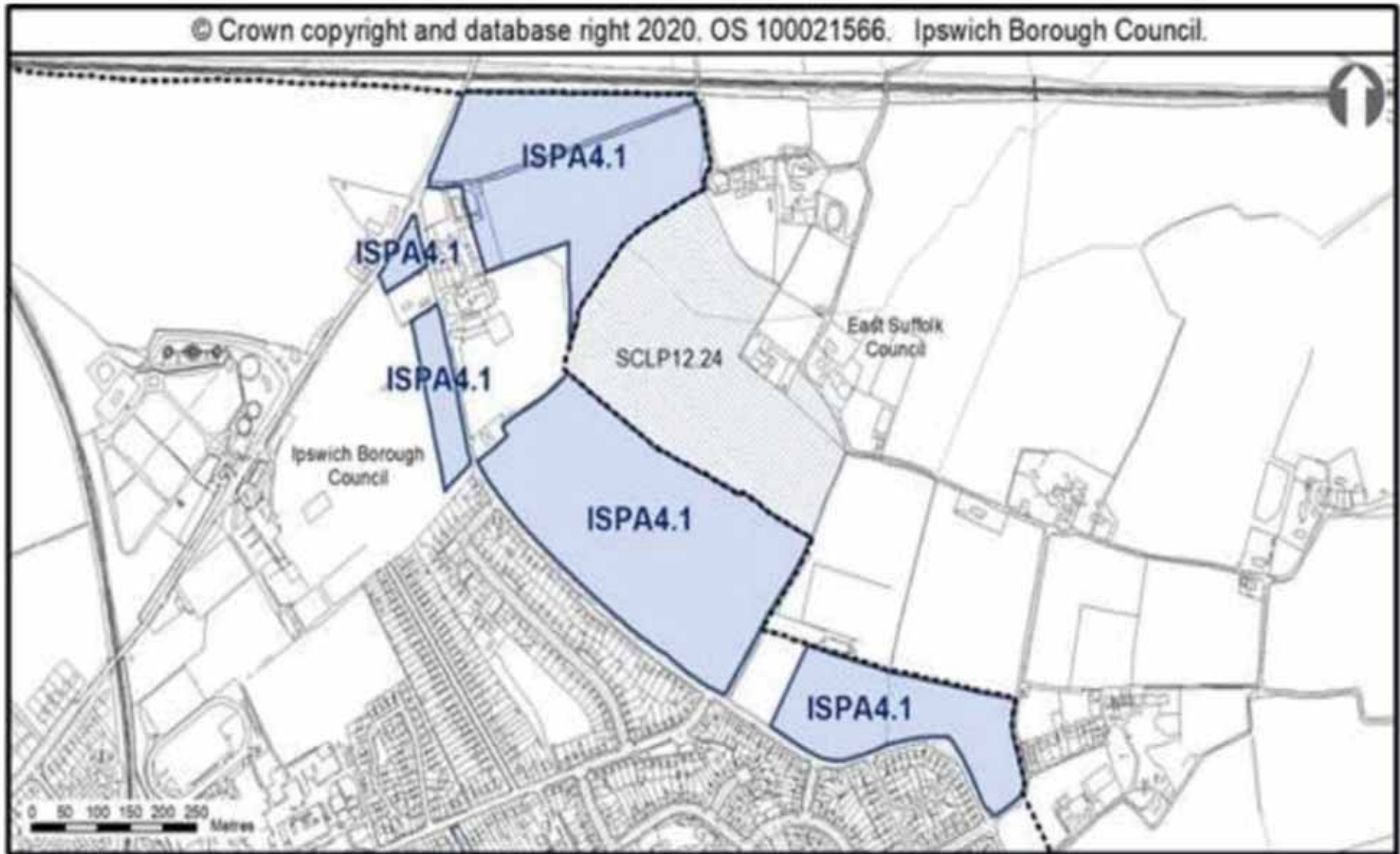
Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>make the following comments about the Rushmere St Andrew Neighbourhood Plan and we trust that you will find the comments below helpful in progressing the Plan. The Council has a role in providing support for neighbourhood plan groups throughout the plan making process. This includes providing comments in response to consultations and we would very much welcome further discussion on our comments and other aspects of the preparation of the Plan as the Plan progresses.</p> <p>Largely, the overall approach and strategy of the draft Neighbourhood Plan is considered to be appropriate in the context of the Suffolk Coastal Local Plan and the Plan is considered to be well presented and structured. However, a number of comments are set out below, including on some policy elements. Many of these are matters of clarity and detail, however there are matters raised of principle including in relation to the part of Policy RSA9 which seeks to resist residential development in back gardens.</p> <p>Photographs It would be worth labelling any photos that are being used to demonstrate a point being made in the text or the policy. For example, the photos on page 27 could be showing attributes that are important to the Special Character Area however this is not clear.</p> <p>Infrastructure It would be beneficial for the Plan to include a section on Infrastructure. The Planning Practice Guidance on Neighbourhood Plans (Neighbourhood planning - GOV.UK (<a href="http://www.gov.uk">www.gov.uk</a>)) explains, in</p>	<p>Noted, these are addressed at the appropriate location in this table</p> <p>This is not considered necessary</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Changes
		<p>paragraphs 045 and 046, the ways in which Neighbourhood Plans may consider infrastructure. Whilst the Neighbourhood Plan is not intending to plan for additional growth on top of that identified in the Local Plan, the Neighbourhood Plan provides an opportunity to set out the infrastructure priorities for the parish alongside those identified in the Local Plan (set out in Appendix B of the Local Plan). To assist Parish Councils identifying and evidencing infrastructure needs and priorities the Council has produced a template Parish Infrastructure Investment Plan (PIIP) (available at CIL parish support » East Suffolk Council). The PIIP will help in evidencing locally important infrastructure as well as potential funding sources. Whilst infrastructure priorities may change over time, it is possible to produce a PIIP now and review it at a later date, and the Neighbourhood Plan could make reference to this. The Infrastructure Delivery Framework contained in Appendix B of the Suffolk Coastal Local Plan identifies infrastructure requirements relevant to Rushmere St Andrew, however by producing a PIIP there may be other local infrastructure projects that are also identified. The projects could include cycling and walking infrastructure, as referred to in our comments above.</p> <p>HRA and SEA Screening As requested, the Council is currently progressing the screening for Strategic Environmental Assessment and Habitats Regulations Assessment.</p> <p>I hope that the above comments are helpful in taking the Neighbourhood Plan forward but please contact me if you have any questions. As set out above, we would welcome the opportunity to discuss the</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

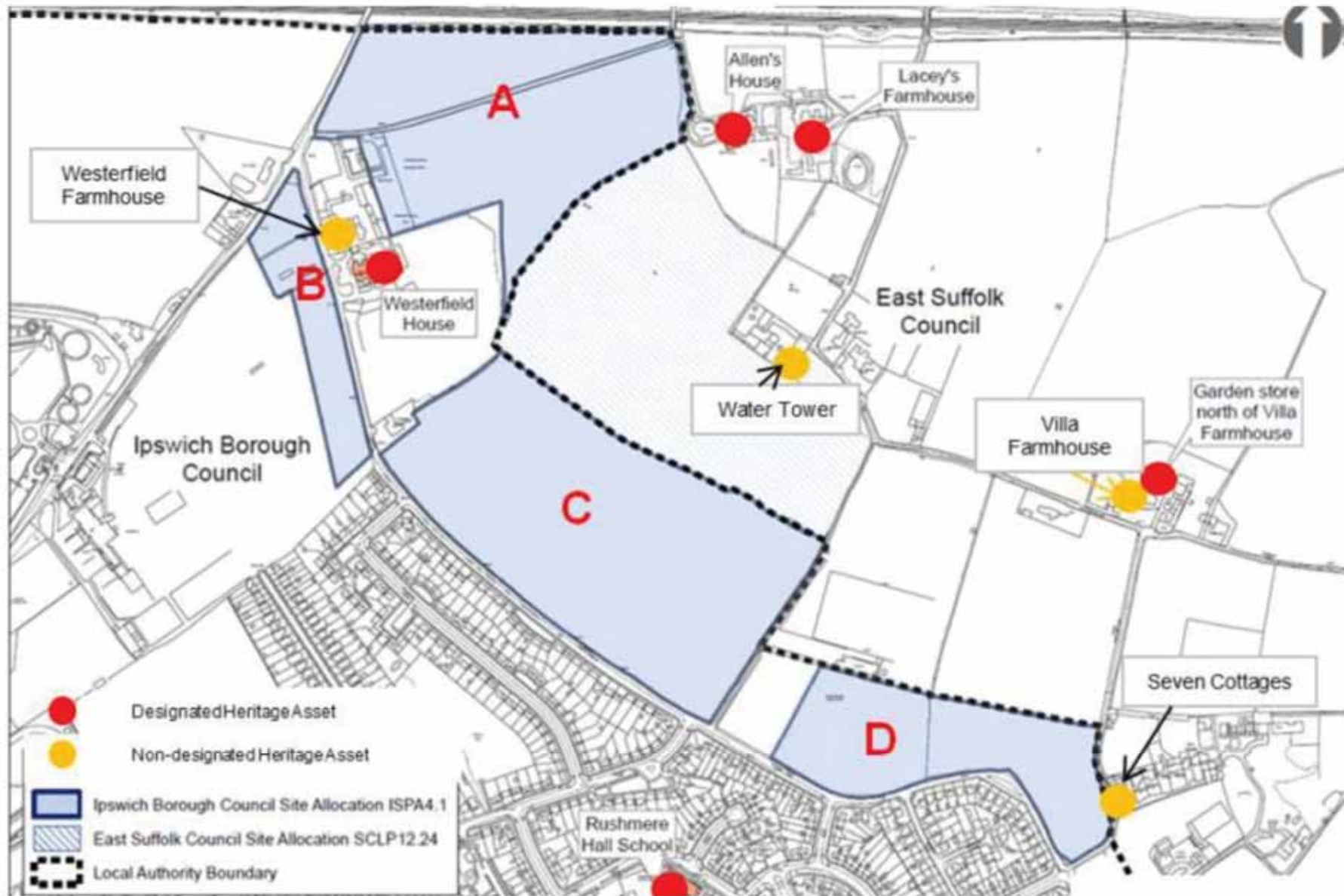


Name	Organisation	Comment	Parish Council Response	Proposed Changes
		comments we have set out as the Neighbourhood Plan progresses.		

Map attached to Ipswich Borough Council's response to Policy RSA2



Map showing designated and non-designated heritage assets identified through the Ipswich Borough Council HIA



## Appendix 8 - Schedule of Post Pre-Submission Consultation Modifications

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

Deletions are struck through eg deletion      Additions are underlined eg addition

Page 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 and ensure character spaces between RSA and number in policy titles	To bring the Plan up-to-date
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> planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.	In response to comments
6	Themes Diagram	Amend as follows: LANDSCAPE & <del>AND</del> NATURAL ENVIRONMENT  HIGHWAYS & <del>AND</del> TRAVEL	
6	Flow chart	Amend flow chart to highlight that this is the Submission stage. All dates remain appropriate.	To bring the Plan up-to-date
6	Para 1.5	Amend as follows: Given the relationship of neighbourhood plans and local plans, and the fact that East Suffolk Council adopted the <del>local plan for the former</del> Suffolk Coastal <u>Local Plan</u> <del>area</del> in September 2020, the Rushmere St Andrew Plan focuses on planning matters of local interest by adding value to the content of the local plan rather than repeating it.	In response to comments

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6	Para 1.6	Amend as follows: The Plan is structured to provide information about the Neighbourhood Plan process; the parish's distinct character, history and geography; sets out a Vision and related Objectives; and contains planning policies that, when the Plan is complete, will be used by the East Suffolk Council when considering planning applications.	In response to comments
6	1.7	Amend paragraph as follows: The Plan has been prepared in accordance with the Government's Neighbourhood Planning Regulations, following a number of distinct stages that can be simply illustrated in the diagram <del>below</del> <u>on the right</u> and, in particular, has involved the local community at key stages of the process.	To correct error
7	1.9	Amend final sentence as follows: Relevant sections of the Plan illustrates <span style="background-color: yellow;">y</span> some of the results and a full report of the results is available to view on the Neighbourhood Plan pages of the Parish Council website.	To correct error
7	Para 1.12	Amend as follows: <del>This is the first submission draft of the Neighbourhood Plan, that has been submitted by the Parish Council to East Suffolk Council, and known as the "Pre-submission Plan", which is being consulted on for six weeks. The draft Neighbourhood Plan was subject to extensive "pre-submission" consultation in September and October 2021. At the end of the consultation, comments will be were reviewed and any necessary amendments to the Plan made ahead of submission to East Suffolk Council. After this round of for further consultation and then scrutiny the Plan will be examined by an Independent Neighbourhood Plan Examiner. Following the examination, and subject to the Examiner's response and East Suffolk's approval, a referendum of residents on the Electoral Roll will be held to vote on whether the Plan should be used by East Suffolk Council when deciding planning applications.</del>	To bring the Plan up-to-date
7 & 8	2.7 & 2.8	Move "Church built in 1859 and nearby is Chestnut Pond." Which is at the top of page 9 to the end of para 2.8 on page 8.	To correct error

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9	2.9	Amend third sentence as follows: On the opposite side <u>of the road</u> stood Rushmere Hall built in the 1600s but reduced to a farmhouse by 1846.	Grammatical correction
9	2.11 & 2.12	Amend first sentence of Para 2.11 as follows: With the building of the large housing estate on Bixley Farm ( <u>north of Foxhall Road</u> ) in the 1990s, a community hall was built along with a playground, nursery and shops. A second village sign depicting the water tower and the Common <del>was also erected along Bladen Drive.</del>  2.12 The parish sign in Tower Ward, erected on 11 May 2002, is adjacent to the junction of Gwendoline Close and Bladen Drive. <del>Each side of the sign shows a different scene with the Rushmere Water Tower as the centrepiece.</del>	In response to comments
9	2.13	Amend first sentence as follows: Today, the built-up area of the <u>southern part of the parish</u> is hardly discernible from greater Ipswich, especially along Foxhall Road.	Factual correction
9	2.17	Amend first sentence as follows: Sports pitches dominate the older part of the <u>parish in the area north of the A1214 Woodbridge Road village</u> , with around 30 hectares of land used by either Ipswich Town FC, Ipswich School, Ipswich YM Rugby Club or Ipswich Wanderers FC.	Factual correction
10	3.1	Amend second sentence as follows: The Plan must <del>be in general conformity with</del> <u>have regard to the content of the NPPF and be in general conformity with</u> the strategic policies of the adopted Local Plan.	In response to comments
11	3.7	The main implication of the Local Plan is the allocation of a site for housing north of Humber Doucy Lane and straddling the boundary with Ipswich Borough ( <u>Policy SCLP12.24</u> ). In all, it is anticipated that around <del>650</del> <u>600</u> homes will be built on the site (see Chapter 5) and the Neighbourhood Plan cannot rescind this allocation.	In response to comments
11	3.8	Amend Para 3.8 as follows: Local plans have a role of identifying the housing growth requirements for neighbourhood areas. The Suffolk Coastal Local Plan identifies the requirement	In response to comments

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		for those neighbourhood areas designated when the Plan was prepared and, other than in these areas, identifies the specific sites that will deliver the Local Plan minimum housing requirement. As the Rushmere St Andrew Neighbourhood Area was not designated until after the Local Plan had been examined, a minimum housing requirement has not been specified. East Suffolk Council has prepared and adopted a methodology for calculating housing requirements for new neighbourhood areas but, given the number of planning permissions in the parish and the allocation in Humber Doucy Lane, <u>the Neighbourhood Plan considers that the adopted Suffolk Coastal Local Plan adequately addresses how the future housing needs of the parish will be met and that it is not considered necessary to allocate further sites for housing in this Neighbourhood Plan.</u>	
14	5.2	Amend Para 5.2 by adding the following to the end of the paragraph: <u>East Suffolk Council has worked in partnership with Ipswich Borough Council and Babergh Mid Suffolk Council to develop the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate recreational disturbance impacts on habitats sites. The approach set out in the RAMs document published by East Suffolk Council will apply across the neighbourhood plan area.</u>	In response to comments
14	5.3	Amend Para 5.3 as follows: Settlement Boundaries are identified on the Neighbourhood Plan Policies Map and <del>which</del> provide a mechanism to manage the location of future development and to protect the countryside from inappropriate development.	In response to comments
14	5.4	Amend the first sentence of Para 5.4 as follows: In accordance with Policy SCLP3.3 of the Local Plan, new development will be focused within the Settlement Boundary <u>defined in the adopted Suffolk Coastal Local Plan</u> , and will only be allowed outside that area where particular circumstances set out in the NPPF or the Local Plan are met.	In response to comments
14	5.5	Amend last sentence of para as follows: In total, it is anticipated that some <del>600</del> <del>650</del> dwellings will be constructed on the site.	In response to comments
14	5.6	Amend third sentence as follows:	Typographic and grammatical correction

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		The <del>lanes</del> lanes are proposed Quiet Lanes (see Chapter 10) and it is essential that no new vehicular access is made onto <del>it</del> <u>them</u> .	
14	5.6	Add additional sentence to end of paragraph as follows: <u>Proposals for the site will also be expected to have regard to the content of the East Suffolk Cycling and Walking Strategy and the proposals contained therein.</u>	In response to comments
14	Policy RSA1	Amend final sentence of Policy as follows: Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies <u>as they relate to the Neighbourhood Area.</u>	In response to comments
15	Policy RSA2	Amend Policy RSA2 as follows: In addition to the provisions for the development of land for housing at Humber Doucy Lane set out in Policy SCLP12.24 of the Suffolk Coastal Local Plan and as identified on the Policies Map, development shall make provision for a significant reinforcement of existing planting and additional <u>native tree planting of local provenance</u> along the <del>northern</del> <u>north-eastern / eastern</u> boundary of the site, adjoining Tuddenham Lane, and in the vicinity of existing residential properties off Tuddenham Lane. In particular, the planting scheme should be designed on the premise of maintaining the separation of the enlarged urban area of Ipswich with the rural and tranquil nature of this part of the Neighbourhood Area <u>and proposals should be accompanied by a management plan which will ensure the successful establishment of the new planting and its continued growth through to maturity.</u>  <del>The construction of a new vehicular access onto Tuddenham Lane and Seven Cottages Lane will not be supported. Any access onto Tuddenham Lane and Seven Cottages Lane shall only be for pedestrian and/or cycle access.</del>	In response to comments
15	Map 2	Amend Map 2 to differentiate between the site that is allocated in the Suffolk Coastal Local Plan and that which is allocated in the Ipswich Local Plan.	In response to comments



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		In addition, extend green playing field area from Rugby Club to Humber Doucy Lane.	
18	6.6 & 6.7	Amend colouring of shaded boxes to be distinctly different to policy colours	In response to comments
19	6.8	Amend first sentence of Para 6.8 as follows: Responses to the <del>questionnaire</del> <u>Residents' Survey</u> revealed the critical importance placed on the relationship between the well-being of residents and the natural environment in and around Rushmere St Andrew.	In response to comments
19	6.10	Amend last sentence as follows: Much of the maintenance is carried out by the <u>East Suffolk Council supported Greenways Project Team of volunteers</u> .	In response to comments
19	6.11	Amend second sentence as follows: Adjacent <u>to</u> Chestnut Pond are the village Allotments which are bounded by significant hedges and trees.	
20	Map 3	Amend Map 3 to correct locations of views identified in Landscape Appraisal and on Lamberts Lane	In response to comments
21	Policy RSA4	Amend criterion ii as follows: ii. suitable mitigation measures, that <del>may include equivalent or provide better</del> replacement of the lost features will be required <u>to achieve measurable biodiversity net gain</u> .	In response to comments
23	6.19	Amend second sentence of Para 6.19 as follows: ‡ <u>Although not in the Neighbourhood Plan Area</u> , the Draft Ipswich Local Plan identifies remaining frontages onto Humber Doucy Lane as "Countryside" where development proposals will not be supported.	In response to comments
24	Para 6.21	Amend second sentence of Para 6.21 as follows: The spaces that meet the criteria are identified in Policy <del>RSA3</del> <u>RSA6</u> and are illustrated on the Policies Map.	To correct error

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25	Policy RSA7	Amend Policy RSA7 by adding the following to the end of the list: <u>Seven Cottages, Seven Cottages Lane</u> <u>Old Water Tower, SW of Tuddenham Lane</u>	In response to comments
25	7.3	Amend first sentence as follows: Some <b>20</b> individual or groups of properties have been identified as meeting the <u>East Suffolk Council</u> criteria for designation, the details of which are set out in a separate Appraisal of Non-Designated Heritage Assets.	In response to comments
26	7.4	Add the following to the end of the paragraph: <u>Appendix 1 provides further information about the special qualities of this area.</u>	In response to comments
26	7.5	Amend second sentence as follows: The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact <u>and cause harm to</u> <del>on</del> its character and will not be supported.	In response to comments
26	Map 4	Amend map annotation to refer to Non-Designated Heritage Assets instead of Local Significant Buildings	In response to comments
30	8.4	Amend final sentence as follows: Proposals for tandem development in large rear gardens will not be supported <u>where it would result in a detrimental impact on the character and densities of the area within which the site is located, particularly through the loss of large gardens and where the residential amenity of residents living in neighbouring dwellings would be compromised.</u>	In response to comments
30	8.5	Amend third sentence of Para 8.5 as follows: <u>This is especially a problem in the older part of the parish in the area north of the A1214 Woodbridge Road, where old surface water soakaways have now failed and The Street, between St Andrew's Church and Chestnut Pond, is especially susceptible to large puddles due to poor drainage.</u>	To improve clarity

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30	8.5	Amend final sentence as follows: The Neighbourhood Plan itself can't do anything to rectify existing surface water flooding issues <u>as this is the responsibility of Suffolk County Council</u> , but it can put in place measures to ensure new development does not add to the problem.	To improve clarity
31	Policy RSA9	Amend first sentence of policy as follows: Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area, <u>as identified in the Rushmere St Andrew Landscape Appraisal and the Rushmere St Andrew Design Guidelines and Codes</u> and create and contribute to a high quality, safe and sustainable environment.	In response to comments
31	Policy RSA9	Amend criterion b as follows: b. there is no loss of <del>important</del> open, green or landscaped areas, <del>including Important Open Areas as identified on the Policies Map</del> , which make a <u>significant positive</u> contribution to the character and appearance of that part of the Neighbourhood Plan Area;	In response to comments
31	Policy RSA9	Amend criterion d as follows: d. designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, <u>ensuring safe and convenient pedestrian and cycle routes are available or can be made available to local services and facilities connecting any new development into the heart of the existing settlement</u> ;	In response to comments
31	Policy RSA9	Amend criterion e as follows: e. <del>any water run-off would not add to or create surface water flooding; not result in water run-off that would add to or create surface water flooding, through the incorporation, as appropriate to the development, of above ground open Sustainable Drainage Systems (SuDS), which could incorporate wetland and other water features;</del>	In response to comments
31	Policy RSA9	Amend criterion f as follows:	In response to comments

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		f. as appropriate, they make adequate provision for the covered storage of all wheelie bins and <u>secure</u> cycle storage in accordance with adopted cycle parking standards;	
31	Policy RSA9	Amend criterion k as follows: k. they would not result in new <del>houses or bungalows</del> <u>dwelling</u> s being constructed in rear gardens of existing dwellings <u>that would have a detrimental impact on the character and densities of the area within which the site is located.</u>	In response to comments
33	9.2	Amend final sentences as follows: Policy <del>RSA6</del> <u>RSA10</u> provides criterion which, together with the policies in the Suffolk Coastal Local Plan, will be used to determine any such proposals.	Correct an error
33	Policy RSA10	Amend the second sentence of the policy as follows: Individual retail premises not identified on the Policies Map are also covered by the provision of the policy, <u>in circumstances where planning consent would be required that would result in the loss of the facility.</u>	In response to comments
34	9.4	Amend b) and c) as follows: b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; <u>or</u> <del>or</del> -c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."	Correct an error
34	Policy RSA 11	Amend first sentence by adding the following to the end: <u>Support will be given where facilities include provisions that encourage travel by sustainable modes of transport, such as secure cycle parking.</u>	In response to comments
37	10.6	Amend second sentence as follows:	Correct an error

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		It is recognised that certain roads, such as <del>Rushmere</del> <u>The Street</u> and Playford Road in the north of the parish and Arundel Way in the south are often used as “rat-runs”.	
37	Community Aspiration 11	Amend as follows: The Parish Council will work with all relevant agencies to achieve traffic calming and a 20 mph zone through <del>Rushmere</del> <u>The Street</u> .	Correct an error
37	Community Aspiration 13	Amend first sentence as follows: Measures will be taken to make it safer for non-car users to use footways <u>and public rights of way</u> in the parish.	In response to comments
38	10.13 – 10.17	Amend paragraphs to bring up to date and correct spelling of Severn to Seven	To bring the Plan up-to-date
39	Policy RSA 12	Amend Policy RSA 12 as follows: Measures to improve and extend the existing network of public rights of way <u>as part of a development proposal</u> will be supported <del>if</del> <u>where, as appropriate,</u> their value as <u>a biodiversity corridors</u> is recognised and protected and, <u>where possible,</u> efforts are made to enhance biodiversity as part of the proposal.	In response to comments
Policies Map		Amend to bring up to date in accordance with changes agreed above and to ensure consistency of notations including colours as raised by East Suffolk Council	