



John Slater
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Date: 20th May 2025
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Dear Mr Slater,

Otley Neighbourhood Plan – Initial comments

Please find below East Suffolk Council's response to your 'Initial Comments' document dated 29th April 2025. We have provided answers to those questions specifically directed to East Suffolk Council, and, where appropriate, provided some further information on the other matters raised. The Council's response is structured using the paragraph number of your 'initial comments' document.

Paragraph 7

Yes. As set out in paragraph 1.46 of the Suffolk Coastal Local Plan 2020, many of the policies in the Local Plan are 'strategic policies' (as set out in Appendix M). This means that policies and proposals within future Neighbourhood Plans should be in general conformity with these policies.

Paragraph 21

No. The East Suffolk Local Validation List 2024 does not include reference to an 'Energy Impact Assessment'. However, The East Suffolk Validation List 2024 does require an 'Energy Statement' for specific development applications. This is set out in section 2.29 of the [East Suffolk Local Validation List 2024](#).

Paragraph 26

To identify and adequately consider the potential impact that new windfall development will have on existing infrastructure, engagement with all relevant statutory consultees is undertaken during the decision-making process. For new development that comes forward through allocations as part of the Development Plan, any potential strains on existing infrastructure have already been considered and addressed through consultation and engagement as part of the policy making process, nonetheless statutory consultees are once again engaged. Additionally, Community Infrastructure Levy (CIL) can be utilised to support and upgrade existing infrastructure if it is considered that the existing infrastructure will not be able to adequately support the new development.

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Paragraph 32

No. Building Regulation M4(3) is not directly referenced within Policy SCLP5.8: Housing Mix. However, there is reference to M4(3) within the supporting text. At the time of writing, ESC considered that solely including reference to M4(2) was optimal, however it still remains an option for Neighbourhood Plans to include it within policies. The following link contains the [M4\(2\) Checklist - Accessible and adaptable dwellings](#) document which provides more information.

Paragraph 39

The East Suffolk Local Validation List 2024 sets out broad thresholds to identify when an impact statement or traffic assessment is required for a planning application for new development. The East Suffolk Validation List 2024 requires major applications and any proposed development that is likely to generate significant traffic movements and have significant travel implications to produce a Travel Plan which should link to a supporting Transport Assessment or Statement.

Paragraph 40

Yes. Part S of the Building Regulations sets out the requirement to provide electric vehicle charging as part of the erection of a new dwelling. The following link contains the [Approved Document S: infrastructure for charging electric vehicles](#) document which sets out this requirement page 3.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'I Plummer', with a stylized flourish at the end.

Isaac Plummer | Assistant Planner (Policy and Delivery)
East Suffolk Council