



Ufford Neighbourhood Plan Decision Statement

(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)

Date of Publication: 15 April 2025

1. Summary

- 1.1 Following an independent examination, East Suffolk Council now confirms that the Ufford Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum subject to the modifications set out in Section 3 of this document.

2. Background

- 2.1 Ufford Parish Council, as the Qualifying Body, successfully applied for Ufford Parish to be designated as a Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The [Neighbourhood Area](#) was designated by East Suffolk Council on 20 April 2022.
- 2.2 The Ufford Neighbourhood Plan was published by Ufford Parish Council for pre-submission consultation (Regulation 14) from 14 March 2024 to 3 May 2024.
- 2.3 Following the submission of the Ufford Neighbourhood Plan ([submission version](#)) to East Suffolk Council the Plan was publicised and comments invited over an eight week period between 20 November 2024 and 15 January 2025.
- 2.4 East Suffolk Council, with the agreement of Ufford Parish Council, appointed an independent examiner, Andrew Ashcroft BA (Hons) MA DMS MRTPI, to examine the Plan and to consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.
- 2.5 The National Planning Policy Framework (NPPF) was updated on 12 December 2024. Paragraph 239 of the 2024 NPPF sets out transitional arrangements for plan-making. It states that the policies of the Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025, unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before 12

March 2025. As the plan had reached this stage in advance of the transition date, the examination was undertaken using the previous (2023) version of the NPPF.

- 2.6 The [Examiner's Report](#), which was received on 20 March 2025, concluded that subject to modifications identified in the Report, the Ufford Neighbourhood Plan meets the basic conditions. The Examiner concluded that the Neighbourhood Area is appropriate for the Referendum Area, and that no evidence has been submitted to suggest otherwise. He recommended that the Plan should proceed to Referendum based on the Neighbourhood Area as approved on 20 April 2022.
- 2.7 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council consider each of the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table appended to this Decision Statement. Ahead of this consideration, the Report and its findings have been considered between the Council and Ufford Parish Council.

3. Decision and Reasons

- 3.1 East Suffolk Council, under powers delegated to the Head of Planning and Building Control, has considered each of the modifications recommended. The Council concurs with the reasoning and modifications provided by the Examiner in his Report dated 20 March 2025.
- 3.2 The Council has also identified further modifications to the Plan which are considered necessary to meet the basic conditions or to correct errors.
- 3.3 With the Examiner's recommended modifications and other modifications, East Suffolk Council has decided that the Ufford Neighbourhood Plan meets the Basic Conditions identified in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provisions made by or under Section 38A and 38B of the Planning and Compulsory Purchase Act 2004. Consequently, the submission version of the Ufford Neighbourhood Plan will be modified as recommended for it then to proceed to Referendum.
- 3.4 The Council has considered the Referendum Area as recommended by the Examiner and has decided there is no reason to extend the Neighbourhood Area for the purposes of the Referendum. The Referendum Area will therefore be the same as the designated Neighbourhood Area for the Ufford Neighbourhood Plan.
- 3.5 The list of modifications and actions required are set out in the following appended tables. As a consequence of these changes the Ufford Neighbourhood Plan will be re-published and titled as the Ufford Neighbourhood Plan (Referendum Version).

A handwritten signature in black ink, appearing to be 'Ben Woolnough', with a large loop at the start and a trailing flourish.

Ben Woolnough BSc, MSc, MRTPI
Head of Planning and Building Control
Dated: 15 April 2025

Table 1: Examiner's recommended modifications, reasoning and ESC actions

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
Footnote 4 (p. 43): Replace 'principle' with 'principal'.	Typographical error.	Agreed.
UFF1: Design (p. 43): Replace criterion f) with: 'Where appropriate <u>and practicable</u> , orientate buildings towards public spaces and ensure <u>that the height and design</u> the use of fences and walls <u>makes an appropriate and sensitive distinction between public and private</u> creates a strong connection between public and private spaces.'	To ensure an appropriate relationship between new homes and open spaces, and to ensure that the height and design of fences and walls makes an appropriate and sensitive distinction between public and private space.	Agreed.
UFF1: Design (p. 44): At the beginning of criterion o), add: ' <u>Where appropriate and practicable</u> ,'	So that the policy can be applied where appropriate and practicable.	Agreed.
UFF1: Design (p. 44): Replace the final sentence of criterion o) with: 'Trees should also be <u>incorporated in</u> present in any public open spaces <u>or</u> green <u>areas to generate</u> environmental and wildlife benefits.'	To clarify the way in which trees should be incorporated in any public open spaces or green areas to generate environmental and wildlife benefits.	Agreed, though should be tweaked to '...incorporated <u>into</u> any public open spaces...' as this is more grammatically correct.
UFF2: New Housing (p. 50): Replace the final part of the policy with: 'The local distinctiveness and separate identity of Ufford will be	The final part of the policy is recommended to be recast so that it more clearly comments about the distinct gaps between the built-up elements of Ufford.	Agreed.

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
maintained. Development proposals which would erode the distinct gaps between the built-up elements parts of Ufford, and between Ufford and other adjacent settlements resulting in the coalescence of built development will not be permitted supported .'		
UFF2: New Housing (p. 49): At the end of paragraph 6.25 add: ' The final part of the policy comments about the importance of maintaining the distinct gaps between built-up development in the parish. This approach reflects the findings of the Settlement Sensitivity Assessment (Suffolk Coastal) produced in July 2018. '	To connect the policy with the Sensitivity Assessment Volume 2: Suffolk Coastal (2018) which formed part of the evidence base for the East Suffolk Council – Suffolk Coastal Local Plan (2020).	Agreed, but with a minor correction to the title of the document, which is: 'Settlement Sensitivity Assessment Volume 2: Suffolk Coastal'.
UFF3: New Housing (p. 56): In the first part of the policy delete 'in the parish' ('Where new housing is to be provided in the parish ').	Deletion of the unnecessary reference to the parish in the first part of the policy.	Agreed.
UFF3: New Housing (p. 56): Delete the second part of the policy: 'Proposals for new housing over the plan period, should prioritise smaller dwellings although it is recognised that some larger dwellings e.g. 4 bedroom may be required to maintain a balance of dwellings available.'	Deletion of the second part of the policy which is addressed in greater detail in the third part of the policy.	Agreed.
UFF3: New Housing (p. 56):	Modification so that it more closely relates to housing need.	Agreed.

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
In the third part of the policy replace 'attract both' with 'to meet the needs both of': (...however variety will be sought <u>to meet the needs of</u> attract both of newly forming households...)		
UFF3: New Housing (p. 56): In the fifth part of the policy amend to 'Where <u>it is commercially viable to do so</u> , affordable housing is proposed, it should be delivered as follows:'	To include a reference to commercial viability in the fifth part of the policy.	Agreed.
UFF4: Rural and community led exception sites (p. 58): Replace criterion c) with: 'The housing remains <u>in</u> affordable <u>tenure</u> and available in perpetuity.'	To make the policy wording clearer.	Agreed.
UFF6: Landscape character and The Water Meadows (p. 66) Replace the second and third parts of the policy with: '...Development will not be supported in this area where it would have a significant adverse impact on the qualities of the landscape that make it special. <u>proposals</u> should protect and conserve <u>the</u> landscape quality <u>of the River Deben valley</u> , taking into account the natural environment and the historic dimension of the landscape as a whole. Where development is considered <u>otherwise</u> acceptable, landscape improvements should be included as an integral part of the development proposal, <u>wherever practicable</u> .	The second and third parts of the policy were recast to make it clearer.	Agreed.

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
<u>Development proposals in the River Deben valley which would have a significant adverse impact on the qualities of the landscape that make it special will not be supported.'</u>		
<p>UFF7: Important views (p. 70):</p> <p>Replace the policy element with: 'Development proposals within or that <u>which</u> would affect an important public local view should <u>respond positively to the view concerned</u> take account of the view concerned and. <u>Developments proposals</u> which would have a significant adverse impact on the landscape or the character of <u>an identified important</u> the view concerned will not be supported.'</p>	To make clearer how a development proposal should address its relationship with an identified view.	Agreed.
<p>UFF8: Biodiversity/nature conservation (p. 73):</p> <p>Replace the first and second parts of the policy with: '<u>Development proposals should respond positively to the natural environment of the parish</u> All development proposals should <u>and</u> avoid the loss of, or substantial harm to, biodiversity habitats including, but not limited to, important trees, ponds, hedgerows, blocks of woodlands, meadows, and other semi natural habitats in the parish. Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, the <u>development proposal will not be supported</u> planning permission should be refused.'</p>	To clarify the wording of policy.	Agreed.

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
<p>Para 7.21 (p. 70):</p> <p>Update list to include an additional County Wildlife site, Rowanwood Cottage Marsh (site 141).</p>	To complete the list of relevant County Wildlife Sites for the Ufford parish.	Agreed.
<p>Para 7.22 (p. 71):</p> <p>Add to the Deben Estuary SSSI that it is also a Special Protection Area and a Ramsar site.</p>	To complete the list of protection designations (for sites of importance for biodiversity) associated with the Deben Estuary area.	Agreed.
<p>Para 7.28 (p. 74):</p> <p>Replace 'crested newt' with 'great crested newt'.</p>	Factual correction.	Agreed.
<p>UFF9: Ecological corridors (p. 76):</p> <p>Replace the policy with:</p> <p>The Plan identifies priority ecological corridors within the parish (as shown on Figure 27) as follows:</p> <ul style="list-style-type: none"> • Blue Corridor (includes the swathe of Water Meadows alongside the River Deben and Byng Brook); and • Green corridors. <p>As appropriate to their scale, nature, and location, development proposals should retain, protect and where practicable enhance the identified ecological</p>	To make the policy clearer and to ensure the policy's requirement that development proposals should retain, protect and enhance the identified ecological corridors should be applied as appropriate to their scale, nature, and location, and enhancements should be made where practicable.	Agreed.

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<p><u>corridors.</u></p> <p>Opportunities should be taken to reconnect the ecological network including:</p> <ul style="list-style-type: none"> linear features such as the river and streams and their associated habitats; hedgerows, mature trees, and ditch networks; and links between ponds, meadows and woodlands should be created and enhanced.' <p>The following have been identified as the priority ecological corridors within the parish: 1-Blue Corridor (includes the swathe of Water Meadows alongside the River Deben and Byng Brook), 2-Green corridors.</p>		
<p>UFF10: Historic environment (p. 80):</p> <p>Delete the elements of the policy after point 6.</p> <p>See also the Ufford Design Guidelines and Codes.</p> <p>'Where during the construction of a development, the presence of local monuments is discovered, a precautionary approach should be adopted with a preference for preservation in situ in this first instance unless this cannot be achieved in line with relevant Local Plan policies.'</p>	<p>The reference to the discovery of local monuments during construction was better re-located from the policy to paragraph 7.40 of the supporting text.</p>	<p>Agreed.</p>
<p>Para 7.40 (p. 79):</p>	<p>The reference to the discovery of local monuments during construction was better</p>	<p>Agreed.</p>

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
At the end of paragraph 7.40 add: <u>Where the presence of local monuments is discovered during the construction of a development proposal, a precautionary approach should be adopted with a preference for preservation in-situ in the first instance unless this cannot be achieved in line with relevant Local Plan policies.'</u>	re-located from the policy to paragraph 7.40 of the supporting text.	
UFF12: Dark skies (p. 85): Replace the first part of the policy with: <u>Wherever practicable, new residential developments should not include streetlights.</u> While ensuring that new development proposals are secure in terms of occupier, other user and vehicle safety, dark skies are to be preferred over lighting. The Parish Council's preference is for new residential development not to contain streetlights.	The simplification of the opening element and the removal of the reference to a preference which would be difficult to apply through a land use planning policy.	Agreed.
UFF12: Dark skies (p. 85): Replace the final sentence of the third part of the policy with: Lighting <u>schemes which will</u> likely to cause unacceptable disturbance or risk to <u>wildlife will not be supported</u> should be avoided.	To recast the final sentence of the third part of the policy to strengthen it, as use of the term 'avoided' has little weight in the development management process.	Agreed.
UFF12: Dark skies (p. 85): Replace the first sentence of the final part of the policy with: 'Where appropriate, to the development proposals planning applications should include an <u>external lighting scheme</u> that demonstrates how the	To simplify the opening element of the final part of the policy.	Agreed.

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scheme addresses both energy and environmental concerns without comprising safety.'		
<p>Para 7.49 (p. 84):</p> <p>At the end of paragraph 7.49 add: 'The BCT guidance note '08/23 Bats and Artificial Lighting at Night' provides more specific nature-based sensitive lighting guidance.'</p>	To repositioning of some of the deleted policy into the supporting text.	Expand 'BCT' to 'The Bat Conservation Trust (BCT)' for clarity and agree the rest of the change.
<p>UFF13: Access and connections (p. 90):</p> <p>In the second part of the policy replace 'Development' with 'Development proposals'.</p>	To bring the clarity required by the NPPF.	Agreed.
<p>UFF13: Access and connections (p. 90):</p> <p>In the fourth part of the policy replace 'Development which is likely to' with 'Development proposals which would is likely to affect an existing Public Right of Way should take account of its route and incorporate it into the scheme, preferably in a wide and open green corridor.</p>	To ensure the policy requirement relates to when there is evidence of an effect on a public right of way, rather than a likely impact.	Agreed.
<p>Ufford 14: Community Facilities (p. 94):</p> <p>Reposition the first part of the policy so that it becomes the third part.</p>	To ensure the policy reads with a more positive approach.	Agreed.
Ufford 14: Community Facilities (p. 94):	Inclusion of 'potential' was seen as unnecessary.	Agreed.

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
<p>In the first part of the policy (as submitted) delete 'potential'</p> <p>"Proposals including changes of use that would involve the potential loss of an existing community facility (as shown on Figure 32) e.g. the Church, the Community Hall, St Mary's Parish Hall, the Public Houses, recreation ground, playing pitches, play areas etc) will not be supported except where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe, and accessible location or where there is no reasonable prospect of continued viable use.</p>		
<p>Ufford 14: Community Facilities (p. 94):</p> <p>In the third part of the policy (as submitted) replace the opening element with: 'Encouragement is given to <u>Proposals which would provide enhanced or new facilities, and which satisfy an identified need such as the matters listed below will be supported:</u></p>	<p>Reference to 'encouragement' removed (and replaced with 'will be supported'), as 'encouragement' has little if any weight in a land use planning policy (whilst 'will be supported' does).</p>	<p>Agreed.</p>
<p>UFF15: New and existing business (p. 97):</p> <p>Replace the opening element of the policy with: '<u>Development proposals for</u> new small-scale businesses es <u>premises</u>, particularly those that <u>which would involve</u> result in the reuse of redundant or unused historic or farm buildings and new buildings to accommodate new business or agricultural uses, will be positively encouraged supported provided that <u>where</u> they do not have a significant adverse impact upon the</p>	<p>This section of the policy was recast so that it properly comments about the development management process (and the determination of development proposals), rather than offering more general support for the establishment of new businesses.</p>	<p>Partially agreed – remove 'and buildings' from this sentence so that the intended meaning of the first sentence (that development proposals for new small-scale business premises will be supported, in particular those that reuse redundant or historic buildings) is clearer.</p>

Examiner's Recommended Modification	Reason for change (summarised)	Action by ESC
character or landscape of the area, the amenity of residents (in terms of lighting, noise, odour, dust), or result in an unacceptable increase in traffic generation.'		
UFF16: Former Crown Nursery (p. 105): Replace criterion a) with: 'The delivery of between 20-25 up to 25 dwellings <u>homes (of which a third will should be provided (of which eight will be</u> affordable dwellings).'	To bring the clarity required by the NPPF.	Partially agreed – 'affordable dwellings' should be changed to 'affordable homes' for language consistency.
UFF16: Former Crown Nursery (p. 105): In criterion e) replace 'will' with 'should': 'e) approximately 8 allotments <u>should</u> will be provided'.	No reason stated.	Agreed – this change provides a touch of flexibility in accordance with the number of homes that may be proposed on the site as part of a development proposal.
UFF16: Former Crown Nursery (p. 105): Replace criterion f) with: ' <u>An Ecological Impact Assessment and an</u> independent survey s of all existing trees and hedges on the site will be required. Trees and hedges on site will <u>should</u> be retained, in accordance with the survey findings unless specific justification is given for their removal and compensatory <u>provision in the tree survey is made</u> .'	To require the submission of an ecological impact assessment and a refinement of the approach to the potential loss of trees.	Agreed.
UFF16: Former Crown Nursery (p. 105): Replace criterion i) with: ' Adjacent Woodland areas <u>in the site</u> including existing pond to be are conveyed to Ufford Parish Council via a Management Agreement.'	To clarify the relationship between the built development and the adjacent wooded area.	Agreed.

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<p>Para 11.26 (p. 103):</p> <p>In the final sentence of paragraph 11.26 replace 'Land outside of the allocated site', with '<u>Land outside the developable area</u>'.</p>	To clarify the relationship between the built development and the adjacent wooded area.	Agreed.
Modification of general text (where necessary).	To achieve consistency with the modified policies and to accommodate any administrative and technical changes.	Agreed – the general changes to be made are shown in Table 2 .
<p>The Plan is modified to address the following map related points, as raised by ESC:</p> <ul style="list-style-type: none"> • Paragraphs 1.6 and 1.9; • Section 2; • Section 4; and • Paragraph 5.6 	To correct maps included in the Plan.	Agreed.

Table 2: Council's further modifications

Under section 12(6) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
Cover page:	To update the Submission version the Plan to the Referendum version of the Plan.	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
Update 'Submission Version' to 'Referendum Version' and the date from 'October 2024' to 'June 2025', as per the anticipated Referendum date.		
Contents Page (p. 3): Updates to page numbers.	To correct references to page numbers.	
Para 1.6 (p.6): Local Plan name to be corrected to 'East Suffolk Council – Suffolk Coastal Local Plan'.	Factual correction.	
Para 1.9 (p.6): Correction to name of Town and Country Planning Act 1990 (as amended)	Factual correction.	
Para 1.9 (p.7): Figure 2 to be updated to present stage.	To update the Submission version the Plan to the Referendum version of the Plan.	
Para 1.10 (p.7): Paragraph to be updated to present stage to read: This is the Submission <u>Referendum</u> version of the Ufford Neighbourhood Plan. The draft plan was the subject of independent examination between January and March 2025. <u>The outcome of the examination and the Council's consideration of the modifications is that the Plan was determined able to proceed to referendum. 'pre-</u>	To update the Submission version the Plan to the Referendum version of the Plan.	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
<p>submission consultation' between 14 March 2024 and 3 May 2024. Local residents, businesses, and statutory agencies all had the opportunity to comment on the draft Plan. All comments received during the consultation process were analysed and subsequent amendments have been made to the Plan.</p>		
<p>Para 1.11 (p.8):</p> <p>Paragraph updated to present stage</p> <p>Theis Submission version of the Ufford Neighbourhood Plan is accompanied by the following supported by the following documents:</p> <ul style="list-style-type: none"> • Ufford Design Guidelines and Codes - undertaken by consultants AECOM completed in October 2023 and updated in September 2024 – a focus on design elements to inform policy making and application determination across the Neighbourhood Area. • Housing Needs Assessment - undertaken by consultants AECOM and completed in March 2023, a desk top study of the likely needs within the Parish. • Ufford Data Profile - a compendium of statistical and local evidence covering key themes within the parish. 	<p>To update the Submission version the Plan to the Referendum version of the Plan, and to correct the name and date of one of the listed supporting documents.</p>	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
<ul style="list-style-type: none"> Ufford Environment Report – undertaken by Steering Group members and completed in October 2023, this identifies the ecological corridors in the parish and the actions required to help nature recovery and sustain biodiversity. Ufford Strategic Environmental Assessment (SEA) Environmental Report for the Ufford Neighbourhood Plan –undertaken by consultants AECOM and completed in September October 2024.' 		
<p>Para 1.12 (p.8):</p> <p>Delete the following paragraph, and update numbers of paragraphs in this section:</p> <p>'Examination and Referendum After submission, East Suffolk Council will undertake a checking process and further consultation. The Neighbourhood Plan will then be examined by an Independent person appointed by the District Council. Subject to the Examiner's report, the Neighbourhood Plan should then proceed to referendum.'</p>	Remove paragraph related to process between submission and referendum.	
<p>Para 1.17 (p.10):</p> <p>Update reference to NPPF to the 2024 NPPF, and add in explanatory section on the submission of the Plan immediately before the 2024 NPPF was published, and to include reference to the examination arrangements and conclusions regarding the NPPF:</p>	To update the NPPF references, and to add into where the NPPF is first mentioned that the Plan reached submission and draft consultation stage and examination stages during a transitional period between two versions of the NPPF.	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
<p>'The current 'National Planning Policy Framework' (NPPF) was published in December 2024. It sets out the Government's planning policies for England and how these should be applied. The Ufford Neighbourhood Plan has been was produced to be in conformity with the December 2023 version of the NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development. The Plan reached submission and consultation stage before the December 2024 NPPF was published, and was submitted for examination prior to the transitional arrangement end date specified in paragraph 239 of the NPPF (12 March 2025). The Ufford Neighbourhood Plan was therefore examined under the December 2023 NPPF, but was considered to is be in conformity with both the 2023 and 2024 versions of the NPPF.</p>		
<p>Para 1.19 (p.11):</p> <p>Remove diagram.</p>	<p>Figure 4 is unclear in what it is trying to communicate.</p> <p>It does not accurately represent the policy context within which the Ufford Neighbourhood Plan was prepared and subsequently examined, which was principally under the 2023 NPPF (as explained in the Examiner's Report in paragraphs 3.4 and 3.5).</p> <p>It does not accurately represent the development plan for decision making in Ufford, as the Suffolk minerals and Suffolk waste plans are missing.</p>	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
	<p>It does not accurately represent the weighting given in decision making for Ufford at this time, as the NPPF does not have greater weight than the Local Plan, especially whilst it is still less than five years old.</p> <p>It should therefore be amended (most simply to depict the national and local tiers of policy that shaped the Plan during preparation, which would mean changing the NPPF date to 2023) or simply removed.</p>	
<p>Para 2.32 (p. 21):</p> <p>Update list to include an additional County Wildlife site, Rowanwood Cottage Marsh (site 141).</p>	Factual correction to list of sites.	
<p>Para 2.32 (p. 19):</p> <p>Change the reference to the number of sites listed below from 'three' to 'four'.</p>	Correction of wording between Submission and Referendum versions of the plan.	
<p>Para 3.5 (pp. 30 - 31):</p> <p>The last three bullet points within the 'Stage 4' box should be updated as follows:</p> <ul style="list-style-type: none"> The amended Neighbourhood Plan was will be submitted to East Suffolk Council in October 2024. who will undertake A further period of public consultation which lasted for six eight 	To update the Submission version the Plan to the Referendum version of the Plan, to make a factual correction, as the consultation was for eight weeks, not six weeks, and to add in the end date of the consultation period for clarity.	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
<p>weeks was <u>undertaken between 20 November and 15 January 2025</u>.</p> <ul style="list-style-type: none"> On the conclusion of that consultation exercise, the Neighbourhood Plan will be was sent for independent examination. Following receipt of the Examiner's <u>Report in March 2025</u>, and if the Plan is successful, East Suffolk Council will <u>consider the modifications and if determined able to proceed to Referendum, will</u> hold a local <u>Referendum</u> in Ufford. 		
<p>Para 6.8 (p.41):</p> <p>Update to reflect the Design Code document was updated in October 2024.</p>	Correction of wording between Submission and Referendum versions of the plan.	
<p>UFF1: Design (p. 43):</p> <p>In addition to the Examiner's modifications to criterion o) (incorporated, see Table 1), also remove 'or play area to generate', as shown below:</p> <p>'Trees should also be incorporated into present in any public open spaces or green areas to generate or play area to generate environmental and wildlife benefits'.</p>	Removal of repeated text – play areas are intrinsic to the definition of publicly accessible 'open space', so do not need to be specified in this sentence.	
<p>Figure 22 caption (p. 46):</p>	Factual correction to Local Plan name.	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
Correct to 'East Suffolk Council – Suffolk Coastal Local Plan'.		
Footnote 7 (p. 46): Correct to 'East Suffolk Council – Suffolk Coastal Local Plan'.	Factual correction to Local Plan name.	
Para 6.19 (p.47): Note should be added to reflect the change in Affordable Housing definitions between the 2023 and 2024 NPPF versions. Recommended text: Note: The NPPF was subsequently updated in December 2024 and the definition of Affordable Housing was amended (see the NPPF Glossary for the updated definition).	To note changes to the definition arising from the 2024 NPPF.	
Para 6.31 (p.54): Add references to 2023 and 2024 NPPF versions.	Factual correction.	
Footnote 12 (page 55): Remove the reference to all developments being required to provide 25% of affordable homes as First Homes.	Due to changes to the 2024 NPPF, this is no longer national policy (see footnote 90 of the 2024 NPPF).	
Para 7.1, 7.2 and 7.4 (pp. 59-60): Amend NPPF paragraph number references to the NPPF 2024 (106-108).	To update the paragraph numbers referred to in this section as these paragraphs have not had their meaning altered between the 2023 NPPF and 2024 NPPF versions, and therefore	

Policy/Supporting text change	Reason for change (summarised)	Action by ESC
	this simply updates the referencing, not the meaning.	
Para 7.17 (p.65): Amend NPPF paragraph number reference to NPPF 2024.	To update the paragraph numbers referred to in this section as these paragraphs have not had their meaning altered between the 2023 NPPF and 2024 NPPF versions, and therefore this simply updates the referencing, not the meaning.	
Para 7.21 (p.70): Change '3' to '4'.	To correctly reference the addition of Rowanwood Cottage Marsh County Wildlife Site (site 141) to the list.	
Appendix B (p.111): LGS introduction – Amend NPPF paragraph number reference to NPPF 2024.	To update the paragraph numbers referred to in this section as these paragraphs have not had their meaning altered between the 2023 NPPF and 2024 NPPF versions, and therefore this simply updates the referencing, not the meaning.	
Appendix B (p.115): LGS 6 – deletion of second para under second criteria. The small grassy area at the top of Church Lane has an attractive display of flowering bulbs in springtime and adds to the quality of the historic centre of the village centred around St Mary's Church and several thatched cottages.	This was retained in error and was the subject of representation from a local resident.	