

Westerfield Neighbourhood Plan 2023 - 2036



CONSULTATION STATEMENT

WESTERFIELD PARISH COUNCIL
JUNE 2024

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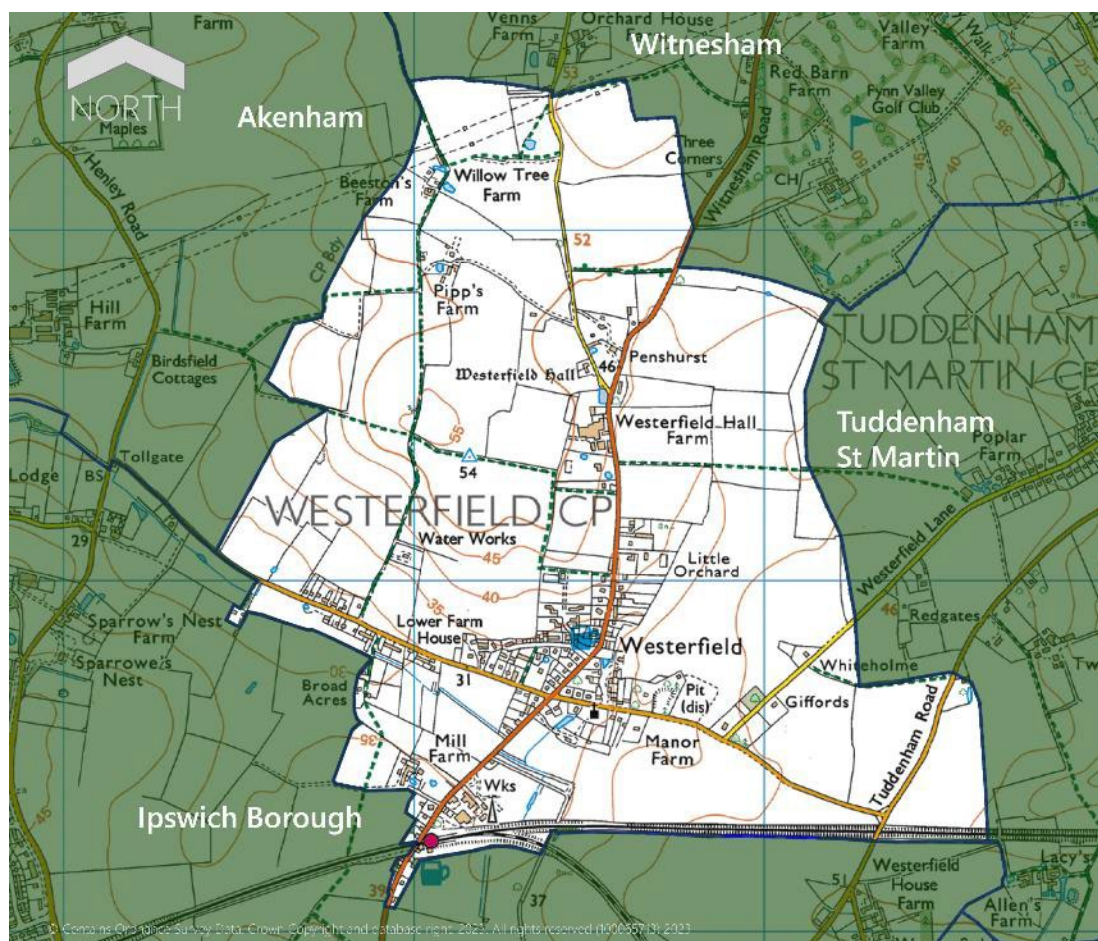
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Westerfield 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 engagement and consultation with residents of Westerfield 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 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 2.2 In 2021 Westerfield Parish Council resolved to prepare a Neighbourhood Plan for the parish. It was agreed that work would initially be carried out by a group of volunteers and parish councillors. An application to East Suffolk Council to designate the whole of the Westerfield parish as the neighbourhood plan area was made in September 2021, and the District Council formally designated the area on 27 September 2021. Map 1 identifies the extent of the Neighbourhood Area. From that time a small group of volunteers, agreed by the Parish Council, managed the gathering of information to support the preparation of the Plan.



Map 1 - The Neighbourhood Plan Area

- 2.3 Following the designation of the neighbourhood plan area in September 2021, a well attended information event and presentation for residents was held in the Village Hall on 13 October 2021. This was followed by the compilation of a Residents' Survey, which was carried out in Spring 2022 and resulted in 124 responses. The survey sought views on a whole range of matters, many of them beyond the remit of a Neighbourhood Plan. The results are published in a separate report that is published in support of the Plan. The responses in relation to planning matters that can be addressed through the Neighbourhood Plan included:
- strong support for preserving the rural feel of the village;
 - the need to protect open views;
 - minimising environmental impact; and
 - the need to be able to access nearby essential services and facilities.

- 2.4 The content of the Neighbourhood Plan has also been informed by evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses. The evidence reports are:
- Westerfield Design Guidance and Codes: AECOM, March 2023
 - Westerfield Neighbourhood Plan Landscape and Biodiversity Evaluation: Suffolk Wildlife Trust, February 2023
 - Westerfield Landscape Appraisal; Lucy Bachelor-Wylam, November 2023

All these reports are available separately to download on the Neighbourhood Plan pages of the Parish Council website.

- 2.5 On 21 November 2023 the Parish Council considered the draft and approved it for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). That consultation and its outcomes form the main focus of this Consultation Statement.

3. Regulation 14 Pre-Submission Consultation

- 3.1 The statutory consultation commenced on 25 November 2023 and lasted for eight weeks to 19 January 2024 (inclusive).

How we publicised the consultation

- 3.2 The consultation was publicised by the distribution of a summary postcard (reproduced below) that was distributed to every household and business in the parish. The postcard ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with a well-attended drop-in event held at the Church Room on Saturday 25 November. The display boards from that event are illustrated in Appendix 1



In 2021 Westerfield Parish Council resolved to prepare a Neighbourhood Plan for the Parish. Since then, a small group of volunteers and Parish Councillors, assisted by professional consultants, have been gathering information and views to inform the content of the Plan.

Neighbourhood Plans, when complete, are used by district councils when deciding planning applications.

We have now reached a major milestone and are consulting on the Draft Plan. Consultation commences on Saturday 25 November and will last until Friday 19 January. You now have the opportunity to influence planning and development policy for Westerfield and say whether or not you support the content of the Plan.

The Draft Plan contains 13 planning policies covering:

Landscape and Natural Environment **Built Environment** **Services and Facilities** **Highways and Travel**

It also contains "Community Actions" which are proposed local initiatives to address concerns raised during our early consultation.

How to view the Plan:

The full version of the Plan will be available to download from Friday 24 November at <https://westerfield.onesuffolk.net/>

If you don't have access to the internet, paper copies will be available to view at The Railway Inn and The Swan Inn during opening hours or you can borrow a copy for a short period by contacting Sue Peace 01473 210942 or Mary Pluquet 01473 231148

How to comment:

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete. You can also collect a paper response form at the Drop-in Event or from the above locations.

COMMENTS MUST BE RECEIVED BY FRIDAY 19 JANUARY - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Thank you.

Westerfield Parish Council, November 2023

- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from specified working group members, as advised on the postcard and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form was produced, with paper copies of the form being available at the drop-in event and the same working group members.
- 3.4 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 2 and the email content used to notify them is included at Appendix 3.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.



4. Pre-Submission Consultation Responses

- 5.1 A total of 29 people or organisations responded to the Pre-Submission Consultation as listed below. Not all individuals submitted comments.

D Griffiths	M Glanville	T&E Cade
P Lalonde	A Pether	S Peace
A Cornell	W Williams	M Noble
T Moran	J Wheeler	O Williams
C Proudfoot	J Stevens	C Thorneloe
J Dunne	J Mann	P Robinson
S Southgate	L Willimott	

East Suffolk Travel Association
Phase 2 Planning and Development Ltd
Ipswich Rugby Club
Save Our Country Spaces and East Suffolk Planning Alliance
Birketts LLP on behalf of William and Monica Pipe
Environment Agency
Historic England
National Gas
National Highways
National Power
Natural England
Suffolk Wildlife Trust
Suffolk County Council
East Suffolk Council

- 5.2 A summary of the responses to questions on the individual policies, community actions and general content is illustrated in Appendix 4. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 5 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 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – November 2023 Drop-in Event Display

Welcome



The story so far:

- The Parish Council has been preparing a Neighbourhood Plan since 2021.
- We have now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **Friday 19 January**, a period of 8 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community actions that are contained in the Plan.

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning for their area.

When complete, the Plan 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 planning applications.



Over the next 8 weeks you have an opportunity to read the Plan and submit your comments.



WE NEED YOUR VIEWS BY 19 JANUARY

Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

The process



How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Our Plan



Plan Contents

The Plan itself runs to just over 50 pages and is necessarily quite complex in places. This is because it will be used by East Suffolk Council and Government Planning Inspectors to make decisions on planning applications.

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

- Village Development Locations
- Landscape and Natural Environment
- Built Environment
- 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.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

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



Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

Aims and Objectives



Neighbourhood Plan Aims

To preserve the rural feel of Westerfield; and
To enhance the sense of community felt by residents

The Aims translate into the following Objectives that cover the five Plan themes

1. Maintain Westerfield as a 'small village' (in planning terms) by creating a "green ring" to protect it from creeping developments both from outside and within the village.
2. Allocate an area (ideally near the Village Hall and Church) as the focal point that supports the development of further services for village residents.
3. Specify design and development criteria for future developments which maintain the rural character and prevent the "suburbanisation" of the village.
4. Ensure residents can safely walk and cycle in and around Westerfield to enjoy the village and surrounding countryside, as well as providing access to nearby essential services such as schools.
5. Ensure Westerfield supports all our futures by reducing our environmental impact and improving the Village environment for local wildlife (e.g., rewilding and green corridors through the village).

DO YOU SUPPORT THE AIMS AND OBJECTIVES?

Village Development Locations



Context

- The Residents' Survey noted there is little in the way of support for further growth of the village.
- East Suffolk's Local Plan allocates a site for approximately 20 dwellings and public open space on land south of Lower Road. It is not clear when the site will be developed.
- In addition to the site at Lower Road, planning permission has been granted for up to 75 dwellings and 16 business units at the Old Station Works.
- The Local Plan identifies a Settlement Boundary for Westerfield, as illustrated below.
- The Local Plan states that:

"New development within defined settlement boundaries will be acceptable in principle, subject to consideration of other relevant policies of the development plan."

New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.

Proposals for new residential development outside of the Settlement Boundaries and outside of land which is allocated for development will be carefully managed in accordance with national planning policy guidance and the strategy for the Countryside."

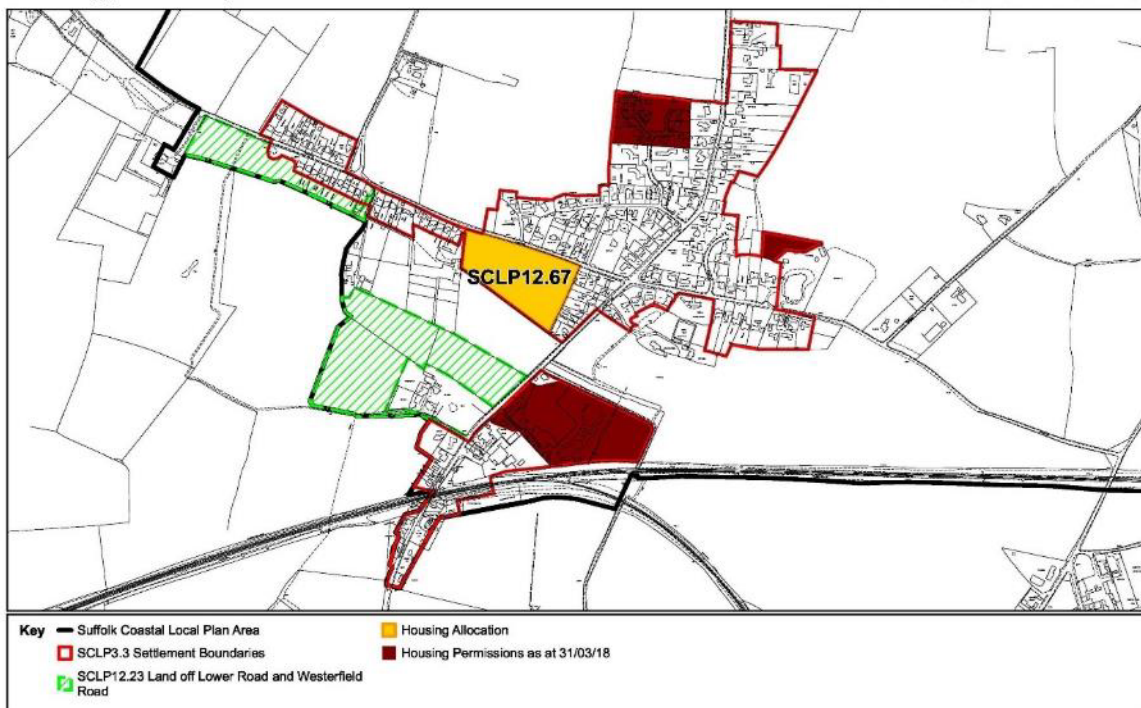
Neighbourhood Plan Approach

Given the Local Plan situation and the currently proposed development sites, the Neighbourhood Plan does not make any changes to the defined Settlement Boundary and does not propose additional sites for development.

In accordance with the Local Plan, new development will be focused within the Settlement Boundary and will only be allowed outside that area where the particular circumstances set out in the National Planning Policy Framework or the Local Plan are met.

This approach will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped.

Suffolk Coastal Local Plan | Adopted September 2020 | Policies Maps



68 - Westerfield

East Suffolk Council

Scale 1:8,000

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Landscape & Natural Environment



Context

- The Parish Council commissioned a Parish wide Landscape Appraisal to inform the content of the Neighbourhood Plan.
- The Appraisal included a number of recommendations
 1. conserve the historic meadow system in the heart of the village
 2. protect the stock of oak trees
 3. protect the setting of Westerfield Hall and Swan's Nest
 4. integrate new development edges
 5. improve pedestrian access / connections to the footpath network
- National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.
- Such designations rule out new development other than in very special circumstances.

Policy WFD 3 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on Map 6 [below]:

1. The Paddock
2. The Bowls Club
3. Open area west of B1077 and south-west of Fairlands
4. Open area east of B1077 between Ash House and The Lodge

Development proposals within the designated local green spaces will only be supported in very special circumstances.



Policy WFD 1 – Landscape Buffer

A Landscape Buffer is identified on Map 5 [below]. The open and undeveloped nature of these areas will be protected from development to prevent settlement coalescence and, as appropriate, minimise potential harm to designated heritage assets.

Development which is otherwise in conformity with Policy SCLP3.3 of the Suffolk Coastal Local Plan will only be permitted where:

- i. through the submission of a Landscape and Visual Impact Assessment, it can demonstrate that it would not undermine the physical and visual separation provided by the landscape buffer; and
- ii. it would not compromise the integrity of the landscape buffer, either individually or cumulatively with other existing or proposed development.



Policy WFD 2 – Sensitive Landscape

A sensitive landscape area is identified on Map 5 [above] east of Westerfield Road and opposite the designated heritage assets at Swan's Nest and Westerfield Hall.

The open and undeveloped nature of this area will be protected in order to safeguard the setting of the designated heritage assets. Proposals located in this area, which are otherwise in conformity with Policy SCLP3.3 of the Suffolk Coastal Local Plan, will only be permitted where, through a Landscape and Visual Impact Assessment and a Heritage Impact Assessment, it can be demonstrated that it would not cause significant harm to the landscape and setting of the heritage assets.

DO YOU SUPPORT THESE POLICIES?

Landscape & Natural Environment



Context

- Westerfield's landscape is such that there are opportunities for extensive views into and out of the built-up area of the village from publicly accessible points. The most significant are identified on the map and in the Neighbourhood Plan Landscape Appraisal.
- Suffolk Wildlife Trust were commissioned to prepare a Landscape and Biodiversity Evaluation of the parish.
- The report identified: "a range of protected and Priority species have been recorded including otter, hazel dormouse, hedgehog, great crested newt and several Priority bird species including skylark and yellowhammer. There is also a significant number of stag beetle records, which are a Priority invertebrate species. Species-rich hedgerows in the south and north of the parish form the backbone of the ecological network of the parish."

Policy WFD 5 – Protection of Trees, Hedgerows and other Natural Features

Development proposals should avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses and shall not result in harm to the identified wildlife corridors. Where such losses or harm are unavoidable:

- the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.

Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example:

- the creation of new natural habitats including ponds;
- the planting of additional native trees and hedgerows of local provenance (reflecting the character of Westerfield's traditional woodland and hedgerows), and;
- restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.

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.

Policy WFD 4 - Protection of Important Views

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on Map 7. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views.



Community Action 1 – Countryside Initiatives

The Parish Council will work alongside the relevant authorities to develop countryside on doorstep, hedgerows and mature trees, wildlife habitats, particularly wildlife corridors and endeavour to provide information and funding for wildlife projects. The Parish Council will seek to appoint a Tree / Hedge Warden for Westerfield.

Community Action 2 – Environmental Group

Villagers will work to establish a new environmental group to work alongside any new and existing environmental groups, such as the Westerfield station adopters, and the church, to develop countryside on doorstep.



DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTIONS?

Built Environment



Context

- As part of the Government's neighbourhood planning support programme, Design Guidance and Codes for the Parish have been prepared.
- It provides guidance that seeks to inform the design of new development in order to retain and protect the character and distinctiveness of Westerfield.
- New development in Westerfield should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents.

Flooding

- We know from recent experience that flooding from rivers and after heavy rainfall can be a problem in some areas.
- Proposals will be required, where appropriate, to make provision for the management of surface water run-off.
- The use of Sustainable Drainage Systems (SuDS) will be necessary on larger developments and supported on smaller schemes
- Local Plan Policy SCLP9.6: Sustainable Drainage Systems, provides a comprehensive framework for the implementation of measures to manage surface water run-off including requirements for Sustainable Drainage Systems.

Light Pollution

- It is acknowledged that the lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.

Policy WFD 7 – Artificial Lighting

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment by being downward focussed and motion sensitive, not extend past the property boundary, and minimise light pollution and adverse effects on wildlife and subject to:

- highway safety,
- the needs of particular individuals and groups, or
- security

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

Community Action 4 – Reducing Light Pollution

The Parish Council will aim to ensure, as far as possible, the dark skies, which are important to the village whilst balancing with sufficient lighting to keep the streets safe.

Policy WFD 6 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as identified in the Westerfield Design Guidelines and Codes, 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 Checklist of the Design Guidelines and Codes, as appropriate to the proposal.

In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;
- they do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- designs respect the character, scale and density of the locality;
- development faces on to existing roads wherever possible;
- developments are not situated in areas of any form of flooding and should not result in water run-off add-to or create surface water flooding, through the incorporation of above ground open Sustainable Drainage Systems (SuDS) that are multifunctional and provide amenity and biodiversity, in accordance with the Suffolk Flood Risk SuDS Local Design Guide 2023 and the Suffolk Coastal Local Plan Policy SCLP9.6 Sustainable Drainage Systems.;
- adequate provision for the covered or screened storage of all wheelie bins and cycle storage is made, as appropriate and in accordance with adopted cycle parking standards and in a way which does not detract from the appearance of the development;
- suitable ducting capable of accepting fibre to enable superfast broadband is included; and
- one electric vehicle charging point per new off-street residential parking place created is provided.



Community Action 3 – Broadband Speed

The Parish Council will actively monitor, influence and lobby communication companies, to improve broadband speed.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTIONS?

Services and Facilities



Context

- The village currently has very little in the way of services and facilities that meet the day-to-day needs of residents.
- Local Plan Policy SCLP8.1: Community Facilities and Assets provides an up-to-date policy framework for the consideration of planning applications that impact on existing facilities.
- The policy generally supports the provision of new community facilities if the proposal meets the needs of the local community.
- It also states that proposals which would result in the loss of a facility will only be permitted if:
 - a) It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;
 - b) It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance; or
 - c) Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population."

Policy WFD 8 – Parish Services and Facilities

Proposals that would result in the loss of the following facilities, as identified on Map 9, will be determined in accordance with Policy SCLP8.1 and, as appropriate, Policy SCLP8.1 of the Local Plan:

1. The Village Hall
2. The paddock and pond rear of the Village Hall
3. The Bowls Club
4. The Parish Church of St Mary Magdalene
5. The Swan Public House
6. The Railway Inn Public House
7. Westerfield Railway Station

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



- Westerfield has a lovely community feel with friendly people and an atmosphere of togetherness in the village.
- To support and encourage this going forward, within a small rural village, there should be more opportunities to get to know everyone in the community.
- Communication within a rural community, such as Westerfield, is key, to ensure a good sense of community and all villagers will be kept up to date of villages activities, services, etc.

Community Action 5 – Community Activities

The villagers will work together to develop community activities, for example, fish & chip night, films in the village hall, book club, summer fete, coffee / drop-in, etc, creation of a Wednesday market, including local resident sales and ensure apposite publicising to Westerfield.

A new media group and a new events group will liaise on a regular basis, to identify a range of activities from young through to old and be relevant to age and interest of villagers.



Community Action 6 – Village Communication

The new village media group will work together, with villagers, to improve communications within Westerfield, about community services, for example, state of litter and dog poo bins, and amenities, for example, bottle bank, library, both existing and new from developments.

This will utilise the existing communication links and also introduce new links. The new village media group will review communications within the village and for more links between village groups.

DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTIONS?

Highways and Travel



Context

- Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is limited in what it can deliver.
- Likewise, the provision of bus and train services is a decision made outside the planning system.
- Although the Parish Council cannot deliver highways and travel improvements, it does have a lobbying role in delivering such measures.

Community Action 7 – Walking and Cycling Safety and Public Rights of Way

The Parish Council, other relevant authorities and landowners will work together to provide safe walking and cycling routes in and around Westerfield, ideally away from main traffic routes:

Walking and Cycling:

1. enforce existing planning conditions which will provide a link between Fullers Field and the fields to the north of the village*, access to the Country Park from Lower Road and Westerfield Road, and a cycling link from Westerfield Road to Tuddenham Road via the Red House development.
2. seek opportunities in proposed new developments to create further safe walking routes. For example, extending the footpath along the old football field on Lower Road (ref SCLP12.67)*, access from the Old Station Works development to the Red House path, extending the street lights from the station to meet up with existing lights on Westerfield Road, and creating a link path from the old football field to the Country Park*.
3. seek to extend pavements within the village, and develop further safe routes, ideally connecting to the wider network of footpaths outside the immediate boundary of the village e.g. across to Tuddenham and the 'quiet lane' status of Westerfield Lane.
4. encourage residents to report overgrown hedgerows, damaged pavements or obstructive parking to ensure our routes remain free and easily accessible for all.

* Delivery of these three actions will create a safe route away from the main road through the village all the way from Ipswich to Witchesham.

Public Rights of Way:

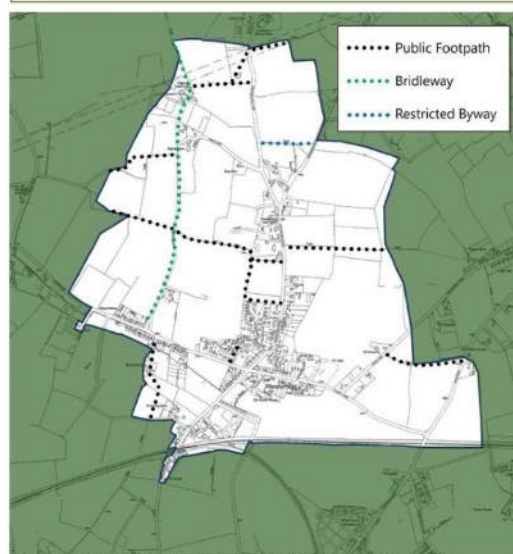
5. create walking routes away from main roads - north fields to Country Park, as well as ensuring proposed links to Henley Gate and Tuddenham Road are delivered.

General:

6. provide a map for villagers, as new footpaths and pavements are created.

Public Rights of Way

- Public rights of way provide opportunities for recreational walking and, where permitted, horse riding and cycling.
- The current network is illustrated below.
- Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.



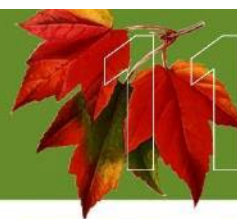
Policy WFD 9 – Public Rights of Way

Development proposals which improve and extend the existing network of public rights of way will be supported. As appropriate to their scale, nature and location, such development proposals should take account of the existing value of the right of way concerned as a biodiversity corridor and where practicable incorporate measures to enhance biodiversity as part of the proposal.



DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTION?

Highways and Travel



Context

- Traffic speed through the village was raised as a significant concern in the Residents' Survey.
- A high proportion of residents supported a "20's plenty" initiative.
- The station provides an important amenity for residents but the associated level crossing can cause significant traffic hold-ups, especially when slow moving and long freight trains are passing through.
- The Parish Council will continue to support the station adopters and their work. The development of the Ipswich Garden Suburb is likely to bring additional demand for trains and associated risks and opportunities.

Community Action 8 – Speeding and Traffic Calming

The Parish Council will work with relevant agencies to address the issue of traffic speed and volume through Westerfield, by:

1. supporting the "20's plenty" campaign to reduce speed limits where people and car interact to 20 mph. This was supported by 64% of Westerfield residents in the survey (71% of Lower Road/Church Lane residents).
2. continuing to support Community Speed-watch, and the use of Police resources will be requested as appropriate.
3. working with Suffolk Highways to develop appropriate traffic calming measures which may include remodelling of the crossroads junction.
4. ensuring roads, markings and signs are well maintained and encourage villagers to report issues.
5. seeking to lower the speed of traffic entering the village, especially entering from the north from Fynn Valley [Note the speed limit to the south from Ipswich will be reduce to 30 mph as part of the Northern Fringe development].
6. seeking to ensure we minimise the traffic impact on Westerfield from the northern fringe development.

[Note the Lower Road /Henley Road junction is outside of the Parish Council boundary]



Community Action 9 – Westerfield Railway Station

The Parish Council will work with relevant authorities and the East Suffolk Travel Association to:

1. secure more stopping services at Westerfield, principally the Lowestoft line which has only two services a day stopping at Westerfield.
2. consider the parking impact of additional commuter traffic. We will encourage Network Rail to invest in secure bike storage capacity, and turn the existing works area into a car park. This will help avoid traffic parking along Westerfield Road and blocking pavement access, or using the new Country Park car park as a de facto commuter car park.
3. ensure the s106 funding available for the station from the northern fringe development is spent appropriately on resources which will benefit the community.
4. seek to develop a direct route between the Fonnereau Way bridge (on the southern side) and the station to ensure commuters have a direct route to the station away from main roads, and provide a route between the main Ipswich platform and the village when the barriers are down for extended periods.



DO YOU SUPPORT THESE COMMUNITY ACTIONS?

What next.....



Consultation on the Neighbourhood Plan ends on 19 January

At the end of the consultation the Working Group will review all submitted comments 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 Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner'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 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 at the Parish Council website or, if you don't have the internet, by completing a comments form and returning it to the address on the form

Why not complete a form today?

Appendix 2 – Statutory Consultees Notified of Regulation 14 Consultation

List of statutory consultees provided by East Suffolk Council

East Suffolk Council:

Rushmere St Andrew Parish Council

Tuddenham St Martin Parish Council

Swilland & Witnesham Parish Council

Ipswich Borough Council

Mid Suffolk District Council

Suffolk County Council:

Natural England:

Environment Agency:

Historic England:

NHS:

Suffolk Preservation Society:

Homes England

Network Rail

National Highways

Anglian Water

UK Power Networks

Mobile UK

National Grid and National Gas

Suffolk Wildlife Trust

Suffolk Police Designing Out Crime Officer

Appendix 3 – Statutory Consultee Consultation Notice

WESTERFIELD (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Westerfield 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 Friday 19 January 2024.



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

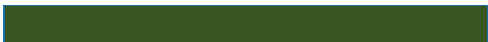

David Gooch
Clerk
Westerfield Parish Council

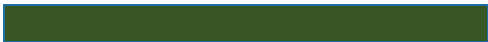

Appendix 4 – Summary of Responses to Consultation Questions



Do you have any comments on Chapters 1, 2, and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		16.00%	4
2	No		84.00%	21



Do you support the Aims and Objectives in Chapter 4?				
Answer Choices			Response Percent	Response Total
1	Yes		88.00%	22
2	No		4.00%	1
3	No opinion		8.00%	2

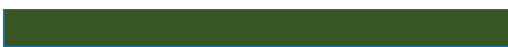

Do you have any other comments on Chapter 5 – Village Development Locations?				
Answer Choices			Response Percent	Response Total
1	Yes		37.50%	9
2	No		62.50%	15

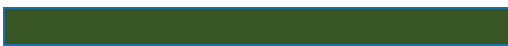

Do you support Policy WFD 1 – Landscape Buffer?				
Answer Choices			Response Percent	Response Total
1	Yes		88.00%	22
2	No		0.00%	0
3	No opinion		12.00%	3



Do you support Policy WFD 2 – Sensitive Landscape?				
Answer Choices			Response Percent	Response Total
1	Yes		88.00%	22
2	No		0.00%	0
3	No opinion		12.00%	3



Do you support Policy WFD 3 – Local Green Spaces?				
Answer Choices			Response Percent	Response Total
1	Yes		95.83%	23
2	No		4.17%	1
3	No opinion		0.00%	0

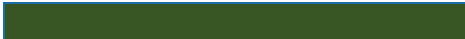


Do you support Policy WFD 4 - Protection of Important Views?				
Answer Choices			Response Percent	Response Total
1	Yes		96.00%	24
2	No		0.00%	0
3	No opinion		4.00%	1



Do you support Policy WFD 5 – Protection of Trees, Hedgerows and other Natural Features?				
Answer Choices			Response Percent	Response Total
1	Yes		92.00%	23
2	No		0.00%	0
3	No opinion		8.00%	2




Do you support Community Action 1 – Countryside Initiatives?				
Answer Choices			Response Percent	Response Total
1	Yes		92.00%	23
2	No		0.00%	0
3	No opinion		8.00%	2




Do you support Community Action 2 – Environment Group?				
Answer Choices			Response Percent	Response Total
1	Yes		96.00%	24
2	No		0.00%	0
3	No opinion		4.00%	1

Do you have any other comments on Chapter 6 – Landscape and Natural Environment?				
Answer Choices			Response Percent	Response Total
1	Yes		20.83%	5
2	No		79.17%	19

Do you support Policy WFD 6 - Design Considerations?				
Answer Choices			Response Percent	Response Total
1	Yes		84.00%	21
2	No		4.00%	1
3	No opinion		12.00%	3

Do you support Community Action 3 – Broadband Speed?				
Answer Choices			Response Percent	Response Total
1	Yes		92.00%	23
2	No		0.00%	0
3	No opinion		8.00%	2

Do you support Policy WFD 7 – Artificial Lighting?				
Answer Choices			Response Percent	Response Total
1	Yes		76.00%	19
2	No		12.00%	3
3	No opinion		12.00%	3

Do you support Community Action 4 – Reducing Light Pollution?				
Answer Choices			Response Percent	Response Total
1	Yes		78.26%	18
2	No		4.35%	1
3	No opinion		17.39%	4

Do you have any other comments on Chapter 7 – Built Environment?				
Answer Choices			Response Percent	Response Total
1	Yes		21.74%	5
2	No		78.26%	18

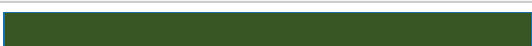

Do you support Policy WFD 8 – Parish Services and Facilities?				
Answer Choices			Response Percent	Response Total
1	Yes		95.83%	23
2	No		0.00%	0
3	No opinion		4.17%	1

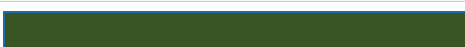


Do you support Community Action 5 – Community Activities?				
Answer Choices			Response Percent	Response Total
1	Yes		92.00%	23
2	No		0.00%	0
3	No opinion		8.00%	2

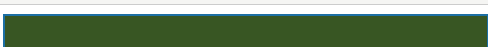


Do you support Community Action 6 – Village Communication?				
Answer Choices			Response Percent	Response Total
1	Yes		96.00%	24
2	No		0.00%	0
3	No opinion		4.00%	1

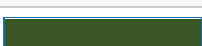

Do you have any other comments on Chapter 8 – Services and Facilities?				
Answer Choices			Response Percent	Response Total
1	Yes		20.83%	5
2	No		79.17%	19

Do you support Policy WFD 9 – Public Rights of Way?				
Answer Choices			Response Percent	Response Total
1	Yes		88.00%	22
2	No		8.00%	2
3	No opinion		4.00%	1



Do you support Community Action 7 – Walking and Cycling Safety and Public Rights of Way?				
Answer Choices			Response Percent	Response Total
1	Yes		96.00%	24
2	No		0.00%	0
3	No opinion		4.00%	1

Do you support Community Action 8 – Speeding and Traffic Calming?				
Answer Choices			Response Percent	Response Total
1	Yes		84.00%	21
2	No		8.00%	2
3	No opinion		8.00%	2

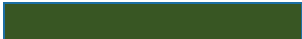

Do you support Community Action 9 – Westerfield Railway Station?				
Answer Choices			Response Percent	Response Total
1	Yes		88.00%	22
2	No		8.00%	2
3	No opinion		4.00%	1

Do you have any other comments on Chapter 9 – Highways and Travel?				
Answer Choices			Response Percent	Response Total
1	Yes		36.00%	9
2	No		64.00%	16




Do you have any other comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		4.00%	1
2	No		96.00%	24

Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		54.17%	13
2	No		45.83%	11

Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want East Suffolk Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

Answer Choices			Response Percent	Response Total
1	Yes		84.00%	21
2	No		4.00%	1
3	Unsure		12.00%	3

Appendix 5 - 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 first 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 Plan Changes
Chapters 1, 2, and 3				
J Dunne		<p>Page 10 identifies 35 freight trains each way per day. I do not believe this presents the issue correctly.</p> <p>If there are 70 freight train movements and 30 passenger train movements per day, with the barriers down an average of 5 minutes; that means the road is closed for 8.3 hours per day.</p>	The current weekday passenger timetable shows 69 passes through Westerfield a day. On the busiest day there are 66 freight trains movements in a 24 hour period.	None
J Wheeler		Thorough work completed on pre-submission draft plan by working party, thank you.	Noted	None
N Wall	East Suffolk Travel Association	this scene-setting makes interesting reading.	Noted	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	<p>Ch 2</p> <p>2.12 Population increase over 20 years is modest (17%) but new housing development numbers seem disproportionately high for a 'small village in Settlement hierarchy.</p>	Unusually the average number of people per household as remained the same over this period, whereas in many	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>2.13 Growth planned (but faltering is seems due to site difficulties (like drainage sewwers and flood) for Ipswich Garden Suburb and related areas Ipswich E Suffolk Local Plan area, of Humber Doucy Lane, and adjacent villages is likely to have a serious adverse impact on Westerfield and the community- inadequate account has been taken of flood risk, air quality and road safety, loss of grade 2 and 3. The Country Park is inlikely to mitigate as it will attract more traffic. The placing of so many schools on this adjacent area of Red House will burden Westerfield Road and damage connectivity. Rat runs will be amplified.</p> <p>ch3</p> <p>3.1The recent Dec LURB and vague changes to NPPF have compromised this draft NP!</p> <p>3.2 How can a village plan when the goal post keep being moved? East Suffolk Planners are not interested in the Parish Councils or their plans, they give not weight to them currently in decision making. Inviting comment then ignoring views? Mr Gove should come clean!</p>	<p>villages the number has declined.</p> <p>Those sites either have planning permission or allocated in an adopted Local Plan and the neighbourhood plan cannot go against those.</p> <p>Noted</p> <p>The neighbourhood Plan, when made, will carry equal weight to the Local Plan in decision making.</p>	<p>None</p> <p>None</p> <p>None</p>
	Suffolk County Council	<p>SCC Archaeological Service (SCCAS) welcomes that heritage has been considered in the plan. In particular, the reference to prehistoric and Roman finds in Chapter 2 is welcomed as this highlights the early pre-built history of the area and the significance of below-ground heritage. The inclusion of details about significant buildings in the area is also a positive addition.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>SCCAS welcomes the buildings listed as outlined in paragraphs 2.4 – 2.8, however, suggests that the historic background could be enhanced by a search of the Suffolk HER. The inclusion of an HER search in map format within this chapter would be a useful addition to show all heritage assets (above and below ground) in the area and could also benefit chapter 7.</p> <p>As noted in paragraph 2.12, the 2021 Census population data for Westerfield shows 483 residents (rounded to the nearest 10 people).⁵ Of these 483 residents, 33.8% of residents are aged 65+ which is significantly higher than the England average at 18.4%. The data indicates a need for developments to be inclusive to the needs of an ageing population, with homes being adaptable and outdoor spaces being well lit, safe, and easily navigable.</p> <p>Health and Wellbeing Adaptable.Homes.and.an.Ageing.Population. SCC welcomes the population data detailed in paragraph 2.12 noting the change in population for those aged 65 years and over. It is suggested this sentiment could be enhanced by including observations about the ageing population.</p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,⁷ adopted in July 2020, which forms part of the Local Development Plan.</p> <p>Planning Policy Context</p>	<p>This is not considered necessary as such a map would soon be out of date as more finds are made.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>The Suffolk Minerals and Waste Plan 2020 has not been mentioned in the plan, a reference to this policy document should be included as it forms part of the Local Development Plan.</p> <p>The majority of the Westerfield parish boundary sits within the minerals safeguarding area as defined by Policy MP10 (Minerals Consultation and Safeguarding Areas) and as outlined on the Safeguarding and Proposals Map.⁸ This area can also be viewed on the Interactive Map of Waste Locations of Interest⁹ by enabling the “consultation area” overlay (this can be activated via the tab in the lower right corner).</p> <p>Safeguarded Sites SCC 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>	Section 3 of the Plan will be amended to refer to the Minerals and Waste Local Plan	Amend Section 3 to refer to the Suffolk Minerals and Waste Local Plan
	East Suffolk Council	<p>Page 9, paragraph 2.9 Should it be Betham instead on Bentham?</p> <p>Page 11, paragraph 3.5 Reference could be made to the Healthy Environment SPD also. It should be noted that the Custom and Self-Build Housing SPD is still being prepared.</p>	<p>Para 2.9 will be amended</p> <p>The Plan will be amended to make reference to the additional SPD and update the status of others as necessary</p>	<p>Amend spelling in para 2.9 to Betham</p> <p>Amend Para 3.5 to include reference to the Healthy Environment SPD and bring the status of others up-to-date</p>
Aims and Objectives				

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
D Griffiths		I fully endorse the aim of preserving the rural feel of Westerfield and to enhance the sense of community felt by residents.	Noted	None
A Cornell		4.2 bullet point 4: In the example given at the end of the sentence, I feel the importance of the railway station should also be included. Thus, the end of the sentence will read ".....as well as providing access to nearby essential services such as the railway station and schools."	Noted. This level of detail is not necessary for an objective	None
J Wheeler		Realistic and pragmatic aims for both the current community and wider community present and future	Noted	None
J Stevens		4.2.2 - does this mean there is an opportunity for the development of new village recreational facilities around the Paddock e.g. a Petanque piste to replace the one being removed at The Railway? The responses in	The Objective will be amended	Amend Objective 2 to reflect the desire to create a focal point to support the development of further services
N Wall	East Suffolk Travel Association	However, Westerfield Station needs to serve a much wider community, which will require improvement to access the station by people living outside the village. This will require provision for access by footpaths, bus service and car parking. This should be (and can be) handled sympathetically so as to align with the preservation of the village feel.	Noted	None
C Thorneloe		Particularly agree with the need to protect westerfield from development from Ipswich which would cause westerfield to lose its village identity. Opportunities for walking appear to be improving and should continue , particularly the linking of footpaths which would enable a footpath link all the way to Ipswich. 4.2 - 5 - think more could be made of planting opportunities in the village . Could seek village support to improve planting and wildlife opportunities.	Noted	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	3.Particularly support design & development criteria to preserve rural character. 4. Fully support safe walking and cycling and have real anger at SCC Highways failure to support and provide proactive help to P Council.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
	Suffolk County Council	<p>Aims.and.Objectives.</p> <p>SCC notes Aim 1 which states: “Maintain Westerfield as a ‘small village’ (in planning terms) by creating a “green ring” to protect it from creeping developments both from outside and within the village.” SCC queries the legality of this, as neighbourhood plans cannot create their own Green Belt.</p> <p>NPPF December 2023 paragraph 144 states: “The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. [...]”</p> <p>Please note that there are no Green Belt areas in Suffolk.15 There is no other mention of the phrase “green ring” in this plan, so it is unclear how this aim is supposed to be delivered through the plan. If the intention of this aim is to prevent coalescence with Ipswich, there are other mechanisms to do so.</p> <p>SCC notes that this plan has included the following methods of protecting green spaces, landscapes, and settlement gaps: Policy WFD 1: Landscape Buffer Policy WFD 2: Sensitive Landscape Policy WFD 3: Local Green Spaces Policy WFD 4: Protection of Important Views</p> <p>It is also unclear what is meant by the phrasing of “small village (in planning terms)”, as this term does not appear in the glossary, nor is it a recognised term in the NPPF.</p>	<p>Aim 1 does not use the term “Green belt”</p> <p>The Parish Council is aware of this</p> <p>The Parish Council is aware of this</p> <p>Noted</p> <p>The County Council should be aware that the adopted Local Plan designates Westerfield as a “small village” in</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>SCC has interpreted this to mean in accordance with the classification of Westerfield in the adopted Suffolk Coastal Local Plan SCLP3.2: Settlement Hierarchy.</p> <p>Therefore, it is strongly recommended to remove the “(in planning terms)” and the reference to “green ring” from the Aim. The following wording has been proposed as an alternative:</p> <p>1. Maintain Westerfield as a ‘small village’ (in accordance with its classification under Suffolk Coastal Local Plan Policy SCLP9;8, planning terms) and protect its valued surrounding landscape and rural feel by creating a “green ring” to protect it from creeping developments both from outside and within the village;</p>	<p>Policy SCLP3.2: Settlement Hierarchy</p> <p>This is not considered necessary</p>	None
	East Suffolk Council	<p>paragraph 4.2</p> <p>Objective 1 is to ‘Maintain Westerfield as a small village (in planning terms)...’ – Does this refer to the definition of small village as set out in Suffolk Coastal Local Plan policy SCLP3.2 (Settlement Hierarchy)? If so, then the Local Plan policy reference should be stated. It is also not clear what is meant by the ‘green ring’ and whether it is intended to function in a similar way to green belt land. Development outside the limits is already considered to be in the countryside and is tightly restricted, however some development in certain circumstances may be acceptable under the Local Plan and the ‘green ring’ should not be in conflict with this.</p> <p>Objective 4 seeks to improve safety and connectivity to key services for pedestrians and cyclists. This is welcomed and attention is drawn East Suffolk Council’s Cycling and Walking Strategy. This includes recommendations about Local Plan allocations SCLP12.23 (Land off Lower Road and Westerfield Road) and SCLP12.67 (Land South of Lower Road). More information about the Cycling and Walking Strategy can be found via the following link:</p>	<p>This is not considered necessary</p> <p>The Parish Council is AWARE THAT THE Neighbourhood Plan cannot designate green belt.</p> <p>Noted</p>	<p>Amend Objective 1</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/		
Chapter 5 – Village Development Locations				
J Wheeler		SCLP 12.67 does now appear as an oddity. Decision made on use of land seems to pre-date holistic approach to planning of Ipswich Garden Suburb. Far better to keep land with buffer land and relocate 23 plots to be part of move strategic, wider view, more traffic exiting lower road so close to junction is now out of date.	The Neighbourhood Plan cannot change the Local Plan policy	None
J Stevens		5.4 The response, particularly to the third question, are exactly what would be expected from existing residents. 5.6 The site on Lower Road seems ideal for a small-scale development - it would also enable the extension of a safe footway further along Lower Road - any such development should focus on a mix of sustainable, energy efficient house with a good mix of affordability.	Noted	None
N Wall	East Suffolk Travel Association	The most significant development is the long-standing permission for land immediately north of the railway track (identified as the "Old Station Works" in 5.7. It appears to be completely feasible to provide a footpath access to Platform 2 of Westerfield Station. This would run over Network Rail land and they would need to be consulted from an early stage about providing this access route. This would be a huge benefit for residents or businesses on the new development if they planned to use the station. It is likely that many more passengers will use platform 2 once the East Suffolk Line service stops at Westerfield, and if the longer-term plan to dual the junction to Felixstowe, in which case Felixstowe-bound trains would use Platform 2. Suffolk County Councillors advise that the council can provide grants to enable such paths to be created.	This is a matter that should be taken up with the landowners/developers given the land has planning permission	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
E Walker	Phase 2 Planning and Development Ltd	<p>Paragraph 5.6 states that it is not certain whether the land to the south of Lower Road will be developed. We will confirm that the owners are currently in the process of selling the site and that the prospective purchasers looking to submit a planning application for residential development in accordance with the Local Plan allocation.</p> <p>The text within this paragraph should be amended as follows: "As noted above, the Local Plan allocates a site for approximately 20 dwellings and public open space on land south of Lower Road. The current owners of the site have advised that they are in the process of selling the site so that it can be developed in accordance with the allocation."</p> <p>WO & PO Jolly Holdings Ltd own the land at Lower Road, which is allocated for development under Policy SCLP12.67. The owners are currently in the process of selling the site so that it can be developed in accordance with the Local Plan policy.</p> <p>Small scale residential development such as this will provide a mix of housing to meet local need also help to maintain facilities and services within the village. The site will also provide open spa benefit the residents of the village. Suggested amendment to paragraph 5.6 in response to question 27.</p>	<p>Noted</p> <p>This is not considered necessary given that the Plan has a long lifespan</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
S Peace		The settlement boundary should not go beyond the current boundary.to retain Westerfield as a rural village	The Plan does not propose to change the Settlement Boundary but that does not preclude the District Council proposing to amend it when a new Local Plan is prepared	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
C Thorneloe		5.3 Were housing to continue in lower road , I think it is important to provide safe walking . Lower road is a very busy rat run and not safe for pedestrians .	Noted	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	5.2 Fully support restrictions to only development within Settlement Boundary. 5.3 The W NP is vital; because East Suffolk ignore NPPF and don't follow their own LP policies; or give too much weight to developer's pressure to build outside curtilage boundary. They in the past have approved inappropriate random sites outside village in the open countryside which erode the village character or allow stretching of boundary thereby eroding the green rim. 5.5 Full agree do not support 'further growth' imposed unfairly on village and against objective demonstrated needs. 5.7 The Old Station work is a highly dangerous ex landfill site and should NEVER receive approval and permission. 5.8 Fully support sentiment here. BUT how do we get planners at East Suffolk to listen? How can the Neighbourhood Plan effect change and protect undeveloped rural countryside if East Suffolk Officers ignore it in their decision making? I do hope now that Westerfield have affiliated to 'ESPA' that ESPA's influence can consolidate the W NP and empower the Parish Council. ESPA was set up by residents who were sick and tired of not be taken into consideration in planning and Plan making by ES.	Noted Noted Noted Noted The Neighbourhood Plan will, when adopted, be the starting point for considering planning applications. Noted	None None None None None
P Robinson		I agree that development should be within settlement boundaries and at infill locations, where buildings can be integrated alongside other adjacent buildings. New development and buildings outside the settlement boundaries, especially at visible locations or the open countryside, should	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		not be permitted. Westerfield is surrounded by open fields and this 'plateau landscape' as described in 6.1 should be protected.		
	Suffolk County Council	<p>SCC notes that, unlike many other neighbourhood plans, this neighbourhood plan has not included a spatial or planning strategy policy. It is recommended that one is included, in order to be clear and unambiguous as to what the housing and development strategy is for the parish.</p> <p>SCC notes that paragraphs 5.3 and 5.8 sets out most of the details, as the SCLP allocates a site for 20 dwellings, and any other development should be infill within the settlement boundary, as set out in Map 2. It is recommended that this is anchored into a policy, for clarity.</p> <p>Without having a clear Housing Strategy Policy, the parish is opened up to potential for inappropriate speculative development.</p>	The neighbourhood plan does not need to include such a policy, especially given that it would add nothing to the already adopted strategic policies in the Suffolk Coastal Local Plan. Those policies are sufficient to dismiss speculative development proposals.	None
	East Suffolk Council	<p>Page 13, Local Plan Context Policies SCLP3.3 (settlement Boundaries), SCLP5.2 (Housing Development in Small Villages) and SCLP5.11 (Affordable Housing on Exceptions Sites) should also be included in the list.</p> <p>Page 13, Paragraph 5.1 Suffolk Coastal Local Plan policies SCLP4.5 (Economic Development in Rural Areas) and SCLP4.6(Conversion and Replacement of Rural Buildings for Employment Use) also enable certain types of development to take place. However, it is not clear whether these would be permitted by the Neighbourhood Plan based on para 5.1.</p> <p>Page 13, paragraph 5.3</p>	<p>The Plan will be amended to include these references</p> <p>Paragraph 5.1 provides a summary of Table 3.4 of the Local Plan, it is not a policy</p> <p>The paragraph will be amended</p>	<p>Amend the Local Plan context to include SCLP5.2 and SCLP5.11</p> <p>None</p> <p>Amend Paragraph 5.3 to refer to the</p>

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		<p>This text states that development can only take place within the settlement boundary. However, there are certain circumstances where housing will be acceptable outside of the settlement boundary.</p> <p>Page 15, paragraph 5.5 Sentence 2 states that ‘...the Neighbourhood Plan cannot revoke schemes....’ It would be better to say that the Neighbourhood Plan cannot allocate less than the amount of development allocated in the Local Plan.</p>	<p>The Parish Council believes that the sentence as currently written is sufficiently accurate given it refers to a planning permission and an allocation.</p>	<p>circumstances where development outside the settlement boundary would be supported by the local plan policies.</p> <p>None</p>
Policy WFD 1 – Landscape Buffer				
J Wheeler		Well thought through and addition of SCLP 12.67 seems to be indisputable with the way buffer planning has been so well thought out. SCLP 12.67 part of buffer seems the obvious use of land: to be part of green buffer.	Noted	None
C Thorneloe		Particularly feel that views across the fields from local footpaths should be protected where possible	Noted	None
	Suffolk County Council	SCC welcomes this policy, however notes that there is only one identified landscape buffer. The policy wording should be amended to read as “this area” rather than “these areas”.	The wording will be amended	Amend reference to “this area”
	East Suffolk Council	Paragraph 1 refers to ‘these areas’ in the plural. It should only be ‘this area’ because there is only one landscape buffer.	The wording will be amended	Amend reference to “this area”

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Paragraph 1 appears to state that the landscape buffer will be protected from development, but paragraph 2 contradicts this by stating that development within the landscape buffer will be permitted in certain circumstances.</p> <p>Paragraph 2 of the policy is potentially in conflict with Suffolk Coastal Local Plan policy SCLP3.3 (Settlement Boundaries). There also appears to be an overlap with Westerfield Neighbourhood Plan policy WFD2 (Sensitive Landscape), because the two policies partially cover the same area.</p>	<p>The policy will be amended to provide greater clarity</p> <p>We do not believe this to be the case</p>	<p>Amend paragraph 1 to delete “protected from development” and replace with “maintained”</p> <p>None</p>
Policy WFD 2 – Sensitive Landscape				
J Wheeler		Sensitive and pragmatic approach please so "greater good" is always advised. Balance of needs whilst being sensitive to landscape.	Noted	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	Wholeheartedly YES because at the minute it seems it is up for grabs by insensitive developers.	Noted	None
	Suffolk County Council	<p>SCCAS supports that Policy WFD2 places importance on preserving the setting of designated heritage assets and includes that a Heritage Impact Assessment need to accompany any proposals.</p> <p>SCC welcomes Policy WFD2 (Sensitive Landscape), which protects the identified Sensitive Landscape area shown on Map 4.</p>	Noted	None
	East Suffolk Council	This policy also potentially conflicts with SCLP3.3 (Settlement Boundaries) because it seeks to prevent development that might be	The policy is appropriate to the	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		supported by a Local Plan policy. In both cases the requirement for a Landscape and Visual Impact Assessment may be excessive and so should be limited to larger development proposals and not householder applications. This policy also replicates WFD1 and it could be that the two can be rationalised into a single policy.	protection of heritage assets and important landscape	
Policy WFD 3 – Local Green Spaces				
J Wheeler		<p>Comment here WFD3 - needs to include 12.67 (as per Q4)</p> <p>Comment here WFD3 - to include 12.67 (as per Q5)</p> <p>Use of 12.67 for 23 houses now seems out of holistic plan for buffers.</p> <p>Apologies - realised too late how question no. related to WFD number</p>	Noted	None
N Wall	East Suffolk Travel Association	A small part of the land at area 3 or 4 could be used as a car park, as an amenity for the villagers and visitors, and as a car park for the Railway Station. Otherwise the proposal that most of the land remains a green space is supported.	Noted – use of that land as a car park would have a significant detrimental impact on the character of the village	None
W & M Pipe -	Birketts LLP	<p>Please see attached letter of objection [reproduced in full in this table].</p> <p>1. INTRODUCTION</p> <p>1.1 This letter is prepared by Birketts LLP on behalf of our clients William and Monica Pipe, who are the owners of the Land.</p> <p>1.2 Westerfield Parish Council (the “Parish Council”) proposes to allocate the Land as Local Green Space under Policy WFD 3 of the Draft Plan. For the reasons set out below, Mr & Mrs Pipe OBJECT to the Land being allocated as Local Green Space and invite the Parish Council to either allocate the Land for residential development or not to allocate the Land at all.</p>	<p>Noted</p> <p>Noted. There is no justification to allocate the land for residential development and a previous application has been dismissed at appeal due to the</p>	No changes to the designation of land east of B1077 between Ash House and The Lodge as Local Green Space are proposed

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>1.3 Should the Parish Council decide to proceed with allocating the Land as Local Green Space in its final Neighbourhood Plan, Mr and Mrs Pipe would have no option but to consider bringing a judicial challenge against the Parish Council in respect of that decision.</p> <p>2. BACKGROUND</p> <p>2.1 Mr & Mrs Pipe acquired the land known as Poplar Farm and Land associated with Poplar Farm, Westerfield Lane, Tuddenham, Ipswich, IP6 9BH (registered with the Land Registry with title number SK198603) ("Poplar Farm") in or around 1985 and it has been farmed by the Pipe family for well over 50 years. Mr & Mrs Pipe have lived and farmed in Tuddenham for 40 years.</p> <p>2.2 Poplar Farm is made up of several parcels of land in the villages of Westerfield and Tuddenham, one of which is the Land. The Land comprises an fallow field (the "Field") and a belt of woodland on the southern boundary (the "Woodland"). The Field is at the northern part of the Land and is abutted to the north by housing and there is also housing adjacent to the Field on the west side of Westerfield Road (the B1077). To the south of the Woodland is a residential dwelling known as "The Lodge" and an area of land known as the "Old Station Works" that has extant</p>	<p>significant harm on heritage assets and the fact that it would unacceptably harm the character and appearance of Westerfield and of its wider landscape setting.</p> <p>Judicial challenges can only be made where the law has not been followed.</p> <p>Noted</p> <p>Noted</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>planning permission for residential development. There is a field adjacent to the Woodland on the west side of the B1077.</p> <p>2.3 The Land falls within the East Suffolk District (the “District”) and is subject to the Suffolk Coastal Local Plan (adopted on 23 September 2020) (the “Local Plan”) of East Suffolk Council (the “District Council”). The Local Plan does not allocate the Land as open space or at all.</p> <p>2.4 Planning applications have previously been made for residential development at the Land¹. Most recently, in January 2021, an appeal against the 2019 Refusal (concerning an application for eight residential dwellings) was dismissed². Notwithstanding that the Appeal was dismissed, the appeal decision acknowledged benefits of residential development at the Land including the transport sustainability of the location, the delivery of market housing, making use of vacant land, and providing open space and a wildlife enhancement area. Mr & Mrs Pipe remain eager to secure planning permission for residential development at the Land.</p> <p>2.5 As mentioned in paragraph 2.2 above, to the south of the Land lies a site which has the benefit of outline planning permission for 75 dwellings and 16 commercial units (reference DC/18/3850/OUT). This site was allocated for housing in the District Council’s previous Local Plan (identified as SSP18).</p>	<p>Neighbourhood plans are able to make allocations where they are in accordance with the strategic policies of a local plan.</p> <p>The appeal decision letter noted the proposal would cause significant harm on heritage assets and the fact that it would unacceptably harm the character and appearance of Westerfield and of its wider landscape setting. These are significant matters that the Parish Council considers are unlikely to be resolved. Further, the site is outside the settlement Boundary where there is a presumption against residential</p>	

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		<p>2.6 Notwithstanding Mr & Mrs Pipe's continued desire to develop the Land, Policy WFD 3.4 of the Draft Plan proposes to designate the Land as Local Green Space. This policy says that "development proposals within the designated local green spaces will only be supported in very special circumstances". This policy is problematic for several reasons. These grounds are particularised in section 4 below.</p> <p>2.6.1 The Land does not qualify as open space.</p> <p>2.6.2 The allocation of the Land as open space is not in conformity with the Local Plan.</p> <p>2.6.3 The allocation of the Land as open space unreasonably restricts Mr & Mrs Pipe's use of the Land.</p> <p>2.6.4 By allocating the Land as open space, the Land effectively becomes a ransom strip for the approved residential development for 75 dwellings under DC/18/3850/OUT at the Old Station Works.</p> <p>3. PLANNING LAW, POLICY, AND GUIDANCE</p> <p>3.1 The allocation of the Land as open space is contrary to planning law, policy, and guidance. In particular, the allocation is contrary to various paragraphs of the National Planning Policy Framework ("NPPF") including paragraph 106 relating to the criteria for local green space and paragraph 29, which states that neighbourhood plans should be in conformity with strategic policies. In addition, the allocation creates issues arising out of section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") concerning the regard to be had to development plans and</p>	<p>development as set out in Policy ACLP3.3 of the adopted Suffolk Coastal Local Plan.</p> <p>The designation is not for "open space"</p> <p>The designation is not for "open space"</p> <p>Designation as Local Green Space does not confer public access to land</p> <p>The designation is not for "open space"</p> <p>The Plan does not allocate the land as "Open Space". Designation as Local Green Space is not considered to be "contrary to planning law" as the NPPF</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>paragraphs 10 and 11 of the NPPF which relate to the presumption in favour of sustainable development. The relevant passages are set out below in this section</p> <p>3.2 Paragraph 106 of the NPPF provides: “The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.”</p>	<p>allows for plans to designate land that meets the specified criteria. In particular, with respect of “sustainable development”, paragraph 11 of the Framework states that “strategic policies should, as a minimum, provide for objectively assessed needs for housing”. The strategic policies for the Neighbourhood Area are contained in the Suffolk Coastal Local Plan, which meets the objectively assessed housing needs. In doing so, it allocates a site for housing in Westerfield at Lower Road and defines Settlement Boundaries within which there is a presumption in favour. The land concerned is outside the Settlement Boundary.</p>	

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		<p>3.3 Paragraph 29 of the NPPF provides: “Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. And footnote 16 at paragraph 29 of the NPPF provides: “Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”</p> <p>3.4 Footnote 16 of the NPPF is corroborated by Government Guidance on Neighbourhood Planning³ which says at paragraph 009 that “A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition”. This sentiment is repeated throughout this guidance.</p> <p>3.5 Section 38(6) of the PCPA 2004 provides: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”</p> <p>3.6 Paragraph 10 of the NPPF provides “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11)” and</p>	<p>The Neighbourhood Plan does not promote less development than the adopted Suffolk Coastal Local Plan. The Parish Council considers that the Plan is in general conformity and this is reinforced by the comments received from East Suffolk Council.</p> <p>The Neighbourhood Plan is considered to be in general conformity with the strategic policies of the development plan.</p> <p>Noted</p> <p>The adopted local plan contains strategic policies for the location of sustainable</p>	

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		<p>paragraph 11 provides “Plans and decisions should apply a presumption in favour of sustainable development.”</p> <p>3.7 Paragraph 70 of the NPPF provides “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.”</p> <p>4. OBJECTION</p> <p>4.1 Mr & Mrs Pipe wish to OBJECT to the Draft Plan which, with reference to our paragraphs 3.1 to 3.6 above, should make it clear that the allocation of the Land as local green space in the Draft Plan is totally unacceptable. There is nothing in planning law, policy, or guidance that would assist the Parish Council in proceedings with the allocation of the Land as local green space and the Draft Plan should be amended accordingly. There are four grounds of objection which we set out in paragraphs 4.2 to 4.14 below.</p> <p>The Land does not qualify as local green space under paragraph 106 of the NPPF</p> <p>4.2 Paragraphs 106 (a), (b) and (c) of the NPPF set out the three-step test for as to when land should be designated as local green space (as set out in paragraph 3.2 above). We submit that the Land clearly fails to meet part (b) of that test.</p> <p>4.3 The Land remains in agricultural use but has overgrown. The Field in particular has no special beauty or character and is simply an unmaintained stretch of land. The Parish Council acknowledges itself at page 49 of the Draft Plan that there are no records of the Land having historical significance, and, when considered with the fact that the public</p>	<p>development, including defining settlement boundaries.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>The appeal decision referred to above noted, in paragraph 19, that “its character and appearance, even as a</p>	

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		<p>has no right of access to the Land, it is difficult to see how the Land can be regarded as demonstrably significant to the local community.</p> <p>4.4 The Appeal decision refers to the Land forming part of a “central penetrating pastoral green open space”⁴. This alleged central open space divides the southern and northern halves of Westerfield and, according to the Appeal, is apparent when driving through Westerfield on Westerfield Road. The suggestion in the Appeal was that the Land should not be developed because doing so would erode the character of this central open space.</p> <p>4.5 This assessment does not hold up to scrutiny when the surrounding area to the Land is properly considered. In particular, the land adjacent to the Field on the west side of the B1077 is a cluster of around 11 residential dwellings. The addition of, for example, eight dwellings on the Land (as sought under the 2019 Application) would not affect any alleged openness when the area of land opposite the Land already consists of housing. As such, it is patently obvious that the openness of the Land is immaterial to maintaining the alleged central open space.</p>	<p>rather unkempt, undistinguished piece of open pasture, is still very much integral to the wider belt of open intervening countryside.” It noted further, in paragraph 22, that “This green gap, in its undeveloped form, makes an important contribution to the village character.”</p> <p>The designation as Local Green Space would concur with this conclusion.</p> <p>The Planning Inspector considering the application for eight dwellings on this site concluded otherwise.</p>	

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		<p>4.6 In the circumstances, the Land comes nowhere close to meeting the requirement in paragraph 106(b) for local green space. We therefore submit that the designation of the land as local green space should be removed from the Draft Plan on that basis.</p> <p>The Draft Plan is not in conformity with the Local Plan in respect of the allocation of the Land</p> <p>4.7 As set out in paragraphs 3.3 and 3.4 above, the NPPF and Government Guidance is clear that Neighbourhood Plans should not undermine or contradict the existing development plan. The current development plan relevant to the Land comprises the Local Plan. The Local Plan is silent on the allocation of the Land. Moreover, we understand⁵ that the District Council has previously indicated to Mr & Mrs Pipe that the Land was potentially suitable for residential development.</p>	<p>Noted</p> <p>The adopted Local Plan does not preclude the site from being identified as Local Green Space as there are no other designations in that Plan on this site.</p> <p>The Neighbourhood Plan designation does not contradict the strategic policies of the adopted Local Plan. Indeed, the Local Plan is silent on this land other than it is outside the Settlement Boundary where proposals will be considered against those policies for the countryside. The appeal decision would suggest that the land is</p>	

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		<p>4.8 Accordingly, it is wholly inappropriate for the Parish Council to designate the Land as local green space when that designation does not conform with the District Council's current Local Plan and its previous communications with Mr & Mrs Pipe. We consequently submit that the designation of the Land as local green space should be removed from the Draft Plan as continuing to so designate the Land would not be in conformity with the strategic policies for the District.</p> <p>The allocation of the Land as local green space unreasonably restricts the use of the Land</p> <p>4.9 As set out in paragraph 2.4 above, several planning applications for residential development have been made in respect of the Land. Whilst those applications were refused, as discussed at paragraph 4.7 above, the</p>	<p>not "potentially suitable for residential development."</p> <p>The Parish Council believes that the Plan is in conformity with the strategic policies of the Local Plan and is happy for this to be tested at independent examination.</p> <p>The designation does not unreasonably restrict the land being used in its current form or for development that, in accordance with paragraph 107 of the Framework, is consistent with policies for the Green Belt set out in paragraphs 152 to 156 therein.</p> <p>It is noted that two planning applications have been made for</p>	

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		<p>District Council has previously indicated that the Land could be suitable for residential development. Mr & Mrs Pipe are still exploring this possibility and may make a revised application in the future. However, their ability to succeed in any application would be unreasonably hindered by the designation of the Land as local green space.</p> <p>4.10 It is established that neighbourhood plans are part of a development plan. As any neighbourhood plan implemented by the Parish Council would be more recent than the Local Plan, its provisions would have primacy over the Local Plan. Section 38(6) of the PCPA 2004 (set out in full at paragraph 3.5 above) makes it clear that any planning application should be considered in accordance with the development plan unless material considerations indicate otherwise. If the Land were designated as local green space as is proposed in the Draft Plan, that would greatly undermine any future application for development of the Land for anything other than open space. The use of the Land would be pigeonholed as open</p>	<p>residential development, one for eight dwellings was refused and dismissed at appeal (as noted above) while the other for 22 dwellings was withdrawn before being determined. On the basis of the appeal decision, any application for residential development on this site would, regardless of Local Green Space designation, be contrary to the policies of the Local Plan.</p> <p>The publication of the East Suffolk Council “Strategic Housing and Economic Land Availability Assessment (SHELAA)” identifying potential suitability was before the appeal decision for the site. Further, potential suitability</p>	

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		<p>space notwithstanding that the District Council has previously indicated the suitability of the Land for residential development.</p> <p>4.11 This restriction of the Land is particularly unreasonable given the need for sustainable development and the current Government policy that more housing is needed. Paragraphs 10 and 11 of the NPPF set out the presumption in favour of sustainable development and paragraph 70 of the NPPF explains that small and medium sized sites can make an important contribution to meeting housing requirements. It is acknowledged across the planning sector that there is a housing shortage in England and that the Government's housebuilding targets are unlikely to be met. With this backdrop, it is incomprehensible that the Parish Council would undermine the potential residential development in the area especially when the District Council has previously indicated that the Land is suitable for residential use. We submit that the designation of the Land as local green space should be removed on this basis. The designation of the Land as local green space effectively creates a ransom situation</p> <p>4.12 As set out in paragraph 2.5, the Old Station Works has the benefit of planning permission and was designated for housing in the District Council's previous Local Plan. If this development is to come forward, open space will need to be provided and the Land, if designated as local green space in the final version of the Draft Plan, would be most suitable for this.</p>	<p>does not constitute an allocation. Paragraph 1.5 of the SHELAA specifically states "Identification as a potential site through the SHELAA process does not afford a site any planning status. The SHELAA is a technical document used to identify potentially suitable sites which are then considered further for allocation in the Local Plan. Identification as a potential site through the SHELAA process does not indicate that planning permission would be granted."</p> <p>The planning permission for the site concerned (Ref DC/20/1712) includes the provision of open space and there is no obligation attached to the permission to</p>	

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		<p>4.13 The developer of the Old Station Works would be required to purchase the Land from Mr & Mrs Pipe in order to create the open space, and this would likely create a ransom situation. Mr & Mrs Pipe would be entirely reasonable in holding out for a sum in excess of the usual market value for land designated as open space because of its importance to the development at the Old Station Works. However, any potential developer of the Old Station Works might be unwilling to pay that ransom sum for the Land. This situation is likely to result in undermining the future development of the Old Station Works because any possible developers would be discouraged from purchasing the Old Station Works due to the open space issue.</p> <p>4.14 In the circumstances, not only is the designation of Land as open space unreasonably restricting the use of the Land, but it would unnecessarily inhibit any future development of the Old Station Works. The District Council is likely to view the latter as particularly concerning given that the housing to be delivered at the Old Station Works is included in its housing supply calculations. We therefore submit that the Land should not be allocated as local green space for this reason.</p>	<p>provide off-site open space.</p> <p>As stated above, the planning permission for the site concerned (Ref DC/20/1712) includes the provision of open space and there is no obligation attached to the permission to provide off-site open space. There is therefore no ransom strip.</p> <p>It is demonstrated above, through the planning consent for the Old Station Works, that the Local Green Space is not required in order to deliver the development. The land is outside the application site and there is no Section 106 Planning Obligation attached to the permission requiring the land identified as</p>	

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		<p>5. CONCLUSION</p> <p>5.1 For the reasons set out above, Mr & Mrs Pipe OBJECT to the Draft Plan and submit that it should be amended to remove the designation of the Land as local green space. We consider that the Land should properly be</p>	<p>Local Green Space to be open space. Such a requirement is likely to fail the tests for obligations as set out in regulation 122 of the Community Infrastructure Levy Regulations 2010, which state:</p> <p>“a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—</p> <p>(a)necessary to make the development acceptable in planning terms;</p> <p>(b)directly related to the development; and</p> <p>(c)fairly and reasonably related in scale and kind to the development.”</p> <p>Noted</p>	

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		<p>allocated for residential development; however, if the Parish Council does not consider that appropriate at this stage, then the Land should not be allocated at all.</p> <p>5.2 Should the Parish Council proceed with allocating the Land as local green space, this will likely lead to a challenge in the Courts which on the facts will be successful.</p> <p>1 Application with reference 0/38/58, which was refused in 1958; application reference 0/147/720, which was refused in 1973, application reference DC/17/5138, which was withdrawn on 2 March 2018; application with reference DC/19/2271/OUT (the “2019 Application”), which was refused in August 2019 (the “2019 Refusal”)</p> <p>2 Appeal Ref: APP/X3540/W/19/3242029 (the “Appeal”)</p> <p>3 https://www.gov.uk/guidance/neighbourhood-planning--2</p> <p>4 Paragraph 18 of the Appeal decision.</p> <p>5 See page 5 and Appendix 1 to the Planning Statement dated 1 April 2019 submitted with the 2019 Application</p>	<p>The Parish Council is satisfied that, in accordance with the Planning and Compulsory Purchase Act 2004, the Neighbourhood Plan has been made within the appropriate power and that all procedural requirements have, to date, been met.</p>	
	Suffolk Wildlife Trust	Suffolk Wildlife Trust support the identification and protection of the identified local greenspaces.	Noted	None
	Suffolk County Council	<p>SCC welcomes the designation of the four Local Green Spaces, shown on Map 5 – Local Green Spaces, and the reference to the NPPF paragraph 102 in paragraph 6.15 (which should be corrected to NPPF December 2023 paragraph 106) as this supports the ongoing work to make Suffolk the Greenest County.¹⁰</p> <p>The Local Green Space Assessment is presented as Appendix 2, providing clear evidence through maps and tabular description, but no photos. It does provide sizes of the proposed Local Green Spaces.</p> <p>SCC considers that sites 1 and 2 proposed for Local Green Space designation fulfil the NPPF Dec 2023 criteria.</p>	<p>Noted</p> <p>It is not considered that photos are required to support the evidence</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		SCC considers that regarding sites 3 and 4, the justifications for being 'demonstrably special' are valid in a small parish, especially as site 3 also has historic and site 4 has ecological significance.	Noted	None
Policy WFD 4 - Protection of Important Views				
	Suffolk County Council	SCC supports the 12 important views documented in paragraph 6.16 and Map 6. SCC has not been able to identify view 10 on Map 6, and suggest that this should be amended to ensure it is displayed. SCC suggests that for clarity, the views could be listed in the policy.	Map 6 will be amended It is not necessary to list the views in the policy	Amend Map 6 None
Policy WFD 5 – Protection of Trees, Hedgerows and other Natural Features				
J Wheeler		Pragmatic approach and realistic to greater good so protection yes but where it makes sense to widen a pathway then to do that for safety of pedestrian / cyclist over protection of hedgerow	Noted	None
N Wall	East Suffolk Travel Association	In general this proposal is wholeheartedly supported. However, some trees and shrubs may need to be cleared from the north side of the Station if a bridge is to be built between the platforms and if a footpath is to be provided between the eastern end of Platform 2 and the proposed development to the north of the railway track mentioned in point 5.7. There is more than adequate distance between the railway track and Network Rail boundary to safely accommodate a cycleway / footpath between platform 2 and the proposed development site. This has been done at other stations on the East Suffolk Line where new developments abut the track by the station.	Noted	None
C Thorneloe		Many hedges and old trees should be protected as they enhance the village feel.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	We need more TPOs on Trees especially on Church Lane (oaks) and Lower Road which are under thraet from traffic creep. Also trees under threat from IG Suburb development destroying Westerfield rural views and landscape.	The neighbourhood plan cannot place TPOs on trees	None
	Suffolk Wildlife Trust	<p>We support this policy, however, believe that is could still deliver more and offer a more defined and clear level of biodiversity protection. For instance, the policy could push that a measured net gain of at least 20% should be targeted by all new development within the parish; while above the national minimum requirement of 10%, 20% gives greater confidence in positive biodiversity outcomes. Suffolk Wildlife Trust strongly advocate for the adoption of 20% net gain, and this is further detailed below.</p> <p>Proposing that mitigation must be incorporated into design concept is a strong and deliverable ambition which Suffolk Wildlife Trust fully support, alongside the ambition for layout and design to be landscape-led and appropriate in relation to context and setting. This could be extended to include the mitigation hierarchy in full, avoiding impacts, and ambition for enhancement to be similarly incorporated into design decisions.</p> <p>With reference to Point b, “planting of additional native trees and hedgerows”, we believe this could be expanded to include the natural regeneration of scrub and trees, which can be allowed to mature into woodland over time; such natural regeneration is of significant biodiversity benefit, supports plants of local provenance, and may provide higher levels of resilience to climate and disease impacts.</p> <p>Suffolk Wildlife Trust support the aspiration to restore and repair biodiversity networks but wish to highlight that while the inclusion of integrated bird and boxes can provide good compensation for lost nesting or roosting features, and enhancement where the provision of these features is increased, the inclusion of boxes does not provide an increase</p>	<p>A requirement for 20% net gain cannot be supported by evidence of viability</p> <p>This is not considered necessary</p> <p>This is not considered necessary</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>N one</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>in biodiversity networks. These are most effectively restored through habitat restoration and creation. However, the inclusion of bat and bird boxes is still an important part of effective compensation and enhancement and certainly warrants inclusion.</p> <p>We welcome the reference to the importance of including ‘hedgehog highways’ through impermeable boundary features, such as fences; these are extremely important for hedgehogs where more natural boundary features such as hedgerows are not viable.</p> <p>We believe further improvement to the policy could be delivered by putting forward that:</p> <ul style="list-style-type: none"> • Each new dwelling, or, a ratio of 1:1 across a new development, should include a bird or bat box (suitably installed and where possible integrated into the building). This approach is supported by RIBA who state: As a guideline, the number of built-in provisions of nest or roost sites per development should be approximately the same as the number of residential units.² • Any impermeable boundary fences installed include access for hedgehogs (with hedgerows a preferred boundary where appropriate). • Further enhancement options such as hedgehog houses, invertebrate boxes, and bee bricks should be widely considered. <p>Swift boxes are specifically mentioned and are a welcome addition for this Suffolk priority species. However, other notable species as starling, house sparrow, and barn owl, could also benefit from the provision of well situated and good quality nest boxes. It may also be applicable to note that all bird boxes integrated into buildings should follow BS 42021:2022 Integral nest boxes. Selection and installation for new developments. Specification³.</p>	<p>Noted</p> <p>Noted. These matters can be addressed at an individual application level as part of the statutory requirement for biodiversity net gain</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>The new Environment Act 2021 requires development proposals to achieve a minimum 10% net gain in biodiversity; whilst not yet required in law, this level is already being implemented as good practice across the country and is well referenced within the plan which includes reference to this national minimum level, which will be required on most developments from early 2024, as stated within the plan.</p>	Noted	None
		<p>The Wildlife Trusts, as well as other organisations, are advocating for a minimum 20% Biodiversity Net Gain where this is possible and setting an aspiration for achieving a higher percentage of net gain could help to ensure that the biodiversity assets of Westerfield are conserved and enhanced for future generations. Suffolk County Council's recent commitment to 'deliver a further 10% biodiversity net gain in aggregate across the housing programme, in addition to the 10% biodiversity net gain that will be required on each site.'⁴, suggests that it is reasonable to include this aspiration within the Westerfield Neighbourhood Plan.</p>	A requirement for 20% net gain cannot be supported by evidence of viability	None
		<p>There are further examples of district councils outside of Suffolk requiring more ambitious BNG requirements within their Local Plans and these have been evidenced with viability studies. For example, Swale Borough Council completed a viability study and found that doubling the percentage of biodiversity net gain from 10% to 20% increased the cost of delivery by just 19%, so then included a minimum 20% gain requirement in their local plan⁵. The Greater Cambridge Draft Local Plan also includes a requirement for a minimum 20% Biodiversity Net Gain⁶. We reiterate, Policy WFD5 could, we believe, be strengthened in its delivery for wildlife, by including reference to a level of net gain above the current national minimum. Recent guidance published by DEFRA⁷ includes reference that "Plan-makers may seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development. However, such policies will need to be</p>	Other local plan requirements are backed up by evidence to support the viability of requiring 20%	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>evidenced;” Suffolk Wildlife Trust believe that the evidence is now available (summarised above) for parishes such as Westerfield to include the ambition for 20% within new plans.</p> <p>Delivering 20% net gain ensures there is more confidence that a significant and meaningful uplift in biodiversity will be achieved, which will help protect the high-quality biodiversity assets and ecological networks within and surrounding Westerfield.</p>	Noted	None
	Suffolk County Council	<p>SCC notes that the first paragraph of Policy WFD5 refers to identified wildlife corridors, but the plan does not specifically identify any wildlife corridors. Map 7 (Westerfield’s Ecological Networks) may be showing these corridors, but the terms need to be aligned.</p> <p>Part ii of this policy could refer to Mitigation Hierarchy, and indicate that compensation is included.</p> <p>With regards to the biodiversity improvement measures listed in parts a-c of the policy, SCC has some concerns regarding the mention of swift and bat boxes in the same vein as habitat creation listed. Losing the connectivity of one or several hedgerows will not be repaired with the installation of bat or bird boxes. Swift and bat boxes are not considered habitat creation, and therefore could enable developers to underdeliver mitigation.</p> <p>SCC would recommend removing the examples, as below, as there is a wider scope for measures without them.</p> <p>“Otherwise acceptable proposals will be supported where they provide a net gain in biodiversity through, for example:</p> <p>a. restoring.and.repairing.fragmented.wildlife.networks.and.the creation of new natural habitats including ponds;</p>	Policy WFD5 will be amended to bring it into line with the ecological networks identified by SWT	Amend Policy WFD to refer to the ecological networks on Map 7

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>b. the planting of additional native trees and hedgerows of local provenance (reflecting the character of Westerfield's traditional woodland and hedgerows).</p> <p>c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs."</p>		
	East Suffolk Council	<p>Use of the phrase 'Otherwise acceptable...' it is not clear what this means. For examples, does it mean compliant with Local Plan policies? This is potentially an issue for other policies that use this phrase too.</p> <p>b) Consideration should be given as to whether the native species are resistant to climate change. This consideration could be added to the supporting text.</p>	<p>This phraseology has been accepted by the Examiner in the Playford NP.</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p>
Community Action 1 – Countryside Initiatives				
	Suffolk Wildlife Trust	Suffolk Wildlife Trust support both proposed Community Actions.	Noted	None
	Suffolk County Council	SCC welcome the Community Actions 1 and 2.	Noted	None
Community Action 2 – Environment Group				
C Thorneloe		Westerfield station has been vastly improved since being adopted . Open areas around the village could be improved in The same way	Noted	None
	Suffolk Wildlife Trust	Suffolk Wildlife Trust support both proposed Community Actions.	Noted	None
	Suffolk County Council	SCC welcome the Community Actions 1 and 2.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
Chapter 6 – Landscape and Natural Environment				
J Wheeler		Need paths along Lower Road for residents of road to get safely to country park entrance. might need to be creating footpaths across field from southside, footpath alongside field edge, northside footpath across SCLP.67 - making this part of buffer zone will certainly support safe access to park	Noted	None
N Wall	East Suffolk Travel Association	Excellent ideas, but we need to accommodate improvements to bus stops adjacent to the Railway Station and investigate provision of a car park that could be used by people from nearby villages using Westerfield Station, in a way that fits with the overall objectives.	Such matters would be dealt with having regard to adopted planning policies including those in the neighbourhood plan	None
O Williams		Areas along public footpaths that are in existing Natural Landscape should be included as designated Green Spaces and given whatever protection is possible	These would not meet the NPPF criteria	None
P Robinson		I have witnessed local mature hedges and trees needlessly cut down (outside of granted planning permission), so any initiatives to strengthen the protection of hedges and trees is very important. Both for wildlife reasons, but also to help obscure and soften any development that takes place. A welcome and important statement on page 44 - stating that the ownership of mature features should not pass onto the residents of newly built houses and strategically managed to ensure they are not neglected or removed.	Noted	None
	Suffolk County Council	SCC welcomes paragraph 6.14 relaying the important contribution open areas make. There are proven links 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. SCC suggests that this	Noted Noted	None None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>paragraph could be enhanced by including reference to health and wellbeing.</p> <p>The Context section of Chapter 6 does refer to the Suffolk Landscape Character Assessment and a more detailed studies carried out in 2018 and provides objectives for the landscape of the parish.</p> <p>SCC would suggest that Map 3 (Westerfield Landscape Character Areas) would name the identified character areas in a key, as it is currently ambiguous.</p>	<p>Noted</p> <p>The map will be amended</p>	<p>None</p> <p>Amend Map 3 to include area titles</p>
	East Suffolk Council	<p>Overall, the various landscape issues have been well considered by a recognised expert in their profession and the strategy and policies seem well considered.</p> <p>Map 4 It is questioned whether this is the best way of displaying the landscape buffer, which appears to be indicative, rather than an easily defined area.</p> <p>Page 21, paragraph 6.14 The NPPF reference should be amended to paragraph 106.</p> <p>Page 21, paragraph 6.15 The NPPF reference should be amended to paragraph 106.</p> <p>Page 23, paragraph 6.18 The paragraph numbering used in the NPPF reference is incorrect. It is also necessary to ensure that the most up to date version of the NPPF is quoted wherever possible. The planning practice reference should also include a paragraph number (022 Ref. 8-022-20190721)</p> <p>Page 23, paragraph 6.19</p>	<p>The Parish Council considers that this approach is appropriate</p> <p>The Plan will be updated to reflect the latest NPPF</p>	<p>None</p> <p>Update Plan for latest NPPF references</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>The text should be amended to state that the quote from the Landscape and Biodiversity Evaluation was taken from the executive summary.</p> <p>Page 24 The numbering for the first two paragraphs (6.18 and 6.19) repeats the paragraph numbering on page 23. The quote in paragraph 6.18 also requires a page number.</p> <p>Page 22, Map 6 The important views shown here are based on the Landscape Appraisal. However, they differ from those shown in the Design Guidelines document, figure 08, which are based on public consultation. Two sets of important views could lead to confusion.</p> <p>The views shown in Map 6 are very wide. The number of important views is extensive, covering much of the parish other than the built-up settlement. Having too many important views lessens their value and may run counter to the Local Plan by restricting development in too much of the parish.</p> <p>Also, there are minor differences between the key views within the Neighbourhood Plan and key views within the landscape appraisal.</p>	<p>This level of detail is not considered necessary</p> <p>The paragraph numbers will be corrected but the quote does not require a page number.</p> <p>The Plan will be amended to clarify that the Landscape Appraisal views are definitive in terms of the Plan.</p> <p>Noted</p> <p>Any minor differences will be corrected</p>	<p>Correct paragraph numbers</p> <p>Clarify views references</p> <p>None</p> <p>Review Landscape Appraisal and Plan view references</p>
Policy WFD 6 - Design Considerations				

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
A Cornell		The following is an omission from WFD6, from which the environment would benefit: 1. all new-build properties should be fitted with an adequate number of roof mounted solar photo-voltaic panels in proportion to the identified energy needs of the building; 2. all new build properties should incorporate an air-source heat pump as their primary heating resource.	Planning regulations currently limit the requirement of such measures	None
J Stevens		Explicitly do not allow 'backland' development	Noted	None
	Suffolk County Council	<p>Flooding SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast. Policy WFD6 Design Considerations</p> <p>SCC would recommend that part of this policy is reworded, as follows: »e;.Development.should.not.be.situated.in.areas.of.flood.risk.from.any.source;.Proposed.development.that.is.at.risk.of.flooding.from.any.source.will.be.subject.to.sequential-exception.testing.by.the.Local.Planning.Authority;.Any.proposed.development.should.mitigate.flood.risk.within.the.site?and.should.not.contribute.to.flood.risk.off.site;.All.proposed.new.development.should.incorporate.green?open.Sustainable.Drainage.Systems.(SuDS).from.the.outset.that.provide.benefits.to.the.four.pillars.of.SuDS.(quality?quantity?amenity?and.biodiversity).and.are.compliant.with.Suffolk.Coastal.Local.Plan.Policy.SCLP5.2and.LLFA.guidance.document.Suffolk.Flood.Risk.Management.Strategy.Appendix.A.(8689);</p> <p>It is important to ensure the needs of all residents are catered for, recognising the likely increase of co-morbidities as people get older. It is suggested that the plan shows specific support for homes that are adaptable and accessible, meaning built to M4(2) standards.⁶ This can</p>	<p>Noted</p> <p>Such an amendment would be contrary to the LLFA guidelines which states that only major development (10 dwellings or more) are required to include SuDS.</p> <p>Policy SCLP5.8: Housing Mix in the</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>help meet the needs of elderly and frail residents, allowing them to maintain independence for longer, but also allowing for younger occupants and families.</p> <p>SCC recommends including an additional part to Policy WFD6, using the following wording: “In addition, and as appropriate to their scale, nature and location, proposals will be supported where: i). a range of housing types are provided that meet local need; Particular support will be given to homes that are adaptable and accessible (meaning built to optional M0(8) standards) in order to meet the needs of the ageing population without excluding the needs of younger occupants and families;</p> <p>SCC welcomes Policy WFD6 (Design Considerations), particularly parts a and b which aim at protecting the local landscape and village character.</p> <p>It is suggested that part f) cycle storage, be amended to indicate that cycle storage should be in line with the Suffolk Guidance for Parking¹² standards (2023, or any successor document).</p>	<p>Suffolk Coastal Local Plan addresses this and it is not necessary for the neighbourhood plan to repeat it.</p> <p>Noted</p> <p>The policy will be amended</p>	<p>None</p> <p>Amend Part f) to refer to Suffolk Guidance for Parking</p>
	East Suffolk Council	<p>b) Stating that development should not include the loss of gardens might be too broad. The policy should refer to those that make a significant contribution to the landscape.</p>	<p>The policy is quite clear that they should not be lost if they “make a significant contribution to the character and appearance of that part of the village”</p>	<p>None</p> <p>None</p>


Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>e) The applicant has to go through the relevant tests set out in the NPPF to determine whether it is an acceptable use in a flood zone under Local Plan policy. This means development can be acceptable in a flood zone in certain circumstances, the policy wording appears to be a blanket approach.</p> <p>h) The requirement for one electric vehicle charging point per new off street residential parking place exceeds requirements of the Suffolk Parking Standards.</p>	<p>This wording has been found to be satisfactory in the recently examined Playford NP</p> <p>Given this matter is now covered by the Building Regulations, the policy and supporting text will be amended accordingly</p>	<p>Delete the reference to charging points in the policy and amend para 7.13 to refer to the Building Regulations.</p>
Community Action 3 – Broadband Speed				
J Stevens		This action needs to be stronger - The PC must commit to having a target to ensure that all properties in the parish are provided with Fibre To The Premises (FTTP).	The Parish Council is not the broadband provider and so cannot commit to such	None
Policy WFD 7 – Artificial Lighting				
M Glanville		Follow Dark Skies initiative https://darksky.uk/	Noted	None
J Wheeler		Strategically placed and angled so as not to shine directly into residents properties and avoid considerable "well-lit" approach to encourage speeding on road - a balance needed	Noted	None
J Stevens		Current lighting is inadequate - particularly in much of Lower Road where there is no footpath and there is a ditch at the side of the road	Noted. This is a matter for the County Council.	None
O Williams		The existing wording is too flexible and provides opportunity for an individual (person, household, group, or business) to install inappropriate	Most lighting on houses would not	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		lighting to the detriment of the majority in the village. Therefore redrafting of WFD 7 would be welcome	require planning permission	
	Suffolk Wildlife Trust	Suffolk Wildlife Trust welcome the inclusion of reference to the potential impact of external artificial lighting on nocturnal wildlife, such as bats and hazel dormice. Any significant proposals should be subject to a lighting review by a suitably experienced ecologist to ensure that features such as trees and hedgerows are protected from excess light pollution which could threaten their value to wildlife.	Noted	None
	East Suffolk Council	<p>Parts ii) and iii) of the policy are quite broad and could undermine the policy. It may be better to re write the policy so that it applies to exceptional needs.</p> <p>Below is a suggested wording that the Parish Council could use for this policy. However, please note that the comments regarding points ii) and iii) above still apply.</p> <p>‘Dark skies should be maintained as much as possible throughout the Neighbourhood Plan area. Therefore, development proposals that include street lights will not be supported unless considered necessary for ensuring adequate highway safety, security, or to meet the needs of particular individuals and groups.</p> <p>Where artificial lighting systems are proposed for use on buildings, open spaces and/or off-street active travel routes, they should keep artificial light pollution impacts on wildlife and residential amenity to a minimum. Artificial lighting systems should therefore be downward focussed, task limited, time-limited, energy efficient and designed to minimise uplighting, horizontal spillage and glare impacts.’</p>	In the light of the recently examined Playford NP, the policy will be amended to reflect the referendum version policy in that Plan.	Amend policy to reflect the content of the Playford NP Referendum Plan.
Community Action 4 – Reducing Light Pollution				
A Cornell		This sentence requires reviewing to improve it syntax.	The Community Action will be amended	Amend Community

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
				Action to clarify sense
S Southgate		Starting with the level crossing would be good. Light pollution at its worst.	Noted	None
M Glanville		Follow Dark Skies initiative https://darksky.uk/	Noted	None
Chapter 7 – Built Environment				
D Griffiths		I would suggest further investigation into the feasibility of extra sustainable drainage systems as there appears to be an enhanced risk of flooding.	The policies in the plan can only be applied in relation to planning applications.	None
J Wheeler		Need pathways cleared of encroaching vegetation to encourage walking and cycling. Need lighting to enhance safety but not to encourage speeding in "well-lit" roadways. Need additional footpaths to access Park safely by foot.	Noted	None
L Willimott		I have concerns that the measures taken by the Henley Gate development to deal with surface water created by the building of new houses are already proving inadequate. The large "ponds" are already full. The culvert behind properties which back onto the development is constantly full, and often at a dangerously high level. I understand that there has been flooding of properties on that side of the road, which I have never been aware of before (having lived in the village off and on since 1962). The main sewer for the village terminates at the end of my driveway. This has overflowed sending foul water down Lower Road towards Henley Road. I have asked AWA to investigate whether this is a fault of the pumping station or caused by excess water overwhelming the sewerage system and pumping station. I have reported 8 instances of foul water flooding since September 2023.	These concerns are noted but beyond the remit of the Neighbourhood Plan	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
P Robinson		Although Westerfield doesn't have any specific local vernacular to the residential buildings, there are some common design elements. If it's within the scope of the plan going forward, perhaps a design and style guide covering building materials and colours (eg bricks, tiles, other detailing) could be produced as a guide for architects. Small considerations, like having slightly varying brick or roof tile colours can have a big impact and make a new building look more in keeping, of a higher quality and not look synthetic.	A separate Design Guidance and Codes document has been produced in support of the Plan	None
	Suffolk County Council	<p>Chapter 7 provides a good statement on the significance of the local heritage; however, the chapter would benefit from the title being changed to "Built.and.Historic.Environment" as this would make it clear that below-ground heritage is equally as significant as built heritage.</p> <p>SCC welcomes that the role of SCCAS has been included in paragraph 7.2 and that early consultation has been advised. It could also be beneficial to add a direct weblink to the Suffolk HER here, along with the following proposed text: »The.HER.is.maintained.by.Suffolk.County.Council.Archaeology.Service;7. Publicly.available.information.is.also.available.via.the.Heritage.Explorer;» .</p> <p>In paragraph 7.6, SCCAS would recommend adding that advice regarding proposals impacting a heritage asset should also be sought from Suffolk County Council Archaeological Service.</p>	<p>This is noted but the Plan does not include any policies for the historic built environment.</p> <p>This is not considered necessary as weblinks often change</p> <p>Given that then local planning authority is East Suffolk, and that reference to referring to the Archaeological Service's Historic Environment Record is made in paragraph 7.2, this amendment is not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Archaeological Service have been reviewing Farmsteads throughout Suffolk, as part of an ongoing project funded by Historic England, and the NP group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to the Non-Designated Heritage Assets within the area. Entries from the project can be seen via the Suffolk Heritage Explorer.³</p> <p>Following from the above, it is good to see a full list of Listed Buildings has been included in Appendix 3.</p> <p>Paragraph 7.16 could benefit from the addition of the following text: “Technical.implementation.of.SuDS.proposals.should.use.LLFA.guidance.document.Suffolk.Flood.Risk.Management.Strategy.Appendix.A.(8689)”;</p> <p>Allocated Site SCLP12.67 SCC notes that this site was allocated before the changes to the NPPF as it is not in a Flood Zone, but does have a potentially significant surface water flowpath through it (see Figure 1, below). With the changes to the NPPF it is likely it should require sequential testing due to the flood risk.</p>	<p>Noted</p> <p>Paragraph 7.16 will be amended to include the suggested text</p> <p>This is a matter for the consideration of any planning applications for the site</p>	<p>None</p> <p>Amend paragraph 7.16 as suggested</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		 <p>Figure 1: Extent of Surface Water Flood Risk located surrounding Site Allocation SCLP12.67</p> <p>The watercourse is the southern boundary of the site and will also need to be fully accessible and incorporated into any proposed site. SCC notes that the Local Plan site allocation includes public open space, and this should be used as surface water flood mitigations.</p> <p>SCC would recommend the addition of the following text into the plan, following paragraph 7.16: “7.17 Developers must engage with SCC as part the site layout and masterplanning, to develop a strategy to mitigate surface water flood risk.”</p>	<p>This is not considered necessary</p>	

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
	East Suffolk Council	<p>The identification of non-designated heritage assets does not appear to be included in the Neighbourhood Plan proposals. Under the section on the Built Environment it states:</p> <p>“7.1 Although Westerfield does not have a designated conservation area, the parish has a rich fabric of historic buildings and features (collectively known as heritage assets). The Church of St Mary Magdalene is listed Grade I, the highest level of listing, and has elements dating back to the 12th century. Elsewhere in the parish there are a further seven listed buildings. Details are provided in Appendix 3 of the Neighbourhood Plan. It is noted that the Listed buildings are referenced and a full list appears in Appendix 3, but it seems that the possible opportunity to identify local historic buildings and features, which are not designated as Non-designated Heritage Assets appears not to have been pursued in the draft document.</p> <p>The Design & Heritage Team encourages the identification of such elements should they exist within the Neighbourhood Plans as this is considered to be the best mechanism for this process to occur. It may be that this has already been considered and not deemed appropriate in this particular case, but if not, it is recommended that this be explored. If this is to be pursued, potential candidates need to be assessed against the Councils adopted criteria which can be found on the East Suffolk Council website.</p> <p>Page 27, paragraph 7.5 Reference to paragraph NPPF paragraph 124 is now out of date.</p>	<p>The Parish Council does not wish to identify non-designated heritage assets in the Plan, acknowledging that the District Council has the expertise to carry out this work.</p> <p>Noted</p> <p>The Plan will be updated to reflect the latest NPPF</p>	<p>None</p> <p>None</p> <p>Update references to NPPF</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Page 27, paragraph 7.6 The last sentence should be amended to refer to the Design and Heritage Team.</p> <p>Page 28, paragraph 7.9 The text states that 93% of respondents strongly agree with the statement 'Design and development criteria for future developments should maintain the rural character and prevent suburbanisation of the village.' However, the percentage of those who strongly agree appears to be nearer 70%.</p> <p>Page 29, paragraph 7.12 The reference to the Written Ministerial Statement needs to be amended so that it refers to the date of publication (25th March, 2015).</p> <p>Page 30, paragraph 7.17 Reference to NPPF paragraph 180c) is out of date and needs to be corrected.</p>	<p>The reference will be amended</p> <p>The data will be reviewed</p> <p>The precise date of the WMS will be included</p> <p>The Plan will be updated to reflect the latest NPPF</p>	<p>Amend reference to Design and Heritage Team</p> <p>Review data in paragraph 7.9</p> <p>Amend reference to WMS to 25 March 2015</p> <p>Update references to NPPF</p>
Policy WFD 8 – Parish Services and Facilities				
J Wheeler		and with additional local housing, the facilities will get increasing use and funding is my thought.	Noted	None
	East Suffolk Council	<p>There are two references to policy SCLP8.1 (Community Facilities and Assets). Should reference be made instead to SCLP8.2 (Open Space) in the case of the bowls club and the Paddock?</p> <p>Consideration should be given as to whether the railway station counts as a public service and facility or whether it should be the subject of a separate policy about transport.</p>	The policy should also refer to SCLP8.2 instead of having two references to SCLP8.1	Correct policy to include reference to SCLP8.2

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
Community Action 5 – Community Activities				
M Glanville		However, allow dogs onto the paddock area by village hall.	Noted	None
Community Action 6 – Village Communication				
N Wall	East Suffolk Travel Association	The East Suffolk Travel Association (ESTA) produces information about the local railway service: this is currently displayed in a notice board on Platform 1 of the station. ESTA provides information on the timing of all trains that currently serve Westerfield, as well as advance notice of planned work on the line that will lead to service disruption (which is updated as required). It would appear appropriate to also publish this information on an information service that all villagers could access without having to travel to the station. It may be possible to persuade Greater Anglia to also provide their travel information via the proposed on-line service.	Noted	None
C Thorneloe		Would be nice to make use of notice boards/ make them more prominent, near walking routes etc	The suggestion will be considered when the CA is implemented	None
Chapter 8 – Services and Facilities				
J Wheeler		Ipswich Garden Suburb ?? an sure will have residents who will use Westerfield services and facilities which is a good, positive outcome. So funds from IGS could be sought now to upgrade / refurbish according to needed.	Noted	None
N Wall	East Suffolk Travel Association	Analysis of usage of most of the seven facilities identified was included in the report. It would be useful to include statistics relating to use of the Railway Station, if these were collected.	This information was not collected	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
	East Suffolk Council	Page 34, paragraph 8.2 Reference should also be made to Suffolk Coastal Local Plan policy SCLP8.2 (Open Space), which safeguards open space.	The Plan will be amended to include this reference	Amend paragraph 8.2 to include Local Plan Policy SCLP8.2 (Open Space)
Policy WFD 9 – Public Rights of Way				
J Stevens		I agree with all the of the points but the plan seems to ignore the extensive footpath network currently being provided by the new Country Park. For instance the current Public Right of Way from Lower Road via Broad Acres does not seem to need to be retained given the new footpath access being provided to the Country Park from Lower Road. The new footpath provides an Accessible Pathway into the Country Park and round to Main Road Westerfield.	That footpath network is mainly outside the parish and will not be legally defined public rights of way	None
O Williams		As I stated above, I'd prefer that Public Rights of Way are given increased protection as "Green Spaces" so that not only is biodiversity enhanced but also the visual aspect of our rural landscape is preserved (where possible).	Noted	None
	Suffolk Wildlife Trust	Suffolk Wildlife Trust support the policy in seeking to improve and extend the network of footpaths and bridleways in the parish, notably as their value as biodiversity corridors. As per our comments regarding WFD5 we put that including an aspiration to deliver 20% Biodiversity Net Gain within the Neighbourhood Plan will further improve the chances of delivering improvements to the biodiversity value of public rights of way in the parish.	Noted	None
	Suffolk County Council	SCC welcomes the first sentence of this policy. It could be strengthened by inserting the following wording, to protect existing PROW, as follows: "Development proposals which improve and extend the existing network of public rights of way will be supported. Development.which.would.	Policy SCLP7.1: Sustainable Transport of the Local Plan already includes	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		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? . Please note that the primary function of the PROW network is to provide opportunities to access the countryside. In the case of hedgerow corridors, biodiversity improvements can be detrimental to the PROW network if allowed to overshadow the path, restrict air movement, prevent direct sunlight, and thereby discourage or even prevent year-round use.	measures to protect existing PROW. Inclusion of the suggested amendments in the Neighbourhood Plan is not therefore necessary	
	East Suffolk Council	We are pleased to see that the Neighbourhood Plan has detailed specific areas (9.8, 9.9,9.10, 9.12), routes and developments where they want more rights of way as that can be factored into planning permissions and funding sought from developers.	Noted	None
Community Action 7 – Walking and Cycling Safety and Public Rights of Way				
N Wall	East Suffolk Travel Association	In the spirit of sustainability and achieving net zero travel, ESTA is keen to see maximum use of Westerfield Station as a way to reduce private car usage. Point 7.5 is particularly supported. As a result of the findings in the survey at Westerfield carried out by ESTA we are engaging with Network Rail to discuss the possibility that a footpath might be provided through the Network Rail Yard to the south west of the crossing. We would welcome the possibility of working with other groups or individuals that would support the creation of a footpath in order to boost the argument that we have for accommodating this access route.	Noted	None
C Thorneloe		Absolutely, important to link up footpaths and encourage walking away from busy roads . Footpath near Fullers field would be great A cycle path all the way into town	Noted	None
	Suffolk County Council	SCC welcomes Community Action 7, which can help to encourage more walking and cycling.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>SCC welcomes Community Action 7 (Walking and Cycling Safety and Public Rights of Way).</p> <p>Community Action 7 (Walking and Cycling Safety and Public Rights of Way) is noted, and the aspiration for encouraging walking and cycling is supported.</p>		
Community Action 8 – Speeding and Traffic Calming				
J Dunne		We need the roundabout installed at the crossroads to slow traffic - the staggered junction will do little to discourage people from using Church Lane or Lower Road as rat runs due to the crossing congestion with many people avoiding Westerfield Road or turning round when the barrier comes down.	The Community Action seeks to get the Highways Department to implement traffic calming.	None
S Southgate		20s plenty should include the whole village. With a 600 place school being built on the edge of the village I think this needs to be in place from the start of Westerfield. It would also be nice to see the community speed watch at the Ipswich end of the village for a change.	Noted	None
C Thorneloe		Traffic is still v fast In and out of westerfield towards Witnesham. Traffic calming measures would be welcome. The straight road encourages people to accelerate.	The Community Action seeks to get the Highways Department to implement traffic calming.	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	HOW DO WE GET SCC HIGHWAYS TO SERVE THE VILLAGE?	Noted	None
P Robinson		20 mph speed limits might be appropriate for specific sections of road, but I don't feel it should be a blanket rule for the whole village. There should also be a focus on derestricted roads, such as Main Road, Tuddenham (partly in Westerfield Parish). Cars regularly travel in excess of 50 mph, where the road is narrow/winding and there are hidden entrances	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		and properties. There have been several serious accidents in recent years. Perhaps a joint action with Tuddenham to push for a 30 or 40 mph limit.		
	Suffolk County Council	<p>SCC notes Community Action 8 (Speeding and Traffic Control). Please note the 20mph Speed Limit Policy criteria, as repeated below:13;14</p> <p>SCC's 20mph Speed Limit policy that unless there are exceptional circumstances, locations will not be considered for 20mph schemes where any of the following apply:</p> <ul style="list-style-type: none"> • they are on A or B class roads; • they have existing mean speeds above 30 mph; • there is no significant community support as assessed by the local County Councillor. <p>Locations will then only be considered for 20 mph limits or zones if two out of three of the following criteria are met:</p> <ul style="list-style-type: none"> • current mean speeds are at or below 24 mph; • there is a depth of residential development and evidence of pedestrian and cyclist movements within the area; • there is a record of injury accidents (based on police accident data) within the area within the last five years. 	Noted	None
Community Action 9 – Westerfield Railway Station				
A Cornell		In paragraph 9.16, the Parish Council are quite clear in not supporting Network Rail to reduce the time the barriers are maintained lowered. The consequences of this decision is to cause more vehicles to queue at the crossing with their internal combustion engines running whilst waiting for the barriers to rise, with the resulting increase in emissions. This is in contradiction to the Councils stated green position stated in paragraph 4.2 (The Neighbourhood Plan Aims and Objectives) bullet point 5: "Ensuring Westerfield supports all our futures by reducing our environmental impact	The comments are noted. It is recognised that there needs to be a balance between ensuring safety at the crossing and potential inconveniences the barriers cause.	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>.....". The Parish Council has already identified the impact of pollution caused by vehicles being held at the level crossing (its website has the 'Switch it Off' message), but in spite of this it has decided not to support the campaign to reduce the barriers-down time by other agencies. Furthermore, paragraph 9.6 of this Neighbourhood Plan also refers to Policy SCLP7.1: Sustainable Transport, within which it declares " ...incorporate measures that will encourage people to travel using non-car modesto facilities" and to "supports opportunities to improve access to public transport inWesterfield". None of which can be achieved by the parish Council's declared intention not to work with others to reduce the length of time the level crossing barriers are maintained in the lowered position.</p> <p>By far the biggest impact on the residents of Westerfield (and outlying villages) of the Parish Council's no-cooperation to reduce the barriers-down times, is through the inflicted delay to the Emergency Services. The primary route to Westerfield and other outlying villages when on 'blue-light' calls is via the Westerfield Road and over the level crossing. The Council will be aware of the limitations of an ambulance, not to mention fire appliance(s), using Church Lane or Lower Road to reach its destination in a bid to avoid a potentially lengthy delay at the level crossing, of which the Council refuses to press for improvement. Will the Council be prepared to justify its non-cooperation policy in the event that the extended arrival of an emergency vehicle is too late to prevent a fatality? As a resident of Westerfield, I would be prepared to welcome some extra vehicles through the village, if my emergency vehicle could arrive earlier as a result.</p>		
S Southgate		If parking restrictions are put in place para 9.9 would residents have some form of access, permit to the car park if network rail yard becomes car park. And if not where will residents park? Limited off road parking here.	This is a level of detail that the NP cannot address	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		Para 9.16 it is unfortunate that that the P.C. Are not seeking to work with network rail over level crossing times. I think the P.C. Beliefs are wrong on this. I don't think the barrier will have any affect on traffic heading through the village. It would appear that no consideration has been made for the increase in noise and pollution caused by the amount of traffic in these tailbacks that people are subjected to at this location. It is not a cause of frustration but more a blight on our environment and a massive loss of amenity. At the very least could consideration of no idling signs being put up, possibly yellow hatching outside drop kerbs to keep them clear be included in plans around the station?	The comments are noted. It is recognised that there needs to be a balance between ensuring safety at the crossing and potential inconveniences the barriers cause.	
N Wall	East Suffolk Travel Association	we strongly welcome the suggestion that the Parish Council and ESTA work together. We strongly support the four points made. ESTA would be interested to work with the Parish Council on maximising the benefit of the £100,000 s106 funding available from Garden Suburb developers. ESTA may be able to bring ideas from other stations and help investigate whether the £100,000 might be used to leverage other funding from Network Rail, Greater Anglia, DfT, SCC etc.	Noted	None
C Thorneloe		Important to direct northern fringe development traffic onto the ring road . Not encourage traffic to use westerfield crossroads as a rat run. Barriers deter this traffic Would love more trains to Woodbridge as it used to be	Noted	None
Chapter 9 – Highways and Travel				
A Cornell		Network Rail have advised me that the latest figures it has (at 24 September 2021) for the number of trains passing over Westerfield Road level crossing is 161. See paragraph 2.12 of the Neighbourhood Plan.	Noted	None
T Moran		Would it be feasible/practical to consider pedestrian crossings near the crossroads of Westerfield Road and Lower Road/Church Lane. This would improve the safety of anyone wishing to negotiate this section	The Parish Council is seeking to work with the County Highways	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		on foot and help reduce the speed of approaching traffic. It might also reduce the number of speed bumps required if they were being considered as traffic calming strategies along with "20's Plenty".	Department to achieve traffic calming and safety improvements	
A Pether		<p>The junction at Church Lane/Westerfield Road and Lower Road, the scene of multiple collisions, is "Give Way" not "Stop" - Sat Nav does not indicate this as a junction at all! Can this at least be changed?</p> <p>Can an additional 30mph flashing sign be purchased rather than moving it around the village and leaving large straight stretches of road, i.e. Westerfield Road from the station to crossroads, without warning signs? On this particular stretch many cars speed up having been held at the level crossing.</p> <p>The current 30 mph sign by the entrance to the new Country Park is illegible.</p> <p>Tuddenham Lane - a designated "Quiet Lane" has a national speed limit sign in place part way down?</p> <p>Keep the 40 mph speed limit between Witnesham and Westerfield rather than increasing to National Speed limit for a mile and then reducing it straight down to 30mph!</p>	The Parish Council is seeking to work with the County Highways Department to achieve traffic calming and safety improvements	None
J Wheeler		<p>= Train Traffic - not at all concerned, more the better gets vehicles off the roads. Barriers slow traffic, discourage users to "rat-run" through Westerfield.</p> <p>= SCLP 12.67 not good site for 23 houses to access rat run on Lower Road close to junction. Out of keeping now with holistic plan.</p>	<p>Noted</p> <p>The Neighbourhood Plan cannot overturn the Local Plan allocation</p>	<p>None</p> <p>None</p>
N Wall	East Suffolk Travel Association	<p>Point 9.16: that Network Rail should not be asked to reduce barrier closure times: ESTA strongly opposes this policy for two main reasons .</p> <p>1) We are already aware of intending passengers being trapped on the north side of the barriers and being unable to reach platform 1 to be able to catch their train. It may be that some people will have decided to cross</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>the line anyway, which is illegal and exceedingly dangerous. It also means that people are having to leave home early in order to reach platform 1 up to 20 minutes before their train is due, in order to avoid the barrier-down hazard.</p> <p>2) The way to avoid the barriers-closed problem for people wishing to drive north on the B1077 from Ipswich is to drive on Tuddenham Rd, which crosses the railway on bridges, and then turn west on Church Lane, to the crossroads, turning north on to the B1077 (and in reverse). This route will be taken by emergency services, delivery firms and private cars. Church Lane is not suitable for this traffic and forcing increased use of Church Lane is counter to the policy set out in Community Action 8.</p>		
T&E Cade		Traffic management and safe walking for pedestrians are high priorities for us (my wife and I). The lack of progress through Highways is deeply concerning; we need tangible traffic calming measures, especially where we live on Church lane, which is particularly unsafe for pedestrians	The Parish Council is seeking to work with the County Highways Department to achieve traffic calming and safety improvements	None
O Williams		<p>Para 9.3 makes reference to the (present) bus service. I would like to see commitment stated in the WNP to lobbying/encouraging/pressurising SCC and the Operating Company to improve the frequency of bus services serving the village.</p> <p>Para 9.10 makes mention of WFD 8 but I wonder if this should be WFD 9</p>	<p>The Parish Council is seeking to work with the County Highways Department to achieve improvements</p> <p>Paragraph 9.10 will be amended</p>	<p>None</p> <p>Amend paragraph 9.10 to refer to WFD9</p>
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	A huge area which needs a public challenge to SCC	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
	Suffolk County Council	<p>SCC would suggest additional text ahead of paragraph 9.11 to detail the importance of active travel and the links to improving Air Quality, as follows:</p> <p>“It is important to improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter. Encouraging and facilitating active and sustainable travel can reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.”</p> <p>SCC notes that paragraph 9.5 states that highway improvements are reliant on the County Council Highways Department for investment in projects, which is a misnomer. The Public Rights of Way (PROW) network is legally part of the highways network and improvements to the PROW network are heavily reliant on Section 106 obligations under the Town and Country Planning Act 1990, and Section 278 agreements under the Highways Act 1980.</p> <p>SCC welcomes the cross-reference to SCLP7.1, in paragraph 9.8. There could be reference to other strategies that support this Neighbourhood Plan. This includes Suffolk County Council’s Green Access Strategy (2020-2030).¹¹ This strategy sets out the Council’s commitment to enhance PROW, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.</p> <p>SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p>	<p>Part of this suggestion will be added to Para 9.11</p> <p>Noted</p> <p>This is not considered necessary</p> <p>Noted</p>	<p>Amend Para 9.11 to reflect suggestion from SCC</p> <p>None</p> <p>None</p> <p>None</p>
	East Suffolk Council	Page 38, paragraph 9.5		None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>9.5 The statement in sentence 1 is largely true. However, the neighbourhood plan can outline its priorities for infrastructure investment which can be helpful in the spending of CIL. This may be an option the NP group could consider and we can provide the contact details of our infrastructure team.</p> <p>Page 39, paragraph 9.10 Sentence 3 should be corrected to refer to WFD9, not WFD8.</p>	<p>The Parish Council will produce separate Infrastructure Investment Plans that can be updated on a regular basis</p> <p>Paragraph 9.10 will be amended</p>	Correct Para 9.10
Appendices				
J Stevens		Encourage villagers to develop new recreational opportunities in the village.	Noted	None
	East Suffolk Council	Appendix 2 – Local Green Space Appraisal NPPF paragraph numbers are incorrect and should be updated.	The Plan will be updated to take account of the latest NPPF	Update Plan to refer to latest version of NPPF
Other comments				
A Cornell		A lot of work has been expended in the preparation of this Plan and the effort of all those involved deserve a vote of thanks. Well done!	Noted	None
C Proudfoot		Thanks for all your time and trouble to create this plan. We are very grateful and agree with all your proposed Actions.	Noted	None
A Pether		Thank you for all your hard work - fully support the involvement of the community in maintaining and improving the environment and safety in the village.	Noted	None
J Wheeler		Exceptionally well written. Main points I would wait addressing and NOT related to location of my house, but looking holistically:		

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>(1) Traffic - 20MPH throughout village. Move building of 23 houses SCLP 12.67 to be within area currently identified for housing / onre suitable for housing - this extra traffic entering Lower Road near junction is now out of date into where buffers are being thoroughly and pratgmatically located.</p> <p>(2) Water - plan needs to be stronger on flooding. Within last 4 weeks, it has flooded in Lower Road and in Main Road. That is current situation. Worrying for furture and more concrete, less land for soaking away.</p> <p>(3) Footpaths - identify routes, acquire land for routes to walk safely from anywhere in Westerfield into town/ Ipswich suburb.</p> <p>(4) Trains- greater number of times stopping at Westerfireld. I tried to use train to Woodbridge but only one there and back. v.early there / late back. Hence not an option - parking considerations and multiple services please.</p>	<p>The Neighbourhood Plan cannot go against the Local Plan allocation</p> <p>The Plan can only impact on matters requiring planning permission. National and local planning policies require drainage soluations to minimise flood risk.</p> <p>The Parish Council does not have powers to acquire land for these purposes.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
N Wall	East Suffolk Travel Association	This is a very well presented document. Most of the conclusions make a lot of sense, with the exception of keeping the railway crossing barriers closed for long periods which would have the effect of diverting through traffic off the B1077 on to Church Lane (from Tuddenham Rd), and make the railway service more difficult for potential passenger to access. ESTA would be happy to work with the Parish Council and other Stakeholders to improve all aspects relating to the service at Westerfield	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		Station. I would appreciate a copy of these comments being returned to me.		
L Willimott		I am disappointed that the junction of Lower Road and Henley Road is outside the area covered by the plan. I believe that the speed limit for traffic travelling towards Ipswich should be reduced to 30 mph much sooner than it currently is, but I appreciate this is outside of our control. However, I feel it would be a good idea for the 60 mph section of Lower Road to be reduced to 30 mph to cut down on speeding. I also believe that the T junction has become even more dangerous since the hedgerows have been removed. Because of the 60 mph current speed limit, cars have overshoot the junction and ended up in the ditch, which is now even deeper. If I am reading the draft Plan correctly this is one of the objectives. I hope that this will be a priority in the future.	The Neighbourhood Plan can only address matters within the parish.	None
T&E Cade		Well done to the working group	Noted	None
M Hancock	Ipswich Rugby Club	Ipswich Rugby Club maybe looking to relocate. It has been suggested that a site within the village boundary could be looked at as a suitable relocation site. As the current chairman of Ipswich RFC I think it is only fair to disclose this information. The area in question is bounded by Tuddenham Road (East), Church Lane (South), a public right of way (North) and Moss Lane - partial (West). I doubt this is new "news" as this site has been suggested for at least 10 years as a potential relocation site. With residential development likely to be approved along Humber Doucy Lane, on land abutting Ipswich RFC, within the next year or so, the site at Westerfield is again under discussion as to its suitability subject, of course, to a multitude of factors, not least the complex planning process. The club's Executive Committee will investigate the feasibility of the site (and all other potential sites) on behalf of its membership and the community it serves as it has a duty to do.	The Parish Council will expect the Rugby Club to carry out early and inclusive community engagement with the residents of Westerfield	None
O Williams		Overall an excellent (draft) document and the Working Group are to be heartily congratulated on their commitment, activity and achievements to date.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
C Thorneloe		Really useful framework and appreciate the considerable time and effort that has gone into it	Noted	None
B Robinson	Save Our Country Spaces and East Suffolk Planning Alliance	THanks for all care time and effort on this	Noted	None
P Robinson		<p>I am pleased with the attention to detail in this plan and many of the points raised. I am grateful to those involved in producing it.</p> <p>Especially the emphasis on protecting mature hedges and trees and on trying to identify suitable locations for development. Also just as importantly - the importance in protecting areas that are not suitable for development, such as the open countryside.</p> <p>As I mentioned earlier in this form - perhaps a style guide could be developed to guide architects working on new developments within the village. Attention to detail, like using mixed brick/tile colours and window styling can have a significant impact on overall appearance on new buildings.</p> <p>For villages like Westerfield and Tuddenham - I feel infill of a few houses each should be preferred rather than large blocks of more than 10 homes. Many residents clearly feel the same.</p> <p>Also, where appropriate, new development sites should allow for 'through routes' for traffic (pedestrian and cars) and not just 'bolt on' to the existing village network.</p> <p>Road speeds are an issue around Westerfield as much as within it. I hope there might be some joint action to petition for a speed limit of 30 or 40 mph on the Tuddenham Road - between Humber Doucy Lane and the</p>	<p>Noted</p> <p>Noted</p> <p>A separate Design Guidance and Codes document has been prepared and is referenced in the Plan</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		south end of Tuddenham Village. Church Lane could also become fully 30 mph.		
	Suffolk Wildlife Trust	<p>Thank you for sending us details of the Westerfield Neighbourhood Plan. We are pleased to see that the Westerfield Neighbourhood Plan recognises the importance of biodiversity and greenspaces and proposes measures to protect and enhance these within Policies WFD3, WFD5, WFD7, and WFD9 as well as through Community Actions 1 and 2. Please see our comments below:</p> <p>We are happy to see the reference to Wildlife Habitats within the Parish, with their importance and protection noted, alongside the map of existing ecological networks identified within the Landscape and Biodiversity Evaluation undertaken by Wilder Ecology1. The inclusion of this is supported by Section179 of the National Planning Policy Framework (2021).</p>	Noted	None
	Environment Agency	<p>Thank you for consulting us on the pre-submission plan for the Westerfield Neighbourhood Plan.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p>Environmental Constraints We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints:</p> <p>Flood Risk Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3 of the fluvial flood plane. On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 167 sets this out.</p> <p>Water Resources Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water</p>		

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p> <p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licensing strategies (CAMS process) - GOV.UK (www.gov.uk).</p> <p>Informatives</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published</p>		

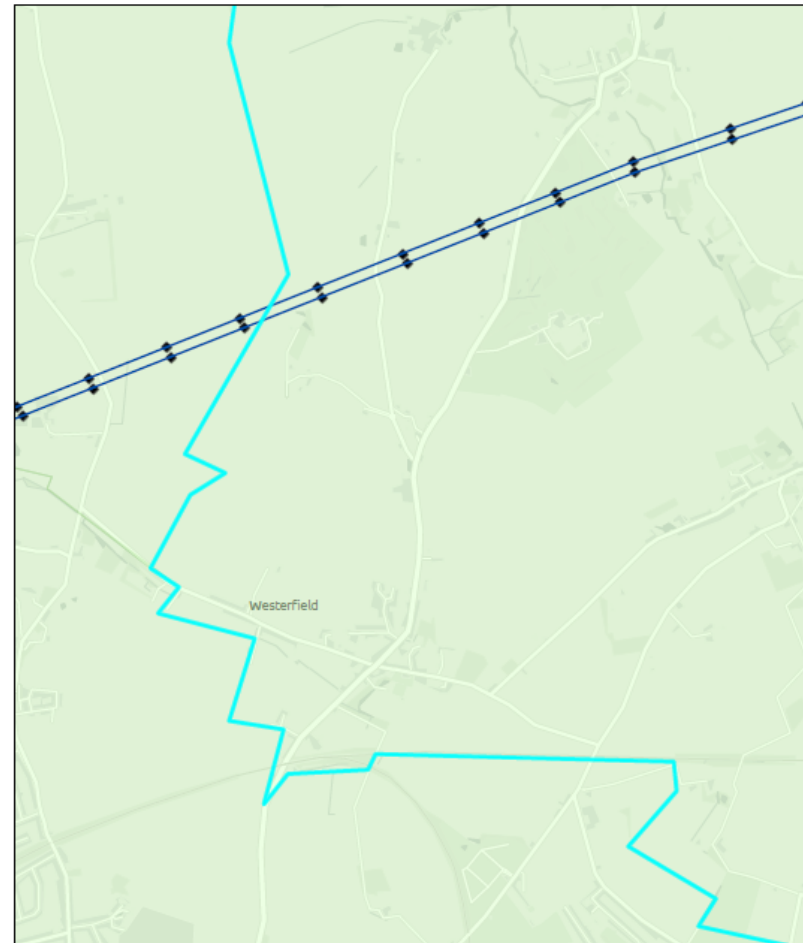
Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p> <p>Source Protection Zones Your plan includes areas which are located on Source Protection Zones 1,2 and 3. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p> <p>Historic landfill Your plan area includes an area of potential historic landfill at Church Lane (National Grid Reference: TM1777847650) please be aware that any development of this site will need an appropriate risk assessment to be undertaken to ensue that there is no harm resulting from the development. We recommend that you refer to our published Managing and reducing land contamination: guiding principles (GPLC) - GOV.UK (www.gov.uk) which outlines the approach which should be adopted when managing this site's risks to the water environment. We trust this advice is useful.</p>		
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, in particular policies which seek to protect and promote the historic environment, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</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>		
	Avison Young on behalf of National Gas Transmission	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:</p>		
	Avison Young on behalf of National Grid Electricity Transmission	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary: Asset Description 4ZW ROUTE TWR (001B - 001A - 001 - 119): 400Kv Overhead Transmission Line route: BRAMFORD - SIZEWELL 1</p> <p>4ZX ROUTE TWR (001B - 001A - 001 - 120): 400Kv Overhead Transmission Line route: BRAMFORD - SIZEWELL 3</p> <p>A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below.</p>		

Westerfield Neighbourhood Plan: National Grid Asset Map



08/01/2024, 16:52:54

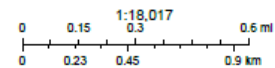
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Development_Plan_Monitoring_v2_977



Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

Web AppBuilder for ArcGIS
Ordnance Survey data © Crown copyright and database right 2023 |

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ Please see attached information outlining guidance on development close to NGET infrastructure. <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	National Highways	<p>Thank you for your correspondence, received on 28 November 2023, notifying National Highways of the consultation above.</p> <p>National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area within and surrounding Neighbourhood Plan area, National Highways have responsibility for the trunk roads A12 and A14, part of the Strategic Road Network (SRN).</p> <p>We have completed review of the supporting document titled, “Westerfield Neighbourhood Plan 2023 – 2036”, Pre-Submission Draft Plan Westerfield Parish Council dated November 2023. This draft Neighbourhood Plan will supplement the planning policies in the Suffolk Coastal Local Plan.</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>The aims, objective, and proposed policies within this Pre-Submission Draft Westerfield Neighbourhood Plan 2023-2036 would not have any predicted adverse impact on the Strategic Road Network (SRN).</p> <p>We do not have any more comment of this.</p> <p>Standing advice to the local planning authority The Climate Change Committee's 2022 Report to Parliament notes that for the UK to achieve net zero carbon status by 2050, action is needed to support a modal shift away from car travel. The NPPF supports this position, with paragraphs 73 and 105 prescribing that significant development should offer a genuine choice of transport modes, while paragraphs 104 and 110 advise that appropriate opportunities to promote walking, cycling and public transport should be taken up.</p> <p>Moreover, the build clever and build efficiently criteria as set out in clause 6.1.4 of PAS2080 promote the use of low carbon materials and products, innovative design solutions and construction methods to minimise resource consumption.</p> <p>These considerations should be weighed alongside any relevant Local Plan policies to ensure that planning decisions are in line with the necessary transition to net zero carbon.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 28 November 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex [available on request from the PC Clerk] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p>		

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>A consultation⁴ has recently been undertaken to look at changing the catchment area for Northgate High School. This will not impact Westerfield which according to the proposals would remain in the catchment area for Northgate High School.</p> <p>AECOM Design Guide SCC welcomes Code 12 and the references to SuDS.</p> <p>General Please note that the NPPF has undergone an update, which was published on 19 December 2023. Any references to the NPPF within the plan and supporting documents will need to be reviewed and amended.</p> <p>The AECOM Design Code, on page 6 and 8, references the NPPF 2021, which should also be updated to state December 2023.</p>	<p>Noted</p> <p>The Plan will be updated to refer to the latest version of the NPPF</p> <p>Like any evidence document produced in conjunction with development plans, they are likely to become out-of-date after publication. This has to be accepted and it would not be appropriate to keep going back to bring them up-to-date.</p>	<p>None</p> <p>Update the Plan to refer to the latest version of the NPPF</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Policies.Map.</p> <p>The Westerfield neighbourhood plan does not have a Policies Map. Whilst Map 2 does display some of the relevant components of a policy map, it is not sufficiently detailed to be classified as the Policy Map for the neighbourhood plan, as it only shows an extract from the Suffolk Coastal Local Plan. There also needs to be a clear Key to assist with identifying the displayed features.</p> <p>It is strongly recommended that the plan creates a Policies Map, which clearly displays the important features mentioned within the plan policies in once clear and consolidated image.</p> <p>This map should display the following: parish boundary, Settlement boundary, allocated housing sites, Listed buildings and/or heritage assets, designated Local Green Spaces, important views, Public Rights of Way, and any other important features or facilities of the parish.</p> <p>Inset maps may be used to show closer detailed parts of the parish, where identified features would be lost and/or hard to read on the overall Policies Map.</p> <p>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.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>	<p>There is no statutory requirement for a neighbourhood plan to include a Policies Map. This has been confirmed by the recent examination of the Playford Neighbourhood Plan.</p> <p>Noted</p>	<p>None</p> <p>None</p>
	East Suffolk Council	East Suffolk Council welcomes the opportunity to comment on the pre submission (Regulation 14) Westerfield Neighbourhood Plan and notes that there is a lot of valuable content within the draft Neighbourhood Plan.	Noted	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>East Suffolk Council wishes to make the following comments about the Westerfield 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, which we hope will be of use in revising the Westerfield Neighbourhood Plan and preparing it for submission.</p> <p>Design Guidelines and Codes</p> <p>Page 5, 1.1 – The Importance of Good Design The NPPF paragraph reference should be updated.</p> <p>Page 15, Figure 08 – Important Views in Westerfield Parish The views shown here are different from those in Map 6 of the Neighbourhood Plan and the Landscape Appraisal (please see earlier comment).</p> <p>Page 32, Code 8 – Cycle Parking Reference should be made to Suffolk County Council Guidance for Parking (2023).</p>	<p>Like any evidence document produced in conjunction with development plans, they are likely to become out-of-date after publication. This has to be accepted and it would not be appropriate to keep going back to bring them up-to-date.</p>	None

Name	Organisation	Comment	Parish Council Response	Proposed Plan Changes
		<p>Landscape and Biodiversity Evaluation, 2023 Page 2, paragraph 2.2 References to the 2021 NPPF should be updated.</p> <p>Landscape Appraisal General comment The document is watermarked as final draft. The word draft should be removed. Page 45, Figure 8.1 – Spatial Strategy This map only shows one location for important viewpoints, whereas there are several viewpoints located throughout the village.</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 comments we have set out as the Neighbourhood Plan progresses.</p>	<p>As noted above, this is not considered necessary.</p> <p>These matters will be addressed at the time of submitting the Plan.</p> <p>Noted</p> <p>Noted</p>	<p>Update the landscape Appraisal</p> <p>None</p> <p>None</p>

Appendix 6 - 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.

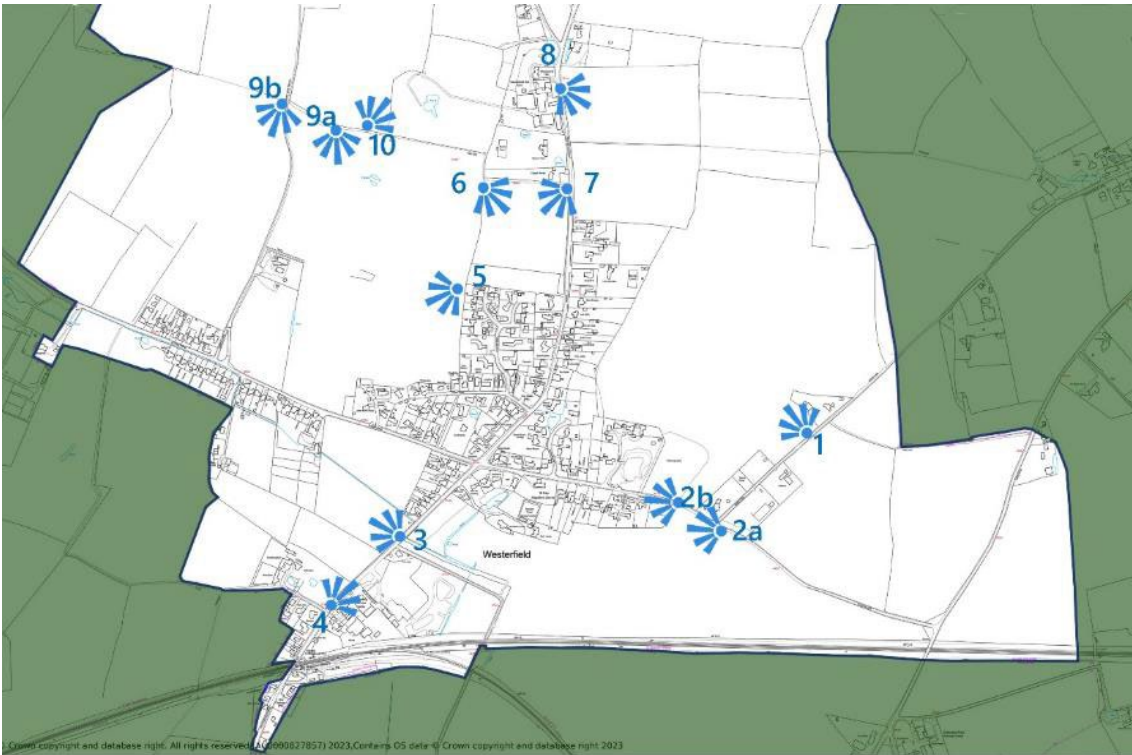
Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para/Policy number	Modification	Reason
Cover		Amend as follows: Pre-Submission Draft Plan – November 2023 <u>June 2024</u>	To bring the Plan up-to-date
2		Amend points 1 – 3 as follows: 1 “Pre-submission” consultation on the Draft Plan by Parish Council This is the stage we have now reached. The plan has to be widely consulted on for a minimum of six weeks <u>This was carried out for eight weeks between 25 November 2023 and 19 January 2024, allowing residents, businesses, landowners and a range of government bodies and service providers an opportunity to comment on the Draft Plan.</u> 2 Submission of Draft Plan to East Suffolk Council All comments received at the “pre-submission” consultation will be <u>were</u> considered and reviewed and any necessary amendments to the Plan will be <u>have been</u> made. The Plan, together with supporting documents <u>were then submitted to East Suffolk District Council.</u> 3 “Submission” consultation on draft Plan by East Suffolk Council <u>This is the stage that has now been reached.</u> Amend final sentence as follows: These remaining stages are likely to take around 6–9 months to complete.	To bring the Plan up-to-date
Contents page		Amend page numbers as necessary as a consequence to changes to the Plan	To bring the Plan up-to-date

Page	Para/Policy number	Modification	Reason
5	1.1	Add to the end of the paragraph: <u>The Plan covers the period 2023 to 2036.</u>	To clarify the Plan period
5	1.2	Amend as follows: We are now consulting on this first draft of the Neighbourhood Plan. Consultation on the First Draft of the Neighbourhood Plan (the Pre-Submission Consultation) took place in between 25 November 2023 and 19 January 2024. All comments received at the “pre-submission” consultation were considered and reviewed and any necessary amendments to the Plan were made. The Plan, together with supporting documents were then submitted to East Suffolk District Council ahead of this round of consultation. Once the consultation is complete, the Plan will progress through the following stages: Amend flow diagram to change “Current Consultation” to “Pre-Submission Consultation” and Further consultation by East Suffolk Council” to “Current Consultation”	To bring the Plan up-to-date
9	2.9	Amend first sentence as follows: Matilda Barbara Bentham <u>Betham</u> -Edwards, novelist, essayist, and poet, was born at Westerfield Hall on 3rd March 1836.	To bring the Plan up-to-date
11	3.2	Amend second sentence as follows: In September <u>December</u> 2023 the Government published a Revised NPPF which sets out a presumption in favour of sustainable development.	To bring the Plan up-to-date
11	3.5	Amend list of Supplementary Planning Documents as follows: <ul style="list-style-type: none"> Custom and Self-Build Housing Supplementary Planning Document – yet to be adopted <u>adopted May 2024</u> Rural Development Supplementary Planning Document – Consultation November 2023 to January 2024 <u>adopted April 2024</u> <u>Healthy Environments Supplementary Planning Document – adopted June 2024</u> 	In response to comments

Page	Para/Policy number	Modification	Reason
11		<p>Insert new paragraph as follows:</p> <p><u>Minerals and Waste Local Plan</u></p> <p><u>In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. Most of the Parish is within a Minerals Consultation Area and the District Council will consult the County Council on planning applications that fall within this area.</u></p>	In response to comments
12	Objectives	<p>Amend Objective 1 as follows:</p> <p>1. Maintain Westerfield as a 'small village' (in planning terms) by creating a <u>an apparent "green ring" around the Settlement Boundary</u> to protect it from creeping developments both from outside and within the village.</p> <p>Amend Objective 2 as follows:</p> <p>2. Allocate an area (ideally near the Village Hall and Church) as the focal point that supports the development of further services for village residents. <u>Seek to identify / designate an area within the village which becomes a focal point that supports the development of further services for village residents.</u></p> <p>Amend Objective 4 as follows:</p> <p>4. Ensure residents can safely walk and cycle in and around Westerfield to enjoy the village and surrounding countryside, as well as providing access to nearby essential services such as schools <u>local amenities</u>.</p>	In response to comments
13	Policy Box	<p>Add the following Local Plan policies:</p> <p><u>Policy SCLP3.3 Settlement Boundaries</u></p> <p><u>Policy SCLP5.11 Affordable Housing on Exception Sites</u></p>	In response to comments
13	5.3	Amend as follows:	In response to comments

Page	Para/Policy number	Modification	Reason
		Local Plan Policy SCLP12.1: "Neighbourhood Plans" identifies housing requirements in neighbourhood plan areas that were designated at the time the Local Plan was adopted. As the Westerfield Neighbourhood Area was designated after the Local Plan was adopted, there is no minimum requirement for the Neighbourhood Plan but proposals for new homes would <u>normally</u> have to be within the Settlement Boundary <u>unless, in exceptional circumstances, the proposal is in accordance with Policy SCLP5.3: Housing Development in the Countryside</u> . The Local Plan does, however, allocate a site for approximately 20 dwellings and public open space on land south of Lower Road which is included in the Settlement Boundary. The Local Plan map for Westerfield is reproduced as Map 2.	
19	WFD1	<p>Amend policy as follows:</p> <p>A Landscape Buffer is identified on Map 5. The open and undeveloped nature of these areas <u>the area</u> will be protected from development <u>maintained in order</u> to prevent settlement coalescence and, as appropriate, minimise potential harm to designated heritage assets.</p> <p>Development which is otherwise in conformity with Policy SCLP3.3 of the Suffolk Coastal Local Plan will only be permitted where:</p> <ul style="list-style-type: none"> i. through the submission of a Landscape and Visual Impact Assessment, it can demonstrate that it would not undermine the physical and visual separation provided by the landscape buffer; and ii. it would not compromise the integrity of the landscape buffer, either individually or cumulatively with other existing or proposed development. 	In response to comments
20	Map 5	Amend map to annotate listed buildings	To provide clarity
21	6.14	<p>Amend third sentence as follows:</p> <p>Paragraph 102 <u>106</u> of the NPPF states that the designation should only be used where the green space is:</p>	To bring the Plan up-to-date
21	6.15	<p>Amend first sentence as follows:</p> <p>A separate Local Green Space Appraisal is set out in Appendix 2, which demonstrates how certain local spaces meet the criteria in paragraph 102 <u>106</u> of the NPPF.</p>	

Page	Para/Policy number	Modification	Reason
22	Map 7	<p>Amend Map 7 to align with Landscape Appraisal views map</p> 	In response to comments
23	6.18	<p>Amend second sentence as follows:</p> <p>Paragraph 174 <u>180</u> of the NPPF (2023) notes that decisions should “contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.</p>	To bring the Plan up-to-date

Page	Para/Policy number	Modification	Reason
24	6.18 – 6.20	Amend paragraph numbers to 6.20 – 6.23	Correct error
25	WFD 5	Amend first sentence as follows: Development proposals should avoid the loss of, or substantial harm to, distinctive trees, hedgerows and other natural features such as ponds and watercourses and shall not result in harm to the <u>ecological networks identified on Map 7.</u> identified wildlife corridors.	In response to comments
25	6.21	Amend paragraph number to 6.24	Correct error
27	7.5	Amend first sentence as follows: The NPPF makes it clear, in paragraph 128 124, that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’	To bring the Plan up-to-date
27	7.6	Amend last sentence as follows: Where development is proposed that would impact on a heritage asset or its setting, applicants should refer to the Historic Environment <u>Section</u> of the Local Plan and seek advice from East Suffolk Council’s <u>Design and Heritage Team</u> .	In response to comments
28	7.9 chart	Replace chart with amended chart that has correct figures for bottom bar line	In response to comments

Page	Para/Policy number	Modification	Reason																														
		<p>Residents level of agreement with following statements</p> <table><caption>Residents level of agreement with following statements</caption><thead><tr><th>Statement</th><th>Strongly disagree</th><th>Slightly disagree</th><th>Slightly agree</th><th>Strongly agree</th></tr></thead><tbody><tr><td>New development should only be to the highest possible green energy and insulation standards e.g., not rely on oil and LPG</td><td>~2%</td><td>~3%</td><td>~35%</td><td>~60%</td></tr><tr><td>Off-road parking spaces should match the number of bedrooms for each new dwelling</td><td>~5%</td><td>~10%</td><td>~35%</td><td>~50%</td></tr><tr><td>Developments should not consist of dead-end cul-de-sacs but create foot- and cycle paths around the village</td><td>~10%</td><td>~10%</td><td>~35%</td><td>~45%</td></tr><tr><td>Building materials should be in keeping with those predominantly used in the village</td><td>~0%</td><td>~10%</td><td>~20%</td><td>~70%</td></tr><tr><td>Design and development criteria for future developments should maintain the rural character and prevent the "suburbanisation" of the village</td><td>~5%</td><td>~2%</td><td>~5%</td><td>~88%</td></tr></tbody></table>	Statement	Strongly disagree	Slightly disagree	Slightly agree	Strongly agree	New development should only be to the highest possible green energy and insulation standards e.g., not rely on oil and LPG	~2%	~3%	~35%	~60%	Off-road parking spaces should match the number of bedrooms for each new dwelling	~5%	~10%	~35%	~50%	Developments should not consist of dead-end cul-de-sacs but create foot- and cycle paths around the village	~10%	~10%	~35%	~45%	Building materials should be in keeping with those predominantly used in the village	~0%	~10%	~20%	~70%	Design and development criteria for future developments should maintain the rural character and prevent the "suburbanisation" of the village	~5%	~2%	~5%	~88%	
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29	7.12	<p>Amend third sentence as follows:</p> <p>A Written Ministerial Statement (WMS)53 made in <u>dated 25 March 2015</u> explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</p>	In response to comments																														
29	7.13	<p>Amend paragraph as follows:</p> <p>Policy WFD 6 sets out a number of requirements which, subject to the nature and scale of the proposal, will apply to all development. The policy is informed by the Design Guidelines and also reacts to the requirements of</p>	In response to comments																														

Page	Para/Policy number	Modification	Reason
		modern day living. In particular, it sets higher standards for electric vehicle charging points in new dwellings to reflect the government's intent to end the sale of new petrol and diesel cars by 2030. With over 1.2 million total electric or plug-in hybrid cars in the UK in May 2023, the demand for electric vehicle charging points and it is expected that new homes should make increased provision now for such circumstances.	
30	WFD 6	Amend part f. as follows: f. as appropriate to the nature of the proposal, adequate provision for the covered or screened storage of all wheelie bins and for covered cycle storage is made in accordance with the latest published Suffolk Guidance for Parking, as appropriate and in accordance with adopted cycle parking standards and in a way which does not detract from the appearance of the development; Delete part h: h. one electric vehicle charging point per new off-street residential parking place created is provided.	In response to comments This matter is now required by the Building Regulations
31	7.17	Amend first sentence as follows: Paragraph 180 <u>186</u> (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	To bring the Plan up-to-date
31	WFD 7	Amend policy as follows: While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Wherever practicable, development proposals should respond positively to the dark sky environment of the parish and avoid the use of streetlights. Any future outdoor lighting systems should have a minimum impact on the environment by being downward focussed and motion sensitive, not extend past the property boundary, and minimise light pollution and adverse effects on wildlife and subject to: i. highway safety, ii. the needs of particular individuals and groups, or iii. security	In response to comments and to reflect content of policy in examined Playford NP

Page	Para/Policy number	Modification	Reason
		Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.	
31	7.16	Amend paragraph as follows: Adopted Local Plan Policy SCLP9.6: Sustainable Drainage Systems, provides a comprehensive framework for the implementation of measures to manage surface water run-off including requirements for Sustainable Drainage Systems. <u>Technical implementation of Sustainable Drainage Systems proposals should use LLFA guidance document Suffolk Flood Risk Management Strategy Appendix A (2023).</u>	In response to comments
31	CA 4	Amend community action as follows: The Parish Council will aim to ensure, as far as possible, the dark skies <u>are maintained</u> , which are important to the village whilst balancing with sufficient lighting to keep the streets safe.	In response to comments
35	WFD 8	Amend first sentence as follows: Proposals that would result in the loss of the following facilities, as identified on Map 9, will be determined in accordance with Policy SCLP8.1 and, as appropriate, Policy <u>SCLP8.2</u> SCLP8.1 of the Local Plan:	In response to comments
39	9.10	Amend third paragraph as follows: Policy WFD 8 <u>WFD 9</u> sets out the Plan's approach to this matter.	Correct an error
41	9.15	Add to end of paragraph: As highlighted elsewhere, the station does provide an important amenity for residents but the associated level crossing can cause significant traffic hold-ups, especially when slow moving and long freight trains are passing through. This situation may worsen as the Port of Felixstowe looks to put more containers on trains and if Sizewell C construction and operation increases use of rail to transport goods. <u>The development of Ipswich Garden suburb is likely to bring additional demand for trains and associated risks and opportunities. This will be kept under review. The Parish Council will continue to support the Station Adopters and their work.</u>	In response to comments

Page	Para/Policy number	Modification	Reason
42	9.16	<p>Delete paragraph:</p> <p>The Parish Council will continue to support the station adopters and their work. The development of the Ipswich Garden Suburb is likely to bring additional demand for trains and associated risks and opportunities. At this time the Parish Council will not seek to work with Network Rail to reduce the time that railway barriers are down. Whilst we appreciate this can be a source of frustration, the Parish Council believes the beneficial impact of discouraging traffic from the northern fringe development to come through Westerfield instead of using Valley Road is greater. This will be kept under review.</p>	In response to comments
45	Appendix 2	<p>Amend second sentence as follows:</p> <p>Paragraphs 101 and 102 <u>105 and 106</u> of the National Planning Policy Framework (NPPF 2023) identifies the possibility of identifying green spaces that meet certain characteristics as "Local Green Spaces".</p> <p>Amend text in box to replace 101 and 102 with 105 and 106</p> <p>Amend sentence below text box as follows:</p> <p>This appendix provides an assessment of the green spaces identified in Policy WGD 5 <u>WFD 3</u> against the criteria in paragraph 102 <u>106</u> in order to support the designation of local green spaces in the Neighbourhood Plan.</p>	To bring the Plan up-to-date
Back cover		<p>Amend as follows:</p> <p>Pre-Submission Draft Plan – November 2023 June <u>2024</u></p>	To bring the Plan up-to-date