

Worlingham Neighbourhood Plan 2021 - 2036



Consultation Statement

December 2021

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1. INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Worlingham Neighbourhood Plan (the Plan).

The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), 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.

2. CONSULTATION ACTIVITY

This section of the Consultation Statement summarises the background to the formation of the Worlingham Neighbourhood Plan Team (WNP Team) and how that body has consulted the community during the evolution of the Neighbourhood Plan.

Worlingham Parish Council (WPC) began its deliberations surrounding neighbourhood planning in 2014. In November of 2015, its Neighbourhood Plan Team reached out to the community to gauge support by holding a drop-in event at the since demolished village primary school. This drop-in event, which was attended by 62 people, led to a well-attended public meeting on 6 January 2016 (held in a meeting room at the Three Horseshoes public house in Barnby) to further explore residents' support for the development of a neighbourhood plan. From this point on, participation in the WNP Team broadened with both resident and parish council members. The leader of the team is also the leader of the Parish Council.

The enlarged WNP Team (initially comprising approximately 10 core-team members plus secretary) identified a number of potential study areas and set up a sub-group structure to probe the scope of each of these.

The study areas were:

- 1) Property ownership
- 2) Retaining open spaces
- 3) Infrastructure (including flooding, drainage and sewerage)
- 4) Design/height of houses
- 5) Traffic and parking provision
- 6) Creating new jobs.

An initial meeting was held with a planning officer of the former Waveney District Council (WDC) on 12 January 2016. This was during the beginning of a period of uncertainty associated with the early phase of the development for a new Local Plan for Waveney.

Progress of the work for the Neighbourhood Plan was managed and monitored through monthly meetings held at the above-mentioned meeting venue. The wider community was consulted again at the village fete in September 2016.



Figure 1. Consulting the community at the Village fete in 2016.

The working sub-groups developed a detailed questionnaire comprising 61 questions covering Housing, Facilities and Community Services, Retaining Open Spaces, and Traffic and Parking. With the assistance of many volunteers, the questionnaire booklets were distributed to every household in the parish in November 2016. Responses were received (either in hard copy or through the optional online software) from 978 residents (ranging in age from 11 to 85+), a level that represented about 26% of the (all ages) Worlingham population and about 30% of the eligible population (i.e. those aged 11 or older). Responses were well distributed across the neighbourhood plan area.

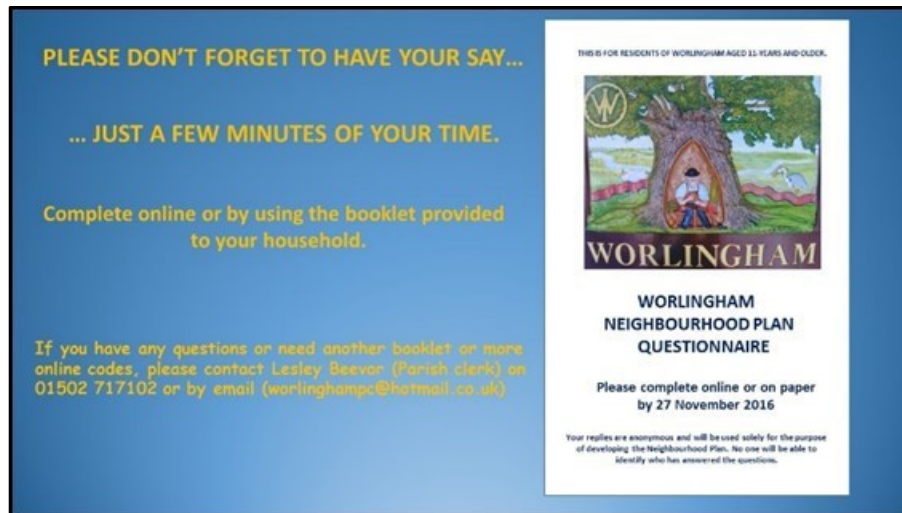


Figure 2. Noticeboard poster advertising the questionnaire.

In parallel with the development of the questionnaire, work on a Housing Needs Assessment (HNA) was undertaken by one of the team members with guidance from a planning consultant. The objective analysis provided by this work was accepted by the Parish Council as an evidence base to inform the policies of the Neighbourhood Plan. This supporting document is also available on the Parish Council website.

The feedback to the questionnaire has contributed substantially to the drafting of the policies and actions in the Neighbourhood Plan and is cited throughout the document. The full breakdown of responses has been published on the Worlingham Parish Council website¹ and is reproduced in Appendix 1. (Note: A similarly important source of information has been the earlier Worlingham Village Plan, which was published in 2009 after extensive community consultation and also made available on the Parish website.)

With the guidance of a Neighbourhood Planning Consultant (Navigus Planning), the WNP Team began to formulate a tentative Vision and outlines of Objectives and policy areas. This in turn generated tasks for further information gathering, such as the eventual preparation of a Housing Character Assessment by the team, the undertaking of an informal interview with the staff of “Your Move – Oliver James’ Estate Agents” in Beccles (9 March 2017), and considerations of possible sites for nomination as Local Green Spaces.

As the framework for a neighbourhood plan developed, it gradually became possible to focus down on the important concerns of the community (i.e. as captured in the questionnaire) and relate them to what might be achievable within the scope of neighbourhood planning.

¹ [Worlingham Parish Council - Worlingham Parish Council](http://www.worlinghampc.gov.uk)

Policy areas surrounding matters such as Housing Design/Type, Parking, Landscaping, Open Spaces, Wildlife Corridors and Village Identity began to take shape. The Housing Needs Assessment provided, in the then absence of information concerning likely future housing allocations, some sense of what the community might be confronted with in terms of housing growth and the types of challenges this could bring, e.g. in light of the projected demographic changes relating to the ageing of the population and household sizes, and the implications for the types of homes that would be suitable.

The former Waveney District Council (later superseded by East Suffolk Council) and the Broads Authority designated a Neighbourhood Plan area for the whole of the parish area in March 2017.

A Drop-in Day – advertised by a leaflet delivered to each home – for the community was held in the sports hall of the Worlingham CEVP Primary School in Garden Lane on Wednesday 26 May 2017 (4.00 p.m. to 8.00 p.m.). Displays covered the responses from the Neighbourhood Plan questionnaire, the findings from the Housing Needs Assessment, the draft “Vision” and “Objectives” for the emerging Neighbourhood Plan, the nomination of “Local Green Spaces”, and issues surrounding potential housing development sites, including the then emerging proposal from Larkfleet Homes (which had recently held drop-in events in Beccles concerning its proposal to build about a thousand homes on land that was to later become part of the site for the “Beccles and Worlingham Garden Neighbourhood”). Residents had the opportunity to comment upon all these matters.

Recurring areas of concern related to how significant additional housing growth would impact on future medical provision, traffic and drainage. (The number of homes in the village had increased by 192 (or 13.5%) during the period 2001 to 2011.) From the Neighbourhood Plan Questionnaire feedback, the concern in relation to future housing growth is shown in the figure below.

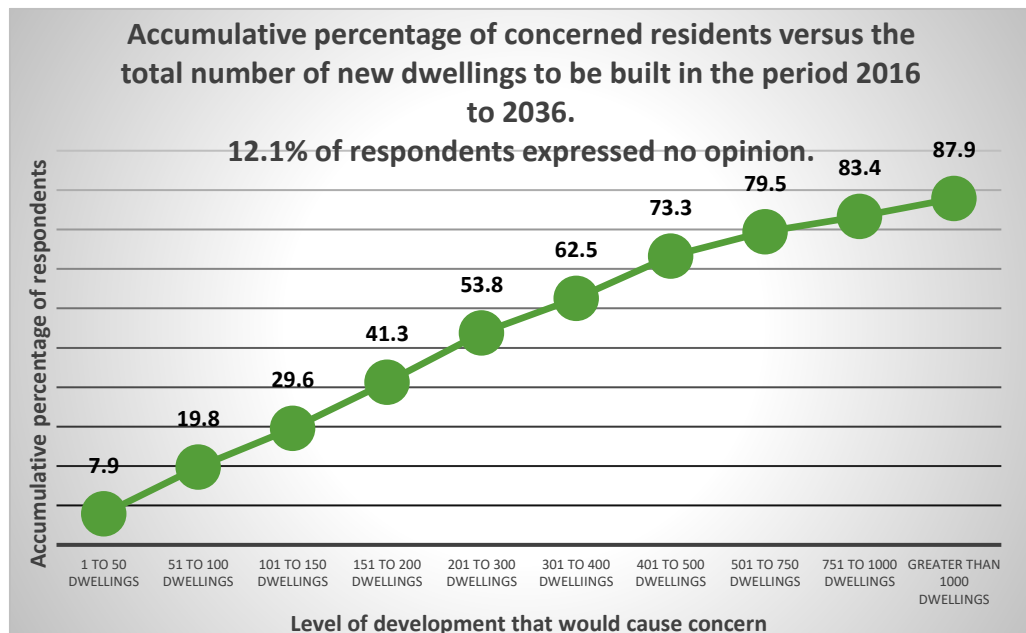


Figure 3. Part of the analysis of the feedback to the Household Questionnaire.

An initial framework (file version 070617) for a draft Neighbourhood Plan that proposed around 277 additional homes was submitted to the then Waveney District Council (WDC) for discussion in the summer of 2017. WDC arranged feedback from Historic England, Natural England, Suffolk County Council Water and Flood Management Team, and Suffolk Constabulary. These inputs were very helpful, however, once the strategic policies of the emerging Waveney Local Plan became clearer the work of the WNP Team had to be refocused to take into account the implications of the proposed major “Beccles and Worlingham Garden Neighbourhood” development whilst protecting the identity of the village. (Note: 90.1% of respondents to the Neighbour Plan questionnaire answered “yes” to the question: “In order to maintain the identity of the village, should there be green open space that clearly defines the boundaries?”)

Notices giving an update of the neighbourhood planning situation, as adoption of the new Local Plan approached, were posted on Parish noticeboards in early March 2019.

The Neighbourhood Plan Teams of Worlingham and Beccles met at Beccles Town Hall during 2019 to discuss common themes of interest.

A significantly revised draft (file version 290519) of the emerging Neighbourhood Plan was submitted to East Suffolk Council (ESC) for discussion after the Local Plan had been adopted and feedback from a planning officer was received dated 15 July 2019.

A meeting of the full WNP Team with ESC took place on 7 November 2019, subsequent to which further amendments to the plan were made.

The WNP Team finalised a Housing Character Assessment document during late 2019. That supporting document is also available on the Parish Council website.

In early 2020, copies of a further amended draft Neighbourhood Plan (file version 210120) were supplied to Suffolk County Council and East Suffolk Council for comments. Amendments were subsequently made to reflect the feedback from Suffolk County Council.

Unfortunately, the health-related restrictions resulting from the Covid-19 pandemic delayed progress towards the Regulation 14 public consultation. Team meetings eventually resumed, using Zoom, during the autumn of 2020.

Throughout the above periods, the matter of neighbourhood planning has been a routine agenda item for the monthly public meetings of the Worlingham Parish Council, with presentations given at the Annual General Meetings.

Before progressing to the Regulation 16 Submission stage, a combined online meeting to clarify some points that had arisen during the Regulation 14 Consultation was held on 26 November 2021 with planning officers from East Suffolk Council and the Broads Authority. Further written feedback concerning the emerging document for the Submission stage was obtained and this was helpful in finalising the policy development for the Neighbourhood Plan and, therefore, also in determining some of the responses to the representations received as a result of the Regulation 14 Consultation (see Appendix 2).

3. REGULATION 14 CONSULTATION.

The completed Pre-Submission Draft Neighbourhood Plan (file version 221220) was formally consulted on under Regulation 14 of the Neighbourhood Planning Regulations during the extended period 1 April to 9 June 2021.

Because of pandemic-related constraints upon social interactions it was not possible to hold drop-in days for the public. Therefore, flyers concerning the Consultation were delivered to all households in Worlingham Parish (i.e. the Neighbourhood Plan area).

The draft Neighbourhood Plan and key supporting documents were made available to the general public and other interested parties via the Worlingham Parish website. In addition, hard copies of the draft Plan document were supplied by the Parish clerk upon receipt of telephone or email requests.

People were invited to provide their responses by either email or letter to the Parish clerk, or by using the especially created Facebook page. Opportunities, detailed in the flyer and on the Facebook page, for participating in public Zoom sessions with the Worlingham Neighbourhood Plan Team were not taken up by any residents.

The Consultation flyers were posted on noticeboards and at bus stops across the parish and very large posters (Figure 4) were displayed alongside the Lowestoft Road, which is the main route through the village. Notices designed to fit into panels in the Village signage (see figure 6) were produced to attract the attention of pavement and road users leaving the Village in each direction.



Figure 4. Large poster for the Reg. 14 Consultation mounted on the railings by the bus stop on the Lowestoft Road, near the shops in Hillside Avenue.

Figure 5. Flyers for the Reg. 14 Consultation displayed at bus stops.





Figure 6. Reg. 14 Consultation notices designed to fit the roadside Village signage along the Lowestoft Road.

An article about the Consultation appeared in the local free advertising-based newspaper (Beccles and Worlingham Community News), which is delivered to households (see Figure 7.)



Figure 7. Article in the "Beccles and Worlingham Community News" about the Reg. 14 Consultation.

A list of statutory bodies for the Consultation was requested and received from East Suffolk Council. Those on the list and additional formal consultees were duly informed of the consultation by email:

East Suffolk Council
 The Broads Authority
 Suffolk County Council

Beccles Town Council
 Weston Parish Council
 Ellough Parish Council
 North Cove Parish Council
 Aldeby Parish Council

Natural England
Environment Agency
Historic England
Suffolk Preservation Society

Additional bodies consulted by email were:

Suffolk Preservation Society
Suffolk Police
Larkfleet Homes

In total, thirteen sources of representation were made to the Regulation 14 Consultation. Of these sources, eight were members of the public, three were statutory bodies, one was an agent representing the developer, and one was a local resident and planning consultant. The WNP Team, on behalf of the responsible body, has considered all the representations and has made amendments to the plan as appropriate (see Appendix 2). Some of these amendments were made following further discussions with planning officers from East Suffolk Council and the Broads Authority.

4. STRATEGIC ENVIRONMENTAL ASSESSMENT

In February 2020, the draft Neighbourhood Plan (file version 210120) was subject to an initial screening report by East Suffolk Council. This was published in February 2020 for consultation with the statutory bodies (the Environment Agency, Natural England and Historic England) to assist in the determination of whether or not the Worlingham Neighbourhood Plan would have significant environmental effects in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. Following feedback from the statutory bodies, East Suffolk Council issued its screening opinion in March 2020 (see below) which considered that an SEA would not be required.

“The draft Worlingham Neighbourhood Plan, January 2020 (file version 210120) does not allocate land for built development and applies to a localised area. All of the policies reflect and implement strategic policies in the Waveney Local Plan which has been subject to Sustainability Appraisal including Strategic Environmental Assessment and Appropriate Assessment under the Habitats Regulations Assessment. It is considered by East Suffolk Council that it is not necessary for a Strategic Environmental Assessment to be undertaken of the draft Worlingham Neighbourhood Plan to ensure compliance with EU obligations.”

Following the recent confirmation of its continued applicability, received from East Suffolk Council on 6 December 2021, the above Screening Opinion has been submitted at the Regulation 16 stage as part of the evidence base for the Neighbourhood Plan.

5. HABITATS REGULATIONS ASSESSMENT

Under Directive 92/43/EEC, also known as the Habitats Directive, it must be ascertained whether the draft Neighbourhood Plan is likely to breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Assessments under the regulations are known as Habitats Regulation Assessments ("HRA"). An appropriate assessment ("AA") is required only if the Neighbourhood Plan is likely to have significant effects on a European protected species or site. To ascertain whether or not it is necessary to undertake an assessment, a screening process is followed.

In February 2020, an HRA Screening Report based on the draft Neighbourhood Plan (file version 210120) was prepared by East Suffolk for consultation with Natural England, being the relevant statutory body. Following feedback from Natural England, East Suffolk Council issued its screening opinion in March 2020 (see below), which considered that an HRA would not be required because the Neighbourhood Plan is not likely to have significant impacts on European protected species or sites.

“6.1 The Draft Worlingham Neighbourhood Plan will provide policy which will be used for determining planning applications alongside the Waveney Local Plan. It includes locally specific criteria based policies to be used for the determination of planning applications within the Worlingham Neighbourhood Plan area and the identification of location specific Local Green Spaces.

6.2 The Worlingham Neighbourhood Plan is being prepared to be in general conformity with the relevant policies in the Waveney Local Plan. The policies provide locally specific criteria and will not lead to likely significant effects on protected European sites.”

The HRA Screening Report, including the responses from the statutory body, has been submitted at Regulation 16 stage as part of the evidence base for the Neighbourhood Plan.

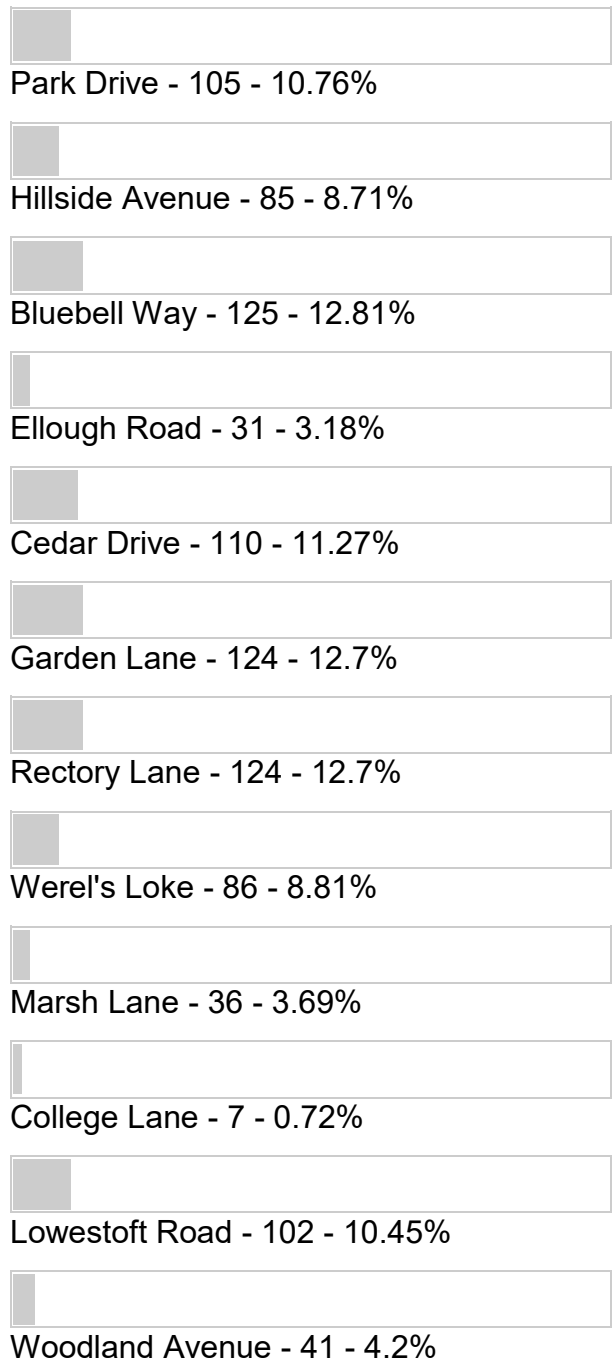
Appendix 1 Results from the Household Questionnaire.

Questionnaire Responses (as downloaded on Saturday 10 December 2016)

Future Development in Worlingham -- Have Your Say.

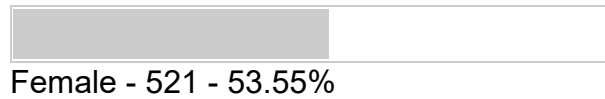
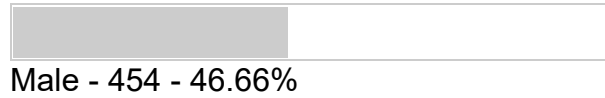
Q1) Where in Worlingham is your house located? If your road is not shown, select the road closest to your address.

Answered by 976 People



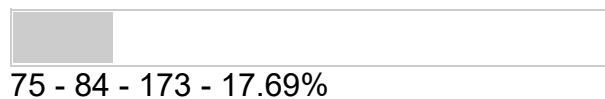
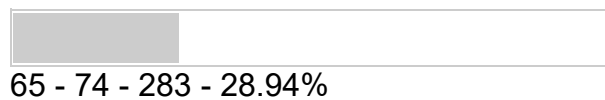
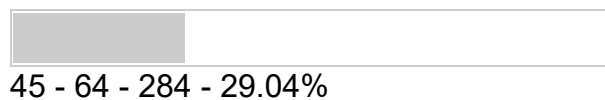
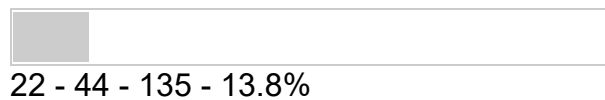
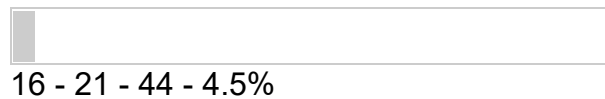
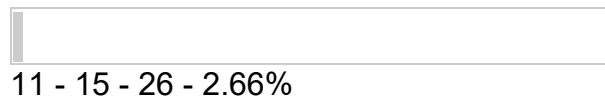
Q2) What is your gender?

Answered by 973 People



Q3) What age group do you belong to?

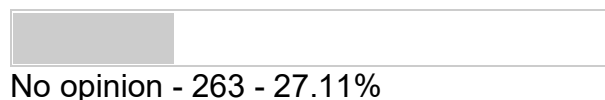
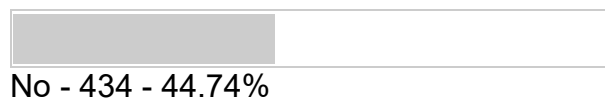
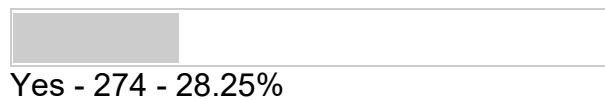
Answered by 978 People



Housing

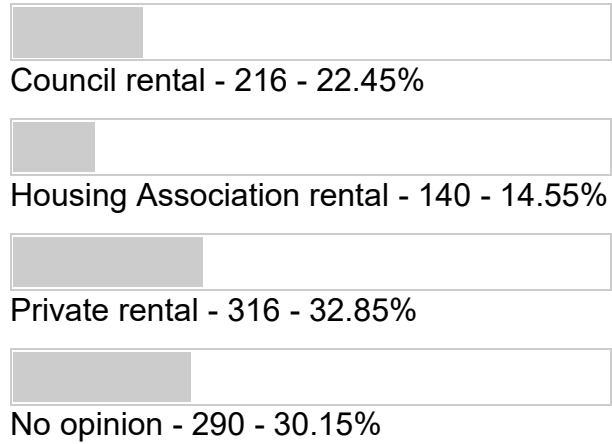
Q4) Do you think Worlingham needs more properties for rent?

Answered by 970 People



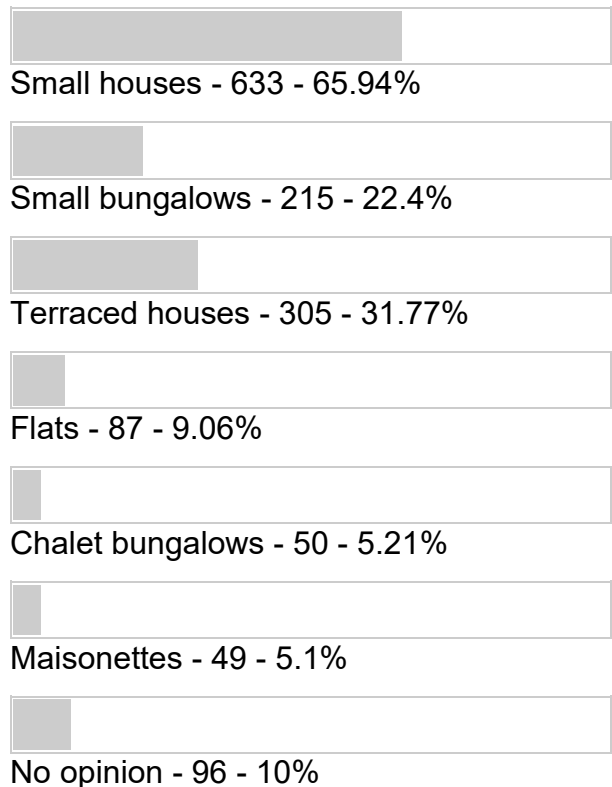
Q5) Which is your preferred option for rented properties?

Answered by 962 People



Q6) What type of housing would you prefer for starter homes (i.e. small homes for first-time buyers)?

Answered by 960 People



Q7) What is the required price range for starter housing?

Answered by 963 People



Less than £100,000 - 220 - 22.85%



£101,000 to £125,000 - 391 - 40.6%



£126,000 to £150,000 - 188 - 19.52%



£151,000 to £175,000 - 55 - 5.71%



£176,000 to £200,000 - 7 - 0.73%



No opinion - 102 - 10.59%

Q8) Apart from starter homes, what types of housing should be built?

Answered by 953 People



3 to 4 bedroom detached house/ bungalow - 313 - 32.84%



Semi-detached house/ Chalet bungalow/ bungalow - 269 - 28.23%



Terraced houses - 90 - 9.44%



Maisonettes - 19 - 1.99%



Flats - 23 - 2.41%



A mix of housing - 472 - 49.53%



No opinion - 61 - 6.4%

Q9) Do you think there should be more sheltered or retirement community accommodation, extending and improving the options for the independent living of older residents?

Answered by 961 People



Yes - 807 - 83.98%



No - 77 - 8.01%



No opinion - 77 - 8.01%

Q10) Should new housing have storage provision for refuse bins?

Answered by 964 People



Yes - 839 - 87.03%



No - 31 - 3.22%



No opinion - 94 - 9.75%

Q11) Should new developments blend with the styles of the existing developments in Worlingham?

Answered by 960 People



Yes - 820 - 85.42%



No - 41 - 4.27%



No opinion - 99 - 10.31%

Q12) What is the acceptable limit for the number of storeys in new developments?

Answered by 959 People



1 - 42 - 4.38%



2 - 655 - 68.3%



3 - 204 - 21.27%



Greater than 3 - 15 - 1.56%



No opinion - 43 - 4.48%

Q13) Should priority be given to the use of brownfield sites (i.e. urban sites that previously had development on them) for new development?

Answered by 954 People



Yes - 793 - 83.12%



No - 72 - 7.55%



No opinion - 89 - 9.33%

Q14) Would you prefer small-scale housing developments (e.g. 'infill' and 'add-on clusters') to larger-scale edge-of-village developments?

Answered by 953 People



Yes - 725 - 76.08%



No - 106 - 11.12%



No opinion - 122 - 12.8%

Q15) Should the design of new homes enable natural surveillance (e.g. being able to see your car, no blank walls facing on to roads, entrances facing towards the front)?

Answered by 955 People



Yes - 814 - 85.24%



No - 19 - 1.99%



No opinion - 122 - 12.77%

Q16) Do you think house developers should be required to offer site-appropriate wildlife-enabling features to prospective homebuyers?

Answered by 953 People



Yes - 707 - 74.19%



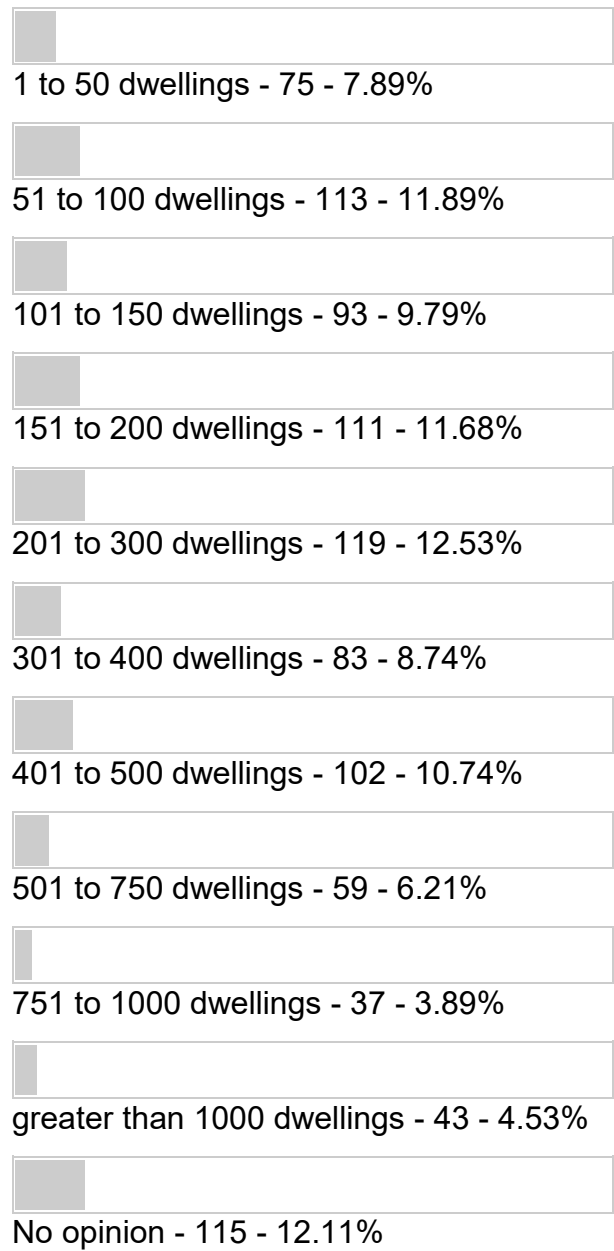
No - 66 - 6.93%



No opinion - 181 - 18.99%

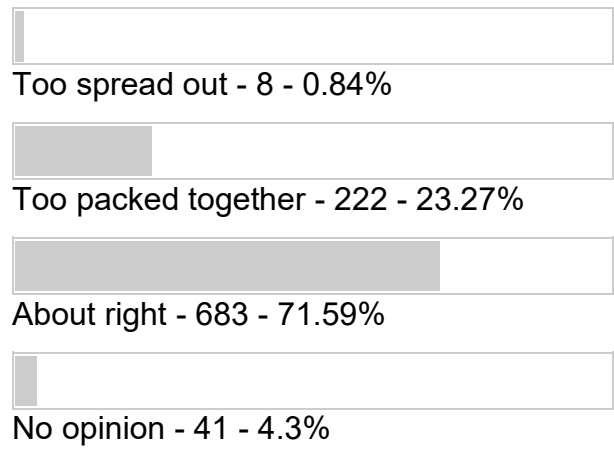
Q17) Over the next 20 years (i.e. to 2036), at and above which of the following total levels of dwelling development would you become concerned?

Answered by 950 People



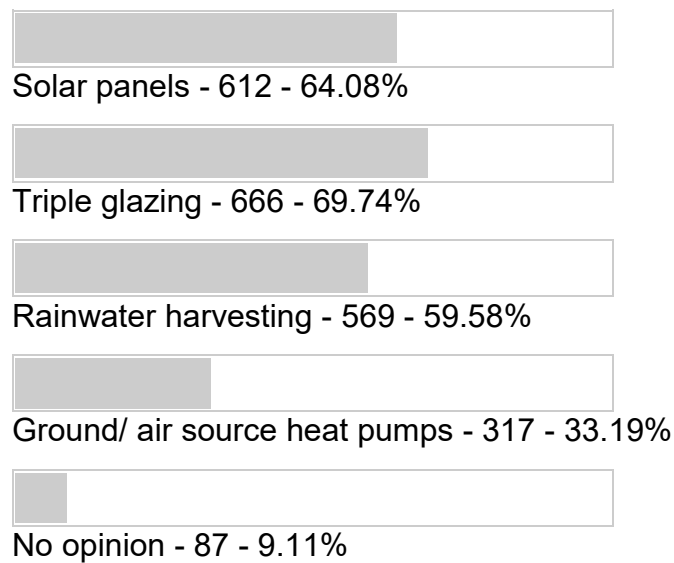
Q18) Which of the following best describes the general closeness of housing in Worlingham?

Answered by 954 People



Q19) Which of the following renewable energy and green construction methods should be included in the construction of new dwellings?

Answered by 955 People



Q20) Should new developments of about 20 houses or more have grassed and tree-lined 'open breaks' surrounding them to avoid the perception of over-development and to potentially support the development of linked wildlife corridors?

Answered by 984 People



Yes - 906 - 92.07%



No - 22 - 2.24%



No opinion - 56 - 5.69%

Q21) Only if you answered 'Yes' to the previous question, what width do you think the 'open break' should have? (If you answered 'No' to the previous question, ignore this question.)

Answered by 934 People



10 metres - 161 - 17.24%



15 metres - 270 - 28.91%



20 metres - 256 - 27.41%



Greater than 20 metres - 128 - 13.7%

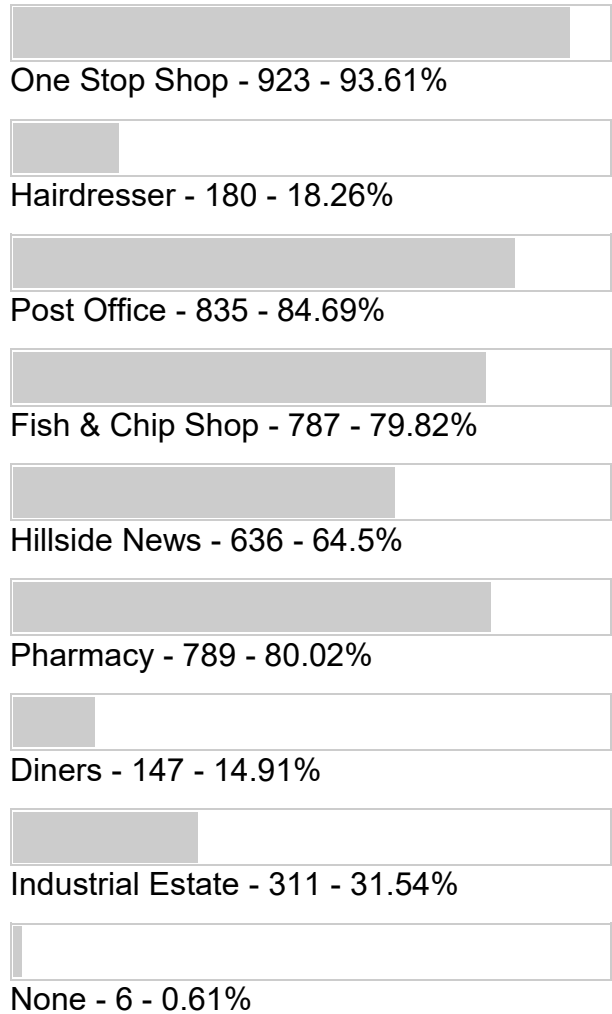


No opinion - 120 - 12.85%

Facilities and community services

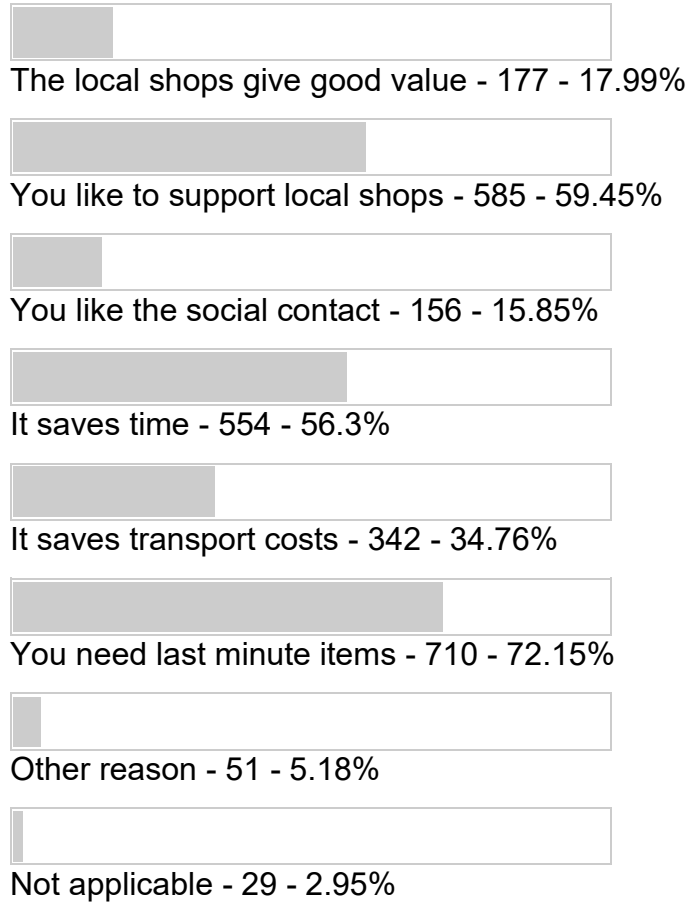
Q22) Which of the following shops and services do you use?

Answered by 986 People



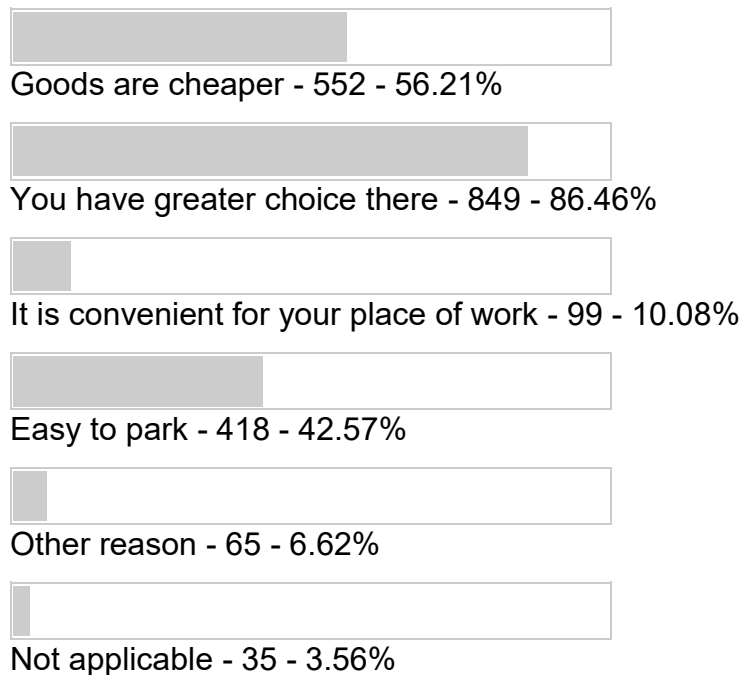
Q23) If you shop in Worlingham, is it because ...?

Answered by 984 People



Q24) If you usually shop away from Worlingham, is it because ...?

Answered by 982 People



Q25) If you run a business in Worlingham, which category does it fit into?

Answered by 865 People



Agriculture/Horticulture - 4 - 0.46%



Construction - 9 - 1.04%



Finance/Professional Services - 5 - 0.58%



Catering/Food Processing - 1 - 0.12%



Manufacturing - 0 - 0%



Retail - 2 - 0.23%



Tourism (e.g. Hotel, catering, B&B etc.) - 0 - 0%



Transport - 3 - 0.35%



Healthcare - 2 - 0.23%



Childcare - 1 - 0.12%



Other service (e.g. Hairdressing etc.) - 18 - 2.08%



Not applicable - 823 - 95.14%

Retaining Open Spaces

Q26) In order to maintain the identity of the village, should there be green open space that clearly defines the boundaries ?

Answered by 962 People



Yes - 867 - 90.12%



No - 31 - 3.22%



No comment - 64 - 6.65%

Q27) Is it important for developers to meet the minimum planning requirements for green open spaces ?

Answered by 958 People



Yes - 909 - 94.89%



No - 15 - 1.57%



No comment - 34 - 3.55%

Q28) Do you support the creation of local wildlife sites and habitats in all future developments?

Answered by 962 People



Yes - 836 - 86.9%



No - 32 - 3.33%



No opinion - 94 - 9.77%

Q29) Should new developments include wildlife corridors and habitat links to the wider countryside ?

Answered by 955 People



Yes - 828 - 86.7%



No - 28 - 2.93%



No opinion - 99 - 10.37%

Q30) Should new developments include provision for play areas within green open spaces ?

Answered by 957 People



Yes - 828 - 86.52%



No - 70 - 7.31%



No opinion - 60 - 6.27%

Q31) Is it important for landscaping to be provided so that developments blend in with the surrounding countryside ?

Answered by 952 People



Yes - 896 - 94.12%



No - 18 - 1.89%



No opinion - 38 - 3.99%

Q32) Should sufficient footpaths and cycle lanes be provided in new developments to link into existing facilities?

Answered by 955 People



Yes - 897 - 93.93%



No - 13 - 1.36%



No opinion - 45 - 4.71%

Q33) Should developers demonstrate how they would mitigate any landscape issues ?

Answered by 953 People



Yes - 853 - 89.51%



No - 6 - 0.63%



No opinion - 94 - 9.86%

Traffic and Parking

Q34) Should street layouts encourage slow vehicle speeds through new developments?

Answered by 957 People



Yes - 874 - 91.33%



No - 33 - 3.45%



No opinion - 50 - 5.22%

Q35) Should street-adjacent parking areas be overlooked by housing?

Answered by 946 People



Yes - 451 - 47.67%



No - 190 - 20.08%



No opinion - 307 - 32.45%

Q36) Should bay parking areas be landscaped?

Answered by 955 People



Yes - 615 - 64.4%



No - 106 - 11.1%



No opinion - 235 - 24.61%

Q37) Should there be a prescribed number of off-street parking places (including parking places on private driveways and in recessed parking bays) per dwelling for both occupiers and visitors (including delivery/service vehicles)?

Answered by 955 People



Yes - 836 - 87.54%



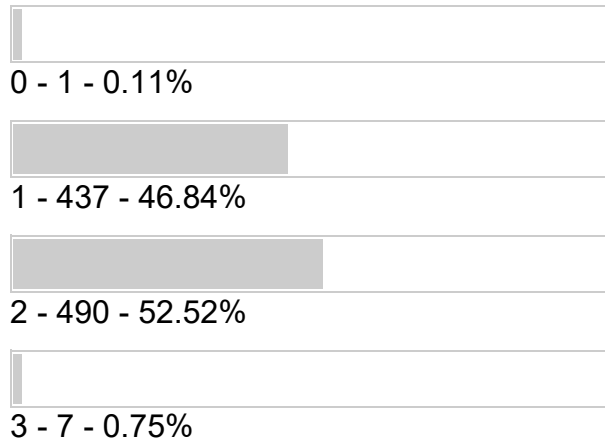
No - 31 - 3.25%



No opinion - 90 - 9.42%

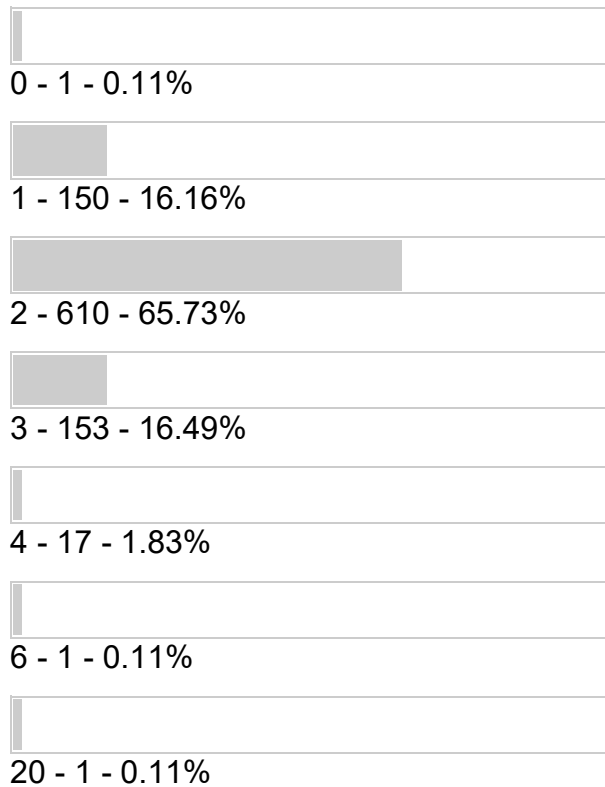
Q38) For occupiers' use, how many allocated parking places should there be for a 1 bedroom dwelling?

Answered by 933 People



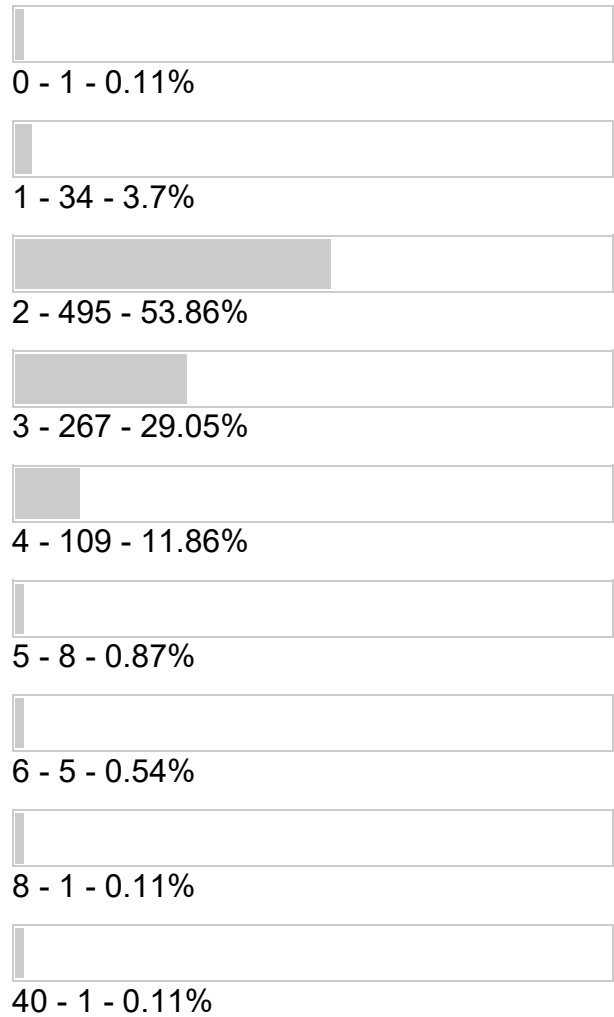
Q39) For occupiers' use, how many allocated parking places should there be for a 2 bedroom dwelling?

Answered by 928 People



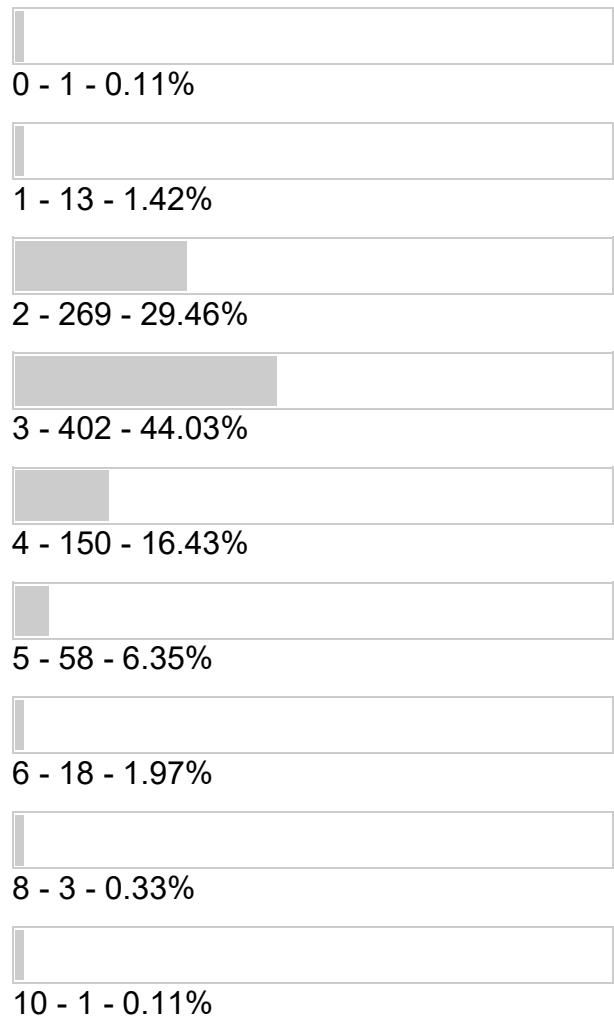
Q40) For occupiers' use, how many allocated parking places should there be for a 3 bedroom dwelling?

Answered by 919 People



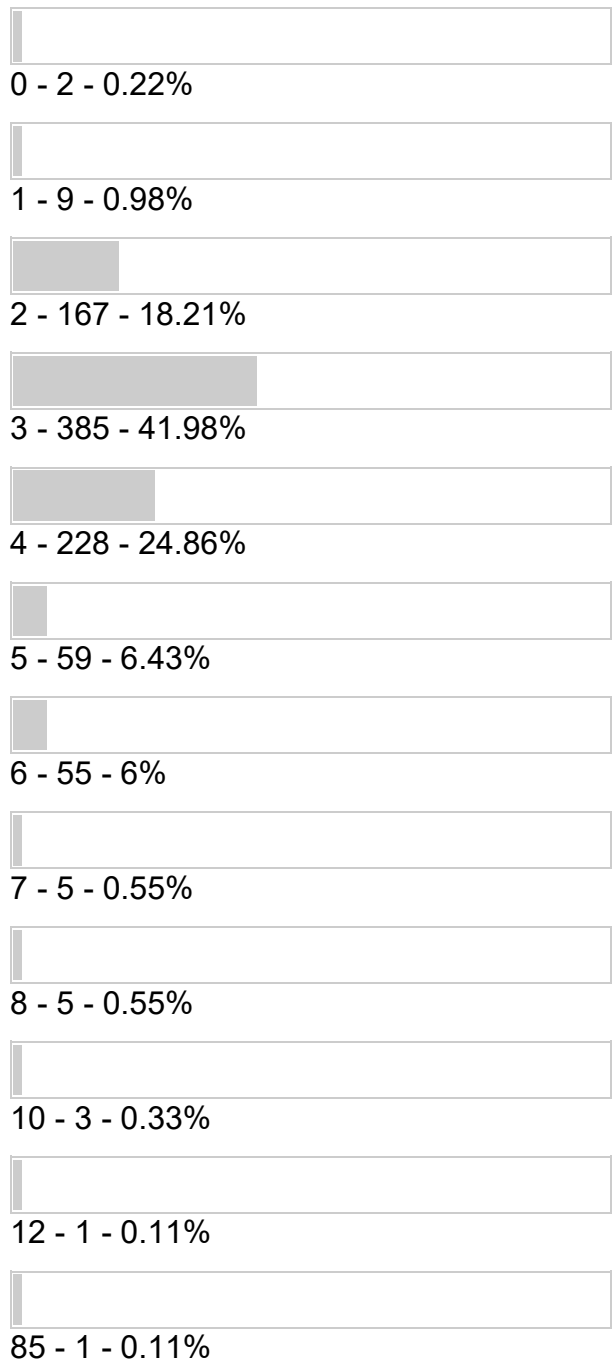
Q41) For occupiers' use, how many allocated parking places should there be for a 4 bedroom dwelling?

Answered by 913 People



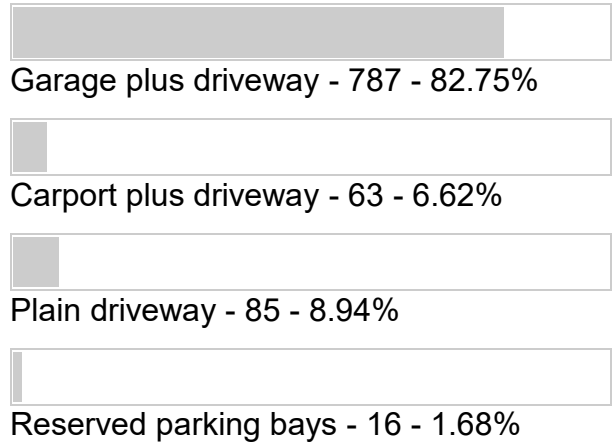
Q42) For occupiers' use, how many allocated parking places should there be for a 5 bedroom dwelling?

Answered by 917 People



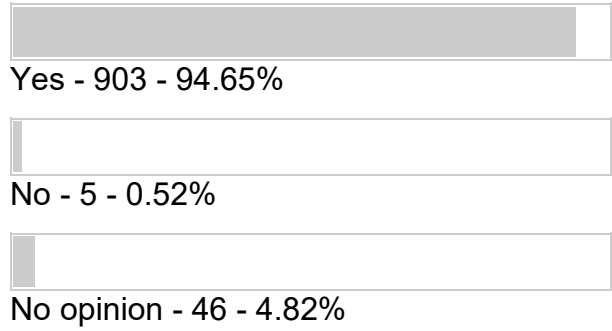
Q43) Which do you prefer of the following types of parking provision?

Answered by 951 People



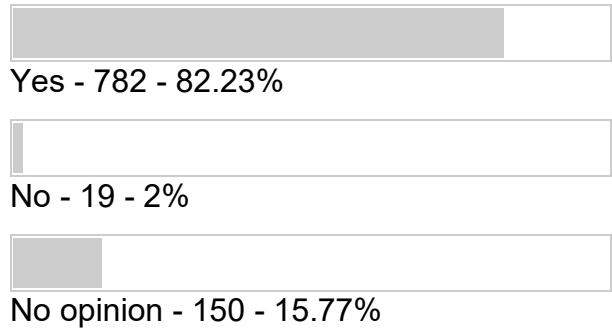
Q44) Should developers demonstrate how new estate roads will be designed to minimize potential safety issues created by parked cars on narrow road spaces?

Answered by 954 People



Q45) Should developers demonstrate how the siting and design of road-adjacent parking bays and parking courts will ensure high levels of usage?

Answered by 951 People



Q46) Should developers of new developments comprising 20 or more dwellings be required to provide statements of the projected arising traffic impact upon the wider community, including evidence of mitigating measures?

Answered by 947 People



Yes - 823 - 86.91%



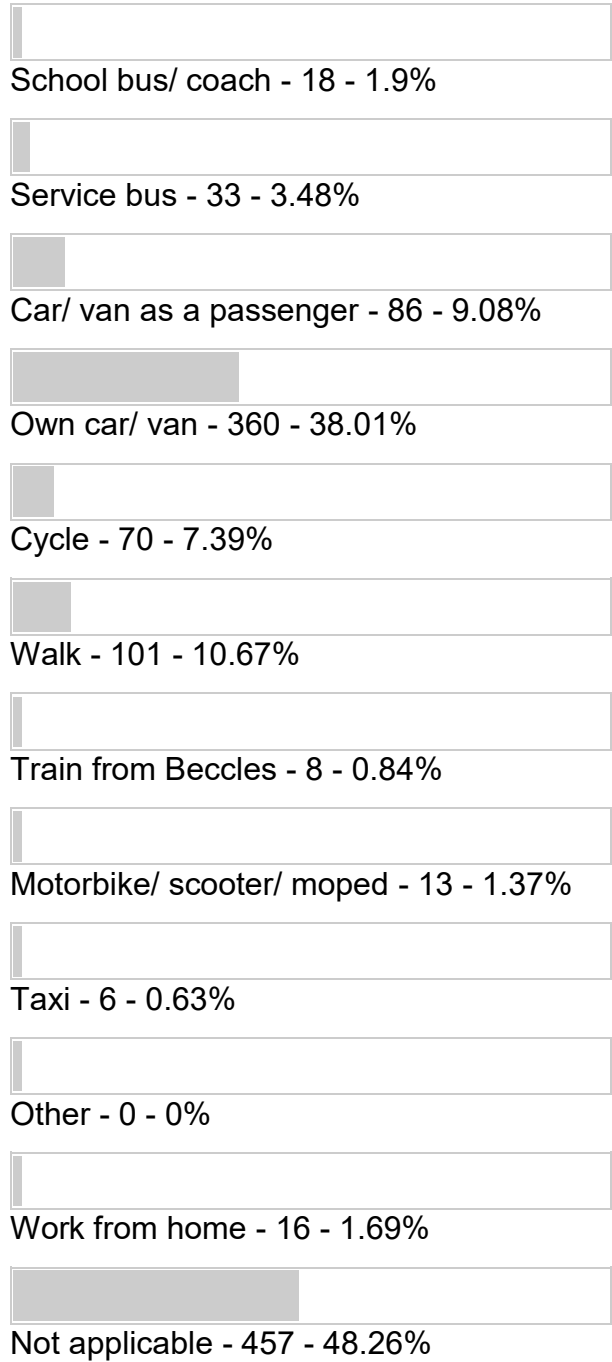
No - 22 - 2.32%



No opinion - 102 - 10.77%

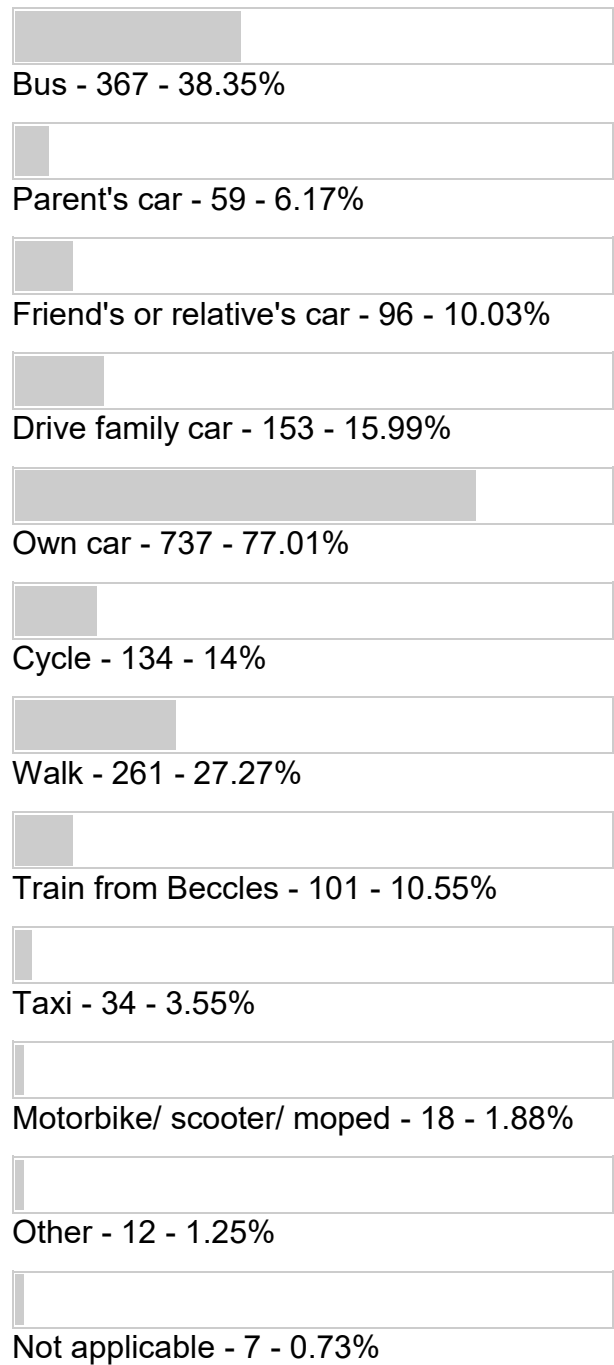
Q47) How do you normally get to school, college or work?

Answered by 947 People



Q48) Select the ways that you most often use to travel to places outside Worlingham.

Answered by 957 People



Q49) Do you face any problems getting around Worlingham? Please tick all that apply.

Answered by 954 People



Lorry traffic - 233 - 24.42%



Speeding traffic - 385 - 40.36%



Lack of pavements - 109 - 11.43%



Narrow pavements - 280 - 29.35%



Lack of cycle paths - 180 - 18.87%



Parking on pavements - 347 - 36.37%



Bad street lighting - 129 - 13.52%



Difficult to cross the road - 149 - 15.62%



Confusing or lack of information about bus times - 87 - 9.12%



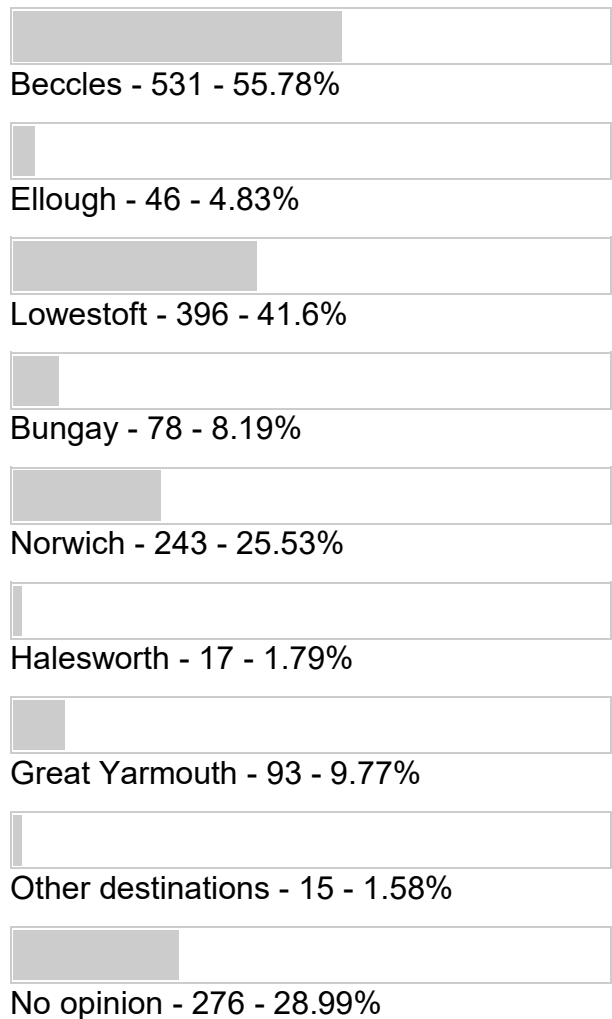
There are no traffic or travel problems in getting around Worlingham - 243 - 25.47%



No opinion - 72 - 7.55%

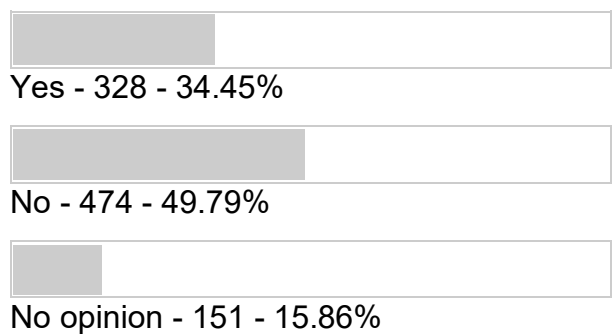
Q50) Is rush-hour travel a major problem between Worlingham and which of the following places?

Answered by 952 People



Q51) Either as a resident, a pedestrian, a cyclist, a motorcyclist, or as a motorist, have you experienced problems due to inconsiderate or illegal developer-related parking in Worlingham or Beccles?

Answered by 952 People



Q52) Which of the following best describes your usage of home-delivery grocery shopping?

Answered by 960 People



Weekly - 85 - 8.85%



Monthly - 23 - 2.4%



Occasional - 154 - 16.04%



Never - 698 - 72.71%

Q53) If you cycle in and around Worlingham, do you feel safe?

Answered by 925 People



Yes - 270 - 29.19%



No - 148 - 16%



No opinion - 509 - 55.03%

Q54) Are cycle routes important?

Answered by 956 People



Yes - 770 - 80.54%



No - 56 - 5.86%



No opinion - 130 - 13.6%

Q55) Tick the destinations to which you consider a cycle route from Worlingham is needed.

Answered by 940 People



To Ellough Industrial Estate - 417 - 44.36%



To Lowestoft - 346 - 36.81%



No opinion - 377 - 40.11%

Q56) Should footpaths and cycle paths be laid out so that they are overlooked by housing?

Answered by 955 People



Yes - 456 - 47.75%



No - 110 - 11.52%



No opinion - 390 - 40.84%

Q57) Should footpaths and cycle paths be physically separated from traffic wherever possible?

Answered by 962 People



Yes - 855 - 88.88%



No - 25 - 2.6%



No opinion - 82 - 8.52%

Q58) New developments comprising 20 or more dwellings (and any associated amenities) should be connected with adjacent developments by which of the following?

Answered by 977 People



Footpaths and cycle paths only - 283 - 28.97%



Footpaths and cycle paths and interconnecting roads - 594 - 60.8%



No opinion - 100 - 10.24%

Q59) Is access to bus routes important?

Answered by 980 People



Yes - 877 - 89.49%



No - 25 - 2.55%



No opinion - 78 - 7.96%

Q60) Are you satisfied with the available bus services?

Answered by 978 People



Yes - 614 - 62.78%



No - 111 - 11.35%



No opinion - 253 - 25.87%

Q61) Should bus stops be positioned so as to be overlooked by homes?

Answered by 976 People



Yes - 403 - 41.29%



No - 160 - 16.39%



No opinion - 413 - 42.32%



Here is an example of how the responses may be “drilled down” using the analysis function of the software to find linkages.

In this case, those who answered “yes” to question No 4 are broken down by age group:

Do you think Worlingham needs more properties for rent? – Yes

Question answered by 970 people, 274 of which (28.25%) answered "Yes"



Note: The illegible sub-question in the drop-down menu box below links to question No 3 “What age group do you belong to?”

Select a question:

Answered by 274 People



11 - 15 - 3 - 1.09%



16 - 21 - 9 - 3.28%



22 - 44 - 40 - 14.6%



45 - 64 - 80 - 29.2%



65 - 74 - 80 - 29.2%



75 - 84 - 51 - 18.61%



85+ - 11 - 4.01%

Appendix 2. Feedback to the Worlingham Neighbourhood Plan Regulation 14 Public Consultation and the Responses from the Responsible Body (the Worlingham Neighbourhood Plan Team).

Representations arising from the Regulation 14 consultation are summarised in the following tables.

Excluded are:

- representations expressing support for the draft Neighbourhood Plan;
- representations criticising the housing allocations in the adopted Local Plan.
- representations pertaining to stylistic matters, such as the use of footnotes instead of the provision of a list of reference sources. (These suggestions have been adopted wherever practicable); and
- representations that relate to Parish Council activities, such as grass-verge maintenance and the progress of the new community centre, unrelated to the draft Neighbourhood Plan.
- representations commenting upon the overlapping public consultation organised by Larkfleet Homes.

Ref.	Name of Body	Representation	Response by responsible body.	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Section 1: National Policy) Refer to paragraphs 28 to 30 of the NPPF without reproducing text.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Section 2: Profile of the community today.) Consider whether this long section can be streamlined to maintain focus, e.g. parts removed to an appendix or to a supporting document.	All of this material is considered to have a bearing on the policies of the neighbourhood plan and is provided for the benefit of all interested parties, particularly the community itself.	None.
1	East Suffolk Council	(Section 2: Modern Worlingham and its spatial context.) The reference to the market towns in the former Waveney area would benefit by being updated to consider East Suffolk as a whole.	Waveney remains a parliamentary constituency and retains local contextual significance. Acknowledgement of the recent reorganisation of the District Council structure, however, is required.	Text amended as 'The former Waveney area'.
1.	East Suffolk Council	Charts used to illustrate the text should be numbered and referred to in the text.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Section 2: Work) The impact of the Covid-19 pandemic on economic trends or the local workforce could be described or, if these are too early to determine, be referred to.	The unprecedented implications are too complex and sensitive to comment meaningfully upon at the moment. Even the 2021 Census data, when it becomes available, will only provide a transitory picture.	None
1.	East Suffolk Council	(Section 2: Local infrastructure) It would be beneficial to comment on the effect of the South Bypass upon the traffic along the Lowestoft Road.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Section 2: Local infrastructure) The reference to social housing should be replaced with 'Affordable Housing'.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Section 2: Local infrastructure). No evidence is provided for the assertion that the Beccles medical centre is under considerable pressure.	The adjective 'considerable' was not used. However, the assertion that an ageing, growing population is a source of pressure could appear banal by comparison to the pandemic and so will be removed.	Text amended.

Ref.	Name of Body	Representation	Response by responsible body.	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Section 2: Local Plan Policy) The reference to the new Waveney Local Plan should be changed to the East Suffolk (Waveney) Local Plan (adopted March 2019).	Noted and agreed.	Related text amended here and throughout the document.
1	East Suffolk Council	(Section 2: Local Plan Policy) There is no need to refer to The Core Strategy and the Development Management documents of the previous local plan.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Section 2: Waveney Local Plan Vision for Beccles and Worlingham in 2036). These extensive quotes could be removed to streamline the Neighbourhood Plan.	The policy thread connecting the visions of the Neighbourhood Plan and the Local Plan is critical. This is emphasised within the plan document.	None.
1.	East Suffolk Council	(Section 4: Physical Limits) The extract from the Local Plan does not seem to add anything and could be removed.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Section 4: Physical Limits) Using the term 'employment development' as opposed to 'industrial zone' would be consistent with the language of the Local Plan.	Noted and agreed.	Text amended.
1.	East Suffolk Council	The language surrounding the precise placement of the community centre in the Worlingham and Beccles Garden Neighbourhood should be weakened unless evidence can be provided to support the related assertion that the status of the Worlingham Community Centre is at risk of being undermined.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Policy WORL1, part A) Does this apply to all development proposals? What about householder development, such as conservatories and garden fences? The policy could be more precise.	Noted and agreed.	Text amended.

Ref.	Name of Body	Representation	Response by responsible body.	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Policy WORL1, part A) Better wording might be 'Development proposals in Worlingham must <i>demonstrate</i> how the identity...'	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL1, part A(b)) It is unclear if 'already-approved amenity' refers to facilities that have received planning approval, Building Regulation Approval and/or some other form of approval such as funding. Whatever approval a scheme may have, this is not a guarantee it will be built.... Perhaps a clear but flexible and responsive policy criterion would work better here to help meet future needs/demands...	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL1) It may be better to change the bullets in this policy to a mixture of letters/numbers.	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Policy WORL1, part B) Being clear on what the local distinctiveness of Worlingham is will help enormously with this part of the policy....	Noted and agreed.	Text amended.
1.	East Suffolk Council	(Housing) Please be aware that residential alterations, extensions and garden buildings/structures can be carried out under permitted development rights without the need for a planning application.	Noted and agreed.	Text amended.

Ref.	Name of Body	Representation	Response by responsible body.	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Section 5 Housing) Paragraphs 5.6, 5.7, 5.9 and 5.11 repeat information in the Local Plan and could be removed.	Paragraphs 5.6 and 5.7 provide essential context to a section that is supporting policy development for Housing Mix. They will be retained for the benefit of residents who continue to be asked to comment upon the plan. Paragraph 5.9 will be removed because the included reference to Local Plan Policy WLP 8.1 is likely to contribute to confusion because that policy acts through Policy WORL2 in the neighbourhood plan. Para.5.11 provides essential comparisons between the existing housing mixes of Waveney and Worlingham. None of the contents of this paragraph is in the Local Plan document itself. Part of it is in one of the Local Plan reference documents (i.e. the SHMA).	Text amended.
1	East Suffolk Council	(Section 5, Housing) Paragraph 5.14 notes that 'research will be required to get right' the amount of one-bedroom homes. If you have the research, the results should be included here. If you have not carried out this research, who do you expect to conduct the research? If there is no research, then perhaps reference to research should be deleted.	This paragraph will be removed. A new paragraph will be added that addresses a broader related concern that has been raised by Larkfleet Homes.	Text amended.
1	East Suffolk Council	(Policy WORL2: Housing Mix) Presumably this policy only applies to residential schemes providing new homes? This should be clarified.	Noted and agreed.	Text amended.

Ref.	Name of Body	Representation	Response by responsible body.	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Policy WORL2: Housing Mix) How does Policy WORL2 relate to Local Plan policy WLP8.1? The SHMA underpins policy WLP8.1 and a specific objective is set out in this policy. Does a new proposal need to reconsider all of the SHMA evidence, or is it sufficient to apply the approach set out in WLP8.1?	Policy WORL2 'descends' from policy WLP8.1. Policy WORL2 requires the mix recommendations from the SHMA to be adapted where the HNA evidence provides justification. (Given that the number of new homes that will fall within the neighbourhood plan area has yet to be established and, in any case, will greatly exceed the notional Worlingham 'objective need', the HNA evidence alone cannot be as prescriptive as the SHMA is for the entirety of the former district of Waveney.) More supporting text will be provided.	Text amended.
1	East Suffolk Council	(Policy WORL3: Lifetime Design) Para. 5.17 '...which fall within the Worlingham Neighbourhood Plan area meet the <i>accessible and adaptable</i> homes (M4(2)) standard.'	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL4: Housing Design and Character) Why does this only apply to developments of 10 dwellings or greater?	Policy will be amended to widen its applicability, i.e. even to a single new dwelling.	Text amended.
1	East Suffolk Council	(Policy WORL4: Housing Design and Character) Part A refers to site topography and it would be helpful to define precisely what this includes. Reference could be made to maintaining the visibility of key features as part of a development.	Noted and agreed.	Text amended and a related bullet point (new bullet point (b)) added.
1	East Suffolk Council	(Policy WORL4: Housing Design and Character) Part D: Hard landscaping can also be effective in segregating the public/private domain and can look really good when done well. This criterion could be broadened to 'high quality landscaping or 'well designed, integrated landscaping'.	Noted and agreed.	Text amended.

Ref.	Name of body	Representation	Response by responsible body	Amendment to Neighbourhood Plan
1	East Suffolk Council	(Policy WORL4: Housing Design and Character) Part E: If the aim is to avoid a regimented look, then the mix in the street scene could also address materials and types of houses for example, as well as sizes.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL4: Housing Design and Character) Part H refers to street patterns and this should be included under Policy WORL11.	WORL11 focuses on cycle routes and linkages for the Neighbourhood Plan area. However, the wording of WORL4 (part H) will be changed to address permeability for differing categories of user.	Text amended.
1	East Suffolk Council	(Housing Design) Building for Life 12 has been updated and the latest edition is called Building for a Healthy Life.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL6: Housing Design - Security) Does this policy apply to new development such as extensions and conservatories? Or is it intended only for new homes? It would be helpful to clarify this.	The policy should apply to both new and modified homes (excluding those falling within permitted development). The Local Plan policy WLP8.29 (Design) policy statement does not explicitly mention security but has supporting text (para 8.173) requiring incorporation of 'Secured by Design' principles.	Text amended.
1	East Suffolk Council	(Policy WORL7: Sports Facilities). This policy feels wordy. Could it be simplified?	The suggested simpler wording is noted and will be applied, but limiting its applicability to the Neighbourhood Plan area.	Text amended.
1	East Suffolk Council	(Transport and Movement) It is recommended that the start of the third sentence in paragraph 7.4 is changed to read: 'Whilst the Waveney Local Plan policies underpinning planned growth in the allocated employment land at Ellough could lead to...'	Noted and agreed.	Text amended.

Ref.	Name of body	Representation	Response by responsible body	Amendment to Neighbourhood Plan
1	East Suffolk Council	<p>(Policy WORL8: Parking Standards) Part C states that on-street parking should only be provided when off-street parking is inappropriate, and gives the examples of size and shape. Heavy use of rigid standards of off-street parking can result in parking dominated roads to the detriment of the street scene. Things such as soft landscaping and trees which are valued in this plan become difficult to achieve with rigid off-street parking standards. Some support for flexibility in the approach to car parking will allow for higher quality streets and better urban design. On-street parking makes more efficient use of land, reducing the overall land requirement to be given over purely for the parking of vehicles. Allowing on-street parking where properly designed can reduce land requirement for parking which then creates other possibilities for space, such as homes with larger gardens and/or cheaper price tags. This creates greater choice for people looking for a home including potentially cheaper homes. We recommend consideration is given to revising the policy to look more positively on well-designed on-street parking.</p>	<p>Off-street parking, particularly within-curtilage parking, is a significant component of the character of Worlingham Parish. The Neighbourhood Plan also accepts that off-street provision may take the form of Parking Courts where it can be justified within a mix of parking solutions (WORL10) and acknowledges on-street parking also can have a role in such a mix.</p> <p>In regard to the important matter of housing cost, this plan elsewhere provides and supports policy guidance for housing type and mix solutions that will lead to lower housing prices relative to that of the existing housing mix in Worlingham.</p>	None
1	East Suffolk Council	<p>(Policy WORL9: Design of On-Street Parking) To achieve the objective of well-designed car parking which avoids car-dominated settings, incorporates landscaping and works well for pedestrians and cyclists, it is recommended that this is considered in a more holistic manner and not just in the sphere of on-street parking.</p>	<p>This policy accepts the necessity of some on-street parking provision and addresses design for that category. However, to be agnostic about the matter could encourage developers to place most cars on the roads in an area where car dependency is high, contrary to the character of Worlingham, and so to the Vision Statements of this plan and the Local Plan.</p>	None

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
1	East Suffolk Council	(Estate Roads and Parking Courts) What does the plan mean by an estate road? This should be made clear if they are to be treated differently to other roads.	The policy element for estate roads will be removed as this does seem a distinction that is unnecessary, give the requirements of Policy WORL9.	Text amended.
1	East Suffolk Council	(Estate Roads and Parking Courts) Paragraph 7.12: On-street parking does not have to be minimised if streets are well designed and accommodate it properly.	This Neighbourhood Plan accepts the likely necessity of a degree of on-street parking provision. As Policy WORL9 addresses the design aspects of such parking provision, Para. 7.12 and the related policy element in WORL10 for estate roads will be removed. Lack of reliable access to conveniently placed parking is a major source of inconvenience, frustration and neighbour conflict. (Ref: https://www.cvsLtd.co.uk/help-and-advice/motoring-advice/neighbour-disputes-parking/)	Text amended.
1	East Suffolk Council	(Policy WORL10: The Design of Estate Roads and Parking Courts) Part B - what type of justification would be required for a rear parking court? Why is it necessarily only for this type of parking.	This policy does not single out rear-located parking courts, although such locations might be more difficult to reconcile with the policy requirements. It is foreseeable under this policy for parking courts to be justified, for example, through a combination of design, cost, use-of-land and security arguments, particularly where the provision is to serve 'blocks' or multiples of smaller dwellings.	None

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
1	East Suffolk Council	(Policy WORL10: The Design of Estate Roads and Parking Courts) Poorly designed parking courts can generate problems such as those referenced in this section of the plan, but well-designed ones can make an important contribution to creating well-designed places with good urban design and avoiding parking-dominated street scenes. If high levels of off-street parking (which this plan supports) are to be achieved whilst avoiding homogeneous layouts then the plan should accommodate flexibility in parking arrangements.	The Neighbourhood Plan is accepting of a hierarchy of parking solutions within an overall mix.	None
1	East Suffolk Council	(Accessibility) Paragraph 7.16 lists key cycle routes that require improvement. This list is repeated in Policy WORL11 but the reference to Worlingham roundabout has been removed without explanation.	Noted and agreed	Text amended.
1	East Suffolk Council	(Accessibility) The proposed cycle routes are shown on the policies map at the back of the document but this is not referenced in the text.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Accessibility) Policy WORL11 (part C) states that CIL and section 106 funding will be used to fund improvements to these cycle routes. Access to CIL and section 106 funding is not guaranteed. Maybe this should be stated as an objective rather than a policy, which might not be deliverable. This is not a policy for determining planning applications. We would recommend this is removed from the policy and recorded as a non-policy action.	Noted. The improvements will be removed from Policy WORL11 and identified as "Spending Priorities". They will also be denoted as such on the Policies Map.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
1	East Suffolk Council	(Landscaping). Paragraph 8.3: Pyracantha is not a native hedge species. It is not and would not be suitable for native hedge species mixes.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL12: Landscaping) Part B sets out the requirement to consult specifically with occupiers of individual dwellings over planting of trees and shrubs.... Would it be better to demonstrate that adjoining occupiers have been specifically consulted as part of the design of the comprehensive landscape scheme? In this way all comments could be looked at in the round.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL13: Country Park Landscaping and Management) This policy will only apply to any part of the country park in the neighbourhood area. It would be helpful to re-iterate this for readers of this section.	Noted and agreed.	Text amended.
1	East Suffolk Council	(Wildlife Corridors) Paragraph 8.14 should cross-reference WORL13 rather than WORL14 when referring to the country park?	Noted and agreed.	Text amended.
1	East Suffolk Council	(Policy WORL14: Wildlife Corridors) Part A: Much of this site is likely to have little biodiversity value. This part of the policy could potentially be strengthened to require a biodiversity strategy supported by field surveys, rather than just field surveys.	Noted and agreed. The policy and supporting text have been amended, including the addition of wildlife observations recorded by a resident and nature enthusiast.	Text amended.
1	East Suffolk Council	(Glossary) The Starter Homes policy has been abandoned by the Government; on page 60, 'Waveney Local Plan 2019' should read 'East Suffolk (Waveney) Local Plan 2019.	Noted and agreed.	Text amended for both items.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	Throughout - other than saying 'Waveney Local Plan', it seems prudent to refer to East Suffolk rather than Waveney. Waveney Council is no more.	Noted and agreed.	Text amended.
2	The Broads Authority	Do you think you need to make it obvious which policies apply to the entire Parish and which to the Garden Neighbourhood and which apply to both?	Noted and agreed.	Text amended.
2	The Broads Authority	When you say amenities, do you mean facilities? Would that be a better term to use?	Noted and agreed.	Text amended.
2	The Broads Authority	It would be useful if additional actions that are required to enhance this existing wildlife corridor and protect dark skies are set out, even if they are subject to further detailed assessment.... If further work is required to detail these actions, it would be useful to understand which bodies/groups will take forward the development of these actions.	Noted. However, there are too many uncertainties about the masterplan development to establish this level of commitment and detail. The policy will be amended to require a biodiversity strategy.	Text amended.
2	The Broads Authority	Paragraph 1.1 - and the Local Plan for the Broads.	Noted and agreed.	Text amended.
2	The Broads Authority	Paragraph 1.2 - so did the Broads Authority.	Noted and agreed.	Text amended.
2	The Broads Authority	Map of page 5 needs to show the Broads Authority Executive Area.	Agreed.	Map amended.
2	The Broads Authority	In the part that talks about the spatial context, would it be prudent to talk more about the area that is the Broads and how the Broads has a status equivalent to a National Park?	This matter will be further elaborated upon elsewhere throughout the plan, rather than in the spatial context section.	None
2	The Broads Authority	Paragraph 2.66 - seems prudent to say that the Broads Local Plan does not have any policies specific to Worlingham. Although the strategic and development management policies will apply.	Noted and agreed.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	Map at para. 4.3 - show the Broads Authority Executive Area on the map.	The location of the Broads will be included in the parish development context map. Details of executive authority structures is not really in line with the purpose of the map.	Map amended.
2	The Broads Authority	Map at para. 4.3 - why is the newly designated industrial zone now (sic) shown? Could/should it be?	The development context map highlights features that lie/will lie within the Neighbourhood Plan boundary.	None
2	The Broads Authority	Paragraph 4.5 - is that a project? To liaise with them about this idea? Or did you want to allocate a site for this?	This matter is covered under Non-Policy Action Areas.	None
2	The Broads Authority	(Policy WORL1) I wonder if numbers and Roman Numerals might help make things clearer.	Noted and agreed.	Text amended.
2	The Broads Authority	(Policy WORL1) What is the policy trying to do? How can development delineate the parish boundary? In (b), do you mean duplicating or competing against existing facilities? ... the policy would benefit from being clearer in its attentions.	Noted and agreed (see response below).	Text amended.
2	The Broads Authority	(Policy WORL1) How would you expect the applicant to do this? And for what level of development? Do you want this detailed in a design and access statement? But not all development needs a design and access statement. Do you want an application for replacement window or a biodiversity scrape (for example) to need to do this? You may need to set a threshold -- perhaps extensions, new buildings and change of use (just an example).	Given the pattern of allocated development and the policy constraints on unallocated development provided by the two Local Plans, the first part of the policy will be focussed upon community facility proposals within the Neighbourhood Plan area. The second, more detailed, part of the policy will apply to the Garden Neighbourhood in Worlingham.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	(Policy WORL1) Does A(b) only relate to development for community facilities? If so, you might want to check the Waveney Local Plan policies as they may cover community facilities. Our policy is DM44 and SP16. And as above, you might want to specify to what development type the policy requirements relate to.	This item has been discussed with ESC officers. The modified policy is not thought to conflict with the requirements of SP16 and DM44, but be additional.	Text amended.
2	The Broads Authority	Affordable Housing Section -- you may want to liaise with ESC officers about what the announcement of forthcoming changes to affordable housing policy has on the scheme and your policy. The Secretary of State for Housing, Communities and Local Government will lay a Written Ministerial Statement before Parliament in due course, which will outline changes to national planning policy in order to ensure First Homes are built.	Following discussion with ESC officers, we are satisfied that neither the matter of First Homes nor the current ESC consultation exercise concerning affordable-homes supplementary documentation will require changes to the Neighbourhood Plan policy wording.	None.
2	The Broads Authority	(Policy WORL2) A document completed in 2017 is now 4 years old. It might be that the Neighbourhood Plan is not adopted until 2022. So that would be five years old. Is it best to update that document, so the Neighbourhood Plan is based on the most up to date evidence? Also, the other usual wording used in such circumstances is to add '... or successor documents'. Did you want to add hyperlinks to the documents as footnotes, perhaps?	The HNA is as up-to-date as the SHMA. Only a small amount of windfall residential development has taken place in Worlingham since 2011, and this has been covered or anticipated within the HNA. House-price information will be out of date in both documents, but the HNA compares price differences between house formats rather than analysing in detail population household incomes and their relationships to affordability. The developers will re-establish the status of local market price sensitivities as they put together their proposals.	Policy text amended to include: '... or successor document.'

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	Paragraph 5.17 seems to confuse affordable homes with M4(2) homes. This also seems to repeat Waveney Local Plan policy WLP8.31.	Agreed. The text will be corrected. The policy ensures that WLP8.31 applies to the Worlingham part of the GN development.	Text amended.
2	The Broads Authority	What does the photo on page 34 intend to demonstrate? You may want a caption.	Noted and agreed. Captions and numbers will be applied to all figures.	Text amended.
2	The Broads Authority	Page 34 -- is it prudent to talk about the setting of the Broads and how development needs to consider that? Especially given the proposed changes to the NPPF that increase the emphasis on the setting of protected landscapes.	Noted and agreed.	Text amended.
2	The Broads Authority	(Policy WORL4) Why such a high threshold? Many of these criteria seem applicable to schemes of 9 or fewer. Our design policies apply to all development and perhaps Waveney Local Plan ones do too -- so could this threshold cause conflict between local plans and the Neighbourhood Plan?	Noted and agreed. The rigid threshold will be removed in the policy and a condition of appropriateness be applied.	Text amended.
2	The Broads Authority	(Policy WORL4) Why only applicable to residential development?	Broadening the policy further will make the policy complicated. Key constraints that also apply to non-residential development are covered in other policies.	Text amended to improve clarity.
2	The Broads Authority	(Policy WORL4) I don't fully understand the requirements of criterion (a).	This and other criteria will be expanded upon for greater clarity.	Text amended.
2	The Broads Authority	(Policy WORL4) Criterion (g) -- what are amenity uses?	Policy will be amended to improve clarity.	Text amended.
2	The Broads Authority	(Policy WORL4) It may be prudent to have a criterion about respecting/not having a negative impact on the setting of the Broads.	Noted and agreed.	Text amended.
2	The Broads Authority	Paragraph 5.24: Building for Life 12 has been superseded by Building for a Healthy Life.	Noted and agreed.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	(Policy WORL5) Criterion A says that in general and generally in the same sentence.	Noted and agreed.	Text amended.
2	The Broads Authority	(Policy WORL5) What about new Permitted Development right that allows upward extensions? Are you suggesting that schemes should not be allowed to do this PD right?	PD rights will remain once development has taken place.	None.
2	The Broads Authority	(Policy WORL6) How would you expect lighting to be addressed? The Broads area has intrinsically dark skies that are protected through planning policy. By meeting these policy requirements, could there be more lighting? Perhaps you need to talk about that. Perhaps any lighting needs to be thoroughly justified and designed so as not to contribute to light pollution? Perhaps not on all the time?	Noted and agreed.	Text amended.
2	The Broads Authority	(Policy WORL7) i) Quite a long sentence. Wonder if it would benefit from being broken up. ii) Think there are some wording issues: "... must demonstrate that proposals to include dedicated sports facilities and other facilities will be/are to be designed to be..." iii) I am not sure 100% what you are trying to say. Is it that the MUGA needs to be designed to accommodate different sports to reflect the wishes of the community? I think the policy could be a bit clearer.	Noted and agreed.	Text amended.
2	The Broads Authority	Paragraph 7.8 seems to imply that insurance premiums and potential vandalism of the car owner are more important than speed of traffic with the associated benefits to the community. And these are reasons for setting the car parking standards. I wonder if this section needs rethinking as to me, pedestrians and cyclists' safety is key.	The presence of kerbside parked cars may slow traffic, but this approach can also lead to children emerging into the road in front of passing vehicles. Design solutions such as tightness of corner radii at junctions and other traffic calming measures are possible for the influencing of vehicle speeds.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	(Policy WORL9) Could such recesses obstruct the obvious desire lines and the route for pedestrians as per criterion (b)	The better the control of the on-street parking, the more consistent should be the access to desire lines.	None
2	The Broads Authority	Paragraph 7.13: Is this policy wording? It is setting a standard.	Noted and agreed. The paragraph reads as a policy. It will be deleted as Policy WORL10 provides the necessary criteria for the design of parking courts.	Text amended.
2	The Broads Authority	Paragraph 7.14 says "the issue" -- what is the issue?	Noted and agreed. In any case, the issue of pinch points would not be confined to the siting of parking courts. As the three parking policies are comprehensive, this paragraph will be deleted.	Text amended.
2	The Broads Authority	(Policy 12) Is it right that WORL12 only applies to the Garden Neighbourhood and no other development in Worlingham? As that is how it reads.	The policy will be amended to make matters clearer.	Text amended.
2	The Broads Authority	Paragraph 8.5, second sentence -- does not read well.	Noted and agreed.	Text amended.
2	The Broads Authority	(Policy 14) Is it right that WORL14 only applies to the Garden Neighbourhood?	The policy will be amended to make matters clearer.	Text amended.
2	The Broads Authority	Paragraphs 8.10 to 8.15: It is unclear if the three satellite parks in Worlingham are included within the wildlife corridor concept. If they are it would help if this corridor be shown on the map, even if this is provisional.	It would be hard to justify such linkages, although the proximity to the woodland adjacent to Woodfield Park potentially has relevance, as already mentioned in the existing para. 8.13.	None.
2	The Broads Authority	What does NLP mean?	Noted and agreed.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
2	The Broads Authority	(WORL16) Does WORL16 only apply to the Garden Neighbourhood?	The policy has wider applicability and will be amended to make matters clearer.	Text amended.
2	The Broads Authority	Paragraph 9.3 -- the Local Plan for the Broads has a policy on SuDS as well.	Noted and agreed.	Text amended.
2	The Broads Authority	Paragraph 16 -- Could potential SuDS sites be located on the map -- are there suitable potential locations outside of the new development that need to be acquired?	SCC, as the Lead Local Flood Authority (LLFA), will determine this matter. Pre-applications discussions are required to ensure that there is adequate space within the development for SuDS and that these have been considered at the outset and are an integral part of the layout of the development. SuDS should all be above ground and will need to be designed to be adoptable by Anglian Water/SCC Highway Authority where appropriate.	None
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL1) Parish boundaries do not (for the most part) follow any clearly defined boundaries on the land. It follows that local administrative boundaries should have no role in determining the proper master planning of the garden neighbourhood and to do so would be wholly unreasonable where it may impact on the integral design of an area and creates division in the community, which is explicitly intended to be a garden neighbourhood. This is supported by the Inspector's Report on the Local Plan (paragraph 89).	This is a highly partial interpretation of the Inspector's Report. The Vision of the Waveney Local Plan and the supporting text for Policy WLP3.1 require preservation of the distinctiveness of the existing settlements.	Text amended for greater clarity.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(WORL1) The indicative masterplan shown within the Local Plan identified a green buffer along only part of the parish boundary. It is impossible to provide segregation along the entirety of the western edge of the parish boundary as it crosses into land which already has planning permission for 7 dwellings (the triangle land) and would impact on a cohesive and continual frontage south of the proposed spine road. On this basis part A (a) of WORL1 should be deleted as it is in direct conflict with LP Policy WLP3.1.	The wording of the policy will be amended to address this matter.	None.
3	DLP Planning Ltd	(WORL1) The proposed community hub is not proposed to serve the shortfalls of Beccles but rather as a new facility for both new and existing residents who can easily access those. On this basis, it is not considered that the proposed facilities will undermine those elsewhere in the parish. On this basis, Part A (b) should be deleted.	The text and policy will be modified to address the concern in a different manner.	Text amended.
3	DLP Planning Ltd	The Beccles and Worlingham Garden Neighbourhood is a comprehensive site which will require a consistent design approach and palette across the site. Whilst areas of the site have the potential to comprise of different character areas, where there is a shared boundary, you cannot differentiate between the design and development pattern.	There is no unique design code attached to the policy or to the document underpinning the outline masterplan. Indeed, fulfilment of the vision of the Local Plan requires protection of the identities of the two settlements (Beccles and Worlingham)	None

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL2) Larkfleet Homes have no objections to this policy in principle and support provision of one, two and three bed properties as well as specialised accommodation for the elderly, however, the final housing mix will be subject to development viability, as well as market demand and identified need and will be in line with the provisions of strategic policy WLP3.1. In light of this, and specifically to recognise that market demand will also play a part in the determination of an appropriate mix, we would recommend that the following text be added to the policy: 'such a mix will be dependent on local market circumstances, the viability of the development and any additional localised housing need information at the time of determination.'	A statement, using text similar to that within the "parent" Local Plan Policy WLP8.1, will be put into the supporting text.	Text amended.
3	DLP Planning Ltd	(Policy WORL3) This is in accordance with Policy WLP 8.31 of the Waveney Local Plan, and it is therefore questioned whether this policy needs to be included within the neighbourhood plan.	Policy WLP8.31 applies to the development considered as a whole. Policy WORL3 applies only to the part of the development lying in Worlingham.	Policy text amended for clarity reasons.
3	DLP Planning Ltd	(Policy WORL4) ... the Beccles and Worlingham Garden Neighbourhood is a comprehensive site which will require a consistent design approach and palette across the site. ... parts of the site also fall within Beccles and Weston and such policies cannot apply to development within those parishes which would in turn render this policy in conflict with the provisions of the role of a neighbourhood plan. Design cues will be considered as part of the house type development for the site, however, this is a comprehensive site and there are instances where dwellings may cross the parish boundary. On this basis this policy needs to be adjusted explicitly to exclude the ... Garden Neighbourhood for which the Local Plan Policies WLP3.1 makes provision for master planning and WLP8.29 Design.	The Vision of the Local Plan requires protection of the identities of the two settlements. Para 3.22 of the Local Plan supporting text for Policy WLP3.1 states: " Neighbourhood Plans for Beccles, Worlingham and Weston can play a role in shaping the detailed design of development in this area, promoting local distinctiveness." Policy WORL4 is within the scope of WLP3.1 and is additional to, not in conflict with, Local Plan policy WLP8.29 Design.	None to this representation. However, the text and policy has been expanded in response to other representations.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL5) Whilst Larkfleet Homes have no objections in principle to this policy, higher scale development may be more appropriate in certain areas of the site in urban design terms, and this could also provide for a varied housing mix, e.g. the provision of apartments. This policy should therefore not seek to restrict development of higher buildings where they would be appropriate in design terms.	Policy WORL5 does permit residences of more than three storeys, subject to the meeting of particular criteria.	None
3	DLP Planning Ltd	(Policy WORL6) Whilst Larkfleet support this policy in principle, it would only be applicable to either detailed or reserved matters applications where the detailed design of the dwellings would be known. On this basis, this policy should be amended to refer to: <i>“Any detailed planning application or reserved matters application for residential development proposals must be accompanied by a security statement detailing: a) The standards adopted in respect to the specification of doors, windows, locks, and, where applicable, alarm systems; b) How the design and layout facilitates the natural surveillance of parking areas, outbuildings, public spaces and pedestrian routes”</i> .	Noted and agreed. However, following consultation with planning officers, the policy element concerning standards for locks, etc. must be removed as such structural matters are outside the remit of neighbourhood plans. The importance of the design of external lighting in relation to the setting (i.e. dark skies) of the Broads will be elaborated upon too.	Text amended.
3	DLP Planning Ltd	(Policy WORL7) As written, this policy is in direct conflict with the strategic policies of the Local Plan and should be removed accordingly.	A detailed masterplan for the whole site, based on the outline masterplan, and informed by the Beccles and Worlingham Garden Neighbourhood Masterplan Report and by ongoing engagement with the community should be prepared and submitted as part of any planning application.	None to this representation, but the policy wording will be amended in response to guidance from planning officers.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL8) There is no evidence presented with this consultation as to why policy WORL8 seeks to increase the standards for 1-bed houses/flats and 5-bed houses/flats. Policy WLP8.21 of the Waveney Local Plan also sets out that parking should be provided in line with the provided (<i>sic</i>) set out in the Suffolk Guidance for Parking. On this basis Larkfleet object to this policy as it is in direct conflict with strategic policies and guidance and should therefore be removed from the neighbourhood plan.	The NPPF states that “ Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well-served by public transport.” Policy WORL8 would violate the guidance if it required fewer parking spaces than the recommended minimums. As Worlingham residents have more car access than is the case for Waveney, the East of England, and England, a greater car usage for commuting, and travel fewer short (e.g. below 5 and 10 km) commuting distances, the case exists for carefully considered and targeted uplifts in provision above the Suffolk minimum standards. Supporting evidence has been provided, and this is expanded upon significantly in the text and in a new appendix. The small impact upon overall parking provision has been quantified by consideration of different home-size mixes and the related “counterbalancing” effects of Policy WORL2 (Housing Mix).	Text amended and a detailed new appendix added.
3	DLP Planning Ltd	(Policy WORL9) Larkfleet Homes have no objections to this policy in principle, however, it should be noted that any final design will be subject to agreement with the Highways Authority.	Noted and agreed.	None
3	DLP Planning Ltd	(Policy WORL10) Whilst Larkfleet have no objections in principle to this policy, the safety aspect will be vetted by the Highway Authority in the normal way, therefore the policy is not strictly required.	The policy will be simplified to cover only parking courts as the estate-road aspect would make a special case of matters covered by Policy 9.	Text amended.

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL12) At outline planning stage, only high-level landscape parameters will be submitted alongside the masterplan and it will not be until reserved matters stage that detailed landscape plans will be provided. However, it is proposed that a landscape buffer around the periphery of the site will help to provide a green buffer between the development and existing properties. It will also provide opportunities to provide attractive walking routes. These areas will also include SuDS features and will be supplemented by other areas of formal and informal natural green space. Part A of this policy seeks to fix certain areas of the proposed masterplan which undermines the comprehensive master planning process. This is in direct conflict with the strategic policies and Part A should therefore be removed.	Part A is not in conflict with the outline masterplan or Policy WLP3.1.	None to this representation. (The text and policy has been expanded in response to other representations.)
3	DLP Planning Ltd	(Policy WORL13) The proposed location of the country park is yet to be finalised and whilst the Neighbourhood Plan recognises this, Policy WORL 13 seeks to influence the design of the planting proposals using native species of trees found in Worlingham and associated with Worlingham Hall. Larkfleet support the use of native species however the types of trees to be provided within the country park will be subject to discussion with the LPA.	Noted and agreed.	None to this representation. (The text and policy has been expanded in response to other representations.)

Ref	Name of body	Representation	Response by responsible body	Amendments to Neighbourhood Plan
3	DLP Planning Ltd on behalf of Larkfleet Homes	(Policy WORL14) i) In respect of wildlife corridors, the NP advises that an east-west wildlife corridor, perhaps immediately south of the Bluebell Way estate could provide a connection both to the farmland south of the Cedar Drive estate and to the wooded area to the east of the latter housing estate. ii) The master plan will demonstrate how the proposals seek to incorporate wildlife corridors within and on the boundaries of the site. Larkfleet support the appropriate native species and it is intended that the wildlife corridors will contribute to the achievement of a 10% net gain in biodiversity.	Noted and agreed.	None to this representation. (The supporting text and policy have been expanded in response to other representations.)
3	DLP Planning Ltd	(Policy WORL16) Any future application will be supported by a Flood Risk Assessment and an outline drainage strategy which will demonstrate how the site will be drained and not increase flood risk as required by national guidance.	SCC, as the Lead Local Flood Authority (LLFA), will determine this matter. Pre-applications discussions are required to ensure that there is adequate space within the development for SuDS and that these have been considered at the outset and are an integral part of the layout of the development. SuDS should all be above ground and will need to be designed to be adoptable by Anglian Water/SCC Highway Authority where appropriate.	None to this representation. (The supporting text and policy have been expanded in response to other representations.)

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
4	Mutford Parish Council	All the affordable houses should be built first.	Concern about the phasing of the development, generally, is a non-policy action area in the Neighbourhood Plan. The concern is that the existing and evolving community needs may not be addressed in a timely manner relative to home provision for people relocating to the area (which is the source of population growth in the former Waveney area).	None.
4	Mutford Parish Council	Improvement in sewage and waste water should be completed at the same time.	These very pressing infrastructure elements are required by the Local Plan policy WLP3.1. Suffolk County Council is the Lead Local Flood Authority (LLFA), and will require pre-application discussions to ensure that there is adequate space within the development for SuDS and that these have been considered at the outset and are an integral part of the layout of the development.	None.
4	Mutford Parish Council	Improvements in medical provision should be planned and increased as the development grows.	This is also a non-policy action area. It cannot be a policy as this source of provision is a strategic matter determined by the local health authority.	None.
5	Wandering Arts -- Consultation Service	Policies could be tightened by using 'must' instead of 'should' for the firm requirements, and by making all elements as clear as possible (e.g. under the Design policy).	Noted and agreed.	Policy texts reviewed and modified to strengthen them where appropriate.

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R1	Resident	We desperately need a doctors' surgery in Worlingham with the Beccles one outgrowing the needs of the surrounding villages.	This matter of wide concern is a non-policy action area. It cannot be a policy as this source of provision is a strategic matter determined by the local health authority.	None.
R1	Resident	Cycle paths need to be included in the Worlingham plan as the cycle paths which were put in as part of the Beccles bypass.	Cycle paths are covered in detail under Policy WORL11 and under Spending Priorities.	None.
R2	Resident	I am concerned about my dwelling will be overlooked by a 2 storey house (on the Garden Neighbourhood).	It may not be possible to screen all neighbours from having views of the new development. It is likely a balance must be achieved between screening old and new developments and the avoiding of oppressive impacts from large amounts of new planting. Policies are written to ensure that the design of landscaping takes into account topography. Also, in regard to the landscaping scheme it will be required that occupants of all neighbouring properties in Worlingham be specifically invited for input during the community consultation phase for the development of the site masterplan.	None to this representation specifically, but there are relevant policy elements in a number of policies that have been amended following consultation with planning officers.
R2	Resident	The amount of housing (Garden Neighbourhood) on higher ground poses a significant risk. My garden becomes very wet following heavy rainfall. With a large development this can only become worse and increases the risk of flooding.	Policy WORL16 addresses this specific concern.	None.

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R2	Resident	1,250 new homes require considerable infrastructure. Beccles Medical Centre struggles to cope with demand now. I am not sure that an extension will suffice.	This matter of wide concern is a non-policy action area. It cannot be a policy as this source of provision is a strategic matter determined by the local health authority.	None.
R3	Resident	There are important issues concerning medical facilities, drainage and sewerage. These need to be agreed before not after any more houses are built.	Unfortunately, a neighbourhood plan cannot dictate such timings. Policy WORL16 addresses Drainage in some detail and medical provision has been included as a non-policy action area for the Parish Council.	None.
R3	Resident	With such a large number of houses being built, a supermarket and a pharmacy should be included. Also, what employment is envisaged, as shown on the map at paragraph 2.77?	The Local Plan Policy WLP3.1 requires a community hub comprising a convenience store, local shops, community centre and a pre-school setting. The Neighbourhood Plan has a non-policy action area relating to future retail provision. The allocated employment land is for B1 (Offices; light industrial production; research), B2 (general industry, including car repair and catering) and B8 (Storage and Distribution) employment classes.	None.
R3	Resident	Any new houses built after an agreed date should contain a domestic vehicle battery charging facility.	This may well be overtaken by government legislation soon. The complexity of charging-point designs, the various (power) wattages available and the existence of subsidies to home occupiers makes this an area where proactive local policy might have unintended consequences (i.e. unsuitable installations requiring replacement).	None.

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R3	Resident	Section 8, Environmental aspects. This is very encouraging but, as indicated in the text, a more detailed assessment will be needed before matters are finalised.	Noted and agreed. Polices WORL13 (Country Park Landscaping and Management) and WORL14 (Wildlife Corridors) have been further refined.	Text amended.
R4	Resident	Adopting Security By Design for new builds, domestic and commercial, will future proof our neighbourhood. ... the benefits of including by design such security standards, will protect our residents and dissuade the criminal.	Policy WORL6 (Housing Design - Security) goes as far as possible without the mandating of external consultancy resources that may not be available to all developers. The supporting text has been amended to make this clear. Also, it is not permitted for neighbourhood plans to require particular structural features, so the bullet point about lock specifications has been removed. The policy has also been amended to address light pollution from poorly designed security-related lighting.	Text amended.
R4	Resident	The preservation of the 'distinctive nature' of the village is one aspect of Worlingham that gets repeated in the Plan. However, as a resident for the last 28 years, I haven't noticed ANY defining or distinctive character of the village I love living in. The point here is that we don't have a defining look or area that promotes our character to visitors nor industry/commerce that reflects the historical natural/character of our parish beyond reference to 'the cobbler'.	Character, distinctiveness and identity are concepts where the objective and the subjective meld. It is gratifying that you love living in Worlingham and the Neighbourhood Plan aims to ensure it remains a place that is distinctive within its market-town adjacent context, i.e. a peaceful residential and employment area with much greenery, parks, residential and public gardens, a predominance of off-road parking, a number of heritage assets, a highly regarded school and access to The Broads. In terms of architecture the Plan is not overly prescriptive but rather aims to ensure future expansion reflects the existing outer-suburban/semi-rural environment as opposed to the more urban environment of Beccles.	None

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R4	Resident	I wish to see the encouragement of small arts or craft-based retail units/industry as I know we have talent in the parish but we've not provided opportunity for entrepreneurial expansion to help foster and build character options for our village.	This point identifies potential themes which are probably best addressed through the Parish Council. Currently, there is not the equivalent of a Worlingham Chamber of Commerce. The planned Community Centre on the site of the former primary school is intended as an enabler for such arts/ crafts and other interests to become manifest within the community. Further initiatives will be encouraged, dependent upon evidence of local support.	Addition of a new non-policy action area under Facility Provision.
R5	Resident	Paragraph 2.44 shows via a chart that a substantial percentage of occupiers in Worlingham have more bedrooms than is needed. It is very likely that some residents have need for the extra space to accommodate, for example, live-in carers or the need for separate bedrooms for health and wellbeing reasons. Other residents may need to utilise that space to work from home as a result of the current pandemic. This also seems to be becoming more acceptable by employers as a permanent situation in future.	This part of the plan document compares in an objective way the profile of housing in Worlingham with that of Waveney. Housing needs are evolving with an ageing population and smaller families. As the Local Plan is requiring a high level of housing growth in the village, driven by the projected needs at Waveney level, it is important to understand the starting point locally relative to that for Waveney. The issue of home working is one that is difficult to make policies for, but will doubtless impact upon market demand.	None.
R5	Resident	Paragraph 2.46 It is highlighted that there is a high percentage of owned properties in Worlingham compared to the national level.... It sounds like a criticism.	It is not intended as a criticism. In order to prepare a Neighbourhood Plan, it is essential to characterise the community for which one is representing the needs.	None.

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R5	Resident	1,250+ homes in Worlingham? Will locals have the opportunity to live there or will 'migration' take priority.... If so, why, when there are local people in need of homes? Local people need to be the priority, which will help to keep the locals local.... Will there be affordable homes specifically for local people?	The figure of 1250 new homes covers the whole of the Garden Neighbourhood. The number of those which will lie in Worlingham is still unclear. Of all these homes, the local plan requires 30% (i.e. 375) to be affordable. It is clear that the growth in homes in Worlingham will far exceed the needs of the village itself, including in-migration. Therefore, the plan attempts to ensure that local needs are taken into account as well as the needs which have been projected at Waveney level.	None.
R5	Resident	There is also a mention of a percentage of homes to be allocated for "sheltered and extra care". Does this include homes specifically for residents (of all ages) with special needs?	The Neighbourhood Plan has a non-policy action area covering affordable and sheltered housing provision. This is a complex and sensitive area where we will need to work with the local planning authority to identify the level and nature of the differing needs.	None.
R5	Resident	Appendix 1 shows the breakdown of all new dwellings for the Waveney area, with an increase of some 1575 properties, of which 257 will be added to the 1250 for Worlingham, giving 1507 new dwellings. This far too much for the infrastructures of Worlingham and Beccles to cope with.	Appendix 1 is the source data at Waveney level. From this data, the local planning authority developed allocations across the district. The final allocation for Worlingham is still unknown and will "only" be part of the Beccles and Worlingham Garden Neighbourhood's requirement for 1250 homes. However, the wider point you make is of general community concern and outside the scope of the Neighbourhood Plan.	None.

Ref	Name of Body	Representation	Response from responsible body	Amendments to Neighbourhood Plan
R5	Resident	What does the phrase “vacancy rate” mean?	Initially housing projections are based on numbers of households. However, to convert to the number of actual dwellings required, a correction is applied to allow for a percentage of new homes being eventually unoccupied, e.g. holiday homes, properties in disrepair, the homes of the recently deceased, etc. The figure of 6.86% is at Waveney level and heavily weighted by holiday homes in coastal parts of Waveney.	None.
R5	Resident	Why has the planning authority added 12.3% of dwellings?	The procedure for estimating future housing need is determined at government level. Once those projections have been carried out (based upon extrapolations of Census data for the housing market area), the planning authority has to consider local factors (indicating unmet demand) that might justify raising the projected number of new homes.	None.
R5	Resident	The new southern bypass has been created to deal with current levels of traffic in the area, not the huge increase in vehicles that this proposed development would undoubtedly cause. The fact that all petrol stations and large superstores are located the opposite side of Worlingham to this development indicates that any traffic wanting to use those facilities will converge, via Ellough Road and Ingate and/or London Road, across Hungate and into the centre of Beccles.... We are extremely concerned and worried that the large number of properties proposed for Worlingham will have a huge detrimental impact upon our village and that of Beccles.	Neighbourhood plans must positively support Local Plan policies. Suffolk County Council Highways Authority are satisfied that the increased traffic can be accommodated. The Beccles Neighbourhood Plan has policies that seek to address this matter where there are potential bottleneck points. The Worlingham Neighbourhood Plan has a non-policy action area to keep the Ellough Road/Lowestoft Road junction in Beccles under review, in association with Beccles Town Council.	None.
R6	Resident	A country park is supposed to have various facilities, some of which could cause nuisance to existing residents.	Noted and agreed. This point has been taken into consideration in the modified policy WORL13.	Text amended.

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