

Neighbourhood Planning Summary Report

The full summary of responses to the parish council's consultation on the [Draft Neighbourhood Plan](#), together with proposed changes identified by the planning consultant, Places4People, has now been made available to the Neighbourhood Plan Working Group.

Subsequent to this, the planning consultant has produced a draft list of policy changes identified by the working group, and further additional policy changes which Places4People recommend be made as a result of the Worlington NP and other recent NP examinations which have used the same draft policies, to give the draft plan the best chance of success (attached as **Appendix A**).

Additionally, West Suffolk Council indicated, as part of its initial screening opinion, that it requires both a:

- Strategic Environmental Assessment (SEA) and a
- Habitats Regulations Assessment (HRA)

of the Plan before it can be submitted. This is a common occurrence nationally and usually occurs where sites are allocated in neighbourhood plans. The parish council has applied for a grant from Locality in the form of Technical Support for this (in the same way that Design Guidance and Site Master-planning was undertaken by AECOM). The initial online diagnostics interview has been completed and we await approval by the Government of the technical support grant and scheduling of the assessments.

There is likely to be a delay of some months before the draft plan may be submitted to West Suffolk for a further period of consultation and then on to the Examiner, as any policy changes identified as a result of the SEA and HRA will also need to be incorporated, both in terms of referring to it in the Plan and any changes to policies arising from the Assessment that are required to mitigate impact. There may additionally need to be some updating due to a new National Planning Policy Framework (NPPF) being published (resulting from the recent change in government).

It is therefore proposed that the proposed changes identified following consultation by the planning consultant at Appendix A be approved, noting that a final consolidated list, identifying any changes arising from the SEA, HRA and/or changes to the NPPF, will be brought, back to the PC at a later date, when approval will be sought to submit the Plan to West Suffolk.

Recommendation:

The Parish Council approve the proposed changes to the draft Neighbourhood Plan brought forwards following consultation, acknowledging that the changes will require revisiting to incorporate any changes required arising from the independent Strategic Environment Assessment and Habitats Assessment. That revisit will also assess whether additional changes are required to bring the Plan up-to-date as a result of new national planning policy expected to be published in the interim.

Wickhambrook Neighbourhood Plan Consultation Statement

Appendix X - Schedule of Post Pre-Submission Consultation Modifications

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

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

Page	Paragraph or Policy Number	Proposed Modification	Reason
Cover		Amend as follows: PRE-SUBMISSION DRAFT PLAN OCTOBER 2023 <u>XXXX</u> 2024	To bring the Plan up-to-date
2		Amend as follows: 1 “Pre-submission” consultation on draft Plan by Parish Council This is the stage we’ve now reached. The plan has to be widely consulted on for a minimum of six weeks. This was carried out over a period of just seven weeks from November to December 2023, allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan. 2 Submission of draft Plan to West Suffolk Council All comments received at the “pre-submission” consultation will be <u>were</u> considered and reviewed and any necessary amendments to the Plan will be <u>have been</u> made. The Plan, together with supporting documents, will then be <u>has now been</u> submitted to West Suffolk Council. 3 “Submission” consultation on draft Plan by West Suffolk Council A further period of public consultation lasting a minimum of six weeks. This is the stage that the Plan has now reached. It provides a further opportunity to comment on the Plan, as amended, prior to it going before an Independent Neighbourhood Plan Examiner. Stages 4 – 6 <u>The remaining stages</u> are likely to take around <u>6-9</u> months to complete.	To bring the Plan up-to-date
7	Objective 3	Amend as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		New housing should be located where it is safely accessible by foot <u>sustainable modes</u> to the village's services and facilities.	
8	1.14	Amend as follows: The planning policies, which are distinctly identified in coloured boxes with a prefix of WBH, will supplement, rather than repeat, the planning policies of the West Suffolk Local Plan that were in place in April <u>2024</u> , including those in the Draft Local Plan (January 2024). September 2023 .	Factual correction
8	1.15	This is the "Pre-Submission" draft Neighbourhood Plan and provides the first <u>a further</u> opportunity to comment on <u>its content</u> the complete draft Neighbourhood Plan . <u>The Plan was brought up-to-date following the pre-submission consultation stage in Autumn 2023 to reflect the publication a new National Planning Policy Framework, in December 2023, and the Draft West Suffolk Local Plan, in January 2024. Once the this round of consultation is complete, the Plan will pass through the remaining stages, as illustrated on the diagram below:</u> Amend diagram to colour "Further consultation" box red and replace "current consultation" with "Pre-Submission Consultation"	To bring the Plan up-to-date
8	1.16	Amend as follows: Following the completion of the current consultation, the comments received will be reviewed and any necessary amendments will be made to the draft Plan before the Parish Council agrees to submit it to West Suffolk Council <u>to by the independent Neighbourhood Plan Examiner before it can complete its journey to a Parish Referendum and adoption.</u>	To bring the Plan up-to-date
11	3.2	Amend as follows: The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In September <u>December 2023</u> the Government published a Revised NPPF, making minor updates to the substantive July 2021 version . The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:	To bring the Plan up-to-date
11	3.4	Delete paragraph: 3.4 Towards the end of December 2022 the Government published proposed changes to the NPPF for consultation, as well as a proposal to establish National Development Management Policies which would provide a standard approach to considering proposals relating to, for example, heritage assets. At the time of	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		preparing the draft Neighbourhood Plan, other than the minor updates in September 2023, no further changes had been published, but the Plan will be brought up-to-date to reflect such changes should these be introduced before it is put to a public referendum.	
12	3.6	Amend as follows: The following diagram shows the components of West Suffolk Council's Local Plan in place in September 2023 <u>April 2024</u> which are relevant to the Neighbourhood Plan.	
12	3.9	Amend as follows: Rural Vision 2031 allocated a site at Nunnery Green and Cemetery Hill for 22 dwellings, which has since been built (The Meadows). A Housing Settlement Boundary for Wickhambrook is also identified, which is illustrated in red on Map 3, the adopted Local Plan Inset Map for Wickhambrook.	To avoid confusion with draft Local Plan and Neighbourhood Plan Settlement Boundary
12	3.11	Amend as follows: West Suffolk Council has commenced work on the preparation of a new Local Plan for the area. The Plan will cover the period to 2040 although the Local Development Scheme (January June 2023) suggests that the new Local Plan will not be adopted until Winter 2024 <u>Spring 2025</u> , after the expected time of adoption of the Neighbourhood Plan. In May 2022 the Council consulted on the Preferred Options Local Plan document and consultation on the draft Local Plan is expected to commence in January 2024 <u>the Council consulted on the Submission Draft Local Plan prior to it being submitted to the Secretary of State ahead of independent examination.</u>	To bring the Plan up-to-date
13	Map 3	Delete Map 3	To recognise stage at which Local Plan and Neighbourhood Plan has reached
13	3.13	Amend as follows: Given that the draft West Suffolk Local Plan had yet to be published when the draft Neighbourhood Plan was prepared, regard has been had to the Preferred Options document while recognising that it might be subject to change as the Local Plan proceeds towards adoption in 2025. The Neighbourhood Plan has been prepared <u>having regard to the content of the Draft Local Plan.</u>	To bring the Plan up-to-date
13	3.14	Amend third sentence as follows:	To reflect the publication of the NPPF

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>Most of the parish is also defined as a "Minerals Consultation Area" within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 443 <u>210</u> of the NPPF, minerals resources of local and national importance are not needlessly sterilised by non-mineral development.</p>	
14	4.1	<p>Amend as follows:</p> <p>As noted earlier, the Preferred Options consultation on the emerging Draft West Suffolk Local Plan (May 2022 January 2024) proposes that Wickhambrook remains as a Local Service Centre and identified a site with an indicative capacity of around 40 dwellings west of Bunters Road. However, at the time of preparing the Neighbourhood Plan, the process to confirm the designation and any site allocated for development still had a number of stages to complete. However, at the time of preparing the Neighbourhood Plan, the process to confirm confirmation of the designation and any site allocated for development the allocation would only happen once the Local Plan had been examined by the Government's Planning Inspectorate. still had a number of stages to complete.</p>	To bring the Plan up-to-date
14	4.3	<p>Amend as follows:</p> <p>The St Edmundsbury Core Strategy Draft Local Plan defines a Housing Settlement Boundary around the main built-up areas of the village as illustrated on adopted Wickhambrook Inset Map from the Local Plan in Map 43. It amends the previously adopted Settlement Boundary to include the site allocated for development west of Bunters Road. separate areas as illustrated on Map 3. The Draft Local Plan also confirms the stance of a presumption in favour of new residential development within the Housing Settlement Boundary.</p>	To bring the Plan up-to-date and to avoid confusion between Core Strategy and Draft Local Plan
14	4.4	<p>Delete paragraph</p> <p>The Preferred Options West Suffolk Local Plan (2022) confirms that the designation of "Housing Settlement Boundaries" will be continued in the Local Plan, identifying where the main residential land uses are to be concentrated and excluding non-residential uses such as existing employment. It also notes that a full review of the housing settlement boundaries will be undertaken ahead of the publication of the submission draft Local Plan, which is planned for January 2024. However, it is expected that the current adopted policy stance of a presumption in favour of new residential development within the Housing Settlement Boundaries will be carried forward. The Draft Local Plan continues the policy approach of designating Housing Settlement Boundaries. Draft Local Plan Policy LP17 Housing settlement boundaries states that "Proposals for new residential development, residential conversion schemes, residential redevelopment and replacement of an existing dwelling with a new dwelling will be permitted within housing settlement boundaries where supported by other policies in the development plan."</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
15	4.5	<p>Amend as follows:</p> <p>Outside the Housing Settlement Boundaries, the Policy CS 4 of the Core Strategy states that development will be strictly controlled, with a priority on protecting and enhancing the character, appearance, historic qualities and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Land is primarily designated as countryside in Policy LP18 of the Draft Local Plan and unsustainable development is not supported. The policy defines examples of new or extended buildings that would be supported in principle.</p>	To bring the Plan up-to-date and to point to the Local Plan rather than seek to reproduce the Local Plan policy in the Neighbourhood Plan.
15	4.6	<p>Delete paragraph</p> <p>This approach is expected to continue in the West Suffolk Local Plan, with the Preferred Options consultation stating that support would be given to proposals for:</p> <ul style="list-style-type: none"> • agriculture, horticulture or forestry; • affordable housing to meet a proven local need; • equine related activities; • small scale facilities for outdoor sport and recreation, leisure and tourism; • agriculture, forestry or equine business key worker dwelling where an essential need is proven; • the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small scale residential development in accordance with other policies on housing in the countryside. 	The Draft Local Plan provides an extensive list in Policy LP18 and it is not appropriate to repeat it in the NP
15	4.7	<p>Amend as follows:</p> <p>Policy DM27 of the Local Plan Development Management Policies document (2015) states that outside Housing Settlement Boundaries, "Proposals for new dwellings will be permitted in the countryside subject to satisfying the following criteria:</p> <ol style="list-style-type: none"> a. the development is within a closely knit 'cluster' of 10 or more existing dwellings adjacent to or fronting an existing highway; b. the scale of development consists of infilling a small undeveloped plot by one dwelling or a pair of semi detached dwellings commensurate with the scale and character of existing dwellings within an otherwise continuous built up frontage." <p><u>Policy LP26 of the Draft Local Plan makes provision for a limited amount of housing to come forward in 'small cohesive clusters' outside a Housing Settlement Boundary. The draft policy states that proposals would need to meet the following criteria:</u></p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>a. <u>The development is within a small cohesive group of seven or more existing dwellings next to or fronting an existing highway.</u></p> <p>b. <u>The scale of development consists of the infilling of a small undeveloped plot in the order of one dwelling or a pair of dwellings and that these are commensurate with the scale and character of existing dwellings within an otherwise continuous built-up frontage.</u></p> <p>c. <u>Locations must have access to sustainable transport links, including footpaths, cycle routes and/or adequate public transport to higher order settlements with a range of services and facilities. Locations that are so remote or so poorly served by sustainable transport options that occupants will rely exclusively on a car to access everyday goods and services will not be supported.</u></p>	
15	Figure 2 and final sentence	<p>Amend Figure 2 to include the view that any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens.</p> <p>Delete: In addition, 87% of respondents thought it was important for any new building development to maintain Wickhambrook's settlement pattern of dispersed hamlets and separate Greens.</p>	In response to comments
15	4.9	<p>Amend as follows, merging paragraph 4.9 and 4.10:</p> <p>The Draft Local Plan identifies a Housing Settlement Boundary as in the adopted and emerging Local Plans has been reviewed as part of the preparation of the Neighbourhood Plan. With the exception of the site that is proposed for development in this Neighbourhood Plan, it is not considered necessary to amend the Housing Settlement Boundary. The new Housing Settlement Boundary is illustrated on Map 4 and the Policies Map. In accordance with the adopted and emerging planning policies for Wickhambrook, new development will be focused within the Housing Settlement Boundary. This approach will ensure that the largely undeveloped countryside in the remainder of the Neighbourhood Area will remain preserved and the distinct settlement form is maintained. The indication of the Housing Settlement Boundary in the Neighbourhood Plan cannot preclude future local plan documents reviewing the Boundary and amending it to reflect housing allocations in that plan.</p>	To bring the Plan up-to-date
16	4.10	Merge paragraph 4.10 with paragraph 4.9	To bring the Plan up-to-date
17	4.12	Amend as follows:	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>Outside the Housing Settlement Boundary, there are groups of dwellings that would conform with Policy DM27 LP26 of the Draft Local Plan in that they form a “closely knit ‘cluster’ of 10 <u>seven</u> or more existing dwellings adjacent to or fronting an existing highway”. These include Wickham Street adjoining the A143 and Clopton Park/Clopton Green/Bury Road. The Neighbourhood Plan does not define Housing Settlement Boundaries for these areas and any proposals for housing in these and other areas will be determined in accordance with Policy DM27 or any policy that supersedes it in the West Suffolk <u>the relevant policies of the Neighbourhood Plan and Local Plan.</u></p>	
17	WHB1	<p>Amend as follows:</p> <p>In the period 2023 to 2040 the Neighbourhood Plan area will accommodate development commensurate with the village’s designation as a Local Service Centre in the adopted Local Plan.</p> <p>New development will be focused within the defined Housing Settlement Boundary, as identified on the Policies Map, where proposals <u>Proposals</u> for housing development on infill plots or for small groups on redeveloped plots <u>within the Housing Settlement Boundary</u> will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.</p> <p>Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals will be supported in principle for:</p> <ul style="list-style-type: none"> • agriculture, horticulture or forestry development; • affordable housing on a rural exception site that meets a proven local need; • equine related activities; • small scale facilities for outdoor sport and recreation, community uses, leisure and tourism; • an agriculture, forestry or equine business key worker dwelling where an essential need is proven; • the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small-scale residential development in accordance with other policies on housing in the countryside. <p>Proposals for new buildings outside the Housing Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence. This should demonstrate how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the building’s scale, materials and location, on the character and appearance of a property or the countryside and without diminishing gaps between settlements.</p>	In response to comments
18	5.2	Amend first sentence as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		In terms of house sizes, the Parish has a many more homes with four or more bedrooms than one and two bedroomed homes.	
18	Figure 3	Amend layout to ensure key is not cropped	In response to comments
19	5.7	Amend as follows: The May 2022 Preferred Options Draft Local Plan consultation planned for a minimum indicative requirement of 7,134 makes provision for at least 15,486 new homes across West Suffolk between 2021 2023 and 2040. Ten Just over five percent of the requirement would be built is proposed in the 12 Local Service Centres. For Wickhambrook, Policy SP11 sets out the minimum requirement for neighbourhood plans, which is 40 for Wickhambrook. the consultation proposed developing Policy AP53 allocates a site west of Bunters Road with an indicative capacity for around 40 homes and community facilities and/or retail or local employment. (final capacity to be determined through site development brief) and possible mixed uses.	To bring the Plan up-to-date
20	5.10	Amend as follows The designation of the village as a Local Service Centre in the Local Plan brings with it an expectation that a level of additional housing development should take place in Wickhambrook. The As illustrated in Figure 4, the 2022 Neighbourhood Plan survey has demonstrated that there is some support for additional growth, with most supporting fewer than 50 new homes over the lifetime of the Neighbourhood Plan up to 2040.	
20	5.11	Amend as follows: When West Suffolk Council consulted on the Preferred Options for the Local Plan in 2022 they identified, through a separate <u>separately published</u> Strategic Housing Land Availability Assessment, that four <u>three other</u> sites were considered for development in choosing the preferred site west of Bunters Road.	
20	5.12	Amend first sentence as follows: In order to inform the Parish Council's response to the <u>Preferred Options</u> Local Plan consultation, a focused consultation was held in April 2023 to consider two options as to how the Local Plan site might be developed.	To reflect Local Plan situation

Page	Paragraph or Policy Number	Proposed Modification	Reason
20	5.14	<p>Amend as follows:</p> <p>The Parish Council acknowledges the level of concern in relation to additional housing being proposed for Wickhambrook. However, at the time of preparing the draft Neighbourhood Plan, it was considered very unlikely that the Preferred Options allocation would be removed from the Neighbourhood Plan has to be prepared to be in conformity with the draft Local Plan and so the Parish Council has sought to use the Neighbourhood Plan to influence how the site should be developed. By doing so, the development is guided by the studies and the engagement that has taken place in preparing the Neighbourhood Plan.</p>	To reflect Local Plan situation
22	5.19	<p>Amend as follows:</p> <p>The Development Framework-Figure 6 identifies an area for mixed use development in accordance with <u>Policy AP53 of the Draft Local Plan, Preferred Options West Suffolk Local Plan (May 2022)</u>. The exact mix and viability of uses has yet to be determined but, in accordance with the Development Principles, the maximum gross floorspace shall be 450 square metres and no single unit in Use Class E shall have a floorspace greater than 100 square metres unless for the provision of medical or health services.</p>	
23	WHB 2	<p>Amend fourth paragraph as follows:</p> <p>A site of 4.2 hectares west of Bunter's Road, as identified on the Policies Map, is allocated for:</p> <ul style="list-style-type: none"> i. up to 40 dwellings including affordable housing, and ii. up to 450 square metres gross of Commercial, Business and Service uses (Use Class E) or Local Community uses (Use Class F), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended), and iii. community open space, and iv. structural landscaping. <p>Development of the site should be undertaken in accordance with the Concept Diagram (Figure 6), the Development Principles set out in this Plan and the Wickhambrook Site Masterplan (2023).</p> <p>Development proposals should incorporate measures to manage traffic safety and speeds on Bunters Road including the provision of a safe crossing point to facilitate links to village facilities.</p> <p>Housing proposals should provide a mix of sizes and types in accordance with the most up-to-date evidence on objectively-assessed housing needs. The amount of affordable housing provision should be in accordance with the relevant adopted Local Plan policy at the time of the planning application. It should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>and not concentrated in any one area. The preferred method of delivery for the affordable housing is through a Community Land Trust.</p> <p>Proposals that include an element of self-build housing will be supported.</p> <p>Applications should <u>must</u> be supported by a Landscape and Visual Impact Assessment and a Heritage Impact Assessment.</p>	
24	5.27	<p>Amend as follows:</p> <p>Any <u>The allocation at Bunters Road in the Local Plan</u> will be required to include a proportion of affordable housing which could be 40% if <u>of the requirement in the Preferred Options Policy LP20 of the Draft Local Plan is confirmed. consultation remains in the final Plan.</u> The affordable housing would be available to those registered on "Home-Link", the choice based letting scheme for all affordable housing owned by councils and other registered providers in West Suffolk and Cambridgeshire. It would not provide a preference for those that have a need or family connection requiring them to live in Wickhambrook.</p>	To reflect Local Plan situation
24	5.28	<p>Amend first paragraph as follows:</p> <p>Policy DM29 of the Joint Development Management Policies- LP22 of the Draft Local Plan document also enables affordable housing to meet locally identified needs to be built, as an exception, outside the housing settlement boundary. Promoted <u>Normally promoted</u> by the Parish Council and known as "exception sites", the following conditions would need to be satisfied:</p>	To reflect Local Plan situation
25	CA1 – Community Land Trust	<p>Amend Community Action 1 as follows:</p> <p>The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Wickhambrook. <u>This will initially involve preparatory work with other agencies, local landowners and parishioners in order to establish needs and explore practicalities.</u> The CLT will <u>then</u> be tasked with planning, building and managing a group of affordable homes designed to meet local housing needs, as established by a current housing needs survey, within the boundary of developments south-west of Bunters Road. These homes will be maintained in perpetuity by the CLT for the benefit of local people (village residents and/ or close family members of village residents) and will provide a range of affordable living options for people at various stages of their lives - starter homes for young people; family homes; and homes for older people. Partnerships with housing associations will facilitate the day-to-day management of these homes and maintain costs for residents permanently at affordable levels.</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>The CLT will also manage land to be devoted to the provision of community facilities. In consultation with parishioners, the Parish Council will determine whether these facilities should include, for example:</p> <ul style="list-style-type: none"> • <u>open green space for conservation of natural habitats and wildlife</u> • community gardens, <u>an orchard and/</u> or leisure spaces as set out in Community Action 7 • community retail facilities such as a stall for fruit, vegetables and produce community workshops or meeting rooms • a relocated health centre. 	
25	5.30	<p>Amend final two sentences as follows:</p> <p>It is the intention of West Suffolk Council to include a policy requirement for all new homes to be built to the national space standards in the next version of their Local Plan. This Technical Advice Note is therefore an interim measure until such time as the new combined West Suffolk Local Plan is published. <u>The Draft Local Plan contains Policy LP21 – Housing type and tenure – which includes a requirement for all new homes to “meet or exceed the nationally described space standard or policy.”</u></p>	To reflect the Local Plan situation
25	5.31	<p>Amend first sentence as follows:</p> <p>The 2021 NPPF states that “Planning policies for housing should make use of the Government’s optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.”</p>	To bring the Plan up-to-date
26	5.35	<p>Amend paragraph as follows:</p> <p>Given the restrictions set out in the Written Ministerial Statement, otherwise acceptable proposals for dwellings in the Neighbourhood Plan Area are particularly encouraged to meet Part M4(2) and M4(3) of the Building Regulations. Policy LP21 of the Draft Local Plan requires all new homes to be built to Part M4(2) standard with 13 percent of affordable homes to be built to Part M4(3) standard, while encouraging market housing to be built to Part M4(3) standard.</p>	To reflect the Local Plan situation
25	WHB3	<p>Amend as follows:</p> <p>Proposals for new dwellings should achieve appropriate internal space through compliance with the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards <u>as set out in the Suffolk Guidance for Parking document (2023) or any successor documents.</u></p> <p>In addition, all new homes shall provide:</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>• suitable ducting capable of accepting fibre to enable superfast broadband; and • one electric vehicle charging point for each on-plot parking space required to meet the current adopted parking standards.</p> <p>New dwellings that are designed to be adaptable in order to meet the needs of the increasingly aging population, without restricting the needs of younger families, will be supported.</p>	
27	5.40	<p>Amend paragraph as follows:</p> <p>The Preferred Options Draft Local Plan contains Policy SP1 which addresses matters relating to the climate and environment emergency and sustainable development. Policy SP01 of the Draft Local Plan contains a number of criteria against which development proposals will be considered. identified an intent to include a planning policy that will address climate change, contribute to the circular economy (a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products for as long as possible) and to guide sustainable design and construction.</p>	To reflect the Local Plan situation
27	WHB 4	<p>Amenda policy as follows:</p> <p>Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.</p> <p>Proposals for new dwellings should demonstrate how they:</p> <p><u>Wherever practicable, development proposals should incorporate current best practice in energy conservation. Such measures should be incorporated so that they are integral to the building design and its curtilage and minimise any impacts on the building or its surroundings. As appropriate to their scale, nature and location, development proposals should demonstrate how they:</u></p> <ol style="list-style-type: none"> a. maximise the benefits of solar gain in site layouts and orientation of buildings; and b. incorporate best practice in energy conservation and are designed to achieve maximum achievable energy efficiency; and c. avoid fossil fuel-based heating systems; and d. incorporate sustainable design and construction measures and <u>to improve energy and water efficiency</u> measures including, where feasible, ground/air source heat pumps, solar panels and grey water recycling, rainwater and stormwater harvesting. 	In response to comments
30	6.7	Amend first line as follows:	To correct error

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		<p>The creation of additional jobs <u>in</u> Wickhambrook will be supported where the proposal is compatible.</p>	
30	WHB 6	<p>Amend first sentence as follows:</p> <p>Proposals for new, <u>small scale</u> business development will be supported where sites are located within the Housing Settlement Boundaries identified on the Policies Map and where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.</p> <p>Outside the Housing Settlement Boundaries, proposals will be supported where it can be satisfactorily demonstrated that:</p> <ul style="list-style-type: none"> a. it is located on land designated in the development plan for business use; or b. it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location. <p>Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment and landscape character. Proposals for new buildings outside the Housing Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment.</p>	In response to comments
31	6.9	<p>Amend as follows:</p> <p>Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the character of the area identified in West Suffolk Council's <u>Landscape Character Assessment – Glem and Wickhambrook Farmlands (C2)</u> in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design and impact-mitigation measures. <u>Draft Local Plan Policy LP38 – “Re-use or replacement of buildings in countryside”</u> provides a comprehensive policy for the <u>determination of planning applications</u></p>	In response to comments
31	WHB 7	<p>Delete policy</p> <p>Policy WHB 7 – Farm Diversification Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for community or economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the landscape character, highways,</p>	Repeats policy approach in Draft Local Plan

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>infrastructure, residential amenity, historic and natural environment and landscape character will not be supported.</p>	
34	7.10	<p>Amend as follows:</p> <p>Currently the NPPF encourages net gains for biodiversity to be sought through planning policies and decisions. In November 2021 the Environment Bill received Royal Assent. It introduced a statutory requirement for all appropriate developments to deliver a minimum 10 percent measurable net gain in biodiversity, <u>measured by using a statutory metric and biodiversity statement to be submitted with planning applications. Strategic Policy SP6 of the Draft Local Plan addresses the requirements for biodiversity net gain in relation to qualifying development proposals and it is not necessary to repeat the requirements in the Neighbourhood Plan. While the Environment Act 2021 sets out the core components (from the use of a metric, a system of national credits, a register of net gain and more), the details of how biodiversity net gain will work is, at the time of preparing this Plan, still in development ahead of the requirement becoming mandatory early in 2024. Natural England has published a "Biodiversity Metric (3.0)" which is expected to be the standard measuring methodology to appraise how development will meet the requirements of the Act.</u></p>	To bring the Plan up-to-date
35	WHB 9	<p>Amend policy as follows:</p> <p><u>Qualifying development proposals are required to achieve a measurable biodiversity net gain of at least 10 percent, calculated using the statutory biodiversity metric.</u></p> <p>Development proposals should <u>Wherever practicable, development proposals should protect, and avoid</u> the loss of, or substantial harm to, trees, <u>woodlands, hedgerows</u> and other natural features such as ponds and watercourses. Where such losses or harm are unavoidable:</p> <ul style="list-style-type: none"> i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and ii. suitable mitigation measures, that provide better replacement of the lost features will be required <u>and contribute to achieving e-measurable biodiversity net gain.</u> <p>Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.</p> <p>Where new access is created, or an existing access is widened, through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p>	In response to comments and to bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example,</p> <ul style="list-style-type: none"> a. the creation of new natural habitats including ponds; b. the planting of additional native trees and hedgerows (reflecting the character of Wickhambrook's traditional trees and hedgerows); <u>and</u> c. restoring and repairing fragmented wildlife networks, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs. 	
35	Community Action 2 – Wildlife and Conservation	<p>Amend as follows:</p> <p>The Parish Council will work with the Wickhambrook Estates Committee and interested <u>members of the community parishioners</u> in order to sustain and improve the natural environment in and around the village. Actions to be considered will include:</p> <ul style="list-style-type: none"> • conserving trees and hedgerows, initially by carrying out an audit of assets, • protecting green spaces and woodlands <u>for undisturbed conservation purposes</u> and enhancing their value for wildlife, • working with landowners to promote take-up of stewardship schemes, including: <ul style="list-style-type: none"> a) opening up permissive paths <u>where public access is agreed</u>, b) fostering wildflower mixes on field margins, and c) promoting biodiversity by establishing wild areas, wildlife habitats and wildlife corridors around the Parish. 	In response to comments
36	7.12	<p>Amend third sentence as follows:</p> <p>Paragraph 402 <u>106</u> of the NPPF states that the designation should only be used where the green space is:</p>	To bring the Plan up-to-date
36	7.13	<p>Amend first sentence as follow:</p> <p>A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 402 <u>106</u> of the NPPF.</p>	To bring the Plan up-to-date
39	8.5	<p>Amend as follows:</p> <p>West Suffolk Council are proposing a strategic policy in the emerging Local Plan to cover development design across the wider district. The emerging Local Plan also proposes to carry forward policies for the protection and management of heritage assets. The Draft Local Plan contains strategic Policy SP1 covering the climate and environment emergency and sustainable development, Policy SP3 covering Design and Policy SP14</p>	To bring the Plan up-to-date

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p><u>covering the historic environment. In addition, the following policies are of specific relevance to the built environment and design:</u></p> <p><u>Policy LP1 – Sustainable design and construction</u></p> <p><u>Policy LP3 – Electric vehicle charging points in new developments</u></p> <p><u>Policy LP4 – Reducing waste and the circular economy</u></p> <p><u>Policy LP5 – Flood risk and sustainable drainage</u></p> <p><u>Policy LP6 – Water quality and resources</u></p> <p><u>Policy LP7 – Renewable and low carbon energy</u></p> <p><u>Policy LP10 – Well-designed places</u></p> <p><u>Policy LP50 – Listed buildings</u></p> <p><u>Policy LP51 – Built non-designated heritage assets</u></p> <p><u>Policy LP52 – New uses for historic buildings</u></p> <p><u>Policy LP53 – Conservation areas</u></p>	
39	8.8	<p>Amend as follows:</p> <p>National and local plan policy is already in place and <u>are sufficient to deal with planning applications that affect designated heritage assets (listed buildings, the conservation area, scheduled monuments or archaeological records). The Neighbourhood Plan does not, therefore, include a policy in relation to such matters.</u></p>	
39	8.9	<p>Amend as follows:</p> <p>The preparation of the Neighbourhood Plan has, however, provided an opportunity to identify whether there are further buildings or features across the Parish that have special qualities or historic association and which make a “positive contribution” to the character of the area in which they sit. Historic England define these as Non-Designated Heritage Assets and provides guidance on how to identify such assets. National planning practice guidance identifies that buildings, monuments, sites, places, areas or landscapes can have a degree of heritage significance that merit consideration in planning decisions, but which do not meet the criteria for designating as heritage assets. Known as “non-designated heritage assets”, many local planning authorities identify and publish lists of these assets and the preparation of neighbourhood plans can also enable such assets to be identified. Such a list is not made publicly available by West Suffolk Council and the Neighbourhood Plan does not designate any such specific assets.</p>	In response to comments
40	8.10	Amend as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p><u>The Neighbourhood Plan does not designate any non-designated heritage assets, but the preparation of the Plan has enabled the identification of buildings and features which make an important contribution to the character of the local area. The list of these is included in Appendix 4 of the Neighbourhood Plan. Although the list has no status, the built form and historic characteristics of the Parish are such that decision makers are encouraged to have regard to the contribution that they make to the character of the area when decisions on planning applications are made.</u></p> <p>Through the preparation of a separate Assessment of Non-Designated Heritage Assets, some 49 properties or features have been identified as meeting Historic England's definition. The full Assessment is published as a separate report which is available to view and download on the Neighbourhood Plan pages of the Parish Council website.</p>	
40	8.11	<p>Delete paragraph:</p> <p>Any development proposed at or in the setting of the property should take into account its special character as detailed in the Assessment. Whilst the identification provides no additional planning controls, the fact that a building or site is identified means that its conservation as a heritage asset is a material consideration when determining the outcome of a planning application. The designation also means that proposals in the vicinity of the asset should take account of its importance.</p>	In response to comments
40	8.12	<p>Delete paragraph:</p> <p>Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:</p> <p>a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or</p> <p>b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.</p>	In response to comments
40	WHB 11	<p>Amend policy as follows:</p> <p>Buildings of local significance, including buildings, structures, features and gardens of local interest must be protected.</p> <p>Development proposals should be designed to respect the integrity and appearance of <u>Wickhambrook's built heritage</u>. Buildings of Local Significance, Valued characteristics of the Parish, including buildings, structures,</p>	In response to comments and reflect inclusion of Policy LP 51 in the Draft Local Plan

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>features and gardens <u>of local significance, and the character and distinctiveness of the various greens, hamlets and neighbourhoods, must be protected, of local interest. Proposals will be considered with regard to their potential impact on the character and setting of buildings and structures of local significance, including their situation and location in both the immediate and wider contexts.</u></p> <p>Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.</p> <p>The following properties and buildings (and as shown on the Policies Map) are identified as Buildings and Structures of Local Significance</p> <ol style="list-style-type: none"> 1. Aldersfield Place Farmhouse, Ashfield Green 2. Hilltop View and Coopers Croft, Ashfield Green 3. Wells Cottage, Attleton Green 4. Melford House, Attleton Green 5. Walnut Tree, Attleton Green 6. Chestnut House, Attleton Green 7. Columbine Cottage, Back Lane 8. The Gesyns, Boyden End 9. Boyden Paddock, Boyden End 10. Boyden Post Box, Boyden End 11. Homeleigh Cottage, Bunters Road 12. The Thorns, Bunters Road / Thorns Corner 13. Primary School and Cottage, Bunters Road / Thorns Corner 14. Methodist Cottage, Bunters Road / Thorns Corner 15. Telephone Box, Bunters Road / Thorns Corner 16. The Police House, Bunters Road 17. Rose Cottage, Bunters Road 18. Jasmine Cottad, Bunters Road 19. 1-4 Hill Cottages, Cemetery Road 20. WI Hall, Cemetery Road 21. Cloak Inn, Cloak Lane 22. Coltsfoot Cottage, Coltsfoot Green 23. Forge/Willow Cottage, Coltsfoot Green 24. Pump Cottage with Pump by the house & Pump on the Green, Coltsfoot Green 25. Pound Cottage, The Duddery 26. Doctor's Barn, The Duddery 	

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>27. Aspenden Cottage, Coltsfoot Green 28. Hole Farm, The Duddery 29. The Cottage, Genesis Green 30. Wetheralls, Genesis Green 31. Post Box, Genesis Green 32. The Old Post Office, Wash Lane 33. Four Winds, Wash Lane 34. Shepherds Rest, Wash Lane 35. The WWII Bunker / Observer Corps Monitoring Post 36. Crows Farm, Malting End 37. Little Monks Farm, Malting End 38. Moor Green Farmhouse, Meeting Green 39. Chapel Cottage, Meeting Green 40. Australia Farm Barn, Meeting Green 41. The Old Manse, Meeting Green 42. Badmondsfield Lodge, Park Gate 43. Larks Rise, Park Gate 44. Porters Lodge, Park Gate 45. Park Gate Cottage, Park Gate 46. Thatchers Cottage, Shop Hill 47. Ivy Cottage, Wickham Street 48. Wickham Stew 49. Manor House, Wickham Street</p>	
42	Community Action 3 – Historic Assets	<p>Amend as follows:</p> <p>The Parish Council will <u>set up and maintain a sub-group</u> co-ordinate actions to conserve <u>and protect the historic assets of the parish</u>. These should include notable listed and non-listed buildings, the outlying Greens and <u>outlying hamlets</u> and other cherished features of our environment <u>both within and beyond the settlement boundary</u>. Local features noted <u>by village residents in then household survey</u> to be of particular importance to village residents, and therefore in need of protection, include:</p> <ul style="list-style-type: none"> • old houses, historic buildings, history and heritage, including the churches <u>and chapels</u> • Wickhambrook's ancient pattern of outlying village Greens <u>greens and neighbourhoods, both within the settlement area and in the outlying and hamlets.</u> 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p><u>The Parish Council will ensure that this work involves discussions and consultation with property owners and village residents so that historic assets may be enjoyed for their contribution to the character and distinctiveness of the various neighbourhoods and exist for future generations.</u></p>	
45	WHB 12	<p>Amend criterion i. as follows:</p> <p>i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, <u>in accordance with the Suffolk Design Streets Guide (or any successor documents);</u></p>	In response to comments
47	WHB 14	<p>Amend as follows:</p> <p>Proposals for new development, or the intensification of existing development, in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor), <u>and National Planning Policy Framework and the sequential test.</u></p> <p>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site surface water drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.</p> <p><u>Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps and the West Suffolk Strategic Flood Risk Assessment (SFRA) maps. Additionally, development should be safe for its lifetime and not increase flow rate compared to a greenfield scenario, and where possible reduce flood risk overall.</u></p> <p><u>Protection of the surrounding watercourses is necessary to decrease the likelihood of increasing the flood risk of Wickhambrook in the future.</u></p> <p>Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</p> <ul style="list-style-type: none"> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and • rainwater and stormwater harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved. 	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
48	8.20	Amend first sentence as follows: Paragraph 180 <u>186</u> (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	To bring the Plan up-to-date
49	8.9	Amend final sentence as follows: Existing buildings should be re-used <u>unless it can be demonstrated to the satisfaction of the local planning authority that retention and conversion to modern standards is not economically viable</u> where possible , and any opportunity should be taken to seek environmental improvements and to improve the appearance of the holding as a whole through appropriate diversification schemes.	In response to comments
50	9.3	Amend paragraph as follows: Paragraph 84 <u>88</u> of the NPPF states that planning policies and decisions should enable the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. Further, paragraph 93 <u>97</u> states that planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.	To bring the Plan up-to-date
50	9.5	Amend as follows: The Preferred Options West Suffolk Local Plan consultation stated an intent to carry such policies forward into the new Local Plan. The Draft Local Plan includes the following policies in relation to village services and facilities: <u>Policy LP31 Community facilities and services</u> <u>Policy LP32 Leisure and cultural facilities</u> <u>Policy LP33 Open space, sport, play and recreation facilities</u> <u>Policy LP34 Allotments</u>	To reflect the Local Plan situation
51	Community Acton 4 – Activities and Opportunities	Amend as follows:	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<p>The Parish Council will explore options, in consultation with village residents, for providing additional activities and social opportunities for various groups of villagers <u>across all age groups</u> including, for example, but not limited to:</p> <ul style="list-style-type: none"> • social care and activities in the community for older people • activities and opportunities for young people 	
51	9.8	<p>Amend last sentence as follows:</p> <p>However, it is also important to safeguard what we already have and, in accordance with Policy DM42 of the Joint Development Management Policies Local Plan document (2015) <u>and Policies LP31, LP32 and LP33 of the emerging Draft Local Plan</u>, existing facilities will be protected from being lost unless there are demonstrable reasons for their loss.</p>	To reflect the Local Plan situation
52	WHB 17	<p>Amend third paragraph as follows:</p> <p>Any replacement provision should take account of the needs of the settlement where the development is taking place <u>Wickhambrook parish</u> and the current standards of open space and sports facility provision adopted by the local planning authority.</p>	In response to comments
52	Community Action 5 – Allotments and Community Gardens	<p>Amend as follows:</p> <p>The Parish Council will work with developers and parishioners to explore options for providing family allotments or community growing spaces in the village. Future provision for vegetable, <u>fruit</u> and flower growing and general gardening might include:</p> <ul style="list-style-type: none"> • spaces allocated to individuals and families • spaces gardened by community groups. 	In response to comments
54	10.4	<p>Amend paragraph as follows:</p> <p>There is an extensive network of public rights of way, as illustrated on Map 8. <u>Volunteers within Wickhambrook have previously worked with Suffolk County Council’s Green Access Team to develop waymarked walking trails around and extending beyond the parish to link to neighbouring parishes and raise awareness of the history and heritage of the parish.</u></p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
55	10.7	<p>Amend paragraph by adding the following to the end:</p> <p><u>The Draft Local Plan includes the following policies in relation to highways and travel:</u> <u>Policy LP57 Active and sustainable travel</u> <u>Policy LP58 Rights of way</u> <u>Policy LP59 Transport assessments, transport statements and travel plans</u> <u>Policy LP60 Parking standards</u></p>	To reflect the Local Plan situation
55		<p>Insert additional paragraphs as follows and renumber following paragraphs:</p> <p><u>10.9 Ensure that new routes can be realistically used for commuting to work or school, and serve for recreational purposes such as dog walking. New routes should connect to existing routes and facilities where possible, and be accessible for all, including those with disabilities, reduced mobility and/or neurodiversity. New routes should incorporate an effective Wayfinding strategy.</u></p> <p><u>10.10 Improve air quality and mitigate any risk to human health due to man-made emissions such as nitrogen oxides and particulate matter, development proposals should seek to encourage and facilitate active and sustainable travel to reduce vehicles on the road and therefore pollution and poor air quality, as well as improve mental and physical health.</u></p>	In response to comments
56	WHB 18	<p>Amend policy as follows:</p> <p>Measures to improve and extend the existing network of public rights of way and bridleways will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable, development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.</p>	In response to comments
56	Community Action 7 – Footpaths and Bridleways	<p>Amend community action 7 as follows:</p> <p>The Parish Council will take actions to maintain, <u>extend</u> and enhance the network of safe and waymarked footpaths, bridleways and cycle routes around Wickhambrook. The Parish Council will also seek to work with <u>Suffolk County Council</u>, the County Highways Department, <u>landowners</u> and neighbouring Parish Councils to extend this network further afield in order to develop safe off-road connections with settlements such as Ousden, Lidgate, Cowlinge, Stradishall, Denston, Depden and Hargrave.</p>	In response to comments

Page	Paragraph or Policy Number	Proposed Modification	Reason
56	Community Action 8 – Highways Maintenance	<p>Amend as follows:</p> <p>The Parish Council will work with landowners and parishioners to ensure that actions are taken to improve and maintain the quality of Wickhambrook’s network of roads and lanes. <u>The Parish Council will encourage parishioners to liaise directly with West Suffolk Council in order to report damage to roads and keep the network safe for all users.</u> Emphasis will be placed upon matters to include:</p> <ul style="list-style-type: none"> • getting pot holes filled and repaired • clearing ditches and drains • maintaining hedges and verges. 	
57-61	Policies Maps	Amend Policies Maps to delete Buildings and Structures of Local Significance	Consequential amendment
Before 68		<p>Insert new Appendix 5</p> <p><u>Appendix 5 – Neighbourhood Plan Evidence Documents</u></p> <p><u>The following documents have been produced as background evidence to the content of the Neighbourhood Plan and are available to view at https://wickhambrook.org/neighbourhood-plan/</u></p> <p><u>Wickhambrook Design Guidance and Codes; AECOM July 2022</u> <u>Wickhambrook Site Masterplanning Studies; AECOM October 2023</u> <u>Wickhambrook Local Green Spaces Assessment; Wickhambrook Parish Council October 2023</u> <u>Wickhambrook Site Landscape Appraisal; Lucy Batchelor-Wylam August 2023</u> <u>Wickhambrook Neighbourhood Plan Household Survey – Summary of Responses; Wickhambrook Parish Council</u> <u>Wickhambrook Housing Needs Survey – Results Report; Cambridgeshire ACRE February 2022</u> <u>Wickhambrook Neighbourhood Plan Strategic Environmental Assessment, AECOM xxxxx 2024</u></p>	In response to comments
68		<p>Insert the following definition:</p> <p><u>Community-led developments: A development instigated and taken forward by a not- for-profit organisation set up and run primarily for the purpose of meeting the housing needs of its members and the wider local community, rather than being a primarily commercial enterprise. The organisation is created, managed and democratically controlled by its members. It may take any one of various legal forms including a community land trust, housing co-operative and community benefit society. Membership of the organisation is open to all beneficiaries and prospective beneficiaries of that organisation. The organisation should own, manage or steward the homes in a manner consistent with its purpose, for example through a mutually supported</u></p>	To bring the Plan up-to-date following publication of new NPPF

Page	Paragraph or Policy Number	Proposed Modification	Reason
		<u>arrangement with a Registered Provider of Social Housing. The benefits of the development to the specified community should be clearly defined and consideration given to how these benefits can be protected over time, including in the event of the organisation being wound up.</u>	