

# Wenhaston with Mells Hamlet Parish Council

## Neighbourhood Development Plan



**Pre Submission Draft Consultation**  
**1<sup>st</sup> October to 12<sup>th</sup> November, 2016**

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## **Abstract**

Wenhaston with Mells Hamlet Parish council has decided to undertake the process of producing a Neighbourhood Development Plan, as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mells from 2015 to 2030 related to the views of the residents of the area.

The initial stage of the Neighbourhood Development Plan process is to identify issues and concerns of parishioners but also community assets and aspirations. This information has been used to develop a 'vision' and 'objectives' that have been interpreted into a draft plan for the future of the Parish.

As a stage of the process leading to a 'made' plan the draft plan is subjected to consultation and assessment process. The first stage of this process consultation has been carried out between October 1<sup>st</sup> and November 12<sup>th</sup> 2016, and comments have been returned for assessment and implementation into the plan where, and if, appropriate.

The numeric results and written comments data of the consultation are presented without interpretation. Analysis of the data will be presented in a later document.

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<b>Document Revision History</b>		
<b>Version</b>	<b>Changes</b>	<b>Date</b>
<b>Draft</b>		<b>10 December 2016</b>
	<b>Correction of typographical errors</b>	<b>12 December 2016</b>
<b>Issue 1</b>		<b>9 January 2017</b>

## **Introduction**

Wenhaston with Mellis Hamlet Parish council has decided to undertake the process of producing a Neighbourhood Development Plan (NDP), as defined in the Localism Act 2011. This plan is to create a vision for the development and use of land within Wenhaston with Mellis from 2015 to 2030 related to the views of the residents of the area.

The initial stage of the NDP is to identify issues and concerns of parishioners but also community assets and aspirations and from this information to develop a 'vision' and objectives' for the future. A draft plan has been produced to implement these and has now been put forward into the process of assessment and examination heading towards final 'made' status following a referendum of the population of the Parish.

The first stage of this process was a 'pre-submission' consultation with Parishioners and all interested parties. The consultation was carried out over a six week period from October 1<sup>st</sup> to November 12<sup>th</sup> 2016. The Parishioners were consulted by means of a questionnaire based upon the individual policies and strategies of the draft plan. Interested parties and businesses were consulted by direct contact by letter or email with a copy of the draft plan being made available in paper copy or electronic file formats.

## **The Questionnaire (Appendix A)**

The questionnaire was developed by reference to the draft plan policies and strategies. The structure followed the eleven topic areas with each question related to individual policy or strategy statements in the draft plan. The participants were asked for their Disagreement or Agreement with the policy or strategy, with provision for written comment to be made under each topic group or as an overall comment of the draft plan.

## **Questionnaire Distribution**

The initial Issues and Concerns survey distribution of the questionnaires was reproduced with the group of initial volunteers distributing individual copies to each of the 430 houses previously identified in the Parish. This distribution took place in the week before October 1<sup>st</sup> 2016. Collection points for completed questionnaires were made available at the Village Hall, the Post Office or by direct return to plan team members.

## **Interested Parties, Businesses and Large Community Groups**

Letters canvassing views for the draft Neighbourhood Development Plan were sent to 17 Interested Parties, 41 Businesses and 8 Large Community Groups to coincide with the resident questionnaire survey period. (See WwMNDP/02).

## **Publicity**

The intention for the Questionnaire survey taking place was publicised through the local parish newsletter 'The Wenhaston Warbler' and the Wenhaston with Mellis website, [www.wenhaston.onesuffolk.net](http://www.wenhaston.onesuffolk.net).

A display and consultation event was carried out on October 8<sup>th</sup> in Wenhaston Village Hall from 10.00 am to 1.00 pm. Members of the plan team were on hand to answer questions and give further information if needed. Full paper copies of the draft plan were made available to be perused at the time or to be borrowed for return within three days for those wishing to read the full detail of the basis of the policies and strategies on display. The provision of free coffee and cake at the cafe was offered as an inducement to attendees. Over 100 people attended this event.





## **Survey Results**

430 questionnaires were delivered and 53 were completed and returned, representing a 12.3% return.

17 letters were sent out to Interested Parties and 14 responses were received, representing a 82% return.

40 letters were sent out to Businesses and 1 response was received, representing a 2.5% return.

8 letters were sent out to Large Community Groups and 1 response was received, representing a 12.5% return.

The numeric results of the survey, without analysis/interpretation, follow in the questionnaire order.

**Section 1 – Housing Development Management Policy**

	Disagree		Support		No response		Responses
		%		%		%	
New housing should be directed to inside the defined Physical limits (Village envelope)	5	9.43	47	88.68	1	1.89	53
Outside these physical limits, development will be limited to that which of necessity needs to be there	5	9.43	47	88.68	1	1.89	53
Development to be restricted to that of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage	5	9.43	44	83.02	4	7.55	53
Development in or near sensitive landscape locations will not be permitted other than in exceptional circumstances	3	5.66	48	90.57	2	3.77	53
For any application, attention will be given to the design of the spaces around the proposal as well as the development itself	2	3.77	49	92.45	2	3.77	53
Local Development Protection Areas will remain undisturbed	2	3.77	48	90.57	3	5.66	53
The strategy for new housing is that it should be directed towards young people staying in the parish and to the needs of an aging population	4	7.55	46	86.79	3	5.65	53

**Section 2 - Tourism, Business and Employment Policy**

	Disagree		Agree		No Response		Responses
		%		%		%	
Sport and leisure opportunities for all age groups should be promoted	1	1.89	48	90.57	4	7.55	53
Appropriate farm diversification will be encouraged	2	3.77	47	88.68	4	7.55	53
A balance between tourism and village life will be nurtured	2	3.77	48	90.57	3	5.66	53
Employment opportunities and the agricultural community will be supported where possible as long as the rural identity of the landscape and Parish is not compromised.	1	1.89	50	84.34	2	3.77	53
Village amenities and facilities will be supported	0	0	51	96.23	2	3.77	53
The Post Office and Mace shop will be supported	0	0	51	96.23	2	3.77	53
Small businesses and home working will be supported	1	1.89	50	94.34	2	3.77	53

### Section 3 – Traffic Strategy

	Disagree		Agree		No response		Responses
		%		%		%	
The quantity and flow of traffic needs to be restricted to existing levels	5	9.43	47	88.68	1	1.89	53
The installation of speed monitors to be investigated	6	11.32	44	83.02	3	5.66	53
The Quiet Lanes initiative to be investigated	5	9.43	44	83.02	4	7.55	53
Promote a culture of cycling and walking with well maintained footways and roads	2	3.77	49	92.45	2	3.77	53
Support the maintenance and improvement of the existing bus and train services	0	0	52	98.11	1	1.89	53

### Section 4 – Infrastructure Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Actively pursue the updating of the current sewerage facilities	0	0	50	95.34	3	5.66	53
Support a sustainable and energy efficient way of life	1	1.89	47	88.68	5	9.43	53
Support community policing strategies	2	3.77	47	88.68	4	7.55	53
Maintain existing street lighting, but without any increase and any replacement should be low energy	6	11.32	42	79.25	5	9.43	53
When possible, encourage householders to keep outside lighting to a minimum to enhance dark skies	8	15.09	41	77.36	4	7.55	53

Section 5 – Communication Strategy

	Disagree		Agree		No Response		Responses
		%		%		%	1.89
Encourage the provision of super-fast broadband throughout the Parish and in particular for any new housing	1	1.89	51	96.23	1	1.89	53
Improved infrastructure for landline and mobile communications will be encouraged	0	0	52	98.11	1	1.89	53
Preservation of a working public telephone kiosk will be strongly supported	6	11.32	43	81.13	4	7.55	53

Section 6 – Education And Health Care Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Retaining or improving the existing primary age school provision	1	1.89	50	94.34	2	3.77	53
Retaining the current facility of both prescription deliveries to the Village Hall Post Office for collection and of the First Responder team	0	0	52	98.11	1	1.89	53
Improve services in the community to support elderly residents	1	1.89	50	94.34	2	3.77	53
Support the development of hospital and medical facilities on the Hasleswoth Campus site	1	1.89	49	92.45	3	5.66	53
Promote and support the use of community buildings and the raising of funds to provide state of the art play and sport equipment at the Playing Field	1	1.89	46	86.79	6	11.32	53

### Section 7 – Protection Of The Commons Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Wenhaston Commons to be protected from all development	2	3.77	50	94.34	1	1.89	53
Ares adjoining the Commons or elsewhere in the Parish to be prevented from having any adverse impact on the biodiversity of the Commons	3	5.66	49	92.45	1	1.89	53

### Section 8 – Biodiversity And Landscape Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Biodiversity within the Parish will be protected and enhanced and proposals that may have a negative effect will be rejected	1	1.89	49	92.45	3	5.66	53
Opportunities to discuss the safeguarding of sites with their landowners will be sought, particular for protection from adverse agricultural practices	2	3.77	48	90.51	3	5.66	53
The designation of Areas of Outstanding Natural Beauty and Special Landscape Areas will be supported	2	3.77	48	90.57	3	5.66	53
These areas will also be protected from adverse proposals on their boundaries	3	5.66	47	88.68	3	5.66	53

**Section 9 – Designated Areas Of Local Landscape Value**

	Disagree		Agree		No Response		Responses
		%	%		%		
Development proposals will demonstrate no adverse impact on Views or the landscape in these areas	4	7.55	46	86.79	3	5.66	53
Designated village green spaces will be retained and enhanced	0	0	53	100	0	0	53
Landscape priority will be given to retention of existing trees, additional planting of native species and hedges	2	3.77	49	92.45	2	3.77	53
The traditional maintenance of woodlands and creation of new woodland will be encouraged	3	5.66	47	88.68	3	5.66	53

### Section 10 – Conservation And Heritage Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Designated areas of Special Village Character. Any new proposals will be consistent with the design and layout of the existing buildings	4	7.55	47	88.68	2	3.77	53
In Improvement Opportunity Areas consideration will be given to visual improvement particularly in terms of street furniture, definition of green spaces and traffic management	2	3.77	46	86.79	5	9.43	53
Buildings and monuments have been proposed as Non Designated Heritage Assets in pursuit of formal adoption. There are a number of these throughout the Parish and particularly in the heart of Wenhaston	3	5.66	39	73.58	11	20.75	53

### Section 11 – Drainage, Flood Risk And Energy Policy

	Disagree		Agree		No Response		Responses
		%		%		%	
Development in areas at high risk of flooding or which would increase the risk to adjacent areas will be refused	3	5.66	47	88.68	3	5.66	53
Support will be given to reducing the risk of surface water flooding throughout th Parish	3	5.66	45	84.91	5	9.43	53
Support will be given to providing suitable run offs to reduce the risk of road flooding	3	5.66	46	85.79	4	7.55	53



Written Comments

Section 1 – Housing Development Management Policy	27	9.9% of comments
Section 2 - Tourism, Business and Employment Policy	23	8.4% of comments
Section 3 – Traffic Strategy	22	8.1% of comments
Section 4 – Infrastructure Policy	26	9.5% of comments
Section 5 – Communication Strategy	19	7.0% of comments
Section 6 – Education And Health Care Policy	20	7.3% of comments
Section 7 – Protection Of The Commons Policy	23	8.4% of comments
Section 8 – Biodiversity And Landscape Policy	12	4.4% of comments
Section 9 – Designated Areas Of Local Landscape Value Policy	10	3.7% of comments
Section 10 – Conservation And Heritage Policy	18	6.6% of comments
Section 11 – Drainage, Flood Risk And Energy Policy	18	6.6% of comments
Additional Written Comments	23	8.4% of comments
Other Comments	3	1.1% of comments
Written Comments from Consultation Event	29	10.6% of comments
<b>Total Comments</b>	<b>273</b>	

## **Appendix A**

**WENHASTON  
WITH MELLS  
HAMLET**



**VERY IMPORTANT FOR THE FUTURE  
OF YOUR PARISH**

**WENHASTON WITH MELLS 2015 –  
2030 NEIGHBOURHOOD PLAN  
THIRD PUBLIC CONSULTATION  
Saturday Oct 1<sup>st</sup> to Sunday Nov 12<sup>th</sup>**

**NEIGHBOURHOOD PLAN  
WHAT WE HAVE ACHIEVED SO FAR**

- New Parish web site
- Public consultations about the future development of the Parish
- Parish Vision and Objectives
- In depth character assessments of Streets, Landscape, Commons and Green spaces
- Recognition as a statutory plan in future development applications
- Identified the importance of our landscape, green and open spaces
- Identified quiet lanes/traffic calming issues
- Recognised and promoted the need for improved play equipment.
- Drawing up of a Draft Plan

Inside this pamphlet is an outline of the key policies which we believe the parishioners of Wenhaston with Mells Hamlet would like, to determine the development of the Parish for the next fifteen years.

These policies have been carefully written to be in line with National and Local policies. Before the plan moves on to its final stages, we would like you to consider whether they reflect your views and let us know if they do not, with your reasons.

**Display and Consultation with  
FREE COFFEE AND CAKES  
Village Hall Café. Saturday October 8<sup>th</sup>  
10.00 till 1.00**

**IN THIS SECTION, POLICIES ARE HIGHLIGHTED IN BLUE AND STRATEGIES IN YELLOW.**

The following definitions apply within this document  
**Policies** set out requirements for new development and informs and guides decisions on planning applications.  
**Strategies** are plans of action or projects to achieve a long term aim.

<b>HOUSING DEVELOPMENT MANAGEMENT POLICY.</b>	Disagree	Support
New housing should be directed to inside the defined physical limits (Village envelope).		
Outside these physical limits, development will be limited to that which of necessity needs to be there.		
Development to be restricted to that of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage.		
Development in or near sensitive landscape locations will not be permitted other than in exceptional circumstances.		
For any new application, attention will be given to the design of the spaces around the proposal as well as the development itself.		
Local Development Protection Areas will remain undisturbed.		
The strategy for new housing is that it should be directed towards young people staying in the parish and to the needs of an aging population.		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>TOURISM, BUSINESS AND EMPLOYMENT POLICY</b>	Disagree	Support
<b>Sport and leisure opportunities for all age groups should be promoted.</b>		
<b>Appropriate farm diversification will be encouraged</b>		
<b>A balance between tourism and village life will be nurtured.</b>		
<b>Employment opportunities and the agricultural community will be supported where possible as long as the rural identity of the landscape and Parish is not compromised.</b>		
<b>Village amenities and facilities will be supported.</b>		
<b>The Post Office and Mace shop will be supported.</b>		
<b>Small businesses and home working will be supported.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>TRAFFIC STRATEGY</b>	Disagree	Support
<b>The quantity and flow of traffic needs to be restricted to existing levels.</b>		
<b>The installation of speed monitors to be investigated.</b>		
<b>The Quiet lanes initiative to be investigated.</b>		
<b>Promote a culture of cycling and walking with well-maintained footways and roads.</b>		
<b>Support the maintenance and improvement of the existing bus and train services.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>INFRASTRUCTURE POLICY</b>	Disagree	Support
<b>Actively pursue the updating of the current sewerage facilities.</b>		
<b>Support a sustainable and energy efficient way of life.</b>		
<b>Support community policing strategies.</b>		
<b>Maintain existing street lighting, but without any increase and any replacement should be low energy.</b>		
<b>When possible, encourage householders to keep outside lighting to a minimum to enhance dark skies.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>COMMUNICATIONS STRATEGY</b>	Disagree	Support
<b>Encourage the provision of super-fast broadband throughout the parish and in particular for any new housing.</b>		
<b>Improved infrastructure for landline and mobile communications will be encouraged.</b>		
<b>Preservation of a working public telephone kiosk will be strongly supported.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>EDUCATION AND HEALTH CARE POLICY</b>	<b>Disagree</b>	<b>Support</b>
<b>Retaining or improving the existing primary age school provision.</b>		
<b>Retaining the current facility of both prescription deliveries to the Village Hall Post Office for collection and of the First Responder team.</b>		
<b>Improve services in the community to support elderly residents.</b>		
<b>Support the development of hospital and medical facilities on the Halesworth Campus site.</b>		
<b>Promote and support the use of community buildings and the raising of funds to provide state of the art play and sport equipment at the Playing Field.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>PROTECTION OF THE COMMONS POLICY</b>	<b>Disagree</b>	<b>Support</b>
<b>Wenhaston Commons to be protected from all development.</b>		
<b>Areas adjoining the commons or elsewhere in the parish to be prevented from having any adverse impact on the biodiversity of the commons.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>EDUCATION AND HEALTH CARE POLICY</b>	Disagree	Support
<b>Retaining or improving the existing primary age school provision.</b>		
<b>Retaining the current facility of both prescription deliveries to the Village Hall Post Office for collection and of the First Responder team.</b>		
<b>Improve services in the community to support elderly residents.</b>		
<b>Support the development of hospital and medical facilities on the Halesworth Campus site.</b>		
<b>Promote and support the use of community buildings and the raising of funds to provide state of the art play and sport equipment at the Playing Field.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>PROTECTION OF THE COMMONS POLICY</b>	Disagree	Support
<b>Wenhaston Commons to be protected from all development.</b>		
<b>Areas adjoining the commons or elsewhere in the parish to be prevented from having any adverse impact on the biodiversity of the commons.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		



<b>CONSERVATION AND HERITAGE POLICY</b>	Disagree	Support
<b>Designated areas of Special Village Character. Any new proposals will be consistent with the design and layout of the existing buildings.</b>		
<b>In Improvement Opportunity Areas consideration will be given to visual improvement particularly in terms of street furniture, definition of green spaces and traffic management.</b>		
<b>Buildings and monuments have been proposed as Non Designated Heritage Assets in pursuit of formal adoption. There are a number of these throughout the parish, but particularly in the heart of Wenhaston.</b>		
<i>Write here your reasons for supporting/disagreeing.</i>		

<b>DRAINAGE, FLOOD RISK AND ENERGY POLICY</b>	Disagree	Support
<b>Development in areas at high risk of flooding or which would increase the risk to adjacent areas will be refused.</b>		
<b>Support will be given to reducing the risk of surface water flooding throughout the parish.</b>		
<b>Support will be given to providing suitable run offs to reduce the risk of road flooding.</b>		
<i>Write here reasons for supporting/disagreeing.</i>		

Copies of the full Draft Plan are available on 48-hour loan  
from the following

Janice Claxton, Roger Claxton, Denise Corbett, Phil Corbett,  
Barry Norrington and Lilian Spindler.

If you wish to comment on any of the policies or strategies, please  
return this document annotated with your concerns to the box in the  
village hall café or to the Post Office.

All responses will be analysed before the Final Draft Plan goes out for  
approval.

Full copies of the Draft Plan can be viewed on line or at the Post  
Office, The Star or the Village Hall Café.

**CONSULTATION DAY**  
**SATURDAY OCTOBER 8<sup>TH</sup> 10.00 – 1.00**  
**AT THE VILLAGE HALL CAFE.**  
**FREE REFRESHMENTS.**

**SPACE FOR ADDITIONAL COMMENTS**