

West Row Neighbourhood Plan

Parish Council response to Examiner's Clarification Note

January 2026

The Neighbourhood Plan Examiner published a Clarification Note on 5 January 2026. This paper provides the Parish Council's response to the questions raised in the Note.

Planning Policies

The Examiner has not raised any points of clarification on any of the Neighbourhood Plan's policies save for responding to the County Council's specific comments concerning Local Green Spaces. These are responded to below under responses to representations.

Representations

The Examiner asks for the Parish Council's comments on the representations received at the Regulation 16 consultation stage and, in particular, comments by the District and County Council.

Parish Council's response to representations

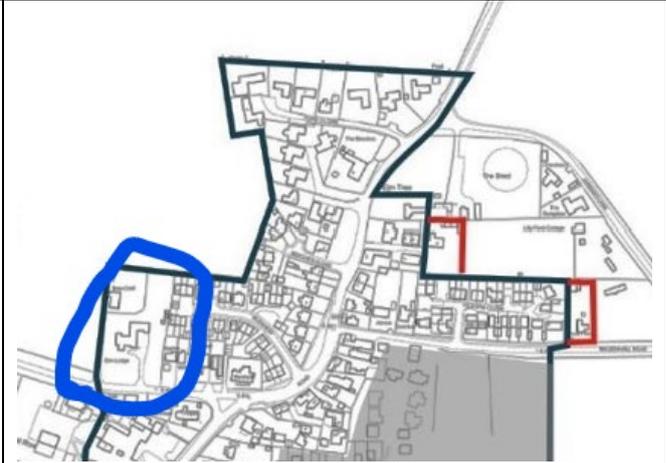
The table below sets out the Parish Council's response to all the representations received at the Regulation 16 consultation stage.

Representation	Parish Council response
Suffolk Wildlife Trust Suffolk Wildlife Trust are happy that the submission version of the West Row Neighbourhood Plan suitably meets the necessary requirements. It could be strengthened, for instance with the inclusion of a map showing designated nature sites and priority habitat.	Suffolk Wildlife Trust commented at the Pre-Submission consultation stage. It is not considered necessary to include a map as we believe there are no County Wildlife Sites in the parish and limited coverage of priority habitats. Paragraph 7.10 of the Plan refers to the Suffolk Local Nature Recovery Strategy, which has now been completed, and which includes an online map of Areas for Particular Importance for Biodiversity.
National Highways National Highways do not see any implications from the draft Neighbourhood Plan in relation to the strategic road network.	National Highways commented at the Pre-Submission consultation stage Nothing further to add
Mildenhall Internal Drainage Board The Board's system has no capacity to accept additional flows. It is vital that any new developments have suitable drainage systems, they are well managed and do not shed water onto neighbouring property. Any	Mildenhall Internal Drainage Board commented at the Pre-Submission consultation stage. Nothing further to add

Representation	Parish Council response
<p>new water discharges into the Board's District requires the consent of the Board, separate from the planning process.</p> <p>In relation to new developments, the Local Planning Authority ought to secure funding from developers towards future capital investments in our water management structure.</p>	
<p>David Barton, Community Campaigner</p> <p>The submission states that it is a "universal consultation therefore acts as an official Representation at all and any stage of official area UK Planning Consultations"</p> <p>It contains nothing specific to the West Row Neighbourhood Plan.</p>	<p>David Barton, Community Campaigner did not comment at the Pre-Submission consultation stage.</p> <p>Noted.</p>
<p>West Suffolk Council</p> <p>West Suffolk Council provide a number of comments which can generally be categorised into factual updates / corrections and more specific policy related comments.</p> <p>In terms of policy specific matters: Policy WRNP1 / Map 2: The District Council provides four specific requests for amending the Housing Settlement Boundary illustrated on Map 2 and referred to in Policy WRNP1. Area 1 – Grove Villa and South View</p>	<p>West Suffolk Council commented at the Pre-Submission consultation stage.</p> <p>The factual updates and corrections can be made to the Referendum version of the Plan, in agreement with the District Council without impacting on whether the Plan meets the Basic Conditions.</p> <p>The amendments to the Housing Settlement Boundary (HSB) reflect the situation on the ground as discussed below:</p> <p>Grove Villa and South View are not new dwellings. Grove Villa is present on the 1904 Ordnance Survey map of the area while South View appears on the 1952 Ordnance Survey map.</p> <p>In respect of Grove Villa, the area of the property included within the proposed HSB is no different to the approach taken by West Suffolk Council in drawing the boundary elsewhere in the village such as that illustrated below.</p>

Representation	Parish Council response
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Area 2 – Farm buildings rear of Fengate Farm



In terms of South View, recent development of Victoria Close (permitted in 2014 under the provisions of paragraph 14 of the NPPF – the presumption in favour of development) to the west of South View has effectively brought development up to the boundary of South View. As such, it is considered that the inclusion of South View meets the methodology set out in paragraph 3.2 (1) of the West Suffolk Council Settlement Boundary Review 2024.

In each instance, inappropriate infilling can be managed, if necessary, through the implementation of local and neighbourhood plan policies.

It is considered important to understand the locational context for Fengate Farm. To the north of the Farm, the planning consent (DC/23/1699/RM) for the development allocated in Local Plan Policy AP50 makes provision for a footpath/cycleway along the northern boundary of the Farm, linking the housing development with the planned cemetery to the east of the Farm permitted under planning application DC/23/1930/FUL. The proposals are illustrated on the extract from the landscaping plan for the housing development, below. The black line is the NNP HSB and the red dashed line the Local Plan HSB.

When both of these developments are complete, the land at the rear and eastern side of Fengate Farm will effectively become an island with development.

Representation

Parish Council response

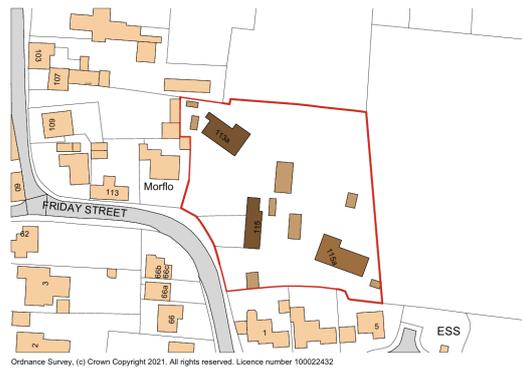
Area 3 – East and west of Friday Street



The proposed HSB line east of Friday Street represents the site boundary of the development of 12 dwellings currently under construction as permitted by planning application reference DC/22/1618/FUL as illustrated below.

SITE LOCATION KEY

Existing dwellings x 3 shown in dark brown : associated out-buildings shown in light brown

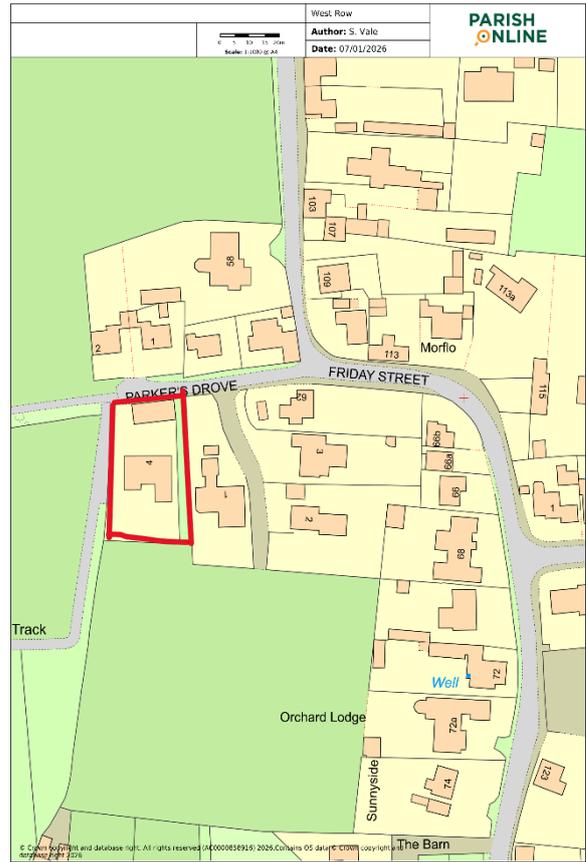


The inclusion of the land west of Friday Street (on Parker's Drove) reflects the recent construction of a dwelling permitted under planning application, as illustrated below in red.

Representation

Parish Council response

Area 4 – Numbers 1 to 31 Pott Hall Road



These 16 dwellings are believed to have been built in the 1950's. They are well related to the existing settlement and, as illustrated on the extract from the online Local Plan Policies Map below, the front boundaries of two of the dwellings actually abut the Housing Settlement Boundary! The Parish Council is therefore satisfied that the NP HSB meets the criteria of West Suffolk Council Settlement Boundary Review 2024.



Representation	Parish Council response
<p>Policy WRNP2 The Council suggests the amendment of criteria i.</p> <p>Policy WRNP3 The District Council states that the local connection criteria can only be used for schemes outside the Housing Settlement Boundary.</p> <p>Policy WRNP4 The District Council suggest that the policy title could be amended to reflect that it refers to adaptability.</p> <p>Policy WRNP9 The District Council suggests an amendment to the text "Development proposals should demonstrate how they..." so that it takes a more proportionate approach depending on the scale and nature of the development</p> <p>Policy WRNP10 The District Council suggests adding labels to the community facilities on the Policies Map.</p> <p>Policy WRNP12 The District Council suggests that the policy conflicts with Local Plan Policy LP44.</p>	<p>The Parish Council is happy for the Examiner to consider if this amendment is necessary.</p> <p>The Parish Council is happy for the Examiner to consider if this amendment is necessary.</p> <p>The Parish Council is happy for the Examiner to consider if this amendment is necessary.</p> <p>The Examiner will be aware that this policy wording was found to meet the Basic Conditions in the Freckenham, Worlington and Wickhambrook Neighbourhood Plans and therefore the policy wording is consistent with other made Plans in West Suffolk.</p> <p>This can be done for the Referendum Plan without impacting on the Basic Conditions.</p> <p>Local Plan Policy LP44 is not a strategic policy and therefore the NP does not need to be in conformity with it. The NP policy is backed up with evidence to demonstrate higher levels of car ownership which, coupled with limited bus services, justifies an increase in car parking standards.</p>
<p>Historic England Historic England do not consider it necessary for to provide additional comments at this time.</p>	<p>Historic England commented at the Pre-Submission consultation stage</p> <p>Nothing further to add</p>
<p>Natural England Natural England does not have any specific comments on this draft neighbourhood plan</p>	<p>Natural England commented at the Pre-Submission consultation stage</p> <p>Nothing further to add</p>
<p>Suffolk County Council The County Council comments on two specific policies.</p>	<p>The County Council commented at the Pre-Submission consultation stage.</p>

Representation	Parish Council response
<p>Policy WRNP8 The County Council pursues their previous comment that photographs of the Local Green Spaces are required in the accompanying Assessment.</p> <p>LGS 8 Church Green The County Council reiterates its objection to the designation of the verges as LGS because they are not considered demonstrably special or of particular local significance.</p> <p>LGS 12 The Green</p> <p>Policy WRNP13 The County Council reiterates its objection to the content of the policy in relation to the reference to biodiversity.</p>	<p>There is no government specification for Local Green Space Assessments, and it is not necessary to include photographs to demonstrate how spaces meet the NPPF criteria.</p> <p>The Parish Council remains of the opinion that the verges, combined with the triangular green, create a special and distinct character that contribute to the setting of the listed war memorial and the unlisted church which is worthy of designation as a non-designated heritage asset.</p> <p>Whilst the County Council has not specifically objected to this LGS designation at this time, reference is made to the objection at then pre-submission consultation stage. The Parish Council remains of the opinion that these wide verges have a special and distinct character and that they meet the NPPF criteria.</p> <p>The Parish Council is happy for the Examiner to consider if this amendment is necessary.</p>
<p>Defence Infrastructure Organisation The DIO provides a range of comments primarily relating to safeguarding airspace.</p> <p>Policy WRNP5 The DIO request that; when drafting policy and guidance which addresses biodiversity, ecology, and Biodiversity Net Gain; West Suffolk District Council bear in mind that some forms of environmental improvement or enhancement may not be compatible with aviation safety.</p>	<p>The DIO commented at the Pre-Submission consultation stage.</p> <p>The Parish Council is happy for the Examiner to consider if any amendment is necessary.</p>