

Babergh District Council

Aldham Neighbourhood Plan 2018 – 2036 Review

Reg 16 submission draft consultation stage responses

In late May 2025, Aldham Parish Council (the 'qualifying body') submitted their draft 'Neighbourhood Plan Review' to Babergh District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The consultation period originally ran from Monday 12 May until Friday 15 August 2025, but was then extended by two weeks after it was belatedly noted that the submission draft Plan had omitted to include a Policy Map. A copy of that map was made available and the consultation end date was reset to Friday 29 August 2025.

Eleven representations were received. These are listed below and copies are attached.

Aldham Parish Council were also given an opportunity to respond to new issues raised at this stage. Their response is included at the end of the document.

Ref No.	Consultee
(1)	Suffolk County Council
(2)	Babergh District Council
(3)	Historic England
(4)	Natural England
(5)	Environment Agency
(6)	Water Management Alliance
(7)	National Highways
(8)	Sport England
(9)	Avison Young (obo National Gas Transmission)
(10)	Resident - Ralph
(11)	Lawson Planning Partnership Ltd
(12)	Response from Aldham Parish Council

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(1) SUFFOLK COUNTY COUNCIL

Date: 12 August 2025
Enquiries to: Busranur Serin
Tel: 01473 265631
Email: neighbourhoodplanning@suffolk.gov.uk



Planning Policy Team,
Babergh District Council,
Endeavour House,
8 Russell Road,
Ipswich,
IP1 2BX

Dear Paul Bryant,

Submission Consultation draft of the Aldham Neighbourhood Plan Review 2025

Thank you for consulting Suffolk County Council (SCC) on the Submission Consultation draft of the Aldham Neighbourhood Plan review.

SCC welcomes the changes made to the plan for the Neighbourhood Plan review. SCC has no further comments at this time, and wishes to be updated as this plan progresses.

If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Busranur Serin
Planning Officer
Growth, Highways, and Infrastructure

(2) BABERGH DISTRICT COUNCIL

Our ref: Aldham NP Review R16 Response

Dated: 29 August 2025

From: Planning Policy Team, Babergh & Mid Suffolk District Councils

To: Ann Skippers (Independent Examiner)

cc: Jonathan Ralph (Aldham Parish Council); Ian Poole (NP Consultant)

By e-mail

Dear Ann, (All)

1. Reg 16 consultation on the submission draft Aldham Neighbourhood Plan Review

2. Response from Babergh District Council

This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning - Planning Policy and Infrastructure).

At the Regulation 14 Pre-submission consultation stage, published material explained that: *"In a nutshell, we are amending two of the eight chapters of the 2020 Neighbourhood Plan to bring it up-to-date and bring the policy that determines where new development can take place in line with national and district policies."* The two chapters were Chapter 3 (Planning Policy Context), and Chapter 5 (Planning Strategy). The policy was ALD1 - Spatial Strategy.

Based on the information available, our representation explained that we had no specific comments to make on the proposed changes, but we did offer suggestions relating to matters of context. Opportunities to make other non-material amendments to the Plan were also encouraged.

With the whole Review Plan now available we have taken the opportunity to read it in detail. Having done so, we remain of the opinion that the headline changes are sensible and appropriate, but note that other parts of the Plan still require some modifications to address matters of context etc. Our thoughts on those are appended to this letter.

Regulation 17e(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended) also requires us to issue a statement setting out whether or not we consider that the modifications proposed are so significant or substantial as to change the nature of the plan, and to give our reasons why we are of that opinion. We do not consider that the modifications made to the Aldham Review Plan are significant enough to change its overall nature and will publish an appropriate statement to that effect.

Kind regards,

Paul Bryant,
Neighbourhood Planning Officer | Planning Policy Team
Babergh & Mid Suffolk District Councils – Working To
T: 01449 724771 / M: 07860 829547
E: communityplanning@baberghmidsuffolk.gov.uk



Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
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www.babergh.gov.uk www.midsuffolk.gov.uk

Proposed amendments to submission draft Aldham NP Review:

Suffolk Coast RAMS

As a carryover from the adopted 2020 Plan, this Review Plan still refers to the 'emerging' Suffolk Coast Recreational [Disturbance] Avoidance and Mitigation Strategy (otherwise known as the 'Suffolk Coast RAMS'). This is most obvious at 'Policy ALD 7 - Recreational Disturbance Avoidance and Mitigation', and within supporting paragraph 8.1.

The Suffolk Coast RAMS was adopted by Babergh District Council as planning guidance at around the same time that the original Aldham Neighbourhood Plan was at the post-examination stage, but had not yet been put to a local referendum (late 2019). It was therefore not possible to change the neighbourhood plan at that time. This Review Plan does now provide that opportunity and, to that end, we propose the following:

1. **Policy ALD 3.** Amend criterion iii) to read:

iii) where necessary, having regard to the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), contribute towards or deliver measures identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive; and

2. At para 6.16, amend the 2nd sentence to read: 'A Suffolk Coast Recreational Disturbance Avoidance ...'

3. **Policy ALD 4.** In criterion ii) refer to the RAMS by its full name.

4. At **paragraph 8.1**, we suggest deleting the last sentence [which starts with 'At the time of ...'] and re-word the remainder as follows:

Aldham is located within 13 kilometres of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC). Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre 'Zone of Influence' could have a detrimental impact on the designations due to an increase in residential trips. The Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (the 'Suffolk Coast RAMS') is a key consideration in the context of the Habitats Regulation Assessment for development proposals. It seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zoi).

5. **Policy ALD 7.** Merge the two paragraphs into one, that reads as follows:

All residential development within the Zone of Influence of European sites will be required to address its recreational disturbance impacts in accordance with mitigation measures defined in the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) or, as appropriate to the development, through a project level Habitats Regulation Assessment.

Section 1. Introduction

Para 1.12 In the last sentence, the text should read: '... to the 2020 Plan ...' (not '2019' Plan)

Section 3. Planning policy context

Para 3.3 This should refer to NPPF paragraph 30 (not 29).

Section 4. The Plan

Para 4.3 Grammar. Re-insert the word 'where' in the 1st sentence as follows: "*In some limited circumstances, where a neighbourhood plan is ...*"

Section 6. Housing

Para 6.2 Context. 2nd line should read: 'strategic policies were those ...' (not 'are those')

Para 6.4 Context. Consider adding a short sentence at the end of this paragraph along the lines of: '*Appendix 1 from the 2020 Plan is reproduced at the end of this document.*'

Similarly, at the top of **Appendix 1** on page 28 of Plan, add a similar note so that there can be no doubt that the quoted figures are not the most up-to-date ones.

Para 6.10 Grammar: Insert the word 'of' before 'National Planning Guidance'

ALD 2 Reinstate the word 'the' in criterion i) so that it reads: '... policies in the Plan ...'

ALD 3 Additional to our proposed amendment to criterion iii) outlined earlier, and subsequent to our grant of outline application DC/18/00799, this site now benefits from permissions that allow it to come forward as a phased development, with plots being offered for self-build. The principles set out in adopted (2020) Policy ALD3 still apply; single storey dwellings etc., but we suggest an amendment to the opening paragraph to cover off those other permissions:

'Land to the west of Hadleigh Road, as identified on the Policies Map, is allocated for approximately seven single-storey dwellings. The permission (ref DC/18/00799) permitted by Babergh District Council in June 2018, and subsequent site permissions refer. Detailed proposals for this site should:'

Para 6.13 Context. In the second sentence, replace 'forms' with 'formed' and 'their' instead of 'the' where it refers to the emerging Joint Local Plan.

Para 6.17 Penultimate sentence. Suggest: 'The adopted Joint Local Plan policy ...'

Para 6.18 End of 1st sentence. Replace 'defined Built-up Area Boundary' with 'defined Settlement Boundary'. [The last paragraph in the Foreword refers to such changes].

Para 6.19 5th sentence. Punctuation. Replace the backslash after 'modelling data' with a full stop.

[Ends]

By e-mail to:
Paul Bryant
Neighbourhood Planning Officer
Planning Policy Team
Babergh & Mid Suffolk District Councils

Our ref: PL00795563
Your ref:
Date: 29/08/2025

Direct Dial:
Mobile:

Dear Mr Bryant,

Ref: Aldham Neighbourhood Plan Review Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide detailed comments at this time.

We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here:
<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Ross McGivern
Historic Places Advisor, East of England
ross.mcgivern@HistoricEngland.org.uk

(4) NATURAL ENGLAND

Date: 27 August 2025
Our ref: 517925
Your ref: Aldham Neighbourhood Plan

Mr Paul Bryant
Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

communityplanning@baberghmidsuffolk.gov.uk



Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ
T 0300 060 3900

Dear Mr Bryant

Aldham Neighbourhood Plan Review - Regulation 16 Consultation

Thank you for your consultation on the above dated 27 June 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.local-environmental-records-centres.org/).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

Paul Bryant
Suffolk County Council
babergh District Council
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AC/2025/132867/01-L01
Your ref: AldhamNHP

Date: 13 August 2025

Dear Paul

ALDHAM NEIGHBOURHOOD PLAN REVIEW

ALDHAM

Thank you for consulting us on the Submission Publication for the Aldham Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment.

Due to ongoing prioritization of our limited resource, we regret that at present, we are unable to review this consultation. We must focus on influencing plans where the environmental risks and opportunities are highest.

In focusing our engagement to those areas where the environmental risks are greatest, we note that based on the environmental constraints within the area, we have previously not submitted detailed comments relation to this Neighbourhood Plan. We therefore have no further detailed comments to make in relation to this plan.

We trust that this advice is useful.

Yours sincerely

Miss Lucy Fielder
Sustainable Places - Planning Advisor

Team e-mail Planning.eastanglia@environment-agency.gov.uk
Team number 02084 745242

(6) WATER MANAGEMENT ALLIANCE

E from: Water Management Alliance

Rec'd: 27 June 2025

Subject: RE: Notice of consultation - Aldham NP Review (ends Fri 15 August)

Good afternoon,

Thank you for consulting us on the Aldham Neighbourhood Plan.

The parish of Aldham lies partially within the catchment area of East Suffolk Water Management Board. I note from the plans that there are currently no developments proposed within the catchment area of ESWMB, therefore the Board does not currently have any comments to make.

However, please be aware that if any major developments (>1ha or 10+ dwellings) are proposed at any time within the catchment area of ESWMB, then the Board will need to be consulted.

Kind regards,

Lily



Lily Brough-Steele BSc (Hons) (she, her, hers)

Assistant Sustainable Development Officer

Water Management Alliance

dd: 01553 819630 | lily.brough-steele@wlma.org.uk

Registered office: Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk, [PE30 5DD](postcodes)

t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

What3Words: [caring.employ.visit](https://www.what3words.com/caring.employ.visit)

WMA members: [Broads Drainage Board](#), [East Suffolk Water Management Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [Pevensey and Cuckmere Water Level Management Board](#), [South Holland Drainage Board](#), and [Waveney, Lower Yare and Lothingland Drainage Board](#)

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With our commitment to ISO 14001, please consider the environment before printing this e-mail.

Defenders of the Lowland Environment

[Ends]

Our ref: NH/25/11842
Your ref: Aldham N'hood Plan Reg 16

Aldham NP Review Consultation
c/o Planning Policy Team
Babergh District Council
Endeavour House
8 Russell Road, Ipswich, Suffolk, IP1 2BX

Shamsul HOQUE
Operations (East)
Spatial Planning Team
National Highways
Woodlands
Manton Lane, Bedford
MK41 7LW

Tel: 07850 907600

09 July 2025

Via email to: communityplanning@baberghmidsuffolk.gov.uk

Dear Sir/Madam,

Consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 ~ Draft Aldham Neighbourhood Plan 2018 – 2036 Review

National Highways welcomes the opportunity to comment on the consultation of the Draft Aldham Neighbourhood Plan - Regulation 16, covering the period 2018 to 2036.

National Highways is appointed by the Secretary of State for Transport as the strategic highway company under the Infrastructure Act 2015. In this role, we are the highway authority, traffic authority, and street authority for the Strategic Road Network (SRN), with responsibility for maintaining its safe and efficient operation, while supporting national economic growth.

Our principal interest in the Aldham Neighbourhood Plan relates to safeguarding and performance of the A12 trunk road, which is part of the SRN.

The Aldham Neighbourhood Plan focuses primarily on updating Policy ALD1 – Spatial Strategy and associated supporting text, to reflect the adoption of Part 1 of the Babergh and Mid Suffolk Joint Local Plan (November 2023). The revised spatial strategy confirmed that future development will be directed within the defined settlement boundaries, where the principle of development is supported. National Highways supports this approach.

Having reviewed the draft Plan and its supporting documents, including the *Basic Conditions Statement (March 2025)*, we note that the plan area is geographically remote from the A12. As such, the proposed policies are unlikely to result in development that would materially affect the operation of the SRN.

We therefore offer no specific comment on the draft policies or supporting documentation. We can also confirm that the Neighbourhood Plan does not appear



to conflict with the requirements or aspirations of the adopted Babergh and Mid Suffolk Local Plan, and we have no comments in relation to the Basic Conditions tests set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

We have no further comments on this consultation.

Yours sincerely,

S. H.

Dr Shamsul Hoque
Assistant Spatial Planner
PlanningEE@nationalhighways.co.uk

(8) SPORT ENGLAND

E from: Planning.Central@sportengland.org
Rec'd: 3 July 2025
Subject: RE: Notice of consultation - Aldham NP Review (ends Fri 15 August)

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

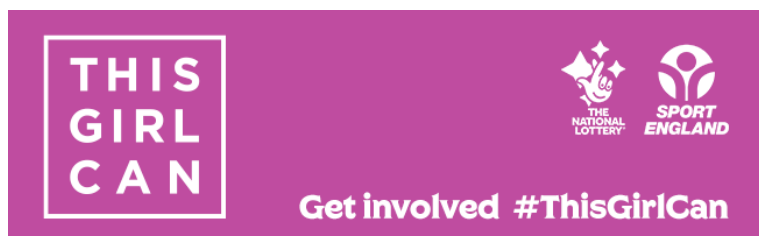
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

(9) AVISON YOUNG obo National Gas Transmission



Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

avisonyoung.co.uk

Our Ref: MV/ 15B901605

30 July 2025



Babergh District Council
communityplanning@baberghmidsuffolk.gov.uk
via email only

Dear Sir / Madam

Aldham Neighbourhood Plan - Regulation 16 Consultation June – August 2025 Representations on behalf of National Gas Transmission

National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Gas Transmission

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

Proposed sites crossed or in close proximity to National Gas Transmission assets:

An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

National Gas Transmission provides information in relation to its assets at the website below.

- <https://www.nationalgas.com/land-and-assets/network-route-maps>

Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.

Distribution Networks

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:



Matt Verlander, Director

nationalgas.uk@avisonyoung.com

Avison Young
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ

Kam Liddar, Asset Protection Lead

kam.liddar@nationalgas.com

National Gas Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

National Gas Transmission is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Gas Transmission's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Gas Transmission have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Gas Transmission's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Gas Transmission's '*Guidelines when working near National Gas Transmission assets*' can be downloaded here: <https://www.nationalgas.com/document/82951/download>

How to contact National Gas Transmission

If you require any further information in relation to the above and/or if you would like to check if National Gas Transmission's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: nationalgas.uk@avisonyoung.com

(10) Resident - Ralph

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent, please complete Part's A & B

Part A: Respondent	
Title / Name:	Jonathan Ralph
Job Title (if applicable):	
Organisation / Company (if applicable):	
Address:	Aldham
Postcode:	
Tel No:	
E-mail:	

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

Section Two: Your comment(s)

To which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.	All	Policy No.	All
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Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support	✓	Oppose	
Support with modifications		Have Comments	

Please give details of your reasons for support / opposition, or make other comments here:

I comment as a private individual but must make it clear that I am also a member of Aldham Parish Council and may thus be considered an “interested party”.

I believe that great care has been taken over the years of preparation and compilation of this proposal. At every stage, all residents have been advised of its current status and invited to comment with suggestions about (or objections to) the evolving Plan.

Aldham Parish is a discrete (but ill-defined) straggle of houses amidst surrounding farmland. Most residents wish to preserve where possible the predominately rural aspect of the parish. There is a desire to resist the increasing pressures to build even more houses and other structures because this will inevitably blur the boundaries of existing blocks of habitation, risks merging into neighbouring parishes, and will erode the historical distinction which makes us what we are.

Most people (myself included) fully understand and support the concept of growth to meet genuine national pressures but that growth must be reasonable and proportionate and not simply a product of a “one size fits all” calculation.

I support the Review Plan currently subject to consultation.

What improvements or modifications would you suggest?

None

(Continue on separate sheet if necessary)

If you are including additional pages these should be clearly labelled and referenced.

Normally the Examiner will aim to consider the matter through the written representations.

Occasionally an Examiner may consider it necessary to hold a hearing to discuss a particular issue. If you consider a hearing should be held, please explain why this is necessary.

The decision on whether to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...

Please be as brief and concise as possible ...

(Continue on separate sheet if necessary)

Please indicate (tick) whether you wish to be notified of:

Publication of the Independent Examiners Final Report	✓
The 'making' (adoption) of the Aldham NP Review by Babergh District Council	

Signed: Jonathan Ralph

Dated: 24th August 2025

(11) LAWSON PLANNING PARTNERSHIP LTD

E from: John Lawson

Rec'd: 18 August 2025

Subject: RE: Aldham NP Review - Policy Map and new consultation end date (Fri 29 Aug)

Good Afternoon

Thank you for the notification. Please note that LPP does not have any instruction or role relating to this matter.

Many Thanks

John Lawson BA (Hons), MPhil, MRTPI

Managing Director

E: johnlawson@lpppartnership.co.uk

LPP

**CHARTERED
TOWN PLANNERS**

Lawson Planning Partnership Ltd

884 The Crescent, Colchester Business Park,
Colchester, Essex CO4 9YQ

T: 01206835150 W: lpppartnership.co.uk



Celebrating 20 Years of Planning Practice 2005—2025

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* * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>

Sent: 12 August 2025 15:07

To: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>

Subject: Aldham NP Review - Policy Map and new consultation end date (Fri 29 Aug)

Dear Sir / Madam,

Notice of two-week extension to our consultation on the submission draft Aldham Neighbourhood Plan 2018 – 2036 Review (now ends Fri 29 August 2025)

We are contacting you because you are a statutory consultee, or because you or your client have previously expressed interest in the progress of the Aldham Neighbourhood Plan (the Aldham NP).

On 27 June we sent you an email notifying you that we were about to commence our Regulation 16 stage consultation on the submission draft Aldham NP Review. We explained that this review focuses on bringing Spatial Strategy Policy ALD1 and supporting text within the adopted (Jan 2020) Plan up to date, and that the Parish Council had also taken to opportunity to update other non-policy parts of their Plan. We gave you a

link to our webpage [<https://www.babergh.gov.uk/w/aldham-neighbourhood-plan>] and we said that written representations on the Review Plan should be sent to us by no later than 4:00pm on Friday 15 August.

It has belatedly come to our notice the submitted Review Plan does not contain a Policy Map. The purpose of this email is therefore two-fold:

1. **To send you a copy of the Policy Map** so that you can comment on this if you wish to do so [please note that The map is essentially unchanged from the one shown in the adopted Aldham NDP (Jan 2020), and shows the settlement boundary, the two allocated housing sites, and the Pump Green Local Green Space].
2. To notify you that **we have extended the consultation period by approx. two-weeks**, such that it will now end at 4:00pm on Friday 29 August 2025

If you have already submitted a written representation on this Review Plan, and if those comments are unaffected by the content of the Policy Map, you do not need to resubmit those comments. If you would now like to submit a second response on the Policy Map alone, please feel free to do so. Details of how to submit your comments remain unchanged.

Yours faithfully,

Paul Bryant
Neighbourhood Planning Officer | Planning Policy Team
Babergh & Mid Suffolk District Councils – Working Together
T: 01449 724771 / 07860 829547
E: As per this email or paul.bryant@baberghmidsuffolk.gov.uk
W: www.babergh.gov.uk / www.midsuffolk.gov.uk



(12) ALDHAM PARISH COUNCIL

Aldham Neighbourhood Plan Review

Parish Council response to Regulation 16 consultation comments

September 2025

Consultee & summary comment	Parish Council response
Suffolk County Council The County Council commented at Pre-Submission consultation stage and have no further comments	Nothing further to add
Babergh District Council The District Council commented at Pre-Submission consultation stage. They have no made additional comments to the Plan as reviewed. Staring with the substantive policy comments: Policy ALD3: An amendment to criterion ii. is suggested. Para 6.16: Amendments to provide clarification are suggested. Policy ALD4: The Council suggests RAMS is referred to by its full name. Para 8.1: re-wording of the paragraph is suggested. Policy ALD7: merging the policy into one paragraph. Other amendments: The District Council suggests a number of other minor grammatical or factual amendments	 The Parish Council would support the amendment The Parish Council would support the amendment The Parish Council would support the amendment The Parish Council would support the amendment It had not been the intention to amend policies in the Plan other than ALD1, which was the focus of the pre-submission consultation. It is recognised that the content of Policy ALD7 has moved on since it was adopted and the Parish Council defers to the Examiner to determine whether such an amendment is appropriate in the circumstances. The Parish Council considers that the suggested amendments can be made post-examination without impacting on the Basic Conditions.
Historic England Historic England commented at Pre-Submission consultation stage and do not consider it necessary to provide detailed comments to make at this time.	Nothing further to add
Natural England	Nothing further to add

Consultee & summary comment	Parish Council response
Historic England commented at Pre-Submission consultation stage and do not have any specific comments on this draft neighbourhood plan.	
Environment Agency The Environment Agency commented at Pre-Submission consultation stage and do not have any specific comments on this draft neighbourhood plan.	Nothing further to add
Water Management Alliance The Environment Agency commented at Pre-Submission consultation stage and have no further comments at this stage.	Nothing further to add
National Highways National Highways commented at Pre-Submission consultation stage and do not have any further comments on the proposed policies.	Nothing further to add
Sport England Sport England were consulted but did not comment at the Pre-Submission consultation stage. The response is generic and there is nothing specific to Aldham in their response.	Nothing further to add
Avison Young obo National Gas Transmission National Gas Transmission were consulted but did not comment at Pre-Submission consultation stage. They have identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.	Nothing further to add
Mr J Ralph Mr Ralph comments as a resident and supports the Review.	Nothing further to add
Lawson Planning Partnership Lawson Planning Partnership were consulted but did not comment at Pre-Submission consultation stage. They make no comment	Nothing further to add