

Babergh District Council



Assington Neighbourhood Development Plan

Submission Consultation Responses

On the 10 August 2020, Assington Parish Council (the 'qualifying body') submitted their Neighbourhood Development Plan to Babergh District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The consultation period ran from Monday 24 August until Friday 16 October 2020.

Eight organisations submitted written representations. They are listed below and copies of their representation are attached.

Ref No.	Consultee
(1)	Suffolk County Council
(2)	Natural England
(3)	Historic England
(4)	Anglian Water
(5)	Highways England
(6)	National Grid (via Avison Young)
(7)	West Suffolk Clinical Commissioning Group
(8)	Suffolk Wildlife Trust

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(1) SUFFOLK COUNTY COUNCIL

Date: 15th October 2020
Enquiries to: Georgia Teague
Tel: [REDACTED]
Email: [REDACTED]



Mid Suffolk District Council
Endeavour House,
8 Russell Road,
Ipswich
IP1 2BX

Dear Robert Hobbs,

Submission version of the Assington Neighbourhood Plan

Thank you for consulting Suffolk County Council (SCC) on the Submission version of the Assington Neighbourhood Plan.

SCC welcomes the changes made to the plan in response to comments made at the Reg. 14 pre-submission consultation stage.

As this is the submission draft of the Plan the County Council response will focus on matters related to the Basic Conditions the plan needs to meet to proceed to referendum. These are set out in paragraph 8(2) Schedule 4B to the Town and Country Planning Act. The basic conditions are:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- b) the making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

Where amendments to the plan are suggested added text will be in *italics* and deleted text will be in ~~strikethrough~~.

Health and Wellbeing

The County Council's response from a health and wellbeing perspective did not appear in the Consultation Statement document.

The neighbourhood plan states that the parish has an ageing population and highlights the need for smaller housing sizes for downsizing, as well as for starter homes for the younger population and first-time buyers. Whilst Policies ASSN6, ASSN8, and ASSN10 do support provisions for bungalows, there are however, other forms of housing that are suitable for the older generations. This can include adaptable homes, which can be modified to provide care assistance when required.

It is suggested that the Neighbourhood Plan should include specific support for adaptable and accessible homes in Policy ASSN10 Housing Mix, to ensure that the needs of a range of residents are met. This will help the plan meet the needs of a wider range of groups including older and vulnerable people, reflecting paragraph 61 of the NPPF and Basic Condition a) and b).

The following text is recommended to be included in Policy ASSN10 - Housing Mix:

“Support will be given for smaller 2 and 3 bedroomed homes that are adaptable (meaning built to optional M4(2) standards), in order to meet the needs of the aging population, without excluding the needs of the younger buyers and families.”

Highways and Transport

At pre-submission consultation stage, SCC suggested that part g) of Design Consideration Policy should be amended to include support for on-street parking provisions. This policy has been reworded slightly to include the phrasing of “resident vehicle parking is provided on plot” however this does not resolve the issue of inconsiderate street parking from non-residents, or households with multiple vehicles, which can cause danger and obstructions to road users and pedestrians. Having well designed and integrated on street parking can help to reduce inconsiderate parking, which can restrict access for emergency services and refuse collections, and parking on pavements that hinder pedestrian access and safety.

In order to meet part a) of the Basic Conditions (to be in conformity with paragraph 91 of the NPPF, creating healthy, inclusive and safe places), the Assington Neighbourhood Plan should be amended to follow the direction regarding on-street parking as stated in the Suffolk Guidance for Parking 2019¹.

Therefore, it is recommended that part g of Policy THN18 is amended to state:

“g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that resident vehicle parking is provided within the plot, as well as a proportion of parking is provided on-street within a new development, but is well designed, located and integrated into the scheme to avoid obstruction to all highway users or impeding visibility, and seek always to ensure that footpaths are provided through new housing areas, connecting any new development into the heart of the existing settlement, and prioritising the movement of pedestrians and cyclists;”

I hope that these comments are helpful. 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,

Georgia Teague
Planning Officer
Growth, Highways, and Infrastructure

¹ <https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/Suffolk-Guidance-for-Parking-2019-Adopted-by-SCC.pdf>

(2) NATURAL ENGLAND

Date: 09 September 2020
Our ref: 325899
Your ref: Assington Neighbourhood Plan



Paul Bryant
Neighbourhood Planning Officer
Babergh & Mid Suffolk District Councils
paul.bryant@baberghmidsuffolk.gov.uk

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

T 0300 060 3900

Dear Mr Bryant

Consultation under Reg. 16 Neighbourhood Planning (General) Regulations 2012 (as amended) - ASSINGTON Neighbourhood Plan

Thank you for your consultation on the above dated 21 August 2020

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process. Generic advice is provided in the Annex attached.

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

Yours sincerely

Jacqui Salt
Consultations Team

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

Natural environment information sources

The [Magic](#)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), 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 [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. 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](#)⁴.

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](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ 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.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

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.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. 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](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² 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 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, 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. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- 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 encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

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.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- 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).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

(3) HISTORIC ENGLAND



Historic England

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

Our ref: PL00686053

Your ref:

Date: 14/10/2020

Direct Dial: [REDACTED]

Mobile: [REDACTED]

Dear Mr Bryant,

Ref: Assington Neighbourhood Plan Regulation 16 Consultation

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

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you 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 your neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district 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 NP, 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,

Edward James
Historic Places Advisor, East of England
[REDACTED]



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU

Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



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(4) ANGLIAN WATER

For Office use only:

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:	Stewart Patience
Job Title (if applicable):	Spatial Planning Manager
Organisation / Company (if applicable):	Anglian Water Services Ltd
Address:	Thorpe Wood House Thorpe Wood, Peterborough, Cambridgeshire.
Postcode:	PE3 6WT
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 representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	ASSN1
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses including utilities infrastructure.

Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas.

We had previously asked that the infrastructure provided by Anglian Water for our customers is an exceptional use for the purposes of this policy as set out in our previous representations on the Neighbourhood Plan. Therefore, we are supportive of the wording in the final paragraph of this policy.

However we note that uses considered to be acceptable in the countryside appear to have a demonstrate a local need to be located in the countryside. Anglian Water's existing infrastructure is often located in the countryside at a distance from built up areas.

Therefore we don't consider it is appropriate for Anglian Water to have to demonstrate a need for essential infrastructure for our customers to be located in the countryside. As such this requirement should be removed from the wording of the policy.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

It is therefore proposed that Policy ASSN 1 be amended as follows:

Proposals for new development located outside the Settlement Boundary will only be permitted for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, ~~where: i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and ii) it cannot be satisfactorily located within the Settlement Boundary.~~

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Assington NDP by Babergh District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	ASSN3 to ASSN8
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Assington NDP by Babergh District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	ASSN 19
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

Reference is made to sustainable drainage systems (SuDS) being incorporated for all development proposals.

Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS). The use of SuDS would help to reduce the risk of surface water and sewer flooding and which have wider benefits e.g. water quality enhancement.

However, the wording of the policy refers to grey water recycling in the context of SuDS which are used to manage surface water run-off. Water recycling systems normally capture and treat flows from homes so that it can be re-used. As such it wouldn't be expected to interact with SuDS located on site.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

It is therefore proposed that Policy ASSN 19 is amended as follows:

i. through incorporation of sustainable drainage systems including, where feasible, ~~grey water recycling, and~~ rainwater and stormwater harvesting, avoid resulting in water run-off that would add to or create surface water flooding;

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Assington NDP by Babergh District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	ASSN 20
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

We note that reference is made to development proposals demonstrating sustainable design and construction measures including water efficiency/re-use which is fully supported. The changes made to the policy in respect of include reference to stormwater harvesting in response to our previous comments is welcomed.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Please be as brief and concise as possible ..

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Assington NDP by Babergh District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.		Policy No.	ASSN 21
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

What improvements or modifications would you suggest?

Reference is made to preventing any new development proposals which discharge sewage into a stream within the Parish. Having reviewed our statutory asset plans there appears to be no public sewerage network within the Parish. The suitability of any development proposals to utilise non mains foul drainage would be considered by the Environment Agency. They would also issue any required environmental permits under the relevant legislation.

As such we would recommend that you seek further advice from the Environment Agency in relation to the wording of this policy.

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	X
The final 'making' (adoption) of the Assington NDP by Babergh District Council	X

Signed: Stewart Patience

Dated: 9th October 2020

(5) HIGHWAYS ENGLAND

E from: Planning EE <PlanningEE@highwaysengland.co.uk>

Rec'd: 24 August 2020

Subject: Consultation under Reg' 16 of the N'hood Planning (General) Regs 2012 (as amended)

Dear Sir / Madam

Thank you for your consultation on the above Neighbourhood Plan.

We have reviewed the details and information provided. Due to the area and location that is covered by this Neighbourhood Plan being quite remote from the Strategic Road Network (SRN), any traffic generation from any future development would be diluted before reaching the SRN, therefore there would be no predicted adverse effect upon the Strategic Road Network.

Consequently, we offer **No Comment**.

Kind Regards

JARROD GOY

Spatial Planning

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Web: <http://www.highways.gov.uk>

E to: Planning EE <PlanningEE@highwaysengland.co.uk>

Sent: 24 August 2020

** This e-mail has been sent for the attention of Jarrod Goy **

Dear Jarrod ... Thank you for the e-mail copied [above].

We have three Neighbourhood Plans (NP) currently out for Reg 16 Consultation - Laxfield, Wilby and Assington. We have already received a response from your good self re Laxfield so logic suggests this relates to Wilby as that has been out for consultation since 12 August. Our consultation on the Assington NP only began officially today.

Either way, grateful if you could confirm whether this is for Wilby or Assington.

With thanks in advance,

Paul Bryant

N'hood Planning Officer | BMSDC

E from: Planning EE <PlanningEE@highwaysengland.co.uk>

Rec'd: 24 August 2020

Good afternoon

Thank you for your email. I can confirm that the response in question was for the Assington Neighbourhood Plan.

Many Thanks.

JARROD GOY (Spatial Planning)

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

[Ends]

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Our Ref: MV/ 15B901605

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

13 October 2020

avisonyoung.co.uk

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

Dear Sir / Madam
**Assington Neighbourhood Plan Regulation 16 Consultation
August – October 2020
Representations on behalf of National Grid**

National Grid 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 Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) 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.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

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

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

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

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid 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

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
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

Guidance on development near National Grid assets

National Grid 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.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid'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 Grid 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 Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's 'Guidelines when working near National Grid Gas assets' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

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integrated working



West Suffolk
Clinical Commissioning Group

West Suffolk House
Western Way
Bury St Edmunds
Suffolk IP33 3YU
Tel: 01284 758010

www.westsuffolkccg.nhs.uk

05/10/2020

Email Only

communityplanning@baberghmidsuffolk.gov.uk

Assington Neighbourhood Plan

Thank you for communicating with West Suffolk Clinical Commissioning Group (CCG) regarding the Assington Parish Council's proposal to create a Neighbourhood Plan (NP). Due to the general nature of the response, I thought it would be more appropriate to respond this way than the normal response forms. To maintain a primary care service for the residents of Assington the CCG has been working with Babergh and Mid Suffolk District Councils on their Local Plan and producing an Infrastructure Delivery Plan. The NP proposes allocation for 67 dwellings during the years 2018-2036 and this is not anticipated to create any further capacity issues for primary care in the area.

The lack of inclusion of issues accessing primary care in the NP can only be a good thing and must be concluded that the residents of Assington are content with the primary care provision in the area in general. With Great Cornard Surgery and Bures (branches of Hardwicke House Group Practice), Boxford Surgery (branch of Hadleigh Health Centre) and Bear Street Surgery in Nayland (branch of Creffield Medical Group) less than 5 kilometres from the centre of the village, Assington is very well located for healthcare facilities.

Policy ASSN22 – Community Facilities

The policy mentions that the Parish Council would support plans to introduce healthcare provision into Assington and this is welcome, but it is unlikely during the period of the plan. As mentioned earlier, Assington is well provisioned for primary health facilities and with Primary Care Networks being introduced and more online and telephone consultations on offer the need to physically attend a GP surgery is reducing. Services are also currently being looked at to provide online consultations with consultants in acute hospitals from the local GP surgery to reduce the need for travel into hospital facilities as well.

Policy ASSN23 – Open Space, Sport and Leisure Facilities

It is very pleasing to see mention of the benefits to participating in exercise and how this reduces impact on the health system in general. This is very true and more and more work is being done by the CCG and health partners to encourage communities to be healthier and we are getting more involved than previously with housing development design and making sure open spaces are accounted for. The CCG works with organisations that encourage exercise and social interaction, this is particularly useful for reducing isolation amongst the elderly and vulnerable.

We would welcome the addition of a simple statement, to confirm that Assington Parish Council will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Assington. West Suffolk CCG would not have any issues supporting the NP as the proposed developments would not have any significant impact on primary healthcare.



integrated working

If you have any queries or require further information, please do not hesitate to contact me

Kindest Regards

Chris Crisell
Estates Project Manager
West Suffolk Clinical Commissioning Group

(8) SUFFOLK WILDLIFE TRUST

For Office use only:

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:	Jacob Devenney
Job Title (if applicable):	Planning and Biodiversity Adviser
Organisation / Company (if applicable):	Suffolk Wildlife Trust
Address:	Brooke House Ashbocking Ipswich
Postcode:	IP6 9JY
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 representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.	8.20 - 8.22	Policy No.	ASSN16
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support Support with modifications Oppose Have Comments

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

We are pleased to see that the Assington Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it. As stated within the National Planning Policy Framework (2019), development should seek to provide biodiversity net gain, so it is encouraging that this is recognised within the Parish. However, we believe that the plan can be expanded to further safeguard species and habitats from fragmentation caused by development.

(Continue on separate sheet if necessary)

What improvements or modifications would you suggest?

Policy ASSN16 makes brief mention of restoring and repairing fragmented biodiversity networks but limits this to the example of holes in fences for hedgehogs. The policy should be expanded to encompass landscape scale ecological networks. This is highlighted by Map 13 – Local Green Spaces (Page 40), where the proposed local green spaces are configured along an existing wildlife network. We believe that the concept of an ecological network can include the areas shown as greenspaces and be extended along the stream and adjoining habitats to include the section in between Green Space 9 (The Reservoir) and also towards and including Suffolk Wildlife Trust's Arger Fen and Spouse's Vale Reserve. In accordance with the NPPF, ecological networks should be established to ensure that they are more resilient to current and future pressures. Therefore, protecting and enhancing these should be within this policy and ensure this ecological network is maintained. We would be happy to provide additional advice if required.

The Parish also contains Roadside Nature Reserve 195, which is designated as a County Wildlife Site for Lesser Calamint. Therefore, this should be included within the policy to help protect this site.

All future development proposals should apply the mitigation hierarchy to help deliver biodiversity net gain and reduce, as far as possible, negative effects on biodiversity. The mitigation hierarchy requires that in the first instance impacts are avoided, if they cannot be avoided then they should be mitigated for and only as a last resort should impacts be compensated. Enhancement and delivery of biodiversity net gain i.e. an approach that leaves biodiversity in a better state than before should be part of all development

proposals, in line with the Government's emerging Environment Act predicted to receive Royal Assent in 2021. This should therefore be referenced within ASSN16's objectives to ensure that future development will not have a negative effect on the area's biodiversity and will deliver a biodiversity net gain.

(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 responses through written representations.

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

Please note that a 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:

The publication of the recommendations of the Examiner	<input checked="" type="checkbox"/>
The final 'making' (adoption) of the Assington NDP by Babergh District Council	<input checked="" type="checkbox"/>

Signed: Jacob Devenney

Dated: 08/10/2020