

Babergh District Council



Hartest Neighbourhood Plan 2024 – 2037

Submission Draft consultation responses

In August 2025, Hartest Parish Council (the 'qualifying body') submitted their draft Neighbourhood 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 Tuesday 26 August until Friday 10 October 2025.

Fourteen representations were received. They are listed below and copies are attached.

Hartest 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 Councillor Richard Kemp
(2)	Suffolk County Council
(3)	Babergh District Council
(4)	Historic England
(5)	Natural England
(6)	Environment Agency
(7)	Suffolk Wildlife Trust
(8)	Water Management Alliance
(9)	National Highways
(10)	Sport England
(11)	Resident - Bottomley
(12)	Residents - Cook & Turquand-Young
(13)	Residents - Morrison
(14)	Lawson Planning Partnership Ltd
(15)	Response from Hartest Parish Council

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(1) SUFFOLK COUNTY COUNCIL ~ CLLR RICHARD KEMP

E from: Richard Kemp (SCC Councillor)
Rec'd: 22 August 2025
Subject: RE: Consultation on R16 Hartest NP by Babergh DC

Good Morning Mr Bryant,

I would support the Hartest NP. It covers what is required.

Thank you,
Richard Kemp

* * * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Sent: 22 August 2025 10:39
To: [...]
Subject: Consultation on R16 Hartest NP by Babergh DC - ends Fri 10 Oct

This e-mail has been sent on behalf of Robert Hobbs (Head of Strategic Planning - Planning Policy and Infrastructure)

Dear Sir / Madam,

Notice of consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 ~ The Hartest Neighbourhood Plan 2024 - 2037

We are contacting you because you are a statutory consultee, or because you or your client have previously expressed an interest in planning matters in the parish of Hartest, Suffolk.

Hartest Parish Council submitted their draft Neighbourhood Plan to Babergh District Council earlier this month. On Tuesday 26 August, we commence formal consultation on this draft Plan. Written comments are being invited on whether or not this Plan meets the [basic condition tests](#) against which it will be examined. These comments must arrive by no later than 4:00pm on Friday 10 October 2025.

Further details are set out in the attached letter. Also attached is a compressed file version of the submission draft Plan.

The draft Plan and the other submitted documents can also be found on our Hartest NP webpage: <https://www.babergh.gov.uk/w/hartest-neighbourhood-plan>

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



(2) SUFFOLK COUNTY COUNCIL

Date: 7th October 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

Sent via email:
communityplanning@baberghmidsuffolk.gov.uk

Dear Paul Bryant,

Submission Consultation version of the Hartest Neighbourhood Plan

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

SCC welcome 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.

Natural Environment

Important views

At the Regulation 14 stage, SCC expressed a need for “further clarity regarding the Views section of the plan.” While amendments have been made, inconsistencies remain between the Neighbourhood Plan and the supporting Appraisal of Important Views document.

Paragraph 7.16 and Policy HAR 9 both refer to a separate Appraisal of Important Views document. However, the only submitted document relating to important views is titled Assessment of Important Views. To ensure consistency with the references in the plan, this document should be renamed to Appraisal of Important Views.

‘Map 7 - Important Views from Public Vantage Points’ in the Neighbourhood Plan and ‘Map 1 - Identified Important Views’ in the Appraisal appear to be duplicates, suggesting they depict the same views despite having different titles. However, Map 7 and the Village Inset Map both show a 13th view, which is not included in Map 1 or mentioned anywhere in the Appraisal document. SCC recommends that either View 13 be removed from Map 7 and the Village Inset Map, or it should be added to Map 1 along with a detailed description and photograph in the Appraisal.

Additionally, the Appraisal provides descriptions and photographs for Views 6 and 7, but these views are not identified on Map 1 of the Appraisal, Map 7 of the Plan, or the Policies Maps. SCC recommends that Views 6 and 7 be added to these maps for consistency.

These amendments are recommended to ensure compliance with NPPF paragraph 16(d), which requires plans to be clear and unambiguous, and to meet Basic Condition A.

Landscape Character Appraisal

Paragraph 7.15 refers to a “Neighbourhood Plan Landscape Character Appraisal”, however, the only submitted document relating to landscape character is titled ‘Character Appraisal. To ensure consistency with the references in the plan, this document should be renamed to “Landscape Character Appraisal” for continuity and consistency.

This supporting document is titled as an Appraisal however page 1 of the document refers to a ‘Character Assessment’, this should be amended as follows:

“Character ~~Assessment~~ Appraisal”

These amendments are recommended to ensure compliance with NPPF paragraph 16(d), which requires plans to be clear and unambiguous, and to meet Basic Condition A.

Public Rights of Way

Map 12 – Public Rights of Way

The map is not fully aligned with the SCC Definitive Map for the parish¹. “The routes marked in red as “Other routes with public access” do not appear on the Definitive Map and are therefore not under the responsibility of SCC. It is recommended that this label be revised to:

“~~Other~~ Permissive routes with public access”

¹ <https://www.suffolk.gov.uk/asset-library/definitive-maps/Parish-Maps/hartest-definitive-map.pdf>

This change would clarify that these are aspirational routes, potentially secured through future development, but are not currently designated Public Rights of Way. SCC supports these aspirations but cannot guarantee their delivery. This recommendation aligns with SCC's stated position that "permissive rights of way [...] are a matter for the landowner," as noted on the SCC Public Rights of Way website².

To become official Public Rights of Way, these routes would require planning permission in accordance with the Rights of Way Act 2000. Therefore, the label should be amended to ensure compliance with NPPF Paragraph 16(d), which requires plans to be clear and unambiguous, and to meet Basic Conditions A.

General

While not a Basic Condition matter, it is noted that there is a minor typographical error on page 38 where the heading "Design and distinctiveness" has shifted on to page 37.

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 [Definitive Map and Statement of public rights of way - Suffolk County Council](#)

(3) BABERGH DISTRICT COUNCIL

Our ref: Hartest NP BDC R16 Response

Dated: 9 October 2025

From: Planning Policy Team, Babergh District Council

To: Ann Skippers (Independent Examiner)

cc: Ian Poole (NP Consultant), Di Rix (Hartest Parish Clerk)

By e-mail

Dear Ann, (All)

- **R16 Submission draft Hartest Neighbourhood Plan 2024 - 2037**
- **Comments from Babergh District Council**

This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning at Babergh & Mid Suffolk District Councils).

Babergh District Council welcomes the changes that have been made to the Hartest Neighbourhood Plan in response to our Regulation 14 stage comments last year.

We note that the publication of the new National Planning Policy Framework (NPPF) in December 2024, and our announcement that we will no longer be pursuing a Part 2 Joint Local Plan (JLP) with Mid Suffolk District Council have been covered, but not completely. Many of the direct references to NPPF paragraphs still refer to the December 2023 version so will need amending accordingly.

Our final comments on this Plan are attached. They includes suggestions relating to other contextual updates and a request for further clarity around the identified Important Views.

We trust that all of our comments are helpful and will be happy to answer any questions.

Yours sincerely,

Paul Bryant
Neighbourhood Planning Officer
Babergh & Mid Suffolk District Councils
T: 01449 724771 / 07860 829547
E: communityplanning@baberghmidsuffolk.gov.uk



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Comments from Babergh DC on the R16 submission draft Hartest NP 2024 – 2037

Chapter 1: Introduction

Para 1.5 is still written in the present tense so will require updating prior to any referendum.

Para 1.7 is repeated at para 1.12. Our suggestion would be to retain the latter. Consequential re-numbering of the paragraphs will be required.

Chapter 3: Policy Context

Para 3.2. Check and amend criterion c) so that it reads as per NPPF para 8.c), Dec 2024

Chapter 5: Hartest Spatial Strategy

Para 5.2. The second sentence needs updating given that JLP Part 2 is not being progressed. We suggest: “These matters will be addressed through the Joint Local Plan Review.”

Para 5.10: This paragraph still contains repetition (e.g., the last sentence). We suggest the following:

‘In preparing the Neighbourhood Plan residents’ identified that the gaps between the clusters of buildings outside of the defined Settlement Boundary were features that they especially wished to see preserved. These ‘settlement gaps’ are identified on Map 5. The distinct clusters, accentuated by these gaps, are historically significant to the character of the Parish. Accordingly, the gaps should be preserved from all but essential development that cannot be located elsewhere.’

NB: We have also amended the above to refer to ‘settlement gaps’ rather than ‘important gaps’ as the former is the term used in Policy HAR 1 and on the Policy Maps. Map 5 should be amended to read the same. If the Parish Council would prefer to use ‘important gaps’ instead, then all references should be amended accordingly.

Chapter 6: Housing

Policy HAR 4: Minor modification. There is a typo on the last line of the second paragraph where it refers to ‘landscaper’

Chapter 7: Natural Environment

Map 7, the Policy Maps, the ‘Assessment of Important Views’ document, and Policy HAR 9 refer. We thank the Parish Council for taking actions to address the various points we raised in connection with this part of the plan in our Reg 14 response. Unfortunately, inconsistencies remain:

1. Amend the fourth sentence of paragraph 7.16 to refer to 'A separate Assessment of Important Views (March 2025) ...', to match the title of the supporting evidence document.
2. Map 7 includes View 13. The same, un-numbered, view is also shown on the Village Centre Inset Map. This view, which looks east towards the village from along the B1066, near to the junction with Blind Lane, is not covered in the Assessment document.
Question: Is View 13 an Important View? If yes, justification for this should be provided in the Assessment document.
3. The Assessment document contains entries for both View 6 and View 7. These views are not plotted on Map 1 in the Assessment document, or on Map 7, the Policies Map and/or the Village Centre Inset Map. With regard to the latter, we suggest that the most practical solution would be to extend the area covered by the Village Centre Inset Map eastwards so that these two view could be plotted here.

Finally, it would be helpful if the Plan included a list or table that gave the descriptive names for each view: 'View 1: View north east from Somerton Road' etc. There appears to be space on page 32 of the Plan to accommodate this, perhaps before Policy HAR 9.

Other observation: Paragraph 7.9 refers to the preparation of a Suffolk wide Local Nature Recovery Strategy (LNRS). Members of Babergh Cabinet and Mid Suffolk Cabinet met on 7 October 2025 to consider the County Councils 'pre-publication consultation' on the final draft version of this document. Both voted overwhelmingly to approve its publication without further changes. It is anticipated that the final document will be published in November.

Chapter 8: Historic Environment & Design

Minor amendment. The objective number at the start of this chapter should read '2. Protect and enhance .. [etc].'

Policy HAR 11. Repeated below is our suggested re-wording of the first paragraph. This was marked for action in the Consultation Statement but appears to have been overlooked.

'The retention, protection and the setting of the following building and feature of local significance, as identified on the Policies Map, will be secured.'

Chapter 11: Communications

Noted for action in the Consultation Statement (page 56) but not implemented was our suggestion to amend the chapter title to read: 'Movement and Communications'. [NB. The Contents page will also need updating].

Also, a suggestion. Does the Parish Council think that Objective 7 could also be referred to here, along with Objective 5? Any improvement to the mobile phone and or high-speed broadband services will likely have a very positive impact on both residents and local businesses being able to better meet their day to day needs.

Appendix 5

The Consultation Statement (page 59) notes that the Development Design checklist will be reviewed and updated where necessary but this appears to have been overlooked, e.g., the two Design Codes and Guidance document sections numbered 6 and 7 are not replicated. It might be easier to start again and simply copy and paste the Design Codes document contents from pages 64 to 69, reformat these appropriately (remove any repeated header) and to present to checklist in the same simple bullet point format given that the A1, A2 [etc] system does not translate between the two documents.

Glossary

The December 2024 NPPF introduced a new definition for Affordable Housing. The version shown in the glossary is still that from the December 2023 NPPF. We suggest that the definition be updated accordingly.

[Ends]

By e-mail to:
Paul Bryant
Neighbourhood Planning Officer
Babergh District Council

Our ref: PL00074782
Your ref:
Date: 14/10/2025

Direct Dial: 01223 582708
Mobile: 07787 275366

Dear Paul,

Ref: Hartest 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 faithfully,

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

(5) NATURAL ENGLAND

Date: 09 October 2025
Our ref: 524517
Your ref: Hartest 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

Hartest Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 22 August 2025.

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.localrecordscentres.org.uk/).

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--2)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.

(6) ENVIRONMENT AGENCY



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

Our ref: AC/2025/132983/01-L01
Your ref: HartestNHP

Date: 26 August 2025

Dear Paul

HARTEST NEIGHBOURHOOD PLAN - REGULATION 16

HARTEST

Thank you for consulting us on the Submission Publication for the Hartest 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

Environment Agency
Iceni House Cobham Road, Ipswich, IP3 9JD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
End

(7) SUFFOLK WILDLIFE TRUST

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

24th September 2025

Dear Paul,

**RE: Notice of consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012
~ The Hartest Neighbourhood Plan 2024 - 2037**

Thank you for sending Suffolk Wildlife Trust notice of this consultation. Our comments relate only to Wildlife Conservation, Biodiversity, and Ecology – our charitable remit.

Vision and Objectives

Suffolk Wildlife Trust welcome and support Objective 1: Protect and enhance the landscape, biodiversity, and natural habitats, as well as Objective 4: Preserve and promote an increase in green spaces and provide better access to them.

Objective 1 is clearly linked to our charitable remit, however Objective 4 has similarities to own targets to encourage people to connect with nature.

Natural Environment

Objectives 1 and 4 clearly fall into the remit of Natural Environment. The context is well laid out and identifies statutory designated sites, but does use names of these woodlands not used within the formal citation, which is Frithy and Chadacre Woods SSSI; inclusion of this information would provide greater clarity within the plan. The plan identifies two County Wildlife Sites (CWS) within the parish, Stowe Hill CWS and Hartest Cemetery CWS; Suffolk Wildlife Trust records also show Rochester Wood CWS may lie partially within Hartest, while being primarily located within the parish of Boxted.

The locations of statutory and non-statutory wildlife sites could be shown on a map, which would improve clarity and meet the requirements of Para 192a of the National Planning Policy Framework¹ which states plans should map as well as identify wildlife-rich habitats and wider ecological networks, including nationally and locally designated sites.

Several areas of priority habitat deciduous woodland and an area of priority habitat traditional orchard are also mapped within the parish and could be included within this map alongside the stream in the parish, which is identified as providing a functioning ecological corridor of high value.

¹ https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Sections 7.8 and 7.9 are clear and well-referenced, defining the statutory requirements to provide a net gain for biodiversity and following the mitigation hierarchy. Reference to the emerging Local Nature Recovery Strategy is also well made. We are pleased to see reference to the mitigation hierarchy in full, with the fourth step of 'enhancement' also shown – a step which is often omitted but exceptionally important to the process.

Policy HAR7 Biodiversity

Suffolk Wildlife Trust recommend the first sentence is re-worded to include semi-natural as well as natural habitats, it would therefore read, "*Development proposals should avoid the loss of, or material harm to trees, hedgerows and other natural and semi-natural features such as ponds.*"

Aside from this we raise no issue or concern regarding the policy. We would have liked to see an aspiration for higher levels of Biodiversity Net Gain, for instance an aspiration for Biodiversity Net Gain to deliver 20% which was published earlier this year within the Hadleigh Neighbourhood Plan²; however, we acknowledge there is no requirement for this inclusion.

Policy HAR14 Light Pollution

The benefits to wildlife from minimising dark skies are suitably defined. Suffolk Wildlife Trust support this policy.

Summary

While not ambitious with its policies to support wildlife and nature recovery the draft Hartest Neighbourhood Plan is well-worded and provides strong guidance in how development should consider biodiversity. Suffolk Wildlife Trust support those policies noted above (which we consider fall within our charitable remit – we cannot comment on or support other policies which fall outside the remit of biodiversity and nature recovery).

Thank you for consulting Suffolk Wildlife Trust. If you have any further questions, please let us know,

Yours sincerely,

Alex Jessop
Planning & Advocacy Officer
planning@suffolkwildlifetrust.org

² <https://www.babergh.gov.uk/web/babergh/w/hadleigh-neighbourhood-plan>

(8) WATER MANAGEMENT ALLIANCE

E from: Water Management Alliance
Rec'd: 22 August 2025
Subject: RE: Consultation on R16 Hartest NP by Babergh DC

Good Morning,

Thank you for your Regulation 16 consultation on the Hartest Neighbourhood Plan. I can confirm that the Parish of Hartest lies outside the Internal Drainage District of the East Suffolk Water Management Board, as well as its wider [watershed catchment](#). Therefore, the Board has no comments to make.

Kind Regards,



Will Chandler BSc (Hons), MCIWEM
Senior Sustainable Development Officer
Water Management Alliance
m: 07826 940760 | dd: 01553 819630 | william.chandler@wlma.org.uk

Registered office: Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk, [PE30 5DD](#)
t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk
What3Words: [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

Our ref: NH/25/12593
Your ref: Hartest NhP R16

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

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

29 September 2025

Via email to: communityplanning@baberghmidsuffolk.gov.uk

Dear Sir/Madam,

1. **Consultation under Regulation 16 of Neighbourhood Planning (General) Regulations 2012 (as amended) – ends Fri 10 October 2025**
2. **The submission draft Hartest Neighbourhood Plan 2024 - 2037**

Thank you for your correspondence, received on 22 August 2025, for inviting National Highways' comments on the subject mentioned above.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In relation to the Hartest Neighbourhood Plan, our principal interest is in safeguarding the operation of the A14, which is part of the SRN.

We recognise that Neighbourhood Plans must be in general conformity with the strategic planning policies of the development plan, which in this case is Babergh and Mid Suffolk Joint Local Plan Part 1 1 (adopted in November 2023).

Following the Government's revised National Planning Policy Framework (NPPF) in December 2024, the Councils are also progressing with a full Joint Local Plan (JLP) to 2044, which has recently completed examination. We note that the Hartest Neighbourhood Plan runs to 2037, which does not coincide with the emerging JLP's end date.

Having reviewed the submission draft plan and supporting documents, including the Basic Conditions Statement (July 2025), National Highways considers that the limited scale of growth proposed across the Hartest Neighbourhood Plan area will not have a significant impact on the operation of the SRN. The plan area is geographically remote from the A14, and the proposed policies are unlikely to result in development that would materially affect the SRN.

We therefore have no specific comments to make on the draft policies or supporting documents. The Neighbourhood Plan does not appear to conflict with the requirements or aspirations of the adopted or emerging Joint Local Plan, and we raise no concerns in relation to the Basic Conditions tests under Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

We trust these comments are useful in the progression of the Hartest Neighbourhood Plan.

Yours sincerely,

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

(10) SPORT ENGLAND

E from: Planning.Central@sportengland.org
Rec'd: 15 September 2025
Subject: RE: Consultation on R16 Hartest NP by Babergh DC - ends Fri 10 Oct

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 103 and 104. 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>

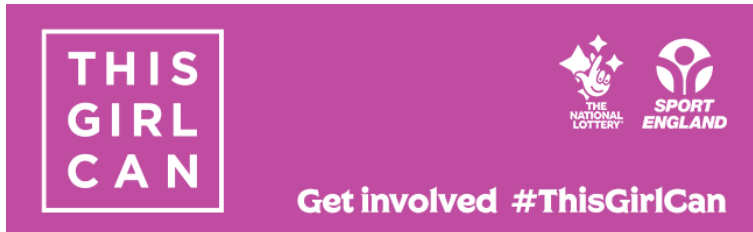
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

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](#)

(11) RESIDENT - BOTTOMLEY

Consultation Response Form ~ Hartest Neighbourhood Plan 2024 - 2037

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:	Ms Bottomley
Job Title (if applicable):	
Organisation / Company (if applicable):	
Address:	
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)

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

Paragraph No.	7.16	Policy No.	
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Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support	Yes	Oppose	
Support with modifications		Have Comments	

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

The significance of the special nature of the local landscape has been expressed in the Plan. I support this and in particular the Important Views and Settlement Gaps.

I would like to express my thanks to those who have compiled the Hartest Neighbourhood Plan over the years.

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

I would like to suggest an additional Important View. The view from Smithbrook Lane (beyond the existing buildings) towards the village centre looks south to a tributary of the river Glem and its surrounding woodland. Although this location is so close to the centre, the village is almost hidden behind the woodland. Only Cross Green is visible to the east. Smithbrook Lane is used frequently by walkers and the view is widely appreciated.

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

Normally, the appointed Examiner will consider all matters through the written representations. If necessary, they may hold a hearing [this may be a virtual meeting or a meeting held in person] to discuss a particular issue. If you consider that a hearing should be held, please explain why this is necessary.

The decision on whether or not 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 ...

Please indicate below (use X, or type Yes) if you wish to be notified by e-mail of:

Our publication of the Independent Examiners Report on this plan	
The 'making' (adoption) of the Hartest NP by Babergh District Council	

Please sign and date your response (a typed signature is acceptable)

Signed:	Dated: 3 October 2025
----------------------	------------------------------

(12) RESIDENTS – COOK & TURQUAND-YOUNG

Consultation Response Form ~ Hartest Neighbourhood Plan 2024 - 2037

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:	Mr Cook & Ms Turquand-Young
Job Title (if applicable):	
Organisation / Company (if applicable):	
Address:	
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)

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

Paragraph No.	5.10	Policy No.	
---------------	------	------------	--

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications	X	Have Comments	

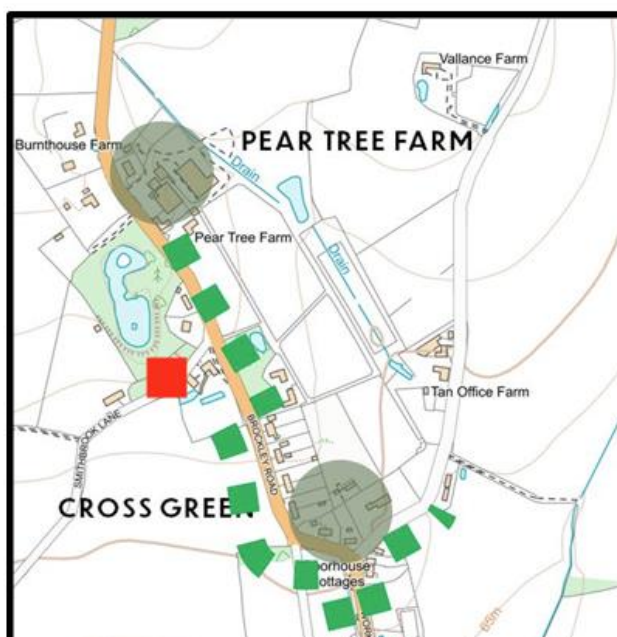
Please give details of your reasons for support / opposition / other comments:

The gaps described in paragraph 5.10 are a clear way of recognising the way space between settlements contributes to the intrinsic character of the Parish. As such, we support this. We would like to suggest a gap that should be added to the Plan, essentially a short continuation of the current proposal, detailed below.

If seeking changes, what improvements or modifications would you suggest?

We submit that the area highlighted in red on the map below should be added to the gaps shown in map 5 of the Plan. This is on the north side of Smithbrook Lane between Waylands and Smithbrook House, and is an undeveloped green and partially wooded gap, forming part of the boundary of the Conservation Area.

This piece of land forms part of the curtilage of Grade II listed Hartest Place and its undeveloped nature is part of the historic identity and composition of this part of the village - designated as a 'Green Lane'. It is a crucial demarcation between the homes along Brockley Road and the fields behind.



Map showing the proposed addition to the gaps along Smithbrook Lane.

Section Two: Your comment(s)

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

Paragraph No.	7.16	Policy No.	
---------------	------	------------	--

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications	X	Have Comments	

Please give details of your reasons for support / opposition / other comments:

Important views are key to preserving the landscape around the village that represents such a unique amenity for the whole community, and we support this. We would like to suggest an additional view that should be protected under paragraph 7.16.

If seeking changes, what improvements or modifications would you suggest?

The view from Smithbrook Lane towards the village and Somerton Road from the North is an expansive and unspoilt vista that encompasses part of the River Glem's path, historic fields and woodland. It is an important part of the setting of the village. This view is currently enjoyed recreationally by local and visiting walkers and cyclists and is an aspect of the village not represented by the currently suggested protected views.



[Image on previous page] Proposed protected view of Somerton Road towards the centre of the village from Smithbrook Lane.

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

Normally, the appointed Examiner will consider all matters through the written representations. If necessary, they may hold a hearing [this may be a virtual meeting or a meeting held in person] to discuss a particular issue. If you consider that a hearing should be held, please explain why this is necessary.

The decision on whether or not 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 ...

Please indicate below (use X, or type Yes) if you wish to be notified by e-mail of:

Our publication of the Independent Examiners Report on this plan	Yes
The 'making' (adoption) of the Hartest NP by Babergh District Council	Yes

Please sign and date your response (a typed signature is acceptable)

Signed:	Dated:04.10.2025
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(13) RESIDENTS - MORRISON

Consultation Response Form ~ Hartest Neighbourhood Plan 2024 - 2037

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:	Mr/s Morrison
Job Title (if applicable):	
Organisation / Company (if applicable):	
Address:	
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)

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

Paragraph No.	5.10	Policy No.	
---------------	------	------------	--

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications	X	Have Comments	

Please give details of your reasons for support / opposition / other comments:

We are supportive of the gaps between settlements as described in paragraph 5.10 as we believe that they are essential to maintaining the character of the Parish. We would like to propose an additional important gap is added to the Neighbourhood Plan.

We propose that an existing gap located on Smithbrook Lane (a designated 'Green Lane') between the rear of Waylands and Smithbrook House is added to Map 5 within the Plan. This gap separates the cluster of houses on Brockley Road and the sole house on Smithbrook Lane. The gap is a green space with a significant part of the land covered by a coppice.

Retention of the gap is important to maintain the character of the village. Historically this land has been connected to an adjacent Grade II listed house (Hartest Place) and is within the curtilage of this listed building. Additionally, this land and its coppice preserve the 'Green Lane' characteristics of Smithbrook Lane.

A map showing the proposed gap circled in red is set out below:



We have also included a photo of the lane from Brockley Road that shows the significance of this view through to the field beyond. You can see from the photo the relationship of this land (r/hand side) with Hartest Place (l/hand side).



We only moved to the village in December 2024 and hence were unaware of the previous consultation. We trust that this will not prevent this gap being identified and protected.

If seeking changes, what improvements or modifications would you suggest?

The gap outlined above is added to Map 5 of the Hartest Neighbourhood Plan.

Section Two: Your comment(s)

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

Paragraph No.	7.16	Policy No.	
---------------	------	------------	--

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications	X	Have Comments	

Please give details of your reasons for support / opposition / other comments:

We support the identification and protection of 'important views' outlined in paragraph 7.16. However, we consider that there are two further important views that should be protected. These are as follows:

- i) The view towards Hartest village and Somerton Road from Smithbrook Lane (a designated Green Lane). The view is a long distance one across the valley with little in the way of built form. The view is across fields to a significant wooded area extending for more than 700 metres along the course of the River Glem. A picture taken from Smithbrook Lane, illustrating this view below:



- ii) The view from Somerton Road, north towards Smithbrook Lane. Again, the view is a long distance one across the valley with built form only on the edge of the view (Brockley Road). The view contains the wooded area adjacent to the River Glem and additional wooded areas immediately to the north of Smithbrook Lane. A picture taken from Somerton Road is below:



A picture taken of this view from Smithbrook Lane (near the bridge) is also included:



Smithbrook Lane is used daily by many recreational walkers. The “amazing” views are regularly commented upon and accordingly should be protected.

We only moved to the village in December 2024 and hence were unaware of the previous consultation. We trust that this will not prevent these important views being identified and protected.

If seeking changes, what improvements or modifications would you suggest?
Adding the two views outlined in the section above to the Protected Views register (Map 7) in the Hartest Neighbourhood Plan.

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

Normally, the appointed Examiner will consider all matters through the written representations. If necessary, they may hold a hearing [this may be a virtual meeting or a meeting held in person] to discuss a particular issue. If you consider that a hearing should be held, please explain why this is necessary.

The decision on whether or not to hold a hearing is entirely at the discretion of the Examiner.

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

Please indicate below (use X, or type Yes) if you wish to be notified by e-mail of:

Our publication of the Independent Examiners Report on this plan	Yes
The 'making' (adoption) of the Hartest NP by Babergh District Council	Yes

Please sign and date your response (a typed signature is acceptable)

Signed:	Dated: 28.09.25
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(14) LAWSON PLANNING PARTNERSHIP LTD

E from: John Lawson
Rec'd: 27 August 2025
Subject: RE: Consultation on R16 Hartest NP by Babergh DC

Thank you for your consultation notification. Please note that we have no current instruction concerning this matter & therefore, will not be responding to the consultation exercise.

Many Thanks

John Lawson BA (Hons), MPhil, MRTPI

Managing Director

E: johnlawson@lppartnership.co.uk

LPP

CHARTERED
TOWN PLANNERS

Lawson Planning Partnership Ltd

884 The Crescent, Colchester Business Park,
Colchester, Essex CO4 9YQ
T: 01206835150 W: lppartnership.co.uk



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* * * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Sent: 22 August 2025 10:39
To: [...]
Subject: Consultation on R16 Hartest NP by Babergh DC - ends Fri 10 Oct

This e-mail has been sent on behalf of Robert Hobbs (Head of Strategic Planning - Planning Policy and Infrastructure)

Dear Sir / Madam,

Notice of consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 ~ The Hartest Neighbourhood Plan 2024 - 2037

We are contacting you because you are a statutory consultee, or because you or your client have previously expressed an interest in planning matters in the parish of Hartest, Suffolk.

Hartest Parish Council submitted their draft Neighbourhood Plan to Babergh District Council earlier this month. On Tuesday 26 August, we commence formal consultation on this draft Plan. Written comments are being invited on whether or not this Plan meets the [basic condition tests](#) against which it will be examined. These comments must arrive by no later than 4:00pm on Friday 10 October 2025.

Further details are set out in the attached letter. Also attached is a compressed file version of the submission draft Plan.

The draft Plan and the other submitted documents can also be found on our Hartest NP webpage:
<https://www.babergh.gov.uk/w/hartest-neighbourhood-plan>

Yours faithfully,

Paul Bryant
Neighbourhood Planning Officer | Planning Policy Team
Babergh & Mid Suffolk District Councils – Working Together

(15) HARTEST PARISH COUNCIL

Hartest Neighbourhood Plan

Parish Council response to comments submitted at Regulation 16 Consultation Stage

Body	Parish Council response
<p>SCC Councillor Richard Kemp</p> <p>Councillor Kemp supports the Plan</p>	<p>Councillor Kemp was consulted but did not respond at the most recent Regulation 14 consultation stage.</p> <p>Nothing further to add</p>
<p>Suffolk County Council</p> <p>SCC note a discrepancy in the title of the Important Views Assessment/Appraisal</p> <p>SCC note that Map 7 and the Village Inset Map both show a 13th view, which is not included in Map 1 or mentioned anywhere in the Appraisal.</p> <p>The County Council comments that Map 1 in the Views Appraisal does not include Views 6 & 7.</p> <p>The County Council identifies that paragraph 7.15 refers to a Landscape Character Appraisal whereas the submitted Appraisal is titled Character appraisal.</p> <p>The County Council notes that not all routes illustrated on Map 12 – Public Rights of Way are not on the Definitive Map and suggest an amendment of the map key to “Permissive routes with public access”.</p>	<p>Suffolk County Council commented at the most recent Regulation 14 consultation stage.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum.</p> <p>Unfortunately, it appears that an earlier version of the Appraisal was submitted that did not include View 13. It has been identified on the Submission Plan and has, therefore, provided the opportunity for people to comment on its inclusion in the Plan.</p> <p>The final version of the Appraisal that should have been submitted alongside the Plan included the correct map identifying these views on Map 1.</p> <p>Paragraph 7.15 can be amended to Character Appraisal at the Referendum stage without impacting on the Basic Conditions.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p>
<p>Babergh District Council</p> <p>The District Council suggests minor changes to a number of paragraphs and maps in the Plan.</p>	<p>Babergh District Council commented at the most recent Regulation 14 consultation stage.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p>

<p>The District Council identifies a typo in Policy HAR4</p> <p>The District Council has identified the same issues with the important views and supporting Appraisal as the District Council</p> <p>The District Council states that it would be helpful if the Plan included a list or table that gave the descriptive names for each view: eg 'View 1: View north east from Somerton Road' etc.</p> <p>Policy HAR11 – a suggested rewording or the first paragraph is suggested.</p> <p>The District Council suggests changing the title of chapter 11 to “Movement and Communications”</p> <p>The [District] Council suggests that Objective 7 could also be referenced at the start of this chapter.</p> <p>The District Council notes that Appendix 5 (Development Design Checklist) is not replicated from the Design Codes document.</p> <p>The District Council identifies that the Affordable Housing definition in the Glossary does not reflect the most recent NPPF.</p>	<p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p> <p>The Parish Council’s response is the same as to the comments from the County Council, above.</p> <p>This represents a departure from comments on previous neighbourhood plans elsewhere in the district and was not raised at the most recent pre-submission consultation. It is disappointing that it has been left to the submission stage to raise this matter.</p> <p>The Parish Council would support this rewording should the Examiner consider it necessary.</p> <p>The Parish Council would agree to this and is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p> <p>This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.</p>
<p>Historic England</p> <p>Historic England do not consider it necessary for Historic England to provide detailed comments at this time.</p>	<p>Historic England commented at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Natural England</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	<p>Natural England commented at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>

<p>Environment Agency</p> <p>The Environment Agency have no further detailed comments to make in relation to this plan.</p>	<p>The Environment Agency commented at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Suffolk Wildlife Trust</p> <p>The Wildlife Trusts suggests that locations of statutory and non-statutory wildlife sites as well as areas of priority habitat deciduous woodland and an area of priority habitat traditional orchard could be shown on a map.</p> <p>The Wildlife Trust suggests an amendment to Policy HAR7 to reference natural and <u>semi-natural</u> features.</p>	<p>Suffolk Wildlife Trust did not comment at the most recent pre-submission consultation.</p> <p>Given the propensity for areas to be designated as county wildlife sites outside the plan making system, it is considered that the inclusion of a map could result in the map being inaccurate during the lifetime of the Plan.</p> <p>The Parish Council considers that this is a matter for the Examiner to determine whether such a change is necessary to meet the Basic Conditions.</p>
<p>Water Management Alliance</p> <p>The Board has no comments to make.</p>	<p>The Water Management Alliance were consulted but did not comment at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>
<p>National Highways</p> <p>National Highways have no specific comments to make.</p>	<p>National Highways had no specific comments to make at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Sport England</p> <p>Sport England makes a number of general comments relating to planning for sport but do not make any specific comments on the neighbourhood plan.</p>	<p>Sport England were consulted but did not comment at the most recent pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Ms Bottomley</p> <p>Ms Bottomley puts forward a further important view, from Smithbrook Lane (beyond the existing buildings) towards the village centre looks south to a tributary of the river Glem and its surrounding woodland.</p>	<p>Ms Bottomley submitted comments at the most recent pre-submission consultation.</p> <p>Ms Bottomley suggested an important view at the most recent pre-submission consultation. This is now View 12 on Map 7 of the Submission Plan. It is unfortunate that this additional view was not submitted at the same time as it could have been assessed in the Views Appraisal. The Parish Council considers that this is a matter for the Examiner to determine whether inclusion of the</p>

	<p>specified view is necessary to meet the Basic Conditions and would have no objections to this.</p>
<p>Mr Cook & Ms Turquand-Young</p> <p>Mr Cook & Ms Turquand-Young propose a further important gap between settlements at Smithbrook Lane and an additional important view from Smithbrook Lane.</p>	<p>Mr Cook & Ms Turquand-Young did not submit comments at the most recent pre- submission consultation.</p> <p>Paragraph 5.10 of the draft Plan notes that “gaps between clusters of buildings outside the defined Settlement Boundary are features that they especially wish to see preserved.” Those clusters are identified on Map 5 and the various clusters are referred to elsewhere in the Plan as a distinct feature of the parish, notably in paragraph 2.3.</p> <p>The additional important gap suggested is not between an existing cluster but appears to be part of a n arable field that extends along the southern edge of Smithbrook Lane into open countryside. The Parish Council does not believe that this would meet the policy requirement of HAR 1 “to help prevent coalescence and retain the separate identity of the settlements.”</p> <p>In respect of the suggested additional important view, it is unfortunate that this view was not submitted at the pre-submission consultation stages, as it could have been assessed in the Views Appraisal. The Parish Council considers that this is a matter for the Examiner to determine whether inclusion of the specified view is necessary to meet the Basic Conditions and would have no objections to this.</p>
<p>Mr/s Morrison</p> <p>Mr/s Morrison propose that an existing gap located on Smithbrook Lane (a designated ‘Green Lane’) between the rear of Waylands and Smithbrook House is added to Map 5 within the Plan. This gap separates the cluster of houses on Brockley Road and the sole house on Smithbrook Lane.</p>	<p>Mr/s Morrison did not submit comments at the most recent pre-submission consultation.</p> <p>Paragraph 5.10 of the draft Plan notes that “gaps between clusters of buildings outside the defined Settlement Boundary are features that they especially wish to see preserved.” Those clusters are identified on Map 5 and the various clusters are referred to elsewhere in the Plan as a distinct feature of the parish, notably in paragraph 2.3.</p>

<p>An additional important view is proposed from Smithbrook Lane, as illustrated by submitted photographs, but the location of the viewpoint is not identified on a map.</p>	<p>The additional important gap suggested is not between an existing cluster but is, as stated, separating “the cluster of houses on Brockley Road and the sole house on Smithbrook Lane”. The Parish Council does not believe that this would meet the policy requirement of HAR 1 to “help prevent coalescence and retain the separate identity of the settlements.”</p> <p>In respect of the suggested additional important view, it is unfortunate that this view was not submitted at the pre-submission consultation stages, as it could have been assessed in the Views Appraisal. The Parish Council considers that this is a matter for the Examiner to determine whether inclusion of the specified view is necessary to meet the Basic Conditions, and would have no objections to this.</p>
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