
Hintlesham and Chattisham

NEIGHBOURHOOD PLAN
2025-2040



CONSULTATION STATEMENT

HINTLESHAM AND CHATTISHAM PARISH COUNCIL
August 2025

Prepared for Hintlesham and Chattisham Parish Council by
Places4People Planning Consultancy
January 2026



CONTENTS

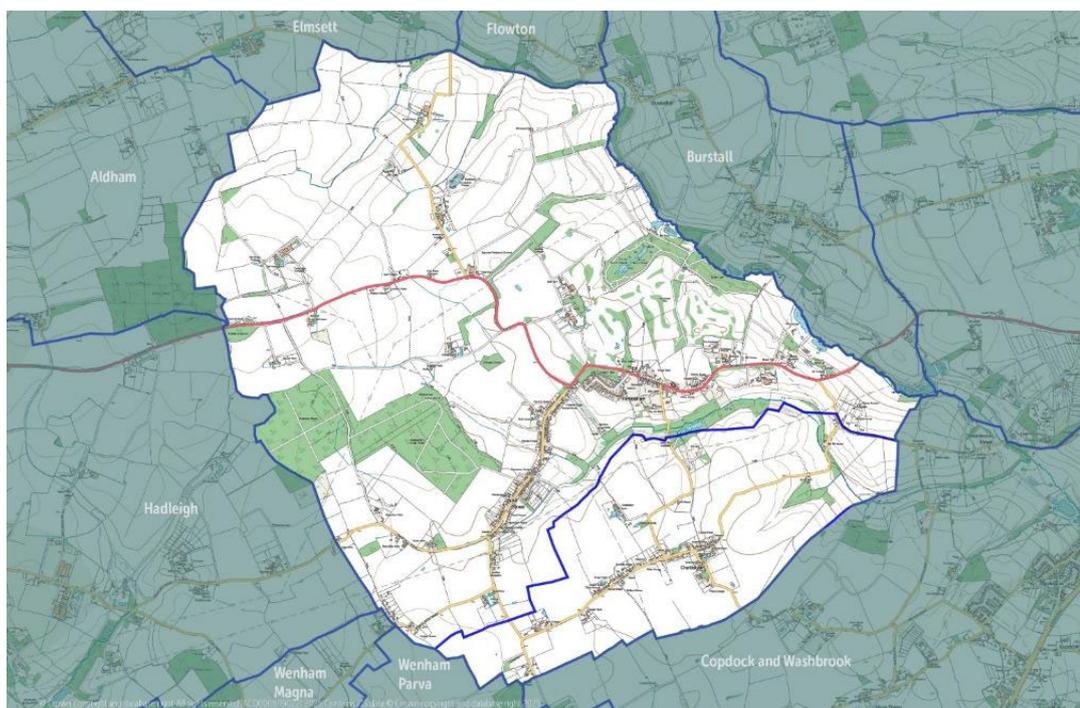
1. Introduction	3
2. Background to the Preparation of the Neighbourhood Plan	4
3. Regulation 14 Pre-Submission Consultation	6
4. Pre-Submission Consultation Responses	7
Appendix 1 - Pre-submission consultation leaflet	8
Appendix 2 – January 2024 Drop-in Event Display	12
Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation	27
Appendix 4 – Statutory Consultee Consultation Notice	29
Appendix 5 – Summary of Responses to Consultation Questions	30
Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes	36
Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications	112

1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Hintlesham and Chattisham Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of engagement and consultation with residents of Hintlesham and Chattisham as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan’s direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.
- 2.2 In April 2024 the Parish Council joined a Babergh District Council initiative to produce a “People and Place Plan”, intended to provide communities with a simpler and more accessible way to set out priorities and preferences for their local area. It was originally intended that, when complete, our People and Place Plan would have a say in future planning decisions in our Parishes. The finished Plan would be a statement of the things we as a community felt strongest about, and wanted the District Council to take into account when they consider planning applications. It would be a quicker and less complicated process than preparing a neighbourhood plan.
- 2.3 However, having carried out an initial residents’ survey, the Parish Council realised that a People and Place Plan would not carry the full weight that a neighbourhood plan would when planning applications in the area are decided. The Parish Council therefore decided to convert the work into a neighbourhood plan which must be taken into account when planning applications in the parishes are considered.
- 2.4 On 9 January 2025, Hintlesham & Chattisham Parish Council submitted an application to define the neighbourhood plan area boundary, covering the parishes of Hintlesham and Chattisham. The Neighbourhood Area was designated by Babergh District Council on 24 January 2025 and is illustrated overleaf on Map 1.



Map 1 - The Neighbourhood Plan Area

- 2.5 Later in January 2025 an Information Event was held at the Village Hall to provide residents with information about neighbourhood plans and why the Parish Council had chosen to pursue the preparation of one for the parishes.



INFORMATION EVENT

Village Hall

Saturday 11 January

10.00am to 2.00pm

Hintlesham & Chattisham Neighbourhood Plan

PTO

- 2.6 The Parish Council website has contained information about the Neighbourhood Plan throughout its preparation and the Hintlesham and Chattisham Village Link newsletter has carried regular updates throughout the process so far.
- 2.7 The content of the Neighbourhood Plan has also been informed primarily by the outcomes of the residents' survey which highlighted ten key topic areas that the Parish Council considered required further debate and consideration as to future changes. Those topic areas are illustrated below:

Village Identity	Housing Growth	Location of Development
<ol style="list-style-type: none"> 1. Retaining separation between Hintlesham and Chattisham 2. Retaining linear nature of the villages and current scale and design of houses 	<ol style="list-style-type: none"> 3. Amount of housing 	<ol style="list-style-type: none"> 4. Considering locations for future housing
Traffic and Travel	Recycling	Community Shop
<ol style="list-style-type: none"> 5. Poor bus services 6. Traffic speed 7. Road maintenance 8. Street lighting 	<ol style="list-style-type: none"> 9. Future options 	<ol style="list-style-type: none"> 10. Options for delivery

- 2.8 On 10 July 2025 the Parish Council considered the draft and approved it for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). That consultation and its outcomes form the main focus of this Consultation Statement.

3. Regulation 14 Pre-Submission Consultation

- 3.1 The statutory consultation commenced on 2 August 2025 and lasted for eight weeks to 26 September (inclusive) allowing for the potential for people being away during the holiday period.

How we publicised the consultation

- 3.2 The consultation was publicised by a summary leaflet (reproduced in Appendix 1) that was distributed to every household and business in the parish. The leaflet summarised the main purpose and content of the Plan and ensured recipients were informed as to how the actual Plan could be viewed and how they could comment on it. The consultation was also launched with a well-attended drop-in event held at the Village Hall on 2 August. The display boards for the drop-in event are included as Appendix 2 of this Statement.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from specified parish councillors, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form was produced, with paper copies of the form being available at the drop-in event and the same councillors.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list of bodies consulted is shown in Appendix 3 and the email content used to notify them is included at Appendix 4.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

5.1 A total of 48 people or organisations responded to the Pre-Submission Consultation as listed below.

The following individuals or organisations submitted comments:

A Eaton	J Main	P Whitbread
A Parkinson	J Whyman	R & J Davies
C Bates	J&M Cox	R Chase
C Leney	K Curtis	R Luxmoore-Styles
D Chase	L Cole	R Olson
D Coe	L Kellett	S Coupland
D Marsh	L Lidstone	S Lee
E Harvey	M Engle	S Lyster
E Lloyd	M Langton	S Parry
E Russell	M Luxmoore-Styles	S Ramsey
G Beck	M Parkinson	S Willcox
G Main	P Eaton	W Ramsey
H Taylor	P King	

Babergh District Council
Environment Agency
Historic England
Natural England
National Gas

Suffolk County Council
Sport England
Suffolk Preservation Society
Suffolk Wildlife Trust
Water Management Alliance

5.2 A summary of the responses to questions as to whether the individual policies, community aspirations and general content is illustrated in Appendix 5. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 6 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

HINTLESHAM AND CHATTISHAM NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



**Consultation Drop-in Event
Community Hall**

**Saturday 2 August
10.00am to 1.00pm**

**HINTLESHAM AND
CHATTISHAM PARISH COUNCIL**

Your Parish Council has been preparing a neighbourhood plan.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Friday 1 August** and will last until **Friday 26 September**, a period of **8 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. The planning policies within them only apply to matters that require planning permission. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation. Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given an opportunity to vote whether the Plan should be used by Babergh District Council and any future council when deciding planning applications in the parishes.

The recently announced proposals to restructure local government in Suffolk will not make any difference to the future use of the Plan. It is prepared under separate regulations and has to be used by whatever body is in place that takes decisions on planning applications

Our Neighbourhood Plan covers the following key themes:



The draft Plan contains 13 planning policies. These will be used in deciding planning applications.

In addition, the Plan contains "community actions" addressing non-planning concerns that were raised when we surveyed residents in the Autumn of 2024.

The Plan starts with a Vision:

In 2041 Hintlesham and Chattisham will remain as two separate villages where development has reflected the linear form and character of these settlements as well as the distinct qualities of the landscape. Services, facilities and infrastructure will have been maintained and improved and the highways and transport networks will have been improved to meet the needs of residents.



VILLAGE DEVELOPMENT LOCATIONS

The Plan **does not allocate new sites for development**. It updates the Settlement Boundaries for each village (illustrated below) to take account of development that's taken place since they were designated in 2006.

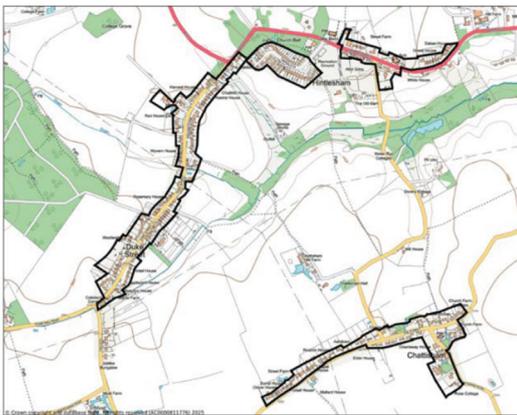
Settlement boundaries help contain development and prevent encroachment into the countryside.

Development within a Settlement Boundary is supported where it would not have a detrimental impact on the amenity of residents, the natural and historic environment, infrastructure and highways.

The Plan supports the principle of the development of small "infill" homes within a Settlement Boundary where they:

- i. are within an existing frontage;
- ii. would not result in "backland" development; and
- iii. would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

Outside a Settlement Boundary, priority will be given to protecting the countryside from inappropriate development. The Parish Council will resist the allocation of sites for housing estates to the rear of existing homes in Babergh's forthcoming Local Plan.



The Settlement Boundary

HOUSING

The area has a high proportion of 4-bedroomed homes when compared to Babergh district. This does not help those wanting to buy their first home or to downsize. New homes with 1 or 2 bedrooms within a Settlement Boundary will be supported.

Average house prices across Babergh are 10 times the average household income, making it difficult for people to get on the housing market. A national planning policy exists to allow, as an exception, affordable housing sites to be built outside of, but well connected to, a Settlement Boundary. The Neighbourhood Plan amplifies this approach to ensure that such a scheme stays affordable for all time and the homes are for people with a local connection that cannot buy or rent in the village at open market prices.

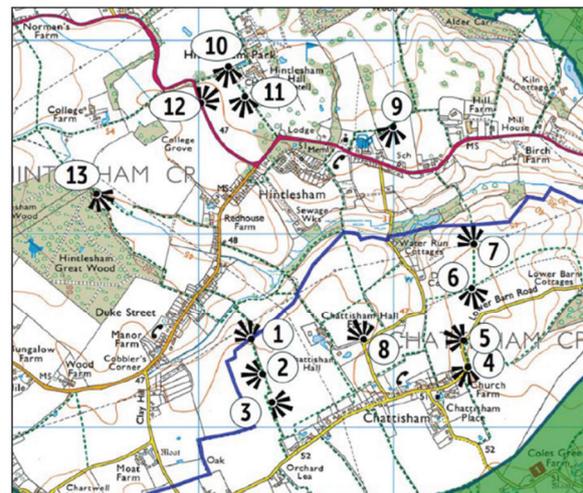
Community Land Trusts can be established to develop affordable housing specifically for local people and the Parish Council will work with landowners and interested residents to establish such a Trust.

NATURAL ENVIRONMENT

Hintlesham Woods are designated as a Site of Special Scientific Interest, being of national importance.

The Plan:

- seeks to ensure that the distinct landscape characteristics of the area are maintained and improved.
- seeks to protect wildlife habitats and ensure that development provides a net gain in biodiversity.
- protects important views, illustrated below.
- designates "Local Green Spaces" which will be protected from being developed at:
 1. Hintlesham Recreation Ground and Play Area
 2. Hintlesham Allotments
 3. Hintlesham Churchyard
 4. Timperleys Open Space
 5. Chattisham Play Area
 6. Chattisham Churchyard
 7. Green at entrance to Chattisham Church



Important Views

BUILT ENVIRONMENT, HERITAGE & DESIGN

There is one scheduled monument and 26 listed buildings in the parishes, but no conservation area. Both Chattisham and Hintlesham have primarily developed in a “linear” form fronting existing roads. There is little in the way of housing estates.

The Plan:

- designates a “Special Character Area” in recognition of the distinct qualities of the areas around Chattisham Church. It means that planning applications in this area will need to take account of its distinct characteristics.
- provides a policy for the consideration of the design of new development.
- includes a policy to ensure that development does not contribute to surface water flooding.
- includes a policy to prevent light pollution arising from development.



Special Character Area Map

SERVICES & FACILITIES

The Plan seeks to prevent existing services and facilities from being lost, including The George PH, Forge Garage, the Primary School and Hintlesham Hall.

The Plan also includes ambitions to establish a community shop and improve recycling facilities

HIGHWAYS & TRAVEL

Most highway improvements do not require planning permission and so the Plan does not contain any planning policies that address highways and travel. However, there is a chapter dedicated to supporting and encouraging safe and sustainable transport, including walking, cycling and public transport and to minimise the impact of vehicles passing through the village.

HOW TO COMMENT

The full version of the Plan will be available to download at

<https://hintleshamandchattisham-pc.gov.uk/> from Friday 1 August, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the drop-in event on 2 August and will remain at the Community Hall to view when it is open. Requests to view the paper copy of the Plan can be made by emailing HCPeoplePlacePlan@outlook.com OR by contacting Diane Chase on 01473 652359

Drop-in Events

We'll be at the Community Hall on Saturday 2 August between 11.00 am and 1.00 pm where you'll be able to find out more about the Plan and view information boards.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

You can also collect a paper response form at the Drop-in Event or from the venues and contact listed above.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

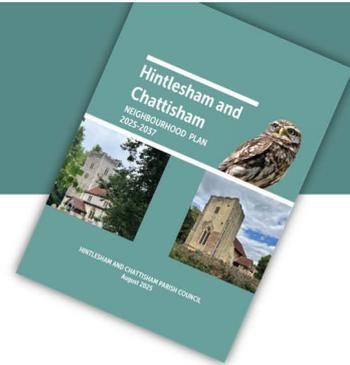
COMMENTS MUST BE RECEIVED BY FRIDAY 26 SEPTEMBER- WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

Appendix 2 – Pre-Submission Consultation Event Display

Welcome

Thanks for sparing time to visit the Neighbourhood Plan consultation.

This display will explain what a Neighbourhood Plan is, what's in the draft Plan and how you can comment



What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning Babergh District Council and Planning Inspectors will have to take note of what it says when considering planning applications.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.



WE NEED YOUR VIEWS BY FRIDAY 26 SEPTEMBER

**Even if you've commented before, it is important that you tell us what you think of the Plan
Why not comment as you go round by accessing the comments form from your mobile phone
using the QR code?**

The Process

How the Plan is prepared

There are several stages that must be completed, as illustrated. These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Neighbourhood Plans...

- have to be prepared in line with Government Regulations.
- are prepared by the Parish Council as the “responsible body”, but support is needed from residents and experts to produce a Plan that provides a solid framework to guide how the area evolves over future years.

Frequently Asked Questions

What can a neighbourhood plan cover?

Although Plans have to focus on planning matters (things that needs planning permission) they can include non-planning topics to address areas of concern or ambitions of the community.

How are they used?

When a planning application is decided, the District Council starts with looking at what the Local Plan and Neighbourhood Plan says about how proposals should be considered.

Likewise, if a planning application is refused and the applicant appeals the decision, Government Planning Inspectors must take the same approach

What about the current proposals to reorganise local government in Suffolk?

Neighbourhood and Local Plans are prepared outside the structure of local government. Regardless of what happens with the District Council, the new authority will have to use the Neighbourhood Plan when making decisions on planning applications.

What if we don't prepare a Plan?

Planning decisions will continue to be made by the District Council without having locally based evidence and policies to inform the decision.

For example, they do not have locally specific design guidance for new development or identified important views that could be harmed by development.

Who else has prepared a Neighbourhood Plan?

Locally, Neighbourhood Plans have been, or are being, prepared in the following settlements:

- Sproughton
- Copdock and Washbrook
- Elmsett
- Hadleigh
- Aldham
- Whatfield
- Capel St Mary
- Bentley
- East Bergholt
- Tattingstone



Vision and Objectives

VISION

In 2041 Hintlesham and Chattisham will remain as two distinct villages where development has reflected the linear form and character of these settlements as well as the distinct qualities of the landscape. Services, facilities and infrastructure will have been maintained and improved and the highways and transport networks will have been improved to meet the needs of residents.

To deliver the Vision, the Plan has the following Objectives

Development Location

1. Retain the separation between Hintlesham and Chattisham and with other nearby settlements.
2. Maintain the linear built form of the settlements and avoid backfill development.

Housing

3. Ensure that the amount and type of new housing meets the needs of the villages.
4. Enable opportunities for the provision of affordable housing to meet the needs of those with a connection to the Plan Area.

Natural Environment

5. Protect and enhance the landscape character of the Plan Area including green spaces, woodland and watercourses.
6. Deliver net gains to the extent and quality of natural habitats and biodiversity.

Historic & Built Environment

7. Conserve and enhance the villages' heritage assets.
8. Ensure that new development is designed in a way that reflects local character.
9. Reduce the environmental impact of new development through the incorporation of measures that reduce energy and water use and maintain the area's dark skies.

Services & Facilities

10. Protect and improve the level of services and facilities.

Highways & Travel

11. Support and encourage safe and sustainable transport, including walking, cycling and public transport.
12. Minimise the impact of vehicles passing through the village.

The Plan contains:

Planning Policies that will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

The Plan also addresses issues raised by residents and includes "Community Actions" which cover non-planning matters.

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Board 4

Development Location

Context

Settlement boundaries are a planning policy tool that help to manage the spread of towns and villages into the open countryside.

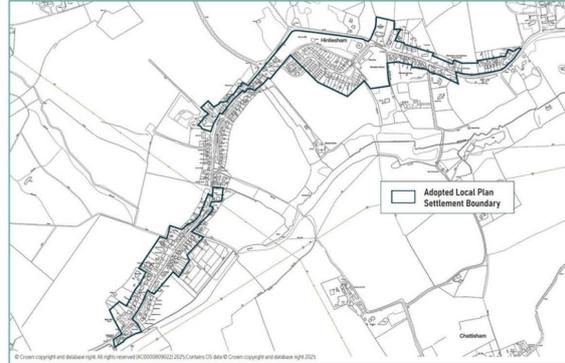
Where they are defined in a local or neighbourhood plan, the principle of development within them is supported while development proposals outside a settlement boundary is only supported in exceptional circumstances.

It is a planning designation only and has no administrative relevance. The boundary does not necessarily reflect land ownership or parish boundaries and may not align to the curtilage of dwellings.

The settlement boundary is used as a policy tool reflecting the area where a set or sub-set of plan policies are to be applied.

Settlement boundaries are reviewed every time a local plan or neighbourhood plan is prepared and are amended to include site allocations made in those plans that form an extension to the built-up area boundary.

- The current Settlement Boundary for Hintlesham was originally defined in the 2006 Babergh Local Plan as illustrated on the Map.
- There is currently no Settlement Boundary for Chattisham
- The Neighbourhood Plan has updated the Hintlesham Settlement Boundary
- A Settlement Boundary is also defined for Chattisham
- The new Settlement Boundaries reflect the extent of existing residential properties, as illustrated on the maps to the right.
- In line with national and local planning policies, the Plan supports proposals for development within a Settlement Boundary where they do not have a detrimental impact on heritage and landscape designations, the amenity of existing residents and infrastructure.
- Outside the Settlement Boundary, proposals for new buildings will have to be accompanied by a Landscape Visual Impact Appraisal and priority will be given to protecting the countryside from inappropriate development.



Policy H&C 1 – Development Location

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1. The focus for new development will be within the defined Settlement Boundaries, as shown on Maps 4 and 5 and the Policies Map, where the principle of development is accepted. Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations.

The adopted Local Plan states:

“Outside of the settlement boundaries, development will normally only be permitted where:

- a) the site is allocated for development, or*
- b) it is in accordance with a made Neighbourhood Plan, or*
- c) it is in accordance with one of the policies of this Plan listed in Table 5; or*
- d) it is in accordance with paragraph 80 of the NPPF (2021).”*

By way of clarification as to how this applies to Hintlesham and Chattisham, at the time of preparing the Neighbourhood Plan:

- There are no sites allocated for development in either parish;
- The Neighbourhood Plan does not allocate sites for development but proposals outside the Settlement Boundaries identified Policy H&C 1 will also be considered in the context of the policies in the Neighbourhood Plan;
- Table 5 of JLP1 identifies the Local Plan policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Local and Neighbourhood Plan; and
- Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2023) applies to specific circumstances where a dwelling in the countryside would be supported.

Table 5 of the Local Plan and paragraph 84 of the NPPF are reproduced in Appendix 1 of the Neighbourhood Plan.

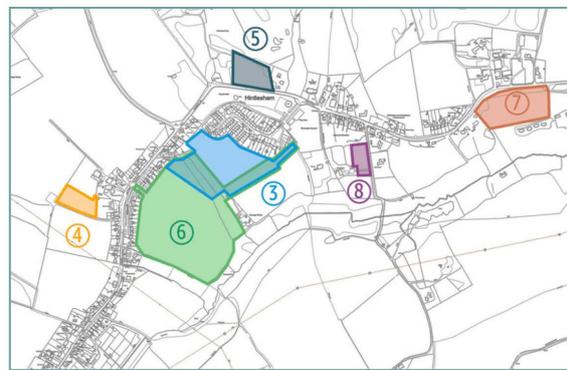
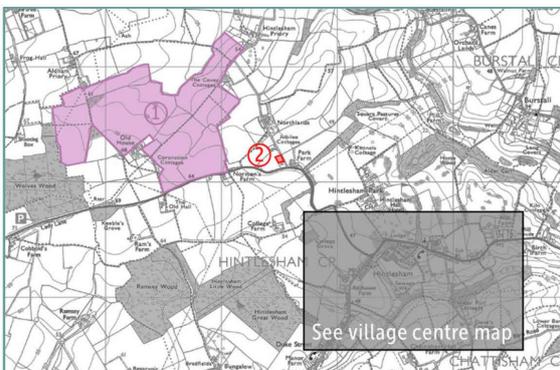
The Neighbourhood Plan Settlement Boundaries



DO YOU SUPPORT THE POLICY?

New Babergh Local Plan

- You are probably aware that the government has announced a need to deliver much more housing across the UK to meet needs.
- For Babergh, it means increasing house building from the current target of 416 new homes a year across the district to 775 a year. **That's an 86% increase.**
- Babergh District Council have announced that they are commencing the preparation of a new Local Plan which will identify where growth will happen in the period over at least the next 20 years.
- Connected to the new Local Plan, Babergh will be firming up a housing requirement for neighbourhood plan areas in the coming months
- At the time of preparing the Neighbourhood Plan the implications of this level of growth on the Neighbourhood Area had yet to be determined.
- The preparation of the new Joint Local Plan will provide an opportunity to determine a "settlement hierarchy" across the district and, with it, the sustainable distribution of housing growth.
- The Parish Council acknowledges that Hintlesham and Chattisham could be required to play its part in accommodating an element of the housing growth which is likely to have to be located on sites outside the Settlement Boundaries defined in this Plan.
- The identification of such sites will take place through the Local Plan preparation process or as a result of a review of this Neighbourhood Plan.
- The District Council conducted a "call for sites" in January 2024 which resulted in the eight sites illustrated being put forward by landowners or developers.
- At the time of preparing the Draft Neighbourhood Plan, the District Council had yet to publish an assessment of the suitability of these sites for development.
- The fact that sites have been submitted does not mean that Babergh would allocate them in the Local Plan.



Going forward, the Parish Council will continue to advocate that any development in the Neighbourhood Area should be linear in nature and the allocation of sites behind existing homes for development will be strongly resisted.

Community Action 1 – Future Development

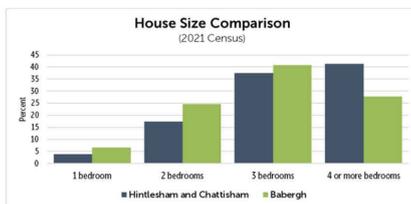
The Parish Council will not support the allocation of sites for housing estates in the Local Plan to the rear of existing dwellings in either village but will advocate new development continuing the present linear form.

DO YOU SUPPORT THE COMMUNITY ACTION?

Housing

Context

- **The Neighbourhood Plan does not identify any new sites for housing**
- When compared with Babergh as a whole, Hintlesham and Chattisham have a significantly higher proportion of four-bedroomed homes, as illustrated in the chart.
- There may be opportunities for the development of suitable small infill plots within the Settlement Boundary.
- It is recognised that infill housing proposals can potentially harm the character of an area unless carefully designed or where it is proposed on unsuitable sites such as those which are too small.
- "Backland" housing development will not be supported.



Policy H&C 2 – Housing Development

Within the Settlement Boundaries, as defined on the Policies Map, there is a general presumption in favour of housing development comprising small infill dwellings, where proposals:

- are within an existing frontage;
- would not result in backland development; and
- would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

Policy H&C 3 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Neighbourhood Area. Planning proposals will be supported where development provides 1 and 2 bedroom dwellings suitable to meet the needs of first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation. Where development is proposed on large plots, proposals that deliver two small dwellings rather than one larger dwelling will be supported.

Affordable Housing

- Housing affordability remains an issue for many.
- Average house prices across Babergh are 10 times the average household income, making it difficult for people to get on the housing market. A national planning policy exists to allow, as an exception, affordable housing sites to be built outside of, but well connected to, a Settlement Boundary. The Neighbourhood Plan amplifies this approach to ensure that such a scheme stays affordable for all time and the homes are for people with a local connection that cannot buy or rent in the village at open market prices.

Policy H&C 4 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including community led developments (as defined by the NPPF) on rural exception sites outside but well connected to the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- remains affordable in perpetuity; and
- is for people that are in housing need because they are unable to buy or rent properties in the village at open market prices; and
- is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh District.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

Community Land Trusts can be established to develop affordable housing specifically for local people and the Parish Council will work with landowners and interested residents to establish such a Trust.

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment, and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- that no other means of funding the construction of the affordable homes is available; and
- the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Community Action 2 – Community Land Trust

The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Hintlesham and Chattisham

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTION?

Natural Environment

Context

- Hintlesham Woods are classified as ancient woodland and designated as a Site of Special Scientific Interest. There are no other nationally or locally designated sites present in the Neighbourhood Area, including County Wildlife Sites.
- There are some "priority habitats across the Neighbourhood Area, primarily deciduous woodland which is supplemented by small areas of traditional orchard.
- The landscape of the parishes falls within three defined areas identified in the Suffolk Landscape Appraisal, namely ancient estate claylands, ancient plateau claylands and rolling valley farmlands.
- Given the character of the landscape setting of the built-up areas of the villages, it is important that any new development does not harm the rural character of the area.

Policy H&C 5 - Protecting Landscape Character

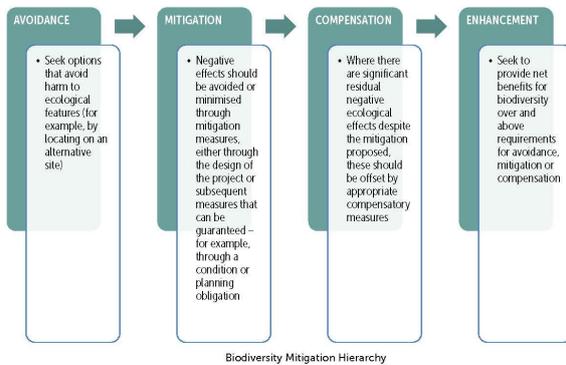
To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, proportionate to the proposal demonstrate:

- how the landscape characteristics of the site and its vicinity have informed the design of the proposal; and
- how the proposal has regard to, conserves and enhances, the rural and landscape character and the setting of the built-up areas of the parish, having regard to Joint Babergh and Mid Suffolk Landscape Guidance 2015 or any successor documents.

Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.

Biodiversity

- Residents were asked how important they think it is to protect local wildlife, trees and hedgerows, where 0 is not important and 100 is very important.
- Of the 60 responses to the question, the average ranking was 96, indicating that the majority consider the protection of local wildlife, trees and hedgerows to be very important.
- New national regulations now require specified developments to provide a 10% net gain in biodiversity on sites.



Policy H&C 6 – Biodiversity and habitats

Development proposals should avoid the loss of, or significant harm to, priority habitats.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:

- The creation of new natural habitats including ponds, hedgerows and natural boundary treatments;
- The planting of additional native trees and hedgerows of local provenance (reflecting the character of the Neighbourhood Area's ancient woodland and hedgerows); and
- Restoring and repairing fragmented biodiversity networks. In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.

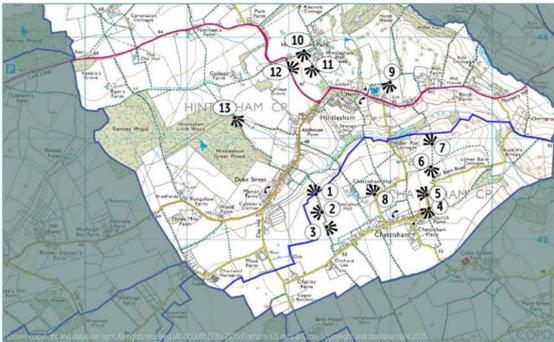


DO YOU SUPPORT THESE POLICIES?

Natural Environment

Important Views

- Important views looking towards the built-up areas of the village have been identified and assessed.
- These are the views that, due to the planning strategy identified in Policy H&C1, are most likely to be impacted by development.
- Planning applications outside the Settlement Boundaries should be accompanied by an assessment that demonstrates how the key features of the important views will be protected in all seasons.



Policy H&C7 - Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape features of these views.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the buildings' scale, materials and location, on the key features of the views.



Green Spaces

National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.

Such designations rule out new development other than in very special circumstances.

The Plan identifies eight sites that meet the national criteria, as illustrated on the maps

Policy H&C 8 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and are identified on the Policies Map:

1. Hintlesham Recreation Ground and Play Area
2. Hintlesham Allotments
3. Hintlesham Churchyard
4. Timperleys Open Space
5. Chattisham Play Area
6. Chattisham Churchyard
7. Green at entrance to Chattisham Church
8. Church Belt Community Woodland

Development in the local green spaces will be consistent with national policy for the Green Belt.



DO YOU SUPPORT THESE POLICIES?

Built Environment and Design

Context

- There is one scheduled monument (Moat at Moat Farm) and 26 listed buildings in the parishes, but no conservation area.
- Both Chattisham and Hintlesham have primarily developed in a "linear" form fronting existing roads.
- There is little in the way of housing estates.

Chattisham Special Character Area

- The area around the church in Chattisham displays many built and natural assets which, combined, have distinct qualities that warrant protection.
- In the light of these special qualities, the Neighbourhood Plan designates the areas, as identified on the map, as a Special Character Area.
- **The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.**



Policy H&C 9 – Chattisham Special Character Area

A Special Character Area is identified on the Policies Map. Within the Special Character Area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified area as illustrated on Map 8.

Development proposals which would cause unacceptable harm to the character and appearance of the Special Character Area will not be supported.

Development Design

- The design and locations of individual buildings, in particular, can have a significant impact on residents' lives if careful consideration is not given to the potential impact.
- National planning policy provides some general principles that development proposals in the Neighbourhood Area are expected to conform to as appropriate to the develop proposed.

National Principles:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



DO YOU SUPPORT THESE POLICIES?

Policy H&C 10 – Development Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment, having regard to the development principles set out in paragraph 135 of the NPPF.

Proposals will be supported where they:

- recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain the sense of place and character of the three distinct parts to the Parish;
- do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - any heritage assets of the site and its surroundings; and
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- produce designs that respect the character, scale and density of the locality;
- produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot (excluding rear gardens) and that spaces and garages meet the adopted minimum size standards set out in the Suffolk Guidance for Parking (2023) or subsequent guidance;
- wherever possible ensure that development faces on to existing roads;
- do not result in water run-off that would add-to or create surface water flooding;
- where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted Suffolk Guidance for Parking (2023) or subsequent guidance;
- provide off-street electric vehicle charging points in accordance with the Suffolk Guidance for Parking (2023) or subsequent guidance.

Built Environment and Design

Flooding

- There are few areas that are at risk from river flooding.
- Some areas are prone to surface water flooding as a result of run-off during heavy periods of rain, in particular in locations on Duke Street and Pond Hall Road.
- For all development, regardless of whether the site is within a flood zone or area susceptible to surface water flooding, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner.
- The installation of grey water recycling and rainwater and stormwater harvesting within schemes will be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.

Policy H&C 11 – Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily-accessible maintenance can be achieved.

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.

Light Pollution

- The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the area.
- Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.
- It is acknowledged that domestic outdoor security lighting does not require planning consent.
- It is essential that, where lighting forms an element of a development, it should be designed in such a manner that will not create light pollution or have a detrimental impact on highways and the amenity of residents.

Policy H&C 12 – Minimising Light Pollution

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.

Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a frequency (spectrum) of illumination to reduce wildlife impact.

The lighting should only be operational during times when it is essential for the operation of the business and out of operational hours security trigger lighting should be installed.

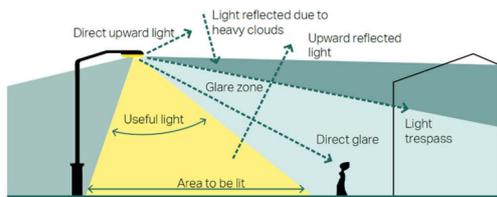


Diagram to illustrate the different components of light pollution and what 'good' lighting means for dark skies. Source: AECOM Urban Design consultants



DO YOU SUPPORT THESE POLICIES?

Services and Facilities

Community Facilities

- Community services and facilities in the village make an important contribution towards maintaining the needs of residents and in reducing the need to travel.
- The retention of facilities and services is essential to the livelihood of the village and helps reduce rural isolation and social exclusion. The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the day-to-day needs of current and future residents.
- Babergh's Local Plan sets out how proposals for the provision of new or expanded services and facilities will be considered and also states that proposals "involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;
 - a. Compensatory provision of an alternative or improved facility will be provided in an equally accessible or improved location or
 - b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role in its current or future form and it is not needed for an economically viable alternative community use."



Policy H&C 13 – Loss of Services and Facilities

Proposals that would result in the loss of the following community facilities or premises, as identified by the Policies Map, will be considered in the context of Policy LP 28 of the Joint Local Plan:

Hintlesham

1. Primary School
2. Community Hall
3. The George public house
4. Forge Garage car sales and servicing
5. St Nicholas' Church
6. Playing Field including Play Area
7. Telephone Box library
8. Allotments
9. Hintlesham Hall Hotel and Spa
10. Hintlesham Golf Course

Chattisham

11. Playing Field
12. All Saints and St Margaret Church
13. Telephone Box library



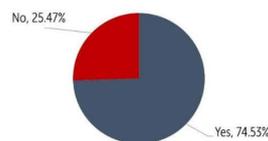
Community Shop

- The Residents' Survey identified support for the establishment of a Community Shop run by volunteers.
- Such an initiative has recently been opened in Elmsett and the Parish Council is exploring mechanisms for creating one in Hintlesham.

Community Action 3 – Community Shop

The Parish Council will work with charitable organisations and property owners to try and establish a community shop in Hintlesham.

Would you like to see a Community Shop run by volunteers



Recycling Facilities

- The Residents' Survey also identified a need for additional recycling facilities in the parishes.
- It is important that any new or expanded facilities do not have a detrimental impact on nearby residents by way of noise or smell and the Parish Council will seek to explore the provision of additional recycling options.

Community Action 4 – Recycling Facilities

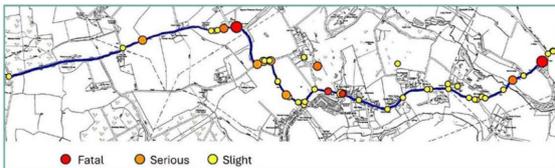
The Parish Council will work with the Community Council to identify a suitable location for the provision of additional recycling facilities at the Community Hall.

DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?

Highways and Travel

Context

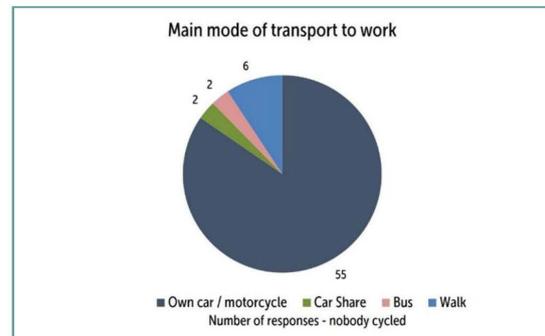
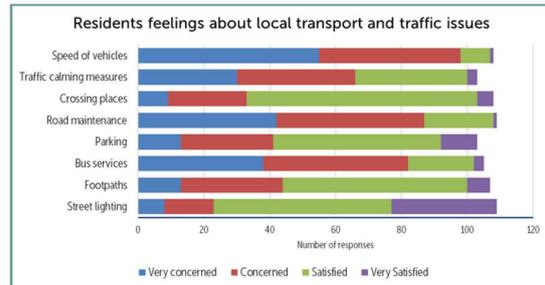
- Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.
- Improvements are therefore reliant on the County Council's Highways Department for investment in projects.
- Hintlesham is located on the A1071 which provides the main road between Ipswich, the A14 and A12 trunk roads and the towns of Hadleigh and Sudbury to the west. The Department of Transport publish details of traffic accidents, as illustrated on the map.



- There is a suitable school bus service in Hintlesham but the public bus service is not sufficient to enable residents to live or work in the area without cars.
- An enhanced service is thoroughly supported by the Residents' Survey, where over 80% of respondents were concerned or very concerned about bus services,

The Local Plan

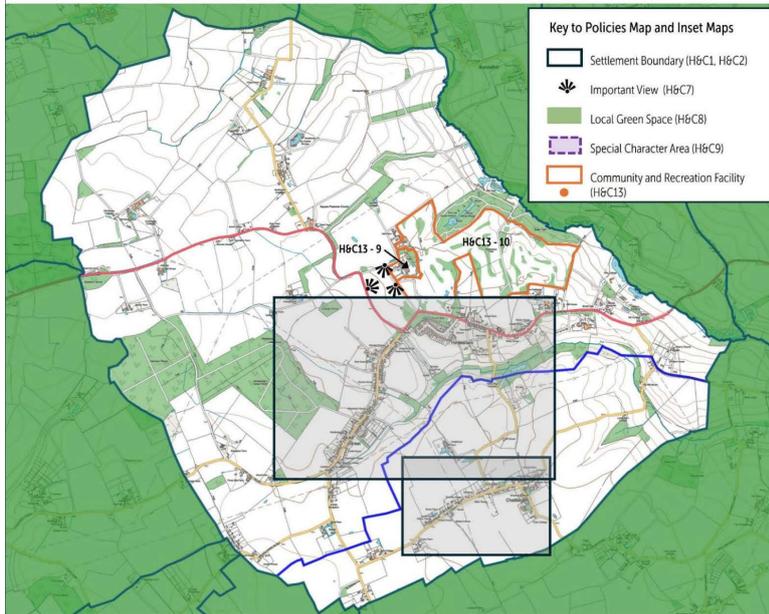
- Policy LP29 'Safe, Sustainable and Active Transport' provides a robust policy for the consideration of traffic impact and required mitigation arising from development proposals.
- The policy also seeks to protect and enhance the Public Rights of Way network.
- In 2022, Babergh District Council produced 'A Vision for Sustainable Travel', which sets out the ambitions within the district and why it is important and beneficial for communities to travel more sustainably. The accompanying 'Local Cycling and Walking Infrastructure Plan Schemes' describes two potential projects in Hintlesham and Chattisham, namely:
 - off road pedestrian space between Pond Hall Road and Duke Street in order to link up circular walking route and improve village access (medium-term scheme).
 - desire for cycle path/cycle segregation on 'bendy' stretch of road between Hintlesham and Hadleigh, Back Lane near Priory Road - Road that goes down from A1071 to Flowton.



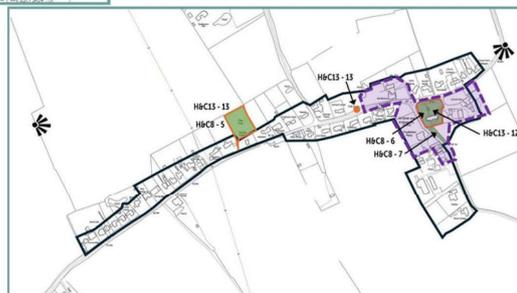
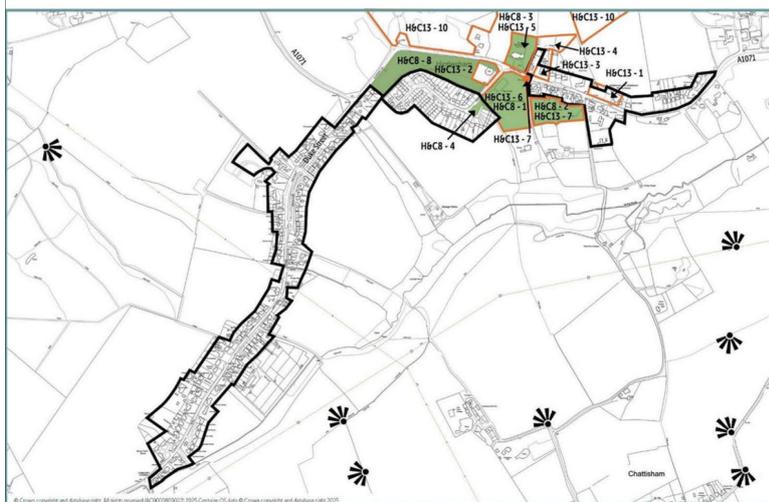
Because most highway improvements do not require planning permission and that the Local Plan provides adequate policies to address highway impact arising from development, the Neighbourhood Plan does not contain any planning policies for this theme.



Policies Map



The Policies Maps illustrate designations that are made in the planning policies of the Neighbourhood Plan



DO YOU HAVE ANY COMMENTS ON THE POLICIES MAPS?

Board 34

What next?

Consultation on the Neighbourhood Plan ends on 26 September

At the end of the consultation the comments received will be reviewed before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Babergh District Council.

Further Consultation

The District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Babergh District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and submitting it as instructed on the form.

Why not complete a form today?

Appendix 3 – Statutory Consultees Notified of Regulation 14 Consultation

Position	Body
MP for South Suffolk	
MP for Central Suffolk & N Ipswich	
County Cllr to Hadleigh Electoral Division	Suffolk County Council
County Cllr to Samford Electoral Division	Suffolk County Council
County Cllr to Cosford Electoral Division	Suffolk County Council
County Cllr to Belstead Brook Electoral Division	Suffolk County Council
County Cllr to Gipping Valley Electoral Division	Suffolk County Council
Ward Cllr to Copdock & Washbrook	Babergh District Council
Ward Cllr to Blakenham	Mid Suffolk District Council
Ward Cllrs to Hadleigh South	Babergh District Council
Ward Cllr to South East Cosford	Babergh District Council
Ward Cllr to Brett Vale	Babergh District Council
Parish Clerk	Burstall Parish Council
Parish Clerk	Copdock & Washbrook Parish Council
Parish Clerk	Raydon Parish Council
Parish Clerk	Hadleigh Town Council
Parish Clerk	Aldham Parish Council
Parish Clerk	Elmsett Parish Council
Parish Clerk	Flowton Parish Meeting
BMSDC Community Planning	Babergh & Mid Suffolk District Councils
SCC Neighbourhood Planning	Suffolk County Council
Land Use Operations	Natural England
Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
East of England Office	Historic England
East of England Office	National Trust
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
Policy Section	British Telecom
	Vodafone and O2 - EMF Enquiries
	Three
	EE
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
Avison Young (obo National Gas Transmission)	National Gas Transmission
Fisher German LLLP (obo NGET)	National Grid
Stakeholder Engagement Team	UK Power Networks
Spatial Planning Advisor	Anglian Water
Planning Liaison Team	Essex & Suffolk Water
DIO Assistant Safeguarding Manager	Defence Infrastructure Organisation
	National Federation of Gypsy Liaison Groups
Head of Equality, Diversity and Inclusion	Communities & Environmental Services
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Strategy Manager	Freeport East
Conservation Officer	RSPB
Conservation Officer (Essex, Beds & Herts)	RSPB
Conservator of Forests	Forestry Commission

Position	Body
Senior Planning Manager	Sport England (East) The Crown Estate Office Suffolk Constabulary
Water Officer	Suffolk Fire & Rescue Service
Planning & Advocacy Manager	Suffolk Wildlife Trust
Planning & Advocacy Officer	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
	Suffolk Preservation Society
Rural and Community Housing Enabler	Community Action Suffolk
	Dedham Vale Society
	Dedham Vale National Landscape & Stour Valley
National Landscape Enhancement Officer	Suffolk Coast & Heath National Landscape
	The Theatres Trust
	Water Management Alliance
Director	Lawson Planning Partnership Ltd
	James Bailey Planning Ltd
	Patrick Allen & Associates Ltd (obo clients)
	Ben Elvin Planning Consultancy Ltd
	Wincer Kievenaar Architects Ltd (obo client)

Appendix 4 – Statutory Consultee Consultation Notice

HINTLESHAM AND CHATTISHAM (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Hintlesham and Chattisham Parish Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan for the Parish. Babergh District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [here](#)

This Pre-Submission Consultation runs until **Friday 26 September 2025**.

We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/Hint-and-Chat-NP/> or, if that is not possible, please send them in a reply to this email.

Kind regards

Clerk

Hintlesham and Chattisham Parish Council

Appendix 5 – Summary of Responses to Consultation Questions

Do you have any comments on Chapters 1, 2, and 3?

Answer Choices			Response Percent	Response Total
1	Yes		10.81%	4
2	No		89.19%	33

Do you support the Vision and Objectives in Chapter 4?

Answer Choices			Response Percent	Response Total
1	Yes		86.49%	32
2	No		8.11%	3
3	No opinion		5.41%	2

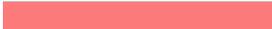
Do you support Policy H&C 1 – Spatial Strategy?

Answer Choices			Response Percent	Response Total
1	Yes		83.78%	31
2	No		8.11%	3
3	No opinion		8.11%	3

Do you support Community Action 1 – Future Development?

Answer Choices			Response Percent	Response Total
1	Yes		83.78%	31
2	No		10.81%	4
3	No opinion		5.41%	2

Do you have any other comments on Chapter 5 – Development Location?

Answer Choices			Response Percent	Response Total
1	Yes		22.22%	8
2	No		77.78%	28

Do you support Policy H&C 2 – Housing Development?

Answer Choices			Response Percent	Response Total
1	Yes		83.33%	30
2	No		13.89%	5
3	No opinion		2.78%	1

Do you support Policy H&C 3 – Housing Mix?

Answer Choices			Response Percent	Response Total
1	Yes		75.68%	28
2	No		18.92%	7
3	No opinion		5.41%	2

Do you support Policy H&C 4 – Affordable Housing on Rural Exception Sites?

Answer Choices			Response Percent	Response Total
1	Yes		78.38%	29
2	No		10.81%	4
3	No opinion		10.81%	4

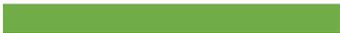
Do you support Community Action 2 – Community Land Trust?

Answer Choices			Response Percent	Response Total
1	Yes		77.14%	27
2	No		5.71%	2
3	No opinion		17.14%	6

Do you have any other comments on Chapter 6 - Housing?

Answer Choices			Response Percent	Response Total
1	Yes		9.09%	3
2	No		90.91%	30

Do you support Policy H&C 5 – Protecting Landscape Character?

Answer Choices			Response Percent	Response Total
1	Yes		97.30%	36
2	No		0.00%	0
3	No opinion		2.70%	1

Do you support Policy H&C 6 – Biodiversity and Habitats?

Answer Choices			Response Percent	Response Total
1	Yes		94.59%	35
2	No		2.70%	1
3	No opinion		2.70%	1

Do you support Policy H&C 7 – Important Views?

Answer Choices			Response Percent	Response Total
1	Yes		88.89%	32
2	No		8.33%	3
3	No opinion		2.78%	1

Do you support Policy H&C 8 - Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes		94.44%	34
2	No		2.78%	1
3	No opinion		2.78%	1

Do you have any other comments on Chapter 7 – Natural Environment?

Answer Choices			Response Percent	Response Total
1	Yes		17.14%	6
2	No		82.86%	29

Do you support Policy H&C 9 – Chattisham Special Character Area?

Answer Choices			Response Percent	Response Total
1	Yes		77.78%	28
2	No		2.78%	1
3	No opinion		19.44%	7

Do you support Policy H&C 10 - Development Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		85.71%	30
2	No		5.71%	2
3	No opinion		8.57%	3

Do you support Policy H&C 11 – Flooding and Sustainable Drainage?

Answer Choices			Response Percent	Response Total
1	Yes		88.57%	31
2	no		0.00%	0
3	No opinion		11.43%	4

Do you support Policy H&C 12 – Minimising Light Pollution?

Answer Choices			Response Percent	Response Total
1	Yes		94.44%	34
2	no		2.78%	1
3	No opinion		2.78%	1

Do you have any other comments on Chapter 8 – Historic Environment and Design?

Answer Choices			Response Percent	Response Total
1	Yes		11.76%	4
2	No		88.24%	30

Do you support Policy H&C 13 – Loss of Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		88.89%	32
2	No		8.33%	3
3	No opinion		2.78%	1

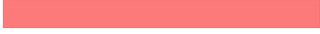
Do you support Community Action 3 – Community Shop?

Answer Choices			Response Percent	Response Total
1	Yes		75.00%	27
2	no		8.33%	3
3	No opinion		16.67%	6

Do you support Community Action 4 – Recycling Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		91.67%	33
2	No		5.56%	2
3	No opinion		2.78%	1

Do you have any other comments on Chapter 9 – Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		8.82%	3
2	No		91.18%	31

Do you have any other comments on Chapter 10 – Highways and Travel?

Answer Choices			Response Percent	Response Total
1	Yes		37.84%	14
2	No		62.16%	23

Do you support the content of the Policies Map and Village Centre Inset Maps?

Answer Choices			Response Percent	Response Total
1	Yes		70.27%	26
2	No		18.92%	7
3	No opinion		10.81%	4

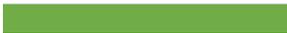
Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		8.82%	3
2	No		91.18%	31

Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		12.50%	4
2	No		87.50%	28

Ultimately, the Plan will be subject to a Parish Referendum when residents will be asked whether they want Babergh District Council to use the Neighbourhood Plan to help it decide planning applications. Overall, would you vote in favour of the Neighbourhood Plan at a Parish Referendum?

Answer Choices			Response Percent	Response Total
1	Yes		83.78%	31
2	No		5.41%	2
3	Unsure		10.81%	4

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies.

Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
Chapters 1, 2, and 3				
D Chase	Parish Councillor	Completely agree with linear development and keeping the two villages separate with the valley in between. Some infill could occur if there is space although some infill houses seem too large for the site and not in keeping with surrounding properties. A site, near Timperleys, could provide more affordable homes for local people. The neighbouring area is not the same as the village built up envelope. Apart from the playing field, and telephone box library, Chattisham has no 'sustainable' features such as transport, shops, mains drainage, leisure facilities etc.	Noted	None
G Beck		I thought, some of the pictures later in the document made "boundaries" unclear, and throughout, planning & new build permissions vague. i.e. it wasn't definitive.	Noted.	None
M Langton		2 Retaining the linear nature of the villages seems impossible if the number of new homes needed by central government goes ahead. 50+ for Hint and 25 for Chatt can't be done in the existing settlement boundaries.	Noted. At this stage the number of additional homes required in the villages has yet to be confirmed by Babergh	None
		3 Housing Growth Priorities: 2/3 bedroom homes for first time buyers and young families (inc affordable and shared	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>ownership) Similar houses for downsizers, esp elderly who wish to remain in the village. Plots for Self Builders.</p> <p>3 NATURAL ENVIRONMENT The biggest threat to the natural environment will be the devastation of wildlife, trees and hedges when proposed pylons are installed. The visual impact will not enhance the rural character and appearance of the landscape . See the 'Important Views' (7) which will be affected. There has already been significant damage from the recent water pipeline.</p>	Noted	None
L Cole	Hintlesham & Chattisham Parish Council	<p>Chapter 2</p> <p>Support the proposal to retain linear development, however suspect this will not be possible with the housing demands imposed by central government and local government</p>	Noted	None
R Chase		Essential that Village Identity (1.8) be maintained	Noted	None
	Suffolk Wildlife Trust	<p>Natural Environment Objectives</p> <p>5. Protect and enhance the landscape character of the Plan Area including green spaces, woodland and watercourses.</p> <p>Suffolk Wildlife Trust support the objective to protect and enhance these places, but suggest that in addition to woodland and watercourses, mention of "other semi-natural habitats of biodiversity value" or similar wording would include other habitats of value, such as hedgerows, grassland, orchards, and scrub (which may fall outside the definition of green space if no public access is available).</p> <p>6. Deliver net gains to the extent and quality of natural habitats and biodiversity.</p> <p>Suffolk Wildlife Trust support this objective. The Plan area provides suitable opportunity to improve biodiversity value and,</p>	<p>Noted. Improving habitats is addressed in Objective 6.</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>we believe, should aspire to deliver net gains beyond the statutory minimum.</p> <p>Historic & Built Environment 9. Reduce the environmental impact of new development through the incorporation of measures that reduce energy and water use and maintain the area's dark skies.</p> <p>While technically falling outside the remit of nature conservation, in the wider context of Hintlesham and Chattisham, Suffolk Wildlife Trust highlight the benefits of maintaining dark skies could have on the local bat population and therefore support the objective. We also recognise the climate crisis, both as a driver of biodiversity decline and as a crisis within its own right that requires urgent action; we therefore support the incorporation of measures to reduce energy and water use which will have wider benefits to biodiversity.</p>	<p>Policy H&C11 addresses this matter</p>	<p>None</p>
	<p>Suffolk County Council</p>	<p>The overall outcome of the OFSTED inspection on 21 November 2023 was Good.</p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan (SMWLP), adopted in July 2020, which forms part of the Local Development Plan.</p> <p><i>Paragraph 3.1</i> In this paragraph, it is recommended to add text that identifies Suffolk County Council as the Minerals and Waste Planning Authority. Babergh District Council is the local planning authority for most development, but Suffolk County Council is</p>	<p>Noted</p> <p>Noted</p> <p>Given the impending local government reorganisation into unitary authorities, this</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>the statutory planning authority for minerals and waste development and safeguarding: “The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (henceforth identified as NPPF) and the strategic policies of the Babergh Local Plan documents. <u>While Babergh District Council is the local planning authority for most land use issues, Suffolk County Council is the statutory planning authority for minerals and waste development and safeguarding. Consideration should be given to the SMWLP 2020, which sets out policies for mineral extraction, safeguarding, and waste management and forms part of the statutory development plan for the area.</u>”</p> <p>Paragraph 3.6 SCC welcomes this paragraph, in which the SMWLP 2020 is identified as forming part of the strategic policy framework. This paragraph could be strengthened as follows: “In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan, which is <u>forms</u> part of the strategic policy framework <u>statutory development plan</u> for the area. <u>As such, regard must be given to its policies and safeguarding requirements when determining planning applications.</u> The sewage treatment works (<u>AW93 – Hintlesham-Wilderness HSE Stw</u>) is a safeguarded site <u>waste management facility</u> within the neighbourhood plan area but and is shown on the SMWLP Safeguarding and Proposals Map. Much of the parish does fall <u>lies</u> within a <u>the</u> Minerals Safeguarding Area, and the District Council <u>is required</u> to consult the Suffolk <u>Suffolk</u> County Council on <u>relevant</u> planning applications that fall within this area. <u>Development proposals may need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced.</u>”</p>	<p>is not considered necessary.</p> <p>Paragraph 3.6 will be amended.</p>	<p>Amend paragraph 3.6 to take account of the comments by SCC.</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>SCC also recommends adding a short paragraph summarising key policies from the Suffolk Minerals and Waste Local Plan, particularly Policy MP10: Minerals Consultation and Safeguarding Areas, and Policy WP18: Safeguarding of Waste Management Sites. It is recommended to add the following: <u><i>"3.7 The whole of the plan area is covered by the Minerals Consultation Area. Any proposed development within this area meeting the criteria would trigger Policy MP10: Safeguarding and Policy WP18: Safeguarding of Waste Management Sites of the Suffolk Minerals and Waste Local Plan (2020)."</i></u></p>	<p>The Minerals and Waste Local Plan Policies Map indicates that only part of the Plan Area is within the consultation area and, as such, the suggested amendment is factually incorrect.</p>	
	<p>Babergh District Council</p>	<p>[para 1.9] With reference to the given title of Chapter 8 (contents page and page 31), suggest that you change the 'Historic & Built Environment' box wording so all three read the same.</p>	<p>The themes chart will be amended as suggested.</p>	<p>Amend themes chart at para 1.9 to "Historic Environment and Design"</p>
<p>Vision and Objectives</p>				
<p>C Leney</p>		<p>Whilst development in the village has historically been linear, given the layout of the village at the moment, I do not believe it is right to continue to try and deliver the required housing numbers through linear development. Such an aim will see houses being built at a significant distance from the village centre, making it difficult for families to walk to use these facilities.</p> <p>Development (including backland) would see the houses being built closer to the facilities at the centre of the village in more sustainable locations.</p>	<p>Noted</p> <p>The Residents' Survey results indicated that 75% wish to retain the linear forms of development in the villages.</p>	<p>None</p> <p>None</p>
<p>R Olson</p>		<p>I agree with the objectives set out in this section</p>	<p>Noted</p>	<p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
G Beck		Yes & No, again - very vague, for example - what is the plan for traffic issues? There are no proposals...	The neighbourhood plan is required to address planning matters that do not repeat the policies of the Babergh Local Plan. Most highway improvements do not require planning permission and the County Highways Department is responsible for implementing improvements.	None
J Whyman		I agree with linear development in most cases across the communities. We should keep an open mind to consolidation of core community areas to create some level of development massing in areas where the community needs to grow and deliver the housing deficit for smaller 1/2 bedroom homes.	Noted	None
C Bates		Especially the need to reduce speeding vehicles through the villages, avoid backfilling behind houses, improve the water pressure for households which is reduced for us each time another house is added in Duke Street-we are apparently at the end of the pipeline and the last to get water!	Noted	None
P Whitbread		I would like to have more buses coming up and down Duke Street	Noted	None
M Langton		10 Fully support the need for good design of houses to fit in with the local heritage and natural environment. The exterior of modern houses can be finished with lime plaster, tiled roofs	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>and energy efficient windows and are preferable to mock Tudor etc.</p> <p>All homes to be fully Accessible for old & young and built to high environmental standards. Insulation, heat pumps, solar & battery.</p>	Many of these matters are addressed by the Building Regulations.	None
E Russell		Objective 2 - it is very important to avoid backland development as much as possible, this will help hugely in maintaining natural habitats for wildlife and support biodiversity (objectives 5 and 6)	Noted	None
L Cole	Hintlesham & Chattisham Parish Council	<p>Chapter 2</p> <p>Support the proposal to retain linear development, however suspect this will not be possible with the housing demands imposed by central government and local government</p>	Noted	None
D Marsh		Linear Development given the available land and existing road constraints is no longer practical. In my opinion this fact has never been clearly explained to the residents	Noted	None
R Luxmoore-Styles		Objective 2 should be amended to add: '...and avoid developments on productive agricultural land'.	The Neighbourhood Plan could not stop the District Council allocating sites for development on land currently used for agriculture.	None
M Luxmoore-Styles		Objective 5 should be amended to read: "...including green spaces, productive agricultural land, woodland and watercourses."	The objective will be amended to add "best and most versatile land" to reflect how the best agricultural land is defined by	Amend objective to include "best and most versatile land"

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
			national planning policy.	
R & J Davies		It needs to be made clear that Chattisham is a hamlet with no mains drainage. Therefore it is not suitable for additional housing.	Noted	None
	Suffolk County Council	It is welcome to see that objectives 7 and 8 are dedicated to protecting the local heritage.	Noted	None
	Babergh District Council	<p>Plan period: The front cover gives the plan period end date as 2037. Paragraph 4.1 and the Vision Statement both imply that the plan period end date is '2040'. Given that one of the compliance questions we will need to respond to a later date asks: '<i>Does the Neighbourhood Development Plan specify the time period for which it is to have effect?</i>', clarity is needed on which plan period end date applies.</p> <p>Objectives: The twelve objectives are noted. Where appropriate, we refer to these in conjunction with our other comments.</p>	<p>Amendments will be made to ensue that the end date is 2040</p> <p>Noted</p>	<p>Amend end dates of Plan, where necessary, to 2040</p> <p>None</p>
Policy H&C 1 – Spatial Strategy				
C Leney		The proposed settlement boundary does not allow for any new houses which would render the Neighbourhood plan useless against the housing numbers that our village are going to have to take. The settlement boundary has to allow for some housing.	The Parish Council has taken a decision not to allocate additional sites for housing in the Neighbourhood Plan given the uncertainty as to the amount that will be required in the next 20 years.	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
G Beck		If map 4 plus the things stated on new development are true, there's probably only 2 or 3 small plots available - would that be the case? If not, where can new build happen?	The Parish Council has taken a decision not to allocate additional sites for housing in the Neighbourhood Plan given the uncertainty as to the amount that will be required in the next 20 years.	None
J Whyman		The spatial strategy is too limiting. The success of the NDP needs to be more ambitious otherwise we will not be able to shape the community development expectation for the villages (H&C) along with the district LP.	The Parish Council has taken a decision not to allocate additional sites for housing in the Neighbourhood Plan given the uncertainty as to the amount that will be required in the next 20 years.	None
M Langton		The Parish Council may need to rethink linear development if almost 100 new houses are to be forced on us by central government. It would be better to have well designed groups of homes nearer to both village centres socially, visually and environmentally. Community cohesion would happen easily with access to facilities - Community Hall, Play areas, School, Churches on foot rather than by car. Children and pedestrians wouldn't have to walk along busy roads and no need to extend speed limits beyond existing boundaries.	Noted	None
H Taylor		The village line shown on the map is incorrect.	The Parish Council believes it to be correct.	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
R & J Davies		Different criteria should be applied for Chattisham NB it is a hamlet	Noted. The policy is consistent with the Local Plan and national planning policy.	None
Community Action 1 – Future Development				
C Leney		See reasons about ref distance of linear development from village centre in Hintlesham. Chattisham has the ability to take new houses through linear development on the south side of the street.	Noted	None
J Whyman		As per 3. Simply sticking with the BUAB and restricting to linear will not deliver the development demand for the community nor will it be adequate for the DC LP expectations.	The Parish Council has taken a decision not to allocate additional sites for housing in the Neighbourhood Plan given the uncertainty as to the amount that will be required in the next 20 years.	None
M Langton		Future housing needs would be best achieved to suit the needs of the village by setting up a COMMUNITY LAND TRUST so that the community has control over the development and ownership of the site.	It may not be possible to deliver all the housing required through such an initiative, especially as the success of community land trusts is reliant on landowners selling land at less than development value.	None
D Marsh		Please see my comments in response to Q2	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
R & J Davies		Please ensure that any infill housing is appropriately suited to the size of the plot.	Policy H&C 10 addresses development design to cover such matters.	None
Chapter 5 – Development Location				
R Olson		I agree that more housing is need however we need to maintain the character of each village and not allow for back fill developments behind existing properties and any new small building should be on waste/farmland that already fronts onto current roads.	Noted	None
J Whyman		We need to create one or two core village locations (Hintlesham) to deliver sufficient choice for development. The absence of opportunities may prejudice the overall plan at independent inspection.	The Plan is considered to be in conformity with the current Babergh Local Plan.	None
C Bates		I don't see how it is possible to continue the current linear development within the settlement boundaries as both village boundaries appear to be full up! There needs to be an extension of the settlement boundaries to achieve this. In Chattisham that could be towards the west or to the South, or on the opposite side of The Street to the south.	Noted. The Parish Council does not wish to allocate sites for housing development at this time.	None
M Langton		Too much linear development would make an already lengthy village - Silver Hill, George St, Duke St - extremely long as Hintlesham would be verging on the Hadleigh boundary. Road safety problems would increase, with frustrated motorists speeding, an increased need for car journeys and long walks for pedestrians. Close communities work better.	Noted	None
D Marsh		With regards to my earlier comments whilst housing location should preferably be within the village boundaries, to accommodate the likely number of homes required in BDMSC	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		Joint Local Plans and and HM Governments housing plans it will almost certainly require straying beyond these boundaries. In fill alone will not be able to accommodate the demand		
R Chase		With regard to Chattisham the reduced facilities must be taken into consideration	Noted	None
E Lloyd		The Parish Council should not support the allocation of sites for housing estates in the Local Plan within Hintlesham or Chattisham until Babergh can prove a need for additional housing. Currently the building of a housing at Copdock has been at a virtual standstill over the last 6 months as the the properties are not being bought. The Wolsey Grange housing estate offered affordable housing.	Babergh DC will be required to allocate sites across the district to meet identified long terms needs in their new Local Plan.	None
R & J Davies		Overlarge houses on small plots should be avoided	Noted	None
	Babergh District Council	<p>This draft plans commentary around where the local community would prefer to see future housing growth come forward; the linear development preference set out in, for example, Objective 2, Policy H&C1, and Community Action 1, etc., and also its recognition in paragraphs 6.4 and 6.5 of the challenge faced by the district council if it is to meet the Governments new house building targets is noted.</p> <p>The last sentence in paragraph 6.5 refers to our assessment of sites submitted for consideration. That information has now been published [22 September 2025], with details communicated to all parish councils etc. See also the following link where you will need to scroll down to the Draft SHLAA section: https://www.babergh.gov.uk/joint-local-plan</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
Policy H&C 2 – Housing Development				
C Leney		Same comments about inappropriate location of linear development in Hintlesham.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
G Beck		but I doubt very much this will be enforced successfully	Noted	None
J Whyman		Inadequate development potential to deliver community demand and DC LP expectations. UK Gov within the first tier statement has uplifted BDC development across the board by 80+ %. Our plan is incompatible with this level of delivery.	Noted. The Parish Council does not wish to allocate sites for housing development at this time.	None
M Engle		No changes. No houses built.	Noted	None
D Marsh		Given my comments in section 5 above, less than 25 houses in 10 years is both impractical and unlikely	Noted	None
E Lloyd		The Parish Council should not support the allocation of sites for housing estates in the Local Plan within Hintlesham or Chattisham until Babergh can prove a need for additional housing. Currently the building of a housing at Copdock has been at a virtual standstill over the last 6 months as the the properties are not being bought. The Wolsey Grange housing estate offered affordable housing.	Noted.	None
Policy H&C 3 – Housing Mix				
S Lee		Any development of 5 or more houses should have a mix of size of properties	Noted. The policy seeks to have a mix of house sizes	None
C Leney		Whilst I support the desire to provide small affordable family homes, provision should also be made for larger family homes - it is about a fair mix, not just excluding larger homes.	There is an identified need for smaller homes due to smaller household sizes.	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
G Main		2 and 3 bedroom properties have greater appeal to young families and downsizers, and first time buyers looking to stay in the village.	Noted	None
J Main		2 and 3 bedroom properties would have greater appeal to young families and downsizers, and first time buyers looking to stay on in the villages.	Noted	None
M Engle		No Changes, no houses	Noted	None
P Whitbread		we need more smaller houses for first time buyers	Noted	None
M Langton		See Community Land Trust	Noted	None
	Suffolk County Council	<i>Adaptable homes and an ageing population</i> Figure 2 – 2021 Census data about Hintlesham and Chattisham shows that the parish has an ageing population. It is welcome that Policy H&C 3 – Housing Mix mentions the needs of an ageing population with “homes suitable for lifetime occupation”.	Noted	None
Policy H&C 4 – Affordable Housing on Rural Exception Sites				
S Lee		Is this really what what the villages want/need?	The policy would only be used if a local need was identified through a survey.	None
M Engle		No changes, no houses	Noted	None
E Lloyd		The Parish Council should not support the allocation of sites for housing estates in the Local Plan within Hintlesham or Chattisham until Babergh can prove a need for additional housing. Currently the building of a housing at Copdock has been at a virtual standstill over the last 6 months as the the properties are not being bought. The Wolsey Grange housing estate offered affordable housing.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
Community Action 2 – Community Land Trust				
C Leney		I support the principle but don't agree that the land should be given by the landowner for zero consideration. Whilst full development value shouldn't be expected by landowners, they should receive some consideration either through cash or being allowed some modest market housing development on other land.	Paragraph 6.12 notes that land is sold at significantly below market value for housing land. It is not expected that it would be gifted.	None
G Beck		This contradicts boundaries	Government planning policy allows affordable housing to be built outside settlement boundaries, as an exception, where there is evidence of local need.	None
D Coe		some smaller houses needed	Noted	None
Chapter 6 - Housing				
S Willcox		Hintlesham seems to bear the brunt of any housing development. This should be shared more evenly with Chattisham.	Noted	None
M Engle		No new houses in Chattisham!	Noted	None
E Russell		A suggestion might be that linear development is achieved by building affordable housing in Clay hill at the end of Duke street towards Chattisham, perhaps siting a community shop at the junction of Clay Hill, Duke Street/Pond Hall Road with parking. It may also be feasible should additional housing be required to site them at the end of Duke street towards Hadleigh on either side of the road where the village sign/boundary is situated, this	Noted.	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		would not infringe on "green space" and would maintain the linear nature of the plan. Another benefit may be the centre of the villages are not all concentrated near the community centre/pub/school etc. and may provide more of a connection for those who live outside of the centre?		
R Chase		Re "affordable housing" any application must ensure that any local need can be met within an appropriate timescale	Applications would have to be supported by an up-to-date parish survey of need.	None
	Suffolk County Council	Paragraph 6.9 The mention of M4(2) and M4(3) standards being supported is strongly welcomed.	Noted	None
	Babergh District Council	This draft plans commentary around where the local community would prefer to see future housing growth come forward; the linear development preference set out in, for example, Objective 2, Policy H&C1, and Community Action 1, etc., and also its recognition in paragraphs 6.4 and 6.5 of the challenge faced by the district council if it is to meet the Governments new house building targets is noted. The last sentence in paragraph 6.5 refers to our assessment of sites submitted for consideration. That information has now been published [22 September 2025], with details communicated to all parish councils etc. See also the following link where you will need to scroll down to the Draft SHLAA section: https://www.babergh.gov.uk/joint-local-plan	Noted The draft Plan will be updated to reflect the current situation with the SHLAA at the time of submitting the Plan to Babergh DC.	None Update the draft Plan to reflect the current situation with the SHLAA at the time of submitting the Plan to Babergh DC.
Policy H&C 5 – Protecting Landscape Character				
	Suffolk County Council	It is welcome that the plan refers to Suffolk Landscape Character Assessment, and its guidelines for the three	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>landscape character types of the parish. SCC Landscape welcomes this policy which aims to protect the landscape character around Hintlesham and Chattisham. The requirement for Landscape and Visual Impact Assessments or other appropriate and proportionate evidence is also welcome.</p> <p>SCC suggests that the policy could also include typical landscape features, such as woodlands, hedgerows, trees and watercourses, as these are the elements which make up much of the landscape character.</p> <p>The policy should further ask for accompanying landscape proposals, which help to embed the development into its setting.</p>	<p>This level of detail is not considered necessary.</p> <p>The second paragraph seeks this.</p>	<p>None</p> <p>None</p>
	Babergh District Council	There is repetition between the second paragraph in this policy and the second paragraph in Policy H&C7. Is that necessary?	Policy H&C7 will be amended	See Policy H&C7
Policy H&C 6 – Biodiversity and Habitats?				
M Engle		No Housing	Noted	None
	Suffolk Wildlife Trust	<p>The policy indirectly references the mitigation hierarchy, to avoid, mitigate, and compensate impacts to features of value for biodiversity. Suffolk Wildlife Trust suggest the policy wording should also refer to the requirement under National Planning Policy Framework to enhance biodiversity.</p> <p>Point B within the policy, could also highlight the benefits of natural regeneration as a means of woodland creation, as well as planting. Given the proximity to seed sources from nearby existing ancient woodlands the plan area, notably within areas of the LNRS identified for woodland creation, could provide good locations for natural regeneration woodland and scrub.</p>	<p>This is not considered necessary.</p> <p>This is not considered necessary or of relevance to the consideration of planning applications.</p>	<p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>When compared to planting trees, natural regeneration (the process of restocking woodland by trees developing from seeds that fall and germinate in situ, or are naturally transferred to new sites, for instances by jays) is associated with advantages such as supporting greater complexity and diversity of habitats, with increased woodland resilience thanks to locally adapted seeds and better carbon storage thanks to reduced soil carbon loss.</p> <p>Natural diverse forests and woodlands containing a range of habitat types are better able to sequester carbon dioxide during their growth phase, enhance biodiversity, and adapt to a changing climate. At the same time, imported tree diseases and management costs, such as watering, could be reduced.</p> <p>Suffolk Wildlife Trust support the provision of features for targeted species to be incorporated within new developments. Features such as bat boxes, swift boxes, and hedgehog "highways" are referenced and all suitable, however other features such as general use bird boxes, starling boxes, and insect bricks may also be suitable. Some sites may also have provision for suitably located barn owl (recorded within the plan area) or kestrel boxes.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Suffolk County Council	<p>The language in Policy H&C6 does not align with the requirements of the Environment Act 2021, which mandates Biodiversity Net Gain (BNG). For example, the following amended phrasing could be used: "Development proposals should avoid the loss of, or significant harm to, priority habitats <u>must achieve a measurable net gain in biodiversity</u>"</p> <p>There is no reference in the policy to the statutory requirement for a minimum 10% BNG on eligible developments, nor is there</p>	<p>The Environment Act only requires BNG for certain types of development. The policy should be read in addition to the statutory requirements.</p> <p>This is not considered necessary.</p>	<p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>clarification of which developments this requirement applies to (i.e. smaller-scale developments are exempt, and the BNG requirement for NSIPs is expected to come into force next year).</p> <p>It is also important to distinguish between general "biodiversity enhancement" and the statutory requirement for "Biodiversity Net Gain". BNG is calculated using a metric that scores habitats based on their value and distinctiveness, but it does not include features like swift bricks or bat boxes, as these are not permanent habitats. Such measures do not count toward the 10% net gain required by the Environment Act 2021 (but will contribute to the wider improvement of biodiversity).</p> <p>Criterion C is worded as if development will be supported if it incorporates these installations. SCC would recommend that this be added as a separate point, which states that they would be supported but does not imply that provision of these instalments would achieve BNG on its own:</p> <p>"c. Restoring and repairing fragmented biodiversity networks. In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs</p> <p><i><u>d. Additional ecological enhancement measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs, will be supported for development which meets or exceeds the statutory requirements for Biodiversity Net Gain (BNG).</u></i></p> <p>Reference to hedging within visibility splays is noted and we support the provision of replacement hedging where it has been removed to provide visibility splays, whereby the extent of</p>	<p>Criterion c. of the policy will be amended to create a sperate paragraph.</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>Noted</p>	<p>Amend the policy to refer to the specific measures in criterion c. as a separate paragraph.</p> <p>As above</p> <p>As above</p> <p>As above</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		the clear area must be in accordance with Suffolk Design: Streets Guide appendix F.		
	Babergh District Council	<p>Objective 6 seeks to “deliver net gains in the extent and quality of natural habitats and biodiversity”. Paragraph 7.4 records that the resident survey responses showed an overwhelming desire to “protect local wildlife, trees and hedgerows”. Policy H&C6 refers to protecting “priority habitats”.</p> <p>Within Policy H&C6 itself, criterion c requires modification. Starting with the first sentence, consider adding the words ‘<i>and corridors</i>’ at the end.</p> <p>For the sentence that starts with “<i>In addition to ...</i>” this should appear as a standalone paragraph at the end of the policy, thus making it clear that the measures proposed (swift bricks etc.), while valuable on their own right, are not typically included in any measurement of biodiversity net gain.</p>	<p>Noted</p> <p>The criterion will be amended as suggested.</p> <p>The policy will be amended as suggested.</p>	<p>None</p> <p>Amend criterion c. as suggested by BDC.</p> <p>Amend policy as suggested by BDC.</p>
Policy H&C 7 – Important Views				
C Leney		This is a subjective matter and there are arguably more important views that have not been noted. Also several of these views will be significantly changed by the two new pylon projects proposed for this area.	Noted	None
J Whyman		I think we have missed an ‘important view’ looking South in the direction of Hadleigh from the Hintlesham church down the road taking in the church belt woodland and land to the west of the A1071.	The view will be added	Add view along A1071 from church towards Hintlesham Hall gates.
M Engle		views are important	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
M Luxmoore-Styles		<p>There are other distinct views into, out of and within the village from publicly accessible locations that are of high importance to its character, setting and sense of rurality. These are located in the landscape to the west of Priory Road, a lane in which development has reflected the linear form and an area which is not included in Map 7. In my opinion, the following views should be added to the 'Important Views' featured in a revised Map 7:</p> <p>i) The views to the north, east, south and west of the intersection of public footpath No.s 61, 62 and 63 (what3words reference: qualify.asteroid.node);</p> <p><i>[NB the views below are extracts from a video submitted with the comment]</i></p> 	The additional views will be added to the Plan	Amend the Views Appraisal, Policy H&C 7, Map 7 and the Policies Map to include the additional viewpoints.

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		 <p data-bbox="624 587 1397 691">ii) The views to the north-east and east from the public footpath No. 63 towards Covey Cottages and Priory Road (what3words reference: texts.secrets.showed);</p>		

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		 <p data-bbox="624 1086 1420 1190">iii) The views to the north and west from the intersection of public footpath No.s 4 and 62 (what3words reference: breached.poker.steadier);</p> <p data-bbox="624 1230 1413 1294"><i>[NB the views below are extracts from a video submitted with the comment]</i></p>		

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		 <p data-bbox="624 855 1435 922">iv) The view to the south-west from Priory Road towards the A1071 (what3words reference: tweezers.projects.spins);</p>		

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		 <p data-bbox="624 1086 1447 1190">v) The view from the public footpath No. 64 to the north and to the east towards Priory Road (what3words reference: gratuity.projects.vibrating).</p>		

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
				
	Suffolk County Council	<p>Map 7 – Important Views and the Policies Maps show the 13 identified important views, which are referenced in more detail in the separate Views Assessment (August 2025). On the Policies Map the view locations are shown, but their numerical identifiers are missing which should be added, which would provide clarity to the reader.</p> <p>SCC welcomes that the important views were taken from publicly accessible locations.</p>	<p>The Policies Map will be amended to include view numbers.</p> <p>Noted</p>	<p>Insert view numbers on Policies Map.</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>It is not clear if a consultation with the residents was part of the assessment of important views. It is noted that in August 2025 an Appraisal of Views was carried out which is available on the parish website as supporting document. It contains numbered views with descriptions, photographs and location plans.</p> <p>As with Policy H&C 5 - Protecting Landscape Character, this policy should further ask for accompanying landscape proposals, which help to embed the development into its setting.</p>	<p>Residents were consulted as part of the pre-submission consultation on the Plan.</p> <p>This is not considered necessary.</p>	<p>None</p> <p>None</p>
	Babergh District Council	<p>(also Map 7 & the Policy Maps): It would be helpful if the Plan included a list or table that gave the descriptive names for each of the identified views ... 'View 1: View north from public footpath no.41' etc.</p> <p>Note also that View 9 (from public footpath no.9 towards The Street) is shown on Map 7 but is not shown on the main Policy Map (page 47) or on the Hintlesham Village Inset Map (page 48). Could the latter also be extended slightly northwards so that View 9 can be shown?</p> <p>Finally, could the viewpoints be numbered on the Policy Maps?</p>	<p>The Views Appraisal describes the direction of view. It is not usual to include the name/description within the Plan itself.</p> <p>The Policies Map will be amended.</p> <p>The viewpoints will be numbered on the Policies Maps.</p>	<p>None</p> <p>Amend Policies Map to ensure View 9 is shown.</p> <p>Insert view numbers on Policies Map.</p>
Policy H&C 8 - Local Green Spaces				
J Whyman		Should we not include the community woodland church belt..?	This is already included as Local Green Space	None
S Willcox		All public amenity spaces including footpaths should be kept accessible at all times	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
	Suffolk County Council	<p>SCC welcomes the neighbourhood plans that designate Local Green Space (LGS) in policy and are shown on Policies Maps - as this helps to protect existing important community open spaces.</p> <p>SCC notes that the Local Green Spaces Assessment, August 2025, is available on the parish website. It is welcome that this provides justifications for the proposed LGS, with clear location maps and assessment tables. However, no photographs are provided, and SCC recommends they are added, as this would help to provide context and clarity.</p>	<p>Noted</p> <p>Noted. It is not necessary to include photographs of the Local Green Spaces in the Assessment.</p>	<p>None</p> <p>None</p>
	Babergh District Council	(also Policies Map & the LGS Assessment): The proposed Local Green Spaces appear to meet the relevant criteria. For LGS1, be mindful that any area of hard standing etc. should not be included within the designation. Amendments to all relevant maps will be needed	Government Planning Practice Guidance, which supports the NPPF, states that "green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis." As such, it is considered that including the hard standing complies with the criteria in the NPPF. PPG Reference ID: 37-013-20140306	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
Chapter 7 – Natural Environment				
J Whyman		We should not ignore what we see, but tend to take for granted, the agrarian landscape and the field structure that sits around the hall and the other community areas and views.	Noted	None
R Luxmoore-Styles		It is also important to preserve productive agricultural land.	Noted	None
M Luxmoore-Styles		It is important to retain and protect productive agricultural land, as food production must be a priority.	Noted	None
R & J Davies		As the environment is soo. To be desecrate by massive pylons , it is vital that everything possible is done to minimise damage.	Noted	None
	Suffolk Wildlife Trust	<p>Suffolk Wildlife Trust note that the draft plan suitably identifies the importance of Hintlesham Wood SSSI, a site of national significant for biodiversity, to the plan area; These woods are one of the largest remaining areas of ancient coppice-with-standards woodland in Suffolk. Historical and archaeological evidence show the woods to have been in existence at least since the 12th century. No non-statutory sites for nature conservation lie within the plan area, however, Brimlin Wood CWS (an ancient woodland defined as priority habitat) lies adjacent to the plan area.</p> <p>The plan could be improved by including a map showing areas of biodiversity value, including those adjacent to the plan area.</p> <p>The emerging Suffolk Local Nature Recovery Strategy (LNRS) identifies numerous land parcels within the plan area suitable for habitat restoration and enhancement; this information could be included within the plan at this stage. Should measure be put forward to improve biodiversity within the plan area, the LNRS should be used as a starting point for the identification of areas to focus efforts and as a means of identifying suitable</p>	<p>Noted</p> <p>The Plan cannot be applied to land outside the parish.</p> <p>The Plan will be amended to update the status of the LNRS but it is not considered necessary to include a map in the Plan given the potential to</p>	<p>None</p> <p>None</p> <p>Update Plan to note completion of Local Nature Recovery Strategy.</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>habitats to target for restoration. Again, reference to or an inclusion of these land parcels on a map could benefit the plan, promoting nature recovery in ecologically important areas.</p> <p>Biodiversity Net Gain The draft plan defines Biodiversity Net Gain requirements well but could be more ambitious in how it sees delivery of net gain when required for new developments, aspiring and promoting development to go beyond the statutory minimum level of 10%.</p> <p>The Hadleigh Neighbourhood Plan, published and accepted at referendum earlier this year, highlights the importance of wildlife and biodiversity to residents who pushed for a higher level of net gain to be included within the parish; this was seen within text and as part of Policy HAD3: Biodiversity-Led and Wildlife-Friendly Design which states, "B. In addition to protecting existing habitats and species, including hedgerows and mature trees, all development proposals should deliver a minimum of 10% net gain in biodiversity and are encouraged to deliver a minimum of 20%."</p> <p>The ability for emerging Neighbourhood Plans to include this ambition has been proven by the publication of the Hadleigh Neighbourhood Plan and is further supported by the inclusion of Hadleigh's Plan as an example in East Suffolk Council's Neighbourhood Planning Guidance for Climate Change.</p>	<p>misinterpret boundaries due to the Suffolk Local Habitat Map not being published on an Ordnance Survey base map.</p> <p>Noted. Whilst having an "aspiration" to deliver 20% is laudable, it is considered unlikely that developers would volunteer providing a 20% gain.</p> <p>As above</p> <p>As above</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>By including the aspiration for new development to deliver a 20% net gain, far greater confidence would be provided that a genuine gain would be provided; this follows original research which suggested that 10% net gain is the minimum level of gain to offer confidence in no-net-loss, and therefore 20% offers a greater certainty of biodiversity gains. Even greater biodiversity gains could be delivered if this aspiration also noted the potential for habitat creation within Hintlesham and Chattisham identified within the LNRS.</p>	As above	None
	Suffolk County Council	<p>Settlement Gaps SCC notes that the Vision and Community Action 1 seek to protect the distinctiveness of the two separate villages and prevent coalescence. It is suggested that the plan could include within policy this aspiration, in the form of a Settlement Gap Policy, and this be indicated on the Policies Map in the form of a "buffer" between the two villages.</p>	As experienced by the Sproughton NP, this would require a detailed assessment of the landscape to specify the qualities of the gap.	None
	Babergh District Council	<p>Much effort has been put into providing maps elsewhere within the Plan to show landscape characteristics (Map 6) and Important View (Map 7). Why not also a map to show the SSSI woodland, priority habitats and other biodiversity features within the parishes?</p> <p>While we note that reference is made to the work being undertaken to bring forward a Local Nature Recovery Strategy for Suffolk (para 7.9), the absence of such a map could risk these sites and habitats; especially those that are non-statutory, being overlooked despite the policy saying that efforts should be made to retain them. Such a map may also provide information important in helping to retain and enhance such habitat from the impacts of development, especially where this may also provide local information not readily available to planning officers. It would also help to identify where enhancement measures could be best targeted.</p>	An additional map to illustrate the Priority Habitats will be included on the Plan.	Add new map to illustrate Priority Habitats as an additional appendix to the Plan.

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
Policy H&C 9 – Chattisham Special Character Area				
C Leney		I don't believe this is needed. The high proportion of listed businesses buildings in the area should give it enough protection.	Noted	None
	Babergh District Council	Consider adding a cross-reference to Map 8 in the first sentence.	The policy will be amended to include a reference to Map 8.	Amend policy to include a reference to Map 8.
Policy H&C 10 - Development Design Considerations				
G Beck		If the other "rules" are stuck to	Noted	None
R Luxmoore-Styles		Item c. should include not involving the loss of productive agricultural land. Add an item k. : 'produce designs that are eco-friendly through the use of such items as solar panels, rainwater-capture, ground-source heat pumps and contain other features to foster sustainability and environmental benefit.	Policy H&C1 defines settlement boundaries, outside of which (which is normally agricultural land) development would only be supported in exceptional circumstances.	None
M Luxmoore-Styles		Item c. should mention the importance of preserving productive agricultural land.	Policy H&C1 defines settlement boundaries, outside of which (which is normally agricultural land) development would only be supported in exceptional circumstances. Policy H&C11 covers rainwater harvesting.	None None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		I would like to see mentioned the importance of using modern environmentally-friendly building techniques and house-fittings, such as solar panels and rain-water collectors.	Government restrictions do not allow neighbourhood plans to require solar panels on new homes.	
	Suffolk Wildlife Trust	Part C of this policy could go further to specifically state that habitat of significant biodiversity value alongside gardens, important open, and green or landscaped areas should not be impacted by new development; from a Suffolk Wildlife Trust perspective, we would see the biodiversity value of the parish as key to its character, notably with the presence of Hintlesham Woods SSSI in the plan area.	This matter is addressed elsewhere in the Plan and it s not necessary to repeat it here.	None
	Suffolk County Council	The following amendment is recommended for clarity of wording and ease of reading: "d. <u>when</u> taking mitigation measures into account, do not result in <u>significant</u> adverse effects on, and, where appropriate, enhance:" It is noted and welcome that this section references Suffolk Guidance for Parking (2023) with regard to parking, cycle storage and EV charging. This section could also reference Suffolk Design: Streets Guide regarding new estate road and shared private driveway layouts.	This amendment is not considered necessary. Noted	None None
Policy H&C 11 – Flooding and Sustainable Drainage				
	Suffolk Wildlife Trust	Suffolk Wildlife Trust note that this policy includes reference to a requirement for SUDS where appropriate, and highlights that well designed SUDS should include biodiversity benefits (with biodiversity being one of the four pillars of SUDS).	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
	Suffolk County Council	<p>SCC notes that from a flood and water management point of view, the policy is simple, clear and concise. A suggested adjustment would be re-order the bullet points as follows:</p> <ul style="list-style-type: none"> • <u>rainwater and stormwater harvesting and recycling; and</u> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and • rainwater and stormwater harvesting and recycling; and • other natural drainage systems where easily-accessible maintenance can be achieved. " <p>The reason for this being that the list will then fall in line with SCC guidance and national guidance on the surface water management hierarchy by placing rainwater harvesting as the first thing to explore which will have flood risk benefits and go some way to tackling possible water scarcity issues.</p> <p>The statement as currently written is not incorrect, but if all policies read with rainwater reuse at the top of any lists then this will be prioritised by developers in their decision-making.</p> 	<p>The policy will be amended as suggested.</p> <p>Noted</p> <p>Noted</p>	<p>Amend order of policy as suggested by SCC</p> <p>None</p> <p>None</p>
Policy H&C 12 – Minimising Light Pollution				
M Engle		in Chattisham we do not need lights	Noted	None
	Suffolk Wildlife Trust	Suffolk Wildlife Trust support the reference to the impact which lighting can have on biodiversity, notably to bats but also to hazel dormice and otters. Bats can be impacted by the temperature (kelvin), power (lumen) and spread (lux) of artificial lighting and all three should be considered, notably where external lighting may illuminate any natural or semi-natural habitats.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
	Suffolk County Council	<p>It is welcome that this policy addresses light pollution and dark skies. It is a sound policy, but it is suggested to consider differentiating more clearly between business and domestic use.</p> <p>SCC Street Lighting team would consult Parish Councils on the decision whether to provide street lighting on new adoptable roads. In rural locations they are commonly left unlit to preserve dark skies or other local requirements.</p>	<p>This is not considered necessary</p> <p>Noted</p>	<p>None</p> <p>None</p>
Chapter 8 – Historic Environment and Design				
J Whyman		We should continue to support modern design criteria with expectations of potential zero carbon development.	Noted	None
R Chase		Re comments on drainage, to a degree seems a bit ironical when so many of the existing ditches etc are not maintained	Noted	None
	Suffolk County Council	<p>Paragraph 8.1 SCC welcome that consultation of the Suffolk Historic Environment Record (HER) is being advised. It could be beneficial to add a link here to the Suffolk Heritage Explorer, which is the publicly accessible version of the HER. This contains the majority of records on the HER; however, there are records which are not included as they are of a confidential nature and that only the Suffolk County Council Archaeological Service have access to.</p> <p>In addition, SCC would recommend altering the last sentence of this section to: "Suffolk County Council Archaeological Service's (SCCAS), would advise that there should be early consultations of the Historic Environment Record (HER) provides details of finds and should be consulted and assessment made of the archaeological potential of any potential development site at an</p>	<p>Given that not all the Heritage Explorer would be accessible it is not considered helpful to include the link as it could mislead developers using the Plan.</p> <p>It is not considered necessary to move away from the standard wording that has been used in a number of recent neighbourhood plans</p>	<p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>appropriate stage in the design stage, <i>in order that the requirements of NPPF and Babergh and Mid Suffolk Joint Local Plan are met. SCCAS as advisors to Babergh and Mid Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.</i>"</p> <p>Having something along the lines of the above would provide clarity to developers for any future development sites. In addition to this, the plan could also highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF.</p> <p>In addition, the Neighbourhood Plan group should consider identifying if there are any non-designated heritage assets within the area. The SCC Archaeological Service have recently reviewed historic Farmsteads throughout Suffolk, as part of a project funded by Historic England. The Neighbourhood Plan group may wish to consider whether the information from the Suffolk Farmsteads Project would add any details or information to the Non-Designated Heritage Assets within the area. Entries from the project can be seen via the Suffolk Heritage Explorer.</p> <p>The Neighbourhood Plan group should also mention in this plan that any proposals which have the potential to impact on Heritage Assets or their settings should be supported by a heritage statement, this is in accordance with Policy LP19 of the Babergh and Mid Suffolk Joint Local Plan. It would be beneficial to include that this should also apply to proposals to convert historic farm buildings/historic rural buildings including barns.</p>	<p>in the district and that have not received such a comment.</p> <p>Noted. See above</p> <p>This is not considered necessary.</p> <p>This is not considered necessary.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
	Babergh District Council	To help separate the Flood Risk section from the Light Pollution section, consider including an appropriate sub-heading before paragraph 8.16	A sub-heading will be added as suggested.	Insert new "Light Pollution" sub-heading before para 8.16
Policy H&C 13 – Loss of Services and Facilities				
R Olson		We need protection to maintain these facilities. No exceptions	Noted	None
G Beck		but again, what actions or proposals are there?	The policy protects facilities from being lost through planning applications.	None
M Engle		As church warden and a resident of Chattisham for over 30 years I think the Church All Saints & St Margaret should stay because as well as a church we need somewhere to be a community	The policy does not propose to lose the church.	None
L Cole	Hintlesham & Chattisham Parish Council	Although I agree with Policy H&C 13, I would suggest the word only is added in first paragraph, see below. Proposals that would result in the loss of the following community facilities or premises, as identified by the Policies Map, will ONLY be considered in the context of Policy LP 28 of the Joint Local Plan:	This would exclude the consideration of other potentially relevant local and neighbourhood plan policies.	None
E Harvey		Why would we want to lose those	Noted	None
Community Action 3 – Community Shop				
J&M Cox		not sure it would be viable, given closeness of several supermarkets - with cheaper goods.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
M Langton		A Community Shop and Cafe might work well together	Noted	None
D Marsh		Is this really a workable idea? Would it generate the support needed? Given the proximity of Supermarkets at Copdock and Hadleigh and these ease of on line ordering and delivery. Management and staffing issues would also need to be considered.	Noted	None
Community Action 4 – Recycling Facilities				
No comments received				
Chapter 9 – Services and Facilities				
S Willcox		The community council should be incorporated into the parish council duties thus avoiding any delays in making decisions where one body has to consult the other which then has to go to the next upcoming meeting of either so the said decision can be recorded.	Noted	None
E Russell		Please see earlier comments regarding our thoughts on siting a community shop at Clay Hill. A further comment, with the advent of home deliveries and the lack of adequate lighting such as Duke street it is almost impossible for delivery drivers to find the delivery address, a community notice board (preferably illuminated) may prove useful	Noted	None
E Harvey		PLEASE GET A SHOP	Noted	None
	Suffolk County Council	SCC notes that in January 2025 there were 74 children on the school roll.	Noted	None
Chapter 10 – Highways and Travel				

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
M Parkinson		Roads and overly busy with excessive speed and the size of some of the vehicles causes danger to users of the footpaths	Noted	None
A Parkinson		A 20 mile an hour restriction zone for the exceedingly busy George Street would help slow the significant increase in volume of HGV's and cars.	Noted	None
J&M Cox		volume and speed of traffic.	Noted	None
G Beck		it states the blindingly obvious but has no proposals that address the major issues of speed and accidents.	The Parish Council has no powers to install traffic management measures.	None
J Whyman		We must strive to 'protect' our community from the impact of highway activities (injuries, vehicle and property impact + the potential impact of noxious gas emissions) - critical along George St adjacent to school	Noted	None
D Coe		Maybe extra speed limit required (20mph)	Noted	None
P King		Poor maintenance of the A1071 is a problem as is speeding on George Street and Duke Street	Noted	None
C Bates		The A1071 is a dangerous road with sharp bends and many accidents. The traffic speed should be limited from the village boundaries in the East and West to 40MPH from 60MPH with greater speed awareness signage/road markings /speed cameras to help enforce these speeds.	Noted	None
M Engle		Bus Routes-one is Chattisham would be helpful or a more frequent bus timetable into town.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
P Whitbread		we need more buses coming through the village and into Duke Street	Noted	None
E Russell		It would appear calming measures are largely inadequate as speeding through Duke Street seems to be habitual to the majority of drivers.	Noted	None
L Cole	Hintlesham & Chattisham Parish Council	Section 10.3, has a typo Adding additional request stops on the A1071 would be a good first step. The regular bus service traverses the A1072/George Street Should read A1071 not A1072	Noted The typos will be corrected.	Correct typos
E Lloyd		The road continues to be a blight through our village with road users clearly frustrated during busy periods and driving poorly. Increasing the housing within the village will simply add to a already overburdened route. There needs to be good pavement access all the way up to Birch Farm -with a proper crossing of the A1071 at that end of the village, towards Hill Farm & Mill House- so that parents and young children can walk safely to Birch Farm.	Noted	None
R & J Davies		Our roads are in the main, Too narrow for cycle paths.	Noted	None
	Suffolk County Council	SCC PROW welcome the aspirations mentioned in the document for links to the PROW network. Paragraph 10.7 The mention of Policy LP29 – Safe, Sustainable and Active Transport from the Local Plan is useful, but SCC PROW would suggest the parish could write their own policy to strengthen the Neighbourhood plan and possibly securing the aspirational	Noted It is not considered necessary to provide a separate that would effectively repeat the Local Plan policy.	None None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>routes from future developments. This would help to meet Objective 11, and to encourage safe active and sustainable travel through the parish. Please see Appendix 1 at the end of this letter for some further guidance on PROW and suggested policy wording.</p> <p>SCC PROW would suggest adding a map of the rights of way alongside a new PROW Neighbourhood Plan policy.</p> <p>Local highway related concerns and desire for LCWIP cycling schemes to be provided are noted and supported - SCC Transport Strategy team are consulted on any new development and would look to procure highway safety and sustainable travel improvements from development wherever possible (in accordance with NPPF (2024) paragraphs 56-58). Similarly, the SCC Transport Strategy team would be consulted and if any proposal had an unacceptable impact upon highway safety (clearly not in accordance with NPPF (2024) paragraph 116), SCC would seek mitigation to address the issues or recommend refusal if the issues could not be mitigated.</p> <p>It is noted that there are no highways and travel specific policies, but related matters such as parking and layouts are covered in other policies.</p>	<p>This is not considered necessary.</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Babergh District Council	There appears to be a typo in para 10.3. At the end of the fifth line, should 'does' read 'goes'?	The typo will be corrected	Correct typo in para 10.3
Policies Map and Village Centre Inset Maps				
C Leney		I don't believe it is right to have a settlement boundary that allows for no development when we know the villages will be required to take a number of new houses during the life of the plan.	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
D Chase	Parish Councillor	Although I agree with the Village inset maps, the policy map is confusing as the squares go beyond the village boundaries. Also the squares overlap between the 2 villages.	The squares show the extent of the Inset Map coverage and where there is overlap between the two	None
G Beck		what are the big black boxes for?	The map indicates to see the separate Inset Maps	None
J Whyman		See my earlier comment on spatial strategy etc	Noted	None
H Taylor		<p>The village map is incorrect. It does not correctly reflect the actual village line and has been selectively moved to record some more recent developments and not others.</p> <p>My specific comments relate to the land around Red House Farm (the house). The village line has been amended to include the current development by Landex behind Red House Farm. However it does not include the development of a further house behind Red House Farm which is also currently being developed. This house is covered by Planning Application DC/23/05152.</p> <p>The village line is shown closely abutting the house at Red House Farm and does not include what has been the garden of Red House Farm for at least 40 years, or the new property covered under the above planning permission which will replace the old barn.</p> <p>A consistent approach should be taken to how the village line is moved and if the Landex development is now considered within the village line, so should the garden of Red House Farm and the new house being built there.</p>	<p>Noted</p> <p>The Settlement Boundary will be amended to include this development.</p> <p>As above</p> <p>As above</p>	Amend Map 4 and Hintlesham In set Map Settlement Boundary to include dwelling permitted under planning application reference DC/21/05755.
	Babergh District Council	Note also that View 9 (from public footpath no.9 towards The Street) is shown on Map 7 but is not shown on the main Policy Map (page 47) or on the Hintlesham Village Inset Map (page	The Policies Map will be amended to ensure	Amend Policies Map to ensure view 9 is illustrated

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>48). Could the latter also be extended slightly northwards so that View 9 can be shown?</p> <p>Finally, could the viewpoints be numbered on the Policy Maps?</p> <p>For LGS1, be mindful that any area of hard standing etc. should not be included within the designation. Amendments to all relevant maps will be needed</p> <p>Check and amend the Hintlesham Village Inset Map (page 48) to show the location of the allotments. It looks like this and the 'Telephone Box Library' have both been labelled as H&C13 – 7</p>	<p>that View 9 is illustrated.</p> <p>The viewpoints will be numbered on the Policies Map</p> <p>Government Planning Practice Guidance, which supports the NPPF, states that "green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis." As such, it is considered that including the hard standing complies with the criteria in the NPPF. PPG Reference ID: 37-013-20140306</p> <p>The Map will be corrected.</p>	<p>Add viewpoint numbers in accordance with those illustrated on Map 7.</p> <p>None</p> <p>Correct H&C13 labels</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		Check and amend the Chattisham Village Inset Map (page 49) to show the location of the Playing Field. It looks like this and the 'Telephone Box Library' have both been labelled as H&C13 – 13	The map will be corrected	Correct H&C13 labels
Appendices				
R Olson		Any developments must be within existing village boundaries and NOT backfill to current housing	Noted	None
D Coe		Must not lose the character of Hintlesham & Chattisham	Noted	None
S Willcox		Appendix 1 - i realise this is a joint policy but even so this area is not suitable for a gypsy/traveller site due to a variety of reasons.	Noted	None
L Cole	Hintlesham & Chattisham Parish Council	Hintlesham Church of St Nicolas is in George Street, not Hadleigh Road The various reference to Hintlesham Hall list as Hadleigh Road, but should be George Street Rose Cottage is George Street not Hadleigh Road	As noted in the appendix, the entries are as they appear in the Historic England list. The appendix will be amended for these properties to include George Street in brackets.	Amend the entries for Hintlesham Church and Rose Cottage to include [George Street].
General comments				
G Beck		I see little evidence of either a plan or added value from what was produced as a result of the questionnaire.	Noted	None
D Coe		Well Done!	Noted	None
L Cole	Hintlesham & Chattisham Parish Council	Excellent work	Noted	None
K Curtis		no more street lights yes to a village shop	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		only linear building more traffic calming		
R & J Davies		Concern re the industrial estate between Manor House and Charity Farmhouse, especially re the Motor Garage and sale of cars. Pollution is inevitable and on occasions oil slicks have been noticed in the ditch opposite the garage. Also a considerable amount of litter has been noticed on occasions .	Noted	None
	Avison Young on behalf of national Gas	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below. • https://www.nationalgas.com/land-and-assets/network-route-maps</p> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> <p>If you require any further information in respect of this letter, then please contact us.</p>	<p>Noted</p> <p>Noted</p> <p>None</p>	<p>None</p> <p>None</p> <p>None</p>
	<p>Fisher German on behalf of National Grid Electricity Transmission (NGET)</p>	<p>National Grid Electricity Transmission has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document 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.</p> <p>About National Grid Electricity Transmission (NGET) National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.</p> <p>National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>businesses. Please also consult with NGED separately from NGET.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (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. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Early engagement with NESO is recommended in order to establish available supply capacity to any potential development sites and what, if any, reinforcement is required to ensure adequate continued supply. Please consult with NESO separately from NGET.</p> <p>NGET assets within the Plan area Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.</p> <p>Asset Description 4YL ROUTE TWR (001 - 073): 400kV Overhead Transmission Line route: BRAMFORD - PELHAM 1 BRAINTREE - BRAMFORD - RAYLEIGH MAIN 2</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.</p>	Noted	None
		<p>The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.</p>	Noted	None
		<p>A specific new infrastructure project has been identified as falling within the extent of the Chattisham and Hintlesham Neighbourhood Plan area. We ask that the Neighbourhood Planning Group be cognisant of this and its potential interaction with the Neighbourhood Plan and emerging policies as it progresses. Details of the new infrastructure project are as follows:</p>	Noted	None
		<p>National Grid has submitted a development consent application for the Norwich to Tilbury Project (referred to as 'the Project'), which comprises reinforcement of the transmission network between the existing Norwich Main Substation in Norfolk and Tilbury Substation in Essex, via Bramford Substation, the new East Anglia Connection Node (EACN) Substation and the new Tilbury North Substation.</p>	The Parish Council is aware of this	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>The reinforcement is needed because the existing transmission network, even with current upgrading, will not have sufficient capacity for the new renewable energy (a substantial proportion of which will be generated by offshore wind) that is expected to connect to the network over the next 10 years and beyond. Completion of the Project, together with other new reinforcements across the country, will meet this future energy transmission demand both in East Anglia and across the UK.</p>	Noted	None
		<p>The Project is a Nationally Significant Infrastructure Project (NSIP), and National Grid is seeking development consent under statutory procedures set by the government. NSIPs are projects of certain types, over a certain size, which are considered by the government to be of national importance, hence permission to build them needs to be given at a national level, by the relevant Secretary of State (in this case the Secretary of State for Energy Security and Net Zero). Instead of applying to the Local Planning Authority (LPA) for planning permission, the developer must apply to the Planning Inspectorate for a Development Consent Order (DCO) that would grant development consent.</p>	Noted	None
		<p>National Grid has submitted an application for development consent to the Planning Inspectorate. The Examining Authority (consisting of one or more examining inspectors), after a period of public examination, will make their recommendation to the Secretary of State, who in turn will decide on whether development consent should be granted for the Project. The Project is identified as critical to delivering a network which supports the clean power pathways for 2030 delivery.</p>	Noted	None
		<p>The Project has been sub-divided into eight geographical sections for reader accessibility, based largely on local authority boundaries. The section of the Project which interacts with the boundary of the Chattisham and Hintlesham Neighbourhood</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Plan area is within Section C. Table 4.1 of Chapter 4 outlines the details of each section the Project is split into. The details in this table should be read in conjunction with Figure 1.1: Site Location Plan and Project Sections (document reference 6.1.F1), Figure 4.1: Proposed Project Design (document reference 6.4.F1) and Figure 4.2: Proposed Project Design – Permanent Features (document reference 6.4.F2). These documents will be available via the weblink provided below in due course.</p> <p>The Project constitutes Environmental Impact Assessment (EIA) development and therefore an assessment of the likely significant effects of the Project on the environment, referred to as an EIA, is required. The findings of the EIA are reported in an ES (Volume 6 of the DCO application).</p> <p>After receipt of the application, the Planning Inspectorate has up to 28 days to review the application and decide whether or not to accept it for examination. If the application is accepted, which should be known by 26 September 2025, full details of the proposals including the Environmental Statement will be published on the relevant project page on the Planning Inspectorate's website - https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN020027/documents</p> <p>If accepted, the Project will enter into the pre-examination phase which is likely to last at least three months. The examination lasts six months, after which the Planning Inspectorate has three months to set out its recommendations from the examination to the secretary of State, who then has three months to decide whether or not to grant development consent. It is therefore anticipated that a decision could be reach by the end of 2026.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Further Advice NGET is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.</p>	Noted	None
		<p>If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.</p>	Noted	None
		<p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Development Plan Document (DPD) or site-specific proposals that could affect our assets.</p>	Noted	None
		<p>Further Guidance NGET 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. Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET 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.</p>	Noted	None
		<p>NGET's 'Design 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</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>guidelines can be downloaded here: https://www.nationalgrid.com/document/345326/download</p> <p>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.</p> <p>NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: https://www.nationalgrid.com/document/349291/download</p> <p>How to contact NGET If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/ For local planning policy queries, please contact: ngplanning@fishergerman.co.uk</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	National Highways	<p>National Highways welcomes the opportunity to provide comments on the consultation under Regulation 14, dated 04 August 2025.</p> <p>National Highways has been appointed by the Secretary of State for Transport as a 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). Our role includes ensuring the safe and</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>efficient operation of the SRN and acting as a partner in delivering national economic growth.</p> <p>In relation to the Hintlesham and Chattisham Neighbourhood Plan, National Highway's principal interest is in safeguarding the operation of the A14 and A12 Trunk Road, which forms part of the SRN.</p> <p>We note that the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, (November 2023) with future development to be considered through the emerging Joint Local Plan with Mid Suffolk. We also note that the draft plan policies focus on maintaining the linear character of the villages, safeguarding valued landscaped, and supporting sustainable transport improvements.</p> <p>Having reviewed the pre-submission draft, National Highways does not anticipate that the proposed policies will have any adverse impact on the operation or safety of the SRN. In particular:</p> <ul style="list-style-type: none"> • The Plan does not allocate sites for development beyond infill within existing settlement boundaries. • Housing growth will be modest and managed through the Local Plan, minimising additional trip generation to the A14/A12 corridors. • Policy objectives around encouraging walking, cycling, and sustainable transport are supported, as these align with our goals of reducing reliance on private car trips and promoting safe and sustainable travel. <p>On this basis, National Highways has no specific concerns with the draft policies. We would, however, welcome continued</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>engagement with Babergh District Council, Suffolk County Council and the Parish Council to ensure any future proposals coming forward through the Local Plan review or planning applications continue to safeguard the safe and efficient operation of the SRN.</p> <p>At this stage, we do no additional comments to offer.</p>	Noted	None
	Defence Infrastructure Organisation	<p>I write to confirm the statutory safeguarding position of the Ministry of Defence (MOD) in relation to the Hintlesham and Chattisham Parish Council's pre- submission consultation on their draft neighbourhood plan</p> <p>The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.</p> <p>Paragraph 102 of the National Planning Policy Framework (December 2024) requires that planning policies and decisions take into account defence requirements by 'ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.' Statutory consultation of the MOD occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued to Local Planning Authorities by the Department for Levelling Up.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Copies of these relevant plans, in both GIS shapefile and .pdf format are issued to Local Planning Authorities by MHCLG. An assurance review was conducted by the MOD in 2023 which confirmed that, at that time, Local Planning Authorities held the most recent relevant safeguarding data. Any subsequent updates to those plans were then issued by MHCLG.</p>	Noted	None
		<p>The review or drafting of planning policy provides an opportunity to better inform developers of the statutory requirement that MOD is consulted on development that triggers the criteria set out on Safeguarding Plans and the constraints that might be applied to development as a result of the requirement to ensure defence capability and operations are not adversely affected.</p>	Noted	None
		<p>The area covered by any Hintlesham and Chattisham neighbourhood plan will both contain and be washed over by safeguarding zones that are designated to preserve the operation and capability of defence assets and sites. Wattisham Station is located to the north west of the Hintlesham and Chattisham Neighbourhood Plan authority area and benefits from safeguarding zones drawn to preserve the airspace above and surrounding the aerodrome to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. New development may have detrimental impacts depending on site location relative to safeguarded sites and assets. Additionally, Wattisham Station is washed over by a statutory birdstrike safeguarding zone, designed for birdstrike risk to be identified and mitigated.</p>	Noted	None
		<p>To provide an illustration of the various issues that might be fundamental to MOD assessment carried out in response to statutory consultation, a brief summary of each of the safeguarding zone types is provided below. Depending on the</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>statutory safeguarding zone within which a site allocation or proposed development falls, different considerations will apply.</p> <ul style="list-style-type: none"> • The airspace above and surrounding aerodromes is safeguarded to ensure that development does not form a physical obstruction to the safe operation of aircraft using that aerodrome. Zones are drawn that trigger consultation on development of various heights to ensure that their effect on the protected airspace above and surrounding an aerodrome is assessed and, if necessary, mitigated. These zones also indicate areas where development might reduce the capability or otherwise compromise the operation of technical assets such as communications, navigation, or surveillance systems including radar. In addition to permanent physical development within these zones, the use of cranes, piling rigs or other tall plant or equipment to implement development may also be of concern. • Birdstrike safeguarding zones with a radius of 12.87km are designated around certain military aerodromes. Aircraft within these zones are most likely to be approaching or departing aerodromes and therefore being at critical stages of flight. Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect. This can include landscaping schemes associated with large developments including the provision of green/brown roofs, or roof gardens, as well as the creation of new waterbodies such as ponds, wetlands and/or attenuation basins. This would also include both on and off-site provision of Biodiversity Net Gain (BNG). Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, provide a range of habitats for wildlife, including potentially increasing the creation of 		

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>attractant environments for large and flocking bird species hazardous to aviation and therefore may be subject to design requirements or for management plans to be applied.</p> <p>The MOD request that; when drafting policy and guidance which addresses biodiversity, ecology, and Biodiversity Net Gain; Babergh District Council should bear in mind that some forms of environmental improvement or enhancement may not be compatible with aviation safety. The proximity of a site that is to be enhanced to a statutorily safeguarded site and asset should be considered.</p> <p>Enhancements that require or result in the introduction of tall structures (whether temporarily or permanently), or where plants or trees are planted may degrade aviation safety, either by introducing physical obstacles to aircraft, or by degrading or compromising the operation and capability of safeguarded technical assets. Where enhancements include ground works that might result in open water (whether temporarily or permanently), the introduction or plant/tree species that bear berries or fruit, or the introduction of tree species that provide dense canopy, and the enhanced site is within 12.87km of an MOD aerodrome, it is possible that bird strike risk can be introduced or exacerbated to the detriment of aviation safety.</p> <p>In summary, where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted where any element falls within the marked statutory safeguarding zone.</p> <p>I trust this clearly explains our position on this update. Please do not hesitate to contact me should you wish to consider these points further.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
	Environment Agency	<p>Thank you for consulting us on the Draft Neighbourhood Plan for Hintlesham and Chattisham.</p> <p>We have had to prioritise our limited resources and must focus on influencing plans where the environmental risks and opportunities are highest.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p> <p>We note the Babergh and Mid Suffolk Joint Local Plan was recently adopted in 2023, however, we have identified important environmental constraints, within our matrix for currently screening neighbourhood plans, that affect this Neighbourhood Plan Area. We are, therefore, providing you with the following advice which identifies opportunities for you to strengthen the Plan and enhance the scope of environmental Objectives considered.</p> <p>Flood Risk Based on a review of environmental constraints, for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the Neighbourhood Plan Area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3 of the designated main River Gipping.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 161 sets this out.</p>	Noted	None
		<p>Water Quality We have identified that the Plan area boundary includes the Water Recycling Centre Hintlesham, which is currently exceeding its permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC.</p>	Noted	None
		<p>Water Resources Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you.</p>	Noted	None
		<p>Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>We note that this Neighbourhood Plan does not have any allocated sites for development, however the above advice should still be considered for any planning applications submitted.</p> <p>For further information on Biodiversity Net Gain (BNG), such as when developments are exempt, there are details available on Understanding biodiversity net gain - GOV.UK.</p> <p>Informative We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning.</p> <p>We trust that this advice is useful.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of your Neighbourhood Plan.</p> <p>We welcome the production of the neighbourhood plan, but do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. However, we are pleased to see the historic environment features throughout your plan via your Vision, Objectives and Policies.</p> <p>We refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For any specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>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.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Natural England	<p>Thank you for your consultation on the above dated 04 August 2025.</p> <p>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.</p> <p>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.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	Noted	None
		<p>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.</p>	Noted	None
		<p>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 .</p>	Noted	None
		<p>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.</p>	Noted	None
		<p>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.</p>	Noted	None
		<p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		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.		
	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>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.</p> <p>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</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>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/</p>	Noted	None
		<p>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.</p>	Noted	None
		<p>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.</p>	Noted	None
		<p>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</p>	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p>(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.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>
	Suffolk Preservation Society	Thank you for asking the Suffolk Preservation Society to comment on your developing Neighbourhood Plan. Fiona Cairns has now retired as our director and we are in the process of making a new appointment. However as Chair of the Society I have looked through your proposals, and can confirm we have no comments to make on those parts of the plan which cover the Society's area of interest.	Noted	None
	Suffolk Wildlife Trust	Thank you for sending us details of the Hintlesham and Chattisham Neighbourhood Plan, Regulation 14 consultation. As a nature conservation charity, our comments are limited only to those sections, policies, or points relevant to our charitable remit (i.e., biodiversity and nature recovery).	Noted	None

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Suffolk Wildlife Trust see this as a strong plan in delivering protection for wildlife and nature and many of our comments are supportive. We have also provided comments on where we think the plan could be more ambitious in how it promotes an enhancement of biodiversity within the plan area, doing more to contribute to nature recovery while still delivering for local people.</p> <p>Summary Suffolk Wildlife Trust are supportive of the plan which delivers numerous positive ambitions and policies to protect and enhance biodiversity within Hintlesham and Chattisham. We hope to have highlighted how the plan may be able to go even further in its delivery for wildlife and nature recovery, while offering increased benefits to residents.</p> <p>Thank you for offering Suffolk Wildlife Trust the chance to comment on the Hintlesham and Chattisham draft Neighbourhood Plan. If these comments raise detailed questions, then please get in touch via the email below.</p> <p>If you have any further questions, please get in touch,</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
	Water Management Alliance	<p>Thank you for consulting the East Suffolk Water Management Board on the Hintlesham And Chattisham (Suffolk) Neighbourhood Plan – Pre-Submission Consultation (Regulation 14).</p> <p>The area covered by the neighbourhood plan falls partially within the Internal Drainage District (IDD) of the East Suffolk Water Management Board (ESWMB) and therefore the Board's Byelaws apply to any development within the Board's area.</p> <p>The principal function of an WMB is to provide flood protection within the Board's area. Certain watercourses within the IDD</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>receive maintenance by the Board. The maintenance of a watercourse by the IDB is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD. Main Rivers within the WMB are regulated by the Environment Agency. Therefore, I recommend that an applicant proposing a discharge or any other works affecting a main river to contact the Environment Agency.</p> <p>The area outside the Boards' IDD's falls within the Boards' watershed catchments (meaning water from the site will eventually enter the IDD). The Board will comment on planning for all major developments (10 or more properties) within the IDD watershed that are likely to discharge surface water into a watercourse within the IDD. Under certain circumstances, some major developments outside the IDD boundary may also be regulated by the Board's byelaws. We request that the Board is consulted as any planning application comes forward relating to any of the identified allocation sites. For any development site, we recommend that a drainage strategy is supplied which has been considered in line with the Planning Practice Guidance SuDS discharge location hierarchy.</p> <p>Whilst the Board's regulatory process (as set out under the Land Drainage Act 1991 and the Board's Byelaws) is separate from planning, the ability to implement a planning permission may be dependent on the granting of any required Land Drainage Consents.</p> <p>We are pleased to note and support the inclusion of Policy H&C 11 - Flooding and Sustainable Drainage, particularly the promotion of sustainable drainage and that culverts are not to be permitted where not strictly necessary for access and no adverse impacts to surface water drainage can be demonstrated. Please note that any culverting of an ordinary watercourse will require consent under Section 23 of the Land</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.</p> <p>If you require any further information or would like to discuss the Board's regulation in more detail, please do not hesitate to contact us.</p>	Noted	None
	Suffolk County Council	<p>Primary Education Hintlesham and Chattisham Parish (except California Lane) is within the primary education catchment area of Hintlesham and Chattisham Church of England Primary School³. Hintlesham, California Lane only, is within the primary education catchment area of Stratford St Mary Primary School⁴. The latest pupil forecast for the primary school show that the current pupil roll for 2024/25 was 74, this is forecast to be 69 pupils in 2025/26 and 59 pupils in 2029/30.</p> <p>Secondary Education Hintlesham and Chattisham Parish (except California Lane) is within the secondary education catchment area of Hadleigh High School. Hintlesham, California Lane only, is within the secondary education catchment area of East Bergholt High School. The latest pupil forecast for the high school show that the current pupil roll for 2024 was 730, this is forecast to be 727 pupils in 2025 and 739 in 2029 pupils.</p> <p>Flooding SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p>Libraries</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Submitted comment	Parish Council response	Proposed changes
		<p>Provision of a library service is a statutory duty. The Public Libraries and Museums Act 1964 (c. 75) is an act of the United Kingdom Parliament. It created a statutory duty for local authorities in England and Wales "to provide a comprehensive and efficient library service for all persons".</p> <p>The catchment library for Hintlesham and Chattisham is Hadleigh Library which is currently 86% of the modal size for the population of the catchment. This is supplemented by a mobile library service Ipswich Mobile Library Route 15 which stops every 4 weeks on Wednesdays at Hintlesham Timperleys, approximately for one hour serving both Hintlesham and Chattisham villages.</p> <p>Any housing development in these areas would increase demand on this service and SCC would seek investment via the Community Infrastructure Levy (CIL) contributions to mitigate the additional provision required.</p> <p>Transport SCC, as the Local Highway Authority, has a duty to ensure that roads are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

Appendix 7 - Schedule of Post Pre-Submission Consultation Modifications

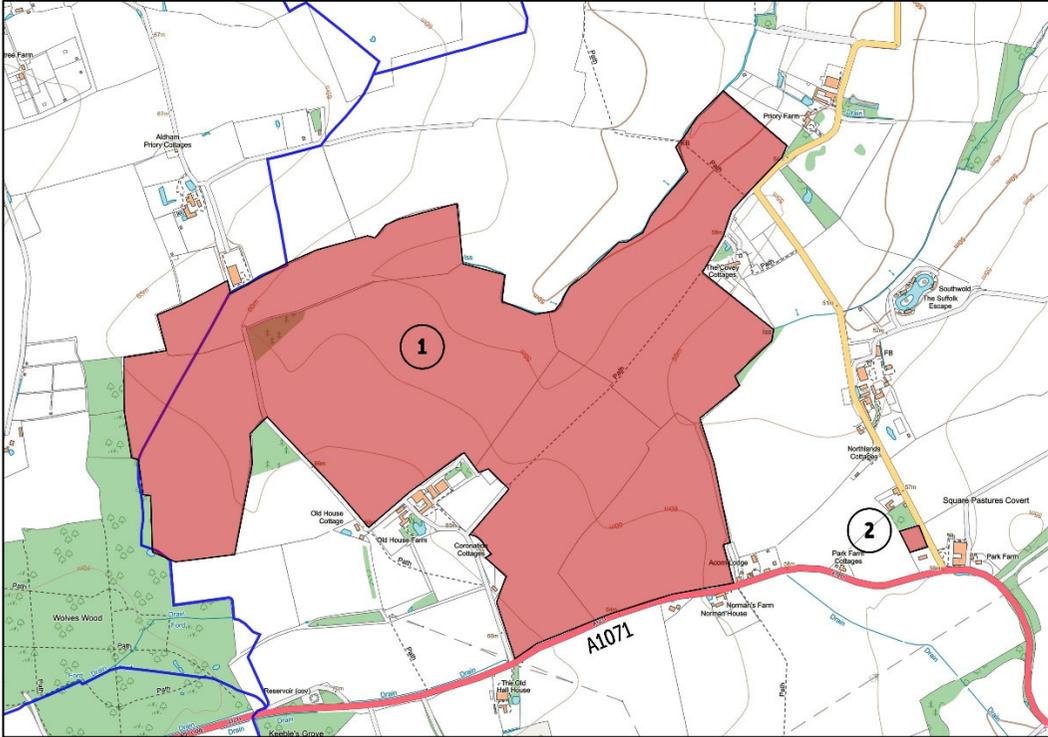
The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para / Policy	Proposed Modification	Reason
Cover		Amend as follows: Hintlesham and Chattisham Neighbourhood Plan 2025- 2037 <u>2040</u> Pre-Submission Draft Plan August 2025-January 2026	Update
Contents page		Update page numbers as necessary	Update
7	1.9	Amend theme box as follows: Historic & Built Environment and Design	In response to comments
7	1.12	Amend as follows: This is the " Pre-Submission " Draft Neighbourhood Plan <u>which has been submitted to Babergh District Council by the Parish Council.</u> and <u>It provides the first a further</u> opportunity to comment on its content. At the end of the <u>The Plan was previously subject to "pre-submission" consultation in late Summer 2025, and all comments received will be</u> were reviewed and any necessary changes were <u>made</u> to the Plan before it is <u>was</u> submitted to Babergh District Council. to <u>It will now</u> complete the stages, as illustrated in Figure 1.	Update

Page	Para / Policy	Proposed Modification	Reason
		<pre> graph TD A[Current Pre-Submission Consultation (complete)] --> B[Comments Review and Plan Amendments (complete)] B --> C[Submission to Babergh District Council (complete)] C --> D[Further Current consultation by Babergh District Council] D --> E[Independent Examination] E --> F[Parish Referendum] F --> G[Babergh District Council adopt Plan] </pre>	
10	3.6	<p>Amend as follows:</p> <p>In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework <u>development plan</u> for the area. As such, regard must be given to its policies and safeguarding requirements when determining planning applications. The <u>Hintlesham sewage treatment works</u> is a safeguarded site <u>waste management facility</u> within the neighbourhood area but much of the parish does fall <u>lies</u> within a Minerals Safeguarding Area and the District Council will consult the County Council on <u>relevant</u> planning applications that fall within this area. <u>Development proposals may need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced.</u></p>	In response to comments
11	Objective 5	<p>Amend as follows:</p> <p>5. Protect and enhance the landscape character of the Plan Area including <u>the best and most versatile land, green spaces, woodland and watercourses.</u></p>	In response to comments
14	5.6	<p>Amend as follows:</p> <p>The planning policy framework is established in the adopted JLP1 (November 2023). JLP 1 does not provide a settlement hierarchy for the district or identify the amount of growth that will take place in the Neighbourhood Area during the Local Plan period (to <u>2040 2037</u>).</p>	In response to comments
20	6.5	Amend as follows:	In response to comments and

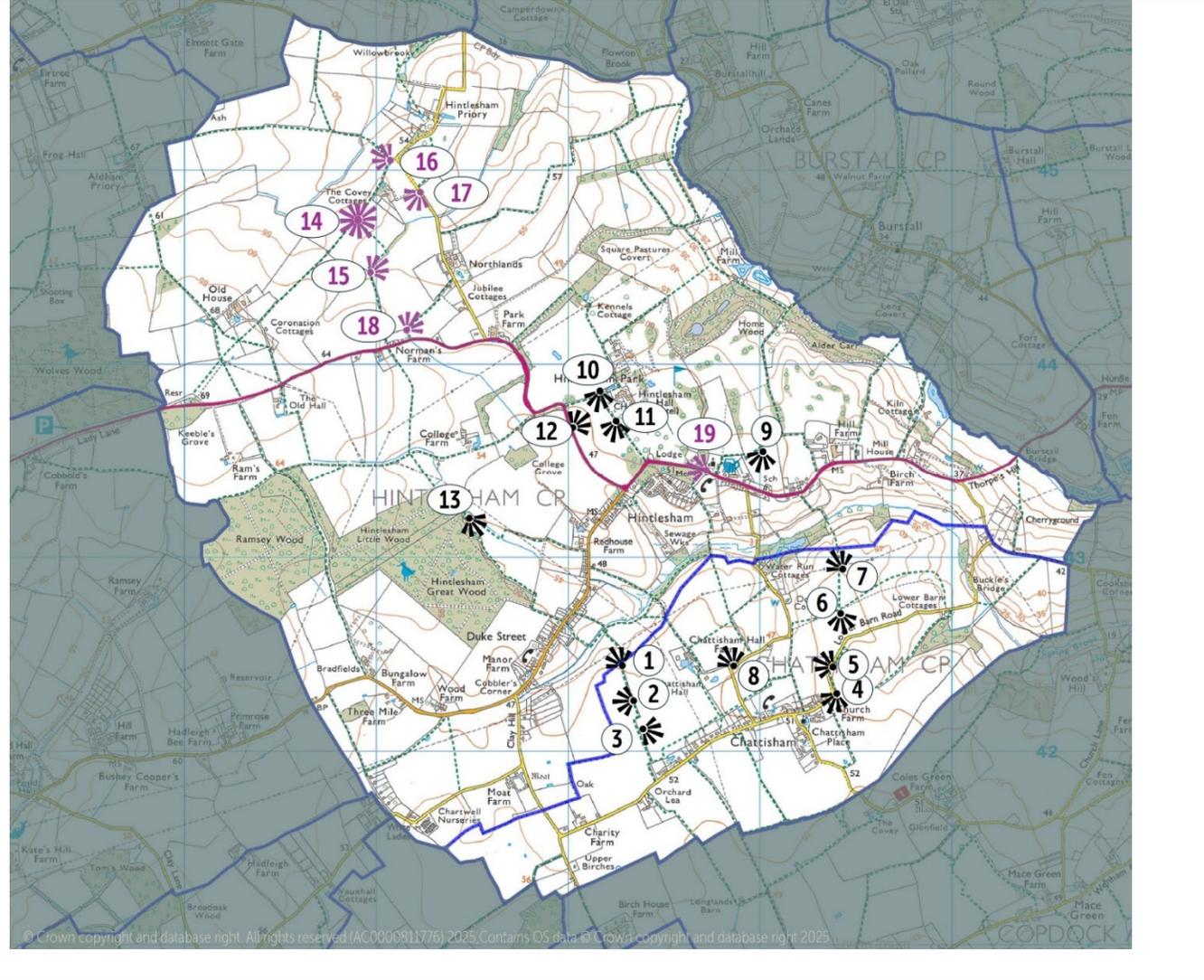
Page	Para / Policy	Proposed Modification	Reason
		<p>At the time of preparing the Neighbourhood Plan the implications of this level of growth on the Neighbourhood Area had yet to be determined. The preparation of the new Joint Local Plan will provide an opportunity to determine a “settlement hierarchy” across the district and, with it, the sustainable distribution of housing growth. The Parish Council acknowledges that Hintlesham and Chattisham could be required to play its part in accommodating an element of the housing growth which is likely to have to be located on sites outside the Settlement Boundaries defined in this Plan. The identification of such sites will take place through the Local Plan preparation process or as a result of an <u>early</u> review of this <u>the</u> Neighbourhood Plan. <u>The Parish Council will, in particular, seek to ensure that any new development outside the Built Up Area Boundary on sites proposed for development in the draft Joint Local Plan will be reviewed for their suitability are suitable for low level development of smaller houses suitable for all ages, with reasonable access to the centre of Chattisham and Hintlesham villages.</u></p> <p>New paragraph 6.6 The District Council conducted a “call for sites” in January 2024 which resulted in eight sites being put forward by landowners or developers <u>as illustrated in Maps 6 and 7.</u></p>	bring the Plan up-to-date

Page	Para / Policy	Proposed Modification	Reason
		 <p data-bbox="506 879 1610 911">Map 7 – Babergh District Council - call for sites – Sites north of Hintlesham village.</p> <p data-bbox="506 951 763 983">New paragraph 6.7</p> <p data-bbox="506 987 1805 1299"><u>In Autumn 2024 the Hintlesham and Chattisham community was consulted on their views as to the development of these sites. As illustrated in Figure X, the three larger sites (Areas 1,3 and 6) each received responses of over 75% Strongly Disagree or Disagree, whilst Areas 4, 5 and 8 received over 70% Disagree or Strongly Disagree. This is largely due to their proximity to current housing, being backfill development, or in an area not considered compatible with the important views in the centre of Hintlesham. Area 7 received the most support being 38% Agree or Strongly Agree, but still 61% Disagreed or Strongly Disagreed with this site being developed. The Parish Council accepts that Area 7 is the most suitable land for new housing in Hintlesham from the current call for sites.</u></p>	

Page	Para / Policy	Proposed Modification	Reason																																													
		<div data-bbox="506 140 1731 608" data-label="Figure"> <table border="1"> <caption>Estimated data for Figure 5- Residents' views on use of sites for housing development</caption> <thead> <tr> <th>Area</th> <th>Strongly disagree (%)</th> <th>Disagree (%)</th> <th>Agree (%)</th> <th>Strongly agree (%)</th> </tr> </thead> <tbody> <tr> <td>Area 1</td> <td>70</td> <td>10</td> <td>15</td> <td>5</td> </tr> <tr> <td>Area 2</td> <td>18</td> <td>28</td> <td>45</td> <td>9</td> </tr> <tr> <td>Area 3</td> <td>52</td> <td>18</td> <td>25</td> <td>5</td> </tr> <tr> <td>Area 4</td> <td>45</td> <td>28</td> <td>20</td> <td>7</td> </tr> <tr> <td>Area 5</td> <td>45</td> <td>25</td> <td>20</td> <td>10</td> </tr> <tr> <td>Area 6</td> <td>70</td> <td>25</td> <td>5</td> <td>0</td> </tr> <tr> <td>Area 7</td> <td>38</td> <td>22</td> <td>35</td> <td>5</td> </tr> <tr> <td>Area 8</td> <td>30</td> <td>38</td> <td>25</td> <td>7</td> </tr> </tbody> </table> </div> <p data-bbox="506 619 1344 646">Figure 5- Residents' views on use of sites for housing development</p> <p data-bbox="506 724 1803 790">At the time of preparing the Draft Neighbourhood Plan, the District Council had yet to publish an assessment of the suitability of these sites for development</p> <p data-bbox="506 831 1803 1070"><u>6.7 In September 2025 the District Council published their initial assessment as to the potential suitability for housing development of the submitted sites. All except Area 2, which fell below the assessment threshold of being capable of delivering 5 dwellings, were deemed as being potentially suitable. The results of that assessment do not infer that the sites would be allocated in the new Joint Local Plan. The District Council conducted a further call for sites between October 2025 and the beginning of January 2026. The results of this exercise had not been published at the time this Plan had been submitted to the District Council.</u></p> <p data-bbox="506 1112 1803 1351"><u>6.8 The Parish Council are working with a local landowner on the possibility of creating a Community Land Trust which will enable the local community to develop the most appropriate housing for the needs in this area and to maintain those properties as assets for the community in the future. The needs identified by the community are for 1 and 2 bedroom starter and retirement properties, to support both young families and older members of the community wishing to downsize and remain in the area. These homes would be developed in accordance with Policy H&C 4.</u></p> <p data-bbox="506 1393 1668 1426">Amend subsequent paragraph numbers, map numbers and figure numbers accordingly</p>	Area	Strongly disagree (%)	Disagree (%)	Agree (%)	Strongly agree (%)	Area 1	70	10	15	5	Area 2	18	28	45	9	Area 3	52	18	25	5	Area 4	45	28	20	7	Area 5	45	25	20	10	Area 6	70	25	5	0	Area 7	38	22	35	5	Area 8	30	38	25	7	
Area	Strongly disagree (%)	Disagree (%)	Agree (%)	Strongly agree (%)																																												
Area 1	70	10	15	5																																												
Area 2	18	28	45	9																																												
Area 3	52	18	25	5																																												
Area 4	45	28	20	7																																												
Area 5	45	25	20	10																																												
Area 6	70	25	5	0																																												
Area 7	38	22	35	5																																												
Area 8	30	38	25	7																																												

Page	Para / Policy	Proposed Modification	Reason
26	7.3	<p>Amend as follows:</p> <p>Hintlesham Woods are classified as ancient woodland and designated as a Site of Special Scientific Interest. There are no other nationally or locally designated sites present in the Neighbourhood Area, including County Wildlife Sites. There are some "priority habitats across the Neighbourhood Area, primarily deciduous woodland which is supplemented by small areas of traditional orchard. <u>The location of these is illustrated on the map in Appendix 2.</u> The Neighbourhood Area falls with the 13 kilometres Zone of Influence of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC). Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre "Zone of Influence" could have a detrimental impact on the designations due to an increase in recreational trips. The Suffolk Recreational Avoidance and Mitigation Strategy (Suffolk RAMS) is a key consideration in the context of the Habitats Regulation Assessment for development proposals. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (Zol). Joint Local Plan Policy SP09 puts measures in place to mitigate any impacts of development on these internationally significant sites.</p>	In response to comments
27	7.9	<p>Amend as follows:</p> <p>A Local Nature Recovery Strategy is being <u>has been</u> prepared for Suffolk which will includes:</p> <ul style="list-style-type: none"> • a local habitat map showing where valuable areas for nature are currently located; • a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and • a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit. <p>When complete, it will <u>It provides</u> a blueprint for how Suffolk's local communities, landowners, local authorities, private companies, and government bodies can work together to; broaden protection, restore, and recover nature on the ground.</p> <p>Joint Local Plan Policy LP16 "Biodiversity and Geodiversity" requires all development to follow the "biodiversity mitigation hierarchy" which is illustrated in Figure 6.</p>	In response to comments
28	H&C 6	Amend as follows:	In response to comments and to

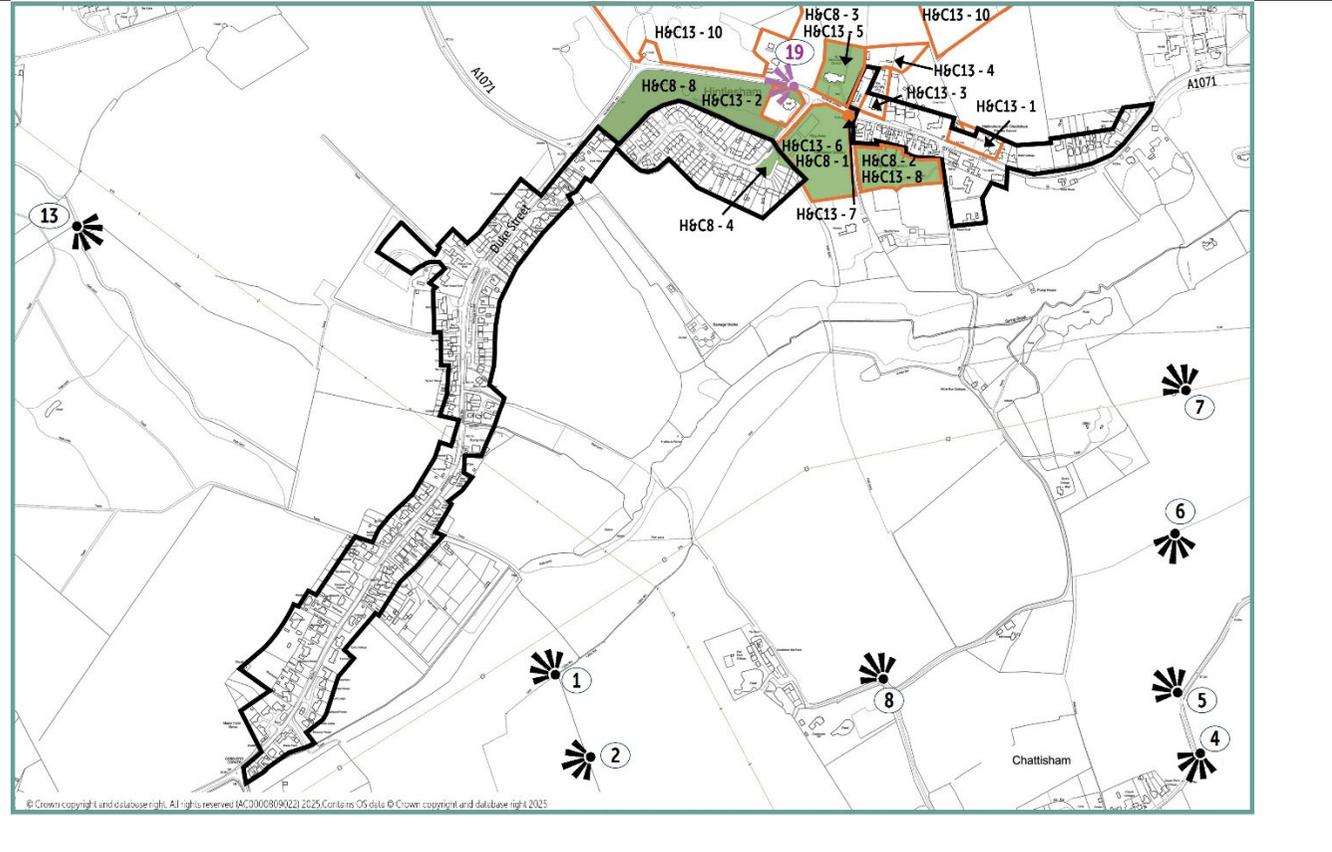
Page	Para / Policy	Proposed Modification	Reason
		<p>Development proposals should avoid the loss of, or significant harm to, priority habitats.</p> <p>Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.</p> <p>Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.</p> <p>Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:</p> <ul style="list-style-type: none"> a. The creation of new natural habitats including ponds, hedgerows and natural boundary treatments; b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of the Neighbourhood Area's ancient woodland and hedgerows); and c. Restoring and repairing fragmented biodiversity networks. In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs. <p><u>In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.</u></p>	<p>reflect recently examined neighbourhood plans with this policy</p>
29	Map 7	<p>Amend Map 7 as follows (new views shown thus) </p>	<p>In response to comments</p>

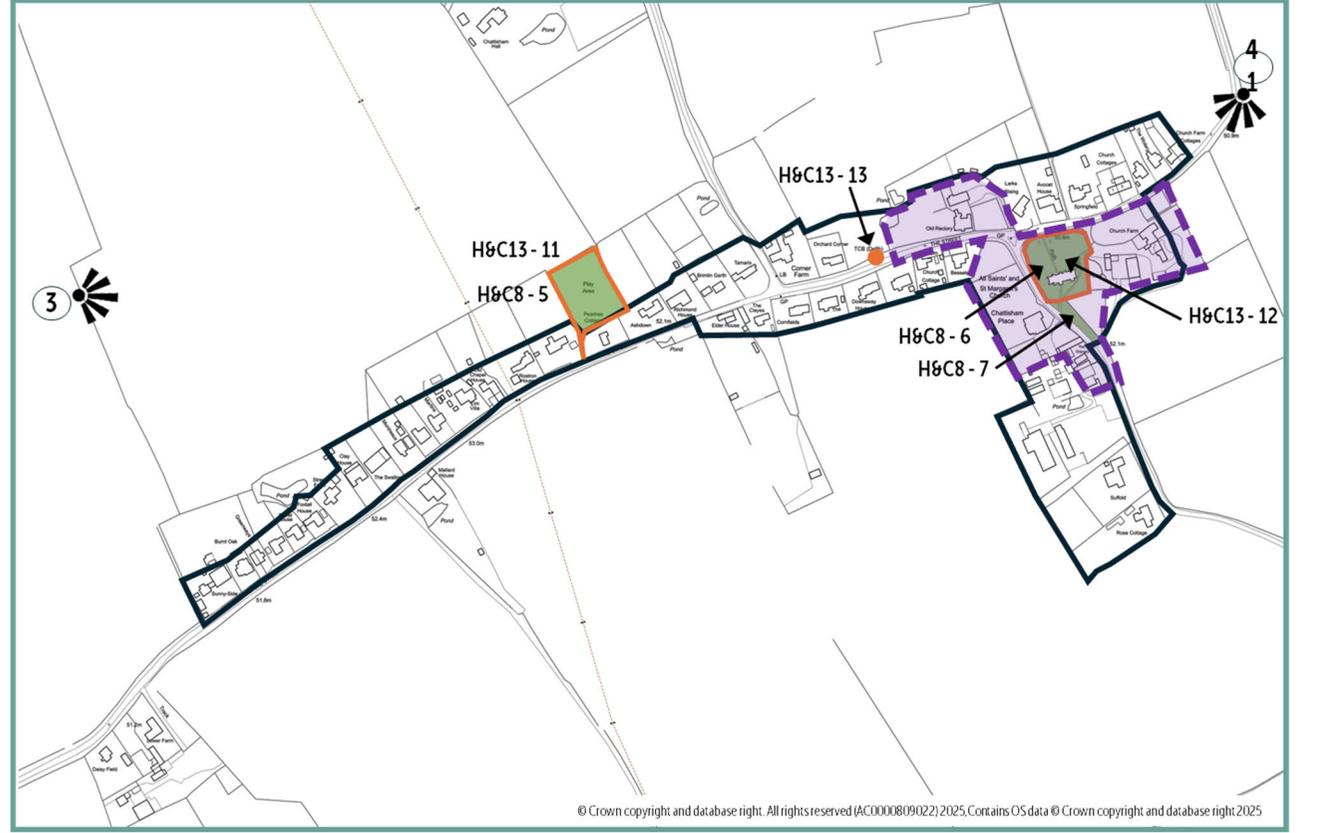
Page	Para / Policy	Proposed Modification	Reason
			
31	8.1	<p>Amend as follows:</p> <p>There is one scheduled monument and 26 listed buildings in the Neighbourhood Plan Area. Details of these are provided in Appendix 2 Appendix 3. The most notable is Hintlesham Hall and associated buildings which was originally built in the 1570s by Thomas Timperley and now operates as a hotel and spa. There is no conservation area in either village but developers should</p>	Consequential amendment

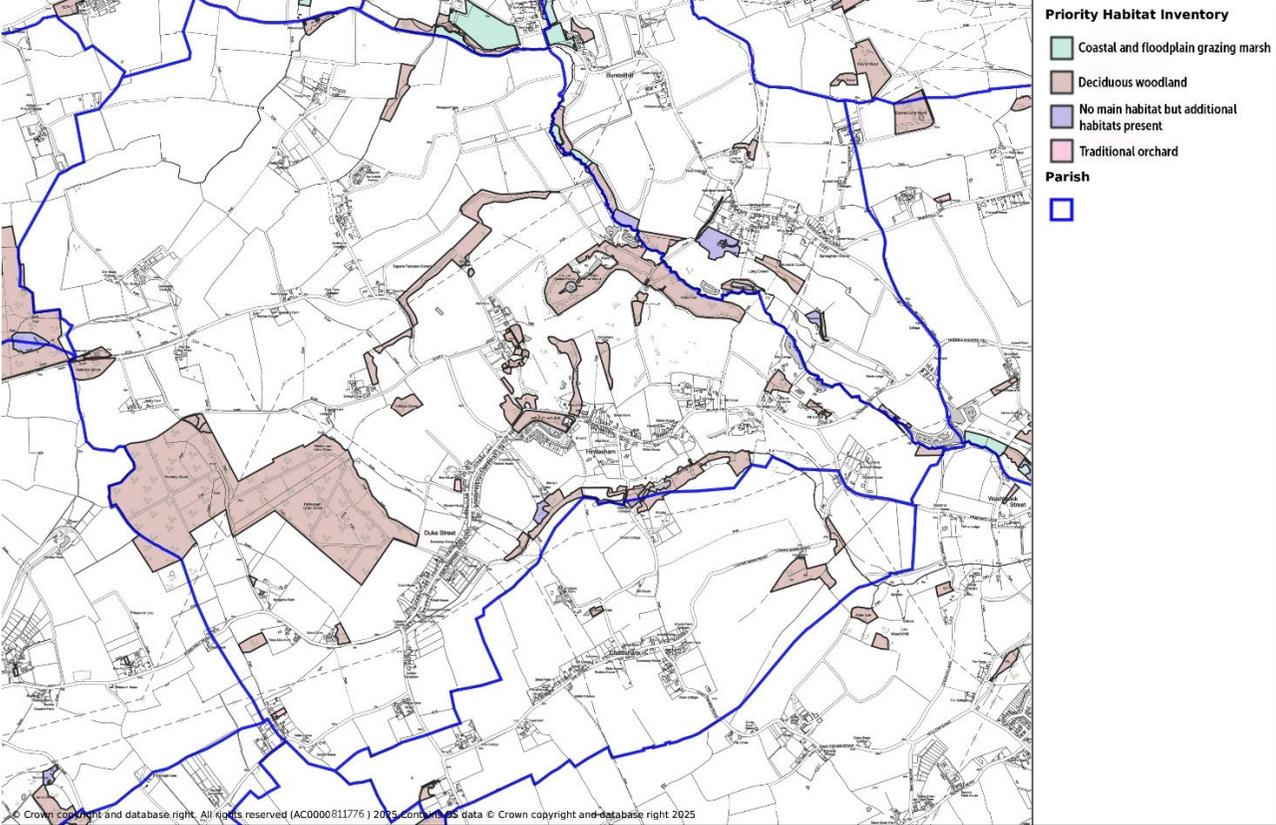
Page	Para / Policy	Proposed Modification	Reason
		consult the Suffolk Historic Environment Explorer to identify and assess whether recorded sites are at risk of harm when proposing new development. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and should be consulted and assessment made of the archaeological potential of any potential development site at an appropriate stage in the design stage.	
34	Policy H&C 9	<p>Amend as follows:</p> <p>A Special Character Area is identified on <u>Map 8</u> and the Policies Map. Within the Special Character Area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified area, as illustrated on Map 8. Development proposals which would cause unacceptable harm to the character and appearance of the Special Character Area will not be supported.</p>	In response to comments
36	Policy H&C 11	<p>Amend as follows:</p> <p>Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:</p> <ul style="list-style-type: none"> • <u>rainwater and stormwater harvesting and recycling; and</u> • wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and • rainwater and stormwater harvesting and recycling; and • other natural drainage systems where easily-accessible maintenance can be achieved. <p>Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.</p>	In response to comments
36	8.16	<p>Insert following sub-heading before paragraph:</p> <p><u>Light Pollution</u></p>	In response to comments

Page	Para / Policy	Proposed Modification	Reason
43	10.3	<p>Amend as follows:</p> <p>There is a suitable school bus service in Hintlesham but the public bus service is not sufficient to enable residents to live or work in the area without cars. An enhanced service is thoroughly supported by the Residents' Survey, where over 80% of respondents were concerned or very concerned about bus services, as illustrated in Figure 12. Adding additional request stops on the A1071 would be a good first step. The regular bus service traverses the A1072A1071/George Street through Hintlesham but very infrequently does goes down Duke Street. The service is reduced on a Saturday and there is no service on a Sunday. <u>A recently introduced Sunday bus service connects Hintlesham with Sudbury and Ipswich three times a day.</u> There is no public bus service in Chattisham. A daily hopper style bus supporting surrounding villages would be well supported</p>	Correction
47	Policies Map	Insert amended Map – adding additional views	In response to comments

Page	Para / Policy	Proposed Modification	Reason
		<p>Key to Policies Map and Inset Maps</p> <ul style="list-style-type: none"> Settlement Boundary (H&C1, H&C2) Important View (H&C7) Local Green Space (H&C8) Special Character Area (H&C9) Community and Recreation Facility (H&C13) 	
		<p>Insert amended map – adding view numbers, new View 19 and correcting H&C13 references</p>	

Page	Para / Policy	Proposed Modification	Reason
			
		<p>Insert amended map – adding view numbers and correcting H&C13 references</p>	

Page	Para / Policy	Proposed Modification	Reason
			
51		<p>Insert new Appendix 2</p> <p><u>Appendix 2 – Biodiversity Priority Habitats</u></p>	In response to comments

Page	Para / Policy	Proposed Modification	Reason
			
51	Appendix 2	<p>Amend title as follows:</p> <p>Appendix 2 <u>3</u> – Designated Heritage Assets</p> <p>Amend records as follows:</p> <p>Old Post Office, Hadleigh Road, [Street Farmhouse, George Street], Hintlesham Rose Cottage, Hadleigh Road [George Street], Hintlesham Gatepiers, gates and railings to Hintlesham Hall, Hadleigh Road [George Street] Hyntle Place, Hadleigh Road [Silver Hill], Hintlesham Church of St Nicholas, Hadleigh Road [George Street], Hintlesham</p>	<p>Consequential amendment</p> <p>In response to comments</p>

Hintlesham and Chattisham

NEIGHBOURHOOD PLAN
2025-2040

