

Babergh District Council

Hintlesham and Chattisham Neighbourhood Plan 2025 to 2040

Independent Examiner's Report

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7 August 2026

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Summary

I have been appointed by Babergh District Council to carry out the independent examination of the Hintlesham and Chattisham Neighbourhood Plan.

Hintlesham and Chattisham are neighbouring villages located in the east of Babergh District but bisected by the A1071. Hadleigh lies to the west and Ipswich to the east. Together the villages have a number of facilities and services. There is an important network of public rights of way through this predominately farming community. Development has evolved in a distinct linear pattern in both villages and the Parishes have a number of listed buildings and a scheduled monument. The villages are set in undulating countryside with long distance views all around this predominately arable landscape with pockets of woodland and tree belts and collections of houses, barns and farm buildings.

The Plan is very well presented. It contains 13 policies covering a wide variety of topics including landscape, Local Green Spaces, views and design. The Plan has been careful not to duplicate policies at District level, but rather seeks to add a layer of local detail.

It has been necessary to recommend some modifications, many of which are of a fairly minor nature, to ensure the Plan is clear and precise and provides a practical framework for decision-making as required by national policy and guidance.

Subject to those modifications, I have concluded that the Plan does meet the basic conditions and all the other requirements I am obliged to examine. I am therefore pleased to recommend to Babergh District Council that the Hintlesham and Chattisham Neighbourhood Development Plan can go forward to a referendum.

In considering whether the referendum area should be extended beyond the Neighbourhood Plan area I see no reason to alter or extend this area for the purpose of holding a referendum.

Ann Skippers MRTPI
Ann Skippers Planning
7 August 2026



1.0 Introduction

This is the report of the independent examiner into the Hintlesham and Chattisham Neighbourhood Development Plan (the Plan).

The Localism Act 2011 provides a welcome opportunity for communities to shape the future of the places where they live and work and to deliver the sustainable development they need. One way of achieving this is through the production of a neighbourhood plan.

I have been appointed by Babergh District Council with the agreement of the Parish Council to undertake this independent examination.

I am independent of the qualifying body and the local authority. I have no interest in any land that may be affected by the Plan. I am a chartered town planner with over thirty years experience in planning and have worked in the public, private and academic sectors and am an experienced examiner of neighbourhood plans. I therefore have the appropriate qualifications and experience to carry out this independent examination.

2.0 The role of the examiner and the examination process

Role of the Examiner

The examiner must assess whether a neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The basic conditions¹ are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan would not have the effect of preventing any housing development from taking place which is proposed in the development plan for the area or any part thereof²;
- The making of the neighbourhood plan would not breach, and be compatible

¹ Set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and paragraph 11 (2) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended)

² This Basic Condition applies from 25 March 2026 by virtue of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026, which brought into force section 99 (1) (a) of the Levelling-up and Regeneration Act 2023. This replaces the former Basic Condition which required a neighbourhood plan to be in general conformity with the strategic policies of the development plan for the area

- with assimilated obligations³; and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out a further basic condition that was brought into effect on 28 December 2018.⁴ It states that:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

The independent examiner must also consider whether the neighbourhood plan⁵:

- Has been prepared and submitted for examination by a qualifying body;
- Has been prepared for an area that has been properly designated for such plan preparation by the local planning authority;
- Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area;
- Its policies relate to the development and use of land for a designated neighbourhood area;
- It is designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change⁶;
- It takes account of any local nature recovery strategy, under Section 104 of the Environment Act 2021, that relates to all or part of the neighbourhood area;⁷ and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the 2012 Regulations”).

I must also consider whether the draft neighbourhood plan is compatible with Convention rights.⁸

³ The Retained EU Law (Revocation and Reform) Act 2023 (Consequential Amendment) Regulations 2023 replaced previous references to “EU obligations”

⁴ Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018/1307

⁵ Set out in sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act and paragraph 11(2) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended)

⁶ This requirement commenced on 25 March 2026 by virtue of the Levelling-up and Regeneration Act 2023 (Commencement No. 11 and Saving and Transitional Provisions) Regulations 2026, which brought into force Section 98 of the Levelling-up and Regeneration Act 2023

⁷ See footnote 6 above

⁸ The combined effect of the Town and Country Planning Act 1990 (as amended), Schedule 4B para 8(6) and para 10 (3)(b) and the Human Rights Act 1998

The independent examiner must then make one of the following recommendations:

- The neighbourhood plan can proceed to a referendum without changes as it meets all the necessary legal requirements; or
- The neighbourhood plan can proceed to a referendum subject to modifications; or
- The neighbourhood plan should not proceed to a referendum on the basis it does not meet the necessary legal requirements.

If the plan can proceed to a referendum with or without modifications, the examiner must also consider whether the referendum area should be extended beyond the neighbourhood plan area to which it relates.

If the plan goes forward to referendum and more than 50% of those voting vote in favour of the plan then it is made by the relevant local authority. The plan then becomes part of the 'development plan' for the area and a statutory consideration in guiding future development and in the determination of planning applications within the plan area.

Examination Process

It is useful to bear in mind that the scope of the examination is limited as set out above.

Planning Practice Guidance (PPG) confirms that the examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.⁹

The fact that a modification would be of benefit is not a sufficient ground in itself to recommend it. So, for example, the fact that a policy could be added to or strengthened does not justify a modification unless this is necessary for the reasons given above.

In addition, PPG is clear that neighbourhood plans are not obliged to include policies on all types of development.¹⁰ Often, as in this case, representations suggest new policies on different topics or suggest amendments to the policies or the supporting text or different approaches. As explained above, where I find that policies do meet the basic conditions, it is not necessary for me to consider if further amendments or additions are required. Sometimes representations ask for additions that fall outside the remit of the planning system.

PPG¹¹ explains that it is expected that the examination will not include a public hearing. Rather the examiner should reach a view by considering written representations. Where an examiner considers it necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case, then a hearing must be held.¹²

⁹ PPG para 055 ref id 41-055-20180222

¹⁰ Ibid para 040 ref id 41-040-20160211

¹¹ Ibid para 056 ref id 41-056-20180222

¹² Ibid

After consideration of all the documentation and the representations made, I decided that it was not necessary to hold a hearing.

In 2018, the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) published guidance to service users and examiners. Amongst other matters, the guidance indicates that the qualifying body will normally be given an opportunity to comment upon any representations made by other parties at the Regulation 16 consultation stage should they wish to do so. There is no obligation for a qualifying body to make any comments; it is only if they wish to do so. The Parish Council made comments on the Regulation 16 stage representations and I have taken these into account.

Just before the examination commenced, the enactment of Sections 98 and 99 of the Levelling-up and Regeneration Act 2023 on 25 March 2026 changed the requirements and the basic conditions against which a neighbourhood plan is assessed.

In order to address these matters, the Regulation 16 submission stage of consultation was extended by two weeks until 29 May 2026.

I am grateful to everyone for ensuring that the examination has run so smoothly and in particular Paul Bryant at Babergh District Council.

I made an unaccompanied site visit to familiarise myself with the Plan area on 13 July 2026.

Modifications and how to read this report

Where necessary for the Plan to meet the basic conditions and other legal requirements, modifications have been recommended. These appear in this report as Modification Number (MN) MN1, MN2, MN3 and so on. For ease of reference, the modifications are shown in the Schedule of Proposed Modifications Annex attached to this report on page 30.

As a result of some modifications consequential amendments will be required. These can include changing policy numbering, section headings, amending the contents page, renumbering paragraphs or pages, ensuring that supporting appendices and other documents align with the final version of the Plan and so on.

I regard these issues as primarily matters of final presentation and do not specifically refer to all such modifications, but have an expectation that a common sense approach will be taken and any such necessary editing will be carried out and the Plan's presentation made consistent.

3.0 Neighbourhood plan preparation

A Consultation Statement has been submitted.

Originally work was carried out on a 'People and Place Plan', an initiative from BDC intended to provide communities with a way of setting out priorities and preferences for their local area. This included a residents' survey. This work was converted into a neighbourhood plan. An information event was held in January 2025. Throughout the process, the Parish Council website has contained information about the Plan and its progress and the Village Link newsletter has also kept people up to date.

Pre-submission (Regulation 14) consultation took place between 2 August and 26 September 2025. This stage was publicised via a summary leaflet delivered to all homes and businesses. A drop-in event was held at the Village Hall at the start of the consultation. Both online and paper copies were available.

From the information before me, I consider that the consultation and engagement carried out is satisfactory.

Submission (Regulation 16) consultation was carried out between 23 March and 29 May 2026. The Regulation 16 stage resulted in 14 representations.

Whilst I may refer specifically to some representations and not to others, I have considered all of the representations and taken them into account in preparing my report.

4.0 Compliance with matters other than the basic conditions

Qualifying body

Hintlesham and Chattisham Parish Council is the qualifying body able to lead preparation of a neighbourhood plan. This requirement is satisfactorily met.

Plan area

The Plan area is coterminous with the administrative boundary of the Parish Council. BDC approved the designation of the area on 24 January 2025. The Plan relates to this area and does not relate to more than one neighbourhood area and therefore complies with these requirements. The Plan area is shown on page 6 of the Plan.

Plan period

The Plan period is 2025 – 2040. This is confirmed in the Plan itself. The requirement is therefore satisfactorily met.

Excluded development

The Plan does not include policies that relate to any of the categories of excluded development and therefore meets this requirement.

Development and use of land

Policies in neighbourhood plans must relate to the development and use of land. Sometimes neighbourhood plans contain aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land. If I consider a policy or proposal to fall within this category, I will recommend it be clearly differentiated. This is because wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable.¹³

In this case, Community Actions are found throughout the Plan. They are clearly distinguishable from the planning policies and accompanied by a good explanation of their status.¹⁴ I therefore consider this approach to be acceptable for this Plan.

Climate Change

Addressing climate change is one of the core land use principles that complements the move to achieve sustainable development. The Plan does not refer to climate change specifically. The Addendum to the Basic Conditions Statement only identifies one policy in the Plan – Policy H&C 11 as contributing positively with the remaining 12 policies being described as neutral.

However, many of the policies seek to ensure that development is appropriate to the natural and local environment and support sustainable development. This includes the consideration of flooding and sustainable drainage, biodiversity net gain, the location and design of new development, the identification of Local Green Spaces and protection of local facilities and services to encourage people to walk and cycle and take recreation locally as well as providing green infrastructure.

I also consider that the Plan's policies are broadly consistent with the Babergh and Mid Suffolk Joint Local Plan Part 1 (JLP) adopted by BDC on 21 November 2023. The JLP aims to future proof development from the impacts of climate change through a combination of climate change policies, including sustainable construction, design, energy, flood risk and water management.

¹³ PPG para 004 ref id 41-004-20190509

¹⁴ The Plan, page 7

Having regard to these matters and the representations received at the consultation stage, I consider that the Plan so far as is appropriate has been designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change.

Local Nature Recovery Strategy (LNRS)

It is apparent that the Plan has been prepared with the principles of the Suffolk Local Nature Recovery Strategy (LNRS) in mind. There is specific reference to the LNRS in paragraph 7.9 for instance and Policies H&C 5 and H&C 6 in particular address landscape character and biodiversity respectively.

I note that a representation from the Suffolk Wildlife Trust suggests the Plan could be made more robust with the inclusion of a map showing areas of biodiversity value and highlight that areas of principle importance for biodiversity and areas that could become important for biodiversity are present within the Parish. Paragraph 7.9 directs the reader to the source strategy and I consider this to be sufficient given the nature and contents of this particular Plan.

Having regard to these matters and the representations received at the consultation stage, I am satisfied that overall the Plan and its policies so far as is appropriate takes account of and does not conflict with the LNRS.

5.0 The basic conditions

Regard to national policy and advice

The Government replaced previous versions of the NPPF with a new NPPF which was published in December 2024. This was amended in February 2025 to correct some cross-references to footnotes and to clarify the intent of paragraph 155.

The NPPF is the main document that sets out the Government's planning policies for England and how these are expected to be applied.

In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the delivery of strategic policies in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.¹⁵

Non-strategic policies are more detailed policies for specific areas, neighbourhoods or types of development.¹⁶ They can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles,

¹⁵ NPPF para 13

¹⁶ Ibid para 29

conserving and enhancing the natural and historic environment as well as set out other development management policies.¹⁷

The NPPF also makes it clear that neighbourhood plans gives communities the power to develop a shared vision for their area.¹⁸ However, neighbourhood plans should not promote less development than that set out in strategic policies or undermine those strategic policies.¹⁹

The NPPF states that all policies should be underpinned by relevant and up to date evidence; evidence should be adequate and proportionate, focused tightly on supporting and justifying policies and take into account relevant market signals.²⁰

Policies should be clearly written and unambiguous so that it is evident how a decision maker should react to development proposals. They should serve a clear purpose and avoid unnecessary duplication of policies that apply to a particular area including those in the NPPF.²¹

On 6 March 2014, the Government published a suite of planning guidance referred to as Planning Practice Guidance (PPG). This is an online resource available at www.gov.uk/government/collections/planning-practice-guidance which is regularly updated. The planning guidance contains a wealth of information relating to neighbourhood planning. I have also had regard to PPG in preparing this report.

PPG indicates that a policy should be clear and unambiguous²² to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the planning context and the characteristics of the area.²³

PPG states there is no 'tick box' list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken.²⁴ It continues that the evidence should be drawn upon to explain succinctly the intention and rationale of the policies.²⁵

Whilst this has formed part of my own assessment, the Basic Conditions Statement sets out how the Plan and its policies have regard to the NPPF.

Having considered all the evidence and representations available as part of the examination I am satisfied that the submitted Plan has had regard to national planning

¹⁷ NPPF para 29

¹⁸ Ibid para 30

¹⁹ Ibid

²⁰ Ibid para 32

²¹ Ibid para 16

²² PPG para 041 ref id 41-041-20140306

²³ Ibid

²⁴ Ibid para 040 ref id 41-040-20160211

²⁵ Ibid

policies and guidance subject to the recommended modifications in this report. It sets out a vision for the future of the neighbourhood area and includes policies on a range of issues including the natural environment, design, Local Green Spaces and community facilities. With regard to the more practical issues detailed in the NPPF and PPG, a number of modifications relate to clarity and precision.

Contribute to the achievement of sustainable development

A qualifying body must demonstrate how the making of a neighbourhood plan would contribute to the achievement of sustainable development.

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.²⁶ This means that the planning system has three overarching and interdependent objectives which should be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.²⁷

The three overarching objectives are:²⁸

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF confirms that planning policies should play an active role in guiding development towards sustainable solutions, but should take local circumstances into account to reflect the character, needs and opportunities of each area.²⁹

Whilst this has formed part of my own assessment, the Basic Conditions Statement explains how the Plan helps to achieve each of the objectives of sustainable development as outlined in the NPPF.

²⁶ NPPF para 7

²⁷ Ibid para 8

²⁸ Ibid

²⁹ Ibid para 9

There is some natural overlap between national policy and guidance and this basic condition. Overall, I am satisfied that the submitted Plan will achieve sustainable development in the neighbourhood area subject to the recommended modifications. In particular, I note a number of policies that will contribute to the economic and social dimensions including the policy on local services and facilities and those on housing. Other policies focus on the environmental dimension such as the policies on landscape character and biodiversity.

Not have the effect of preventing housing development from taking place which is proposed in the development plan for the area of the authority

The development plan consists of the Babergh and Mid Suffolk Joint Local Plan Part 1 (JLP) which was adopted by BDC on 21 November 2023 and some saved policies from the Babergh Local Plan Alteration No. 2 (LP) adopted in June 2006 and the Core Strategy (CS) adopted in February 2014. None of the saved policies are relevant to this examination.

The Suffolk Minerals and Waste Local Plan 2020 and other made neighbourhood plans also form part of the development plan, but are not directly relevant to this examination.

I set out the development plan context and its implications in my more detailed discussion of each Plan policy as relevant. In essence, the Plan does not address the amount of housing needed or its distribution. It does not contain any site allocations. The reasons given for this are that the JLP does not specify a housing requirement figure. Whilst this is correct, BDC did informally provide Parish Councils with an indicative 'policy-off' figure that could be used as a starting point for preparing neighbourhood plans in March 2025. In this respect, I recommend modifications later on in this report to update the supporting text in Section 6 of the Plan (MN2).

Two representations consider that the Plan does not meet this basic condition. I acknowledge that the Plan does not set out specific housing delivery site allocations. Nevertheless, various policies including Policies H&C 1, H&C 2, H&C 3 and H&C 4 seek to provide a local dimension to the strategic context and support local housing needs. I make a modification to Policy H&C 1 to the proposed settlement boundary for Hintlesham (MN1).

BDC has confirmed in its representation that it is satisfied that there is recognition of the District wide housing requirement that needs to be delivered across the Borough.

As such, I consider that the implementation of the Plan will not have the effect of preventing housing development from taking place which is proposed in the development plan.

Assimilated Obligations

A Screening Determination dated October 2025 has been prepared by BDC. This in turn refers to a SEA Screening Opinion Final Report prepared by Land Use Consultants Ltd dated September 2025 which concluded that the Plan was unlikely to have significant environmental effects.

Consultation with the statutory bodies was undertaken. The Environment Agency made comments, but advised it did not consider there to be any potential significant environmental effects. Responses from Historic England and Natural England concurred with the conclusions of the SEA Screening Report.

I have treated the Screening Opinion Final Report and the Screening Determination to be the statement of reasons that the PPG advises must be prepared and submitted with the neighbourhood plan proposal and made available to the independent examiner where it is determined that the plan is unlikely to have significant environmental effects.³⁰

Turning now to HRA, a Habitats Regulations Screening Determination dated October 2025 has been prepared by BDC. This in turn refers to a HRA Screening Report of September 2025 prepared by Land Use Consultants. The Screening Report identifies the following sites of relevance within 20km of the Plan area; the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site; the Deben Estuary SPA and Ramsar site and the Hamford Water Special Area of Conservation (SAC), SPA and Ramsar site. The Plan area falls within the 13km Zone of Influence of the Stour and Orwell SPA and Ramsar site.

The Screening Report concluded that no likely significant effects are predicted, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore screened out.

Consultation with Natural England took place and they concur that significant effects are unlikely, either alone or in combination.

Taking into account the information put forward, the distance from, and the nature and characteristics of, the European sites and the nature and contents of the Plan, I have no reason to disagree with the conclusion of the Screening Opinions and consider that the Plan is compatible with these requirements.

Human Rights

The Basic Conditions Statement contains a statement in relation to human rights and equalities. Having regard to the Basic Conditions Statement, there is nothing in the Plan that leads me to conclude there is any breach or incompatibility with Convention rights.

³⁰ PPG para 028 ref id 11-028-20150209

Summary

On the basis of my assessment of the Plan in this section of my report I am satisfied that it meets the basic conditions subject to the incorporation of the recommended modifications contained in this report.

6.0 Detailed comments on the Plan and its policies

In this section I consider the Plan and its policies against the basic conditions.

The Plan is presented to an exceptionally high and professional standard. There are a number of photographs and diagrams throughout the document that really add to its distinctiveness. The Plan contains 13 policies. There is a helpful contents page at the start of the Plan.

With the passage of time, some natural updating is needed in various places throughout the Plan as the new provisions of the Levelling-up and Regeneration Act 2023 (as relevant to neighbourhood planning) have come into effect. These and any other similar factual updates such as the renumbering of the figures, can be agreed with the relevant local planning authority as a factual update and form part of the final editing process.

1. Introduction

This introductory section explains the rationale for the Plan well. It sets out the planning context for the area. It details the community engagement that has taken place. It lists the supporting documents. It is a helpful introduction to the Plan.

2. About Hintlesham and Chattisham

This chapter contains useful contextual information for the Plan.

3. Planning Policy context

This section usefully explains the policy context for the Plan.

4. Vision and Objectives

The vision for Hintlesham and Chattisham is:

“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.”

This vision is articulated well focusing on the aspects of most importance to the local community. It is supported by 12 objectives which are grouped into topic based themes. The objectives are all well-defined and relate to the development and use of land.

5. Development Location

Policy

H&C 1 – Development Location

It is useful to set out the planning context for this Plan area.

JLP Policy SP01 sets out the housing figures for the District; in Babergh District, the JLP will seek to deliver some 7, 904 net dwellings. The policy indicates that the mix of tenure, size and type of housing development should be informed by needs assessments.

JLP Policy SP03 sets out an expectation that housing will come forward through extant permissions, allocations in neighbourhood plans, windfall development and through allocations in the JLP Part 2. It indicates that settlement boundaries will also be reviewed as part of the work on the JLP Part 2. However, BDC has announced its intention to undertake a full Joint Local Plan review and not a Part 2 Plan in the light of various Government announcements about changes to the planning system. It would be reasonable to expect that the review of settlement boundaries and any site allocations would now form part of the work on a full Joint Local Plan review.

JLP Policy SP03 essentially carries forward settlement boundaries from previous development plan documents. The JLP recognises that the existing settlement boundaries have been in place for some time.

JLP Policy SP09 requires development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure.

Non-strategic JLP Policy LP01 supports windfall infill housing outside settlements where there is a cluster of at least 10 well-related dwellings subject to various criteria. These include the effects on the character and appearance of the settlement, landscape, residential amenity or any heritage, environmental or community assets; that the proposal would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence; and would usually be for one or two dwellings.

Policy H&C 1 seeks to define a settlement boundary for each of the settlements of Hintlesham and Chattisham. The Plan explains that Hintlesham has had a settlement boundary that was originally defined in the Babergh Local Plan 2006. Historically, Chattisham has not had a settlement boundary.

The Plan notes that the draft Joint Local Plan of 2020 identified a settlement hierarchy for the District. This identified Hintlesham as a 'Hinterland Village' and Chattisham as a 'Hamlet Village'. The draft Joint Local Plan also proposed amendments to the Hintlesham settlement boundary and a new settlement boundary for Chattisham. Examination of the draft 2020 Local Plan resulted in both the settlement hierarchy and new settlement boundary proposals being deferred to a Part 2 Local Plan. They will now be addressed through a new Joint Local Plan.

Maps 4 and 5 show the proposed settlement boundaries. They take their lead from previous work, but have been updated. This includes the division of the settlement boundary at Hintlesham into two parts with the proposed Local Green Spaces of the Recreation Ground, the Churchyard and the Church Belt providing the gap. I saw at my visit, that the village is linear in nature and to me, these spaces seemed integral to the nature and character of the village. I have carefully considered whether these spaces should continue to be included in the new settlement boundary. Whilst never adopted, I note that BDC were proposing something similar to the settlement boundary shown on Map 4 in the draft Joint Local Plan of 2020. I am also mindful that in other examinations carried out in Suffolk, Local Green Spaces have been excluded from settlement boundaries in similar circumstances. Therefore, on balance, the division of the settlement boundary is acceptable.

However, I can see no reason why the entirety of rear gardens of properties along Duke Street are not included. At my site visit, there is a distinct and very clear boundary to the fields that border a number of residential properties to both the west and east of this street. Modification **MN1** therefore amends the settlement boundary for Hintlesham.

I commend the local community for seeking to introduce a settlement boundary at Chattisham. I saw at my site visit that this settlement boundary has been defined logically.

The policy sets out how development will be managed within and outside the settlement boundaries.

Policy H&C 1 directs new development to those areas within the settlement boundary. Outside the settlement boundary, development is only permitted where it would be in accordance with national or district or neighbourhood level policies and where there would be no detrimental impact on any heritage or landscape designations.

I note that JLP Policy SP03 explicitly states that outside the settlement boundaries, development is only permitted where a site is allocated for development, it is in accordance with a made neighbourhood plan, it is in accordance with JLP policies or it is in accordance with the NPPF.

Therefore the policy offers a local dimension to and reflects the relevant District policies and will help to achieve sustainable development meeting the basic conditions.

6. Housing

Policies

H&C 2 - Housing Development

H&C 3 - Housing Mix

H&C 4 - Affordable Housing on Rural Exception Sites

To help support the Government's objective of significantly boosting the supply of homes, the NPPF states that it is important that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.³¹ The NPPF continues that the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.³²

Within this context, it is clear that size, type and tenure of housing needed for different groups in the community should be assessed and reflected in policy.³³ These groups include affordable housing, families with children, older people and those with disabilities and people wishing to commission or build their own homes.³⁴

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.³⁵

In rural areas, the NPPF explains that policies should be responsive to local circumstances and support housing developments that reflect local needs.³⁶ This includes proposals for community-led housing.³⁷

The NPPF offers support to rural exception sites that provide affordable housing to meet identified local needs and indicates that some market housing on these sites may help to facilitate this.³⁸ However, the NPPF differentiates between rural exception sites and sites suitable for community-led housing whereas non-strategic JLP Policy LP07 treats the two types of development in largely the same way except for ensuring that community-led housing schemes are initiated and led by a legitimate local community group and that the scheme has general community support.

The NPPF is clear that support for community-led housing (defined in the NPPF's glossary) is for exception sites which would not otherwise be suitable as rural exception sites.³⁹ These sites must be adjacent to existing settlements and proportionate in size to them, not compromise the protection given to areas or assets of particular

³¹ NPPF para 61

³² Ibid

³³ Ibid para 63

³⁴ Ibid

³⁵ Ibid para 83

³⁶ Ibid para 82

³⁷ Ibid

³⁸ Ibid

³⁹ Ibid para 76

importance in the NPPF which includes, in the context of this neighbourhood plan, Local Green Spaces, and comply with any local design policies and standards.⁴⁰ The criteria set out in the NPPF is largely mirrored in non-strategic JLP Policy LP07 which states that a rural exception site must be well-connected to an existing settlement and proportionate to it.

The Plan does not address the amount of housing needed or its distribution as I have discussed earlier in this report. There is no obligation for neighbourhood plans to allocate sites for housing⁴¹, but the NPPF and PPG offer encouragement to neighbourhood planning bodies to meet their housing need⁴² and to consider the allocation of small and medium sites.⁴³

BDC has recommended some amendments to this section to reflect the most up to date position. **MN2** addresses this point.

The residents' survey showed that the local community would only support under 25 new homes over the next 10 year period. This is likely due to the 50 new homes built over the last 10 year period. Overwhelmingly the local community wished to retain the linear character of the villages.

The Plan acknowledges that some growth will take place in the Parish once the new Joint Local Plan has been prepared.

Using data from the 2021 Census, work on the Plan has identified a low proportion of smaller sized homes and a higher proportion of homes with four or more bedrooms compared to the District as a whole.

There are three policies in this section.

Policy H&C 2 – Housing Development refers to housing development within the settlement boundaries and supports infill sites subject to acceptable impacts.

Policy H&C 3 - Housing Mix supports housing development that contributes to meeting the local needs of the Parish. It particularly supports one or two bedroomed dwellings for first time buyers and older people and homes designed to be adaptable for lifetime occupation.

Policy H&C 4 – Affordable Housing on Rural Exception Sites sets out support for small-scale affordable housing schemes including community-led housing, on sites outside the settlement boundary, but well related to the existing settlements. It sets out clearly the expectations attached to such development.

⁴⁰ NPPF para 76

⁴¹ PPG para 040 ref id 41-040-20160211; para 104 ref id 41-104-20190509

⁴² Ibid para 103 ref id 41-103-20190509

⁴³ NPPF para 74

To ensure there is clarity between rural exception sites and exception sites for community-led housing in line with the NPPF, **MN3** is made to Policy H&C 4.

It is also important that the policy recognises the protection given by footnote 7 of the NPPF. MN3 also reflects this point by referring specifically to the relevant paragraph in the NPPF.

With MN3, all three policies will meet the basic conditions.

7. Natural Environment

Policies

H&C 5 - Protecting Landscape Character

H&C 6 - Biodiversity and Habitats

H&C 7 - Important Views

H&C 8 - Local Green Spaces

BDC correctly makes the point that objective 5 on page 12 of the Plan is not fully replicated on page 30 of the Plan. **MN4** makes this minor modification in the interests of consistency.

The NPPF states that policies should contribute to and enhance the natural and local environment including through the protection and enhancement of valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including of trees and woodland and minimising impacts on, and providing net gains for, biodiversity.⁴⁴

To protect and enhance biodiversity, the NPPF encourages plans to identify and map and safeguard local wildlife rich habitats and ecological networks, wildlife corridors and promote priority habitats as well as pursuing net gains for biodiversity.⁴⁵ It continues that plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the recovery of priority species and pursue opportunities for measurable net gain.⁴⁶

The NPPF is clear that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.⁴⁷

Development that would result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.⁴⁸

⁴⁴ NPPF para 187

⁴⁵ Ibid para 192

⁴⁶ Ibid

⁴⁷ Ibid para 136

⁴⁸ Ibid para 193

JLP Policy SP09 requires development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure including landscape, biodiversity, geodiversity and the historic environment and historic landscapes. It also expects all development, through biodiversity net gain, to protect and enhance biodiversity ensuring measures are resilient to climate change.

Non-strategic JLP Policy LP16 refers to biodiversity and geodiversity including the loss of irreplaceable habitats and ancient woodland and biodiversity net gain. Non-strategic JLP Policy LP17 seeks to conserve and enhance landscape character including through the reinforcement of local distinctiveness and the identity of individual settlements, consideration of topographical impact and dark skies.

The Plan refers to the Local Nature Recovery Strategy for Suffolk.

Policy H&C 5 – Protecting Landscape Character seeks to ensure that any development conserves the landscape, heritage and rural character of the Parish. Outside the settlement boundaries, any proposals are required to submit a Landscape Visual Impact Assessment or other suitable evidence.

The policy has regard to the NPPF as it seeks to ensure that development is sympathetic to local character and history including the surrounding built environment and landscape setting and will maintain a strong sense of place.⁴⁹ It is a local expression of JLP Policy SP09 in particular and will help to achieve sustainable development.

Policy H&C 6 – Biodiversity and Habitats seeks to protect and enhance the biodiversity in the Plan area. The policy sets out principles for determining planning applications which reflect those set out in the NPPF.

BDC suggests an addition to the policy for clarity and completeness. I agree that this is needed. **MN5** addresses this point and with this modification, Policy H&C 6 will meet the basic conditions.

Policy H&C 7 – Important Views identifies 19 important views in the Parish. The views are identified on Map 9 on page 35 of the Plan and on the Policies Maps.

The identification of the views is supported by an Assessment of Views document. I considered each of the proposed views at my site visit. For those views I was not able to see, I was able to understand the extent and context of these views. I saw at my site visit that all the views are important to the setting and topography of the villages or demonstrate the intrinsic character of the natural and built environment.

The policy seeks to ensure that the key features of the views are conserved. It requires a Landscape and Visual Impact Appraisal or similarly appropriate document for new

⁴⁹ NPPF para 135

buildings outside the settlement boundaries to, amongst other things, demonstrate any impact on the views. The policy does not prevent any development per se.

I consider the policy recognises the intrinsic character and beauty of the countryside and seeks to protect a strong sense of place in line with the NPPF and JLP Policy SP09. It will help to achieve sustainable development. Policy H&C 7 will meet the basic conditions.

Policy H&C 8 – Local Green Spaces seeks to designate eight areas of Local Green Space (LGS). More detailed information is contained in the Local Green Spaces Assessment document August 2025.

The NPPF explains that LGSs are green areas of particular importance to local communities.⁵⁰ The designation of LGSs should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.⁵¹ It is only possible to designate LGSs when a plan is prepared or updated and LGSs should be capable of enduring beyond the end of the plan period.⁵²

The NPPF sets out three criteria for green spaces.⁵³ These are that the green space should be in reasonably close proximity to the community it serves, be demonstrably special to the local community and hold a particular local significance and be local in character and not be an extensive tract of land. Further guidance about LGSs is given in PPG.

I saw all the proposed LGSs at my site visit.

Hintlesham Recreation Ground and Play area is a self contained, irregular shaped area of land that lies at the heart of this village, close to the primary school and community hall. It is well used for recreation and play. I note that BDC suggest the area of hardstanding could be removed. Indeed, this is something that I have consistently made recommendations upon in other examinations. However, in this case, I see the area in question is small and consists of gravel and together with a small hut, I consider it immaterial to the designation in this specific instance.

Hintlesham Allotments is an allotment site in the heart of the village. It is valued as an open space for this provision.

Hintlesham Churchyard is valued for its historic significance and links to the village. The Church is Grade II listed.

⁵⁰ NPPF para 106

⁵¹ Ibid

⁵² Ibid

⁵³ Ibid para 107

Timperleys Open Space is valued as an amenity area. It is a flat grassed area with mature trees. It makes an important contribution to the setting of this estate of bungalows.

Chattisham Play Area is valued as a play area and open space. It is set back from the road accessed by a footpath and is secluded and hidden almost appearing as a 'secret' space.

Chattisham Churchyard is valued for its historic significance and links to the village. The Church is Grade II* listed.

Green at entrance to Chattisham Church is an elongated area close to the listed Church and opposite Chattisham House, a Grade II listed building.

Church Belt Community Woodland is valued as a woodland and significant local landmark alongside the road. It adds to the character of the village.

Based on the information in the Plan and my site visit, in my view, all of the proposed LGSs meet the criteria in the NPPF satisfactorily. The proposed LGSs are demonstrably important to the local community, are capable of enduring beyond the Plan period, meet the criteria in paragraph 107 of the NPPF and their designation is consistent with the local planning of sustainable development and investment in sufficient homes, jobs and other essential services given other policies in the development plan and this Plan.

Turning now to the wording of the policy, it simply designates the LGSs. The NPPF is clear that policies for managing development in LGSs should be consistent with national policy for Green Belts.⁵⁴ This then is acceptable. The policy meets the basic conditions.

8. Historic Environment and Design

Policies

H&C 9 – Chattisham Special Character Area

H&C 10 – Development Design Considerations

H&C 11 – Flooding and Sustainable Drainage

H&C 12 – Minimising Light Pollution

The Plan explains there are 26 listed buildings in the Parish and one scheduled monument. There are no Conservation Areas.

Policy H&C 9 – Chattisham Special Character Area seeks to designate a Special Character Area which is shown on Map 10 on page 41 of the Plan. I saw at my site visit that the Area has been appropriately designated.

The NPPF is clear that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.⁵⁵ It continues that plans

⁵⁴ NPPF para 108

⁵⁵ Ibid para 202

should set out a positive strategy for the conservation and enjoyment of the historic environment.⁵⁶

JLP Policy SP09 expects development to contribute to the conservation, enhancement and management of the natural and local environment including the historic environment and historic landscape. Non-strategic JLP Policy LP19 sets out detail relating to the historic environment.

Policy H&C 9 requires any development proposal to preserve or enhance the distinct characteristics of the area. I consider it has regard to national policy and will help to achieve sustainable development.

Policy H&C 10 – Development Design Considerations covers varied criteria. It seeks to deliver locally distinctive development of a high quality that protects, reflects and enhances local character taking account of the NPPF’s stance on design.

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.⁵⁷ Being clear about design expectations is essential for achieving this.⁵⁸

It continues that neighbourhood planning groups can play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.⁵⁹ It refers to design guides and codes to help provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design.⁶⁰

It continues that planning policies should ensure developments function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history whilst not preventing change or innovation, establish or maintain a strong sense of place, optimise site potential and create places that are safe, inclusive and accessible.⁶¹

JLP Policy SP10 in addressing climate change, seeks, amongst other things, to support sustainable design and construction.

Non-strategic JLP Policy LP23 refers to sustainable design and construction. Non-strategic JLP Policy LP24 refers to design and residential amenity.

Policy H&C 10 meets the basic conditions by providing appropriate criteria for the consideration of development proposals with a view to ensuring that the distinctiveness, character and sense of place across the Parish are conserved.

⁵⁶ NPPF para 203

⁵⁷ Ibid para 131

⁵⁸ Ibid

⁵⁹ Ibid para 132

⁶⁰ Ibid para 133

⁶¹ Ibid para 135

Policy H&C 11 – Flooding and Sustainable Drainage sets out a requirement for all new development to ensure that drainage and water resources are managed appropriately and encourages the appropriate use of sustainable drainage systems (SuDs).

The NPPF is clear that planning policies should contribute to and enhance the natural and local environment by, amongst other things, preventing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.⁶²

It sets out a requirement for all new development to ensure that drainage and water resources are managed appropriately and encourages the appropriate use of sustainable drainage systems (SuDs).

The NPPF is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).⁶³

The NPPF indicates that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.⁶⁴ It continues that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.⁶⁵

JLP Policy SP10 sets out a requirement to mitigate and adapt to climate change including through approaches to the impacts of flooding. Non-strategic JLP Policy LP26 refers to water resources and infrastructure including the use of water efficiency measures. Non-strategic JLP Policy LP27 deals with flood risk and vulnerability and also refers to SuDs.

The Environment Agency notes that there are areas of fluvial flood risk and watercourses within the Plan area. In particular part of the Plan area boundary extends into areas of Flood Zones 2 and 3 of the River Gipping.

The Plan's supporting text explains that some of the Parish falls within areas at risk from river flooding. Surface water flooding can also be an issue. As a result, the policy seeks to ensure that new development addresses flood risk and climate change.

Anglian Water supports the approach of the policy, but recommends additional text to enhance the policy's reference to culverts. In the interests of completeness, **MN6** is made.

⁶² NPPF para 187

⁶³ Ibid para 170

⁶⁴ Ibid para 161

⁶⁵ Ibid para 162

The last policy in this section is **Policy H&C 12 – Minimising Light Pollution**.

The NPPF is clear that planning policies should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.⁶⁶ As part of this drive, the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation should be limited.⁶⁷ This policy seeks to ensure that this aim of the NPPF is realised.

9. Services and Facilities

Policy H&C 13 – Loss of Services and Facilities

In supporting a prosperous rural economy, the NPPF expects planning policies to enable the retention and development of accessible local services and community facilities such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.⁶⁸ It also states that policies should guard against the unnecessary loss of valued facilities and services as part of its drive to promote healthy and safe communities, particularly where this would reduce the community's ability to meet day-to-day needs.⁶⁹

The NPPF cites open space and sports venues as part of the local services and community facilities which planning policies should retain and enable.⁷⁰ In addition, the NPPF recognises that planning policies should help to achieve healthy, inclusive and safe places which enable and support healthy lifestyles.⁷¹ It recognises that access to a network of high quality open spaces and opportunities for sport and physical activity is important for health and wellbeing and can also deliver wider benefits for nature and support efforts to address climate change.⁷² It states that existing open space, sports and recreational buildings and land, including playing fields and formal play areas, should not be built on unless surplus to requirements or replacement by equivalent or better provision in terms of quantity and quality in a suitable location or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.⁷³

Policy H&C 13 – Loss of Services and Facilities identifies a number of services and facilities including the Community Hall, primary school, Churches, the George Public House, playing fields and the telephone box libraries. The policy seeks to supplement

⁶⁶ NPPF para 198

⁶⁷ Ibid

⁶⁸ Ibid para 88

⁶⁹ Ibid para 98

⁷⁰ Ibid para 88

⁷¹ Ibid para 96

⁷² Ibid para 103

⁷³ Ibid para 104

and complement JLP Policy LP 28 through the identification of these valued services and facilities.

Non-strategic JLP Policy LP28 supports new local services and community facilities where the proposal is well related to and meets the needs of the local community. The loss of such facilities is only supported where there is an alternative or improved facility or the facility is no longer viable or performing a functional role in its existing use and is not needed for an alternative community use.

Three of the identified areas are also identified as LGSs. I consider there is a contradiction between the designation of LGS and this policy that would effectively permit the loss of, for example, the allotments, if they were to be replaced appropriately elsewhere. If this is the case, then these areas would not meet the criteria for LGSs. On the assumption that the LGS designation is the preference, **MN7** recommends removal of 6. the Playing Field including Play Area and 8. the allotments in Hintlesham and 11. the Playing Field in Chattisham from Policy H&C 13. Consequential amendments will be needed to the Policies Maps.

With MN7, the policy will meet the basic conditions.

10. Highways and Travel

This section of the Plan does not contain any planning policies.

Policies Map

A very clear and useful Policies Map and Insets are provided. Changes to the Policies Map may be needed as a result of modifications in this report.

Appendices

There are three appendices.

Appendix 1 is the explanation of JLP Policy SP03. References to the NPPF should be updated accordingly.

Appendix 2 shows biodiversity priority habitats. It should be future proofed. **MN8** addresses this point.

Appendix 3 is a list of heritage assets in the Plan area and is future proofed.

7.0 Conclusions and recommendations

I am satisfied that the Hintlesham and Chattisham Neighbourhood Plan, subject to the modifications I have recommended in Annex 1, meets the basic conditions and the other statutory requirements outlined earlier in this report.

I am therefore pleased to recommend to Babergh District Council that, subject to the modifications proposed in this report, the Hintlesham and Chattisham Neighbourhood Plan can proceed to a referendum.

Following on from that, I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. I see no reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion.

I therefore consider that the Hintlesham and Chattisham Neighbourhood Plan should proceed to a referendum based on the Neighbourhood Plan area as approved by Babergh District Council on 24 January 2025.

Ann Skippers MRTPI

Ann Skippers Planning

7 August 2026

Appendix 1 List of key documents specific to this examination

Hintlesham and Chattisham Neighbourhood Plan 2025 to 2040 Submission Draft Plan
January 2026

Basic Conditions Statement January 2026

Basic Conditions Statement Addendum April 2026

Consultation Statement August 2025

Strategic Environmental Assessment Screening Opinion Final Report September 2025
(LUC)

Habitats Regulation Assessment Screening Opinion Final Report September 2025 (LUC)

Strategic Environmental Assessment and Habitats Regulation Assessment
Determination Notices October 2025 (BDC)

Local Green Spaces Assessment August 2025

Views Assessment January 2026

Regulation 15 Checklist (BDC)

Babergh and Mid Suffolk Joint Local Plan Part 1 adopted 21 November 2023

Suffolk Local Nature Recovery Strategy (SCC and Norfolk and Suffolk Nature Recovery
Partnership)

List ends

Annex 1 Schedule of Proposed Modifications

Modification Number	Page number/other reference	Recommended Modification Changes to the wording of the supporting text or policies and any new wording are shown in italics. Please note that paragraph numbers refer to existing paragraph numbers.
MN1	Page 18 and 56 Map 4 and Hintlesham Village Inset Map	Amend the Hintlesham settlement boundary by: ▪ Including the entirety of domestic (residential) rear gardens/curtilages to properties west and east of Duke Street where there is a clear and distinct physical boundary such as a fence with the adjacent fields ▪ Consequential amendments to the Policy Maps will be needed
MN2	Pages 22 and 23 Paragraphs 6.1 and 6.6, Maps 6 and 7	▪ Amend paragraph 6.1 to read: “The adopted Babergh and Mid Suffolk Joint Local Plan (Part 1) includes Policy SP01 Housing Needs which expresses the minimum number of new homes to be provided across the District during the plan period. <i>Although the Local Plan does not include housing numbers for Parishes, the District Council has provided each Parished area with an indicative ‘policy off’ housing figure to use as a starting point for the preparation of neighbourhood plans. The Local Plan does not identify the size of homes required, in terms of bedroom sizes, to meet the projected needs of the district but it does include a detailed policy on Affordable Housing (JLP Policy SP02). It is considered that both the numbers of housing needed in the Parish and the size of homes are best considered at District level through the Local Plan.</i>” ▪ Update paragraph 6.6 to refer to the most recent Call for Sites and update Maps 6 and 7 as necessary. Consequential amendments to the supporting text may also be necessary

Modification Number	Page number/other reference	Recommended Modification Changes to the wording of the supporting text or policies and any new wording are shown in italics. Please note that paragraph numbers refer to existing paragraph numbers.
MN3	Page 27, Policy H&C 4	- Change the title of Policy H&C 4 to “Affordable Housing on <i>Exception Sites</i>” - Delete the word “rural” from the first sentence of the policy so that it reads: “Proposals for the development of small-scale affordable housing schemes, including community-led housing (as defined by paragraph 76 of the NPPF) on <i>exception</i> sites outside...”
MN4	Page 30, Objective 5	Ensure that objective 5 on page 30 of the Plan is the same as objective 5 on page 12 of the Plan
MN5	Page 34, Policy H&C 6	Add the words “ <i>and corridors</i> ” to the end of criterion c. of the policy
MN6	Page 44, Policy H&C 11	Add at the end of the policy the words: “ <i>New culverts should be appropriately designed and managed.</i> ”
MN7	Page 49, Policy H&C 13	- Remove 6. the Playing Field including Play Area and 8. the allotments in Hintlesham and 11. the Playing Field in Chattisham from Policy H&C 13 - Consequential amendments to the Policy Maps will be needed
MN8	Page 59, Appendix 2	Add a sentence to the appendix that reads: “ <i>Information is up to date at the time of publication. Up to date information should be sought from Natural England or another reliable source of information.</i> ”

List Ends