

Babergh District Council

Hintlesham & Chattisham N'hood Plan 2025 - 2040



Submission Draft consultation responses

In March 2025, Hintlesham and Chattisham Parish Council (the 'qualifying body') submitted their draft Neighbourhood Plan to Babergh District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period, which ran from Monday 23 March to Friday 29 May 2026, included a two week extension to allow for further comments to be made following the implementation of Sections 98 and 99 of the Levelling-up and Regeneration Act (LURA) 2023 which came into force on 25 March 2026.

Thirteen representations were received during the consultation period. All are listed below and copies are attached. A late representation was received from the Suffolk Wildlife Trust. It is included here for information only.

The Parish Council were also given an opportunity to respond to new issues raised at this stage. Their response can be found at the end of this document.

Ref No.	Consultee
(1)	Councillor Jane Caruthers (Babergh District Council)
(2)	Suffolk County Council
(3)	Babergh District Council
(4)	Historic England
(5)	Natural England
(6)	Environment Agency
(7)	National Highways
(8)	Anglian Water
(9)	Water Management Alliance
(10)	Fisher German LLP (obo National Grid Electricity Transmission) *
(11)	Dedham Vale Society
(12)	Resident - B
(13)	Resident - T
(14)	Suffolk Wildlife Trust (late representation)
(15)	Response from Tattingstone Parish Council

* Babergh DC note: For convenience, the map that forms part of the Fisher German LLP rep has been resized from its original A3 size to a more convenient A4 size to suit this document.

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(1) Councillor Jane Caruthers

E from: Cllr Jane Caruthers
Rec'd: 2 May 2026
Subject: RE: Hintlesham & Chattisham N'hood Plan

Dear Paul and Robert,

I have read through the Hintlesham and Chattisham Neighbourhood Plan. It is well thought out, and they have clearly consulted with the local community.

Best wishes,

Jane Carruthers (Cllr)
Green Party
Babergh District Councillor – Hadleigh South

* * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Sent: 30 April 2026 14:25
To: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Subject: Hintlesham & Chattisham N'hood Plan - new consultation deadline (Fri 29 May 2026)

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

Dear Sir / Madam,

Re: Hintlesham & Chattisham N'hood Plan - new consultation deadline (Fri 29 May 2026)

On 19 March, you received an email from us notifying you that we had published the Regulation 16 submission draft Hintlesham & Chattisham Neighbourhood Plan for consultation. We also invited written comments on whether or not this Plan meets the basic condition tests against which it will be examined. We asked that any comments you wished to make be sent to us by no later than Friday 15 May 2026.

On the 25 March 2026, [Section 98](#) and [Section 99](#) of the Levelling-up and Regeneration Act 2023 came into force. Both have implications for how neighbourhood plans will be examined. Section 99 in particular replaces the former 'general conformity' basic condition with a new requirement that *'the neighbourhood plan would not result in less housing development taking place in its area if was not made'*.

At our suggestion, **the Parish Council have submitted an 'Addendum to their Basic Condition Statement'**. It sets out how they consider that their Plan now meets these new requirements.

Consequently, we have also decided to **extend our consultation** by a further two weeks. **The new end deadline is now 4:00pm on Friday 29 May 2026**. We trust that this will give you sufficient time to take this new information on board and, if you have already submitted comments on this Plan, to give you the opportunity to add to those if you consider it necessary to do so.

Further details, including a link to the addendum can be found on our dedicated webpage: <https://www.babergh.gov.uk/w/hintlesham-chattisham-neighbourhood-plan>

Yours faithfully,

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

(2) Suffolk County Council

Date: 29th May 2026
Enquiries to: Busranur Serin
Tel: 01473 265631
Email: neighbourhoodplanning@suffolk.gov.uk



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

Sent via email:
communityplanning@baberghmidsuffolk.gov.uk

Dear Paul Bryant,

Submission Consultation version of the Hintlesham & Chattisham Neighbourhood Plan

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

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

As this is the submission draft of the Plan the County Council response will focus on matters related to the Basic Conditions the plan needs to meet to proceed to referendum. These are set out in paragraph 8(2) Schedule 4B to the Town and Country Planning Act 1990, amended in accordance with Section 99 of the Levelling Up and Regeneration Act 2023. The basic conditions are:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan,
- d) the making of the neighbourhood plan contributes to the achievement of sustainable development,
- e) the making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made, and
- f) the making of the neighbourhood plan does not breach and is otherwise compatible with, assimilated obligations, any requirements imposed in relation to the neighbourhood plan by or under Part 6¹ of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.

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

¹ <https://www.legislation.gov.uk/ukpga/2023/55/part/6>

Natural Environment

Local Green Spaces Assessment

Within SCC's response to the pre-submission (Regulation 14) consultation stage it was commented that for the Local Green Spaces Assessment (August 2025) "no photographs are provided, and SCC recommends they are added, as this would help to provide context and clarity". Within the parish council's Consultation Statement, they responded that this is not necessary.

SCC reiterates that it would be helpful to see photographs of the proposed Local Green Spaces to provide context and clarity, and to support the justification of the protection of each site. The inclusion of photos would further support conformity with NPPF paragraph 107 by evidencing that the sites identified are "demonstrably special". Therefore, also meeting the requirements of NPPF paragraph 6, part d, of being clear and unambiguous, so it is evident how a decision maker should react to development proposals.

Minerals and Waste

Suffolk County Council (SCC) recommended the inclusion of text identifying SCC as the Minerals and Waste Planning Authority. Babergh District Council is the local planning authority for most forms of development; however, SCC is the statutory planning authority for minerals and waste development and safeguarding. In the Consultation Statement, the Parish Council considered the addition of this wording unnecessary given the impending Local Government Reorganisation (LGR) into unitary authorities.

SCC notes that the Suffolk Minerals and Waste Local Plan 2020 (SMWLP) remains a material planning consideration until it is superseded, even after SCC ceases to exist as a local authority following LGR. The policies within the SMWLP will continue to carry material weight until they are replaced by new Minerals and Waste Plans prepared by the successor authorities, a process which can take between 4 and 7 years.

As such, the policies of the SMWLP do not fall away as a result of LGR and remain relevant. This approach applies to all adopted Local Plans, which continue to have effect until replaced by plans adopted by the new local authority. Therefore, inclusion of the following text is strongly recommended to ensure conformity with Basic Condition A and to reflect the development plan context in place at the time the Neighbourhood Plan is prepared:

"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."

Paragraph 3.6

Suffolk County Council also provided recommended amendments to paragraph 3.6. While some of these amendments have been incorporated, others appear to have been omitted. The following amendments are therefore recommended to ensure that the Neighbourhood Plan is in general conformity with the strategic policies and terminology of the development plan, and to meet the requirements of NPPF paragraph 16, part d, of being clear and unambiguous:

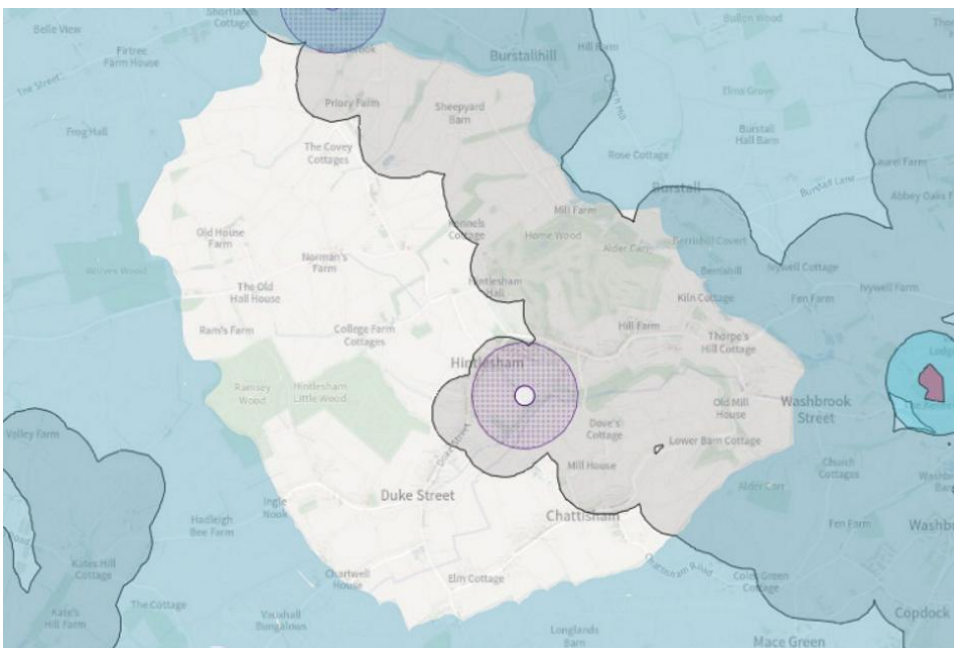
“In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan, which is part of the statutory development plan for the area. As such, regard must be given to its policies and safeguarding requirements when determining planning applications. The Hintlesham sewage treatment works (AW93 – Hintlesham-Wilderness HSE Stw) is a safeguarded site waste management facility within the neighbourhood plan area ~~but much~~ and is shown on the SMWLP Safeguarding and Proposals Map. Much of the parish does lie within the Minerals Safeguarding Area, and the District Council ~~will consult~~ is required to consult ~~the~~ Suffolk County Council on relevant planning applications that fall within this area.”

It is important note that the term “statutory” should be retained, as the SMWLP forms part of the statutory development plan, in the same way that the Neighbourhood Plan and the relevant District Local Plans form part of the statutory development framework. This is reinforced by the reference in paragraph 5.4, which confirms that Neighbourhood Plans are part of the statutory development plan.

In addition, it is recommended that the reference AW93 is included, as this provides a clear cross-reference to the SMWLP and its associated policies map. It is also appropriate to expressly name Suffolk County Council as the Minerals and Waste Planning Authority, to properly identify the responsible authority. These amendments are recommended to ensure clarity and precision, in accordance with paragraph 16, part d, of the NPPF, and to avoid ambiguity for decision-makers and users of the plan.

Minerals Consultation Area

The Parish Council have correctly identified as part of their consultation statement that part of the parish lies within the minerals consultation area. Please see map below, where the white area is the neighbourhood plan area and the grey with black boarder is the minerals consultation area.



The SMWLP forms part of the statutory development plan, in the same way that the Neighbourhood Plan and the relevant District Local Plans form part of the statutory development framework.

Therefore, the following text is recommended to be included as a new paragraph:

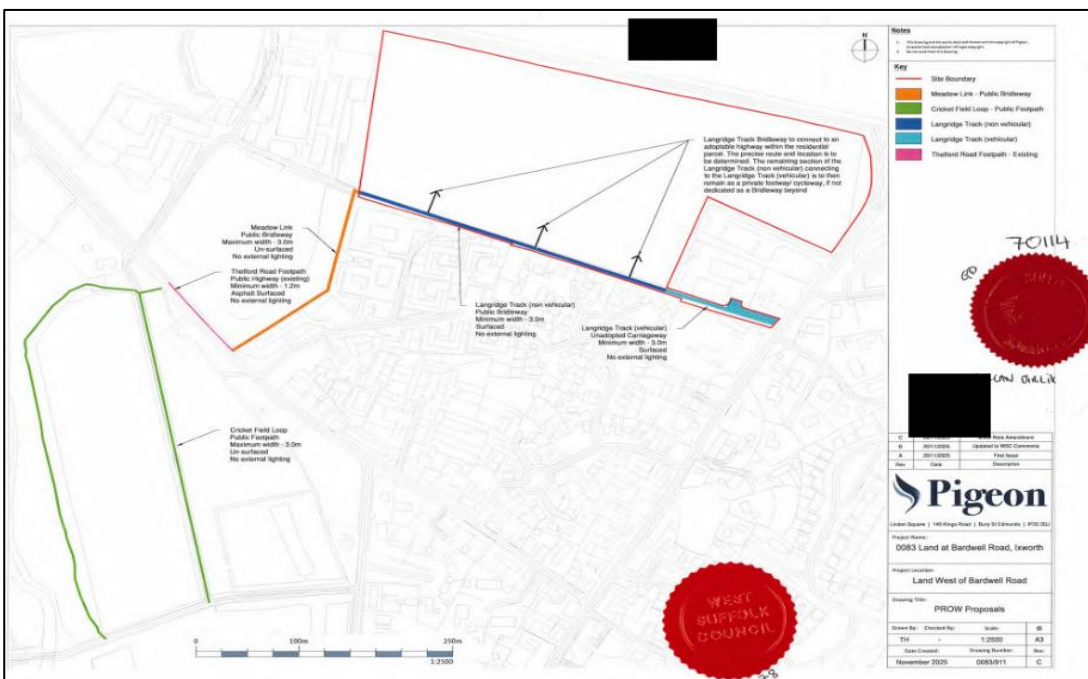
“3.7 Part of the plan area is covered by the Minerals Consultation Area. Any proposed development within this area meeting the criteria would trigger Policy MP10: Safeguarding and Policy WP18: Safeguarding of Waste Management Sites of the Suffolk Minerals and Waste Local Plan (2020).”

Public Rights of Way (PROW)

At Regulation 14 stage, Suffolk County Council Public Rights of Way (PROW) advised that the Parish consider including a dedicated PROW policy within the Neighbourhood Plan. The purpose of this would be to strengthen the plan’s ability to secure aspirational and improved walking and cycling routes through future development, thereby supporting Objective 11 and promoting safe, active and sustainable travel within the parish.

The Consultation Statement explains that the working group considered such a policy unnecessary on the basis that it would repeat Local Plan policy. However, experience demonstrates that the inclusion of a locally specific PROW policy can add material weight to development management decisions and provide a clearer justification for securing new or enhanced routes through planning obligations. Including a PROW-specific policy alongside Local Plan policies would provide the Local Highway Authority and the PROW planning team with a stronger basis to support requests related to new development, particularly at the application and Section 106 negotiation stages. This approach has been successfully implemented in other parishes, including Ixworth.

In Ixworth, the Neighbourhood Plan² includes Policy IXW8: Improving Walking and Cycling Throughout Ixworth Parish, supported by Maps 4a, 4b and 5. This policy has enabled the PROW team to secure additional walking and cycling routes through proposed developments, with specific provisions incorporated into Section 106 agreements. This demonstrates the tangible added value of a locally specific PROW policy.



"PROW Contribution"	eight thousand five hundred and sixty-four pounds (£8,564.00) BCIS Indexed
"PROW Plan"	the plan showing the paths to be dedicated as public rights of way pursuant to paragraph 4.5 of Schedule 3 as indicatively shown on the plan attached to the Sixth Schedule of this Deed or as otherwise agreed with the Council

² https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/upload/Ixworth-Neighbourhood-Plan-made-version.pdf

Furthermore, the inclusion of a PROW policy would assist in ensuring alignment with paragraph 105 of the National Planning Policy Framework, which states that planning policies and decisions should protect and enhance public rights of way and access, including by taking opportunities to provide improved links to existing networks. This would help ensure the Neighbourhood Plan meets Basic Condition A.

A dedicated PROW policy would also support wider objectives relating to sustainable transport and active travel, reinforcing the Neighbourhood Plan's contribution to sustainable development.

SCC has updated the Neighbourhood Plan Guidance³ which includes an expanded chapter on Public Rights of Way, which may be useful to the Parish council.

Addendum to the Basic Conditions Statement

SCC notes the information and clarifications added in the form of a table to the Basic Conditions Statement as an addendum. SCC has no further comments at this time, other than those already submitted at Regulation 16 stage, and wishes to be updated as this plan progresses

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

Yours sincerely,

Busranur Serin
Planning Officer
Growth, Highways, and Infrastructure

³ <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/neighbourhood-planning-guidance>

(3) Babergh District Council

Our ref: Hint-Chat NP R16 Response

Dated: 29 May 2026

From: Planning Policy Team, BMSDC

To: Ann Skippers (Independent Examiner to Hintlesham and Chattisham NP)

By e-mail

Dear Ann,

Hintlesham and Chattisham Neighbourhood Plan 2025 – 2040 Comments from Babergh District Council on the Reg 16 submission draft plan.

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

We have revisited our comments on the Regulation 14 pre-submission draft version of this Plan and are pleased to see that the majority of those have been taken on-board. Where we feel it necessary to make further representation, those comments are appended to this letter. Some propose minor modifications while others seek clarification from the Parish Council to so that a decision can then be made as part of the examination. None seek to make significant changes the Plan as it is currently presented.

We are also mindful that this Plan must now be examined against the new legal requirements and basic condition tests introduced through Sections 98 and 99 of the Levelling-up and Regeneration Act 2023. At our suggestion, the Parish Council submitted an addendum to their Basic Condition Statement in good time meaning that we were able to extend our Reg 16 consultation by an additional two weeks so anyone wishing to make representations on this Plan then also had the opportunity to take these new matters into consideration. We also comment on the new basic condition at the end of our response.

We trust that our actions above, and our comments on this submission draft Plan are helpful.

Yours sincerely,

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



Babergh and Mid Suffolk District Councils
Endeavour House, 8 Russell Road, Ipswich, IP1 2BX
Telephone: (0300) 1234 000
www.babergh.gov.uk / www.midsuffolk.gov.uk

Comments from Babergh District Council on the Regulation 16 submission draft Hintlesham and Chattisham Neighbourhood Plan (January 2026)

Chapter 4 - Vision and Objectives

Objective 5 ~ Minor Modification. In Chapter 4 (page 11), this is amended to now include, mid-sentence, the words 'the best and versatile land'. The same modification needs repeating at the start of Chapter 7 (page 30).

Chapter 5 - Development Location and Chapter 6: Housing

Our Reg 14 acknowledged the communities preference for retaining the existing linear development pattern. Also noted was the recognition of the challenge faced by this Council as we plan to meet the Governments house building targets.

The amended / new paragraphs 6.5 to 6.8, together with new Map 6, Map 7, and new Figure 5, do now helpfully set out that there is awareness locally of the sites that had been submitted to us as part of our exercise in January 2024. New paragraph 6.8 also mentions the more recent call for sites exercise, albeit that the results of this had not been published at the time of submission of this draft Plan. A further amendment made to paragraph 6.5 acknowledges that future allocations may come forward either through the Local Plan process or as a result of an early review of this neighbourhood plan. So, while there may be local opposition to the question of 'where', we are satisfied that there is recognition of the district wide housing requirement that will need to be delivered across Babergh.

On a minor note, there is a typo in the last sentence of para 6.5 where the word 'new' starts with a capital letter, and the wording at the start of the following line [...'sites approved sites proposed' ...] needs addressing.

With reference to para 6.6, this just to note that our Call for Sites map was updated in February 2026; so too late for mention in this submission draft plan, to now show all sites submitted to both Babergh and Mid Suffolk during the 2024 and 2025/26 exercises. This map, accessible via the link below, shows that there are now twelve sites submitted for consideration across these two parishes, the majority still being within Hintlesham.

Call for Sites link ~ <https://www.babergh.gov.uk/web/babergh/w/call-for-sites>

Regarding new paragraph 6.9, a suggestion only but we wonder if this would be better combined with or be placed after what paragraph 6.17, so it then leads directly into Community Action 2.

Figure 5 - House Size Comparison (pg 25) and onwards ~ Minor Modification. With the new Figure 5 [Residents views on use of sites for housing development] inserted on the previous page, this and subsequent Figures will need their numbering checked and updated as necessary, including any mention in supporting text.

Chapter 7: Natural Environment

Policy H&C 6 - Biodiversity and Habitats (criterion c.) ~ In addition to moving the text that now forms the last paragraph, our R14 response also suggested that the criterion itself could be strengthened by including the words '*and corridors*' at the end. The Consultation Statement (page 55) says this will be done but, in practice, it has not. Can the Parish Council please confirm if they are still minded to amend criterion c. as suggested, i.e., to read: 'Restoring and repairing fragmented biodiversity networks and corridors.'

Policy H&C 7 - Important Views ~ We see that the number of identified 'Important Views' has increased from 13 to 19. New view no's 14 to 18, described in the updated assessment document, appear to have been added at the suggestion of one respondent [Consultation Statement pages 56 to 61] and are shown as being from publicly accessible places. We have no comment to make on these per se other than to note there is some correlation between these new views and the 2024 Call for Site areas shown on Map 7.

View 19, which the Assessment document describes as: '*View west along A1071 towards Hintlesham Hall entrance gates. A view demonstrating the importance of trees in the village centre to screen development and provide the setting for Hintlesham Hall*' ... is presumably the same view described on page 55 of the Consultation Statement as the: '*missed '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*'. If this is the case, can the Parish Council please confirm whether this view should point west, as shown in the submitted Plan. etc., or point south, as described by the respondent?

Policy H&C8 - Local Green Space 1 Recreation Ground & Play Area ~ we note the response to our R14 comment about being mindful of including areas of hard standing etc. within the designation. The response [Consultation Statement, page 63] cross refers to PPG on Open Space, Sport and Recreation Facilities (etc.)¹. Our comment relates specifically to the area used for car-parking and we believe that excluding this from the designation would be consistent with the approach taken in other adopted neighbourhood plans.

The new Basic Condition Test

The 'general conformity' Basic Condition is now replaced by a new requirement which could be summarised as: '*the making of the neighbourhood plan will not result in less housing development taking place in its area if it were not made*'.

The Hintlesham and Chattisham NP does not allocate sites for housing, the stated reason being that the adopted Babergh and Mid Suffolk Joint Local Plan Part 1 did not specify a housing requirement figure for this neighbourhood plan area. Work on the neighbourhood plan officially commenced in January 2025 with area designation. In March 2025, all of the town and parish councils in Babergh were provided with an indicative 'policy-off' housing figure that they could use as a starting point for preparing their plans. Those figures have

¹ [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101421/open_space_sports_and_recreation_facilities_public_rights_of_way_and_local_green_space.pdf)

never been officially published but there has been the opportunity for neighbourhood plan groups to use these as a starting point for considering future housing delivery in their area.

We will continue to support communities wishing to bring forward neighbourhood plans and we will encourage those plans to allocate sites for housing development. Where those plans choose not to allocate sites, this will be taken into account when the Council sets the district wide future development proposals.

[Ends]

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

Our ref: PL00798019
Your ref:
Date: 02/06/2026

Direct Dial:
Mobile:
[REDACTED]

Dear Paul,

Ref: Hintlesham & Chattisham Neighbourhood Plan Regulation 16 Consultation

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

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

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

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

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

Yours sincerely,

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

Date: 14 May 2026
Our ref: 544660
Your ref: Hintlesham & Chattisham Neighbourhood Plan

(5) Natural England

Mr Paul Bryant
Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

communityplanning@baberghmidsuffolk.gov.uk



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

Dear Mr Bryant

Hintlesham & Chattisham Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 19 March 2026.

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

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

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

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

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

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

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

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

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

Yours sincerely
Sally Wintle
Consultations Team

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

Natural environment information sources

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

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

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

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

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

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

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

Landscape

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

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

¹ <http://magic.defra.gov.uk/>

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

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

⁴ <http://magic.defra.gov.uk/>

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

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

Improving your natural environment

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

Opportunities for environmental enhancement might include:

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

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

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

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

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

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

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

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

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

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

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

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

Babergh & Mid Suffolk District Councils

Ref: AE/2026/131340/OT-01/SB1
Date: 05 May 2026

(6) Environment Agency

Dear Sir/Madam

Hintlesham & Chattisham Neighbourhood Plan – Reg 16 updated.

Thank you for consulting us on the Submission Publication for the Hintlesham and Chattisham Neighbourhood Plan.

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

Having commented previously on this plan we are pleased to see that our previous comments have been taken on board. We therefore have no further detailed comments to make in relation to this plan.

We trust that this advice is useful.

Yours sincerely,

Miss Emily Halliwell
Sustainable Places - Planning Advisor

Team e-mail: Planning.Eastanglia@Environment-agency.gov.uk
Team number: 02084 745242

Babergh DC note:

A near same written response; highlighting the Environment Agency's aim to reduce flood risk, while protecting and enhancing the water environment, and the the reference back to their previous comments on this Plan, was received in response to our e-mail notifying consultees that we had extended our consultation deadline to 29 May 2026 to allow for further comments to be made in relation to the new basic condition tests etc.

The ref number for that letter dated 31 March 2026 was: AE/2026/131330/01-L01.

Our ref: NH/26/15518
Your ref: HintChat NP Reg 16 Consultation

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

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

Tel: 07850 907600

30 March 2026

via email to: communityplanning@baberghmidsuffolk.gov.uk

Dear Sir/Madam,

- 1. Consultation under Regulation 16 of Neighbourhood Planning (General) Regulations 2012 (as amended)**
- 2. Submission draft Hintlesham and Chattisham Neighbourhood Plan 2025 - 2040**

National Highways welcomes the opportunity to provide comments on the consultation under Regulation 16, dated 19 March 2026.

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 efficient operation of the SRN and acting as a partner in delivering national economic growth.

In relation to the Hintlesham and Chattisham Neighbourhood Plan 2025–2040, submission draft plan January 2026, National Highway's principal interest is in safeguarding the operation of the A14 and A12 Trunk Road, which forms part of the SRN.

We note that the Neighbourhood Plan has been prepared in the context of the Babergh Local Plan, (November 2023) with future development to be considered through the emerging Joint Local Plan with Mid Suffolk. The draft plan policies focus on maintaining the linear character of the villages (paragraph 5.14), safeguarding valued landscaped, and supporting sustainable transport improvements.

Having reviewed the submitted Regulation 16 draft Neighbourhood Plan, National Highways does not anticipate that the proposed policies will have any adverse impact on the operation or safety of the SRN. In particular:

- Even with government's announcement in December 2024 for a possible increase in the number of homes, the proposed housing growth relating to this neighbourhood plan area will be modest and managed through the Local Plan, minimising additional trip generation to the A14/A12 corridors.
- The Neighbourhood Plan does not allocate sites for development beyond infill within existing settlement boundaries.
- The Policy promotes safe, sustainable and active travel which encourages opportunities for walking, cycling, and sustainable transport.

On this basis, National Highways has no specific concerns with the submission draft Hintlesham and Chattisham Neighbourhood Plan.

National Highways will continue 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.

In addition, we have also reviewed the supporting document titled "Hintlesham and Chattisham Neighbourhood Plan Basic Conditions Statement" (January 2026). National Highways have no comment to the current consultation query on whether the draft plan, as submitted, meets the Basic Condition tests set out in Paragraph 8(1)(a) of Schedule 4B to the Town & Country Planning Act 1990. We have no further comments and trust the above is helpful in the progression of the Neighbourhood Plan.

We do not have any more comment on this consultation.

Yours sincerely,

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

(8) Anglian Water

E from: Tessa Saunders (Anglian Water)
Rec'd: 21 May 2026
Subject: Hintlesham & Chattisham NP R16 Submission Consultation

Dear Community Planning Team,

Thank you for inviting Anglian Water to comment on the Hintlesham & Chattisham Neighbourhood Plan Reg 16 Submission Consultation. We welcome the opportunity to provide feedback to support sustainable growth in the community.

Anglian Water is the statutory water and sewerage undertaker for the neighbourhood plan area and is identified as a consultation body under the Neighbourhood Planning (General) Regulations 2012. Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers sustainable development for residents and visitors to the area, and in doing so protect the environment and water resources.

We are supportive of several key elements of the neighbourhood plan:

Policy H&C1 Development Location: We note that the neighbourhood plan does not allocate sites for development outside the settlement boundaries and supports development within the defined settlement boundary, as set out in Policy H&C1. We agree with this approach and consider that the Babergh and Mid Suffolk Local Plan Part 1 offers a robust policy framework for development outside these boundaries.

Policy H&C2 Housing Development: The plan's conclusion to support new housing within the defined settlement boundaries is clear, and Anglian Water has no concerns regarding this policy.

Policy H&C8 Local Green Spaces: While Anglian Water has underground assets, such as sewers, within some of the proposed Local Green Spaces, we do not anticipate that the LGS designation will hinder our ability to maintain or repair these assets.

Policy H&C10 Development Design Considerations: We are supportive of clause h, which aims to ensure that new development does not increase surface water flood risk.

Policy H&C11 Flooding and Sustainable Drainage: We support the policy approach to managing flood risk and the requirement for sustainable drainage systems (SuDS) in all new development. The inclusion of rainwater and stormwater harvesting and reuse is particularly commendable, as it can help reduce potable water use for activities like garden irrigation and toilet flushing.

Anglian Water recommends that policy H&C11 also references the importance of **appropriately designing and managing new culverts** to avoid adverse impacts on our sewer network.

In summary, Anglian Water supports the current policies in the Hintlesham & Chattisham Neighbourhood Plan and encourages careful consideration of culvert design and management as the plan progresses. We welcome any requests for further clarification.

Kind regards

(9) Water Management Alliance

E from: Eleanor Roberts (Water Management Alliance)
Rec'd: 8 April 2026
Subject: Consultation on Hintlesham & Chattisham N'hood Plan

Good afternoon,

Thank you for the below consultation. I can confirm we have no comments in addition to our letter of 08/08/2025 (our ref. 25_30615_P) regarding the regulation 14 pre-submission consultation.

Kind Regards,

Ellie



Eleanor Roberts, BSc (Hons), MCIWEM (she, her, hers)
Senior Sustainable Development Officer
Water Management Alliance
t: 01553 819600 e: ellie.roberts@wlma.org.uk

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

WMA members: [Broads Drainage Board](#), [East Suffolk Water Management Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [Pevensy and Cuckmere Water Level Management Board](#), [South Holland Drainage Board](#), [Waveney, Lower Yare and Lothingland Drainage Board](#) and in association with [Bluntisham IDB](#), [Haddenham Level District Commissioners](#), [Hundred of Wisbech IDB](#), [Over & Willingham IDB](#), [Swavesey IDB](#) and [Waldersey IDB](#).

* * * *

Attached to the above e-mail / reproduced below is a copy of 'ref. 25_30615_P' dated 8 August 2025.

RE: Hintlesham and Chattisham (Suffolk) Neighbourhood Plan – Pre-Submission Consultation (Regulation 14)

Thank you for consulting the East Suffolk Water Management Board on the Hintlesham And Chattisham (Suffolk) Neighbourhood Plan – Pre-Submission Consultation (Regulation 14). 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.

The principal function of an WMB is to provide flood protection within the Board's area. Certain watercourses within the IDD 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.

The area outside the Boards' IDD 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. 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.

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 Drainage Act from the Board where within the ESWMB district, or the Lead Local Flood Authority otherwise.

In order to avoid conflict between the planning process and the Board's regulatory regimes and consenting processes where developments are proposed within or partially within a Board's IDD, please be aware of the following:

Byelaw 3- Discharge of Surface Water into the Board's District

- If a development proposes to dispose of surface water via infiltration, we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.
- If (following testing) a strategy wholly reliant on infiltration is not viable and/or a development proposes to discharge surface water to a watercourse, the proposed development will require consent in line with the Board's byelaws (specifically byelaw 3). Any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf).
- If a development proposes to discharge surface water to a sewer, I recommend that you satisfy yourselves that this proposal is in line with the drainage hierarchy (as per best practice) and is viable in this location.

Byelaw 3- Discharge of Treated Foul Water into the Board's District

- If a development proposes to discharge treated foul water to a watercourse, this proposal will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Section 23 of the Land Drainage Act (1991) and Byelaw 4- Alterations Proposed to a Watercourse

- Should any development include works to alter a Board maintained watercourse, consent will be required under the Land Drainage Act 1991 (and byelaw 4).
- Should and works be proposed to alter a riparian watercourse, consent would be required under Section 23 of the Land Drainage Act 1991 (and byelaw 4).

For developments outside a Board's IDD but within its watershed catchment, where surface water discharges have the potential to indirectly affect the Board's IDD, we would offer the following advice:

- If it is proposed that a site disposes of surface water via infiltration, we recommend that the viability of this proposal is evidenced. As such we would recommend that the proposed strategy is supported by ground investigation to determine the infiltration potential of the site and the depth to groundwater. If on-site material were to be considered favourable then we would advise infiltration testing in line with BRE Digest 365 (or equivalent) to be undertaken to determine its efficiency.
- If it is proposed to discharge surface water to a watercourse within the watershed catchment of the Board's IDD, we request that this discharge is facilitated in line with the [Non-Statutory technical standards for sustainable drainage systems](#) (SuDS), specifically S2 and S4. Resultantly we

recommend that the discharge from this site is attenuated to the Greenfield Runoff Rates wherever possible.

The reason for our recommendation is to promote sustainable development within the Board's Watershed Catchment therefore ensuring that flood risk is not increased within the Internal Drainage District (required as per paragraph 167 of the National Planning Policy Framework). For further information regarding the Board's involvement in the planning process please see our Planning and Byelaw Strategy, available online.

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.

Kind Regards,

Eleanor Roberts
Senior Sustainable Development Officer
Water Management Alliance

(10) Fisher German LLP (obo NGET)



Our Ref: 105181-024

28 May 2026

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

t. 01530 412821
fishergerman.co.uk

Babergh District Council / Hintlesham & Chattisham Parish Council
communityplanning@baberghmidsuffolk.gov.uk
via email only

Dear Sir /Madam,

Hintlesham & Chattisham NDP Regulation 16 Consultation 23 March – 29 May 2026 Representations on behalf of National Grid Electricity Transmission (NGET)

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.

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.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

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.

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.

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.

NGET assets within the Plan area

Following a review of the above Supplementary Planning Document (SPD), we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.

Asset Description

Overhead Transmission Line Route:

4YL ROUTE TWR (001 - 073): 400kV Overhead Transmission Line route: BRAMFORD - PELHAM 1
BRAINTREE - BRAMFORD - RAYLEIGH MAIN 2



A plan showing details of NGET assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.

<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

NGET Electricity Network Infrastructure

The security and reliability of the UK's current and future energy supply is highly dependent on having an electricity network which will enable the existing and new electricity generation, storage, and interconnection infrastructure that the country needs to meet the rapid increase in electricity demand required to transition to net zero, while maintaining energy security.

In general, NGET does not own the land crossed by its overhead lines but has responsibility for maintaining the equipment and safe supply of electricity. The increasing pressure for development is leading to more development sites being brought forward through the planning process on land that is crossed by NGET assets.

Despite this NGET is not a statutory consultee in the plan-making process but it is recommended that NGET are consulted at the earliest possible opportunity in order that advice and guidance can be taken into account on development near overhead lines, or wider policies that may affect the existing or future supply of electricity.

With the above context in mind, the Council should ensure that development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement or future network expansion. The Council should safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations and resist development or highway alterations that would prejudice, constrain or render impractical AIL access unless suitable mitigation or alternative agreed routes can be secured.

New Infrastructure

Demand for electricity is expected to rise significantly as the way we power homes, businesses and transport evolves. As the UK transitions towards net zero, fossil fuels will be replaced by increasing volumes of low-carbon electricity, including from offshore wind and other renewable sources. The UK Government has committed to achieving net zero emissions by 2050, requiring a balanced approach to greenhouse gas emissions and removals. Decarbonising the energy system is central to meeting this national objective.

National Grid Electricity Transmission (NGET) is delivering a range of infrastructure projects across England and Wales to support this energy transition and ensure that the transmission network can accommodate the rapid growth in low-carbon generation.

The way NGET generates electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy. 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. Taking this context into account, In planning for the area the Council should:

- **Safeguard all existing NGET transmission assets**, including overhead lines, underground cables and substations.
- **Support future reinforcement and expansion**, including works required for the Great Grid Upgrade and other strategic national infrastructure projects.



- Ensure development proposals located near transmission assets demonstrate that they will not compromise safety, operability, maintenance access, asset replacement, or future network expansion.
- Safeguard existing and potential access routes required for the delivery and removal of Abnormal Indivisible Loads (AILs) associated with the construction, replacement and maintenance of transmission-scale equipment, including large transformers at strategic substations.
- Resist development or highway alterations that would prejudice, constrain or render impracticable AIL access, unless suitable mitigation or alternative agreed routes can be secured.
- Encourage early engagement with NGET to identify and resolve any potential impacts at the earliest possible stage of the planning process.

Protecting existing assets and enabling future network development will ensure that the Council contributes effectively to national decarbonisation targets while supporting local growth, resilience and energy security.

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.

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.

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.

We would be grateful if you could add our details shown below to your consultation database, if not already included:

Angela Brooks MRTPI, Partner

ngplanning@fishergerman.co.uk

Fisher German LLP
The Estates Office
Ashby de la Zouch
LE65 2UZ

Tiffany Bates, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

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

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

Yours faithfully,

**Angela Brooks MRTPI
Partner**

For and on behalf of Fisher German LLP

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.

Working Near NGET 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.

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 guidelines can be downloaded here: <https://www.nationalgrid.com/document/345326/download>

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

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>

NGET have produced additional guidance for decision makers on operational noise emitted from existing and planned substation infrastructure. Detail is provided for environmental factors, established acceptable British standards and the 'Agent of Change' principle underpinned by the NPPF. More information can be accessed here: <https://www.nationalgrid.com/document/573711/download>

Further information on working near NGET assets can be found on the following webpage: <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/working-near-our-assets>

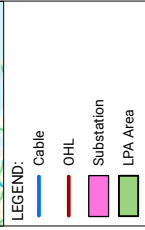
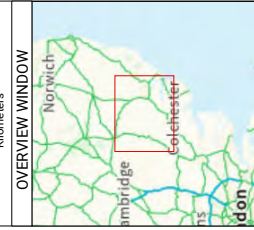
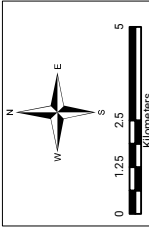
Assessing Electricity Network Infrastructure Applications

Regen, in partnership with the Department for Energy Security and Net Zero (DESNZ) have produced guidance for LPA's on assessing electricity network infrastructure applications. This is intended to be used as a practical tool for officers and details various legislative frameworks and infrastructure components that NGET engage with. More information can be accessed here: <https://3477141.fs1.hubspotusercontent-na1.net/hubfs/3477141/DESNZ%20planner%20guides/2026-03-31%20Assessing%20electricity%20network%20infrastructure%20applications%20-%20Regen.pdf>

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: nqplanning@fishergerman.co.uk



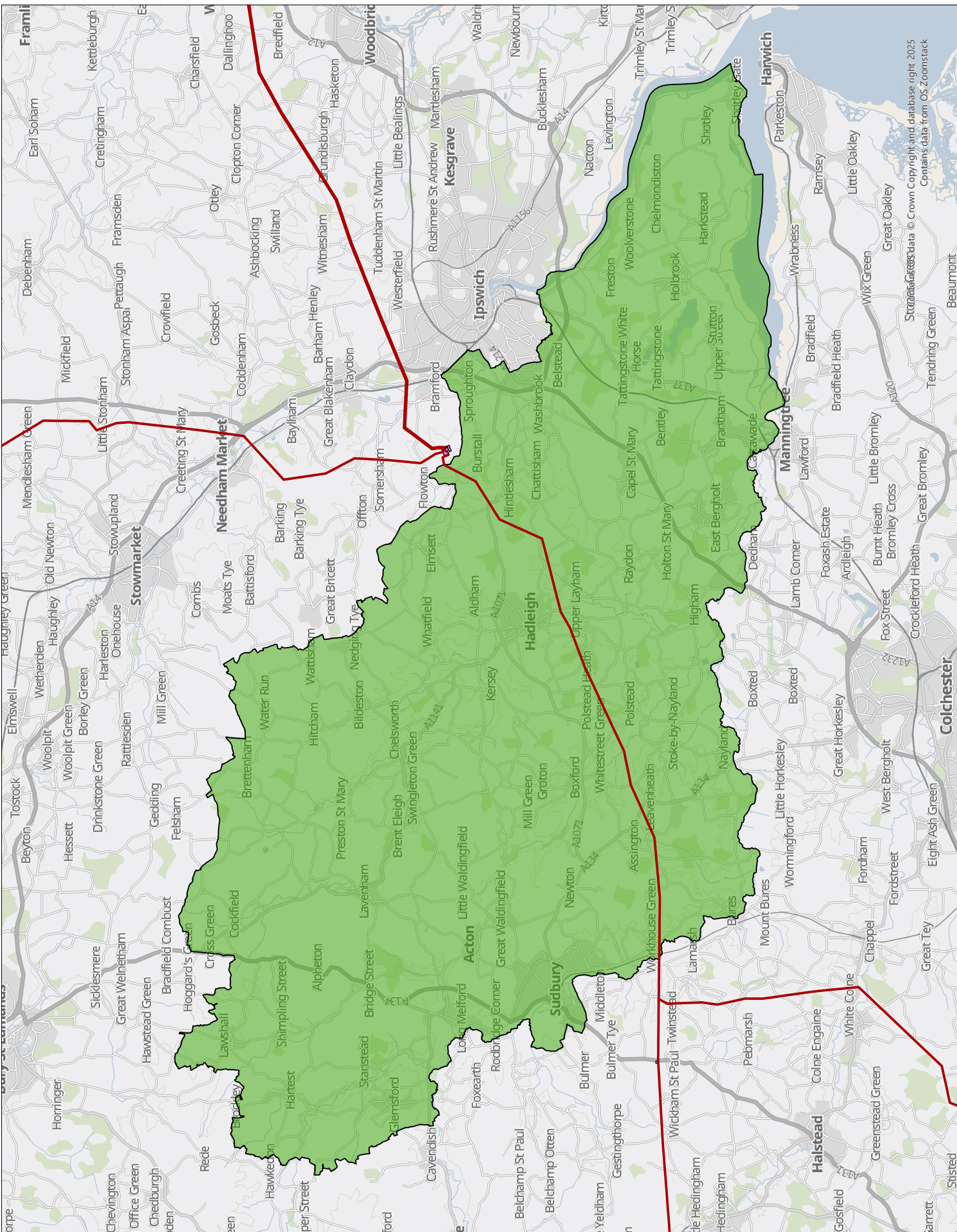
REVISION: A
CLIENT: nationalgrid
SCHEME: PLANNING INTERACTION
TITLE: LPA ASSET INTERACTION
FP: 105181-024
SCALE: 1:143,000 @ A3
DATE: 20/05/2025

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fisher german
 The Estate Office, Norman Court
 Leicestershire, LE65 2JZ
 01530 412821
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DRAWING REF: NG-2025-03-WI-OP-LPA - Babergh
 Contains data from OS Zoomstack



Stonham Aspal
 Framsden
 Otley
 Clopton Corner
 Ashbocking
 Swilland
 Witmesham
 Barham
 Henley
 Claydon
 Bramford
 Sproughton
 Rushmere St Andrew
 Martlesham
 Tuddenham St Martin
 Westerfield
 Little Bealings
 Ipswich
 Manningtree
 Harwich
 Colchester

(11) Dedham Vale Society

E from: William Shearer (Deputy Chairman)
Rec'd: 2 May 2026
Subject: RE: Hintlesham & Chattisham N'hood Plan – new consultation deadline 29 May

Dear ...

We will not be making any input to this consultation.

Best wishes

William Shearer
Deputy Chairman, Dedham Vale Society
E: info@dedhamvalesociety.org.uk

* * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Sent: 30 April 2026 14:25
To: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Subject: Hintlesham & Chattisham N'hood Plan - new consultation deadline (Fri 29 May 2026)

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

Dear Sir / Madam,

Re: Hintlesham & Chattisham N'hood Plan - new consultation deadline (Fri 29 May 2026)

On 19 March, you received an email from us notifying you that we had published the Regulation 16 submission draft Hintlesham & Chattisham Neighbourhood Plan for consultation. We also invited written comments on whether or not this Plan meets the basic condition tests against which it will be examined. We asked that any comments you wished to make be sent to us by no later than Friday 15 May 2026.

On the 25 March 2026, Section 98 and Section 99 of the Levelling-up and Regeneration Act 2023 came into force. Both have implications for how neighbourhood plans will be examined. Section 99 in particular replaces the former 'general conformity' basic condition with a new requirement that '*the neighbourhood plan would not result in less housing development taking place in its area if was not made*'.

At our suggestion, **the Parish Council have submitted an 'Addendum to their Basic Condition Statement'**. It sets out how they consider that their Plan now meets these new requirements.

Consequently, we have also decided to **extend our consultation** by a further two weeks. **The new end deadline is now 4:00pm on Friday 29 May 2026**. We trust that this will give you sufficient time to take this new information on board and, if you have already submitted comments on this Plan, to give you the opportunity to add to those if you consider it necessary to do so.

Further details, including a link to the addendum can be found on our dedicated webpage:
<https://www.babergh.gov.uk/w/hintlesham-chattisham-neighbourhood-plan>

Yours faithfully,

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

(12) Resident - B

Rec'd: 28 May 2026

Subject: RE: Hintlesham & Chattisham Neighbourhood Plan

Dear Community Planning Team,

Hintlesham & Chattisham Neighbourhood Plan Reg 16 Submission Consultation

Please treat this representation as an objection to the adoption of the Neighbourhood Plan in its current draft.

I believe a Neighbourhood Plan is an important document and a benefit for Hintlesham, however I have set out below the reasons I consider the submitted Neighbourhood Plan fails to meet the Basic Conditions (summarised below):

Basic Conditions

1. Have regard to national policies and advice contained in guidance issued by the Secretary of State
2. Contribute to the achievement of sustainable development
3. Be in general conformity with the strategic policies contained in the development plan for the area of the authority
4. Should not breach and should otherwise be compatible with EU obligations
5. Prescribed conditions should be met in relation to the neighbourhood plan and prescribed matters complied with in connection with the proposal for the neighbourhood plan

Furthermore, there is a new Basic Condition requirement (to replace point 3 above), introduced by the Levelling-up and Regeneration Act (LURA) 2023 and in force from 25 March 2026:

6. The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

The specific areas I consider the current draft does not meet the Basic Conditions is in points 1, 2 and 6 of the above.

Point 1: Have regard to national policies and advice contained in guidance issued by the Secretary of State

- Reference is made throughout the current draft to the Babergh and Mid Suffolk Joint Local Plan, Part 1 of which was adopted in November 2023. What is pertinent however is that following the Government's new National Planning Policy Framework (NPPF) announced in December 2024, Babergh and Mid Suffolk agreed to not proceed with Part 2 of this Local Plan (which would outline housing allocations) but instead to

undertake a Joint Local Plan review. The reason cited by Babergh and Mid Suffolk is due to the increased housing requirements set out in the NPPF, increasing Babergh's target from 416 new homes per year to 775 homes per year.

- The context is important – the government has set a target to build 1.5 million homes across the country in this parliament.
- Guidance on the Gov UK website for Neighbourhood Planning <https://www.gov.uk/guidance/neighbourhood-planning--2> (published in March 2014 and updated in September 2020) contains the following advice in the circumstance where a neighbourhood plan comes forward before an up-to-date local plan or spatial development strategy:

“Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.”.

- I would also like to reference the document produced by Babergh and Mid Suffolk in March 2025 titled ‘Planning for the future in Babergh and Mid Suffolk’, which explains the impact on the district from the NPPF (December 2024). In the context of Hintlesham this set an interim housing requirement figure of 120, which is reduced to 94 when permitted dwellings are considered. This is, in effect, what Babergh considers necessary to meet national policy directives.

The relevant commentary from this document relating to this objection are the extracts noted below:

- “For the Neighbourhood Plan Groups who wish to take forward housing development in their areas, **it is important they consider the new figures.**”
- “Indicative figures for what the Government’s new housing requirements could mean at town and parish level – it must be stressed these are only indicative, **but they should be considered in Neighbourhood Plans**”.
- “**Whilst they are only indicative, they should be considered when developing or updating Neighbourhood Plans** and be the starting point for a conversation, which can help facilitate, about the way in which we successfully face growth pressures inherent in government’s expectations.”.
- “**We recommend that Neighbourhood Plan groups at an early stage in producing or reviewing a Neighbourhood Plan should have regard to the interim housing requirement figures using the identified method above** and set out in Tables 3 and 4 below (and subsequent housing requirement figures when they are revised). **We recommend that Neighbourhood Plans should take reasonable steps to accommodate these housing requirements in order**

mitigate the risks of non-conformity with the National Planning Policy Framework (December 2024) and Joint Local Plan Review.” (Para 1.7)

This document was published and distributed to all parish councils 10 months before the Hintlesham Draft Neighbourhood Plan was issued, yet there is no reference to either this document nor the interim housing number.

At para 6.5 of the draft Neighbourhood Plan it states, “At the time of preparing the Neighbourhood Plan the implications of this level of growth on the Neighbourhood Area had yet to be determined”. In fact the residents survey was only conducted in October 2024 with neighbourhood plan area boundary being defined in January 2025. Therefore the Neighbourhood Plan was, at the time of the adoption of the NPPF in December 2024 and ‘Planning for the future in Babergh and Mid Suffolk’ being published in March 2025, in its infancy or as referenced above “at an early stage in producing or reviewing a Neighbourhood Plan”.

- The current draft Neighbourhood Plan is clear about where it accepts development in para 6.10 “In the interim, the Neighbourhood Plan supports the development of new housing that is located within the defined Settlement Boundaries. Given the nature of these boundaries, it is expected that this would normally take the form of infill plots within an otherwise built-up frontage.”. Policy H&C1 appears to conflict with Para 5.14 in respect of development outside of the Settlement Boundary – the policy states that it will be permitted where in accordance with national, district and neighbourhood policies, yet 5.14 places further restriction on where that will be suitable. It is considered this does not conform with NPPF para 11 d) which has a presumption in favour of sustainable development. The result is that it will not likely be possible to achieve the interim housing target with the additional restrictions imposed in the draft Neighbourhood Plan.

I do not consider therefore that the current draft gives appropriate regard to national housing policies and guidance by the Secretary of State (including the adopted NPPF, nor the draft NPPF which is to come into force this Summer as confirmed by Matthew Pennycook MP on 19 May 2026) in that development is expected to take the form of infill plots. Outside of the Settlement Boundary there is no attempt to identify suitable locations or acknowledge a greater need, with only brief reference in para 6.8 of the Call for Sites 2024 assessment on the “potentially suitable” sites identified. The increased housing targets within the NPPF (adopted in December 2024) were in place before the neighbourhood boundary was even defined in January 2025. This is therefore not a reasonable approach in order to meet (or consider) the interim housing numbers which Babergh have previously advised should be reasonably accommodated, and conflicts with para 11 of the NPPF.

Point 2: Contribute to the achievement of sustainable development

The current draft fails to deliver the strategic development needs, specifically the level of housing (and affordable housing) needed by the local community and the wider district.

As noted on the gov uk website <https://www.gov.uk/guidance/neighbourhood-planning--2> “Although a draft neighbourhood plan or Order is not tested against the policies in an emerging local plan the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.”.

Point 6: The making of the neighbourhood development plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the neighbourhood development plan were not to be made.

Further to the points made in Point 1 above, it is clear that the neighbourhood plan in its current draft does not facilitate delivery of new homes that Central Government and Babergh is seeking by being restrictive on the location of new development and not considering impact on wider services. This is beyond the level of restriction placed by other villages in Babergh where neighbourhood plans have been recently adopted, such as Hartest and Tattlingstone – both of which were adopted in May 2026 however commenced their Neighbourhood Plan process substantially earlier than Hintlesham and before the current NPPF was adopted. As noted above the current draft would conflict with NPPF para 11 d).

Central Government and Babergh have been clear in their guidance set out by the NPPF as well as the ‘Planning for the future in Babergh and Mid Suffolk’ that Neighbourhood Plans should consider and take reasonable steps to accommodate these housing requirements in order to mitigate the risks of non-conformity with the NPPF. I do not consider that ignoring the housing numbers and just stating (in para 6.5) that an early review of the neighbourhood plan will be undertaken is appropriate nor following clear advice set out by Babergh. As such the current draft supports less housing than would be supported by Central Government and Babergh District Council and conflicts with para 11 a) b) c) and d) of the NPPF.

I hope these comments are helpful and able to be taken into consideration by the Inspector in order that a revised draft may be produced to be more robust in meeting the needs of villagers and the wider area without conflicting with adopted and emerging national and local policy.

I wish to please be notified when the examination report is published and if/when the NDP is adopted by Babergh District Council.

Thank you.

(13) Resident - T

Rec'd: 28 May 2026

Subject: RE: Hintlesham & Chattisham Neighbourhood Plan

Good evening,

I wish to object to the current Neighbourhood Plan as I believe it does not meet the basic conditions.

We should be future proofing our village to meet the needs of future generations, providing housing, facilities and services to meet their needs and therefore provide a sustainable future. We know we need more private sale and affordable homes – this will also help support the local school which has reduced numbers of children attending, many of which do not live in Hintlesham or Chattisham. We also need smaller homes for the elderly, which the plan identifies.

Of course there needs to be controls, but this is written as a NIMBY plan that ignores the realities of the future we face with a growing population. This is shown in Policy H&C1 as well as paragraphs 5.14 and 6.10. Not everyone wants to live in a town, so rural communities need to look at how they can prosper. This is simply not ambitious enough.

I understand that our Labour Government is proposing more housing and I do not see evidence of this in the Hintlesham Neighbourhood Plan with just promoting infill / linear development (paragraph 5.14) – this will also cause more blight on the countryside and is not in itself a sustainable way of delivering new homes.

With more homes, we will also need more recreational facilities and services – where are there considerations of more sports facilities or additional services for elderly? New walking or running routes, an outdoor gym perhaps? How can they be more accessible and more sustainably located? The plan only identifies a community shop and more recycling facilities – these would be welcomed but are not sufficient. If more homes are built then we need to identify how we plan to mitigate that and improve our facilities. The current draft seems to assume very few additional houses and therefore not many additional services.

I therefore feel the current draft does not contribute to the achievement of sustainable development and proposes less housing by means of development than if the neighbourhood plan were not made. These are two of the basic conditions.

Please keep me updated when the examination report is published.



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2nd June 2026

**RE: Hintlesham & Chattisham Neighbourhood Plan (Regulation 16) Submission Version
consultation | Suffolk Wildlife Trust Response**

Dear Paul,

Thank you for sending Suffolk Wildlife Trust notice of the Regulation 16 Consultation for the Hintlesham & Chattisham Neighbourhood Plan. Our comments below relate only to biodiversity and nature recovery, our charitable remit. Overall Suffolk Wildlife Trust raise no technical issues with the plan, or with any policy, which we believe meets the basic conditions regarding biodiversity. We make the following detailed comments:

Chapter 7: Natural Environment

As per our comments to the Regulation 14 consultation in 2025, Suffolk Wildlife Trust suggest that the plan could be strengthened with the inclusion of a map showing areas of biodiversity value, including those adjacent to the plan area. It is noted in National Planning Policy Framework¹ (Para.192) that plans should map components of local wildlife-rich habitats and wider ecological networks.

The Suffolk Local Nature Recovery Strategy² is referred to in the Natural Environment chapter, however the plan should highlight that areas of principle importance for biodiversity (APIB) and areas that could become important for biodiversity (ACB) are present within the parish.

Summary

Thank you again for consulting Suffolk Wildlife Trust. Please keep us informed of developments to the plan and get in touch with specific questions regarding our comments, we would be happy to discuss points raised further.

Yours sincerely,

Alex Jessop
Planning & Advocacy Officer

planning@suffolkwildlifetrust.org

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

² <https://www.suffolk.gov.uk/planning-waste-and-environment/local-nature-recovery-strategy-lnrs>

(15) Hintlesham and Chattisham Parish Council

Hintlesham and Chattisham Neighbourhood Plan

Parish Council response to comments submitted at Regulation 16 Consultation Stage

Body	Parish Council response
<p>Councillor Jane Caruthers, Babergh District Council</p> <p>The Councillor considers the Plan is well thought out, and the Parish Council have clearly consulted with the local community.</p>	<p>The Councillor was consulted but did not respond at the Regulation 14 consultation stage.</p> <p>Nothing further to add.</p>
<p>Suffolk County Council</p> <p>The County Council recommends that photographs of each Local Green Space site should be provided.</p> <p>The County Council puts forward a number of suggested changes to the Planning Policy context section of the Plan including inserting: <i>"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."</i></p> <p>Further suggested amendments to paragraph 3.6 are also put forward.</p> <p>A new paragraph 3.7 is suggested, as follows:</p>	<p>Suffolk County Council commented at the Regulation 14 consultation stage.</p> <p>This is not necessary to meet the Basic Conditions and is not standard practice with the preparation of neighbourhood plans. Clear and detailed Ordnance Survey based maps are included in the Local Green Space Assessment and the boundaries are defined on the Policies Map to ensure there is no doubt as to the area covered.</p> <p>Paragraph 3.6 of the Plan already states that regard must be given to the policies and safeguarding requirements of the Minerals and Waste Local Plan when determining planning applications. It is not considered necessary to state who the planning authorities are in this section of the Plan.</p> <p>The suggested amendments to paragraph 3.6 are not considered necessary in order to meet the Basic Conditions.</p> <p>This is not considered necessary in order to meet the Basic Conditions.</p>

Body	Parish Council response
<p>3.7 Part 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)."</p> <p>The County Council reiterates the request to include a planning policy on public rights of way.</p>	<p>The Plan submitted for examination does not include such a policy and the Examiner only has to examine the Plan that is before her. There is no mechanism for an Examiner to include a new policy in the Plan at this stage.</p>
<p>Babergh District Council</p> <p>The District Council provides an update on their "call for sites" process and also makes a number of references to minor amendments and corrections to text that could be made.</p> <p>Policy H&C 6 - Biodiversity and Habitats (criterion c.): The District Council identifies that an agreed amendment has not been incorporated into the policy.</p> <p>Policy H&C 7 – Important Views The District Council queries whether View 19 should point west, as shown in the submitted Plan. etc., or point south, as described by the respondent?</p> <p>Policy H&C 8 – Local Green Space The District Council refers to the Parish Council response to the pre-submission comments concerning including areas of hard standing etc. within the designation. They clarify that the area used for car parking should be removed from the designation in LGS 1.</p>	<p>Babergh District Council commented at the Regulation 14 consultation stage.</p> <p>The Plan can be amended to address these minor amendments, in consultation with the District Council, at the Referendum stage without impacting the Basic Conditions.</p> <p>The Parish Council agrees that the addition of the words "and corridors" could be added to the end of the criterion should the Examiner consider it necessary.</p> <p>The Parish Council considers that the respondent made an error in their representation in that the view "south" of the church is into Timperleys and the housing in that road, whereas the significant view is looking west from the church along the A1071 to the listed gates of Hintlesham Hall.</p> <p>The Parish Council remains of the opinion that an area used as car parking can be designated as Local Green Space given the content of the Planning Practice Guidance Paragraph: 013 Reference ID: 37-013-20140306, which states "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."</p>

Body	Parish Council response
<p>Historic England</p> <p>Historic England do not consider it necessary to provide detailed comments at this time.</p>	<p>Historic England commented at the pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Natural England</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	<p>Natural England commented at the pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Environment Agency</p> <p>The Environment Agency have no further detailed comments to make in relation to this plan.</p>	<p>The Environment Agency commented at the pre-submission consultation.</p> <p>Nothing further to add</p>
<p>National Highways</p> <p>National Highways have no specific comments to make on the draft policies or supporting documentation.</p>	<p>National Highways commented at the pre-submission consultation.</p> <p>Nothing further to add</p>
<p>Anglian Water</p> <p>Anglian Water support a number of specified policies.</p> <p>In respect of Policy H&C 11, Anglian Water recommends that the policy references the importance of appropriately designing and managing new culverts to avoid adverse impacts on our sewer network.</p>	<p>Anglian Water were consulted but did not comment at the pre-submission consultation.</p> <p>Nothing further to add.</p> <p>The Parish Council is content for the Examiner to determine whether this amendment is necessary in order for the policy to satisfy the Basic Conditions.</p>
<p>Water Management Alliance</p> <p>The Water Management Alliance have no further comments over and above their comments submitted at the pre-submission consultation stage.</p>	<p>The Water Management Alliance commented at the pre-submission consultation.</p> <p>Nothing further to add.</p>

Body	Parish Council response
<p>Fisher German on behalf of National Grid Electricity Transmission (NGET)</p> <p>NGET do not raise any specific comments on the Neighbourhood Plan other than identifying assets in the Plan Area.</p>	<p>National Grid Electricity Transmission were consulted but did not comment at the pre-submission consultation.</p> <p>Nothing further to add.</p>
<p>Dedham Vale Society</p> <p>The Society does not make any comment.</p>	<p>Dedham Vale Society were consulted but did not comment at the pre-submission consultation.</p> <p>Nothing further to add.</p>
<p>Resident B</p> <p>The respondent identifies a number of comments which can be summarised as:</p> <p>1: Policy H&C 1 does not conform with paragraph 11d) of the NPPF (December 2024) and does not give appropriate regard to national housing policies in both the NPPF and draft NPPF. It is considered that the approach in the Plan is not reasonable in order to meet (or consider) the interim housing numbers which Babergh have previously advised should be reasonably accommodated.</p>	<p>The response is anonymous and it is therefore not possible to determine whether the respondent commented at pre-submission stage.</p> <p>Paragraph 11d) of the NPPF applies to planning application decision making and invokes the “presumption in favour of sustainable development” where the policies are deemed out of date. A footnote to the paragraph explains that “out-of-date” for applications involving the provision of housing means “situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.” Where such a situation exists, and it is the Parish Council’s understanding that the District Council can demonstrate a five years’ supply of housing land, paragraph 11d would not apply where:</p> <ul style="list-style-type: none"> a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement. <p>There is nothing in legislation or the NPPF that states that neighbourhood plans <u>must</u> make provision for housing and allocate sites. As the draft Neighbourhood Plan</p>

Body	Parish Council response
<p>2: The Plan fails to deliver the strategic development needs, specifically the level of housing (and affordable housing) needed by the local community and the wider district.</p> <p>3: The Plan does not facilitate delivery of new homes that Central Government and Babergh is seeking by being restrictive on</p>	<p>explains, the adopted Local Plan does not provide an indicative housing requirement for this or any other neighbourhood area in the district. It is acknowledged that Babergh District Council published a "Briefing Pack" for parish councils in March 2025 explaining that a new Joint Local Plan was to be prepared.</p> <p>The Briefing Pack used a formula to distribute projected housing growth across the district based on the current housing stock and applying a proportionate rather than sustainable distribution across the district reflecting the percentage growth that Babergh was expected to plan for. It did not reflect a settlement hierarchy and agreed distribution of growth that would be determined through the preparation of a Local Plan. As such, the figures contained in the Briefing Pack for parishes has not been tested through local plan preparation and examination and therefore cannot be relied upon.</p> <p>For this reason, and given that there is no requirement for neighbourhood plans to include provision for housing, the decision was taken not to allocate sites for housing in the Neighbourhood Plan until there is more certainty as to the requirement which has been tested through the Local Plan preparation process. Information recently received confirms that the Draft Local Plan will not be consulted upon until 2027 in respect of the call for sites locations and early 2028 for the Draft Local Plan, prior to adoption in 2029. As a result, the timescale for our NP review and a new Housing Chapter is now clear and as a result, we will be consulting on possible housing locations late 2026/early 2027.</p> <p>This matter is addressed above.</p> <p>Policy H&C 1 reflects strategic policy SP03 of the Joint Local Plan Part 1. That policy specifies the exceptions where development</p>

Body	Parish Council response
<p>the location of new development and not considering impact on wider services. This is beyond the level of restriction placed by other villages in Babergh where neighbourhood plans have been recently adopted, such as Hartest and Tattingstone. The current draft supports less housing than would be supported by Central Government and Babergh District Council and conflicts with para 11 a) b) c) and d) of the NPPF.</p>	<p>outside defined Settlement Boundaries would be supported. That approach is the same as taken in the Hartest, Tattingstone and many other recent neighbourhood plans across the district. Paragraph 6.4 of the Plan states "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 early review of the Neighbourhood Plan."</p> <p>Central government does not specify the amount of housing required for Hintlesham and Chattisham and the District Council has yet to determine its strategy for the distribution of housing growth in the Local Plan.</p>
<p>Resident T</p> <p>The respondent identifies a number of concerns concerning the need for housing.</p> <p>It is stated that the plan ignores the realities of a growing population.</p> <p>The Neighbourhood Plan does not reflect the Government's proposal for more housing.</p> <p>There will be a need for more recreational facilities and services.</p>	<p>The response is anonymous and it is therefore not possible to determine whether the respondent commented at pre-submission stage.</p> <p>As the draft Neighbourhood Plan explains, the adopted Local Plan does not provide an indicative housing requirement for this or any other neighbourhood area in the district. Paragraph 6.4 of the Plan states "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 early review of the Neighbourhood Plan." Information recently received confirms that the Draft Local Plan will not be consulted upon until 2027 in respect of the call for sites locations and early 2028 for the Draft Local Plan, prior to adoption in 2029. As a result, the timescale for our NP review and a new Housing Chapter is now clear and as a</p>

Body	Parish Council response
<p>The draft Plan does not contribute to the achievement of sustainable development and proposes less housing by means of development than if the neighbourhood plan were not made.</p>	<p>result, we will be consulting on possible housing locations late 2026/early 2027.</p> <p>Once the housing growth requirements have been determined through the preparation of the new Local Plan, a view can be taken about the amount, location and deliverability of any additional services and facilities that would be required in the parish.</p> <p>The current adopted Local Plan does not specify a housing requirement for the parish but states that new housing would only be supported within the Settlement Boundaries. (Policy SP03).</p>
<p>Suffolk Wildlife Trust</p> <p>The Trust suggests that the plan could be strengthened with the inclusion of a map showing areas of biodiversity value, including those adjacent to the plan area. It is noted in National Planning Policy Framework (Para.192) that plans should map components of local wildlife-rich habitats and wider ecological networks.</p> <p>The Suffolk Local Nature Recovery Strategy is referred to in the Natural Environment chapter, however the plan should highlight that areas of principle importance for biodiversity (APIB) and areas that could become important for biodiversity (ACB) are present within the parish.</p>	<p>Suffolk Wildlife Trust commented at the pre-submission consultation.</p> <p>This is not considered necessary given that this information is maintained and published on the Local Nature Recovery Strategy site.</p> <p>This is not considered necessary given that this information is maintained and published on the Local Nature Recovery Strategy site.</p>