

Hintlesham & Chattisham Neighbourhood Plan 2025 - 2040



Post-Examination Decision Statement

Dated: 21 August 2026

Regulation 18 - Neighbourhood Planning (General) Regulations 2012 (as amended)

Summary

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the relevant local planning authority to decide what action to take in response to each recommendation made by the Independent Examiner, and to then publish its decision. This statement fulfils that purpose.

The submission draft Hintlesham & Chattisham Neighbourhood Plan (the Plan) has been independently examined by Ann Skippers BSc (Hons) MRTPI FRSA FHEA AoU. Her final report was issued on 7 August 2026. It notes that the Plan is well-presented, that it contains policies covering a variety of topics, and that it seeks to add a layer of local detail. The report also explains that, with some modifications, the Plan will provide a clear and practical framework for decision-making. The modifications are few and mostly of a minor nature. They include: adjustments to be made to the settlement boundary at some properties along Duke Street, Hintlesham, where there is a clear and distinct physical distinction between their gardens/curtilages and the countryside beyond; and that the Playing Field (including Play Area) and the Allotments in Hintlesham, and the Playing Field in Chattisham should be removed from Polich H&C13's list of Community Facilities, noting that they are also identified in Policy H&C8 as Local Green Spaces and that to do otherwise would create a potential contradiction between the two policies. All of the proposed modifications are helpfully set out in an annex to the main report.

Having considered the Examiners' Report, Babergh District Council recommends that:

Hintlesham & Chattisham Parish Council make all the necessary modifications to their Neighbourhood Plan in accordance with the recommendations set out in the Independent Examiner's Report dated 7 August 2026. Subject to the satisfactory completion of that task (to be signed-off by the Head of Strategic Planning), this Plan will then be advanced to a local referendum covering the parishes of Hintlesham & Chattisham.'

Background

The Hintlesham & Chattisham Neighbourhood Plan has been prepared in accordance with the relevant regulations. The key stages are set out below:

- In January 2025, designation of the whole parish as a Neighbourhood Plan Area, enabling the Parish Council (the 'qualifying body') to prepare its Plan



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- Publication of the Regulation 14 pre-submission draft Plan for consultation, which took place between 2 August and 26 September 2025
- In February 2026, submission of the draft Plan to Babergh District Council which was then made available for public consultation between 23 March and 29 May 2026. This consultation period included a 2-week extension to allow for the implications of Sections 98 and 99 of the Levelling-up & Regeneration Act (LURA) 2023 to be considered.
- In mid-June 2026, independent examination of the submitted Plan. The final Examination Report was issued on 7 August 2026.

The 'Basic Conditions', set out in Paragraph 8(2) of Schedule 4B of the Town & Country Planning Act 1990 and as now also amended by the LURA 2023 require that a Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State,
- contribute to the achievement of sustainable development,
- not have the effect of preventing housing development from taking place which is proposed in the development plan for the area of the authority, *and*
- not breach and be otherwise compatible with EU obligations and human rights requirements.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) also prescribes the following basic condition:

- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(7).

The pre-submission draft Plan was subject to independent screening. This concluded that an Appropriate Assessment was not required. After consulting the relevant statutory bodies on the screening outcome, this Council issued its Determination Notice in October 2025.

Decision

The Hintlesham & Chattisham Neighbourhood Plan 2025 - 2040 as amended to incorporate all of the modifications set out in the Independent Examiner's Report dated 7 August 2026 complies with the Basic Conditions set out in Paragraph 8(2) of Schedule 4B of the Town & Country Planning Act 1990 (as amended) and should proceed to a local referendum.

The date of the referendum will be announced separately.

The referendum version of the Hintlesham & Chattisham Neighbourhood Plan, i.e., the version that incorporates all of the required modifications, will be published either on the day the referendum is announced, or sooner if it is practical to do so.

References:

1. Independent Examiner's Report on the Hintlesham & Chattisham NP:
<https://www.babergh.gov.uk/documents/d/babergh/hintchat-np-exam-report>