

Babergh District Council

Shimpling Neighbourhood Plan 2025 - 2037



Reg 16 Submission Draft consultation responses

In May 2025, Shimpling 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 13 July to Friday 4 September 2026.

Twelve representations were received during the consultation period. All are listed below and copies are attached.

Shimpling 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 John Nunn (Suffolk County Council)
(2)	Suffolk County Council
(3)	Babergh District Council
(4)	Historic England
(5)	Natural England
(6)	Forestry Commission
(7)	Environment Agency
(8)	National Highways
(9)	Anglian Water
(10)	Water Management Alliance
(11)	Sport England
(12)	Whymark Moulton (obo Shimpling Park Farms)
(13)	Response from Shimpling Parish Council

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(1) Suffolk County Council – Cllr John Nunn

E from: Cllr John Nunn
Rec'd: 24 August 2026
Subject: Shimpling NP R16 consultation

I am fully supportive of this draft Neighbourhood Plan.

Kind regards

Cllr John Nunn
Suffolk County Councillor
Melford Division

* * * * *

From: BMSDC Community Planning <communityplanning@babberghmidsuffolk.gov.uk>
Sent: 24 August 2026 16:03
To: BMSDC Community Planning <communityplanning@babberghmidsuffolk.gov.uk>
Subject: Reminder. Shimpling NP R16 consultation by Babergh DC - ends Fri 4 Sept

Dear Sir / Madam,

On 13 July, we notified you that we had published the **submission draft Shimpling Neighbourhood Plan 2025 – 2037** for public consultation. A copy of that email is reproduced below. This consultation exercise has some two weeks' left to run, it closing at 4:00pm on Friday 4 September 2026.

On 17 August 2026, the Government issued a **new National Planning Policy Framework (NPPF)** document. [Here is a link to it.](#) Like its predecessors, it **sets out transition arrangements which are relevant to how the Shimpling Neighbourhood Plan will be examined.** In summary, Annex A, paragraph 6, explains that neighbourhood plans submitted prior to this August date can still be examined against the December 2024 NPPF, i.e., the version they will have been prepared against. That applies in this case.

If you are still drafting a response, do please bear the transition arrangement in mind. If you have already submitted a response, and if it is unaffected by anything said here, you do not need to re-submit your comments as they will be forwarded to the independent examiner in the normal way.

We trust that this note is helpful.

Yours faithfully,

Paul Bryant
Neighbourhood Planning Officer | Planning Policy Team
Babergh & Mid Suffolk District Councils – Working Together
T: 01449 724771 / 07860 829547
E: As per this email or paul.bryant@babberghmidsuffolk.gov.uk
W: www.babergh.gov.uk / www.midsuffolk.gov.uk



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(2) Suffolk County Council

Date: 28th August 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 Shimpling Neighbourhood Plan

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

SCC welcome the changes made to the plan in response to comments made at the Reg. 14 pre-submission consultation stage. The new National Planning Policy Framework (NPPF) has been released as of Monday 17th August. SCC notes that this Neighbourhood Plan will be assessed and examined under the 2024 version of the NPPF, in accordance with paragraphs 6 to 8 of the Annex 1 of the NPPF 2026 version, therefore comments have been made in line with the 2024 NPPF.

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 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 issued
- f) the making of the neighbourhood plan does not breach and is otherwise compatible with, assimilated obligations, any requirements imposed in relation to the order by or under Part 6¹ of the Levelling-up and Regeneration Act 2023 (environmental outcomes reports) have been complied with.

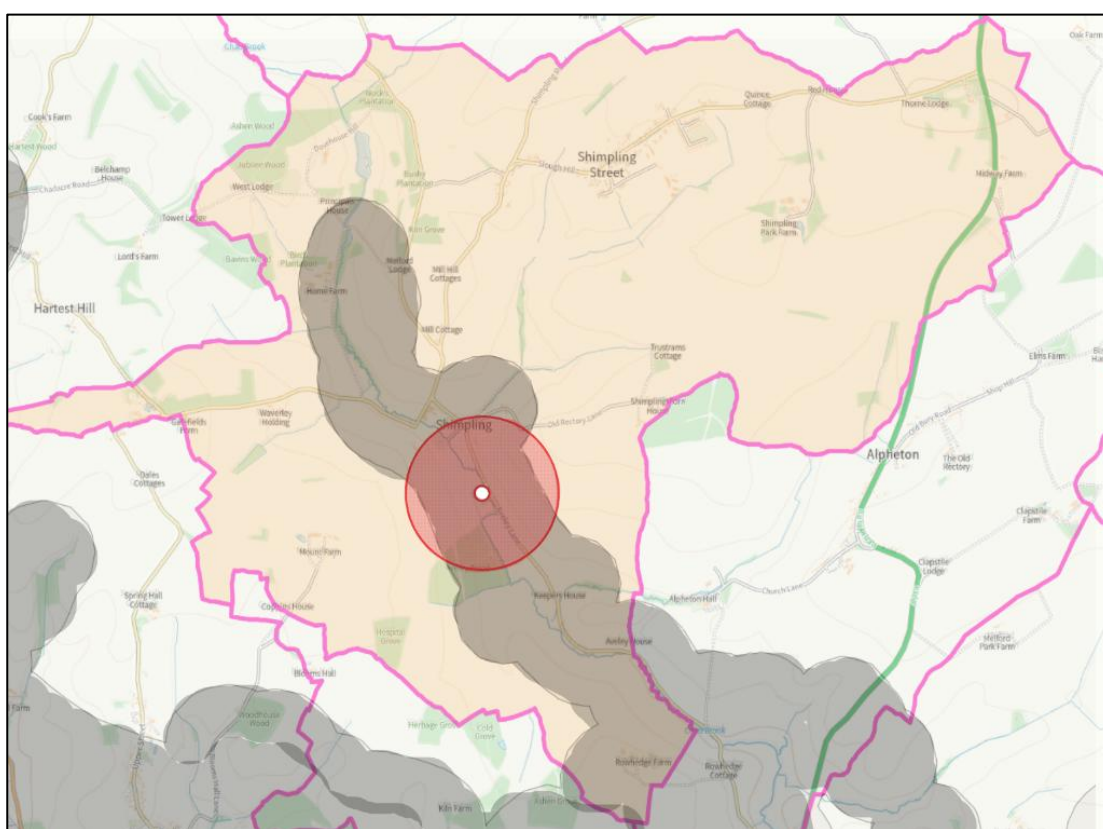
Where amendments to the plan are suggested added text will be in *italics* and deleted text will be in strikethrough.

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

Mineral and Waste

Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan (SMWLP),² adopted in July 2020, which forms part of the Local Development Plan.

SCC considers that, despite the amendments made, paragraph 3.7 (formerly paragraph 3.6) remains unclear and potentially misleading. The map below, which overlays the Parish Area Boundary with SCC's Minerals and Waste safeguarding data, demonstrates the relationship between the parish and relevant safeguarding designations. In particular, it identifies the Minerals Consultation Area (grey shaded area), the Shimpling Sewage Treatment Works on Aveley Lane (white dot outlined in red), and the associated Shimpling Sewage Treatment Works Safeguarding Area (red shaded area) in relation to the Parish Area Boundary (pink outline with orange shading).



At Regulation 14 stage it is recommended that the wording be strengthened by mentioning that the SMWLP sets out safeguarding for minerals and waste sites, particularly in Policy MP10 and Policy WP18. This should be adhered to when using the development framework to determine development brought forward in the plan area which has a Safeguard Area located within it. It should also be noted that part of the parish of Shimpling lies partly within the Minerals Consultation Area. As such, Policy MP10 of the SMWLP will apply to any development coming forward within this area, as illustrated with the map above. This is all to ensure conformity with NPPF 2024, paragraph 225.

² <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme/>

SCC also notes that the paragraph states that there are no waste facilities within Shimpling. This is incorrect, as the Shimpling Sewage Treatment Works on Aveley Lane constitutes a safeguarded waste site. The text should therefore be amended to remove this statement and refer to the facility by its full name, Shimpling Sewage Treatment Works, to be clear and unambiguous in line with NPPF 2024 paragraph 16, part d.

Furthermore, paragraph 3.7 refers to a safeguarding requirement associated with the sewage treatment works and indicates that this matter is addressed elsewhere in the Plan. However, no such reference has been identified. If this issue is addressed elsewhere in the Neighbourhood Plan, a clear cross-reference should be provided. Alternatively, if the reference is intended to relate to the SMWLP, this should be explicitly stated within the text to be clear and unambiguous.

Therefore, the following amendments are recommended for paragraph 3.7:

“In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan (SMWLP) which is part of the strategic policy framework for the area. No minerals ~~or waste~~ sites are identified in the parish but the Plan SMWLP does refer to the need to safeguard the area in the vicinity of the Shimpling Sewage Treatment Works on Aveley Lane. Proposals for development will need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced. The SMWLP sets out safeguarding for minerals and waste sites, particularly in Policy MP10 and Policy WP18. This should be adhered to when using the development framework to determine development brought forward in the plan area which has a Safeguard Area or Minerals Consultation Area located within it.”

Natural Environment

Policy SPG 8 – Important Views

As part of the Regulation 14 consultation, SCC had recommended that this policy should refer to Map 7 – Important Views. SCC acknowledges that this map is located directly above the policy, however insertions of a specific reference to this map will ensure they are considered together. The Consultation Statement states on page 55 that “The policy will be amended to include reference to Map 7”. However the policy remains unamended, so it is recommended to include this addition in accordance with NPPF 2024 paragraph 16, part d, of being clear and unambiguous.

Public Rights of Way

Policy SPG17 – Public Rights of Way

SCC reiterates its Regulation 14 comments and remains concerned that the current wording of this policy could caveat improvements to the PROW network, because not all improvements are able to protect biodiversity value, for example widening or resurfacing. Biodiversity corridors are commonly defined as interconnected habitats that enable wildlife movement and maintain ecological integrity across fragmented landscapes³, so PROW within themselves are not biodiversity corridors because this term implies that they are for the use of wildlife only or are not to be disturbed by people. The primary purpose of PROW is to enable access to the wider countryside, and connect communities via walking and/or cycling.

However, SCC understands the general principle which is being intended and recommends to either change this to 'green access network' instead to be in line with the Suffolk Green Access Strategy (2020)⁴, or to delete criterion i. from the policy for accuracy and clarity.

³ [The Nature Recovery Network - GOV.UK](https://www.gov.uk/government/publications/the-nature-recovery-network)

⁴ [Green Access Strategy \(Rights Of Way Improvement Plan\) - Suffolk County Council](https://www.suffolk.gov.uk/green-access-strategy)

Therefore, the following amendments are recommended to this policy:

- i. their value as ~~biodiversity corridors~~ green access network is safeguarded; and
- ii. where practicable development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way; and”

General

Contents

The following amendment should be made to ensure consistency with Community Action 3 on page 36 and rest of the plan:

“Community Action 3 - The ~~Coal House~~ Coalhouse”

Paragraph 7.1:

A small typographical error in the text box:

“[...] site area greater ~~that~~ than 1 hectare;”

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) Babergh District Council

Our ref: Shimpling NP R16 Response

Dated: 3 September 2026

From: Planning Policy Team, Babergh & Mid Suffolk District Councils

To: Ann Skippers (Independent Examiner)

Sent by e-mail

Dear Ann,

Reg 16 Submission draft Shimpling Neighbourhood Plan 2025 - 2037 Response from Babergh District Council

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

Having revisited our comments on the Regulation 14 Pre-submission draft version of this Plan, and noting that those have largely been taken on board, we have nothing to add at this time.

You will also know that, on 17 August 2026, the Government published a new National Planning Policy Framework (NPPF). At Annex A, paragraph 6, it sets out transition arrangements which have relevance to the examination of this neighbourhood plan. We can confirm that the Shimpling Neighbourhood Plan was submitted to Babergh District Council on 27 May 2026 meaning that, with your agreement, it can be examined against the December 2024 NPPF.

With the above in mind, our only suggestion at this time would be to perhaps:

- amend the relevant part of paragraph 3.2 to read: '*... In December 2024, the Government published a revised NPPF. This set out a presumption in favour of sustainable development, articulated through paragraph 11 as:*'
- amend the last sentence in paragraph 3.4 to read: '*The final version was published in August 2026, but transitional arrangements contained within it allowed for this Neighbourhood Plan to be examined against the December 2024 NPPF.*'

We hope that these comments are helpful, and will be happy to answer any questions.

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



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Endeavour House, 8 Russell Road, Ipswich IP1 2BX
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By e-mail to:
Planning Policy Team
Babergh District Council

Our ref: PL00800957
Your ref:
Date: 31/07/2026

Direct Dial: ..
Mobile: ..

Dear Sir/Madam,

Ref: Shimpling 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

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(5) Natural England

Date: 28 August 2026
Our ref: 553787
Your ref: Shimpling Neighbourhood Plan

Mr Paul Bryant
Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

communityplanning@baberghmidsuffolk.gov.uk



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

Dear Mr Bryant

Shimpling Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 13 July 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](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.localrecordscentres.org.uk/).

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

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

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

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

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁴ website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)⁷ sets out supporting guidance.

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

Landscape

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

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

¹ <http://magic.defra.gov.uk/>

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

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

⁴ <http://magic.defra.gov.uk/>

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

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

Improving your natural environment

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

Opportunities for environmental enhancement might include:

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

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

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

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

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

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

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

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

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

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

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

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

(6) Forestry Commission

E from: Forestry Commission
Rec'd: 13 July 2026
Subject: Consultation on R16 Shimpling NP

Good afternoon

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan, Unfortunately, we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

Forestry Commission and Neighbourhood Planning

Existing trees in your community

The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more [here](#). Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are [resources](#) available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.

Ancient Woodland

If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 180).

The Forestry Commission has prepared joint [Standing Advice](#) with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.

The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England's [Ancient Woodland Inventory](#) and [assessment guides](#) as well as other tools to assist you in assessing potential impacts.

Deforestation

The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.

Woodland Creation

The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.

Best regards

Forestry Commission | Santon Downham | Brandon | Suffolk | IP27 0TJ

eandem@forestrycommission.gov.uk

+44 (0)300 067 4574 (direct)

www.gov.uk/forestrycommission

Subscribe to our newsletter to be the first to hear about the latest information, advice, and news from the Forestry Commission.

(7) Environment Agency

creating a better place
for people and wildlife



Babergh & Mid Suffolk District Councils
Endeavour House,
8 Russell Road,
Ipswich,
IP1 2BX

Ref: AE/2026/131346/OT-02/SB1

Date: 16 July 2026

Dear Paul,

Shimpling Neighbourhood Plan – Regulation 16 Consultation.

Thank you for consulting us on the Submission Publication for the Shimpling Neighbourhood Plan.

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

Due to ongoing prioritization of our limited resource, we regret that at present, we are unable to review this consultation. We must focus on influencing plans where the environmental risks and opportunities are highest.

In focusing our engagement to those areas where the environmental risks are greatest, we note that based on the environmental constraints within the area, we have previously not submitted detailed comments relation to this Neighbourhood Plan. We therefore have no further detailed comments to make in relation to this plan.

We trust 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

[PLEASE NOTE: This page has intentionally been left blank]

Our ref: NH/26/17073
Your ref: Shimpling Nh Plan (Reg 16)

Shimpling NDP Consultation
(c/o Planning Policy Team)
Babergh District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

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

06 August 2026

via email to: communityplanning@baberghmidsuffolk.gov.uk

Dear Sir/Madam,

SHIMPLING NEIGHBOURHOOD PLAN 2025-2037

Thank you for your correspondence dated 13 July 2026 notifying National Highways of the above-mentioned Neighbourhood Plan. National Highways welcomes the opportunity to comment on the Shimpling Neighbourhood Plan (Regulation 16), which covers the plan period 2025-2037.

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

In relation to the Shimpling Neighbourhood Plan, our principal interest is in safeguarding the operation of the A14, which forms part of the SRN. The nearest SRN junction to the Shimpling Neighbourhood Area is Moreton Hall Interchange (A14 Junction 44), located approximately 8.8 miles distance to the north of Neighbourhood Area.

We have completed our review of the *Shimpling Neighbourhood Plan 2025-2037 Submission Draft Plan (Regulation 16)*, dated May 2026. If made, the Neighbourhood Plan will sit alongside the adopted Mid Suffolk Local Plan (2020), which forms part of the Development Plan for the area. The Neighbourhood Plan must be in general conformity with strategic policies of the Development Plan and cannot reduce the level of development required by it.

National Highways notes that the Shimpling Neighbourhood Plan 2025-2037 broadly aligns with the remaining plan period of the adopted Mid Suffolk Local Plan 2026-2037.

Where relevant, National Highways will act as a statutory consultee on future planning applications within the Neighbourhood Plan area and will assess any potential impacts of development proposals on the SRN accordingly.

National Highways has no further comments to make and trusts that the above is helpful in supporting the progression of the Neighbourhood Plan.

Please contact us at PlanningEE@nationalhighways.co.uk should you require any further clarification.

Yours faithfully,

S. H.
Dr Shamsul Hoque
Assistant Spatial Planner

(9) Anglian Water

E from: Anglian Water
Rec'd: 2 September 2026
Subject: Consultation on R16 Shimpling N'hood Plan

Good morning,

Thank you for consulting us on the Regulation 16 consultation process for the Shimpling Neighbourhood Plan. Please find attached Anglian Water Services response.

Kind Regards,

Andrea Dollard

Spatial and Strategic Planning Lead
Growth, Planning & Capacity
Customer and Operational Services
Anglian Water

Email: adollard@anglianwater.co.uk



Web: www.anglianwater.co.uk

Anglian Water Services Limited

Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire.
PE29 6XU

Anglian Water Consultation Response

Shimpling Neighbourhood Plan Consultation

1. Anglian Water

- 1.1. Anglian Water is the water and water recycling provider for over 6 million customers in the east of England.
- 1.2. The region we serve, is the driest in the country, receiving less rainfall than other regions. Our region is prone to both drought and flooding — 28% of land is low-lying. It is also rapidly growing – home to three of the fastest-growing cities in the UK, Cambridge, Peterborough and Milton Keynes – alongside a thriving agricultural and burgeoning green energy industry, all of which have significant demands for water and drainage.
- 1.3. As a long-term, purpose-driven business, we are planning sustained investment over decades, to build resilience against a changing climate, deliver essential investment in water and sewerage infrastructure, alongside protecting and enhancing the environment: all of which will create jobs and bolster the local economy.

2. Anglian Water and Neighbourhood Development Plans

- 2.1. Anglian Water is the statutory water and sewerage undertaker for the Shimpling 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 benefits for residents and visitors to the area, and in doing so protect the environment and water resources.

3. Commentary on the Shimpling Neighbourhood Plan

- 3.1. Anglian Water welcomes the opportunity to comment on the submission draft Shimpling Neighbourhood Plan (Reg 16),
- 3.2. The comments and observations for the pre-submission draft Shimpling Neighbourhood Plan, are as follows:

Neighbourhood Plan Reference	Anglian Water comments
Policy SPG 2- Housing Development	The neighbourhood plan includes policies on the consideration of development proposals which may come forward within the area. Infrastructure capacity is a key consideration, and it is relevant to require new development to be served by a sustainable provision. In accordance with Policies SP08: Strategic Infrastructure Provision and LP26: Water resources and infrastructure of the Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023), developers will need to demonstrate that there is sufficient water available to support the proposed development and that adequate mains foul water treatment and disposal already exists or can be provided in time to serve the development. It is recommended that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity, and any specific requirements that may be needed to deliver the proposed development, which may include sustainable points of connection (SPOC) to our water supply and wastewater networks to minimise impacts on existing communities and the environment. Developing (anglianwater.co.uk). This is to ensure that connections or any upgrades to our network are addressed when planning applications are submitted to the local planning authority. It is imperative that there is sufficient capacity or the ability through a phased approach to support new development prior to the sites being occupied for use. This may need to be secured using appropriate planning conditions. The neighbourhood plan group may wish to include some wording to reflect the above or a suitable cross reference to the relevant Local Plan Policies; so that proposals demonstrate this and to ensure that development does not result in a detrimental impact on the environment and water infrastructure, including sewers and surface water and other flooding. This should also take account of climate change.
Policy SPG 7: Area of Local Landscape Value	Anglian Water is supportive of the positive approach the draft neighbourhood plan takes in protecting and enhancing the special landscape qualities of the area. This area includes Anglian Water owned assets which are critically important to water supply and wastewater infrastructure, such as water supply and sewer pipes underground. In addition, Shimpling Sewer Treatment Works (STW) and Shimpling – Halifax Place Sewer Pumping Station are also included in the designated area. Due to the scale of the map provided it is not possible to ascertain the extent of the proposed area around Shimpling – Halifax Place Sewer Pumping Station.

Neighbourhood Plan Reference	Anglian Water comments
	We ask the neighbourhood plan group to clarify the position on this matter with us. This could potentially place an unnecessary policy burden which could limit our ability to bring forward planned investment/ engineering works needed to serve the local community. Some of these works may be necessary operational works and deemed as 'permitted development'. To ensure that we can undertake any necessary works/ enhancement of this asset, we object to the inclusion of both Shimpling STW and Shimpling – Halifax Place Sewer Pumping Station and request that these areas are removed from the proposed designation.
Policy SPG 9: Biodiversity and Habitats	Anglian Water support this policies priority to deliver biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas through the creation of rain gardens for example. Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land. There may be benefit in referencing the emerging Suffolk Local Nature Recovery Strategy (Local Nature Recovery Strategy (LNRS) - Suffolk County Council) which will identify priority actions for nature and map specific areas for improving habitats for nature recovery. We request that where new trees and planting are provided in new development, that consideration in tree surveys and assessment must be given to the potential conflict between new trees and built form, and be compatible with existing or planned underground utilities (such as sewers). There will be certain types of development, where trees are not an appropriate solution i.e. wetland creation, but alternative ecosystem services are delivered. For trees to thrive they need space for root development in the underlying soil, which must be of sufficient capacity to accommodate the rooting habits of the species, without impacting on the functioning of our underground assets. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided - such as use of appropriate barriers to resist root ingress to the sewer system. The strategy should consider both the growth of tree roots and increased heave and ground movement due to climate change. A tree should not be planted directly over sewers or where excavation onto the sewer would require removal of

Neighbourhood Plan Reference	Anglian Water comments
	the tree. To minimise the risk of root damage, tree planting should provide good growing conditions. Guidance can be found in 'Trees in Hard Landscapes: A Guide for Delivery'. We request that Policy SPG 9 is amended to include additional text as follows - "consideration must be given to the potential conflict between new trees and built form and be compatible with existing or planned underground utilities (such as sewers)".
Policy SPG 12: Design Considerations	Anglian Water would have liked to have seen support through policy aims to achieve high standards of environmental sustainability in development, through water-efficient fittings. As a region identified by the Environment Agency as seriously water stressed, we encourage measures to improve water efficiency in developments. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards and opportunities for water reuse and recycling also reduces the volume of wastewater needed to be treated at our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water. To help achieve these aims, we suggest that Anglian Water's environmental incentives could be referenced in the supporting text as these provide positive benefits for developers connecting to our public water supply. Further information can be found on our website. Tier 1 is for installing fixtures and fittings to meet 90 l/p/d and Tier 2 for installing rainwater harvesting or greywater recycling systems. The Shared Standards for Water Efficiency in Local Plans (published in June 2025) sets out a collaborative and collective approach by Anglian Water, Cambridge Water, Essex & Suffolk Water, Affinity Water, the Environment Agency and Natural England, with the full endorsement of Water Resources East (WRE) as part of strengthening the Regional Water Resources Plan for Eastern England. It recommends that Local Planning Authorities (LPAs) include tighter water efficiency standards (up to 85 litres per person per day – l/p/d) in Local Plan policies to support a clean and sustainable supply of water - essential for growth and nature recovery. The government's Environmental Improvement Plan (2023) that referenced 100 l/p/d for areas of serious water stress, has been superseded by an updated version

Neighbourhood Plan Reference	Anglian Water comments
	in 2025. This EIP includes actions to review and tighten water efficiency standards as part of a commitment to reduce household water use. https://www.gov.uk/government/publications/environmental-improvement-plan-2025/environmental-improvement-plan-eip-2025 It is considered that there is clear evidence to support tighter water efficiency requirements for new development in the neighbourhood plan, and incentives available to enable this to be achieved.
Policy SPG 13: Flooding and Sustainable Drainage	Anglian Water is supportive of measures to address site drainage, including the preference for this to be managed using Sustainable Drainage Systems (SuDS) in alignment with Policy LP27: Flood Risk and Vulnerability of the Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023) and the Suffolk Flood Risk Management Strategy – Appendix A. Please also include reference to Anglian Water's Surface Water Risk Management Guidance. https://www.anglianwater.co.uk/developing/planning--capacity/surface-water-risk-management We are aware that with more people opting for more paved and decked areas in their gardens we are seeing a loss of green areas, particularly in heavily populated areas, but it can also cause problems in less populated areas too. This means rainwater has nowhere to go, increasing the amount of water travelling into the sewer which can then cause flooding. We, therefore, advocate the use of natural drainage and sustainable drainage systems (SuDS) to minimise surface water run-off from existing properties and new development as part of the solution to protect the sewer network and all permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer should only be considered where all other options are demonstrated to be impracticable. Our Surface Water Risk Management Guidance explains that surface water connections to the foul water network would not be supported, as such connections will impose a high risk of flooding and pollution to the receiving network. Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development. Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity

Neighbourhood Plan Reference	Anglian Water comments
	and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure. Anglian water would welcome a further criterion requiring separate systems for surface water and foul water to be provided and the criterion that no surface water connections must be made to the foul sewer network. Anglian Water understands the transition arrangements in terms of which National Planning Policy Framework this NHP will be examined against. Notwithstanding this, Anglian Water notes the most recent National Planning Policy Framework (August 2026), Policy F8 paragraph 1, requires developments that affect drainage on or around the development site incorporate SuDS. Paragraph 2 requires SuDS should be designed in accordance with the National Standards for Sustainable Drainage Systems. Therefore, we welcome Policy SPG 13's approach to SuDS measures and their incorporation within new developments. Paragraph 8.18 - We note the reference to localised flooding being made in the neighbourhood plan. If relevant in terms of sewer flooding, further information on reducing the risk of such events can be found on our website: Flooding guidance As part of our Get River Positive commitment, we have pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our latest investment schemes to improve the environment, including 2021 storm overflow data and the river network. Information can be found on our website: https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflow/improving-rivers-and-coastlines
Policy SPG 16: Parking Standards	Anglian Water recommends all permeable surfaces for new areas of hardstanding within developments should comply with the drainage hierarchy. We welcome the policy reference to encourage permeable parking surfaces. Anglian Water supports the management of surface water through SuDS, including permeable surfaces, in line with Policy LP27: Flood Risk and Vulnerability of the Babergh and Mid Suffolk Joint Local Plan – Part 1 (2023) and the Suffolk Flood Risk Management Strategy – Appendix A. The increasing use of hard paving and

Neighbourhood Plan Reference	Anglian Water comments
	surfaces reduces green space, resulting in greater volumes of surface water entering sewers and an increased risk of flooding.
Design Checklist 1. J	Anglian Water welcomes the criteria to “Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features”
Design Checklist 1. L	Anglian Water recommend specific reference to water efficiencies. This can be achieved by a fixtures and fittings approach, including through rainwater/ storm water, harvesting and reuse, and greywater recycling. Suggested re wording “Positively integrate energy and water efficient technologies”.
Suggested Additions	<u>Household Extensions</u> Does the extension offer the opportunity to retrofit energy and water efficiency measures to the existing building?
Design Checklist 10. Car Parking	Suggested addition: <i>Are all hard surfaces permeable?</i>
Design Guidance	<u>Landscape and Rural Feel</u> Anglian Water welcomes the inclusion of 1.7 - Sustainable Urban Drainage Systems (SuDS) should form part of the overall landscape infrastructure and improve the overall environment; <u>Vernacular and Architecture</u> Anglian Water welcomes the inclusion of 4.3 - New development should incorporate necessary services and drainage infrastructure without causing unacceptable or unnecessary harm to retained features;
Suggested Additions	<u>Vernacular and Architecture</u> New development should demonstrate how it has designed in measures to improve water efficiency by a fixtures and fittings approach, including through rainwater/ storm water harvesting and reuse, and greywater recycling; to improve water efficiency standards and reduce the volume of wastewater.

4. Conclusion

- 4.1. In conclusion, Anglian Water supports the environmental ambitions of the Shimpling Neighbourhood Plan
- 4.2. The Plan takes a positive and proactive approach to key environmental and infrastructure matters, including water efficiency, sustainable drainage, flood risk management.
- 4.3. Subject to the matters raised in this response Anglian Water is supportive of the direction of the Plan.



- 4.4. Anglian Water welcomes continued engagement with the Parish Council as the Neighbourhood Plan progresses and would be pleased to work collaboratively to resolve any outstanding matters identified.
- 4.5. We hope this response is helpful in informing the next iteration of the neighbourhood plan and wish the Parish Council every success in taking this forward to the next stage.

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(10) Water Management Alliance

E from: Eleanor Roberts (Water Management Alliance)
Rec'd: 18 August 2026
Subject: Consultation on R16 Shimpling N'hood Plan

Good afternoon,

Thank you for your consultation on the Shimpling Neighbourhood Plan Draft Submission.

The parish of Shimpling lies outside the watershed catchment of any WMA IDBs, therefore we have no comments.

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](#), [Pevensey 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](#).

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(11) Sport England

E from: Planning.Central@sportengland.org
Rec'd: 14 August 2026
Subject: SP/26/00006793 - 2026 SHIMPLING (SUFFOLK) NP - Sport England's Response

Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

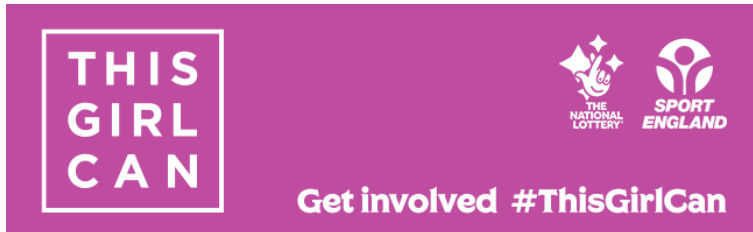
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF



We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

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Email:

bjwhymark@whymarkmoulton.co.uk

BJW/ESH/24/024
3rd September 2026

Babergh District Council
Planning Policy Team
Endeavour House
8 Russell Road
IPSWICH
IP1 2BX
FAO Mr P. Bryant
Neighbourhood Planning Officer

Dear Mr Bryant

Shimpling NP R16 Consultation

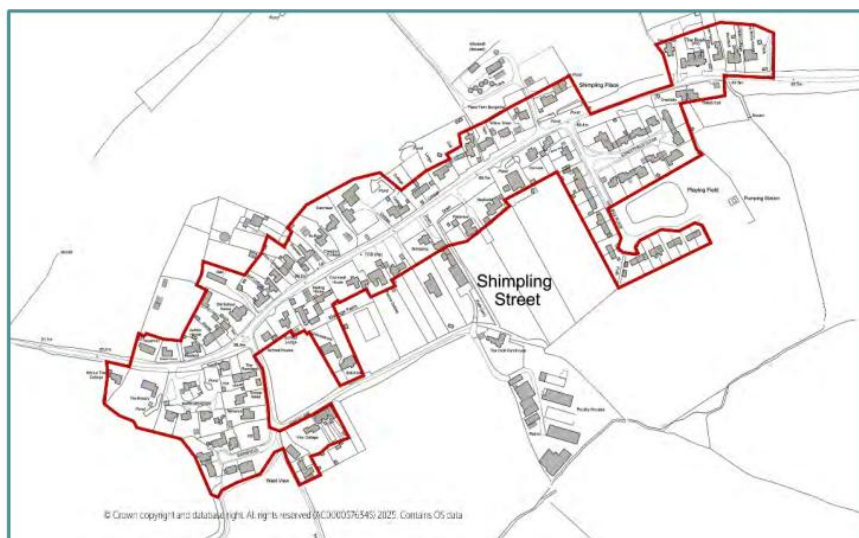
I am instructed to comment on the consultation by my clients Shimpling Park Farms who live and farm land in and around the village.

My clients have two principal areas of comment with the Draft Neighbourhood Plan proposed.

- **Proposed Settlement Boundary**
- **Land identified for future Housing Need or allocation**

Proposed Settlement Boundary

The Neighbourhood Plan at paragraph 5.11, map 3 illustrates the proposed settlement boundary proposed for Shimpling Street.



Map 3 – Settlement Boundary

Shimpling NPR16 Consultation

The concern is this that is drawn very tight to the existing built plan and allows no obvious opportunities for development either infill or windfall housing.

At paragraph 6.4 – 6.6 the plan acknowledges new housing demands made by the Government and also that there were sites proposed under the 2024 Call for Sites, some of which is my clients' land, These are currently under consideration by the District Council.

The NP then goes on to confirm at Policy SPG2 there will only be support for development within the settlement boundary.

There appears to be conflict between the Policy and settlement boundary as proposed.

My clients' concern is that the way the boundary line has been drawn there is no opportunity for development within the settlement boundary for the policy to support.

Land identified for future Housing Need or allocation

My clients submitted sites in the 2024 Call for Sites, three of which have been taken forward in the current draft SHELAA 2025 for housing allocation.



These three sites were obviously deemed to have housing development potential when initially considered by the District Council. My clients feel the Neighbourhood Plan should have considered and assessed these potential sites in the Local Plan.

It is acknowledged that during the transitional period the draft Neighbourhood Plan proposed by Shimpling Parish Council can be considered under the December 2024 National Planning Policy Framework (NPPF). However, as a draft, should there be opportunity for it to be updated to accord with the August 2026 NPPF which states at HO2, the requirements for a Neighbourhood Plan to consider sites for potential housing development.

Yours sincerely,

B. J. Whymark, MScCHE, FRICS, FBEng

(13) Shimpling Parish Council

Parish Council response to comments submitted at Regulation 16 Consultation Stage

Body	Parish Council response
Councillor John Nunn, Suffolk County Council Fully supportive of this draft Neighbourhood Plan.	The Councillor was consulted but did not respond at the Regulation 14 consultation stage. Nothing further to add.
Suffolk County Council The County Council seeks further changes to the Minerals and Waste paragraphs of the Planning Policy Context section, to refer to the Shimpling Sewage Treatment Works as being a safeguarded waste site. An amendment to paragraph 3.7 is proposed: In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan (SMWLP) which is part of the strategic policy framework for the area. No minerals or waste sites are identified in the parish but the Plan-SMWLP does refer to the need to safeguard the area in the vicinity of the Shimpling Sewage Treatment Works on Aveley Lane. Proposals for development will need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced. <u>The SMWLP sets out safeguarding for minerals and waste sites, particularly in Policy MP10 and Policy WP18. This should be adhered to when using the development framework to determine development brought forward in the plan area which has a Safeguard Area or Minerals Consultation Area located within it.</u> Policy SPG 8 The County Council seeks an amendment to the policy to refer to Map 7. Policy SPG17 The County Council reiterates its Regulation 14 comments and remains concerned that the current wording of this policy could caveat improvements to the PROW network, because not all improvements are able to protect biodiversity value. Amendments are proposed which include making reference to the County Council's 'Green Access Strategy' and to repeat	Suffolk County Council commented at the Regulation 14 consultation stage. Minor amendments to the paragraph to improve clarity could be made to the Referendum version of the Plan. However, the Parish Council is unclear as to the reference to the "development framework" referred to in the suggested additional sentence and is content to defer to Examiner to determine whether further amendments are necessary to the paragraph. The Parish Council would support the inclusion of a reference to Map 7 should the Examiner consider it necessary. The Parish Council is conscious that this policy would only be engaged where a planning application involves a public right of way. As such, we would be disappointed if development did not protect the biodiversity value of the public right of way concerned. The 'Green Access Strategy' referred to by the County Council does not have any statutory planning status and it is not

Body	Parish Council response
reference to the improved or extended public right of way in criterion ii..	considered appropriate to include reference to it in the policy. It is not considered necessary to add the suggested words to criterion ii.
Babergh District Council The District Council suggests changes to Section 3 – Planning Policy Context, to refer to the recent publication of a new NPPF.	The Parish Council supports these amendments to provide clarity for the Plan user.
Historic England Historic England do not consider it necessary to provide additional comments at this time.	Historic England commented at the pre-submission consultation. Nothing further to add
Natural England Natural England does not have any specific comments on this draft neighbourhood plan.	Natural England commented at the pre-submission consultation. Nothing further to add
Forestry Commission The Forestry Commission states that they not have the resources to respond to individual plans but provide key points to make relevant to all neighbourhood plans.	The Forestry Commission was consulted but did not comment at the pre-submission consultation. Nothing further to add
Environment Agency The Environment Agency state that they are unable to review this consultation.	The Environment Agency commented at the pre-submission consultation. Nothing further to add
National Highways National Highways have no specific comments to make on the Plan.	National Highways commented at the pre-submission consultation. Nothing further to add
Anglian Water Policy SPG2 Anglian Water recommend that developers undertake pre-planning engagement with Anglian Water at the earliest opportunity to assess infrastructure capacity and suggest that the Neighbourhood Plan might wish to include some wording to reflect the above or a suitable cross reference to the relevant Local Plan Policies. Policy SPG7	Anglian Water were consulted but did not comment at the pre-submission consultation. This is not considered necessary given the development plan plus the NPPF should be read as a whole.

Body	Parish Council response
Anglian Water suggest that the designation of the Area of Local Landscape Value could potentially place an unnecessary policy burden which could limit their ability to bring forward planned investment/ engineering works needed to serve the local community. Some of these works may be necessary operational works and deemed as 'permitted development'. To ensure that they can undertake any necessary works/ enhancement of this asset, they object to the inclusion of both Shimpling STW and Shimpling – Halifax Place Sewer Pumping Station and request that these areas are removed from the proposed designation. Policy SPG9 Anglian Water request that the policy is amended to include additional text as follows - “consideration must be given to the potential conflict between new trees and built form and be compatible with existing or planned underground utilities (such as sewers)”. Policy SPG12 Anglian Water state that they would have liked to have seen support through policy aims to achieve high standards of environmental sustainability in development, through water-efficient fittings and consider that there is clear evidence to support tighter water efficiency requirements for new development in the neighbourhood plan, and incentives available to enable this to be achieved. Policy SPG 13: Anglian Water would welcome a further criterion requiring separate systems for surface water and foul water to be provided and the criterion that no surface water connections must be made to the foul sewer network.	The designation does not rule out development and the policies only apply where planning permission is required. The permitted development referred to would not, be definition, require planning permission. The Parish Council does not think this amendment is necessary. Policy LP23 - Sustainable Construction and Design of the Joint Local Plan encourages residential development to achieve water usage of not more than 100 litres per person per day. The Neighbourhood Plan has been prepared in the context of the December 2024 NPPF at which time the Written Ministerial Statement (WMS) (JIN HCWS488) dated 25 March 2015 still applied. The WMS explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. Although the WMS was withdrawn when the 2026 NPPF was published in August 2026, it still applies to this neighbourhood plan and its examination. It is understood that this matter is addressed in Document H of the Building Regulations and does not need to be included as part of a policy in the Neighbourhood Plan.

Body	Parish Council response
Policy SPG16 Anglian Water welcome the policy reference to encourage permeable parking surfaces. Design Checklist Anglian Water suggest a number of changes and additions to the Design Checklist and separate Design Guidance evidence document.	Comments noted. The Parish Council does not consider that the changes are necessary.
Water Management Alliance The Water Management Alliance have no further comments over and above their comments submitted at the pre-submission consultation stage.	The Water Management Alliance commented at the pre-submission consultation. Nothing further to add.
Sport England Sport England submitted general advice without providing specific comments on the Neighbourhood Plan.	Sport England submitted the same comments at the pre-submission consultation stage. Nothing further to add.
Whymark Moulton obo Shimpling Farms Concerns that the Settlement Boundary is drawn very tight to the existing built plan and allows no obvious opportunities for development either infill or windfall housing. Feels the Neighbourhood Plan should have considered and assessed three sites Shimpling Farms submitted to Babergh District Council's "call-for-sites" and that there should "be opportunity for it to be updated to accord with the August 2026 NPPF which states at HO2, the requirements for a Neighbourhood Plan to consider sites for potential housing development."	The Parish Council considers the Settlement Boundary identified in the Plan is in conformity with the strategic policies of the Joint Local Plan and, in particular, Policy SP03. There is no statutory requirement for neighbourhood plans to allocate sites for housing development and, under the transitional arrangements of the NPPF (August 2026) the policies contained in that NPPF are of no relevance to this Neighbourhood Plan.