



CONSULTATION STATEMENT

TATTINGSTONE PARISH NEIGHBOURHOOD PLAN

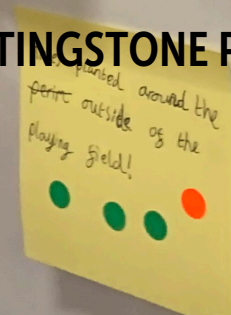
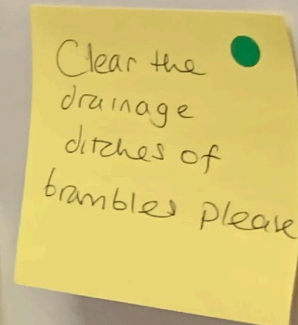
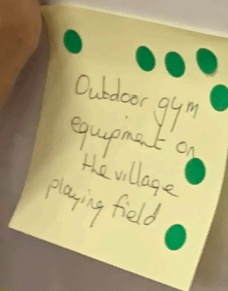
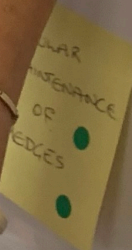
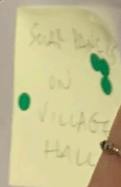
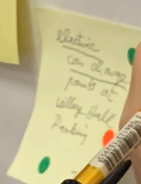
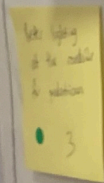
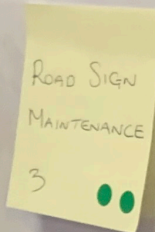
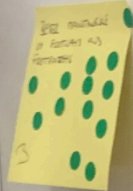
2024-2037

Tattingstone Future

And finally, on this board, please take a moment to think about what you think should be changed. Ag
there is no limit on how many stickers you can add to the board

Areas for improvement

Use post-it notes
to write comments & colour
green dots if you agree or
dots if you disagree with a
comment already there



TATTINGSTONE PARISH COUNCIL
JULY 2025

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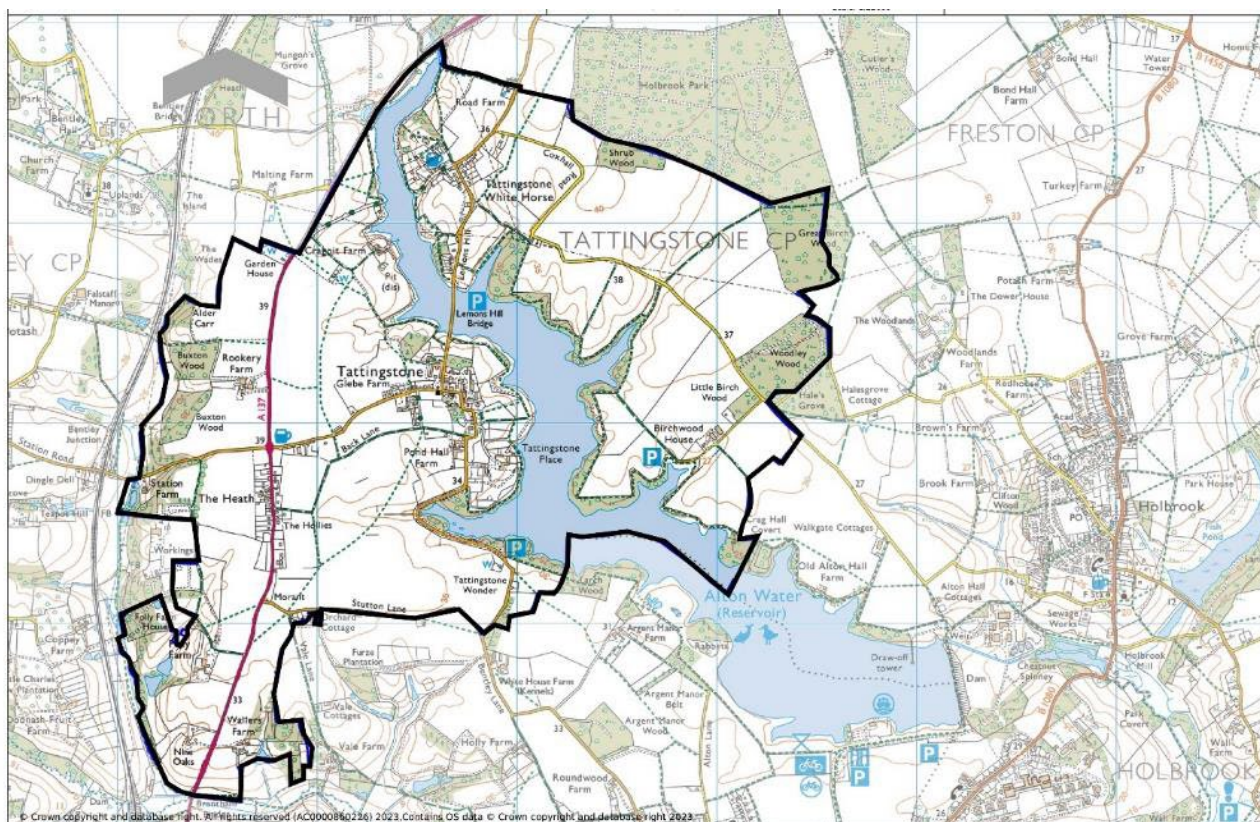
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1. Introduction

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

2. Background to the Preparation of the Neighbourhood Plan

- 2.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the Plan.
- 2.2 In 2021 Tattingstone Parish Council agreed to prepare a Neighbourhood Plan for the parish, and a Working Group was formed to manage the task on behalf of the Parish Council. An application was made to Babergh District Council to designate the whole of the parish as the Neighbourhood Area, which was confirmed on 19 July 2021. Map 1 identifies the extent of the designated Neighbourhood Area.



Map 1 – Tattingstone Neighbourhood Area

- 2.5 Since the area was designated, work has been carried out to gather information and evidence to support the content of the Plan and, in particular, its planning policies.
- 2.6 In August 2021 a well-attended "drop-in" information event was held at the Village Hall, which was combined with an information event concerning a potential village community shop initiative. In March 2022 a Residents' Survey was conducted with a separate survey for 9-15 year olds. An impressive 265 responses were received to the main survey along with 20 responses from the youth survey.
- 2.7 Between 2022 and the end of 2023 further information gathering was carried out. This included commissioning:
- Tattingstone Landscape Appraisal, March 2023 - Alison Farmer Associates.
 - Tattingstone Design Guidelines and Codes, July 2023 – AECOM (as part of the Government's Neighbourhood Plan support package).
- 2.8 In March 2023 a parish drop-in event was held to update residents on progress in

preparing the Plan, including providing feedback on the outcomes of the survey and the content of the draft reports referred to above.

- 2.9 During the remainder of 2023 the draft Neighbourhood Plan was prepared by the planning consultant in liaison with the Working Group. The final draft Plan was distributed to parish councillors ahead of consideration at the Parish Council meeting on 4 December 2023. The Parish Council resolved to approve the draft Plan for the purposes of public consultation.

3. Regulation 14 Pre-Submission Consultation

- 3.1 The statutory consultation on the draft Pre-Submission Plan commenced on 20 January 2024 and lasted until 8 March, a period of seven weeks.

How we publicised the consultation

- 3.2 The consultation was publicised by a leaflet (reproduced in Appendix 1) that was distributed to every household and business in the Parish. The leaflet summarised the main purpose and content of the Plan, ensured recipients were informed as to how the actual Plan could be viewed, how they could comment on it and when the consultation ended. The consultation was also launched with a well-attended drop-in event held at the Village Hall on Saturday 20 January. The display boards for the drop-in event are included as Appendix 2 of this Statement.
- 3.3 Hard copies of the Plan were made available to view at the drop-in event and to borrow from The White Horse public house, The Wheatsheaf public house And the Village Hall, as advised on the leaflet and on the neighbourhood plan pages of the Parish Council website. Both an online and paper comments form were produced, with paper copies of the form being available at the drop-in event and the above locations.
- 3.4 At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Babergh District Council, were consulted. The full list these bodies consulted is shown in Appendix 3. The email content used to notify them is included at Appendix 4.
- 3.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

4. Pre-Submission Consultation Responses

- 4.1 A total of 34 residents responded to the consultation along with 10 organisations or statutory bodies.

Responses from the following residents/individuals were received:

A Abbott	S Gipps	M Paxman
M Alston	S Gipps	D Potter
E Bradley	A Hall	G Ryder
D Brown	S Hammond	S Sakal
L Brown	S Harley	J Sanderson
M Bus	D Hawes	S Scott
C Clavey	R Hobson	R Sharp
J Clavey	K Jackson	M Slattery
D Connolly	J Marcus	J Temple
K Cook	A Mendel	B Tilley
M Dan	A Moore	C Tilley
S Drane	P Moore	S Turnbull
S Drane	J Neill	R Watson
A Durance	C Orr	J Watson
S Gipps	S Paul	E West

In addition, there were six anonymous responses

- 4.2 The following statutory bodies and organisations responded to the consultation:

Anglian Water	National Highways
Babergh District Council	Natural England
Environment Agency	Suffolk County Council
Historic England	Suffolk Wildlife Trust

- 4.3 The consultation comments form included questions as to whether respondents supported individual policies and community actions. A summary of the responses to the consultation questions is illustrated in Appendix 5. A schedule of full comments, and the responses of the Parish Council to them, is set out in Appendix 6 of this Statement.
- 4.4 In March 2024, as a result of comments received during the pre-submission consultation, owners of the Local Green Spaces were given a further opportunity to comment on the designation.

5. Further Focused Consultation

5.1 Having considered comments concerning the proposed Settlement Boundary at The Heath, a further focused consultation was held in January 2025 for a period of six weeks. A leaflet was distributed to all households and businesses, as reproduced in Appendix 7 and the statutory bodies consulted at the pre-submission stage were also consulted. The leaflet also explained that, as a result of comments received during the pre-submission consultation, it was proposed to delete land at The Wheatsheaf, behind The White Horse and the allotments as "Local Green Space".

5.2 Responses from the following residents/individuals were received. Some responded more than once:

A. Abbott x 4	S. Gipps	S. Page
A. Airey	L. Girling	J. Pearce
J & C Anderson	J. Greenwood x 2	A. Race x 2
T. Bridges	J. Greenwood	B. Stennett
D. Brown	S. Hammond	J. Temple
A. Carroll	K. Jackson	B. Tilley
R. Chadburn	J. Kirk	R. Watson
J & C Clavey	S. Kirk	E. West
D. Connolly	P. Martin	C. White
P. Connolly	B. McClean	D. Wood
G. Cullingford	A. Mendel	

A further eight government bodies or other organisations also submitted comments:

Anglian Water
Babergh District Council
Forestry Commission
National Highways
Natural England
Suffolk Coast and Heaths National Landscapes Team
Suffolk County Council
Suffolk Wildlife Trust

5.3 Appendix 8 provides the schedule of all comments received during the focused consultation.

6. Post Consultation Modifications

- 6.1 As a result of the consultations, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of Appendix 9. Further amendments were made to the Plan to bring it up-to-date, especially in respect of the national Planning Policy Framework given that a new version was published by the Government in December 2024. Further amendments were made to reflect the requirements of the Levelling up and Regeneration Act 2023 on relevant authorities, including parish councils, in respect of their functions which affect land in National Landscapes. Relevant authorities must now ‘seek to further’ the statutory purposes of protected landscapes and amendments have been made to reflect the existence of part of the Suffolk and Essex Coast and Heaths National Landscape in the parish.
- 6.2 Appendix 10 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.



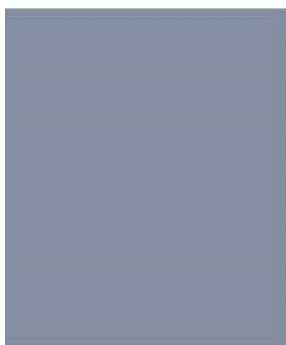
TATTINGSTONE

NEIGHBOURHOOD PLAN



**Your chance to comment
on the Draft Plan**

**Consultation Drop-in Event
at the Village Hall
Saturday 20 January 1.30 to 4.30pm**



**We need your comments
by Friday 8 March**



Tattingstone Parish Council

Since 2021, the Parish Council has been progressing with the preparation of a neighbourhood plan.

A neighbourhood plan is a community-led plan for guiding future development of an area. Once complete it will become part of the legal planning framework for the area, sitting alongside the Babergh Local Plan and used when planning applications are decided.

The Neighbourhood Plan covers the following key themes:



Each theme is supported by one or more policies that will be used in determining planning applications. In addition, the Plan contains "community actions" addressing non-planning concerns that were raised by a number of residents when we carried out surveys.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Saturday 20 January and lasts until Friday 8 March**, a period of **7 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

THE FINAL PAGE OF THIS LEAFLET EXPLAINS HOW YOU CAN COMMENT.

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

Following this consultation, all comments will be reviewed and necessary changes made before the Plan is submitted to the District Council, who will carry out further consultation and then send the Plan to an Independent Neighbourhood Plan Examiner for review. Those residents of the Parish that are on the Register of Electors will then be given an opportunity to vote at a Parish Referendum whether the Plan should be used by Babergh District Council when deciding planning applications.

THE PLAN STARTS WITH A VISION:

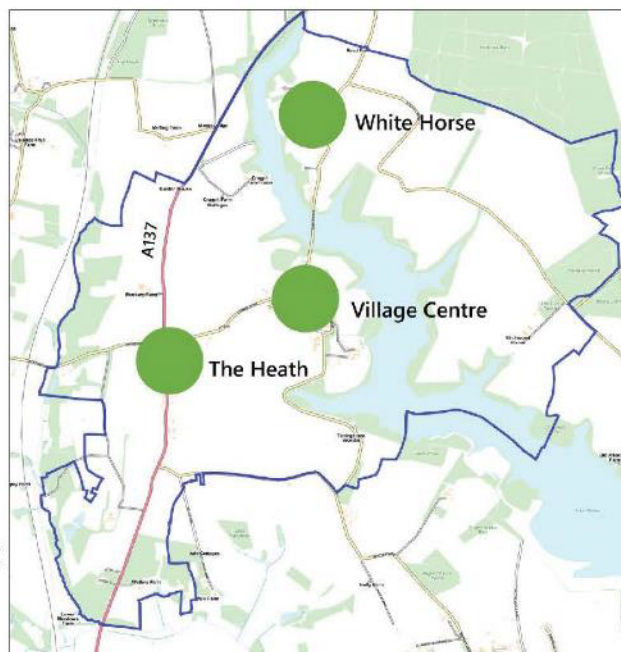
Tattingstone Parish will remain an attractive and desirable place to live, maintaining its historic and environmental assets. It will be a thriving and sustainable community, with the three parts of the Parish retaining their own identities and characteristics but supporting each other through the provision of appropriate services and facilities.

This is followed by theme objectives and planning policies that reflect the Vision.

PLANNING STRATEGY

Planning Strategy: The Plan defines up-to-date Settlement Boundaries around the three main built-up areas of the parish, drawn tightly around the Village Centre, around the White Horse area and at The Heath. In line with national and local planning policies, the Plan supports proposals for development within the Settlement Boundaries where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.

Outside the Settlement Boundaries, priority will be given to protecting the countryside from inappropriate development.



HOUSING

The Neighbourhood Plan does not allocate any new sites for housing development.

There may be opportunities for infill housing plots within the Settlement Boundaries, subject to impact on the local environment, neighbouring properties and infrastructure.

The affordability of housing to enable people to stay in the village was identified as an issue during the preparation of the Plan. A policy is included that would enable affordable housing to be developed on acceptable sites outside but adjoining the Settlement Boundary under the Government's "exception site" guidelines that would be for people with a local connection that cannot afford to buy on the open market. The housing would be provided by a housing association and always remain affordable.

NATURAL ENVIRONMENT

We know that the parish is rich in wildlife habitats and that areas on the northern and southern edge are designated as "National Landscape" (previously known as Areas of Outstanding Natural Beauty). As part of the preparation of the Plan, a Landscape Appraisal has been prepared by consultants funded by the Government's Neighbourhood Plan support programme. The Appraisal identifies a "visually sensitive landscape" area between the village centre and Alton Water and between the White Horse built-up area and Alton Water.

The Appraisal also identified a number of important views into and out of the built-up area of the village, the key elements of which must be preserved.

Trees, hedgerows and other natural features are specifically mentioned for protection while, in line with new Government legislation, proposals must provide measurable net gain in biodiversity unless exempt by that legislation.

The draft Plan designates a number of "Local Green Spaces" which will be protected from development.

The designations are:

1. South of Chedworth Place
2. Land to the west of Chedworth Place
3. Land north and west of Samford Court
4. Tattingstone Church Cemetery, Church Road
5. Tattingstone Recreation Ground, Green Lane
5. Pasture Field, White Horse Hill
6. Allotments Tattingstone White Horse
7. Land at corner of Church Road and A137 Tattingstone Heath.



COMMUNITY ACTION 1 The Parish Council will seek to establish a Parish Environment Group tasked with working with landowners, volunteers, local organisations and local authorities to deliver landscape improvement initiatives.

BUILT ENVIRONMENT & DESIGN

There are twenty listed buildings in the parish, of which the church of St Mary and the Tattingstone Wonder are grade II* listed. Preparing the Neighbourhood Plan has enabled the investigation of whether other buildings and built features in the parish have an historic importance. Using guidance produced by Historic England, the following ten Non-Designated Heritage Assets have been identified in the Plan:

- | | |
|----------------------|---------------------------------|
| 1. The School | 6. Cottages on White Horse Hill |
| 2. The Chapel | 7. Rookery Farm |
| 3. The Village Hall | 8. Wallers Farm |
| 4. Badger's Bend | 9. Gateway Arch, The Close |
| 5. The Telephone Box | 10. Historic Pauper's Grave |

Planning applications at these properties, or in their vicinity, will have to take into account their character and historic importance.

The design of development was highlighted as an important matter in the Neighbourhood Plan survey. Design Guidance has been prepared for the village by consultants and funded by the Government support programme. It provides comprehensive guidance for new developments and the Neighbourhood Plan sets out a number of design criteria that planning applications will have to take into account.

The Plan also includes policies to reduce the potential for surface water flooding arising from development and to limit light pollution.

COMMUNITY ACTION 2 seeks to work with volunteers and organisations to create a mobile phone app for the Tattingstone History Trail.

COMMUNITY ACTION 3 seeks to encourage service providers to reduce impact of overhead wires on heritage by placing them underground.

SERVICES AND FACILITIES

These are also valued by residents. The newly adopted Babergh Local Plan contains a policy to protect such facilities and enables the provision of new facilities, such as a shop.



COMMUNITY ACTION 4 states that the Parish Council will prioritise the improved provision of community facilities including a community shop and improved facilities at the recreation ground.

HIGHWAYS & TRAVEL

The impact of traffic is high on the concerns of residents but there is little that planning policies can do about speed and volume. The Plan does contain "community aspirations" that, if supported, will form a basis for the Parish Council to try and get the County Council to resolve the issues. Tattingstone is fortunate to have a good network of public rights of way and a policy seeks to improve and extend the network. The number of households with two or more cars is higher than across Babergh as a whole. While not many new houses will be built in the village, the Plan sets higher parking requirements to reflect the reliance on cars to get anywhere.

COMMUNITY ACTION 5 seeks to appoint a Public Rights of Way Warden to monitor the condition of the network.

COMMUNITY ACTION 6 states that the Parish Council will investigate opportunities to provide charging points at car parks.

COMMUNITY ACTION 7 seeks to provide secure cycle parking facilities in car parks and a safe cycle route to Ipswich.

HOW TO COMMENT

The full version of the Plan will be available to download at <https://www.tattingstoneparishcouncil.co.uk/> from Friday 19 January, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies of the Plan will be available to view at the following locations: The White Horse PH, The Wheatsheaf PH and the Village Hall.

A copy of the Plan can also be borrowed from David Connolly on 07941 895099 or emailing David.connolly19@gmail.com

Drop-in Event

We'll be at the Village Hall on Saturday 20 January between 1.30 and 4.30pm where you'll be able to find out more about the Plan and talk to members of the Neighbourhood Plan Working Group.

How to comment

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

The forms explain how you can submit them.

WE WANT YOUR COMMENTS, EVEN IF YOU SUPPORT EVERYTHING IN THE PLAN.

COMMENTS MUST BE RECEIVED BY 8 MARCH - WE CANNOT ACCEPT COMMENTS AFTER THIS TIME

1 Welcome



The story so far:

- The Parish Council has been preparing a Neighbourhood Plan since 2021.
- We have now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **Friday 8 March**, a period of 7 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community actions that are contained in the Plan.

What is a Neighbourhood Plan?

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

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



Over the next 7 weeks you have an opportunity to read the Plan and submit your comments.



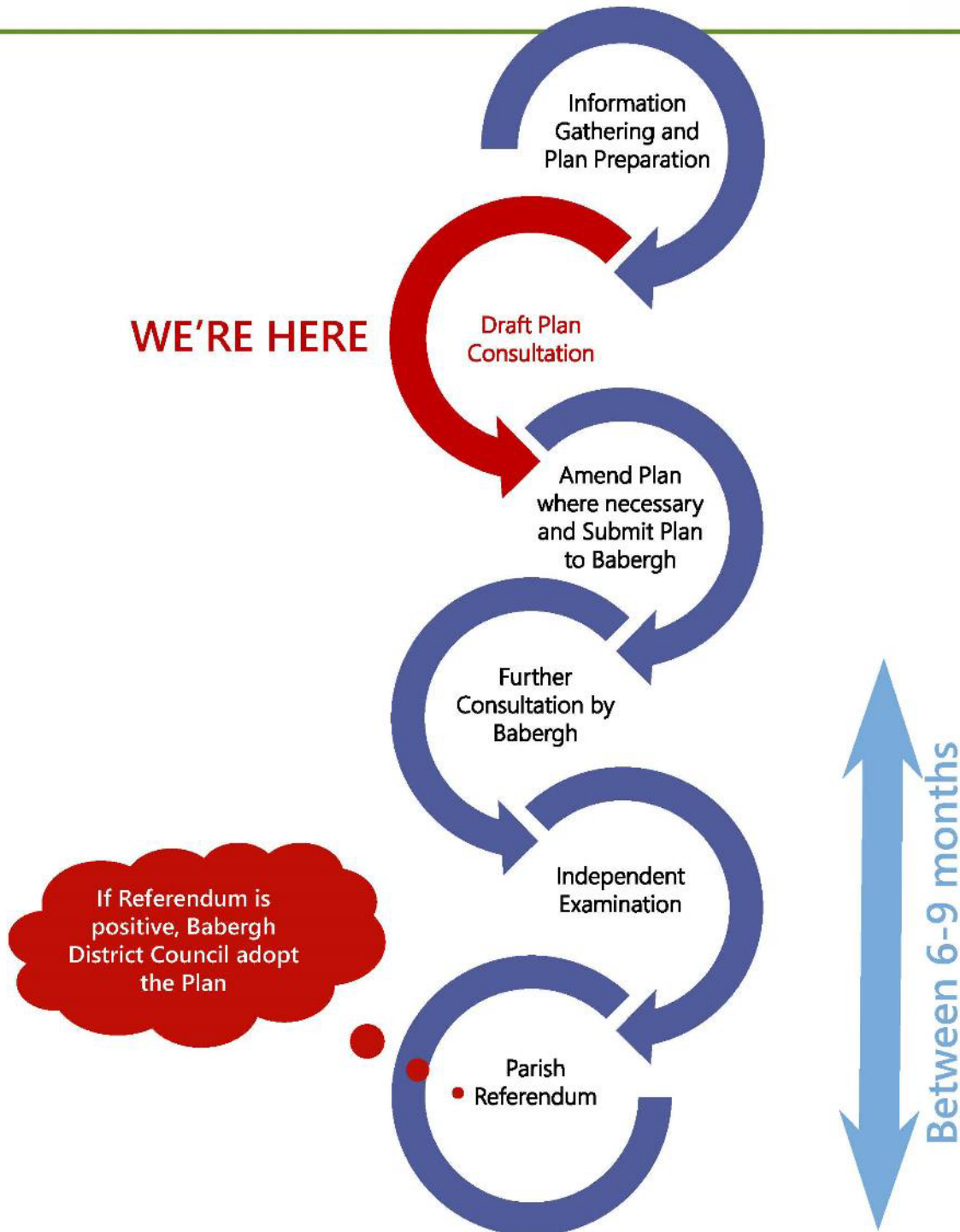
WE NEED YOUR VIEWS BY 8 MARCH
Why not comment as you go round by accessing the comments form from your mobile phone using the QR code?

2 The Process



How the Plan is prepared

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



3 Plan Content



The Neighbourhood Plan itself runs to 44 pages and is necessarily quite complex in places. This is because it will be used by Babergh District Council and Government Planning Inspectors to make decisions on planning applications.

Based on the issues identified by you during the initial stages of preparing the Plan, the following themes have been identified.

- Planning Strategy
- Housing
- Natural Environment
- Built Environment
- Services and Facilities
- Highways and Travel

The Plan contains:

Planning Policies

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

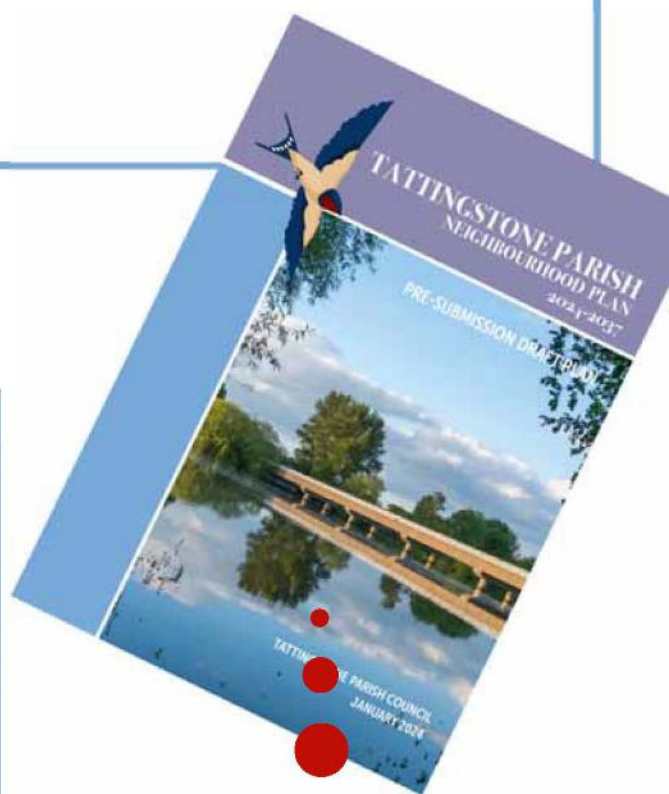
Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns, primarily raised in the Residents' Survey.



Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

4 Vision and Objectives



Neighbourhood Plan Vision

Tattingstone Parish will remain an attractive and desirable place to live, maintaining its historic and environmental assets. It will be a thriving and sustainable community, with the three parts of the Parish retaining their own identities and characteristics but supporting each other through the provision of appropriate services and facilities.

The Vision translates into the following Objectives that cover the five Plan themes

Housing

- To ensure the amount, size and tenure of new housing in the parish meets local needs
- Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Tattingstone Parish

Natural Environment

- Protect and enhance the landscape and rural setting of the three distinct parts of the Parish
- Maximise opportunities to improve natural habitats and wildlife

Built Environment

- Recognise and protect the importance of historic assets and their settings
- Ensure new development is of a scale and design which reflects local character and positively responds to the three areas of the Parish

Services and Facilities

- Encourage the provision of new services and facilities

Highways and Travel

- Support and encourage safe and sustainable transport, including walking, cycling and public transport

DO YOU SUPPORT THE VISION AND OBJECTIVES?

5 Planning Strategy



Context

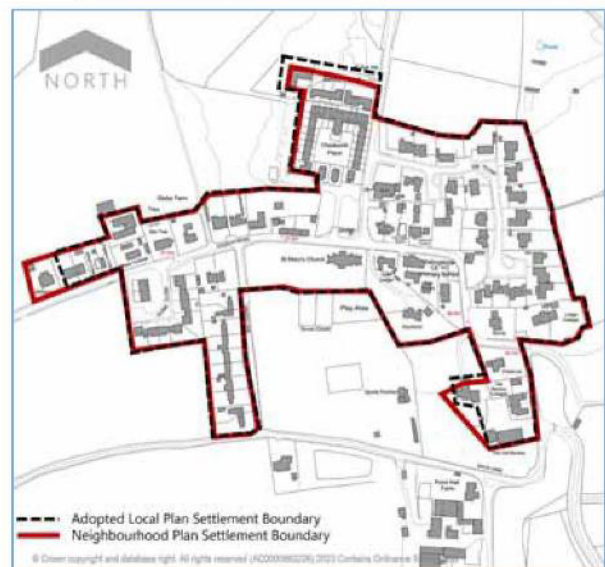
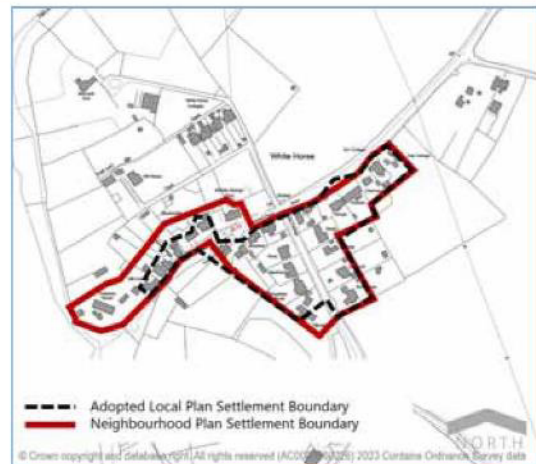
- The Plan takes a balanced view on the location of new development, designating Settlement Boundaries around the main built-up areas of the village.
- They are based on the 2006 Babergh Local Plan (illustrated by black dashed lines on the maps) and the draft Babergh Local Plan published in 2020 but yet to be confirmed. They bring the 2006 boundaries up-to-date, reflecting development that has taken place since that time plus the content of the Neighbourhood Plan.
- The maps illustrate the Neighbourhood Plan Settlement Boundaries in red.
- Planning applications for development within this area will be supported where they do not have a detrimental impact on residential amenity, the natural and historic environment, infrastructure and highways.
- Outside the Settlement Boundary, and in accordance with the recently adopted Local Plan as well as national policies, priority will be given to protecting and enhancing the countryside from inappropriate development and development will only be allowed in specified exceptional circumstances.

Policy TATT 1 - Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.

The focus for new development will be within the defined Settlement Boundaries, as shown on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations, including important gaps identified on the Policies Map.



DO YOU SUPPORT THIS POLICY?

6 Housing

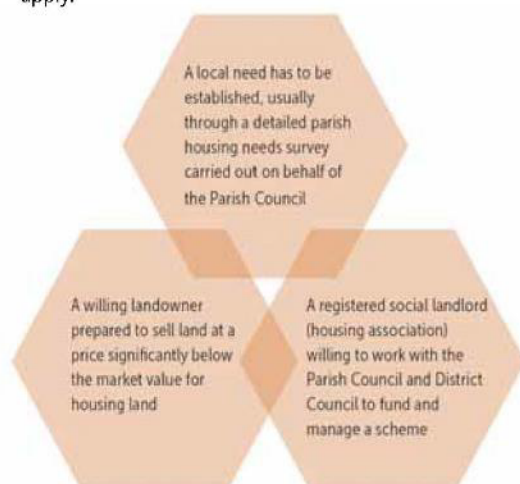


Context

- The Government is seeking to boost the supply of homes, but acknowledges that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- The new Joint Local Plan establishes that, pending preparation of the Part 2 Joint Local Plan, new housing development will come forward through existing planning permissions, windfall development and any allocations in Neighbourhood Plans.
- **The Neighbourhood Plan does not allocate any new sites for housing development**
- Opportunities may still exist for infill plots within the Settlement Boundaries and in such circumstances Policy TATT 2 - Housing Development will apply to such proposals.

Affordable Housing

- National planning policy enables an alternative mechanism for meeting locally identified affordable housing needs through "rural exception sites" located outside but adjoining the Development Envelope where housing would not normally be permitted
- It does enable small affordable housing schemes to be built outside the Development Envelope for those with a proven local connection who cannot afford to buy.
- In order to deliver such a scheme, the following must apply:



Policy TATT2 - Housing Development

Within the Settlement Boundaries, as defined on the Policies Map, there is a general presumption in favour of housing development in the form of small brownfield "windfall" sites and infill plots of one or two dwellings where proposals would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

Policy TATT3 - Affordable Housing on Rural exception Sites

Proposals for the development of small-scale affordable housing schemes, including community-led housing (as defined by paragraph 73 of the NPPF) on rural exception sites outside but adjoining or otherwise well related to the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven need in the parish and provided that the housing:

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

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

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

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, as allowed for under JLP1 Policy LP07, all dwellings should be built to the same design standards and contribute towards the character of the area.

DO YOU SUPPORT THESE POLICIES?

7 Natural Environment



Context

- The southern part of the Parish, around Nine Oaks and Wallers Farm to the south of Stutton Lane, was added to the Suffolk and Essex Coast and Heaths National Landscape (formerly the Area of Outstanding Natural Beauty), in 2019.
- The whole of the Parish has been studied in detail in terms of its landscape quality as part of an assessment exploring the potential for the 2019 extension.
- Although the majority of the Parish was not considered suitable for designation, it was found to express sufficient qualities to form part of a valued landscape.
- As part of the Neighbourhood Plan process a Landscape Appraisal of the Parish was undertaken to articulate the character and special qualities of both the built, and natural environment.



- The Parish has numerous special qualities which should be protected from inappropriate development. This is also supported through the results of the residents survey.
- The Landscape Appraisal identifies a number of such views which it is considered important to retain and protect.

Policy TATT 5 - Protection of Important Views

To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features and attributes of important views identified on Map 7 and the Policies Maps.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area; and
- conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Appraisal; and
- protects the key features of the important views.

Policy TATT 4 - Protection of the Landscape Setting of Tattingstone

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- have regard to the rural and landscape character and the setting of the built-up areas of the parish, including the visually sensitive landscape identified on the Policies Map; and
- conserve or enhance the unique landscape and scenic beauty within the parish, having regard to the Tattingstone Parish Landscape Character Appraisal and other studies as relevant to the nature and location of the proposal.

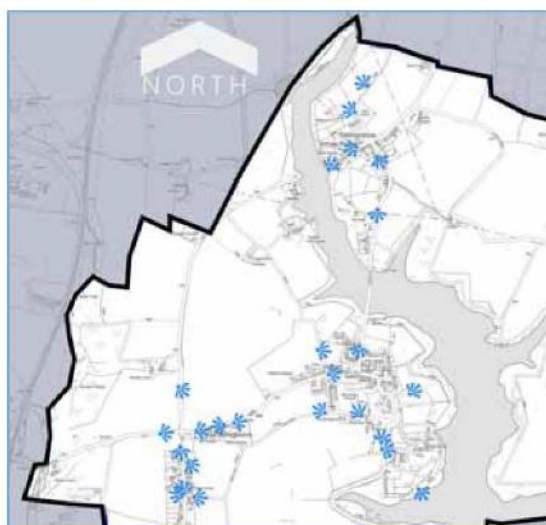
Proposals for new buildings outside of the Settlement Boundaries will be required to be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact,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

A number of potential projects have been identified during the preparation of the Neighbourhood Plan which, if implemented, would improve the landscape and natural habitats of the parish.

Community Action 1 – Landscape Improvement Initiatives

The Parish Council will seek to establish a Parish Environment Group tasked with working with landowners, volunteers, local organisations and local authorities to deliver landscape improvement initiatives, such as:

- tree planting in the Play Area;
- reinstating hedgerows; and
- undertaking parish tree warden duties.



DO YOU SUPPORT THESE POLICIES AND THE COMMUNITY ACTION?

8 Natural Environment

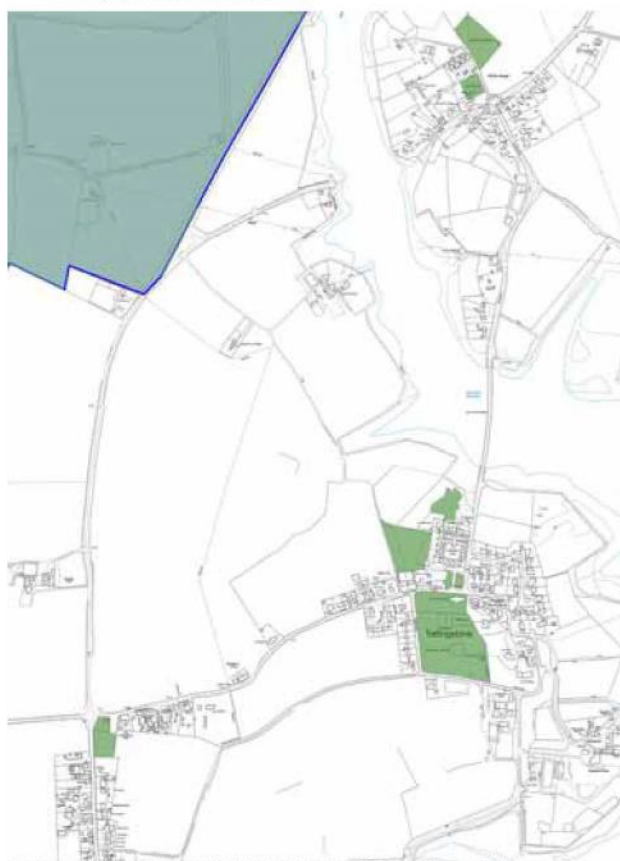


Biodiversity

- Given the extensive landscape character and features as set out above, there are a variety of sites specifically designated for their biodiversity interest.
- There are areas of ancient woodland at Rookery Farm and Woodley Wood and Great Birch Wood on the northern border of the parish is a Site of Special Scientific Interest.
- There are also various areas of trees protected by Tree Preservation Orders.
- The 2021 Environment Act has introduced the requirement for development, except where exempt, to deliver a minimum 10 per cent measurable net gain in biodiversity and this requirement is being implemented from early in 2024

Local Green Spaces

- National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.
- Such designations rule out new development other than in very special circumstances.



Policy TATT 6 - Biodiversity and Habitats

Development proposals should avoid the loss of, or significant harm to trees, hedgerows, ponds and watercourses.

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

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

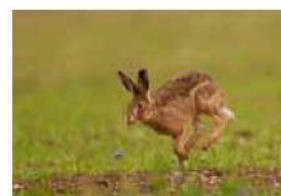
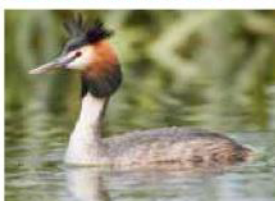
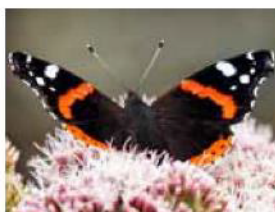
Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example:

- The creation of new natural habitats including ponds;*
- The planting of additional native trees and hedgerows of local provenance, and;*
- Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.*

Policy TATT 7- Local Green Spaces

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

- South of Chedworth Place
- Land to the west of Chedworth Place
- Land north and west of Samford Court
- Tattingstone Church Cemetery, Church Road
- Tattingstone Recreation Ground, Green Lane
- Pasture Field, White Horse Hill
- Allotments Tattingstone White Horse
- Land at corner of Church Road and A137 Tattingstone Heath



DO YOU SUPPORT THESE POLICIES?

9 Built Environment



Context

- As part of the Government's neighbourhood planning support programme, Design Guidance and Codes for the Parish have been prepared.
- It provides Design Principles and guidance that seeks to inform the design of new development in order to retain and protect the character and distinctiveness of Tattingstone.
- New development in Tattingstone should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents.



Design Principles

- Respect the existing pattern of the character areas;
- Respect the heritage, landscape and key views identified in the Parish;
- Aim for high quality design that reflects and respects the local vernacular;
- Integrate with existing paths, streets, circulation networks and reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance existing character areas in terms of physical form, architecture and land use;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Incorporate necessary services and enhance infrastructure without causing unacceptable harm to retained features; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area.

Policy TATT 8 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Tattingstone Landscape Appraisal and the Tattingstone Design Guidelines and Codes and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 1 of the Neighbourhood Plan, as appropriate to the proposal.



In addition, proposals will be supported where they:

- recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain the sense of place and character of the three distinct parts to the Parish, as identified in the Tattingstone Design Code;
- do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - any heritage assets of the site and its surroundings, including Listed Buildings and the Buildings and Features of Local Significance identified in Policy TATT9; and
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
- do not result in water run-off that would add-to or create surface water flooding;
- include suitable ducting capable of accepting fibre to enable superfast broadband.

DO YOU SUPPORT THIS POLICY?

10 Built Environment



Heritage

- Tattingstone demonstrates significant importance in terms of the historic environment.



Non-Designated Heritage Assets

- The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are further buildings or features across the Parish that have special qualities or historic association and which make a "positive contribution" to the character of the area in which they sit.
- Historic England define these as Non-Designated Heritage Assets and provides guidance on how to identify such assets.
- 10 properties or features have been identified as meeting Historic England's definition.
- Whilst the identification provides **no additional planning controls**, the fact that a building or site is identified means that its conservation as a heritage asset is a material consideration when determining the outcome of a planning application. **If something doesn't need planning permission now, it will not need it with the designation.**
- The designation also means that proposals in the vicinity of the asset should take account of its importance.



Policy TATT 9 - Non-Designated Heritage Assets

The retention, protection and the setting of the following Non-Designated Heritage Assets, as identified on the Policies Map, will be secured.

- | | |
|----------------------|---------------------------------|
| 1. The School | 6. Cottages on White Horse Hill |
| 2. The Chapel | 7. Rookery Farm |
| 3. The Village Hall | 8. Wallers Farm |
| 4. Badger's Bend | 9. Gateway Arch, The Close |
| 5. The Telephone Box | 10. Historic Pauper's Grave |

Proposals that would cause harm to the significance of these buildings and features should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and significance of the heritage asset.



Community Action 2 – Tattingstone History Trail App

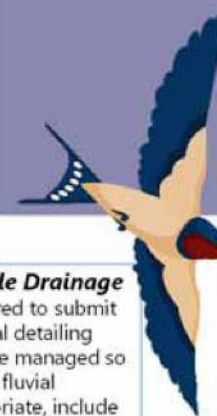
The Parish Council, working with volunteers from the community, will seek to work with the Suffolk and Essex Coast and Heaths National Landscape team and the Stour Valley Partnership as well as Anglian Water to create a mobile phone app for the Tattingstone History Trail.

Community Action 3 – Reducing Overhead Wires

The Parish Council will encourage service providers to reduce the visual impact of overhead wires on heritage assets by rerouting them underground.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTIONS?

11 Built Environment



Flooding

- Given the prominence of Alton Water within the Parish, it is not surprising that its immediate environs fall within a designated Flood Zone.
- Local Plan Policy LP27 sets out key requirements in relation to flood risk and vulnerability, and the Neighbourhood Plan aims to ensure new development does not exacerbate the situation and that flood matters are considered as an integral part of the design process.
- For all development, regardless of whether the site is within a flood zone, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner.
- On occasions of heavy rain some areas of the parish become affected by surface water flooding, often occurring due to gullies being blocked or ditches overflowing. A co-ordinated and managed approach to reviewing the status of the ditches and gullies across the parish could help reduce the occurrences of flooding.

Policy TATT 10 - Flooding and Sustainable Drainage

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

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



Light Pollution

- It is acknowledged that the lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.

Policy TATT 11 - Dark Skies

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

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

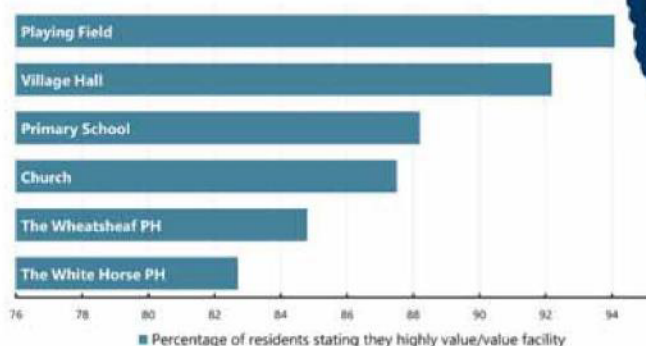
DO YOU SUPPORT THESE POLICIES?

12 Services and Facilities



Context

- The proximity of the Parish to Ipswich probably accounts for the lack of day-to-day facilities and services. As such, the retention and enhancement of existing services and facilities is important for the local economy as well as their availability to support the three built up parts of the Parish and the wider catchment area.
- The residents survey, specifically asked how you value the existing facilities within the Parish, the chart below summarises the responses:
- Policy LP28 of Part 1 of the Joint Local Plan provides a strong policy framework to support the provision of new facilities, but also to resist the loss of existing facilities, including open spaces.
- It is therefore not necessary to have a specific policy in the Neighbourhood Plan to protect existing facilities or which would apply to proposals for new facilities and services.



- Efforts to deliver a community shop and café over recent years have not come to fruition despite concerted efforts by volunteers.
- It is believed that the initiative is still supported by many residents and opportunities to provide a village shop and/or café will continue to be pursued.
- Improvements to the recreation ground, will also be pursued, especially through improved changing facilities so that our football team can play its home games in the village.

Community Action 4 – Community Facilities

The Parish Council will prioritise the improved provision of community facilities including a community shop and improved facilities at the recreation ground.

DO YOU SUPPORT THIS COMMUNITY ACTION?

13 Highways and Travel



Context

- Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is limited in what it can deliver.
- Likewise, the provision of bus and train services is a decision made outside the planning system.
- Although the Parish Council cannot deliver highways and travel improvements, it does have a lobbying role in delivering such measures.

Despite the proximity of Tattingstone to Ipswich, car ownership levels across the Parish are generally higher than Babergh as a whole. This likely due to the lack of alternatives.

These higher levels of car ownership lead to an increased pressure on space both within the grounds of established dwellings and on the roads in the vicinity.

Given the higher levels of car ownership, it is therefore reasonable that parking standards should also be set at a higher level than the recommended minimum requirements

The transition from petrol/diesel vehicles to electric during the lifetime of the Neighbourhood Plan is going to require retrofitting vehicle charging points at homes and businesses. The Neighbourhood Plan requires all new homes to have one vehicle charging point for each parking space provided.

Policy TATT 13 – Parking Standards

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.

In residential developments the following minimum provision shall be made within the curtilage of the dwelling:

House Size	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

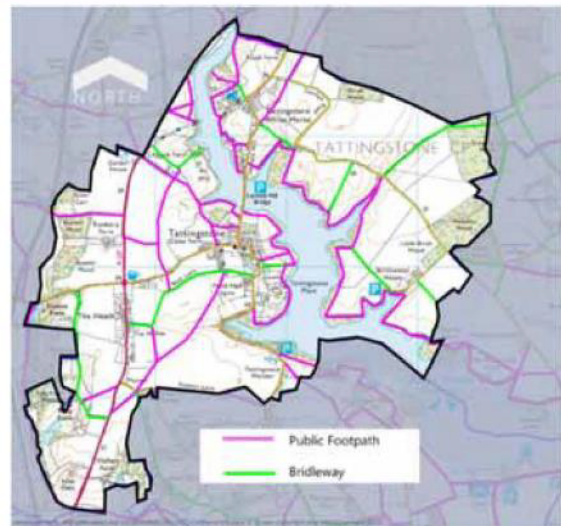
For every new residential car parking space, one electric vehicle charging point shall be provided.

Public Rights of Way

- Public rights of way provide opportunities for recreation walking and, where permitted, horse riding and cycling.
- The current network is illustrated below.
- Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.

Policy TATT 12 – Public Rights of Way

Measures to improve and extend the existing network of public rights of way will be supported, particularly if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.



Community Action 5 – Public Rights of Way Warden

The Parish Council will seek to appoint a Public Rights of Way Warden to monitor the condition of the network and report maintenance issues to the County Council.

Community Action 6 – Electric Vehicle Charging Points

The Parish Council will investigate opportunities for the provision of electric vehicle charging points at car parks in the Parish.

Community Action 7 – Cycling Provision

The Parish Council will liaise with landowners, neighbouring parish councils and the County Council to:

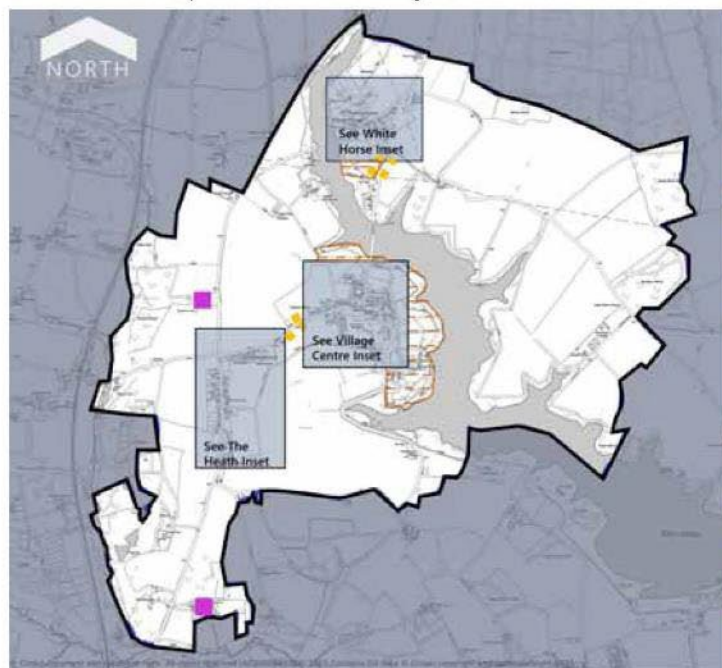
- provide secure cycle parking facilities in car parks, and
- provide a safe cycle route to Ipswich.

DO YOU SUPPORT THESE POLICIES AND COMMUNITY ACTIONS?

14 The Policies Map

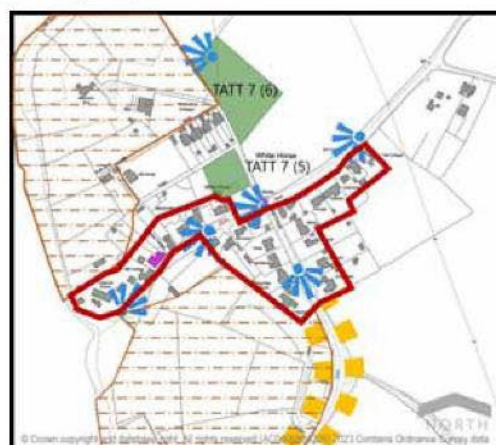
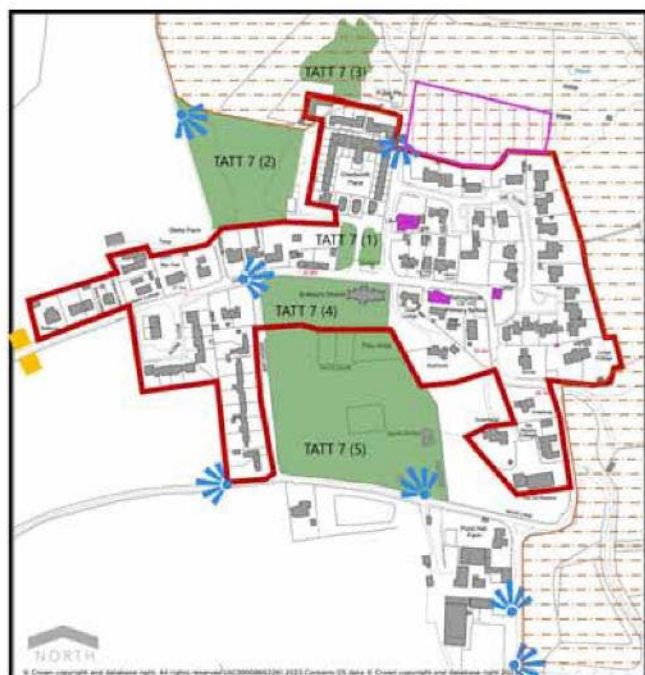


The Policies Map illustrates the designations made in the Plan as they relate to properties or areas of land.



Policies Map and Inset Maps Key

- Settlement Boundary (TATT 1, TATT 2, TATT 3, TATT 4)
- Important Gap (TATT 1)
- Visually Sensitive Landscape (TATT 4)
- ★ Important View (TATT 5)
- Local Green Space (TATT 7)
- Non-Designated Heritage Asset - Building (TATT 9)
- Non-Designated Heritage Asset - Site (TATT 9)



15 What next?



Consultation on the Neighbourhood Plan ends on 8 March

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

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

Further Consultation

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

Examination

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

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



Referendum

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

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

Why not complete a form today?

Appendix 3 – Statutory consultees and other bodies notified of Regulation 14 Consultation and the further focused consultation

Position	Body
MP for South Suffolk	
County Cllr to Samford Division	Suffolk County Council
County Cllr to Belstead Brook Division	Suffolk County Council
County Cllr to Peninsula Division	Suffolk County Council
Ward Cllr to Copdock & Washbrook	Babergh District Council
Ward Cllr to Brantham	Babergh District Council
Ward Cllr to Orwell	Babergh District Council
Ward Cllr to Stour	Babergh District Council
Parish Clerk	Wherstead Parish Council
Parish Clerk	Freston Parish Council
Parish Clerk	Holbrook Parish Council
Parish Clerk	Stutton Parish Council
Parish Clerk	Brantham Parish Council
Parish Clerk	Bentley Parish Council
BMSDC Community Planning	Babergh & Mid Suffolk District Councils
SCC Neighbourhood Planning	Suffolk County Council
Land Use Operations	Natural England
Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
East of England Office	Historic England
East of England Office	National Trust
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
Policy Section	British Telecom
	Vodafone and O2 - EMF Enquiries
	Three
	EE
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
Avison Young (obo National Gas Transmission)	National Gas Transmission
Avison Young (obo National Grid)	National Grid
Stakeholder Engagement Team	UK Power Networks
Spatial Planning Advisor	Anglian Water
Planning Liaison Team	Essex & Suffolk Water
DIO Assistant Safeguarding Manager	Defence Infrastructure Organisation
	National Federation of Gypsy Liaison Groups
Head of Equality, Diversity and Inclusion	Communities & Environmental Services
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Strategy Manager	Freeport East
Conservation Officer	RSPB
Conservation Officer (Essex, Beds & Herts)	RSPB
Conservator of Forests	Forestry Commission
Senior Planning Manager	Sport England (East)
	The Crown Estate Office
	Suffolk Constabulary
Water Officer	Suffolk Fire & Rescue Service
Planning & Advocacy Manager	Suffolk Wildlife Trust
Planning & Advocacy Officer	Suffolk Wildlife Trust

Position	Body
Director	Suffolk Preservation Society
	Suffolk Preservation Society
Head of Community & Voluntary Action	Community Action Suffolk
Rural and Community Housing Enabler	Community Action Suffolk
	Dedham Vale Society
	Dedham Vale National Landscape & Stour Valley
National Landscape Enhancement Officer	Suffolk Coast & Heath National Landscape
	The Theatres Trust
	East Suffolk Internal Drainage Board
Director	Lawson Planning Partnership Ltd
	James Bailey Planning Ltd

Appendix 4 – Statutory Consultee Consultation Notice

TATTINGSTONE (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir/Madam

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

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.



This Pre-Submission Consultation runs until **Friday 8 March 2024**.




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




Kind regards



Clerk
Tattingstone Parish Council




Appendix 5 – Summary of Responses to Consultation Questions

Do you have any comments on Chapters 1, 2 and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		10.00%	4
2	No		90.00%	36




Do you support the Vision and Objectives in Chapter 4?				
Answer Choices			Response Percent	Response Total
1	Yes		70.73%	29
2	No		12.20%	5
3	No opinion		17.07%	7

Do you support Policy TATT 1 – Spatial Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		64.29%	27
2	No		21.43%	9
3	No opinion		14.29%	6



Do you have any other comments on Chapter 5 – Planning Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		22.50%	9
2	No		77.50%	31

Do you support Policy TATT 2 – Housing Development?				
Answer Choices			Response Percent	Response Total
1	Yes		60.98%	25
2	No		19.51%	8
3	No opinion		19.51%	8




Do you support Policy TATT 3 – Affordable Housing on Rural Exception Sites?

Answer Choices			Response Percent	Response Total
1	Yes		73.17%	30
2	No		14.63%	6
3	No opinion		12.20%	5




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

Answer Choices			Response Percent	Response Total
1	Yes		19.51%	8
2	No		80.49%	33




Do you support Policy TATT 4 - Protection of Landscape Setting of Tattingstone?

Answer Choices			Response Percent	Response Total
1	Yes		73.17%	30
2	No		7.32%	3
3	No opinion		19.51%	8




Do you support Community Action 1 - Landscape Improvement Initiatives?




Answer Choices			Response Percent	Response Total
1	Yes		85.37%	35
2	No		4.88%	2
3	No opinion		9.76%	4



Do you support Policy TATT 5 - Protection of Important Views?




Answer Choices			Response Percent	Response Total
1	Yes		78.57%	33
2	No		16.67%	7
3	No opinion		4.76%	2




Do you support Policy TATT 6 – Biodiversity and Habitats?




Answer Choices			Response Percent	Response Total
1	Yes		88.10%	37
2	No		2.38%	1
3	No opinion		9.52%	4

Do you support Policy TATT 7 - Local Green Spaces?				
Answer Choices			Response Percent	Response Total
1	Yes		59.52%	25
2	No		35.71%	15
3	No opinion		4.76%	2




Do you have any other comments on Chapter 7 – Natural Environment?				
Answer Choices			Response Percent	Response Total
1	Yes		21.95%	9
2	No		78.05%	32

Do you support Policy TATT 8 - Design Considerations?				
Answer Choices			Response Percent	Response Total
1	Yes		78.05%	32
2	No		7.32%	3
3	No Opinion		14.63%	6



Do you support Policy TATT 9 - Non-Designated Heritage Assets?				
Answer Choices			Response Percent	Response Total
1	Yes		79.49%	31
2	No		5.13%	2
3	No Opinion		15.38%	6

Do you support Community Action 2 - Tattingstone History Trail App?				
Answer Choices			Response Percent	Response Total
1	Yes		82.93%	34
2	No		4.88%	2
3	No Opinion		12.20%	5



Do you support Community Action 3 - Reducing Overhead Wires?

Answer Choices			Response Percent	Response Total
1	Yes		85.37%	35
2	No		2.44%	1
3	No Opinion		12.20%	5



Do you support Policy TATT 10 - Flooding and Sustainable Drainage?

Answer Choices			Response Percent	Response Total
1	Yes		90.24%	37
2	No		0.00%	0
3	No Opinion		9.76%	4




Do you support Policy TATT 11 – Dark Skies?

Answer Choices			Response Percent	Response Total
1	Yes		90.70%	39
2	No		0.00%	0
3	No Opinion		9.30%	4



Do you have any other comments on Chapter 8 – Built Environment?

Answer Choices			Response Percent	Response Total
1	Yes		10.00%	4
2	No		90.00%	36




Do you support Community Action 4 - Community Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		74.36%	29
2	No		7.69%	3
3	No opinion		17.95%	7




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

Answer Choices			Response Percent	Response Total
1	Yes		32.50%	13
2	No		67.50%	27




Do you support Policy TATT 12 - Public Rights of Way?

Answer Choices			Response Percent	Response Total
1	Yes		85.00%	34
2	No		5.00%	2
3	No opinion		10.00%	4




Do you support Community Action 5 - Public Rights of Way Warden?

Answer Choices			Response Percent	Response Total
1	Yes		78.05%	32
2	No		9.76%	4
3	No opinion		12.20%	5




Do you support Policy TATT 13 – Parking Standards?

Answer Choices			Response Percent	Response Total
1	Yes		80.49%	33
2	No		4.88%	2
3	No opinion		14.63%	6




Do you support Community Action 6 - Electric Vehicle Charging Points?

Answer Choices			Response Percent	Response Total
1	Yes		78.05%	32
2	No		9.76%	4
3	No opinion		12.20%	5



Do you support Community Action 7 - Cycling Provision?

Answer Choices			Response Percent	Response Total
1	Yes		82.50%	33
2	No		10.00%	4
3	No opinion		7.50%	3



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

Answer Choices			Response Percent	Response Total
1	Yes		63.41%	26
2	No		21.95%	9
3	No opinion		14.63%	6




Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		4.88%	2
2	No		95.12%	39

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

Answer Choices			Response Percent	Response Total
1	Yes		41.86%	18
2	No		58.14%	25

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

Answer Choices			Response Percent	Response Total
1	Yes		57.14%	24
2	No		21.43%	9
3	Unsure		21.43%	9

Appendix 6 - Responses received to Pre-Submission Consultation and responses to comments

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

No changes have been made to the comments and they are repeated as received.

Name	Organisation	Comment
Chapters 1, 2 & 3		
E West	-	2.6 "Today there are three key parts to the Parish...Tattingstone Heath is an area of ribbon development along the A137" I live on Church Road and have never considered my property to be part of The Heath. However for the purposes of the Plan I see that the houses along Church Road as far as Peartree have now been included in this settlement. Should this sentence therefore reflect the updated settlement map and refer to ribbon development on A137 and Church Road?
S Gipps	-	Highways and Travel. Whilst I agree that car parking in the village needs to be addressed, the root problem is surely Tattingstone not having any useful bus service, therefore making the use of cars imperative
M Bus	-	Clear description
S Hammond	-	Para 1.14 - There was also support shown for developments which would benefit the village via s106 planning gain agreements not just small scale development of 1-5 units. There is evidence within the plan of localism in action, clearly the plan being steered by individuals wishing to imprint their personal views on neighbourhood plan policies. This is very concerning. Quite clearly on a number of policies within the draft proposal have not followed the guidance contained within the NPPF.
A Durance	Wheatsheaf	1.6 suggests you are in Step 3 of the Key Stages of Neighbourhood Planning (Pre Submission Publicity &

Name	Organisation	Comment
		Consultation), If so, where were the "Talks with Landowners" in regard to Local Green Spaces (& property owners regarding to Non-Designated Heritage Assets) in Step 2? (https://www.gov.uk/guidance/neighbourhood-planning--2#key-stages-in-neighbourhood-planning) I would consider this a fundamental part of (following) procedures, and to have missed such a vital step could lose you support, trust and viability, possibly cause enough grievances with those affected that all this hard work of yours becomes totally undone.
K Jackson	The Wheatsheaf	As an interested party affected by this, it appears that the key stages of the government guidance on Neighbourhood Planning have been misrepresented during the process of putting together this plan. Step 3 appears to be underway (pre-submission) , but Step 2, particularly points 2+3 seem to have been approached with a lack of attentiveness. I can't help think deliberately.
	Suffolk County Council	<p>It is nice to see a good historic background for Tattingstone in section 2.1 - 2.6. This could be enhanced by a search of the Suffolk HER. The inclusion of an HER search in map format within this chapter would be a useful addition to show all heritage assets (above and below ground) in the area.</p> <p>SCC welcome the population data detailed in Figure 1. We would recommend inserting a paragraph between 2.7 and 2.8 to highlight age groups, using the following wording.</p> <p><i>The 2021 Census data indicates 30.4% of residents are aged 65+ which is significantly higher than the England average at 18.4%. 50.2% of residents are aged 20-64, lower than the England average of 58.4% and 19.5% of the population are aged 0-19 years, lower than the England average of 23%.</i></p> <p>Minerals and Waste Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk. This means that SCC makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,² adopted in July 2020, which forms part of the Local Development Plan.</p> <p>Paragraph 3.6 of the plan refers to the Suffolk Minerals and Waste Local Plan and the nearby safeguarded site, which is welcome.</p>

Name	Organisation	Comment
		We also note that other than the Folly Farm operation and extension mentioned there are no other safeguarded sites within the settlement boundary of Tattingstone.
	Babergh District Council	<p>Map 1, Para 1.4 Formatting. The northern tip of the designated plan area (the parish) has been clipped from Map 1. Please ensure that you show the whole boundary.</p> <p>Para 1.8 Grammar. To avoid repetition of the word 'following' in the first sentence, suggest: 'The following topic areas form the basis for the content of the Plan. <u>They build on</u> matters raised through community engagement to date.'</p>
Parish Council response <ul style="list-style-type: none"> Babergh District Council operates the Community Infrastructure Levy, which the Parish has already gained from. S106 "planning gain" is only able to be used to improve infrastructure directly required as a result of the development and, in CIL area, would only typically apply to the delivery of affordable housing on sites of 10 or more homes. Community engagement whilst preparing the Plan has not indicated an overwhelming desire to allocate greenfield sites for housing in the village. Property occupants and, as far as can be ascertained, owners, have been consulted during the pre-submission consultation. Every household received an explanatory leaflet which included a list of the proposed designations. The respondent, by submitting comments, has therefore acknowledged that the consultation has taken place and has been able to submit comments for consideration alongside everyone else in the parish. The HER is a constantly evolving database and the inclusion of a search in the Plan would soon become out-of-date. The Plan already illustrates a comparison between the Parish and Babergh and we are unclear as to what benefit comparing parish population with England would serve. The Parish Council is satisfied that the Plan meets the basic Conditions in respect to conformity with the NPPF. Map 1 and paragraph 1.8 will be amended as suggested by Babergh DC 		
Proposed Plan Modifications <ul style="list-style-type: none"> Amend Map 1 to ensure the whole of the Plan Area is illustrated Amend paragraph 1.8 as suggested by Babergh DC 		

Name	Organisation	Comment
Vision and Objectives		
E West	-	<p>It would be hard not to support the Vision and Objectives as an existing resident. However I do not understand this in 4.2: "Ensure new development is of a scale and design which ... positively responds to the three areas of the Parish". What does "positively responds" mean? Do you mean is of a style in keeping with the existing character of the area in which it sits - in other words is this a design concept? Or is it about scale, or location?</p> <p>In particular, see above regarding ribbon development of the Heath (as defined). I thought I saw somewhere that extending further ribbon development is considered undesirable (this may be in the Babergh Plan rather than the Tattingstone one). Does "positively responds" mean that an existing ribbon development like the Heath is more likely to be developed as a ribbon development, rather than extending back from the road (for example)? I noticed that several respondents to the survey were in favour of linking the three areas of the village, whereas the plan proposes the exact opposite. This might therefore need a little more explanation.</p>
D Connolly	-	<p>4.1 There is no evidence I can see in the Residents survey to support three parts of the Parish retaining their own identities. One comment suggests the reverse (Table 11 Comment 4) "Infill within the village and between three elements would bring the village together alone(sic) with public footpaths."</p> <p>I would support controlled in-fill housing development between the three areas, including the development of village resources such as a shop.</p>
S Hammond	-	<p>The draft Local Neighbourhood plan lacks vision and does not meet the needs of the community,</p> <p>The vision statement on housing contradicts the proposed policies contained therein.</p>
J Marcus	-	<p>Important to emphasise that all the Objectives mentioned work together and not in isolation, i.e housing should not encroach on green space, or ignore the lack of services in the village.</p>
A Durance	Wheatsheaf	<p>4.1 I can not find one response in the Residents Survey suggesting that the three (separate) parts of the Parish should retain their own identities. There is in fact one comment suggesting the reverse (Tbl 11 Comment 4) "Infill within the village and between three elements would bring the village together alone with public footpaths." There are also several other comments expressing concern over a unliked/unwanted "Village Divide" we can only assume is referring to the</p>

Name	Organisation	Comment
		physical detachment between the three areas of the village. I would support controlled in-fill housing development between the three areas.
L Brown	-	Plan lacks vision
M Dan	-	We have no sustainable public transport. Those who cannot drive rely on neighbours, friends and family for essential shopping.
	Suffolk County Council	<p>It is good to see that protecting the historic environment has been included in the Vision for Tattingstone in section 4.1-4.2 and in the objectives to achieve this vision.</p> <p>SCC welcomes the Highways and Travel objective on page 11 to encourage safe and sustainable transport.</p> <p>SCC notes that the Vision, and one of the Objectives, puts an emphasis on the provision of services and facilities, and yet the plan does not include a policy either to protect the existing facilities, or to encourage/show support for additional services and facilities.</p>
Parish Council response <ul style="list-style-type: none"> The second objective under Built Environment will be amended to clarify its meaning Policy TATT1 is explicit that development for new housing will only be supported within the Settlement Boundary and it also seeks to protect the distinct gaps between the three areas. If all three Settlement Boundaries were joined up to allow ribbon development that reflected current densities, between 70 and 80 new homes could be built in a ribbon form. Moving the Settlement Boundaries as suggested would not provide the control suggested. The Parish Council believes that the Vision and Housing Objectives will contribute to managing the delivery of housing that meets local needs. Policies for the protection and improvement of services are included in Part 1 of the JLP and there is no need to repeat policies in a neighbourhood plan. 		
Proposed modifications <ul style="list-style-type: none"> Amend second objective under Built environment as follows: Ensure new development is of a scale and design which reflects <u>the local character of the immediate vicinity of the site</u> and positively responds to the three areas of the Parish. 		

Name	Organisation	Comment
Policy TATT 1 – Spatial Strategy		
E West	-	Yes, provided that Map 4 will not impact on my own residential amenity. See 4 below.
D Connolly	-	<p>The Policy should make reference to the forthcoming JLP Part 2 and state it is proposing new Settlement Boundaries to be adopted in the JLP Part 2.</p> <p>I can see no reason for having two separate Settlement Boundaries for Tattingstone Heath. It would make sense to have a single contiguous boundary. I also feel there should be discussion to extend the Settlement Boundaries to include all existing properties between the three areas.</p>
S Gipps	-	The settlement boundary goes through my garden, please amend to incorporate the whole of my property
S Hammond	-	There settlement boundaries certainly need updating to include development that has occurred outside the historic plan. Tattingstone is somewhat of a disparate village made up of a number of clusters. It would be good if the development boundary provided connectivity where possible. This would help assist future development and help the connectivity of these clusters. It would also help provide a more unified sense of place. I have personally witnessed in meetings residents of Tattingstone Heath state they feel excluded from decisions made for Tattingstone Village. This is an opportunity to rectify this and needs to be proposed and consulted on. Unfortunately the current consultation plan has failed to grasp this opportunity.
D Hawes	-	<p>Whilst I support the Spatial Strategy in principle, I am concerned about the defined area of the proposed settlement boundaries for The Heath and The White Horse. A large portion of privately owned land has not been included for some of the dwellings in this area. Namely, Peartrees which appears to have most of its land outside of the settlement boundary and this also includes neighbouring properties too. There is also a large portion of privately owned land at The Wheatsheaf which is also shown outside the boundary. Land owned by The White Horse is also excluded. Is there a reason for this?</p> <p>Have the owners of these affected properties been consulted?</p> <p>What does GP on The Heath proposed settlement mean?</p>
M Paxman	-	The plan is contradictory. There is no space within the boundaries for development so you are discounting it by decree.
A Durance	Wheatsheaf	Oh my! The list is endless, this needs taking back to the drawing board and starting again. "A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form". "Settlement boundaries define the built up area of settlements", so why are you

Name	Organisation	Comment
		excluding (for example) Pond Hall Farm, which has been part of Tattingstone Village a darn sight longer than Glebe Close, or The Close. The strip of terraces behind The White Horse Inn, why are they not included. If you're drawing new Settlement Boundaries, you need to include the current buildings. As for splitting The Heath in two?! RIDICULOUS! ABSOLUTELY! You get this opportunity to re-draw these perimeters, and look at what you come up with! It's not a good start, and as I may bring up again later, if I have not already done so; brings into question the entire credibility of this "Plan."
M Alston	-	The vision and objectives in Chapter 4 include an aim to provide affordable housing, yet the settlement boundaries are so tightly drawn that they would seem to limit any substantial new housing.
J Neill	-	I would like to keep The Heath separate from other parts of the village and I don't agree with the green space provision for The Wheatsheaf as marked on the plan
K Jackson	The Wheatsheaf	Settlement boundaries don't appear logical. Very inconsistent around the village, almost nonsensical.
M Dan	-	Yes - but only if infrastructure comes with it.
	Suffolk County Council	The emphasis on the importance of settlement gaps could be stronger in the policy as could the supporting evidence in the text. As it stands, the important gaps which have been identified seem unsupported.
	Babergh District Council	We have no comments per-se on this policy but draw your attention to the following. The desire to maintain the important gap between Tattingstone Village and Tattingstone Heath, and to identify the important gap south of Tattingstone White Horse is understood, but your Plan should explain more clearly how and why these have been identified.
Parish Council response <ul style="list-style-type: none"> It would be quite likely that JLP Part 2 would confirm the NP Settlement Boundaries, as has already happened with neighbourhood plans that were complete before the adoption of Part 1. The approach to identifying Settlement Boundaries reflects the national and local policy of limiting development in villages where services and infrastructure is limited and people would rely on the car to get to work and services. The village has traditionally developed as three separate hamlets, the area around the church and Tattingstone Hall, those properties around the White Horse, which were originally on the Ipswich to Brantham road, and the few dwellings in the vicinity of The Wheatsheaf. 		

Name	Organisation	Comment
		<ul style="list-style-type: none"> Defining tight Settlement Boundaries enables the delivery of Affordable Housing that meets the criteria in Policy TATT 3. Land within a settlement boundary effectively has open market residential land value whereas the delivery of rural exception sites such as recently constructed by Hastoe Housing at Stutton. Extending settlement boundaries to enable parts of the village to be physically joined up by new development is unlikely to unite the village given the limited support for additional development in the village. The fact that a relatively isolated building has been in existence for many years does not automatically mean that it will be included in a planning policy that defines the extent of where future development would be supported. Pond Hall Farm has never been in the Settlement Boundary in a Local Plan. A later, focused consultation on amending the Settlement Boundary at The Heath has since been held It is not unusual to exclude large garden areas from being within a Settlement Boundary. The Settlement Boundary does not identify ownership but within which development would normally be supported. All residents in the village have received a leaflet which explains how to view the Plan and how to comment on it. The gaps are identified in the Landscape Appraisal and the Plan will be amended to refer to the evidence provided by the Landscape Appraisal GP means Guide Post on Ordnance Survey maps
Proposed Modifications		
		<ul style="list-style-type: none"> Amend para 5.7 to refer to the Landscape Appraisal's identification of important gaps. Amend Plan as a consequence of the Focused Consultation referred to in a separate schedule of comments
Chapter 5 – Planning Strategy		
E West	-	5.4 and 5.5. This is not necessarily an objection, but I notice that while my house is now inside a settlement boundary, almost all of my garden is outside of it. In other places, the settlement boundary has been moved to include gardens which were formerly outside the boundary. My property was not in a settlement map when I bought it and have therefore had no legal advice on the impact of this. My property (including the area of the house) is a third of an acre, of which one quarter of an acre is a former orchard, shown linked to my house (built c1830) in the same way as far back as the 1881 Ordnance Survey map (the current OS map is slightly inaccurate). I emphasise I have absolutely no desire to see that former orchard "developed" for housing whether by me or by future owners. However, small single storey buildings of the sort people normally put in their gardens (shed, greenhouse) are normally "permitted development"; if they are "permitted" development then logically they must be "development"

Name	Organisation	Comment
		<p>and therefore in principle could be governed by this Plan. For me and for other householders whose gardens are not either wholly within or without the boundaries, please could you explain the implications, or confirm that there are no implications. I notice that it is stated that the local plan does not override national planning policies - does this include national planning exemptions related to permitted development?</p> <p>If there IS an impact for those whose properties are bisected by the boundaries, perhaps you could publish some FAQs?</p> <p>For example, if my current shed becomes beyond repair, and I wish to rebuild something similar, am I going to have to get planning permission? Or will it be subject to the design considerations? Or when calculating the total area of property for the purposes of what I can build under "permitted development", is the location of the settlement plan boundary relevant, or irrelevant? Other people may have similar concerns about extensions, garages etc.</p>
D Connolly	-	The current settlement boundaries need to be reviewed. There seems to have been no consultation on the proposed new boundaries, they appear to have materialised out of thin air, with no justification for the proposed boundaries. It is important that these reflect the wishes of those affected by the potential impact of future development between now and 2037. It is also important to take into account the potential impact on any businesses affected by these boundaries, specifically The White Horse and Wheatsheaf pubs and the Tattingstone Garden Centre.
S Hammond	-	The settlement boundaries need to be visited once more in more detail, there are still clusters of development that have been ignored and should be included, proposals should be rewritten and consulted upon with the local community.
M Paxman	-	When our nation is suffering a chronic housing shortage, and bearing in mind the strong possibility of a change in national government with its already declared strategy. It is in my view somewhat naive to have such a limited housing policy. There must be a long term strategy to grow the village in such a way as to keep much of its character but allow for sufficient growth so as to remain a sustainable unit. If we adopt a not in my backyard approach we run the risk of imposition by central government, rather than remaining in control.
D Brown	Village Hall and Playing Field Chairman	Smaller houses with fewer bedrooms and more provision for social housing for locals

Name	Organisation	Comment
S Sakal	Untied Pub Limited	A distinct lack of communication and consultation with land owners.
A Durance	Wheatsheaf	As mentioned in responses 2 & 3. I'm not sure keeping all three areas separate is the way forward, there will always need to be room for a small amount of development, and surely the occasional bit of infill is a preference to mini housing estates being built on the outskirts instead.
K Jackson	The Wheatsheaf	As above
	Babergh District Council	<p>Para 5.1 and 5.4 While this is mentioned in para 5.2, it might be helpful to add the 2006 date before or after 'Babergh Local Plan' in para's 5.1, 5.4 and 5.5.</p> <p>Para 5.6 Suggest inserting the word 'this' and a colon as follows: ' – Part 1 and <u>this</u> Neighbourhood Plan, such as;</p>

Parish Council response

- The definition of a Settlement Boundary in a development plan document, including a neighbourhood plan, does not impact on permitted development rights as the policies of a plan can only be applied where development requires planning permission.
- The Glossary will be amended to include Permitted Development and that the policies in the Plan only apply to development which requires planning permission.
- The consultation on the Draft Plan provided the opportunity to comment on the Draft Settlement Boundaries. This is in line with the regulations for preparing neighbourhood plans.
- The settlement boundaries are much larger than those in the adopted Local Plan, as illustrated on Maps 4-6. The inclusion of additional "clusters", which have not been identified in the comment, could result in widescale development in the village which would totally change its character and be unsustainable given the lack of day to day services and facilities.
- As illustrated on Maps 4 and 5, the adopted Babergh Local Plan does not include The Wheatsheaf or The White Horse inside a settlement boundary.
- Building a large quantity of new homes in the village would not be sustainable given that, without the day to day services and facilities (other than a primary school) in the village, most residents in new dwellings would be reliant on the car to travel to larger centres for work, services and facilities.
- Paras 5.1, 5.4 and 5.6 will be amended as suggested

Proposed modifications

Name	Organisation	Comment
<ul style="list-style-type: none"> • Include reference in Glossary to permitted development • Amend Paras 5.1, 5.4 and 5.6 as suggested by Babergh DC 		
Policy TATT 2 – Housing Development		
D Connolly	-	Further discussion and consultation is required to understand the impact of the Settlement Boundaries. Following this, the Settlement Boundaries need to be re-drawn to reflect the wishes of those impacted.
S Hammond	-	<p>Part 2 of Babergh & Mid Suffolk joint plan is still emerging with a call for development sites ending on the 2nd February 2024. It is a great shame the LNP committee did not have the foresight to propose locations of sustainable development of which there were a number of sites which could have been proposed. Especially when the consultation identified a need for housing to enable young people to afford to remain within their community. Quite clearly the draft plan has failed in acting upon the views and feedback received from the community. With it's close proximity to key transport links, Tattingstone is a sustainable location and as such the planning gain benefits to the Tattingstone community that an allocated site would have bought cannot be underestimated, for example financial contributions to improve sports facilities, village hall and provide affordable housing for local people. This has not been explored by the draft plan or consulted upon.</p> <p>The LNP committee have not sought the reasonable cooperation of Landowners or assessed the deliverability of land that could be identified for future development. There is no evidence that the LNP committee can provide that they have engaged with Landowners or the community for any such proposals as such the current proposal policy does not contribute to the achievement of sustainable development.</p>
M Paxman	-	I believe we should designate land that connects the 3 separate settlements as potential land for development with some specifically set aside for affordable housing. Unless we can maintain a steady flow of young families to the area the school will ultimately close. Any new infill development should have section 106 monies attached in order to provide a footpath connecting all areas,
A Durance	Wheatsheaf	Settlement Boundaries need readdressing before supporting any of this policy.
L Brown	-	They need to look again at areas that could be developed for youngsters to stay in the locality

Name	Organisation	Comment
J Clavey	-	I support this policy in general but feel that it would be beneficial for new houses to be smaller and perhaps terraced. This would make them more affordable and suitable for young people, or older people wishing to downsize. Large modern executive style houses don't fit in with the overall appearance of the village.
M Alston	-	Based on the limits of settlement boundaries, there is no effective encouragement to provide housing for young people.
M Dan	-	Depending if it accompanies infrastructure
	Suffolk County Council	<p>The data [referred to in the response to Chapters 1-3] indicates a need for any future developments to be inclusive to the needs of an ageing population, with homes being adaptable and outdoor spaces being well lit, safe and easily navigable, neurodiversity and dementia friendly. It is important to ensure the needs of all residents are catered for, recognising the likely increase of co-morbidities as people get older. It is suggested that there could be provision for homes that are adaptable, built to M4(2) standards. This can help meet the needs of elderly and frail residents, allowing them to maintain independence for longer, but also allowing for younger occupants and families.</p> <p>We recommended including additional wording to Policy TATT2 using the following wording: <i>Housing Mix</i> <i>Support will be given to the provision of a wide range of types of housing that meet local need from within the Neighbourhood Plan area, or adjoining Parishes, that cannot be reasonably met on a suitable, alternative, non-rural, site. Such housing should enable the creation of a mixed, balanced and inclusive community, with homes that are adaptable and accessible (meaning built to optional M4(2) standards) in order to meet the needs of the aging population, without excluding the needs of the younger occupants and families.</i></p>
Parish Council response <ul style="list-style-type: none"> As illustrated on Maps 4-5, the settlement boundaries in the NP include many more properties than in the adopted Local Plan. The Local Plan call for sites has resulted in one site being submitted in Tattingstone, at the junction of the A137 and Station Road. This is some distance from the village Primary School and recreation ground. Given that Babergh District Council has yet to determine the settlement hierarchy and distribution of future housing growth, it is considered appropriate to leave it to Babergh DC as to whether they allocate this site. Policy TATT 3 would allow the construction of affordable housing for people with a local need. 		

Name	Organisation	Comment
<ul style="list-style-type: none"> The suggested additional text suggested by the County Council is not necessary as it is already addressed in Policy LP 06 of the Joint Local Plan. 		
Proposed modifications None		
Policy TATT 3 – Affordable Housing on Rural Exception Sites		
S Hammond	-	<p>All plans whether Local or a neighbourhood plan must be reasonable and deliverable. To solely rely on a policy to provide affordable housing by a landowner wishing to gift land or sell under market value is not fulfilling the needs of the local community. This will never be delivered. Currently Approved affordable housing providers building to the New Future Home Standard cannot fund developments even when land is gifted, this is well documented. Legislation caps the rent of affordable housing which restricts the Approved Body of being able to raise capital funds to build out such schemes. The delivery of affordable housing is achieved through the delivery of open market dwellings. Therefore, for affordable dwellings to be delivered there must be an acceptance within the neighbourhood plan for controlled development via land identified, proposed and consulted on and then allocated. There are a number of villages within close proximity of Tattingstone where this has been successfully achieved e.g: Sutton. It would benefit the community of Tattingstone to approve the allocation of land or parcels of land for a development of residential dwellings not exceeding 40 units. The number of units would suffice to trigger financial contributions to enable the improvement to facilities this village is in need of and to provide an affordable housing provision.</p>
M Paxman	-	<p>The policy is so narrow it is hard to see how anyone can meet the criteria. In the 21st Century we should have an affordable housing policy that allows for people to purchase their own home over time. Committing people to permanent tenancy only stores up poverty for old age. We should not forget that you buy a home over your working life, whilst you rent for a lifetime.</p>
A Durance	Wheatsheaf	<p>I have never been a fan of "No, you can't build a housing estate, unless it's Social Housing", and other Back Door Policies in disguise. But I do realise the NP has little impact regarding such policies... doesn't make it ok though.</p>
L Brown	-	How come 3 sites in the village have built houses and no affordable houses
M Slattery	-	The implications of this policy need far greater clarity

Name	Organisation	Comment
R Hobson	-	Support this policy, but concerning that nothing has been done for quite a number of years in this village. I was very disappointed that the affordable housing scheme earmarked for opposite the Wheatsheaf a few years ago.
M Dan	-	As above
	Babergh District Council	<p>TATT 3 is based on a tried and tested policy. It is also clear that TATT 3 has been amended to take into account new guidance on community-led development proposals introduced by paragraph 73 of the NPPF.</p> <p>To ensure consistency with a modification made to a recently examined neighbourhood plan we recommend that criterion iii be amended to read as follows: 'iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing and a connection in neighbouring villages and thereafter to the rest of Babergh District.'</p> <p>We also note that TATT 3 has dropped the reference to a small number of market homes being allowed where these are necessary only to make the scheme financially viable. While this does appear as policy guidance in both national and district level policy, the Parish Council may wish to include an appropriately worded paragraph that makes this clear.</p>
Parish Council response <ul style="list-style-type: none"> Affordable housing on an exception sites has recently been delivered at Stutton and such housing is prioritised to those with a local need. The respondent will be aware that affordable housing provided as a percentage of a market housing scheme (minimum 10 market homes) goes into the general pot of affordable housing which is open to anyone on the housing needs register across the district. Such development does allow shared ownership but many people seeking to get on the housing ladder in Babergh cannot event afford to do that. There is a national planning policy threshold of when affordable housing must be delivered, which is 10 houses or 0.5 hectares. Smaller sites, such as those recently been built in the village, are exempt from such requirements. 40 additional dwellings in one development in the village would be totally out of character with the rural nature of the parish. The Policy will be amended as suggested by Babergh DC 		
Proposed Modifications		

Name	Organisation	Comment
<ul style="list-style-type: none"> Amend criterion iii of the policy as follows: iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing and a connection in neighbouring villages and thereafter to the rest of Babergh District.' 		
Chapter 6 - Housing		
E West	-	<p>"Affordable housing" in some people's mind has negative connotations. If you find objections (from people who haven't read the Babergh plan) perhaps some examples (with pictures) of local affordable housing schemes could be given, including how they brought benefit to the area.</p> <p>Does the Church own any land and have you approached the Church regarding social housing?</p>
S Hammond	-	<p>The draft local neighbourhood plan stance is to maintain the status quo with the presumption of no new development in the village. This is reinforced by the proposed changes to the settlement boundaries and limited development of small brownfield windfall sites of which none have been identified in the draft plan. Neighbourhood planning gives communities the opportunity to direct the development of their areas through creating plans and policies. This draft plan does not provide that opportunity and therefore the housing policy is not deliverable.</p> <p>Babergh's emerging Local Plan Pt2 when adopted will take precedence over Tattingstone's Neighbourhood plan if housing policies do not align. More thought must be given to the a Housing policy that meets the needs of the local community. The NPPF states that Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. As no consideration has been given to pt 2 of the Local Plan this may need to be reviewed to ensure harmony between the neighbourhood and local plan. Presently the draft Local Neighbourhood plan does not meet the basic condition as set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). (d) the making of the order contributes to the achievement of sustainable development.</p>
D Brown	Village Hall and Playing Field Chairman	Smaller houses should be provided 2-3 bedroom not massive 5 bedroom mansions which none of our children can afford

Name	Organisation	Comment
A Durance	Wheatsheaf	Would like to point out; there will always be a need for more housing, and I am very much in agreement that infill of one or two houses here and there is the ideal way to help fulfil this need. Mini Housing Estates like The Limes on Church Road for example is not really in keeping with a traditional village like Tattingstone, and feel four houses built along the roadside would be far more appropriate, (no offence to those on The Limes!)
A Hall	-	Considering the infrequency of house sales in Tattingstone, the statistics used in section 6.5 comparing the average sold price for the past year in Tattingstone vs the whole of England does not seem a valid benchmark. Depending on which houses in Tattingstone have sold from one year to the next, it would likely reflect a drastic swing in this 'average' sold house value.
L Brown	-	There appears to be no development at all
M Slattery	-	As above
M Dan	-	These all link together, public transport and infrastructure
	Babergh District Council	<p>Para 6.8 To pick up on new NPPF paragraph 73, we suggest that the last bullet be amended to read as follows: 'A registered social landlord (housing association/registered provider) <u>or a Community-led Development Organisation such as a Community Land Trust</u> willing to work willing to work with the Parish Council and District Council to fund and manage a scheme.'</p> <p>Para 6.9 Recommend amending the last sentence to read: 'Given the limited policy guidance, this Neighbourhood Plan provides more detail as to how such an affordable housing scheme would be considered.'</p>
Parish Council response <ul style="list-style-type: none"> The general housing policies are already contained in Part 1 of the Joint Local Plan. Part 2 will make housing allocations but, as most of the housing need across Babergh has already been met through planning permissions and the settlement hierarchy is unlikely to focus significant development on smaller settlements like Tattingstone, it is considered that the housing policies in the Plan are sufficiently robust and in accordance with the strategic policies of the Local Plan. The Plan supports infill housing development Paragraphs 6.8 and 6.9 will be amended as suggested by Babergh DC 		
Proposed modifications		

Name	Organisation	Comment
<ul style="list-style-type: none"> Amend para 6.8 as follows: A registered social landlord (housing association/registered provider) <u>or a Community-led Development Organisation such as a Community Land Trust</u> willing to work with the Parish Council and District Council to fund and manage a scheme. Amend para 6.9 as follows: The policy does not however, include sufficient detail in terms of local housing needs, therefore proposals will be required to also comply with the following policy. <u>Given the limited policy guidance, this Neighbourhood Plan provides more detail as to how such an affordable housing scheme would be considered.</u> 		
Policy TATT 4 - Protection of Landscape Setting of Tattingstone		
E West	-	Yes, subject to my comments at 4 above, re "Proposals for new buildings outside of the Settlement Boundaries..."
D Connolly	-	I would support this if the Settlement Boundaries were re-drawn, following consultation. There appears to be confusion between the Neighbourhood Plan Area and the Settlement Boundaries. Policy Tatt 4 should apply to the entire Neighbourhood Plan Area, not restricted to the Settlement Boundary,
S Hammond	-	Again this is a poorly written policy which again demonstrates the protectionism of ensuring no further residential development occurs within Tattingstone. There is a disconnect between the housing Policy Tatt 2 and Policy Tatt 4. I would refer you to comments I have also made in the Policy Tatt 5 feedback box.
A Durance	Wheatsheaf	Can not support, as am strongly against proposed Settlement Boundaries. Disagree with Landscape Appraisals and other supporting documents also.
K Jackson	The Wheatsheaf	Statement on its own appears fine, until you drill down into detail. Settlement boundary inadequate. Initial vagueness of proposed areas. Address these first.
	Suffolk County Council	Given that part of the parish is within Suffolk and Essex Coast and Heaths National Landscape, is it enough to require development proposals to require development proposals to "have regard"? (see LURA 2023: The Levelling-up and Regeneration Act 2023 sections 245 (5) and (6)(a) will amend the Countryside and Rights of Way Act 2000 in respect of the 'general duty' imposed on public bodies dealing with functions in an Area of Outstanding Natural Beauty (AONB): In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty in England, a relevant authority other than a devolved Welsh

Name	Organisation	Comment
		<p>authority <u>must seek to further</u> the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.).</p> <p>The bar ('no significant adverse impact') seems to be low for proposals within the countryside, outside of settlement boundaries. Reference could be made to TATT1, which would help clarifying this.</p>
Parish Council response <ul style="list-style-type: none"> The Plan has been prepared to recognise the important landscape in the parish as assessed by a professional Landscape Architect. Policy TATT4 does apply to the whole Parish It is considered that the Plan does 'further the purpose of conserving and enhancing the natural beauty of the area' and that it is not necessary to cross-reference to Policy TATT1. 		
Proposed modifications None		
Community Action 1 - Landscape Improvement Initiatives		
S Hammond	-	However, more initiatives could be included here. e.g: public footpath maintenance, Tattingstone in Bloom, encouraging AWS to tidy up Lemon Hill bridge.
D Brown	Village Hall and Playing Field Chairman	The whole idea for keeping the play area as an open space is that it makes its maintenance more easily achieved and less costly. The whole playing field area is surrounded by trees already! You can not have trees near the football or cricket areas for safety sake! and it is meant for playing on not a wooded area.
A Durance	Wheatsheaf	Sorry, but have recently lost all faith in Tattingstone Parish Council, the Village Hall Committee, Playing Field Committee and Neighbourhood Plan Working Group (who I get the impression have had very little to do with actually producing this Village Plan...or at least I hope so,) so have no interest in encouraging any other Bullying Platform Groups & Who's Lived in the Village Longest Competitions.
	Suffolk Wildlife Trust 2	While the focus of this community action is landscape based, Suffolk Wildlife Trust note the strong connection to trees and hedgerows, which is reflected within the survey of residents. Where such initiatives take place, local provenance of the planting trees is frequently noted as important and is reflected within the plan. However, we also note that species selection is also

Name	Organisation	Comment
		important, selecting species already occurring within the area will provide landscape continuity and support local wildlife. Another way to deliver this is using natural regeneration, whereby areas of scrub area allowed to mature naturally, ensuring local provenance and species continuity, while also reducing maintenance costs and upkeep. Wider community actions could also be considered to promote biodiversity in the parish.
	Suffolk County Council	SCC welcome the aims of Community Action 1.
Parish Council comments <ul style="list-style-type: none"> The concerns about trees near the football or cricket areas is noted 		
Proposed modifications None		
Policy TATT 5 - Protection of Important Views		
E West	-	Are there other views we can suggest as important? The survey said 76% of people highly valued the public footpaths and bridleways, which presumably includes the views from them.
D Connolly	-	I would like to see consultation with Anglia Water to open up views of the reservoir. If necessary carrying out some tree husbandry and re-planting.
S Hammond	-	There is an over proliferation attached to the importance of street scene views. I cannot see the justification of some of these locations and have personally walked and viewed these. I would advise that these must be reviewed and reconsulted on. There are a number of views in the direction of Holbrook that have been completely ignored. There appears a fixation on the street scene of the A137.
A Durance	Wheatsheaf	There seems to be substantial inconsistency regarding suggested Important Views; there are plenty of views across land and onto the Reservoir that seem to have been omitted (though I realise some areas are already protected). I understand you can't pinpoint every picturesque view, but I'm sure there are some (omitted) that are far superior to "Up The A137" and "Down The A137". Please note there is no View Point on Map 7 of the view from Church Road, The Heath end, looking North over the fields, which I am hoping is simply a Typo as the VP is included in "The Heath Inset Map" on pg 37 of the NP doc.
J Clavey	-	But there seem to be many important views that are missing on map 7.

Name	Organisation	Comment
R Sharp	-	<p>I would like to add several green spaces to the Local Green Spaces map, viz: field opposite Lemons Hill houses, including big field opposite the Walk and the smaller field just adjacent to the bridge car park on the North side of the res. The latter is part of Anglian Water property I believe.</p> <p>I would also add the big field known as Winnipeg. It is north of the allotments and contributes to the village landscape.</p> <p>I would also add the small field on the south side of the reservoir and on the left of the road as you approach the village hall and church. Again, it contributes to the rural feel of the village landscape.</p> <p>I would also add the fields between Tattingstone Place and the south and east side of the Close.</p> <p>If you have any trouble identifying any of these in the map, please give me a ring [REDACTED] [REDACTED] Thanks</p>
M Alston	-	These seem rather arbitrary and may fail to protect views in other directions which may also be good to conserve.
K Jackson	The Wheatsheaf	Reassessment of some areas, with greater involvement and consultation with those affected by it. How is the A137 an important view?
	Suffolk County Council	<p>It is unclear from paragraph 7.11 which of the assessments contains an assessment of key views. It could not be found in the supporting documents on the parish website (Tattingstone Parish Landscape Appraisal, 2023; Tattingstone Design Guidelines and Codes, 2023). It would be helpful to know how the key views anchored in the policy were identified (e.g. was there a public consultation on key views?). Map 7 refers to the Tattingstone Landscape Appraisal, however this does not seem to contain a key view assessment. If a key views assessment exists it would be helpful to include this as a supporting document on the parish website. It would be useful to evidence the process, to clarify, whether all viewpoints are publicly accessible and to provide a title, description and photo for each view. For ease of identification and reference, it would be useful to number the views, including on the Policies Map.</p> <p>The second part of the policy seems to repeat policy TATT4 and its own first paragraph.</p>

Name	Organisation	Comment
	Babergh District Council	Turning to the wording of Policy TATT 5, at the end of the first line in the second paragraph, we suggest adding the words 'or other appropriate and proportionate evidence' to ensure sufficient flexibility depending on the scale of the development proposal.
Parish Council response <ul style="list-style-type: none"> The important views have been identified by a professional and highly respected Landscape Architect and are illustrated in the Landscape Appraisal It is not intended to identify every individual view but it is important to identify views to features, such as towards the village centre, that could be detrimentally impacted by development in the foreground. Views out of the parish would be deleted by the Examiner as the neighbourhood plan cannot be applied to development that takes place outside Tattingstone parish. The second paragraph of the policy will be amended to avoid the repetition identified by the County Council and respond to the comment by Babergh DC 		
Proposed modification <ul style="list-style-type: none"> Amend second paragraph of policy as follows: Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape <u>and Visual Impact Appraisal or other appropriate and proportionate evidence</u> that demonstrates how the proposal: a) can be accommodated in the countryside without having a detrimental <u>significant adverse</u> impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area; and b) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Appraisal ; and c) protects the key features of the important views. 		
Policy TATT 6 – Biodiversity and Habitats		
S Hammond	-	<p>No mention has been made to Bio Diversity Net Gain legislation which is mandatory as of 12/02/2024. Already therefore our proposed policy will be out of date. Reference must be made to this.</p> <p>In England, BNG is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.</p>

Name	Organisation	Comment
A Durance	Wheatsheaf	(But isn't this national policy anyway?)
M Slattery	-	Reference to Alton Water needed
	Anglian Water	<p>Anglian Water supports the policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing green infrastructure. We would also support opportunities to maximise green infrastructure connectivity including through opportunities to minimise surface water run-off from existing urban areas, for example, through the creation of rain gardens.</p> <p>As the neighbourhood plan progresses, there may also 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.</p>
	Suffolk Wildlife Trust 2	<p>Suffolk Wildlife Trust welcomes the strong wording that development should avoid the loss of, or significant harm, to trees, hedgerows, ponds, and watercourses. This could go further to include all priority habitat (including the priority grassland habitats present in the parish) and protected sites in the parish.</p> <p>We again state that, as well as mitigation and compensation, any new development should seek to enhance biodiversity. This is including in Paragraph 186 of the NPPF1.</p> <p>TATT 6 notes three examples of delivering a net gain for biodiversity, all of which can provide suitable biodiversity enhancement. However, the inclusion of swift-boxes or bat boxes to restore or repair a fragmented network is, in our opinion, misleading. Bird and bat boxes can provide compensation for a loss of nesting or roosting feature or provide an enhancement to increase nesting and roosting capacity. However, biodiversity networks rely on providing habitat for numerous parts of life including foraging for food, commuting to breeding, hibernating, foraging, or new territories. We therefore suggest the wording of C. is updated to reflect this.</p> <p>Where bird and boxes are provided, ensuring the correct number and correct installation is vital in ensuring successful uptake. The Royal Institute of British Architects (RIBA) in their book Designing for Biodiversity (2nd Edition) recommends, "as a guideline, the number of built-in provisions of nest or roost sites per development should be approximately the same as the number of residential units." Should swift boxes be included, we urge installers to consider The</p>

Name	Organisation	Comment
		<p>Gold Medal System of swift box installation to increase uptake rates of the new boxes. All bird boxes integrated into buildings should follow BS 42021:2022 Integral nest boxes. Selection and installation for new developments. Bat boxes should be suitably installed, with consideration to avoid illuminated areas and areas above doors or windows, boxes should be at least 3m high and face a range of aspects to allow use during different weather conditions.</p> <p>Suffolk Wildlife Trust support the reference to hedgehog holes in fences, which can be marked with "Hedgehog Highway" signs to promote the reason for the hole, helping new residents to understand its purpose.</p>
	Suffolk County Council	<p>The first sentence could be rounded off with '<i>and other habitats of principal importance</i>' to make sure nothing of importance is forgotten, such as acid grasslands.</p> <p>The second part is clear and strong.</p> <p>As Biodiversity Net Gain (BNG) has become mandatory in England on 12 February 2024. Policy TATT 6 should reflect this in more detail, for example by defining what level of BNG will be expected of projects to win the mentioned support. Should this go beyond the statutory requirements of 10%? Would Policy TATT4 apply to all developments, or would this be in line with national legislation? The use of the statutory Biodiversity Metric could be anchored into the policy.</p> <p>It is welcome to see the Biodiversity Mitigation Hierarchy put front and centre in Figure 1. A clear and helpful reminder.</p>
	Babergh District Council	<p>With regard to criterion c., while valuable in their own right, it is understood that bird and bat boxes are excluded from the BNG metric and, therefore, would not count to any measure of net gain.</p>

Parish Council response

- Paragraph 7.17 makes reference to the 2021 Environment Act which sets a statutory requirement to deliver a minimum 10% biodiversity net gain in specified development.
- The Act came into force early in 2024 and the Plan will be updated to reflect this.
- Suffolk County Council are still preparing the Suffolk Local Nature Recovery Strategy. It is not currently expected to be complete until sometime in 2025.

Name	Organisation	Comment
<ul style="list-style-type: none"> The level of detail suggested for the standard of Swift boxes is a matter that should be dealt with at planning application and is too detailed for a development plan document. The comment by Babergh DC is noted but does not necessitate an amendment to the policy. 		
Proposed modifications		
<ul style="list-style-type: none"> No amendment is proposed to the policy but the supporting paragraphs will be updated to reflect the implementation of the Biodiversity Net Gain requirements early in 2024. 		
Policy TATT 7 - Local Green Spaces		
E West	-	<p>Replace the land next to the Wheatsheaf with the "former common" described in the Landscape Appraisal as The Heath's Green Space.</p> <p>I notice also that Green Spaces are stated not to affect permitted development rights.</p>
Anonymous	-	<p>Not sure why The Pasture Field at the White Horse is included. It appears to be outside the settlement boundary and is used by the White Horse owners as a camping and caravan site and for other events. It benefits visitors rather than local Tattingstone residents.</p>
D Connolly	-	<p>I disagree with the designation of the areas of land by the White Horse and Wheatsheaf. Neither of these tracts of land meet the criteria in the NPPF. The only criteria they meet is reasonable proximity. My understanding is they should meet all three criteria. Neither of them are "Demonstrably special". These designations were made without any consultation with the landowners. Being designated potentially threatens the future business development of the two businesses. Both pubs have been recognised as valuable assets to the Parish and the wider neighbourhood. Creating any obstacles to future business viability is not acceptable. The Licensing Trade is currently under severe pressure to continue, with thousands of pubs closing every year. The White Horse and Wheatsheaf should be given every chance of survival. There are glaring inconsistencies in the designation of the green spaces. I have submitted a hard copy attachment showing other areas which could have been included. I am not suggesting these shaded areas are designated, just do not understand why some are included, others are not. Paragraph 105 of the NPPF states that "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them." The local community were not given this opportunity.</p> <p>(Technically, the Village Sports Field should not be a designated Green Space, as this is adequately protected by Para. 102 & 103 of the NPPF.</p>

Name	Organisation	Comment
		Under Character Areas, Tattingstone Heath, it describes it as "The remainder of the area is made of characterful residential use buildings" with no mention of a community asset.
S Hammond	-	This policy is extremely concerning! There has been no engagement with the said Landowners whom there land would effectively be sterilised. There are a number of parcels of land which are not areas of Public Open Space or where public footpaths enter and pass through. There has been no declaration of interest by members of the Parish Council of land identified as green space adjacent to Chedworth Hall. This could be construed as localism in action of a person or group wishing to serve a self interest. For these local green spaces to be identified there should be evidence that the LNP Committee have cooperated and consulted with the said land owners prior to the publication of the draft local neighbourhood plan and alternatives explored. The Landowners to whom this land designation effect may wish to make further representation at the examination stage of the plan. I would likely see these land designations subject to a legal challenge by disgruntled land owners.
A Moore	-	Removal of Spaces 6 & 8 on the Plan I believe the green spaces owned by the 2 pubs in the village should be open to be used by them as they see fit. In order to keep their business viable, either pub may need to diversify and use their land.
S Drane	-	I think the pubs should be able to adapt their business to suit the changing demands of the community, and to survive as local businesses. if that means changing the use of their land that should be more easily possible than having it a protected green space.
D Brown	Village Hall and Playing Field Chairman	I fear that a green space order would cause great problems for the playing field committee in its efforts to upgrade the pavilion changing facilities ,it has taken a ridiculous amount of time for us to obtain planning permission for us to update and replace old play equipment!
S Scott	-	with regards to the green spaces of both of the pubs in the village, it needs to be changed, both the pubs needs to be able to diversify as necessary to be able to remain as a viable local amenity as otherwise they will close!
S Sakal	Untied Pub Limited	It is common knowledge that the majority of the countries public houses are in dire straits and their businesses continue to suffer during these challenging times. The intention to impose restrictions on the paddock at The White Horse can only be seen as detrimental to the survival of the pub and as an asset of the community. It is vital that all business options remain open to the owners of The White Horse and its grounds. We strongly oppose the inclusion of the paddock at The White Horse in the draft Neighbourhood Plan (NP) and Local Green Spaces (LGS) proposal. Our reasons are as follows:

Name	Organisation	Comment
		<p>1. Conflict with National Planning Policy Framework (NPPF): The restrictions in the NP must conform to the policies set out in the NPPF. We believe the restrictions are in conflict with national policies. The NPPF in the UK provides guidance for local planning authorities in making decisions regarding planning policies and applications. It emphasizes the importance of engaging with communities and stakeholders in the planning process, including landowners. There has been no direct contact and consultation with the land owners of The White Horse and if the local parish council wishes to impose restrictions on a privately owned paddock without consulting the landowners, it could potentially contravene the NPPF, particularly in terms of the requirement for meaningful engagement with affected parties.</p> <p>2. Procedural Impropriety: We believe that the Tattingstone Parish Council did not follow the proper procedures in developing the NP or in consulting stakeholders, and therefore we may have grounds to challenge the validity of the restrictions. It is important to note that while the NPPF encourages consultation with landowners and stakeholders, the specific circumstances of the case would need to be considered to determine whether the council's actions are in compliance with the framework. Factors such as the nature of the restrictions being imposed, the reasons for them, and any legal obligations or planning considerations involved would all be relevant.</p> <p>3. Disproportionate Impact: We would further argue that the restrictions unfairly target our paddock. There is no clear and meaningful analysis for implementing a LGS initiative at The White Horse. (In many cases, assessing whether a policy or action has a disproportionate impact requires careful analysis of data and consideration of the broader social, economic, and historical context.)</p> <p>4. Lack of Evidence or Justification: The parish council has not provided sufficient evidence or justification for the restrictions imposed on our land. We argue that they are arbitrary and not based on sound planning principles.</p> <p>5. Human Rights Considerations: The nature of the restrictions and their impact on our property rights or other fundamental rights leave us to believe that the NP infringes upon our human rights under the European Convention on Human Rights or other relevant legislation. European human rights law, specifically the European Convention on Human Rights (ECHR), provides protections for property rights.</p>

Name	Organisation	Comment
		<p>Article 1 of Protocol No. 1 to the ECHR states:</p> <p>"Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law."</p> <p>This means that while we have a right to the peaceful enjoyment of our property, the parish council may interfere with this right if it's in the public interest and subject to certain conditions, such as being provided for by law and being necessary in a democratic society. If the parish council is seeking to place restrictions on our private land, they would need to demonstrate that such restrictions serve a legitimate public interest, such as environmental protection, public safety, or urban planning. However, any restrictions imposed must also be proportionate to the aim pursued and must not disproportionately interfere with our property rights. We believe that the restrictions proposed by the parish council are disproportionate or violate our rights under the ECHR, and we may have grounds for a legal challenge to them. We may consider seeking legal advice to assess our options and determine the best course of action based on the specific circumstances of our case. Additionally, we may explore any domestic legal remedies available to us.</p> <p>6. Economic Considerations: We can demonstrate that the paddock makes a valuable contribution to the local economy and tourism industry. We therefore argue that the restrictions could have negative economic consequences for the village if developing the land for the survival of the pub is the only option.</p> <p>7. Employment Opportunities: The White Horse offers local employment opportunities both directly and indirectly. Should the pub be forced to close because of restrictions placed on it, these opportunities would be lost. The pub requires staff for various roles such as management, maintenance, and customer service. Additionally, they create opportunities for local businesses to supply goods and services. Restricting any future development of the paddock for the survival of the pub would result in job losses and reduced income for workers and suppliers in the area.</p> <p>8. Alternative Solutions: We would seek to propose alternative solutions or mitigation measures</p>

Name	Organisation	Comment
		<p>that would address any concerns raised by the council while allowing our land to remain restriction free.</p> <p>The intention of the NP, as it stands, is detrimental in providing support to The White Horse and could well signal the demise of one of the country's oldest public houses. It is imperative that the full scope of business opportunities is retained by the owners of The White Horse without local parish council restrictions being placed on it.</p>
A Durance	Wheatsheaf	Where was this in the residents survey?! Sites 1, 6 and 8 are totally inappropriate, and do not in anyway fit the NPPF criteria... have you read it? These sites are not amenity land. Who selected these sites?! There are PLENTY more appropriate ones, in particular various sections of land east of The Close... or maybe just pick someone else's garden!! The NP Survey has highlighted how incredibly valuable the villagers consider both pubs, but the NP proposes restrictions which threatens the future development of both businesses.
P Moore	moore electrical	I think both pubs should be able to use their own land how they wish to in the future and the currently designated green spaces numbered 6 and 8 should be removed from the Plan.
L Brown	-	Chedworth Place looks to be surround by green spaces. Need to be careful about naming the playing field a green space if it will make it more difficult to obtain planning permission to improve the changing facilities
R Sharp	-	The comments above should have been written here, I guess. Please read 10 above – thanks
M Alston	-	It is stated that the proposed local green spaces meet the criteria set out in paragraph 102 of the NPPF, but from my reading this does not appear to be the case. With the exception of LGS 7, the allotments, the other sites should be removed from the proposed designations.
J Sanderson	-	this neighbourhood plan seems overly complex, bureaucratic and restrictive. Current planning restrictions can suffice without adding unnecessary levels of bureaucracy and possibility of negative unintended consequences.
J Neill	-	I absolutely disagree with the fact that you can decide on what green spaces are in relation to The Wheatsheaf in particular. This land is not ours (as in the village) and I am really quite enraged that you find it in your 'remit' to designate the land a green space. I wonder if you owned the land you would act accordingly - of course you would not.
K Jackson	The Wheatsheaf	As 10: reassess with MUCH greater involvement and talking to those affected by it. Almost added by stealth, certainly misrepresented
S Paul		It has recently come to my attention that Tattingstone Parish Council has undertaken a report on Local Green Space Assessment. Within your plan you have identified, Allotments

Name	Organisation	Comment
		Tattingstone White Horse, I make it very clear that this land, The Allotments, is owned by me and at no time have I consented to the said land to be included within your Report/Plan. Furthermore I find the Parish's failure to even make contact with myself most unprofessional and indeed not very neighbourly. If at some point the Parish Council has the decency to make contact I will only respond with professional advice, who's cost I will expect the Parish Council to cover.
	R Chadburn	I suggest that the wood surrounding Southfield in Church Road should be considered for inclusion in the list of Green Spaces in the Tattingstone Neighbourhood Plan. It lies close to the centre of the village; it is a tranquil environment; it offers an area for biodiversity - including owls, woodpeckers and nightingales. It is not large, being some 1.5 acres. It also provides a green break in the built environment of that section of Church Road. I also understand that, during the 1970/80s, the then Parish Council decided that it was an important feature of Tattingstone insofar as they saw fit to place TPOs on all of the mature trees therein.
	Anglian Water	<p>This policy designates 8 no. areas of Local Green Spaces (LGS) within the neighbourhood plan area – however, there is no specific policy test in relation to development or land use proposals. It is noted that the supporting text states that the development is restricted to that which must be demonstrated as being essential for the site, in line with the 2024 version of the National Planning Policy Framework (NPPF). For the avoidance of doubt, it should be made more explicit within the policy that managing development within a LGS should be consistent with national policy for Green Belts as set out in paragraphs 104 – 107 of the NPPF.</p> <p>Notwithstanding this, the inclusion in the supporting text that permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation is welcomed. Anglian Water may have network assets that intersect with these areas, and we do not consider that the policy should prevent any operational development that may be needed to manage, maintain or repair our assets.</p>
	Suffolk County Council	SCC welcomes the designation of the eight Local Green Spaces, shown on Map 9 and the Policies Map, and the reference to the NPPF (this should read paragraph 106 as the new version of the National Planning Policy Framework was published on 19 December 2023.) – as this supports the ongoing work to make Suffolk the Greenest County.

Name	Organisation	Comment
		<p>The Local Green Space Assessment is presented as supporting document on the village website, providing clear evidence through maps and tabular description, but no photos. The description do provide sizes of the proposed LGS.</p> <p>All sites proposed for LGS designation appear to fulfil the NPPF criteria.</p>
	Babergh District Council	<p>TATT 7 identifies 8 Local Green Spaces (LGS). Many are in private ownership. While privately owned land can be allocated as a LGS, there is an expectation that all reasonable efforts will have been made to contact the landowner(s) to bring the proposed allocation to their attention. During this R14 consultation exercise, we were contacted directly by one private landowner who voiced concerns that this was not the case and that some of the information provided in the LGS Appraisal was also inaccurate. The Parish Council should be mindful of any LGS comments submitted part of this consultation and we also remind them that a LGS should also be capable of enduring beyond the end of the plan period.</p> <p>For LGS5, you should consider removing the hard tennis court area. Similar instructions have been applied to other neighbourhood plans.</p>

Parish Council response

- Paragraph 106 of the NPPF sets out the criteria for land that is Local Green Space
- The criteria are:
 - a. in reasonably close proximity to the community it serves;
 - b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value including as a playing field), tranquillity or richness of its wildlife; and
 - c. local in character and is not an extensive tract of land.
- The definition does not specify that Local Green Space has to be in public ownership or be publicly accessible
- The NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts.
- Paragraph 154 of the NPPF (December 2023) sets out the type of development that would be appropriate in a Green Belt and is reproduced below:
A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
 - a) buildings for agriculture and forestry;

Name	Organisation	Comment
		<p>b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;</p> <p>c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p>d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p> <p>e) limited infilling in villages;</p> <p>f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and</p> <p>g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:</p> <ul style="list-style-type: none"> – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority <ul style="list-style-type: none"> • Given the level of opposition to designating sites 6, 7 and 8 (Pasture Field, White Horse Hill; Allotments Tattingstone White Horse; Land at corner of Church Road and A137 Tattingstone Heath) they will be deleted from the policy. • The wood surrounding Southfield in Church Road does not meet the NPPF criteria although it is noted that much of the woodland in this area is protected by a preservation order. • It is not considered necessary to remove the tennis courts from LGS 5. There are many instances where formal sports facilities are included in LGS designations.
		<p>Proposed modifications</p> <ul style="list-style-type: none"> • Delete the following from the policy: <ul style="list-style-type: none"> 6. Pasture Field, White Horse Hill 7. Allotments Tattingstone White Horse 8. Land at corner of Church Road and A137 Tattingstone Heath
Chapter 7 – Natural Environment		
B Tilley	-	<p>VERY important we do not loose existing trees and hedgerows, habitats for insects, birds and animals.</p> <p>We do have a variety of birds and insects which are rare, many species declining due to loss of habitat, nightingales being one , which we would not want to loose and is on the endangered list.</p>

Name	Organisation	Comment
C Tilley	-	Important to protect Local Green Spaces from future development. Hedges and trees must be preserved and added to...Tattingstone is home to various birds, animals and insects that are becoming rare, so must be preserved for future generations.
D Connolly	-	This should read "If Yes,"
D Brown	Village Hall and Playing Field Chairman	It looks as if Chedworth Place are surrounding themselves with green spaces for self interest!
S Sakal	Untied Pub Limited	N/A
A Durance	Wheatsheaf	7.10. Not sure how much help you'll receive from land owners, after trying to misappropriate their land.
	Suffolk Wildlife Trust 2	<p>Suffolk Wildlife Trust are happy to see that the plan references Sites of Special Scientific Interest (SSSIs) and deciduous woodland (a Priority Habitat). Within Section 7.13 the plan should include reference to County Wildlife Sites (CWSs); Paragraph 185 of the National Planning Policy Framework (NPPF) states that to protect biodiversity, plans should, "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity [such as CWSs]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation."</p> <p>Suffolk Wildlife Trust therefore suggest that reference to the CWSs in the parish is made alongside inclusion of these within Map 8. The Parish CWSs are Woodley Wood, Great Birch Wood, Buxton Wood, Buxton Wood Meadow, and Alton Water. Further detail on these, including their location, can be obtained from Suffolk Biodiversity Information Service</p> <p>A number of priority habitats also occur within the parish, including deciduous woodland, good quality semi-improved grassland, lowland dry acid grassland, and wood-pasture and parkland. Hedgerows meeting criteria for priority habitat are also present within the parish. These are shown clearly within Map 8 of the draft plan, and alongside the CWSs and nearby SSSIs offer an insight into how ecological networks of wildlife corridors and stepping stone habitat could be created.</p>

Name	Organisation	Comment
		<p>We are happy to see reference to the requirement to, “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity” detailed within the NPPF.</p> <p>Figure 1, the Mitigation Hierarchy is well referenced, however omits the requirement to enhance. This is a key step in the process, with strong links to delivering net gains and promoting species recovery through improved and enhanced ecological networks. Enhancement is a key part of Biodiversity Net Gain but can also be delivered through species specific enhancements such as bird and bat boxes. These are separate to Biodiversity Net Gain but still a requirement.</p> <p>We also note the reference to measurable net gains, delivered as part of the Environment Act 2021. The plan makes reference to the statutory minimum of 10%. Suffolk Wildlife Trust highlight that it is important to remember that DEFRA’s own impact assessment stated that, “In simple terms, [10%] is the lowest level of net gain that [DEFRA] could confidently expect to deliver genuine net gain, or at least no net loss, of biodiversity and thereby meet its policy objectives.”</p>
	<p>Babergh District Council</p>	<p>Para 7.2 After ‘ ... Landscape Appraisal of the Parish’ suggest adding ‘(Alison Farmer Associates, March 2023)’ to both name the author and provide a date context. The latter is particularly relevant given that within Alison’s report, the local plan context chapter is now out of date.</p> <p>Para 7.13 Our Biodiversity Officer has commented that while mention is made of Great Birch Wood SSSI on the northern border of the parish [by this, do you mean Freston & Cutler’s Woods with Holbrook Park SSSI?], no mention is made of County Wildlife Sites (CWS) within the parish. The entire area around Alton Water is designated as a CWS and some of the six or so other CWS’s within or partially within the parish match the priority habitat areas shown in Map 8. We also appreciate that, while accessing information on CWS’s is less than straightforward, there is a CWS map available via the Suffolk Biological Information Service website. See: https://www.suffolkbis.org.uk/sites/default/files/images/other/PS2_0.jpeg</p>

Name	Organisation	Comment
		<p>Map 8</p> <p>We suggest a rethink about the colour palette being used on Map 8 to make it easier to work out what is what, especially given the shading used over the adjacent parishes.</p> <p>Figure 1</p> <p>Our Biodiversity Officer has recommended that the word 'evade' is replaced with the word 'avoid' in the first box to ensure clarity. '<u>Avoid</u> or reduce biodiversity impacts through site selection and layout'</p>
Parish Council response <ul style="list-style-type: none"> The Plan will be amended to include reference to the County Wildlife Sites but, given that additional sites can be designated from time-to-time it is not appropriate to map them as this could result in over-reliance on this potentially out-of-date information by developers. There are a number of versions of the mitigation hierarchy published. That included in the Plan is as published by the UK Green Building Council but it will be amended to replace "evade" with "avoid" Paragraph 7.2 will be amended as suggested by the District Council Map 8 is reproduced from Parish Online. The colour palette is very pail and there is nothing that can be done to improve it. 		
Proposed modifications <ul style="list-style-type: none"> Amend para 7.13 to include reference to the current County Wildlife Sites Amend para 7.2 to include reference to the author and date of the Landscape Appraisal (Alison Farmer Associates, March 2023) Amend Figure 1 to replace "evade" with "avoid" 		
Policy TATT 8 - Design Considerations		
S Hammond	-	I would wish to see a policy that does not preclude aspirational design not seen within the local vernacular. The local vernacular is disparate and the heritage listings of any buildings will protect those buildings from less than substantial material harm being caused to the setting of those buildings. The emphasis of building design should be on quality and the aspiration of building net carbon neutral homes or at least to The Future Homes standard 2025.
D Brown	Village Hall and Playing Field Chairman	Smaller properties

Name	Organisation	Comment
	Anglian Water	<p>As a region identified as seriously water stressed, we encourage plans to include measures to improve water efficiency of new development through water efficient fixtures and fittings, including through rainwater/storm water harvesting and reuse, and greywater recycling.</p> <p>Our revised draft water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies.</p> <p>The Defra Integrated Plan for Water supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress. Given the proposed national approach to water efficiency, Anglian Water would encourage this standard to be included in the neighbourhood plan using a fittings-based approach.</p>
Parish Council response <ul style="list-style-type: none"> A policy that does not preclude aspirational design is not necessary given that para 139 of the NPPF states that "significant weight should be given to....outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings." Joint Local Plan Policy LP23 requires developments to "meet the higher water efficiency standards of 110 litres per person per day, as set out in Building Regulations Part G2 (or any subsequent more recent legislation)". The Parish Council does not have sufficient local evidence to support reducing this to 100 litres per day and therefore ensure the policy would be successful at examination. 		
Proposed modifications <ul style="list-style-type: none"> None 		
Policy TATT 9 - Non-Designated Heritage Assets		
S Hammond	-	I would hope the stakeholders affected have been engaged and evidence on this gathered.
S Turnbull	-	Very pleased to see this included. They are an important part of the village.

Name	Organisation	Comment
A Durance	Wheatsheaf	A/the Village Hall is vital to the/our community, however, the actual building in question is far from ideal, and possibly, long term needs replacing, not protecting. I assume you have made no formal contact with the owners of properties put forward as "Non-Designated Heritage Assets." Not something you can rectify/change now!
K Jackson	The Wheatsheaf	Listing by stealth. I assume you will need to supply evidence that these are heritage assets?
	Suffolk County Council	Overall, the Suffolk County Council Archaeological Service (SCCAS) are pleased to see that heritage has been given thought and consideration in the plan. The NP group may wish to consider whether the information from the Suffolk Farmsteads Project would help with Policy TATT 9 in identifying non-designated heritage assets. In addition, the NP group might wish to consider the potential impacts of the conversion of historic rural buildings some of which could be non-designated heritage assets.
Parish Council Response <ul style="list-style-type: none"> The Tattingstone Assessment of Non-Designated Heritage Assets - January 2024 is referenced in paragraph 1.12 was published alongside the draft Plan. The Summary Leaflet distributed to every household in the parish included the list of the proposed non-designated heritage assets. It is not considered necessary to reference the Suffolk Farmsteads Project 		
Proposed modifications <ul style="list-style-type: none"> None 		
Community Action 2 - Tattingstone History Trail App		
E West	-	Please don't spend my council tax money on this. If a local teenager wants to do it for a school project then fine and fabulous. I see no reference to this in the survey and I am not sure what it has to do with planning policy. Perhaps a more appropriate Community Action would be "clear the drainage ditches of brambles" (TATT 10) or "encourage people to turn off their outside lights when they go to bed" (TATT 11).
M Alston	-	I support the development of a history trail, but creating an app seems like a gimmick and a potentially costly one. A simple web site could convey the same information.
R Hobson	-	Not too sure about this being a good investment

Name	Organisation	Comment
	Anglian Water	We note that under Community Action 2 Tattingstone History Trail App, there is an intention of the Parish Council to work with others, including Anglian Water, to create a mobile phone app for the Tattingstone History Trail. It is suggested that contact is made with the Alton Park team regarding further discussions on this initiative
Parish Council Response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
Community Action 3 - Reducing Overhead Wires		
E West	-	Not in favour of the wires, but sometimes burying them underground causes huge environmental damage. If additional reference was made in the document to considering this then I would support it.
Anonymous	-	Realistically, undergrounding of overhead lines is not likely to be undertaken by the relevant utilities without financial assistance. - which is not available at present.
A Durance	Wheatsheaf	(Providing common sense prevails.)
Parish Council Response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
Policy TATT 10 - Flooding and Sustainable Drainage		
M Slattery	-	Reference to Alton Water
	Anglian Water	It is welcomed that Policy TATT 10 seeks to ensure new development incorporates sustainable drainage schemes (SuDS), providing for on-site drainage and water resources to be managed to avoid surface water and fluvial flooding issues. These can provide multi-functional benefits when designed to be integral to green/ blue infrastructure provision. SuDS also provide an opportunity for rainwater harvesting and reuse to improve the water efficiency of new developments. This can be delivered for individual dwellings or on a community scale for larger developments.

Name	Organisation	Comment
		<p>It is the Government's intention to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England in 2024. However, we welcome this policy to ensure SuDS are incorporated in new developments, until the Schedule is formally implemented and the necessary measures are in place.</p> <p>As a minor point, Policy BRET 10 should take account of the different types of development and not only scale when referring to proposals being required to submit such schemes. An amendment to the policy should be made to reflect this.</p>
	Environment Agency	<p>Based on a review of environmental constraints for which we are a statutory consultee, we find that there are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3 though this is largely confined to the Alton Reservoir there is a section along the Welsh.</p> <p>On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 167 sets this out.</p>
	Suffolk County Council	<p>SCC, as the Lead Local Flood Authority, has the responsibility for managing flood risk arising from surface water, ground water and ordinary watercourses. The Environment Agency has the responsibility for managing flood risk from main rivers and the coast.</p> <p>Policy TATT 10 – Flooding and Sustainable Drainage <u>No development shall be proposed in areas at risk of any form of flooding either current or future. Sustainable Drainage Proposals for all new development, will be required to submit proposals that are appropriate to the scale of the proposed development and shall demonstrate how surface water drainage and water resources will be managed so as not to cause increase flood risk elsewhere.</u></p>
Parish Council Response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications		

Name	Organisation	Comment
<ul style="list-style-type: none"> None 		
Policy TATT 11 – Dark Skies		
Anonymous	-	There may have to be some compromise to allow the installation of intermittent PIR-controlled security lighting for domestic and other premises.
S Drane	-	Wholeheartedly approve if dark skies. Human bodies need natural cycles of dark and light. People who misguidedly think they are helpful by erecting streetlights on their boundaries should consider the impact of it shining into neighbours bedrooms all night.
J Clavey	-	The street lighting that we have at present near the Lemons Hill bridge is very bright and intrusive. There doesn't seem much need for lighting in this area.
	Suffolk County Council	SCC welcomes the dark skies policy
Parish Council response		
<ul style="list-style-type: none"> Most PIR lighting on domestic properties does not require planning permission 		
Proposed modifications		
<ul style="list-style-type: none"> None 		
Chapter 8 – Built Environment		
A Durance	Wheatsheaf	8.18/8.19 I assume you have made no formal contact with the owners of properties put forward as "Non-Designated Heritage Assets." Not something you can rectify/change, irreparable damage if you ask me.
	Suffolk County Council	<p>Section 8 clearly and effectively states the importance in protecting listed buildings and buildings identified by the NP group of local heritage significance. It is good to see that Policy TATT 9 specifically covers the identified non-designated heritage assets. SCC Archaeological Service have been reviewing Farmsteads throughout Suffolk, as part of a project funded by Historic England. Entries from the project can be seen via the Suffolk Heritage Explorer.</p> <p>It is good to see that the section 8.13 highlights the need for developments to take heritage assets into consideration and that section 8.16 points out the need for heritage statements to be submitted with planning proposals. We would suggest that the subtitle of Built Heritage on p25 be changed to Historic Environment as this more suitably covers both built and below-ground heritage. In addition, this section would benefit from adding a statement regarding</p>

Name	Organisation	Comment
		<p>below-ground heritage assets. I would encourage the addition of a note within this section along the lines of: <i>Suffolk County Council Archaeological Service (SCCAS) would advise early consultations of the Historic Environment Record (HER) and assessment of the archaeological potential of any potential development site at an appropriate stage in the design stage, in order that the requirements of NPPF and West Suffolk Local Plan are met. SCCAS as advisors to Babergh and Mid Suffolk Council would be happy to advise on the level of archaeological assessment and appropriate stages to be undertaken.</i></p> <p>Having something along the lines of the above would provide clarity to developers for any future development sites and. In addition to this, the plan could also highlight any level of public outreach and public engagement that might be aspired from archaeology undertaken as part of a development project, as increased public understanding of heritage sites is an aspiration of the NPPF.</p>
	Babergh District Council	<p>Para 8.2 properly introduces the AECOM prepared Design Guidelines & Codes document. As an important part of the NPs evidence base it is disappointing to see that nobody saw the very specific reference to Colchester Councils draft Local Plan on page 6. When AECOM do update the Design Guide, they should also ensure that any NPPF references are also updated.</p> <p>Para 8.3 The Design Guide identifies four Character Areas, the Village, the White Horse, the Heath, and the Wonder. Para 8.3 says that there are 'three character areas'. Assuming that 'the Wonder' will remain in the Design Guidelines, you should consider adding a footnote to explain that there is a fourth character area (the Wonder) that is not specifically covered in this chapter (Chapter 8).</p> <p>Para 8.18 / NdHA Assessment The inclusion of a photograph(s) of each of the NdHAs in the Assessment would be a helpful visual addition, and act as useful 'point in time' reference.</p> <p>Para 8.25 Grammar. The word 'proposal' is used twice in the second sentence. Could one of these be replaced with 'scheme' (or similar) to avoid repetition?</p>

Name	Organisation	Comment
Parish Council response		
<ul style="list-style-type: none"> The Summary Leaflet distributed to every household in the parish included the list of the proposed non-designated heritage assets. The Built Heritage subtitle will be amended as suggested by SCC Paragraph 8.14 will be amended to make reference to the Historic Environment Record The Design Guidance will be corrected to replace reference to Colchester Local Plan with Babergh's Local Plan A footnote will be added to explain that there is a fourth character area (the Wonder) that is not specifically covered in this chapter (Chapter 8). It is not considered necessary to add photographs of the NDHAs in order for the Plan to meet the Basic Conditions The Grammar of paragraph 8.25 will be amended as suggested by Babergh DC 		
Proposed modifications		
<ul style="list-style-type: none"> Amend subtitle at para 8.13 to Built Heritage Amend paragraph 8.14 to make reference to the Historic Environment Record Amend the Design Guidance to replace reference to Colchester Local Plan with Babergh's Local Plan Add a footnote to Para 8.3 to explain that there is a fourth character area (the Wonder) that is not specifically covered in this chapter (Chapter 8). Correct the Grammar of paragraph 8.25 as suggested by Babergh DC 		
Community Action 4 - Community Facilities		
Anonymous	-	There have been two attempts to bring back a community shop to Tattingstone, both of which were frustrated for various reasons. Other neighbouring villages have been successful. We have missed opportunities and it is extremely unlikely that a village shop will ever return to our village.
D Brown	Village Hall and Playing Field Chairman	village shop is a pipe dream not viable . We had a shop in the best possible location right opposite the village school which was also a public house and a post office. The shop failed though lack of support. The changing facilities upgrade and the improved play equipment is already an on going project.
L Brown	-	The previous village shop/post office/public house failed through lack of support so pointless as neighboring village shops are struggling

Name	Organisation	Comment
R Hobson	-	We seem incapable of providing a community shop which I favour and cafe in this village, I am not sure it is worth pursuing further. The last team effort failed after a concerted effort by some unhappy individuals which drove a big wedge through this community. We have some good farm shops.
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
Chapter 9 – Services and Facilities		
E West	-	9.8 I wonder if it would be sensible to stop talking about "a shop" and/or "a cafe" and to look at what it is people actually want to do and will "pay" for. Some people see these as a means of socialising and others see it as a means of mitigating the loss of a viable bus service to the existing shops. Clearly neither a shop nor a cafe is a viable commercial proposition for a village of our size with little passing trade and even if the service was 100% subsidised by the Parish Council and staffed by volunteers it still has a "cost" to the community, as well as a potential benefit.
B Tilley	-	Recreation ground, children's play area needs attention, broken equipment needs replacing.
Anonymous	-	Outdoor gym to cater for a wider age range of participants. Playing field buildings to become more multifunctional. Introduction of a playing field car park.
K Cook	-	The heart of local villages are their shops/cafes; we should have these in Tattingstone too. The play area and field should be improved with new facilities and trees.
S Turnbull	-	Bus times don't facilitate my child going to college. It must be impossible for those who work.
M Paxman	-	The Church and School will not survive without sensible housing policies where we can grow the village in a sustainable way. We have already lost the local bus service what will be next.
J Marcus	-	The Community Shop project should be revived - if not in the church (though that was very viable) then a location should be made available for it.
C Clavey	-	It is a pity that the community shop project was derailed. A small shop/cafe in the village would be useful.
E Bradley	-	Would be great to see improved playground facilities at the recreation ground- the swings could definitely do with updating.

Name	Organisation	Comment
		Would be great to get a community shop - I know the church was being looked at - think some buildings are now needed to serve multiple purposes.
J Clavey	-	I would particularly like to see the community shop/cafe come into being. We need more facilities that do not entail driving and allow people to shop locally and get out to socialise. It makes sense for the Church to be put to much wider use.
K Jackson	The Wheatsheaf	9.5 bullet points are not a correct descriptive of what the areas proposed as green space (both pubs PRIVATE LAND) actually are. By stopping any potential business growth or re-development on these areas, you are putting the future of these important services (as per 9.2 + 9.3) at risk.
M Dan	-	We need some sort of public transport even if 2/3 times a week
	Babergh District Council	Para 9.8 Formatting. Check for a carriage return at the end of the first sentence.
Parish Council response <ul style="list-style-type: none"> Many of the comments are matters for the Parish Council as opposed to the content of the Neighbourhood Plan The formatting of paragraph 9.18 will be corrected 		
Proposed modifications <ul style="list-style-type: none"> Correct formatting of paragraph 9.18 		
Policy TATT 12 - Public Rights of Way		
J Clavey	-	Whilst footpaths are plentiful, it seems that sections of bridle paths are quite disjointed, not going anywhere or sometimes just ending at a section of busy road so not of any great use for horse riding.
	Suffolk County Council	<p>Policy TATT 12 is welcomed although it potentially conflates two aspects: improving the Public Rights of Way (PROW) network; and creating biodiversity corridors.</p> <p>Please note that the primary function of the PROW network is to provide opportunities to access the countryside and the policy should focus on improvements that enable easier access into that countryside for all. While improvements to the PROW network can also provide benefits to wildlife and biodiversity, improvements to the network should not be conditional on biodiversity. Indeed, in the case of hedgerow planting, these can be detrimental to the PROW network if they create corridors where the vegetation overshadows the path, restricting air</p>

Name	Organisation	Comment
		movement and direct sunlight on the path, and thereby preventing the path from drying out after inclement weather which can discourage, or even prevent, year-round use.
Parish Council response <ul style="list-style-type: none"> While the County Council's comments are noted concerning biodiversity, it is considered important that paths also ensure that opportunities for biodiversity enhancements are maximised. 		
Proposed modifications <ul style="list-style-type: none"> None 		
Community Action 5 - Public Rights of Way Warden		
E West	-	10.5 is this person to be from Tattingstone? I think it would be too difficult for one person who lives in the village to put themselves potentially at odds with landowners, particularly if they're not earning money from the work. In most cases I expect neglected footpaths etc are just because the landowner has too many other things to do rather than because they actually want to exclude people from their land - though some previous hand-made signs have been rather aggressive in tone. Perhaps it would be better to encourage people who already walk or ride the routes to report issues to the Parish Council and make it easy for them to do so. The landowners should be able to do likewise (people cycling on footpaths, ignoring requests to keep dogs on leads, etc). The PC can then decide on appropriate action, which may include "reporting" to Suffolk CC or may include a more local action, eg getting some volunteers to mend a stile or hack back the nettles. We need to avoid this waiting for PC meetings though otherwise it would be three months before anything is done.
S Hammond	-	Completely unnecessary. Public Rights of Way are protected and maintained usually by the Highway Authority or Local Authority. Allow the bodies with the enforcement powers to manage. There are reporting mechanisms to assist this enforcement. Members of the public should report issues with PROW's using these online tools.
D Brown	Village Hall and Playing Field Chairman	Unnecessary as already covered by highways
L Brown	-	Already protected by the Highway why do we need another person
R Hobson	-	Good idea
	Suffolk County Council	Community Action 5 – Public Rights of Way warden is also very welcome and SCC's PROW team would be very happy to support this action with advice, training and assistance.

Name	Organisation	Comment
	Babergh District Council	Layout: Consider reorganising this page so that Community Action 5 appears before the Parking Provision sub-heading.
Parish Council response		
<ul style="list-style-type: none"> Many parish councils have footpath wardens including Bentley. They monitor footpath conditions and issues that require attention, providing reports to their parish council, and liaising with County Council officers The page will be reorganised so that Community Action 5 appears before the Parking Provision sub-heading. 		
Proposed modifications		
<ul style="list-style-type: none"> Reorganise the page layout so that Community Action 5 appears before the Parking Provision sub-heading. 		
Policy TATT 13 – Parking Standards		
S Hammond	-	There should also be a visitor parking requirement for new developments to avoid on street parking which is becoming problematic in the village. Suffolk Highways provides guidance on this. https://www.suffolk.gov.uk/asset-library/Suffolk-Guidance-for-Parking-v5.1.pdf .
D Brown	Village Hall and Playing Field Chairman	One of the biggest problems we have is that Green Lane was never built for cars it was a Lane like Back Lane which is basically one vehicle wide .
A Durance	Wheatsheaf	Sorry, last sentence regarding new builds having an electrical charging point, I disagree with this, I believe we are a long way off regarding whether Electric Vehicles are really "the way to go".
J Clavey	-	New developments should provide parking spaces with a porous surface.
M Alston	-	While I am in favour of EV charging points, requiring one per parking space instead of one per dwelling seems like overkill. I would suggest one per dwelling.
	Anglian Water	Anglian Water recognises the need to manage parking arrangements within Tattingstone. We recommend that off-street parking encourages permeable surfaces and green infrastructure to minimise surface water run-off from the introduction of hard-standing areas, including a cross reference to those other policies covering surface water run-off e.g., Policies TATT 8 and 10.
	Suffolk County Council	Paragraphs 10.9 and 10.11 refer to the Suffolk County Council Parking Guidance (2019) which is welcomed, however this should be the 2023 version.
	Babergh District Council	Policy TATT 13 is similar in many ways to Policy WTD 14 in the adopted Wherstead NP. While the settlement pattern in Tattingstone may not readily lend itself to proposals where 'parking court or on-street parking' is a practical or viable option, the Parish Council should consider including text similar to the last paragraph in Wherstead Policy WTD 14 to cover off such an eventuality.

Name	Organisation	Comment
Parish Council response <ul style="list-style-type: none"> Paras 10.9 and 10.11 will be updated as requested by the County Council There is no need to have a policy requirement for visitor parking as this is addressed in the Suffolk Parking Guidance In April 2024 there were 1.76 million plug-in cars registered in the UK. The Building Regulations already require EV charging points to be provided in new homes Where non-porous hard-standings are proposed they require planning consent It is considered highly unlikely that the scale of future development in Tattingstone would be such that parking courts would be required. 		
Proposed modifications <ul style="list-style-type: none"> Amend paras 10.0 and 10.11 to refer to the latest County Council Parking Guidance 		
Community Action 6 - Electric Vehicle Charging Points		
E West	-	Though I noticed that the survey showed people were not interested in this. Perhaps they should be local chargers for local people...otherwise won't the village hall car park fill up with electric cars avoiding the Alton Water parking charges?
S Gipps	-	I dislike the idea of charging points for electric cars in public places.
S Hammond	-	The Parish needs to engage with the DNO - District Network Operator (UK Power Networks). There are a few serious concerns regarding the potential of 22kW fast charging stations. Putting this simplistically, due to load and prospective fault current it would mean that each road or location may require a small substation. It's critical that feasibility studies consult with the DNO at the earliest stage. Consideration also needs to be given to those vehicle owners visiting the Parish. This may be an opportunity to generate funds for the Parish Council to enable future reinvestment on community infrastructure. The current draft neighbourhood plan has not explored this opportunity.
M Paxman	-	it is not up to local ratepayers to provide such facilities when we all have to buy them for our own use. I can see no benefit to residents.
D Brown	Village Hall and Playing Field Chairman	Village Hall committee are looking to install Two electric car parking charging points on Hall car park!
A Durance	Wheatsheaf	Think it's too early to be investing/spending tax-payers money on charging points, rather unsure of the long term future of Electric Vehicles
L Brown	-	The village hall committee are already looking into installing charging points.

Name	Organisation	Comment
R Hobson	-	Great idea
	Suffolk County Council	10-13 – Suffolk Guidance for Parking 2023 and Building Regs Part S include guidance and requirements for electric vehicle charging provision for new and improved developments.
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
Community Action 7 - Cycling Provision		
S Hammond	-	Again the policy is ambiguous and lacks research. A cycle path into Ipswich? Policies to be adopted need to be evidence based and deliverable.
D Brown	Village Hall and Playing Field Chairman	On the narrow road's around the peninsular it is almost impossible to give a cyclist the required amount of overtaking room unless they pull over.
L Brown	-	The roads are not wide enough to accommodate cycle lanes and the road is unsafe for cyclists with the heavy traffic
M Slattery	-	Issue of safe routes especially via A137 needs expanding
R Hobson	-	Another great idea
	Suffolk County Council	10.14 – Fully support the objectives and recommends this references DfT's LTN1/20 (Cycle Infrastructure Design) with regard to good design. We also recommend that it references Suffolk Guidance for Parking 2023 with regard to secure cycle storage.
	Babergh District Council	<p>Although our 'Local Cycling & Walking Infrastructure Plan' (LCWIP) does not identify any schemes/projects within Tattingstone, it does aspire to improving cycling connectivity between the peninsula as a whole and Ipswich. This aligns with Community Action 7. [See: https://www.babergh.gov.uk/sustainable-travel] To strengthen the advocacy of this, we suggest amending para 10.14 as follows:</p> <p>'Alton Water and the lanes and bridleways around the Parish are regularly used for recreational cycling. In addition, the Neighbourhood Plan Survey identified some support for safer cycle routes towards Ipswich. <u>This ambition is also captured within Babergh District Council's Local Cycling and Walking Infrastructure Plan, reflected by suggested schemes and routes to improve cycling connectivity on the whole of the Shotley Peninsula and into Ipswich.</u> but This</p>

Name	Organisation	Comment
		would be a matter for the County Council to implement. The Parish Council can play a role in liaising with landowners and the County Council to improve provision.'
Parish Council response		
<ul style="list-style-type: none"> • This is not a planning policy that will be examined and therefore does not need to meet the tests of deliverability and viability. • Paragraph 10.14 will be amended as suggested by Babergh DC • Reference to SCC secure cycle storage will be added to Policy TATT 13 		
Proposed modifications		
<ul style="list-style-type: none"> • Amend paragraph 10.14 as suggested by Babergh DC • Amend Policy TATT 14 by adding reference to requiring secure cycle storage in development in accordance with SCC guidance. 		
Policies Map and Inset Maps		
E West	-	The Heath / Map 4 and my query about the impact on my residential amenity - see above. Why does The Heath not have any Visually Sensitive Landscape? Are we the scruffy end of Tattingstone? Or is it just we don't have enough pretty trees? It's not our fault we're flat.
D Connolly	-	See attached hard copy, and comments above. The settlement boundaries need discussion and amendment.
S Hammond	-	There are too many fundamental issues that need addressing in the draft neighbourhood plan for this to go to the examination stage.
A Moore	-	Removal of 6 & 8 green spaces
S Sakal	Untied Pub Limited	See comments on LGS's.
A Durance	Wheatsheaf	The proposed Settlement Boundaries need totally readdressing; Existing properties should surely be included in boundaries, eg. Pond Hall Farm (and the relating property further down the bridal way), the terrace houses behind the White Horse & properties at the South end of The Heath. Splitting The Heath in two is totally ridiculous! Settlement boundary is to "formally define where the built up area ends" Including half of someone's property and not the other is also unfathomable, i.e. The Wheatsheaf and Pear Trees (both Church Rd.) Strongly disagree with Local Green Space Allocation, especially 1,6&8, aka 1 5&7?! On the Insert maps; the Local Green Space allocated numbers are different to those on the Local Green Space Map 9, the view points on these maps are also not entirely consistent with those on Map 7.
J Clavey	-	It seems an omission that there are no visually sensitive areas on the north bank of Alton Water or from the fields in that area.

Name	Organisation	Comment
M Alston	-	Please see other responses above.
K Jackson	The Wheatsheaf	Settlement boundaries inadequate. Green spaces need reassessment with appropriate consultation and discussion with those affected.
	Babergh District Council	On the White Horse Inset Map (page 36) and the Heath Inset Map (page 37) the LGS numbering does not match Map 9.
Parish Council response <ul style="list-style-type: none"> Comments relating to Settlement Boundaries and Local Green Spaces are addressed above The Visually Sensitive Landscapes have been identified by a professional Landscape Architect. They did not identify any landscape in the proximity of The Heath worthy of such designation. The Parish Council and its highly experienced Planning Consultancy is satisfied that the neighbourhood Plan is capable of being submitted for examination. Babergh DC would have identified fundamental objections had they thought otherwise. 		
Proposed modifications <ul style="list-style-type: none"> Amend maps as a result of amendments agreed elsewhere 		
Appendices		
D Hawes	-	Typo error in Appendix 2. Sanford should read Samford.
	Suffolk County Council	<p>Sections 1 and 2: New development road layouts should generally accord with Suffolk Design: Streets Guide.</p> <p>Section 10: Recommend referencing Suffolk Guidance for Parking 2023 regarding vehicle parking and manoeuvring plus secure cycle storage provision.</p>
	Babergh District Council	<p>Appendix 2</p> <p>To future proof Appendix 2, and in common with instructions given by Examiners on other neighbourhood plans, we recommend that you include the following sentence (or similar): 'Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.' This could appear as a standalone sentence or be added on to one of the two existing paragraphs.</p>
Parish Council response <ul style="list-style-type: none"> The spelling of Samford in Appendix 2 will be amended The Suffolk guidance is referenced in the relevant policies and does not need to be included in the appendix 		

Name	Organisation	Comment
<ul style="list-style-type: none"> Appendix 2 will be amended as suggested by Babergh DC 		
Proposed modification		
<ul style="list-style-type: none"> Correct spelling error in Appendix 2 – Samford Amend Appendix 2 to include the additional sentence suggested by Babergh DC 		
General comments		
S Harley	Suffolk county council	I applaud the work that has been done to create this excellent plan
E West	-	Thank you to everyone who has put work into it - I'm sorry I wasn't in a position to help when the working group was set up.
-	Suffolk Fire and Rescue Service	<p>Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.</p> <p>As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.</p> <p>SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p>
B Tilley	-	Think it is well thought out and I believe covers just about anything local residents would require in this amazing village.
D Connolly	-	There needs to be more consultation on two key areas, Settlement Boundaries and Designated Green Spaces. There should then be a second draft produced for further comment.
S Gipps	-	The settlement boundary goes through my back garden, please amend this to incorporate the whole of my property
S Hammond	-	The current draft of the Local Neighbourhood Plan does not the basic conditions as stated in Schedule 4B to the Town and Country Planning Act 1990 (as amended). The consultation of the community of Tattingstone has not been extensive enough to enable this plan to have any merit to advance to the next stage, alternatives have not been evidenced on several issues. I am

Name	Organisation	Comment
		personally disappointed that the Parish have not been advised of elementary principles of development control to be able to produce a Local Neighbourhood plan that benefits the community and that is deliverable. I am also of the opinion that contained within the draft policies self interests have been covertly proposed. We can do much better than this! The LNP Committee needs to step back from the current proposal and seek professional advice as to how the soundness of the LNP can be improved. This is an opportunity to do this.
S Drane	-	There's no mention of public transport, our 16-18 year olds have to attend compulsory education but no public transport is available to get them to our nearest post 16 education provider (or any other) in time for lessons to start. Parents have to change jobs/working hours in order to drive them. There are very few job opportunities for young people within safe walking or cycling distance so earning the considerable cost of learning to drive, buy and insure a car is almost impossible. If education is compulsory shouldn't transport to it also be? Luckily a neighbour told me about this plan and the opportunity to be involved otherwise I wouldn't have known anything about it. It seems like a lot of effort and work has gone into it so it's a shame for it to be hidden from residents through lack of publicity and communication. How effective can asking for comment and feedback be if no one knows this even exists? I haven't had time to give feedback on everything as I've found out quite late. Thank you for your efforts to maintain and improve our lovely village
S Turnbull	-	It's extremely thorough and well thought out. I think the balance of progressive measures and preservation is just about right.
M Paxman	-	Please read all my previous comments.
C Clavey	-	An excellent plan, professionally presented. Thanks to all involved.
S Sakal	Untied Pub Limited	The land owners do not live in Tattingstone. Discussion with land owners of the White Horse is desirable. The NP came to the attention of the land owners via a third party by chance.
A Durance	Wheatsheaf	The Designated Open Green Spaces; these need reviewing, who selected these? Have they ever been to Tattingstone? There are many phrases from various government documents that need pulling out here "It is recognised that the designation of Local Green Spaces should not be used simply to block development." "Demonstrably special". "particular local significance, beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;" ...to name but a few. The inconsistencies regarding selection are ridiculous, there are some fantastic parcels of land

Name	Organisation	Comment
		<p>that if really necessary could have been put forward that have been omitted, two that come to mind are; The land East of The Close, this has a footpath going right through it, and not quite so ideal but still more sensible an option than the land belonging to the Wheatsheaf & the White Horse Inn, the land just south of Lemons Hill Bridge (the West side of the road), adjacent to what's know as the Paupers Graveyard.</p> <p>The Local Green Spaces numbered 1, 6 & 8 I feel are exceptionally inappropriate (4&5 are areas that obviously need protecting, however, I thought these already would be, areas 2 and 3 I know very little about, but, would be interested to know how the owners of these areas feel... or do they not know?!!)</p> <p>Area 1 is in essence, the front garden of those living at Chedworth Place, it is not in anyway considered land belonging to the local community, (neither demonstrably special, with no local or historic significance, and no richness in wildlife.)</p> <p>Area's 6 & 8, land belonging to the White Horse Inn, and land belonging to the Wheatsheaf are; not land belonging to the local community, are not demonstrably special, not pretty or tranquil, they have no local or historic significance, and no richness in wildlife. The designation of these two areas potentially threatens the future growth & development of these two businesses. Your very own NP questionnaire, completed by the residents of Tattingstone recognised both pubs as valuable assets to the Parish. Over 80% of respondents referred to both pubs as being highly valued or at least valued... over 80%! Yet the Neighbourhood Plan is then threatening the future of both businesses! This is not acceptable, in fact it is disgraceful, an embarrassment, and I would say brings into question the validity of this Neighbourhood Plan. The Licensing & Hospitality Trade is currently under severe pressure to continue, thousands of pubs closing every year, and here you are, ready with nail & hammer to drive into the coffins of what have been described as a highly valuable assets to your community.</p> <p>I don't feel you can be sneaking in new settlement boundaries in the process of the NP, these need looking at in far more detail, but while I'm here, these suggestions are also ridiculous, (you may as well go back to earlier comments.)</p> <p>You have made no formal contact with landowners and property owners directly affected by your propositions (of Green Spaces & Non-Designated Assets).</p> <p>Regarding The Wheatsheaf and the White Horse Inn, if the message is not yet clear, I give you;</p>

Name	Organisation	Comment
		<p>Human Rights Considerations: The nature of the restrictions and their impact on the property rights or other fundamental rights leave us to believe that the NP infringes upon the human rights under the European Convention on Human Rights or other relevant legislation. European human rights law, specifically the European Convention on Human Rights (ECHR), provides protections for property rights.</p> <p>Article 1 of Protocol No. 1 to the ECHR states:</p> <p>"Every natural or legal person is entitled to the peaceful enjoyment of his possessions.</p> <p>No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law."</p> <p>Do you really not want at least the option to knock down and replace the Village Hall with a bigger, better, shinier option in the future?</p> <p>What about new changing rooms or pavilion on the playing field? surely your various magic designations would hinder either of these future positive developments.</p> <p>The NP has proposed keeping all three sections of the village separate, despite not one person in the survey suggesting this, in fact the only feedback was in suggesting the opposite... read your survey results... I have.</p> <p>I have a feeling there was much more, but this has exhausted me of all will remaining.</p>
L Brown	-	Several items need to be looked at far more closely
C Orr	Dentist	Thank you to all concerned for all the work on our behalf.
M Slattery	-	<p>Not at this point.</p> <p>Preservation of existing character and ambiance of village is key</p>
M Alston	-	As a part-owner of the White Horse, I was very surprised that we received no notification about the significant proposals involving the pub and the field adjoining it. I attended a parish council meeting where councilors were told that interested parties would be contacted, but we have had no formal or informal notice at all and I write this at 8:45pm on the final day of the consultation period.

Name	Organisation	Comment
J Sanderson	-	as stated earlier the neighbourhood plan seems overly complex, bureaucratic and restrictive. Surely current planning restrictions can suffice without adding unnecessary levels of bureaucracy and possibility of negative unintended consequences.
K Jackson	The Wheatsheaf	Start again, with adequate involvement of those affected by this plan.
A Abbott	-	I do not agree with parish neighbourhood plan. On garden land to rear of no.4 Heath Tattingstone IP1 2LX, this land has never had an agricultural holding number. When a valuation was done for probate 2010. Land Registry HMRC would not accept a valuation as agricultural as they regarded it as garden land. Speaking with Andrea Mendel at the Open Event I was assured by herself Parish Council had no input to Neighbourhood Plan. Therefore I hope to have backing of Parish Council to have this included to Neighbourhood Plan. I include map with highlighted area shown
Parish Council response <ul style="list-style-type: none"> • The consultation has met the requirements of the regulations, as explained in the Consultation Statement accompanying the Submission Plan. • Each household in the parish received a copy of a publicity leaflet which listed the proposed Local Green Spaces. It explained how to view the Plan and comment on it. • The provision of public transport is beyond the Parish Council's powers. • An explanatory leaflet was delivered to every household one week before the consultation commenced. • The Parish Council has engaged the support of Planning Consultants that have successfully guided over 30 neighbourhood plans through preparation and examination. • Matters relating to Local Green Spaces and Settlement Boundaries are addressed above and not repeated here 		
Proposed modifications <ul style="list-style-type: none"> • None 		
Statutory Body Responses		
-	Suffolk Fire and Rescue Service	Suffolk Fire & Rescue Service has considered the plan and are of the opinion that, given the level of growth proposed, we do not envisage additional service provision will need to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.

Name	Organisation	Comment
		<p>As always, SFRS would encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is extremely cost effective and efficient.</p> <p>SFRS will not have any objection with regard access, as long as access is in accordance with building regulation guidance. We will of course wish to have included adequate water supplies for firefighting, specific information as to the number and location can be obtained from our water officer via the normal consultation process.</p>
Parish Council response <ul style="list-style-type: none"> The provision of sprinklers in development is a matter dealt with by Building Regulations 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Suffolk Wildlife Trust 1	<p>Thank you for consulting Suffolk Wildlife Trust regarding the Tattingstone NP. Engaging with communities is a key part of Suffolk Wildlife Trust's work, and here in the Planning and Advocacy Team, we are particularly keen to engage in Neighbourhood Plans. Previously we have done this through standard consultation, as well as community workshops designed for parishes in the early stages of plan development, and biodiversity audits undertaken via our commercial arm, 'Wilder Ecology'.</p> <p>We believe that Neighbourhood Plans have great potential to push for greater biodiversity delivery, for instance suggesting that Biodiversity Net Gain could deliver beyond the statutory level of 10%. Therefore, I wanted to reach out to you and ask whether the Parish would be interested in hearing more about this, and whether there could be scope to change Policy TATT 6 to deliver more for nature?</p> <p>Tattingstone has fantastic and diverse wildlife habitats, which could be further enhanced and deliver even more for nature. If there is interest, I'd be happy to supply some more information or talk to Parish Council about this. In addition, Suffolk Wildlife Trust will of course provide comment on the Regulation 14 consultation, showing our support for the Tattingstone NP alongside evidence of where we believe the plan could deliver even more to bring nature back.</p>
Parish Council response <ul style="list-style-type: none"> There is insufficient information provided on the viability of developments providing higher than the statutory 10% Biodiversity Net Gain. Without such evidence a policy seeking a higher rate would not survive examination. 		

Name	Organisation	Comment
Proposed modifications <ul style="list-style-type: none"> None 		
	Suffolk Wildlife Trust 2	<p>Thank you for sending us details of the Tattingstone Neighbourhood Development Plan. We are pleased to see that the draft Tattingstone Neighbourhood Plan recognises the importance of biodiversity and greenspaces and proposes measures to protect and enhance these within Policy TATT6. We believe that these policies could be strengthened to offer an even greater benefit to biodiversity. Please see our comments below: [attributed to relevant policies and sections above]</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted and addressed under specific sections above 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Anglian Water	<p>Thank you for inviting comments on the Tattingstone Neighbourhood Plan Pre-submission (Reg 14) consultation. 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.</p> <p>It is noted that the draft neighbourhood plan does not allocate any new sites for housing or other commercial development. The following comments and observations are made in relation to ensuring the making of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.</p> <p>Anglian Water has produced specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage - Strategic Growth and Infrastructure (anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.</p> <p>Alton Water</p>

Name	Organisation	Comment
		<p>Anglian Water is pleased to note the acknowledgement in the neighbourhood plan of the contribution that Alton Water makes in terms of water supply and as an important landscape and recreation area. Our reservoirs are vital infrastructure, providing our 4.3 million customers with high quality drinking water, but they're also valued open spaces supporting health and wellbeing within the local communities. Alton Water has been supplying vital water resources to a large part of Suffolk for almost 50 years and the water treatment works, built in 1987, (outside the neighbourhood plan area) treats around 10 million gallons of water a day. The reservoir has continued to achieve a Green Flag Award, and for the first time in 2022, the site has been awarded the Green Heritage Site Accreditation, supported by Historic England, and is the only site in Suffolk that has achieved this coveted status. The Green Flag scheme is recognition of high standards of management for customers and the environment. We welcome the recognition in the draft neighbourhood plan that Alton Water provides a major regional leisure facility that attracts many visitors to pursue a range of activities on our site as well as being the destination for major events. It also hosts a park run for every Saturday morning.</p> <p>Overall, we are supportive of the policy ambitions within the neighbourhood plan, subject to the proposed amendments. We hope that the information provided is helpful to the future iteration of the plan and wish you every success in taking this forward to the next stage. We look forward to being consulted on the submission version in due course.</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Environment Agency	<p>Thank you for consulting us on the pre-submission plan for the Tattingstone Neighbourhood Plan.</p> <p>For the purposes of neighbourhood planning, we have assessed those authorities who have "up to date" local plans (plans adopted within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.</p>

Name	Organisation	Comment
		<p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation while protecting the environment. It ensures that the right development, is built in the right place at the right time. To assist in the preparation of any document towards achieving sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information and advice to help support your neighbourhood plan.</p> <p>Environmental Constraints We have identified that the Neighbourhood Plan Area will be affected by the following environmental constraints:</p> <p>Water Resources Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.</p> <p>New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.</p>

Name	Organisation	Comment
		<p>Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licensing strategies (CAMS process) - GOV.UK).</p> <p>We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning</p> <p>Source Protection Zones Your plan includes areas which are located on Source Protection Zones 3. These should be considered within your plan if growth or development is proposed here. The relevance of the designation and the potential implication upon development proposals should be considered with reference to our Groundwater Protection guidance: https://www.gov.uk/government/collections/groundwater-protection</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted The Neighbourhood Plan does not identify specific sites for development and, as such, it will be a matter for a developer to check that adequate water supplies are available. 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, in particular policies which seek to protect and promote the historic environment, but do not consider it necessary for Historic</p>

Name	Organisation	Comment
		<p>England to be involved in the detailed development of your strategy at this time. We would refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Suffolk County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
	National Highways	<p>Thank you for your correspondence, received on 22 January 2024, for inviting National Highways' comments on the above.</p> <p>National Highways is responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England on behalf of the Secretary of the State. In the area within and surrounding of the Neighbourhood Plan, we have responsibility for the trunk road A14.</p> <p>The area and location that are covered by this current consultation, Neighbourhood Plan Pre-Submission Draft Plan, is remote from the SRN. Consequently, for the proposed draft Neighbourhood Plan, it is unlikely to have an impact on the operation of the trunk road.</p> <p>Therefore, National Highways offers No Comment.</p>

Name	Organisation	Comment
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Natural England	<p>Thank you for your consultation on the above dated 22 January 2024.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information. Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be</p>

Name	Organisation	Comment
		<p>affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>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.</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Suffolk County Council	<p>Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Tattingstone Neighbourhood Plan.</p> <p>SCC is not a plan making authority, except for minerals and waste. However, it is a fundamental part of the planning system being responsible for matters including:</p> <p>Archaeology Education Fire and Rescue Flooding Health and Wellbeing Libraries Minerals and Waste Natural Environment Public Rights of Way Transport</p> <p>This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services.</p> <p>Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised.</p>

Name	Organisation	Comment
		<p>Where amendments to the plan are suggested added text will be in <i>italics</i> and deleted text will be in strikethrough.</p> <p>Education</p> <p>SCC, as the Education Authority, has the responsibility for ensuring there is sufficient provision of school places for children to be educated in the area local to them. This is achieved by accounting for existing demand and new developments. SCC, therefore, produces and annually updates a five-year forecast on school capacity. The forecast aims to reserve 5% capacity for additional demand thus the forecasting below may refer to 95% capacity. The information below is to inform the Neighbourhood Planning Group's understanding of educational provision in the Plan Area and does not need to be included in the Plan.</p> <p>Primary Education</p> <p>The primary education catchment area for Tattingstone Parish is Tattingstone CEVCP School. The school is not currently forecast to exceed 95% capacity during the forecast period.</p> <p>Secondary Education</p> <p>The secondary education catchment area for Tattingstone Parish is Holbrook Academy. The school is forecast to exceed 95% capacity during the current forecast period. There may be a possible need for expansion of local secondary accommodation in the future, but this will be regularly monitored and reviewed.</p> <p>Early Years Care</p> <p>As there is no additional housing proposed as part of this plan, there would not be any impact on Early Years places.</p> <p>Libraries</p> <p>Provision of a library service is a statutory duty. The Public Libraries and Museums Act 1964 (c. 75) is an act of the United Kingdom Parliament. It created a statutory duty for local authorities in England and Wales "to provide a comprehensive and efficient library service for all persons". The catchment library for Tattingstone is Capel St Mary Library which is currently 23% of the modal size for the population of the catchment. This is supplemented by a mobile library service which has two stops in the area. Any development in the area would increase demand on these services and we would seek investment to mitigate the additional provision required.</p>

Name	Organisation	Comment
		<p>Transport</p> <p>SCC, as the Local Highway Authority, has a duty to ensure that roads and footways are maintained and safe as well as providing and managing flood risk for highway drainage and roadside ditches. SCC Transport Strategy aim to procure highway safety and sustainable travel improvements from new developments wherever possible.</p> <p>General</p> <p>SCC notes that an updated version of the NPPF was published late December 2023. As such, some of the paragraph numbers referred to in this plan will need to be reviewed and amended, in particular in relation to the criteria of Local Green Spaces, formerly paragraph 102 now 106.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources.</p> <p>The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance.</p> <p>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.</p>
Parish Council response <ul style="list-style-type: none"> The comments are noted 		
Proposed modifications <ul style="list-style-type: none"> None 		
	Babergh District Council	<p>This response is made for and on behalf of Robert Hobbs (Corporate Manager for Strategic Planning at Babergh & Mid Suffolk District Councils).</p> <p>Thank you for consulting us on Regulation 14 Pre-submission draft Tattingstone Neighbourhood Plan. This attractively presented plan contains an expected suite of policies that seek to add value at the local level.</p>

Name	Organisation	Comment
		<p>We do have some comments to make. These are set out in the appended table. For the most part, these relate to matters of clarity but we draw your attention in particular to our comments on policies TATT 5 (Protection of Important Views) and TATT 7 (Local Green Spaces). See also our comments linked to paragraphs 8.2 and 8.3 re an error in the AECOM Design Guidelines & Codes document which means that this will need to be amended and re-issued.</p> <p>Some natural updating of your Plan will also be necessary as it progresses, particularly to parts of the introductory chapter. We trust that this has already been programmed in.</p> <p>If you wish to discuss any of the points raised, then please do not hesitate to contact us.</p> <p>Please note we have no comment to make at this time on the following policies: TATT 2, TATT 4, and TATT 8 to TATT 12.</p> <p>Joint Local Plan references</p> <p>References are made throughout to the 'Local Plan'. To avoid confusion between the superseded Babergh Local Plan (adopted 2014), the now adopted 'Joint Local Plan', and the 'Development Plan' in general, we recommend that you make the following changes:</p> <ul style="list-style-type: none"> • Para 1.5 (5th line): ' ... Babergh and Mid Suffolk <u>Joint</u> Local Plan Part 1 (JLP1) ...' • Para 3.4 (1st sentence): 'At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Development Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023' • Para 3.6 (2nd sentence): 'It will <u>is likely to</u> identify a settlement hierarchy for the two districts, ...' <p>NPPF references</p> <p>Para 3.2 correctly notes that the latest NPPF was issued in December 2023. Some NPPF cross-references now refer to incorrect paragraph numbers. See:</p> <ul style="list-style-type: none"> • Para's 7.20 & 7.21 should both refer to NPPF paragraph 106 [not 102] • Para 9.27 should now refer to NPPF paragraph 191 c) [not 185 c)] <p>In para 8.24, please check and amend the NPPF reference, as necessary.</p> <p>Qstn: Is this a reference to paragraph 166 in the July '21 / Sept '23 NPPF, or to paragraph 166 in the Dec '23 NPPF?</p>

Name	Organisation	Comment
		<p>Also, in the Glossary, update the NPPF hyperlink to direct readers to the latest version. Better still, suggest the link read as follows: https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>Para 1.12 & 7.11, Map 7, TATT 5, and the Policies Maps</p> <p>There is information missing and what appears to be discrepancies between the information that is presented (the various maps) that make it difficult to come to a conclusion at this stage on the 'Important Views'. This needs to be addressed prior to submission of the Plan.</p> <ul style="list-style-type: none"> • Para 1.12 lists an 'Appraisal of Views' document as being available on the PC website during the R14 consultation period. We could not find it. • Para 7.11 states that the Landscape Appraisal identifies a number of important views and that these are shown on Map 7. The views are not numbered or otherwise described which makes cross-referring them difficult. • It is unclear whether all of the views shown on Map 7 have a corresponding map plot in the Landscape Appraisal, especially in Tattingstone Village and Tattingstone Heath. • Similarly, some of the views plotted on the Policies Maps do not appear to correlate well with Map 7.
<p>Parish Council response</p> <ul style="list-style-type: none"> • The references to the adopted Local Plan will be amended as suggested • The references to the NPPF will be updated. This may require further updating if the new NPPF is published before the Plan is submitted. • The references to the important views will be addressed to ensure consistency with the Landscape Appraisal 		
<p>Proposed modifications</p> <ul style="list-style-type: none"> • Amend references to the Local Plan refer to the Joint Local Plan Part 1 • Amend references to the NPPF are correct and up-to-date • Amend, as necessary, references to important views within the Plan are consistent with the Landscape Appraisal 		



TATTINGSTONE PARISH NEIGHBOURHOOD PLAN 2024-2037

Further Focused Consultation

You may remember that in January 2024 the Parish Council consulted you on its draft Neighbourhood Plan for the Parish. When complete, it would be used by Babergh District Council for making decisions on planning applications. Thanks to everyone that submitted comments.

Having considered all the comments, the Parish Council has decided to carry out a further, focused, consultation on one matter, the proposed Settlement Boundary at The Heath area. We are providing you with an opportunity to comment on some changes to the Settlement Boundary compared to the one we consulted on this time last year.

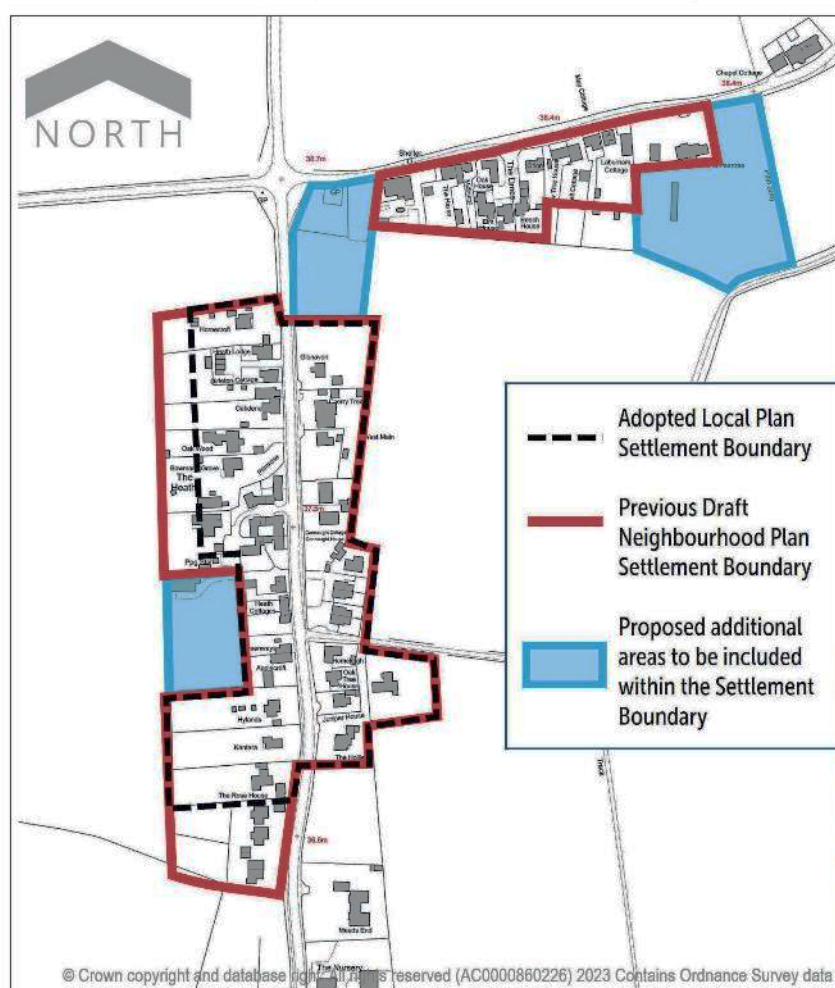
The details of the proposed changes and how you can comment are set out in this leaflet.

TATTINGSTONE PARISH COUNCIL
JANUARY 2025

The Draft Neighbourhood Plan includes a policy which defines Settlement Boundaries around the main built-up areas of the village, the village centre, in the vicinity of the White Horse PH and at The Heath. Settlement Boundaries are planning tools designed to limit the spread of development into the countryside and are generally drawn tight around built-up areas and don't necessarily follow ownership boundaries, such as gardens.

The Draft Plan seeks to update the current Settlement Boundaries from those defined in 2006 by Babergh District Council, and which are now out-of-date in many areas. In the case of The Heath, the Draft Neighbourhood Plan defined two separate boundaries, one including the housing along the A137 and the other the cluster of housing on Church Road.

Following consideration of the comments received, the Parish Council proposes to further amend the Settlement Boundary at The Heath by including the areas shaded in blue on the map within the Settlement Boundary. The effect of the inclusion of these areas would be to support the principle of development taking place in these areas.



We want to know whether you support the proposed changes to the Settlement Boundary. We are not consulting on the rest of the Draft Plan. Babergh District Council will consult on the whole Plan once the Parish Council submits it to them, currently planned for late Spring. **WE MUST RECEIVE YOUR COMMENTS BY FRIDAY 28 FEBRUARY 2025**

FOR INFORMATION ONLY

The Draft Neighbourhood Plan included proposals to designate land at The Wheatsheaf, behind The White Horse and the allotments as "Local Green Space" illustrated on the maps. Following consideration of comments received during the January 2024 consultation, the Parish Council has agreed **to remove these designations from the Neighbourhood Plan**.



What next:

At the end of this additional round of consultation, all comments will be considered, the Neighbourhood Plan will be then be submitted to Babergh District Council. They will carry out further consultation on the Plan before it is considered by an independent Neighbourhood Plan Examiner. The Examiner may require changes to be made to the Plan before it can be put to a Parish Referendum organised by Babergh DC. We would expect this to happen later in the year. If the majority vote in favour of the Plan, it will be used by them when deciding planning applications.

COMMENTS FORM

You can either complete the form below and return it to the letter box at the Village Hall, or at The White Horse and Wheatsheaf, or you can complete it online at www.smartsurvey.co.uk/s/Tattingstone_SB or by using the QR code to access the form

WE MUST RECEIVE YOUR COMMENTS BY FRIDAY 28 FEBRUARY 2025



Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in **blue** on the map?

YES ☐ NO ☐ UNSURE ☐

Comments:

Name

Address (optional)

EMAIL (optional)

Would you like to be notified when the Parish Council submits the Plan to Babergh District Council? (if yes, please provide either address or email address above)

YES ☐ NO ☐

Would you be willing to have your contact details shared with Babergh District Council for the sole purpose of enabling that Council to keep you informed of further consultations on the Plan?

YES ☐ NO ☐

Data will be processed by the District Council in accordance with their information security policies and Privacy Notice (available on their website).

Data Protection Notice: All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).

Please note: All comments received will be made publicly available and will be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Appendix 8 – Focused Consultation Comments

Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?				
Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	55.56%	25
2	No	<div></div>	28.89%	13
3	Unsure	<div></div>	15.56%	7
			answered	45
			skipped	2
Comments: (24)				

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
A Abbott	Yes	-

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
A Abbott	Yes	-
A Abbott	Yes	-
A Abbott	Yes	-
A Airey	No	I would be concerned by additional traffic along Church Road on the approach to the A137 arising from any significant scale development on the sizeable plot behind Laburnum and Peartree. I support the other two changes.
A Carroll	Yes	-
A Mendel	Unsure	Whilst I respect and understand that the land owners may wish to make minor changes, I hope this amendment, if passed, would not result in large developments that would not be in keeping with the area.
A Race	No	I live at Well Cottage on Church Road, and would like to know if I can have the rest of my garden put inside the boundary, it appears on the proposal that it has been almost purposely excluded given pear tree cottage boundary and those in the Limes
A Race	No	I live at Well Cottage on Church Road, and would like to know if I can have the rest of my garden put inside the boundary, it appears on the proposal that it has been almost purposely excluded given pear tree cottage boundary and those in the Limes
Anonymous	No	We do not support the possibility of further building in the village.
Anonymous	Yes	-

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
Anonymous	Yes	-
Anonymous	Yes	-
Anonymous	Yes	-
Anonymous	Yes	-
Anonymous	-	-
Anonymous	No	I question why you have drawn a line through the gardens of 3 houses and not followed the outline ?
Anonymous	Yes	-
Anonymous	Yes	-
B Stennett	No	<p>With regard to the green spaces, I am pleased to see that the revisions have removed areas where owners were not appropriately engaged, avoiding the earlier issues that led to threats of legal action. It is worth noting, however, that the receipt of these threats was initially withheld from the wider parish council.</p> <p>That said, I have the following observations:</p> <p>Tennis Courts and Green Space Designation</p> <p>There is no mention of the tennis courts being removed from the proposed green space at the playing field, despite Babergh's feedback in the initial review advising their exclusion. Furthermore, the Playing Field Committee has objected to designating the playing field as a green space, citing its existing protection under a covenant against over-development. They also raised concerns that this designation could hinder future infrastructure improvements,</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>such as upgrading the changing facilities to allow the football team to return to its local ground.</p> <p>Limited Accessible Green Spaces</p> <p>In reality, the village's remaining green spaces, aside from the cemetery, are largely confined to areas around Chedworth Place and Samford Court, which are not completely accessible to the wider community.</p> <p>Revised Boundaries</p> <p>I welcome some of the boundary changes, such as the inclusion of gardens and new builds on the Heath within the village boundary, as well as the restoration of Pear Tree's gardens on Church Road to the village envelope.</p> <p>However, I am puzzled by the continued exclusion of parts of the gardens of the four houses between The Limes and Pear Tree. As the owner of Yew Tree, which was built in 1844 and once served as the village school, I find it disconcerting that part of its land remains outside the village envelope. This decision has tangible impacts on the value of these properties, yet there is no transparency regarding how or why it was made.</p> <p>Lack of Transparency in the Planning Process</p> <p>The decision-making process for the village plan has been marred by a lack of transparency. Initial meetings were held privately, without agendas or minutes, leaving residents and even members of the parish council uninformed.</p> <p>The following excerpt from previous survey feedback, attributed to a member of the Village Plan Working Group (whose membership was not disclosed to residents or many parish council members until they raised a freedom of information request that prompted the</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>release of this information and an undertaking going forward village plan meetings would be advertised to the public with agendas and minutes being provided), encapsulates this issue: "The current settlement boundaries need to be reviewed. There seems to have been no consultation for the proposed new boundaries; they appear to have materialised out of thin air, with no justification for the boundaries."</p> <p>This raises significant questions: Who decided on these boundaries? What logic or criteria were applied? Who was present during these decisions?</p> <p>Without records of meetings or agendas, these questions remain unanswered. I am happy to acknowledge that in October a meeting took place that was publicised, did have a published agenda and one of the outputs from this meeting is the proposed revisions. However, by the 6th of January, the minutes had still not been published and when challenged at the PC meeting the chair, who lead the October meeting and was supposed to publish the minutes stated she had "been busy". As such the wider population of Tattingstone still has no understanding of the thought processes behind these revisions and why some boundaries have been revised but not others.</p> <p>Validity and Legal Challenges</p> <p>While the village plan appears polished and contains elements of genuine value, the procedural failures undermine its credibility. This lack of transparency and consultation weakens the plan's ability to withstand legal challenges. Should proposals arise that deviate from the plan, the circumstances of its creation could diminish any protection it might</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		otherwise provide.
B Tilley	Yes	-
C White	-	-
D Brown	No	Why were the gardens of three properties left out of additional area within the settlement boundary from Beach house to Peartree
D Connolly	Yes	<p>I feel that this is now more important to adopt in the light of recent developments outlined in an email I received from Babergh.</p> <p>"In December, the Government published its review of the National Planning Policy Framework, designed to meet its target of 1.5 million new homes being built in this parliament. "</p> <p>"What has changed?</p> <p>In December, the Government announced new housing requirements for every District and Borough Council in the country. These increased the housing requirement in Babergh to 775 homes a year (up 86%), and in Mid Suffolk up to 734 (up 37%). To ensure the housing requirement can be met, councils must demonstrate there is a 'housing land supply' for the next five years."</p> <p>The proposed amendments to the Settlement Boundary helps in meeting the planned changes.</p> <p>I also believe it makes sense to have a single Settlement Boundary around The Heath portion</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		of the village, not two.
D Wood	No	I do not see the need to change from the original proposal by instigating the new proposals it could possibly encourage development within these areas which would not fit in with the layout of these areas.
E West	No	Starting from the existing approved boundary, black dashed lines, your original proposal (red lines) added approximately 37% to the area of the Heath's Settlement boundary. Your new proposal (blue areas) adds 88% which seems excessive. To put it another way, the new proposal has nearly doubled the additional development space - and there has already been significant development along the A137 in the last ten years. Secondly I still see no rhyme or reason to where the lines are drawn. The areas coloured in blue on the map seem to contradict your own description of the boundaries being "designed to limit the spread of development into the countryside and are generally drawn tight around built-up areas and don't necessarily follow ownership boundaries, such as gardens."
G Cullingford	No	-
J Greenwood	Yes	-
J Greenwood	Yes	-
J Kirk	Yes	-
J Pearce	No	I am concerned that there is NO safe walkway from the Wheatsheaf/Heath area to the centre of the village-school-church area.

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
J Temple	Unsure	At 'the Heath', the land at the A137 crossroads- if any more houses (small, hopefully) were built it could restrict driver visibility at a potential accident black spot. The land opposite Chapel cottages acts as a wildlife corridor for birds and small mammals which should, in my view, be protected alongside any building. I am a bit concerned that the allotments have been removed as a designated green space- unless more land for allotments would be offered should houses be built here. I think allotments are a valuable resource for mental health and well-being
J&C Anderson	Unsure	If more development takes place along Church Road, we feel that a) there would be a case for installing traffic lights at the A137 junction b) there would be stretch of road between Chapel Cottage and the A137 junction should be a 'no parking' zone
J&C Clavey	Yes	The access to the most easterly area needs to be carefully sited as it is close to a dangerous bend
K Jackson	Yes	-
L Girling	Unsure	Would strongly oppose any building on land marked with a cross on your map (edit. This is the land to the west of the Heath/ A137 behind houses)
P Connolly	Yes	-
P Martin	Unsure	Would not want houses built on the area in blue on the Heath and would strongly contest any application to build
R Chadburn	Yes	-

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
R Watson	Yes	However, it would be necessary (actually, is already) to install some form of traffic management at the intersection of Church Road and the A137. Either a small roundabout or traffic lights. This crossroads is becoming increasingly risky, with vehicles constantly turning in front of traffic which has right of way. The problem will get worse with increased housing.
S Gipps	Yes	Makes sense
S Hammond	No	<p>The proposal is illogical in that it:</p> <ul style="list-style-type: none"> a) Excludes from the proposed southern boundary on the eastern "arm" land to the rear of Yew Tree House, Well Cottage, May Cottage and Laburnam Cottage before then picking up the rear boundary to Maria Peartree, Church Road. b) Excludes the "ribbon development" south of The Hollies until Stutton Lane (i.e. properties Meads End through to Morant Cottage (inclusive) should also be within the Settlement Boundary. c) Excludes land immediately south of Station Road, part of withdrawn application reference B/16/01046 for 13 no dwellings (including 8 no affordable dwellings) which would be a logical extension to the "ribbon development" on the western side of The Heath (A137) but without extending the settlement boundary into open countryside and beyond what would be a "defensible boundary" in the form of Station Road and Church Road.
S Kirk	Yes	-
S Page	No	The 3 revised settlement boundary changes were requested by the owners of the land that would be brought inside the settlement boundary and therefore more likely to have permissions granted for new housing. These requests were made in the public forum of a Parish Council

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		meeting and were not voted on by the Council but passed on to the Neighbourhood Plan Group. This is clearly advantageous to the land owners as it would either offer opportunity to build on the land themselves or make the land available for sale which in either circumstance gives a financial gain to the owners. I cannot see how this potential personal financial gain can be seen as a benefit to the village.
T Bridges	Unsure	There is not enough detail here about the number of possible houses, type of houses or timescales to enable me to make a decision.
Anglian Water		Thank you notifying Anglian Water on the focused consultation on the proposed amendments to the Settlement Boundary. I am writing to confirm we have no specific comments or views to make on these proposals.
Babergh District Council		<p>This response is made for and on behalf of Robert Hobbs (Head of Strategic Planning - Planning Policy and Infrastructure). We thank the Parish Council for consulting us on this matter.</p> <p>The consultation material clearly explains that the proposed settlement boundary changes at Tattingstone Heath are a direct response to comments received on Regulation 14 pre-submission draft plan. From the map, we see the boundary being extended eastwards to encompass the grounds of the property known as Peartree (Church Road), the linking together of the two 'parts' of The Heath via the grounds of the Wheatsheaf Public House (which now also has its proposed local green space status removed), and the inclusion of what appears to be an enclosed field to the rear of properties adjacent to the A137. The</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>consultation material also makes it clear that: "the effect of the inclusion of these areas would be to support the principle of development taking place in these areas." Local residents should therefore be left in no doubt as to what this means.</p> <p>Based on the information provided, and the clear messaging, we have no objection to the proposed settlement boundary changes.</p> <p>The consultation material also explains that the parish council are not inviting comments on the remainder of their draft plan. However, given the proposed changes, we suggest you might want to revisit in particular the following 'important views' to ensure that there is no potential for internal conflict within the plan:</p> <ol style="list-style-type: none"> 1. The view that looks east across the A137 junction and down Church Road. [Nb. this view is pictured top left on document page 20 of the Landscape Appraisal, where it refers to the oak tree in the grounds of the Wheatsheaf Public House], and 2. The un-numbered view show in red on the map on document page 19 of the same appraisal [where red denotes a 'view to wider landscape'] that looks west and appears to relate to the gap between #s 1 & 3 Heaths Cottages, and the property known as Greenways, along the A137.

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>In the case of no. 2 above, if the 'enclosed' field behind Heath Cottages, etc. were to be developed in a manner similar to Frederick's Close just to the north, the key beneficiaries of this view to the wider landscape would clearly change.</p> <p>With regard the removal of the two other proposed local green spaces; the pasture field at the White Horse Public House, and the nearby allotments, we make no comment.</p>
Forestry Commission		<p>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.</p> <p>Forestry Commission and Neighbourhood Planning</p> <p>Existing trees in your community</p> <p>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</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>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.</p> <p>Ancient Woodland</p> <p>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).</p> <p>The Forestry Commission has prepared joint Standing Advice for the treatment of Ancient Woodland</p> <p>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</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>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).</p> <p>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.</p> <p>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.</p> <p>Deforestation</p> <p>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>Woodland Creation</p> <p>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.</p> <p>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.</p> <p>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</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>potential impacts.</p> <p>Deforestation</p> <p>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p> <p>Woodland Creation</p> <p>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.</p>
National Highways		National Highways welcomes the opportunity to comment on the Further Focused Consultation of

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>the Tattingstone Neighbourhood Plan which covers the plan period from 2024 to 2037.</p> <p>National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>In relation to the Tattingstone Neighbourhood Plan, our principal interest is in safeguarding the operation of the SRN in the vicinity of the Tattingstone area, which includes the A12 (Junction 32B) and A14 (Junction 55 and 56) (circa. 3 to 4 km north and west of area) – therefore remote to the SRN.</p> <p>National Highways has previously provided response under Regulation 14 Pre-Submission Draft of this Neighbourhood Plan, where we have stated that the Neighbourhood Plan area of interest is remote from the SRN. Consequently, the relevant policies set out are unlikely to have an impact on the operation of the trunk road and therefore National Highways offered no additional comments.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>Having reviewed the recently submitted revisions related to the Settlement Boundaries as part of the further focused consultation, we note that the scale of growth remains unchanged to impact the nearby SRN. Any new planning application will be assessed accordingly to consider the impact on the nearby SRN.</p> <p>Consequently, National Highways considers the changes highlighted in the recent document to not result in a significant impact on the operation of the SRN and therefore National Highways offers no additional comments.</p>
National Landscapes 1		<p>Thank you for consulting the National Landscape team on the focused consultation on proposed amendments to the Tattingstone settlement boundaries in the draft Tattingstone Neighbourhood Plan.</p> <p>The National Landscape team has no objection in principle to the settlement boundary amendments being proposed.</p> <p>The three extensions proposed to the settlement boundaries around The Heath and along Church Road lie outside the boundary of the Suffolk & Essex Coast & Heaths National Landscape. The closest National Landscape boundary runs approximately 450m south of The Heath along Stutton Lane. Inter-visibility between the proposed extensions and the National Landscapes from Stutton Lane is limited due to roadside hedging. The scale of the proposed</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>extensions are considered appropriate within the setting of the National Landscape to allow modest scale housing increases to come forward to meet local housing need in the village.</p>
National Landscapes 2		<p>Good afternoon. I have just submitted comments on the Focused Consultation to amend settlement boundaries in the Tattingstone Neighbourhood Plan.</p> <p>I did a search in the draft Neighbourhood Plan to see what had been included about the Suffolk & Essex Coast & Heaths National Landscape/AONB.</p> <p>Paragraph 7.1 states ' The whole of the Parish has been studied in detail in terms of its landscape quality as part of an assessment exploring the potential for the 2019 extension (Valued Landscape Assessment; Suffolk Coast & Heaths Additional Project Area – Alison Farmer Associates for the AONB project team; March 2020.</p> <p>The Valued Landscape Assessment for the Suffolk Coast & Heaths Additional Project Area – Alison Farmer Associates March 2020 was commissioned by the National Landscape team to improve understanding about the constituent elements that contribute to the area being valued. The above report was not commissioned to support or available when the variation to the AONB boundary was being assessed by Natural England.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>Paragraph 8.27 deals with Dark Skies. I just wanted to let you know about the Lighting Design Guide for the Dedham Vale and Suffolk & Essex Coast & Heaths National Landscapes also commissioned by the National Landscape team.</p> <p>It is fantastic that Policy TATT 11 – Dark Skies has been included in the draft Tattingstone Neighbourhood Plan.</p> <p>I am emailing to inquire if para 7.1 could be amended for accuracy and also if policy TATT 11 could be amended to ensure lighting schemes in developments coming forward in the village comply with the lighting recommendations in the guide. This would entail amending Policy TATT 11 to make reference to the Lighting Design Guide.</p> <p>I am aware that there is no general consultation on the draft Neighbourhood Plan happening at the moment but if other changes are being made to the document prior to submission to Babergh and the examiner please can consideration be given to making the changes I have suggested above.</p> <p>I appreciate that this may not be possible, and I can raise these issues again at the Regulation 16 stage</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>consultation.</p> <p>Thank you for considering these changes.</p>
Natural England		<p>Thank you for your consultation on the above dated 14 January 2025.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>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.</p>
Suffolk County Council		<p>Thank you for consulting Suffolk County Council (SCC) on the Tattingstone Draft Neighbourhood Plan Further Focused Consultation for the amendments to the proposed Settlement Boundary.</p> <p>Minerals and Waste</p> <p>From a desk-based assessment, it is noted that the new parish settlement boundary around The Heath is approximately 125 metres from allocation M6: Tattingstone (which includes the Eastern extension), the site is included in 'Policy MP2: proposed sites for sand and gravel extraction' of the Suffolk Minerals and Waste local Plan (2020). This places the proposed settlement boundary within the safeguarding area that is outlined in M10: Safeguarding and in the Safeguarding and Proposal Maps.</p> <p>Suffolk Minerals and Waste Local Plan (2020) Policy MP10: Safeguarding denotes the safeguarding</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>boundary to be up to 250 metres, meaning that the proposed 'The Heath' settlement boundary largely falls within this zone. So as required under Policy MP10, any application submitted within a 250 metre buffer area of any safeguarded minerals site will need to be referred to consultation with the Local Minerals and Waste Authority (Suffolk County Council). This is to make sure that any development proposed within this safeguarding area can mitigate against the impact of the permitted quarry.</p> <p>In paragraph 3.6 of the Draft Tattingstone Neighbourhood Plan it is stated that "At the time of preparing the Neighbourhood Plan, a planning application for this extension was being considered by the County Council, the determining authority". SCC notes that the Eastern Extension of Tattingstone (M6 in the local plan) was issued planning permission on 18th March 2024 (application number SCC/0024/23B).</p> <p>The proposed allocation settlement boundary (indicated on the permitted quarry plans with a dotted line) doesn't have an impact on the existing buildings, but it should be noted that this proposal will bring the parish boundary closer to a safeguarded mineral site and within the consultation area, and any development brought forward in the future in this area will therefore require consultation with the Local Minerals Authority (Suffolk County Council). It is also noted that under the current permission final restoration of Tattingstone quarry is expected 30th November 2044.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>Key views</p> <p>The protected view that looks west from The Heath “to wider landscape” (identified by ‘A’ on the map below) has been seemingly protected due to “the open views across the fields and woods are important assets to the village”.</p> <p>It is noted that this view will not provide open views across fields as the boundary for the quarry extension sits approximately 125 metres from The Heath settlement boundary line, the boundary to the Eastern edge of Phase 1 of the Tattingstone Eastern extension will be bunded with a 4 metre high soil bund around the perimeter to screen the quarry in terms of landscape but also to mitigate the impact of noise and air quality (dust) to the surrounding area.</p> <p>The Tattingstone quarry, includes the Eastern extension, must not be considered to have an impact on this protected view if it were to be included in the Neighbourhood Plan, as it has existing consent.</p>

Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<div data-bbox="759 643 1176 1228" data-label="Image"> </div> <p data-bbox="736 1321 860 1353">General</p> <p data-bbox="736 1374 2208 1445">It is recommended that the key views on Map 7 are labelled accordingly with numbers to make them easier to refer to.</p>

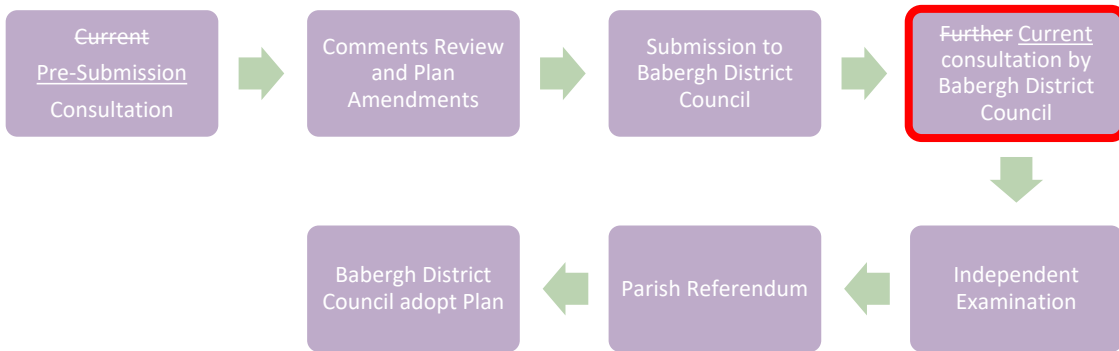
Name	Q1. Do you support the proposed changes to the Settlement Boundary at The Heath illustrated in blue on the map?	Comments
		<p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have.</p> <p>If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.</p>
Suffolk Wildlife Trust	Unsure	<p>This response is for and on behalf of Suffolk Wildlife Trust. The Trust must limit their consideration on matters relating to nature conservation, the charitable remit of SWT.</p> <p>Assessing the available information, it appears difficult to determine the ecological value of these parcels. Most notably, the parcels furthest to the east appears to include an area of trees and less intensively managed vegetation of either scrub or grassland. Consideration on this parcel in particular, which appears on the edge of this area of settlement within Tattingstone, is of notable ecological value should be considered when making this decision. However, we do note that new legislation under the Environment Act would ensure that any develop proposed on any of these areas would be required to deliver suitable compensation and enhancement as part of Biodiversity Net Gain requirements.</p> <p>If you have any further questions, please contact me,</p> <p>Kind regards,</p> <p>Alex Jessop, Planning & Advocacy Officer, SWT.</p>

Appendix 9 - Schedule of Post Pre-Submission Consultation Modifications

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

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

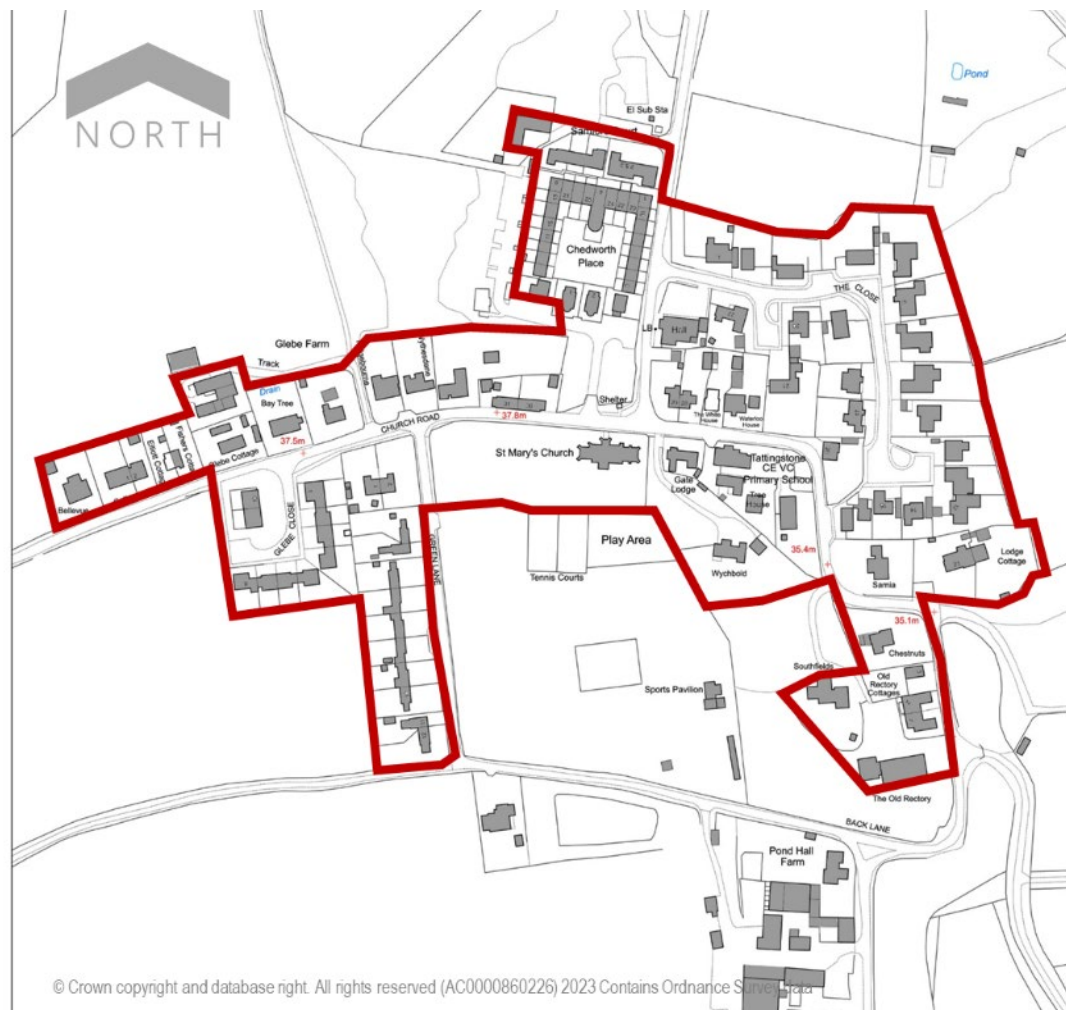
Page	Paragraph / Policy	Modification	Reason
Cover		Amend as follows: PRE-SUBMISSION DRAFT PLAN JANUARY 2024 <u>MAY 2025</u>	To bring the Plan up-to-date
Contents page		Amend as a result of changes elsewhere	Consequential changes
5	Map 1	Amend layout to ensure whole Plan Area is visible	In response to comments
5 & 6	1.6 & 1.7	Merge paragraphs and amend as follows: 1.6 This version of the Neighbourhood Plan is the first time all the evidence and draft policies have been pulled together into one place and this is referred to as the The Pre-Submission Draft Neighbourhood Plan. It is was the subject of public consultation for seven weeks between 20 January and 8 March 2024. 1.7 Following the consultation, comments received will be <u>were</u> reviewed and <u>a focused public consultation on proposed amendments to the draft Settlement Boundary at The Heath was carried out between 14 January and 28 February 2025. the The Draft Plan has now been amended and updated as appropriate ahead of it being submitted to Babergh District Council.</u> The Neighbourhood Plan will then <u>now</u> follow the steps illustrated to the right, before the planning policies in it can be used alongside those in the adopted JLP1 and the National Planning Policy Framework (NPPF) when Babergh District Council determines planning applications. Occasionally the NPPF is updated and, in such circumstances, those changes will supersede the policies in the Neighbourhood Plan.	To bring the Plan up-to-date

6	1.8	<p>Amend as follows:</p> <p>The following topic areas form the basis for the content of the Plan, following the <u>They build on</u> matters raised through community engagement to date. Distinct chapters cover the policies and aspirations for each topic. Each chapter includes a summary of the relevant evidence collected during the preparation of the Plan, together with the responding planning policy and, where appropriate, community actions.</p>	In response to comments
6		<p>Amend flow diagram as follows:</p>  <pre> graph LR A[Current Pre-Submission Consultation] --> B[Comments Review and Plan Amendments] B --> C[Submission to Babergh District Council] C --> D[Further Current consultation by Babergh District Council] D --> E[Independent Examination] E --> F[Parish Referendum] F --> G[Babergh District Council adopt Plan] </pre>	To bring the Plan up-to-date
10	3.2	<p>Amend as follows:</p> <p>The National Planning Policy Framework (NPPF) sets out the Government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2023 <u>2024</u> the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:</p>	To bring the Plan up-to-date
10	3.3	<p>Amend opening sentence as follows:</p> <p>Paragraph 29 <u>30</u> of the NPPF states that:</p>	To bring the Plan up-to-date

10	3.5	<p>Amenda as follows</p> <p>Part 2 of the Joint Local Plan is to be prepared during the coming years, with adoption currently scheduled for Autumn 2026. It will identify a settlement hierarchy for the two local authority areas, the distribution of any further housing growth and identify any sites required to meet that growth. At the time of preparing the Neighbourhood Plan, the District Council had commenced a "call for sites" that landowners/developers would like to be considered for allocation in Part 2. In February 2025 Babergh District Council announced that it is to commence on the preparation of a new Joint Local Plan for Babergh and Mid Suffolk districts. The Local Development Scheme (February 2025) identified that it would cover the period to 2044 but that the first public consultation would not take place until between August 2026 and March 2027, after this Neighbourhood Plan is expected to be completed. The new Joint Local Plan is not expected to be complete until April 2029.</p>	To bring the Plan up-to-date
11	4.2 Objectives	<p>Amend first Natural Environment Objective as follows:</p> <p>Protect and enhance the landscape and rural setting of the three distinct parts of the Parish <u>including the designated National Landscape</u></p> <p>Amend second objective under Built environment as follows:</p> <p>Ensure new development is of a scale and design which reflects local <u>the character of the immediate vicinity of the site.</u> and positively responds to the three areas of the Parish.</p>	In response to comments
12	5.1	<p>Amend as follows:</p> <p>The planning policy framework for the Parish is established in the adopted JLP1 (November 2023). Settlement Boundaries, previously defined as Built Up Area Boundaries in the Babergh Local Plan (2006), typically enclose the existing built- up areas of the Parish. Generally, development proposals within the Boundary are acceptable in principle, while there is a general presumption against development outside, unless this is allowed for by national or specific local policies.</p>	In response to comments

12	5.4	<p>Amend as follows:</p> <p>The <u>Joint Local Plan Settlement Boundaries, originally designated in 2006</u>, are now out of date and do not reflect the situation on the ground. Preparing the Neighbourhood Plan has provided the opportunity to update them.</p>	In response to comments
12	5.5	<p>Amend paragraph as follows:</p> <p>The Settlement Boundaries for the three areas of the Parish are set out on Maps 3 -5 and shown on the Policies Map. Maps 3 – 5 also illustrate the Local Plan Settlement Boundaries, but these maps will be amended to illustrate only the new boundaries when the Plan is adopted. The adopted Local Plan boundaries shown in black dashed line – the Neighbourhood Plan proposed boundary shown in red. They are updated from those in Part 1 of the Joint Local Plan and were the subject of consultation during the preparation of the Neighbourhood Plan.</p>	In response to comments
12/13	Maps 3 – 5	Replace maps with the following	In response to comments





13	5.6	<p>Amend as follows:</p> <p>In accordance with Policy SP03 of the Joint Local Plan, the spatial strategy for Tattingstone supports the principle of development within the defined settlement boundaries subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan – Part 1 and <u>this Neighbourhood Plan</u>, such as:</p> <ul style="list-style-type: none"> • the presence of heritage assets; • the landscape setting of the village; • the capacity of services and infrastructure; • the potential impact on the amenity of existing residents; and • the impact of development on the wider area. <p>This approach will ensure that the largely undeveloped countryside will remain preserved.</p>	In response to comments
13	5.7	<p>Amend as follows:</p> <p>There may be situations where it may be adequately demonstrated that it is necessary for development to take place outside the Settlement Boundaries. However, this will be limited to that which is specifically supported by the NPPF, Joint Local Plan - Part 1 and the Neighbourhood Plan. Table 5 of the Joint Local Plan - Part 1 identifies the policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan. <u>In addition, the Tattingstone Parish Landscape Appraisal (March 2023) identified important gaps between various parts of the built-up areas of the village to "maintain the sense of individual identity". Proposals outside the Settlement Boundary should take account of the content of the Landscape Appraisal.</u></p>	In response to comments
13	TATT 1	<p>Amend policy as follows:</p> <p>The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.</p>	To reflect requirements the content of para 189 of the NPPF

		<p>The focus for new development will be within the defined Settlement Boundaries, as shown on the Policies Map, where the principle of development is accepted.</p> <p>Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations, including important gaps identified on the Policies Map <u>and conserves and enhances the special qualities and natural beauty of the Suffolk Coast and Heaths National Landscape.</u></p>	
15	6.8	<p>Amend as follows:</p> <p>To deliver affordable housing through the "exception sites" approach, the following would be required:</p> <ul style="list-style-type: none"> • A need established; • A willing landowner prepared to sell land at a price significantly below the market value for housing land; and • A registered social landlord (housing association/ registered provider) <u>or a Community-led Development Organisation such as a Community Land Trust</u> willing to work with the Parish Council and District Council to fund and manage a scheme. 	In response to comments
15	6.9	<p>Amend as follows:</p> <p>JLP1 Policy LP07 'Community-led and rural exception housing', provides guidance on both community led schemes which must be initiated by a legitimate community group and has general community support, in addition to the more traditional rural exception sites. The policy does not however, include sufficient detail in terms of local housing needs, therefore proposals will be required to also comply with the following policy <u>Given the limited policy guidance, this Neighbourhood Plan provides more detail as to how such an affordable housing scheme would be considered.</u></p>	In response to comments
15	TATT3	<p>Amend first sentence of policy as follows:</p> <p>Proposals for the development of small-scale affordable housing schemes, including community-led housing (as defined by paragraph 73 <u>76</u> of the NPPF) on rural exception sites outside but adjoining or otherwise well related to the Settlement Boundary, where housing</p>	In response to comments

		<p>would not normally be permitted by other policies, will be supported where there is a proven need in the parish and provided that the housing:</p> <p>Amend criterion iii of the policy as follows:</p> <p>iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing and a connection in adjoining parishes and thereafter to the rest of Babergh District.</p>	
16	After 7.1	<p>Insert new paragraph 7.2 as follows:</p> <p><u>National planning policy requires planning policies to conserve and enhance the natural environment, whether this be designated sites or more generally recognition of the intrinsic character and beauty of the countryside. Furthermore, in relation to the Suffolk Coast and Heaths National Landscape, paragraph 189. States that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues." The Suffolk Coast and Heaths Management Plan 2023-28 includes land use management policies against which proposals in the Neighbourhood Area will be considered.</u></p>	To reflect requirements the content of para 189 of the NPPF
16	7.2	<p>Amends to paragraph 7.3 and as follows:</p> <p>JLP1 Policy LP18 sets out a number of requirements to ensure that development proposals do not harm but conserve the distinctiveness of the area. The Neighbourhood Plan therefore does not repeat recently adopted policies as set out in the JLP1. However, as part of the Neighbourhood Plan process a Landscape Appraisal of the Parish (<u>Tattingstone Parish Landscape Appraisal (March 2023); Alison Farmer Associates</u>) was undertaken to articulate the character and special qualities of both the built, and natural environment.</p>	In response to comments
18	TATT 4	Amend as follows:	To reflect requirements the content of

		<p>To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:</p> <ul style="list-style-type: none"> i. have regard to the rural and landscape character and the setting of the built-up areas of the parish, including the visually sensitive landscape identified on the Policies Map; and ii. conserve or enhance the unique landscape and scenic beauty within the parish, having regard to the Tattingstone Parish Landscape Character Appraisal and other studies as relevant to the nature and location of the proposal. <p>Proposals for new buildings outside of the Settlement Boundaries will be required to be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.</p> <p><u>Planning permission for any proposal within the Suffolk Coast and Heaths National Landscape or which affects its setting within the Neighbourhood Area, will only be granted when it:</u></p> <ul style="list-style-type: none"> • <u>conserves and enhances the special qualities and natural beauty of the Suffolk Coast and Heaths National Landscape, in accordance with national planning policy and the overall purposes of the National Landscape designation;</u> • <u>supports the Suffolk Coast and Heaths National Landscape Management Plan, including any actions set out for any objective, policy or principle in the Management Plan; and</u> • <u>has regard to any supplementary guidance, position statements or technical supporting documents as relevant.</u> 	para 189 of the NPPF
20	7.13	<p>Amends as follows:</p> <p>Given the extensive landscape character and features as set out above, there are a variety of sites specifically designated for their biodiversity interest <u>including a number of County Wildlife Sites</u>. There are areas of ancient woodland at Rookery Farm and Woodley Wood and Great Birch Wood on the northern border of the parish is a Site of Special Scientific Interest. There are also various areas of trees protected by Tree Preservation Orders.</p>	In response to comments

20	TATT 5	<p>Amend as follows:</p> <p>To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features and attributes of important views identified on Map 7 and the Policies Maps.</p> <p>Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape and Visual Impact Appraisal <u>or other appropriate and proportionate evidence</u> that demonstrates how the proposal: a) can be accommodated in the countryside without having a detrimental significant adverse impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area; and</p> <p>b) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Appraisal; and</p> <p>c) protects the key features of the important views.</p>	In response to comments
20	7.17	<p>Amends as follows;</p> <p>Paragraph 185 <u>192</u> of the NPPF states that plans should "promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity." The 2021 Environment Act has introduced the requirement for development, except where exempt, to deliver a minimum 10 per cent measurable net gain in biodiversity and this requirement is being implemented from early in 2024.</p>	To bring the Plan up-to-date
21	Figure 1	Replace "Evade" with "Avoid" in first tier	Reflect changes required by Examiner in other neighbourhood plans

21	7.20	<p>Amend as follows:</p> <p>The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 <u>106</u> of the NPPF states that the designation should only be used where the green space is:</p> <ul style="list-style-type: none"> • In reasonably close proximity to the community it serves; • Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • local in character and is not an extensive tract of land. It is recognised that the designation of Local Green Spaces should not be used simply to block development. 	To bring the Plan up-to-date
21	7.21	<p>Amend first sentence as follows;</p> <p>The separate Tattingstone Local Green Spaces Assessment demonstrates how certain local spaces meet the criteria in paragraph 102 <u>106</u> of the NPPF.</p>	To bring the Plan up-to-date
22	Map 9	Amend map to delete Local Green Spaces 6, 7 and 8	In response to comments
22	TATT7	<p>Amend as follows:</p> <p>The following Local Green Spaces are designated in this Plan and identified on the Policies Map.</p> <ol style="list-style-type: none"> 1. South of Chedworth Place 2. Land to the west of Chedworth Place 3. Land north and west of Samford Court 4. Tattingstone Church Cemetery, Church Road 5. Tattingstone Recreation Ground, Green Lane 6. Pasture Field, White Horse Hill 7. Allotments Tattingstone White Horse 8. Land at corner of Church Road and A137 Tattingstone Heath 	In response to comments
23		Add footnote at bottom of page as follows:	In response to comments

		NB - There is a fourth character area (the Wonder) that is not specifically covered in this chapter of the Plan	
25	8.13	Amend subtitle as follows: Built Heritage <u>Historic Environment</u>	In response to comments
25	8.15	Amend as follows: Despite the number of listed buildings and historical interest in the Parish there is no designated Conservation Area. Matters of heritage and village history are highly valued locally which was evident from the community engagement processes. <u>Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.</u>	In response to comments
27	8.24	Amend first sentence as follows: Paragraph 166 <u>181</u> of the NPPF provides guidance for considering flood risk in development proposals	
27	8.25	Amend as follows: For all development, regardless of whether the site is within a flood zone, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal <u>scheme</u> , be supported by a flood assessment, with details of mitigation methods where necessary. The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.	In response to comments
27	8.27	Amend second sentence as follows: Paragraph 185 (c) <u>198 (c)</u> of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".	To bring the Plan up-to-date

30	9.8	<p>Amend as follows:</p> <p>Efforts to deliver a community shop and café over recent years have not come to fruition despite concerted efforts by volunteers. It is believed that the <u>A survey conducted by the Parish Council early in 2025 identified that the</u> initiative is still supported by many residents and opportunities to provide a village shop and/ or café will continue to be pursued.</p>	To bring the Plan up-to-date
32	10.8	<p>Amends as follows:</p> <p>Paragraph 111 <u>112</u> of the NPPF states that, "If setting local parking standards for residential and non-residential development, policies should take into account:</p> <ul style="list-style-type: none"> a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles." 	To bring the Plan up-to-date
32	10.9	<p>Amends as follows:</p> <p>The Suffolk County Council Parking Guidance (2019) (<u>2023</u>) for residential development acknowledges that providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available. It states that parking guidance for origins should be used as a minimum advisory standard.</p>	In response to comments
33	10.11	<p>Amend first sentence as follows:</p> <p>The 2019 <u>2023</u> Parking Standards for residential development are reproduced below:</p>	In response to comments
33	TATT13	<p>Amend as follows:</p> <p>Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles.</p>	In response to comments

		<p>In residential developments the following minimum provision shall be made within the curtilage of the dwelling:</p> <table><tr><td>House Size</td><td>Minimum Requirement</td></tr><tr><td>1 bedroom</td><td>2 spaces per dwelling</td></tr><tr><td>2 bedrooms</td><td>2 spaces per dwelling</td></tr><tr><td>3 bedrooms</td><td>3 spaces per dwelling</td></tr><tr><td>4+ bedrooms</td><td>3 spaces per dwelling</td></tr></table> <p>For every new residential car parking space, one electric vehicle charging point shall be provided.</p> <p><u>Cycle parking provision shall be in accordance with those expressed in the Suffolk Parking Guidelines and shall include secure and covered storage where appropriate to the development.</u></p>	House Size	Minimum Requirement	1 bedroom	2 spaces per dwelling	2 bedrooms	2 spaces per dwelling	3 bedrooms	3 spaces per dwelling	4+ bedrooms	3 spaces per dwelling	
House Size	Minimum Requirement												
1 bedroom	2 spaces per dwelling												
2 bedrooms	2 spaces per dwelling												
3 bedrooms	3 spaces per dwelling												
4+ bedrooms	3 spaces per dwelling												
33	10.14	<p>Amend as follows:</p> <p>Alton Water and the lanes and bridleways around the Parish are regularly used for recreational cycling. In addition, the Neighbourhood Plan Survey identified some support for safer cycle routes towards Ipswich; <u>This ambition is also captured within Babergh District Council's Local Cycling and Walking Infrastructure Plan, reflected by suggested schemes and routes to improve cycling connectivity on the whole of the Shotley Peninsula and into Ipswich.</u> but this This would be a matter for the County Council to implement. The Parish Council can play a role in liaising with landowners and the County Council to improve provision.</p>	In response to comments										
	Policies Map and Inset Maps	<p>Ensure that maps are updated as a result of amendments elsewhere in this schedule.</p> <p>Ensure that views correspond with those on Map 7 and the Landscape Appraisal</p>	In response to comments										
41	Appendix 2	<p>Amend second paragraph as follows;</p> <p>The entries below are as they appear in the Historic England list. Where properties are now known by different names from those used in this list, the local names are included in square brackets. <u>Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.</u></p>	In response to comments										

		<p>Amend listing of St Mary's Hospital as follows:</p> <p>ST MARY'S HOSPITAL - CHURCH ROAD (NOW KNOWN AS CHEDWORTH PLACE AND SANDFORD <u>SAMFORD COURT</u>)</p>	
42	Glossary	<p>Amend first line as follows:</p> <p>Affordable Housing: (as defined by the NPPF December 2023 <u>2024</u>) housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p>	To bring the Plan up-to-date
43	Glossary	<p>Amend link under National Planning Policy Framework to</p> <p>https://www.gov.uk/government/publications/national-planning-policy-framework--2</p>	In response to comments
43	Glossary	<p>Insert new reference as follows:</p> <p><u>Permitted Development: Certain types of building works and changes of use that are granted automatic planning permission by the government, meaning that they do not require a formal planning application or planning permission.</u></p>	In response to comments

