

Babergh District Council



Tattingstone Neighbourhood Plan 2024 – 2037

Submission Draft consultation responses

In late July 2025, Tattingstone Parish Council (the 'qualifying body') submitted their draft Neighbourhood Plan to Babergh District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period ran from Wednesday 3 September until Friday 17 October 2025.

Thirteen representations were received. They are listed below and copies are attached.

Tattingstone Parish Council were also given an opportunity to respond to new issues raised at this stage. Their response is included at the end of the document.

Ref No.	Consultee
(1)	Suffolk County Council
(2)	Babergh District Council
(3)	Freston Parish Council
(4)	Holbrook Parish Council
(5)	Historic England
(6)	Natural England
(7)	Environment Agency
(8)	National Highways
(9)	Sport England
(10)	Defence Infrastructure Organisation (obo the MOD)
(11)	Holmes & Hills (obo Mr Hammond)
(12)	Davies Murch (obo Regis Group)
(13)	Lawson Planning Partnership Ltd
(14)	Response from Tattingstone Parish Council

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(1) SUFFOLK COUNTY COUNCIL

Date: 16th October 2025
Enquiries to: Busranur Serin
Tel: 01473 265631
Email: neighbourhoodplanning@suffolk.gov.uk



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

Sent via email:
communityplanning@baberghmidsuffolk.gov.uk

Dear Paul Bryant,

Submission Consultation version of the Tattingstone Neighbourhood Plan

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

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

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

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
- b) the making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
- d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.

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

Natural Environment

Policy TATT4 - Protection of the Landscape Setting of Tattingstone

At Regulation 14 stage SCC provided the following comments:

Given that part of the parish is within the Suffolk and Essex Coast and Heaths National Landscape, is it enough 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 authority must seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.*).

The parish state in their Consultation Statement that "it is considered that the Plan does 'further the purpose of conserving and enhancing the natural beauty of the area'" and criterion i. of this policy still includes the same wording that development proposals should 'have regard to the rural and landscape character and the setting of the built-up areas'.

This language is not in line with planning aspirations of achieving well-designed places. Planning Practice Guidance Paragraph: 006 (Reference ID: 8-006-20190721) outlines that "More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty". So even though unique landscape and scenic beauty is conserved or enhanced where possible, this should be extended to built up areas as well. SCC considers that the current wording does not meet Basic Condition A as it is not in line with the PPG.

Policy TATT5 – Protection of Important Views

SCC reiterates from our Regulation 14 response that it would be useful to number the views. This would ensure ease of reading and prevent possible confusion. This would ensure the plan meets Basic Condition A and accords with paragraph 16, part d, of the NPPF (December 2024), which states: "plans should [...] contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals".

Policy TATT7 – Local Green Spaces

SCC reiterates from our Regulation 14 response that it would be useful to provide photograph of each Local Green Space site. This would ensure ease of reading and prevent possible confusion. This would ensure the plan meets Basic Condition A accords with paragraph 16, part d, of the NPPF (December 2024), which states: "plans should [...] contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals".

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

Yours sincerely,

Busranur Serin
Planning Officer
Growth, Highways, and Infrastructure

(2) BABERGH DISTRICT COUNCIL

Our ref: Tattingstone NP BDC R16 Response

Dated: 16 October 2025

From: Planning Policy Team, Babergh District Council

To: Ann Skippers (Independent Examiner)

cc Sarah Keys (Clerk to Tattingstone Parish Council), Ian Poole (NP Consultant)

Sent by e-mail

Dear Ann, (All)

- **R16 Submission draft Tattingstone Neighbourhood Plan 2024 – 2037**
- **Comments from Babergh District Council**

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

We thank the Parish Council for considering the suggestions put forward in our Regulation 14 stage consultation response. Also noted is that the publication of the new National Planning Policy Framework (NPPF) in December 2024, and our announcement that Babergh and Mid Suffolk District Councils will now bring forward a Joint Local Plan Review, rather than a Part 2 Plan as originally intended, have been addressed.

We do have some follow up observations to make on this submission draft version of the Plan. They are appended to this letter and we trust that they will be helpful.

Yours sincerely,

Paul Bryant

Neighbourhood Planning Officer

Babergh & Mid Suffolk District Councils

T: 01449 724771 / 07860 829547

E: communityplanning@baberghmidsuffolk.gov.uk



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

Comments from Babergh District Council on the submission draft Tattingstone NP

Chapter 1: Introduction

Para 1.11: This was para 1.12 in the pre-submission draft plan. At the time, we said we could not find the 'Appraisal of Views' document on the Parish Council website. That remains the case. The Consultation Statement (page 107) implies that the 'Appraisal of Views' and the 'Tattingstone Parish Landscape Appraisal' are one and the same document.

Could the Parish Council please clarify that this is the case. If the answer is, we suggest a modification to remove to the 'Appraisal of Views' bullet point from the list.

Chapter 3: Planning Policy Context

Para 3.4: To repeat in part our Reg 14 stage response suggestion that sought to remove the potential for confusion between the Babergh Local Plan (2014), the Joint Local Plan (2023), and the Development Plan, we ask that that the first sentence of paragraph 3.4 be amended to read as follows:

'At a more local level, this Neighbourhood Plan has been prepared in the context of the Babergh and Mid Suffolk Joint Local Plan - Part 1, which was adopted in November 2023 and is referred to as JLP1 in this document.'

Chapter 6: Housing

Para 6.9: Our Reg 14 response included revised wording for the last sentence of this paragraph. In implementing this, the first sentence appears to have been deleted in error. To provide the context, the whole should read as follows:

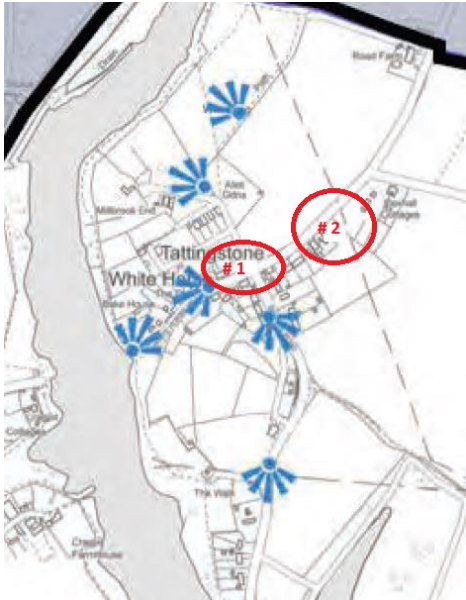
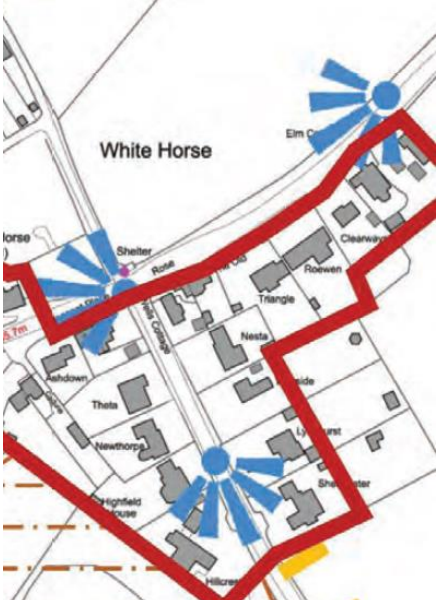
6.9 *JLP1 Policy LP07 'Community-led and rural exception housing', provides guidance on both community led schemes which must be initiated by a legitimate community group and has general community support, in addition to the more traditional rural exception sites. Given the limited policy guidance, this Neighbourhood Plan provides more detail as to how such an affordable housing scheme would be considered.'*

Chapter 7: Natural Environment

Map 7 etc: We made a number of comments relating to 'Important Views' at the Reg 14 stage. The Parish Council's responses to these are noted.

For decision makers, consistency is important. As a minimum, an Important View shown on Map 7 should also appear on the relevant Policy Map, or vice-versa. They do, apart from the four we have identified below; and where we use our own description for identification purposes. Of these, can the Parish Council please confirm whether or not the view shown on Map 7 over the 'former Common' at Tattingstone Heath (our # 4) is a plotting error.

- # 1. View looking west from junction of White Horse Hill and School Road
 # 2. View looking south west along White Horse Hill from near Oak Cottage
 [with both shown on Figure 5 of the Landscape Appraisal]

White Horse (Map 7)	White Horse (Policy Inset Map)
	

- # 3. View looking north from Church Road, opposite 'The Limes' [shown on Fig 6 of the Landscape Appraisal], and
 # 4. View looking south east across the possible former Common [not shown on Fig 6 of the Landscape Appraisal].

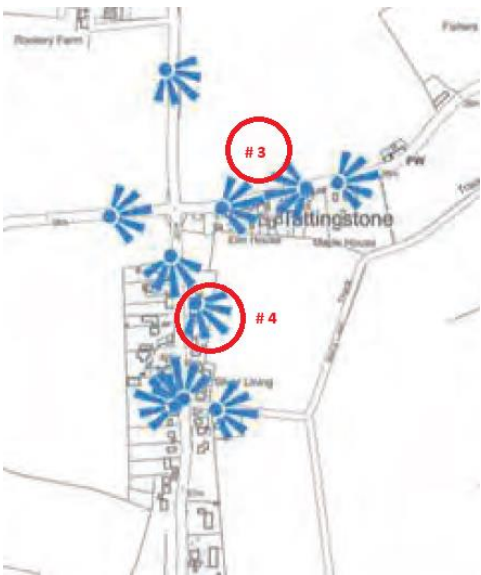
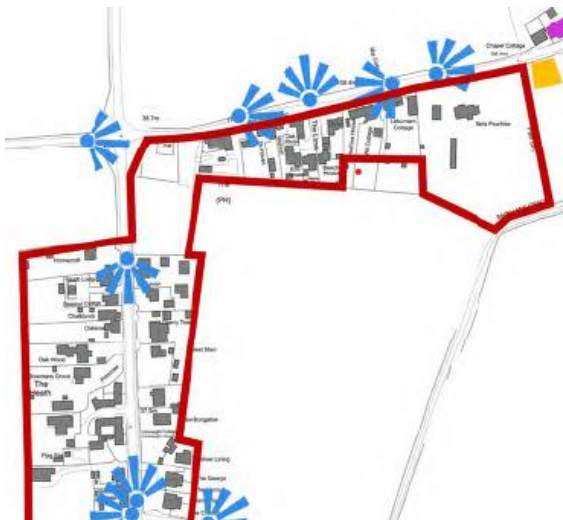
Heath (Map 7)	Heath (Inset Map)
	

Figure 1 (page 21): A minor modification is needed to amend this to read 'Figure 2' given that Figure 1 appears on page 9 under para 2.7. A consequential amendment to paragraph 7.9 will also be needed.

Turning to the figure itself, the modification to replace the word 'Evade' with the word 'Avoid' in the uppermost text box has not been successful. It might be better to redraw the mitigation hierarchy from scratch.

Policy TATT6: With specific reference to criterion c., we said in our Reg. 14 response that, while valuable in their own right, bird and bat boxes do not count towards any Biodiversity Net Gain measurement. In response, the Parish Council said that they did not think it necessary to amend the policy. With just a small change, we feel that that this policy can provide the necessary clarity by:

- amending criterion c. to read: *"restoring and repairing fragmented biodiversity networks."*
- and creating a new paragraph at the end of the policy that reads: *"In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehog."*

Glossary

The given definition for Affordable Housing remains that set out in the December 2023 NPPF, and not the 2024 NPPF as implied. Note for example that 2024 definition no longer refers to 'Starter Homes'. A modification will be required to bring the text up to date.

[Ends]

(3) FRESTON PARISH COUNCIL

E from: Freston Parish Council
Rec'd: 18 September 2025
Subject: Tattingstone NP Consultation

Dear Community Planning,

Freston Parish Council, as a statutory consultee of Tattingstone's Neighbourhood Plan, have asked me to register their support for the plan.

With kind regards

Jo Hazlewood
Clerk - Freston Parish Council

Email Disclaimer:

You have received this email from Freston Parish Council. The content of this email is confidential, may be legally privileged, and is intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure that such a mistake does not occur in the future. Freston Parish Council ensures that email security is a high priority. Therefore we have put effort into ensuring that the message is error and virus free. Unfortunately, full security of the email cannot be assured as, despite our efforts, the data included in emails could be infected, intercepted or corrupted. Therefore the recipient should check the email for threats with proper software as the sender does not accept liability for any damage inflicted by viewing the content of this email. By contacting Freston Parish Council you agree that your contact details may be held and processed for the purpose of corresponding. You may request access to the information we hold on you or you may request to be removed as a contact by emailing: clerk@frestonparish.co.uk

(4) HOLBROOK PARISH COUNCIL

E from: Holbrook Parish Council
Rec'd: 18 September 2025
Subject: Tattingstone Neighbourhood Plan

Dear Planning Team,

Holbrook Parish Council, as a statutory consultee of Tattingstone's NP, have asked me to write to register their support for the plan.

Kind regards

Jo Hazlewood
Holbrook Parish Clerk

Email Disclaimer

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By e-mail to:
Mr Paul Bryant
Neighbourhood Planning Officer
Babergh and Mid-Suffolk District Councils

Our ref: PL00752844
Your ref:
Date: 23/10/2025

Direct Dial:
Mobile:

Dear Paul,

Ref: Tattingstone Regulation 16 Consultation

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

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

We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

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

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

Yours faithfully,

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

(6) NATURAL ENGLAND

Date: 17 October 2025
Our ref: 525971
Your ref: Tattingstone Neighbourhood Plan

Mr Paul Bryant
Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

communityplanning@baberghmidsuffolk.gov.uk



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

Dear Mr Bryant

Tattingstone Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 02 September 2025.

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

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

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

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

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

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

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

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

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

Yours sincerely
Sally Wintle
Consultations Team

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

Natural environment information sources

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

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

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

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

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

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

Natural environment issues to consider

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

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

Landscape

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

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

¹ <http://magic.defra.gov.uk/>

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

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

⁴ <http://magic.defra.gov.uk/>

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

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

Improving your natural environment

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

Opportunities for environmental enhancement might include:

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

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

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

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

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

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

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

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

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

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

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

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

Paul Bryant
Suffolk County Council
babergh District Council
Endeavour House Russell Road
Ipswich
Suffolk
IP1 2BX

Our ref: AC/2025/132999/01-L01
Your ref: TattingstoneNHP

Date: 02 September 2025

Dear Paul

TATTINGSTONE NEIGHBOURHOOD PLAN REGULATION 16

TATTINGSTONE

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

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

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

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

We trust that this advice is useful.

Yours sincerely

Miss Lucy Fielder
Sustainable Places - Planning Advisor

Team e-mail Planning.eastanglia@environment-agency.gov.uk
Team number 02084 745242

Our ref: NH/25/12708
Your ref: Tattingstone N'hood Plan Reg 16

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

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

Tel: 07850 907600

07 October 2025

Via email to: communityplanning@baberghmidsuffolk.gov.uk

Dear Sir/Madam,

1. **Consultation under Regulation 16 of Neighbourhood Planning (General) Regulations 2012 (as amended)**
2. **The submission draft Tattingstone Neighbourhood Plan 2024 - 2037**

National Highways welcomes the opportunity to comment on the Regulation 16 consultation for the Tattingstone Neighbourhood Plan, which covers the period from 2024 to 2037.

National Highways is appointed by the Secretary of State for Transport as the strategic highway company under the Infrastructure Act 2015. In this role, we are the highway authority, traffic authority, and street authority for the Strategic Road Network (SRN), with responsibility for maintaining its safe and efficient operation, while supporting national economic growth.

Our principal interest in the Tattingstone Neighbourhood Plan relates to the safeguarding and performance of the A12 (Junction 32B) and A14 (Junction 55 and 56) trunk road, which forms part of the SRN.

We recognise that Neighbourhood Plans must be in general conformity with the strategic planning policies of the development plan, which in this case is Babergh and Mid Suffolk Joint Local Plan Part 1 (adopted in November 2023).

Following the Government's revised National Planning Policy Framework (NPPF) in December 2024, the Councils are also progressing with a full Joint Local Plan (JLP) to 2044, which has recently completed examination. We note that the Tattingstone

Neighbourhood Plan runs to 2037, which does not coincide with the emerging JLP's end year.

Having reviewed the submission draft plan and supporting documents, including the Basic Conditions Statement (July 2025), National Highways considers that the limited scale of growth proposed across the Tattingstone Neighbourhood Plan area will not have a significant impact on the operation of the SRN. The plan area is geographically remote from the A12 and A14, and the proposed policies are unlikely to result in development that would materially affect the SRN.

We therefore have no specific comments to make on the draft policies or supporting documentation. The Neighbourhood Plan does not appear to conflict with the requirements or aspirations of the emerging Joint Local Plan, and we raise no comments in relation to the Basic Conditions tests set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

We trust these comments are useful in the progression of the Tattingstone Neighbourhood Plan.

We have no further comments on this consultation.

Yours sincerely,

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

(9) SPORT ENGLAND

E from: Planning.Central@sportengland.org
Rec'd: 15 September 2025
Subject: RE: Consultation on R16 Tattingstone NP by Babergh DC - ends Fri 17 Oct

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

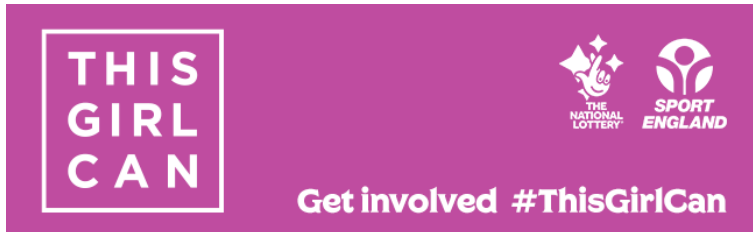
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

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

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org



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



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

(10) DEFENCE INFRASTRUCTURE ORGANISATION



Defence
Infrastructure
Organisation

Christopher Waldron

Ministry of Defence

Safeguarding Department

DIO Head Office

St George's House

DMS Whittington

Lichfield

Staffordshire WS14 9PY

Your reference: Tattingstone Neighbourhood
Plan 2024 - 2037 Neighbourhood Plan Reg
16 consultation

Our reference:
DIO 10061413

Mobile: +

E-mail: [DIO-Safeguarding-
Statutory@mod.gov.uk](mailto:DIO-Safeguarding-Statutory@mod.gov.uk)

Paul Bryant
Neighbourhood Planning Officer
Babergh and Mid Suffolk District
Councils Endeavour House
8 Russell Road
Ipswich
IP1 2BX

17th October 2025

Dear Paul

It is understood that Babergh and Mid Suffolk District Councils are undertaking a consultation regarding their Tattingstone Neighbourhood Plan 2024 - 2037 Regulation 16 documentation. This document will guide the future development of the parish.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other MOD sites or departments.

Paragraph 102 of the National Planning Policy Framework (December 2024) requires that planning policies and decisions take into account defence requirements by '*ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.*' Statutory consultation of the MOD occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued to Local Planning Authorities by the Ministry of Housing, Communities & Local Government (MHCLG) in accordance with the provisions of that Direction.

Copies of these relevant plans, in both GIS shapefile and .pdf format are issued to Local Planning Authorities by MHCLG. An assurance review was conducted by the MOD in 2023

which confirmed that, at that time, Local Planning Authorities held the most recent relevant safeguarding data. Any subsequent updates to those plans were then issued by MHCLG. If there is a requirement for replacement data, a request can be made through the above email address.

The review or drafting of planning policy provides an opportunity to better inform developers of the statutory requirement that MOD is consulted on development that triggers the criteria set out on Safeguarding Plans and the constraints that might be applied to development as a result of the requirement to ensure defence capability and operations are not adversely affected.

The area covered by the Tattingstone Neighbourhood contains and is washed over by a safeguarding zone that designated to preserve the operation and capability of the Eastern WAM (Wide Area Multilateration) Network.

Eastern WAM Network is a new technical asset, which contributes to aviation safety by feeding into the air traffic management system in the Eastern areas of England. There is the potential for development to impact on the operation and/or capability of this new technical asset which consists of nodes and connecting pathways, each of which have their own consultation criteria. Elements of this asset pass through the Tattingstone Neighbourhood Plan authority area.

New development may have detrimental impacts depending on site location relative to safeguarded sites and assets.

To provide an illustration of the various issues that might be fundamental to MOD assessment carried out in response to statutory consultation, a brief summary of the safeguarding zone is provided below. Depending on the statutory safeguarding zone within which a site allocation or proposed development falls, different considerations will apply.

- Technical assets that facilitate air traffic management, primarily radar, navigation, and communications systems are safeguarded to limit the impact of development on their capability and operation. The height, massing, and materials used to finish a development may all be factors in assessing the impact of a given scheme. Developments that incorporate renewable energy systems may be of particular concern given their potential to provide large expanses of metal at height, for example where proposals include a wind turbine or roof mounted solar PV system.

In addition to the safeguarding zones identified, the MOD may also have an interest where development is of a type likely to have any impact on operational capability. Usually this will be by virtue of the scale, height, or other physical property of a development. Examples these types of development include, but are not limited to:

- Solar PV development which can impact on the operation and capability of communications and other technical assets by introducing substantial areas of metal or sources of electromagnetic interference. Depending on the location of development, solar panels may also produce glint and glare which can affect aircrew or air traffic controllers.
- Wind turbines may impact on the operation of surveillance systems such as radar where the rotating motion of their blades can degrade and cause interference to the effective operation of these types of installations, potentially resulting in detriment to aviation safety and operational capability. This potential is recognised in the Government's online Planning Practice Guidance which contains, within the Renewable and Low Carbon Energy section, specific guidance that both developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of 2m or more; and,

- Any development that would exceed a height of 50m above ground level. Both tall (of or exceeding a height of 50m above ground level) structures and wind turbine development introduce physical obstacles to low flying aircraft

I trust this clearly explains our position on this update. Please do not hesitate to contact me should you wish to consider these points further.

Yours sincerely

A handwritten signature in black ink, reading "C Waldron". The signature is written in a cursive, slightly stylized font.

Chris Waldron
DIO Assistant Safeguarding Manager

(11) HOLMES & HILLS LLP (obo Mr Hammond)

Section One: Respondents Details

All respondents should complete Part A. If you are an Agent, please complete Part's A & B

Part A: Respondent	
Title / Name:	Mr M Harman
Job Title (if applicable):	Solicitor (Partner)
Organisation / Company (if applicable):	Holmes & Hills LLP
Address:	A12 Commercial Hub 86 London Road Marks Tey Essex
Postcode:	CO6 1ED
Tel No:	01206 593933
E-mail:	mjh@holmes-hills.co.uk

Part B: Agents – Please complete details of the client / company you represent	
Client / Company Name:	Mr HAMMOND (Resident)
Address:	
Postcode:	
Tel No:	(via agent)
E-mail:	(via agent)

Section Two: Your comment(s)

Which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.		Policy No.	TATT1 / TATT2
---------------	--	------------	---------------

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications		Have Comments	X

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

The relevant PPG says:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”

The proposed policy does not achieve this being essentially “parasitic” upon the Babergh and Mid Suffolk Joint Local Plan policies and, of/for itself does not propose forms of sustainable development within the Parish.

For example, SP01 identifies the minimum housing requirement for the District with which TATT1 / TATT2 does not conflict for reason that it *“will accommodate development commensurate with [SP01]”* etc.

With such in mind, is the Neighbourhood Plan reflective or/consistent with the wishes of parishioners? (see also below).

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

n.b. below regarding a change to MAP4 – the Heath Inset Map

Note: If you are including additional pages these should be clearly labelled and referenced.

Section Two: Your comment(s)

Which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.	1.13	Policy No.	TATT1 / TATT2
----------------------	------	-------------------	---------------

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	X
Support with modifications		Have Comments	X

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

It is not agreed that the consultation has been adequate nor any public comments properly considered*. For example*, it is noted that there is a need/request/demand/place for affordable housing to maintain the vibrancy and vitality of the village, but none of the proposed policies seek to engage with this or propose a solution, or indeed address historic shortfalls.

Others raise the issue of red lines being drawn or land “allocated” without any, or any meaningful, engagement with the relevant landowner.

** For example see representations from M Alston, S Hammond, M Paxman, D Brown, L Brown and R Hobson*

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

The Parish Council’s responses/statements in its “Consultation Statement” should be tested/considered further (n.b below re a Hearing).

Note: If you are including additional pages these should be clearly labelled and referenced.

Section Two: Your comment(s)

Which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.		Policy No.	
----------------------	--	-------------------	--

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	
Support with modifications		Have Comments	X

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

As a general comment there appear to be flaws in the consultation but also the effectiveness of the proposed Neighbourhood Plan.

Simply put:

- does the plan reflect what Parishioners wish to see for their village (i.e. to include a strategy for allocating land for new development, notably affordable housing)?
- is the plan an effective plan or one that simply operates as a statement of wishes and which defers to (or does not further promote or supplement) Local Plan policies etc?

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

(see other comments above/below)

Note: If you are including additional pages these should be clearly labelled and referenced.

Section Two: Your comment(s)

Which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.	Page 37	Policy No.	Map 4
----------------------	---------	-------------------	-------

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	X
Support with modifications		Have Comments	X

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

There is no justification/reasoning for the red line/development boundary “cutting through” the rear gardens of Yew Tree House, Well Cottage or Laburnam Cottage.

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

The red line/development boundary should be moved south to include these gardens and thus render a consistent boundary/line.

Note: If you are including additional pages these should be clearly labelled and referenced.

Section Two: Your comment(s)

Which part of the Plan does your comment relate? Use separate forms if necessary.

Paragraph No.	Page 37	Policy No.	Map 4
----------------------	---------	-------------------	-------

Do you support, oppose, or wish to comment on the above? (Select one answer below)

Support		Oppose	X
Support with modifications		Have Comments	X

Please give details of your reasons for support / opposition / other comments:

Please be as brief and concise as possible ...

To the north of Homecroft (North-west of Map 4) there is a site identified as “suitable” for development in the LPA’s Draft Strategic Housing Land Availability Assessment (SHLAA) and ascribed reference “HE23295” for a proposed 13 dwellings on an approximate site area of 0.7ha.

Notionally therefore the Neighbourhood Plan promotes less development than set out in strategic planning policies.

This is evidence that the Plan/consultation has not given particular consideration to opportunities for allocating small and medium-sized sites.

If seeking changes, what improvements or modifications would you suggest?

Please be as brief and concise as possible ...

This land should be included within red line/development boundary to avoid conflict with the Babergh and Mid Suffolk Joint Local Plan policies, or proactively designate this land as suitable for development in the Neighbourhood Plan.

Furthermore, to be consistent/avoid the issues outlined at paragraphs 30/74 NPPF (December 20204 edition)

Note: If you are including additional pages these should be clearly labelled and referenced.

Normally, the appointed Examiner will consider all matters through the written representations. If necessary, they may hold a hearing [this may be a virtual meeting or a meeting held in person] to discuss a particular issue. If you consider that a hearing should be held, please explain why this is necessary.

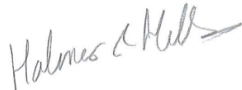
The decision on whether or not to hold a hearing is entirely at the discretion of the Examiner.

I consider that a hearing should be held because ...
<i>Please be as brief and concise as possible ...</i>
A Hearing would allow for certain issues to be considered and explored/probed more fully. For example, issues just as whether the consultation has been fair/adequate (or acted upon) but also whether land should have been allocated for development and if so/if not, why is this the case.
A hearing may also engender more public confidence in this process.

Please indicate below (use X, or type Yes) if you wish to be notified by e-mail of:

Our publication of the Independent Examiners Report on this Plan	X
The 'making' (adoption) of the Tattingstone NP by Babergh District Council	X

Please sign and date your response (a typed signature is acceptable)

Signed: 	Dated: 16th October 2025
--	--

Planning Department
Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX

**(12) DAVIES MURCH
(obo Regis Group)**

13th October 2025

Dear Sir or Madam,

Representations to the Tattingstone Neighbourhood Plan

These representations are prepared and submitted on behalf of the Regis Group who are the owners of the circa 1 hectare of land to the west of Chedworth Place, that the draft Tattingstone Neighbourhood Plan has proposed to be designated as Local Green Space (ref Policy TATT7 (2)).

My client objects to the draft plan's allocation of my client's land for the reasons set out below.

Firstly, my client has not been consulted nor made aware that a Neighbourhood Plan was being prepared and that it was proposing a designation on land that it owned. This is contrary to the very clear guidance set out in the Planning Practice Guidance (paragraph: 048 Reference ID: 41-048-20140306), which states:

".....landowner should, as necessary and appropriate be involved in preparing a draft neighbourhood plan or Order."

It is quite clearly necessary for my client to have been aware of the proposed designation of their land as it impacts its current and potential future use.

Secondly, paragraph 7.21 of the draft plan says that the sites designation has been considered to meet the criteria of Paragraph 107 of the NPPF. Preceding paragraph 7.20 says that it's decision to designate the land has been informed by a Landscape Appraisal and Local Green Space Assessment.

Having reviewed the Landscape Appraisal, it does not identify anything significant in respect of my client's land that would warrant its designation as a Local Green Space.

In respect of the Local Green Space Assessment it sets out a number of criteria against which it considers it shows the land to be ‘Demonstrably special to the local community’ as required by part b) of paragraph 107 of the NPPF.

Below, we have considered my clients land against the criteria set out in paragraph 107 of the NPPF.

Part a) of paragraph 107 requires that the site is *‘in reasonably close proximity to the community it serves’*. We agree the site meets this criteria.

Part b) requires that it is *‘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’*. We consider each aspect of this individually below:

- **Beauty** – the LGSA has said that it provides an important natural setting to the adjacent Grade II listed building (Chedworth Place). We don’t agree. If there is a ‘setting’ matter, this should be considered as part of the sites ‘historic significance’. The sites ‘beauty’ relates to its landscape character, which isn’t something that has been identified within the Landscape Appraisal. The LGSA identifies the site as scrubland, which is confined by trees to the north, agricultural land to the west and housing development to the south. Clearly there is no evidence that this site is of particular significance in relation to beauty;
- **Historic Significance** – The LGSA says that the site enables an appreciation of the architectural features of the adjacent Chedworth Place. We cannot find a heritage appraisal submitted within the Neighbourhoods Plans evidence base so it is difficult to see on what basis this assessment has been made. Notwithstanding this, there are two issues with this conclusion:
 - Firstly, the site is not publicly accessible. It is private land and any unauthorised access would be trespass. The site is also neighboured to the west by private land which is also inaccessible to the general public. Therefore, there is nowhere within the site where the public can access to view Chedworth Place; and
 - Secondly, the site is largely covered by dense scrub and thicket of circa two meters and shrubs of up to four meters in height. This is shown in the photos provided at **Appendix 1**, from within the site. Even if the site were accessible, there are limited areas within the site where the adjoining Chedworth Place would be visible.

Quite clearly, the site does not have any great heritage significance other than being next to a listed building and any associated significance has not been properly evidenced.

- **Recreational Value** – the site has no recreational value. It is not publicly accessible. The LGSA acknowledges this but says *‘it is valued for its amenity contribution to the centre of the village.’* This statement isn’t qualified so it’s unclear what is meant by this, bearing in mind the test in paragraph 107 of the NPPF is a high bar and that it needs to be *‘demonstrably special’* and *‘holds a particular local significance’*;
- **Tranquillity** – The LGSA says that *‘the area is open and offers a peaceful environment to residents of Chedworth Place’*. As set out above, the site isn’t publicly accessible. It isn’t an area where people can go and sit or walk, which is clearly the intention of this part of the criteria;
- **Wildlife** – paragraph 107 of the NPPF is specific in respect of *‘richness of its wildlife’*. The LGSA says that *‘the landscaping, trees and hedgerows offer important habitat for wildlife’* but have not provided any ecology or biodiversity reports or evidence to support this. In the absence of such evidence the claim is baseless.

Part c) of paragraph 107 of the NPPF requires that the area is local in character and is not an extensive tract of land. We agree the site would meet this criteria.

The key issue in designating the site as Local Green Space is in relation to its performance against parts a), b) and c) of paragraph 107 of the NPPF. Whilst we consider the site meets parts a) and c), the site does not meet any of the criteria set out in part b), particularly given that the test is for it to be *‘demonstrably special’* and *‘holds a particular local significance’*.

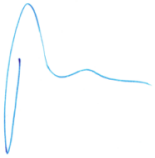
The site’s proposed designation does not bear scrutiny. There is no evidence submitted within the draft Neighbourhood Plan or supporting evidence base that the site meets the necessary criteria set out in the NPPF. Its designation is based on baseless statements and assumptions. Therefore, the draft plan does not meet the requirement for preparing plans set out in paragraph 32 of the NPPF which says:

“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned...”

On the basis of the above, we respectfully request that the proposed designation of my client's land as Local Green Space be rejected and removed from the draft plan.

We would be grateful if you would keep us informed of progress and next steps.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Murch', with a stylized, flowing script.

Jon Murch

DaviesMurch Limited

APPENDIX 1

- 1) View from the site looking east towards Chedworth Place



- 2) Southern edge of the site looking towards Church Road



3) Central copse area Looking north.



(13) LAWSON PLANNING PARTNERSHIP LTD

E from: John Lawson
Rec'd: 2 September 2025
Subject: RE: Consultation on R16 Tattingstone NP by Babergh DC - ends Fri 17 Oct

Thank you for your communication

Please note that we do not have an instruction concerning this matter & therefore, will not be responding to the consultation.

Many Thanks

John Lawson BA (Hons), MPhil, MRTPI
Managing Director
E: johnlawson@lppartnership.co.uk

LPP

CHARTERED
TOWN PLANNERS

Lawson Planning Partnership Ltd

884 The Crescent, Colchester Business Park,
Colchester, Essex CO4 9YQ
T: 01206835150 W: lppartnership.co.uk



Celebrating 20 Years of Planning Practice 2005—2025

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* * * * *

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Sent: 02 September 2025 12:22
To: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>
Subject: Consultation on R16 Tattingstone NP by Babergh DC - ends Fri 17 Oct

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

Dear Sir / Madam,

Notice of consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 ~ The Tattingstone Neighbourhood Plan 2024 - 2037

We are contacting you because you are a statutory consultee, or because you or your client have previously expressed an interest in planning matters in the parish of Tattingstone, Suffolk.

Tattingstone Parish Council submitted their draft Neighbourhood Plan to Babergh District Council in late July. Tomorrow, Wednesday 3 September, we commence formal consultation on this draft Plan. Written comments are being invited on whether or not this draft Plan meets the [basic condition tests](#) against which it will be examined. Those comments must arrive by no later than 4:00pm on Friday 17 October 2025.

Further details are set out in the attached letter. Also attached is a compressed file version of the draft Plan.

The draft Plan and the other submitted documents can also be found on our Tattingstone NP webpage:
<https://www.babergh.gov.uk/w/tattingstone-neighbourhood-plan>

Yours faithfully,

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

Emails sent to and from this organisation will be monitored in accordance with the law to ensure compliance with policies and to minimize any security risks. The information contained in this email or any of its attachments may be privileged or confidential and is intended for the exclusive use of the addressee. Any unauthorised use may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software. Opinions, conclusions and other information in this email that do not relate to the official business of Babergh District Council and/or Mid Suffolk District Council shall be understood as neither given nor endorsed by Babergh District Council and/or Mid Suffolk District Council.
Babergh District Council and Mid Suffolk District Council (BMSDC) will be Data Controllers of the information you are providing. As required by the Data Protection Act 2018 the information will be kept safe, secure, processed and only shared for those purposes or where it is allowed by law. In some circumstances however we may need to disclose your personal details to a third party so that they can provide a service you have requested, or fulfil a request for information. Any information about you that we pass to a third party will be held securely by that party, in accordance with the Data Protection Act 2018 and used only to provide the services or information you have requested. For more information on how we do this and your rights in regards to your personal information and how to access it, visit our website.

(14) TATTINGSTONE PARISH COUNCIL

Tattingstone Neighbourhood Plan

Parish Council response to comments submitted at Regulation 16 Consultation Stage

Body	Parish Council response
Suffolk County Council The County Council considers that Policy TATT4 does not meet the Basic Conditions as it does not seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The County Council considers that the views on Map 7 should be numbered to meet the Basic Conditions. The County Council states that it would be useful to provide photographs of each Local Green Space site.	Suffolk County Council commented at the Regulation 14 consultation stage. The policy is considered to meet the Basic Conditions in that criterion ii. requires development to "conserve or enhance the unique landscape and scenic beauty within the parish", and the final paragraph states that "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: • 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;" It is not considered that this amendment is required to meet the Basic Conditions, but the Parish Council would be happy to amend the Map to include numbers to correlate with the Landscape Appraisal. This is not necessary to meet the Basic Conditions. Clear and detailed Ordnance Survey based maps are included in the Local Green Space Assessment and the boundaries are defined on Map 9 to ensure there is no doubt as to the area covered.
Babergh District Council The District Council notes that paragraph 1.11 refers to a separate Appraisal of Views which has not been published.	Babergh District Council commented at the Regulation 14 consultation stage. The Important Views are identified in the Landscape Appraisal and paragraph 1.11 can be amended at the Referendum stage to remove reference to the Appraisal of Views without consequence to the Basic Conditions.

The District Council seeks an amendment to paragraph 3.4 in terms of the removal of the reference to "the current Babergh Local Plan" in order to avoid confusion.

The District Council proposes an amendment to paragraph 6.9

The District Council seeks clarification on location of views indicated on Map 7 and the Policies Map.

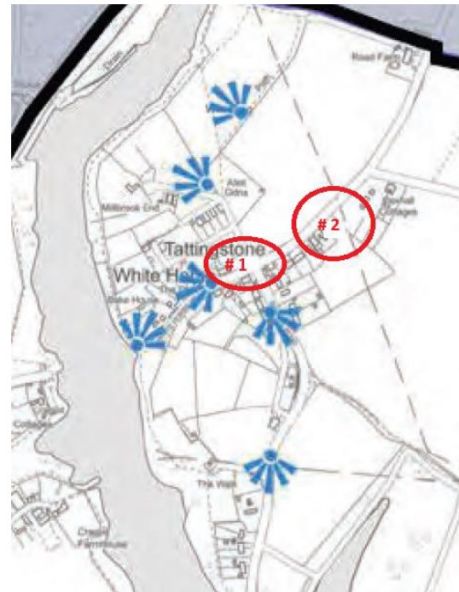
This is a matter that can be addressed when preparing the Plan for the Referendum and without impacting on the Basic Conditions.

This is a matter that can be addressed when preparing the Plan for the Referendum without impacting on the Basic Conditions.

The Parish Council confirms that:

- i. View #1 identified on the District Council comment should be as located on the White Horse Inset Map rather than as illustrated below.
- ii. View #2 was omitted in error from Map 7 and is correctly illustrated in the White Horse Inset Map.

White Horse (Map 7)



- iii. View #3 should have been identified on Map 7 as illustrated on The Heath Inset Map
- iv. View #4 is an error in Map 7 and should be deleted.

Historic England Historic England do not consider it necessary to provide detailed comments at this time.	Historic England commented at the pre-submission consultation. Nothing further to add
Natural England Natural England does not have any specific comments on this draft neighbourhood plan.	Natural England commented at the pre-submission consultation. Nothing further to add
Environment Agency The Environment Agency have no further detailed comments to make in relation to this plan.	The Environment Agency commented at the pre-submission consultation. Nothing further to add
National Highways National Highways have no specific comments to make on the draft policies or supporting documentation.	National Highways commented at the pre-submission consultation. Nothing further to add
Sport England Sport England makes a number of general comments relating to planning for sport but do not make any specific comments on the neighbourhood plan.	Sport England were consulted but did not comment at the pre-submission consultation. Nothing further to add
Defence Infrastructure Organisation The Defence Infrastructure Organisation does not make any specific comments on the Plan itself, but provides information about safeguarding defence establishments and flight operations.	The Defence Infrastructure Organisation were consulted but did not comment at the pre-submission consultation. Nothing further to add.
Homes & Hills obo Mr Hammond	Mr Hammond submitted comments at the Pre-submission consultation stage and in response to the focused consultation.

Policy TATT1 It is put that “The proposed policy does not satisfy the requirement of Planning Practice Guidance, being essentially “parasitic” upon the Babergh and Mid Suffolk Joint Local Plan policies and, of/for itself does not propose forms of sustainable development within the Parish. The respondent asks “is the Neighbourhood Plan reflective or/consistent with the wishes of parishioners?” Consultation: The respondents suggest that the consultation has not been adequate nor any public comments properly considered and that a hearing should be held to test the Parish Council’s responses to comments. Specifically, the respondents refer to the “need/request/demand/place for affordable housing to maintain the vibrancy and vitality of the village, but none of the proposed policies seek to engage with this or propose a solution” The respondents suggest that “there appear to be flaws in the consultation but also the effectiveness of the proposed Neighbourhood Plan” in that: “- does the plan reflect what Parishioners wish to see for their village (i.e. to include a strategy for allocating land for new development, notably affordable housing)? - is the plan an effective plan or one that simply operates as a statement of wishes and which defers to (or does not further promote or supplement) Local Plan policies etc?	Paragraph 69 of the NPPF states that “[local plan] strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.” Given that the Joint Local Plan (November 2023) does not set an overall settlement hierarchy for the district or a housing requirement for neighbourhood plan areas, the Neighbourhood Plan has not allocated sites for housing but is in conformity with the strategic policies of the Local Plan. There is no requirement for neighbourhood plans to allocate sites. The Parish Council is satisfied that the regulations concerning consultation have been satisfied and that a hearing is not necessary. Considerable scrutiny of the comments received has occurred, including consideration at public meetings of the Working Group and the Parish Council. The Household Survey carried out in the early stages of preparing the Plan, available on the Neighbourhood Plan pages of the Parish Council website, returned that only 34% of responses wanting more housing in Tattingstone. Given that the NPPF, the Local Plan and, in this instance, Policy TATT3 provide a mechanism for delivering affordable housing on rural exception sites, specific sites for affordable housing do not have to be allocated in a development plan document. The policy is considered to be in conformity with paragraph 82 of the NPPF. The Parish Council is satisfied that the regulations concerning consultation have been satisfied. There has not been a significant level of comments seeking the allocation of sites for development. It is considered that the Neighbourhood Plan appropriately supplements those policies of the current adopted Local Plan.
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The respondents question the justification / reasoning for the red line/development boundary "cutting through" the rear gardens of Yew Tree House, Well Cottage or Laburnam Cottage. The respondents state that a site north of Homecroft (at the junction of the A137 and Station Road) has been identified as suitable for the development of 13 homes in the District Council's Draft Strategic Housing Land Availability Assessment (September 2025). It is suggested that the Neighbourhood Plan therefore promotes less development than set out in strategic policies and is evidence that "the Plan/consultation has not given particular consideration to opportunities for allocating small and medium-sized sites." It is stated further that the Plan should be modified to include the land "within red line/development boundary to avoid conflict with the Babergh and Mid Suffolk Joint Local Plan policies". The respondents considers that a hearing should be held to "allow for certain issues to be considered and explored/probed more Fully" and to "engender more public confidence in this process."	The Parish Council amended the proposed Settlement Boundary following the initial pre-submission consultation and carried out full and focused further consultation on this matter. The comments concerning the specific properties were made by the respondent at that time. The Parish Council is satisfied that a robust process has been carried out and is happy to defer to the Examiner to determine whether further amendments to the Settlement Boundary are necessary to meet the Basic Conditions. The Strategic Housing Land Availability Assessment (September 2025) has no status in planning policy. Paragraph 1.1 of the Assessment specifically states "Please note SHLAA sites do not have any formal planning status and are produced as a reference only evidence base document for the Joint Local Plan. It is not a consultation document or a proposal of sites for development." The Neighbourhood Plan does not conflict with the Joint Local Plan policies as the site has no status. This is a matter for the Examiner to determine but the Parish Council is satisfied that the Plan has been prepared in accordance with the regulations and that it is in generally conformity with the strategic policies of the adopted Local Plan.
Davies Murch obo Regis Group Representations have been submitted on behalf of the Regis Group who are the owners of the circa 1 hectare of land to the west of Chedworth Place, that the draft Tattingstone Neighbourhood Plan has proposed to be designated as Local Green Space (ref Policy TATT7 (2).	Neither Davies Murch nor Regis Group commented at pre-submission consultation stage.

It is stated that Regis Group were not consulted on the proposal to designate their land for Local Green Space. The second part of the representation addresses the proposed designation of Land to the west of Chedworth Place as a Local Green Space. Detailed comments are made as to how the site meets the criteria set out in paragraph 107 of the NPPF. The response: • Refutes that the LGS provides an important natural setting to the adjacent Grade II listed building • States that the site does not have any great heritage significance other than being next to a listed building • Refutes that the site has recreational value • States that the site isn't publicly accessible. It isn't an area where people can go and sit or walk, which is clearly the intention of this part of the criteria. • States that the PC has not provided any ecology or biodiversity reports or evidence to support its richness in wildlife.	Regis Group (Holdings) Ltd were specifically written to on 19 March 2024 by the Clerk to the Parish Council advising them of the proposed designation in the Draft Neighbourhood Plan and advising that, although the pre-submission consultation period had ended, the Parish Council would welcome comments on the proposed designation by 30 April. Regis Group did not respond to that letter. The Parish Council is satisfied that the owners have therefore been consulted and provided with an opportunity to comment. The Parish Council considers that the independent examination provides an opportunity to review the Parish Council's assessment and determine whether the LGS meets the NPPF criteria.
Lawson Planning Partnership Lawson Planning Partnership state that they do not have an instruction concerning this matter & therefore, will not be responding to the consultation.	Lawson Planning Partnership were consulted but did not comment at the pre-submission consultation. Nothing further to add.