



The Parish Councillors of TATTINGSTONE PARISH COUNCIL are summoned to attend the Parish Council Meeting on Monday 02 February 2026 commencing at 7.30pm at Tattingstone Village Hall.

The Council, members of the public and press may record/film/photograph or broadcast this meeting when the public and press are not lawfully excluded but must notify the Clerk and Chair of their intention prior to the meeting, so everyone attending can be informed of the recording. If a member of the public does not wish to be recorded, no recording of their participation will take place.

The meeting is open to members of the public to attend in person. Members of the public not wishing to attend in person may submit written representations on issues to be covered in the agenda or items in general which will be noted for further consideration.

AGENDA

01	OPENING INCLUDING STATEMENT	CHAIR
02	APOLOGIES FOR ABSENCE a) Council to receive apologies for absence b) Council to consent to accept apologies received	CLERK
03	DECLARATIONS OF INTERESTS a) To receive declarations of disclosable pecuniary interests, other registerable interests and non-registerable interests as detailed in Appendix B of the LGA Model Code of Conduct b) To receive notification of gifts of hospitality exceeding £50 c) To receive requests for dispensations	ALL
04	MINUTES a) To consider and approve the minutes of the previous Parish Council meeting held on 5 January 2026	CHAIR
05	REPORTS FOR INFORMATION – to receive written reports for information only: a) County Councillor - Simon Harley b) District Councillor – Daniel Potter	CHAIR
06	CLERK’S REPORT a) To review progress towards actions identified in the previous meeting b) To receive items of correspondence and agree actions necessary c) To receive an update from the Clerk on any other Council issues	CLERK
07	PUBLIC FORUM a) To receive questions and matters of concern from members of the public in attendance on the agenda submitted b) To receive comments or questions relating to Tattingstone in particular c) To receive questions and comments submitted in writing/email for future consideration by the Council	CHAIR
08	FINANCE a) To note and approve the balance of accounts as at 28 January 2026: Lloyds Account: £5,873.12 Lloyds Savings Account: £40,227 b) To approve the accounts paid since the last meeting, the accounts awaiting payment including those coming forth and the receipts allocated since the last meeting c) To consider any requests for financial support received from local people or groups: £500 donation request from East Anglian Air Ambulance	RFO

	<p>d) Councillors to note a VAT return has been filed for the period 01.10.2025-31.12.2025 at £150.31, which was received on the 14th January 2026</p> <p>e) To note any accounting spot check undertaken by Cllr Page</p>	
09	<p>PLANNING MATTERS</p> <p>a) To consider and agree response to the following planning matters relating to Tattingstone None</p> <p>b) To note the following decision notices received: DC/25/05487 Southfields, Park Lane, Tattingstone, Ipswich, IP9 2NE Application for Works to Trees Subject to Tree Preservation Order BT19/A1 - T001 - Yew Tree This tree is of poor form with deadwood and some dieback. It leans towards the property- Fell. T002 - Yew Tree Lift the crown to approximately 2m height. G001 - Group of small Laurels, understory beneath larger trees. Cut to stump level. Consent has been GRANTED DC/25/04764 Walnut Tree Cottage, Tattingstone Park, Tattingstone, Ipswich Suffolk IP9 2NF Householder Application - Raising the roof on existing extension, replacing with flat parapet roof and glazed lantern with minor internal alterations Planning permission has been GRANTED DC/25/04765 Walnut Tree Cottage, Tattingstone Park, Tattingstone, Ipswich Suffolk IP9 2NF Application for listed Building Consent - Raising the roof on existing extension, replacing with flat parapet roof and glazed lantern with minor internal alterations. Listed building consent has been GRANTED</p> <p>c) To receive any update on Planning Inquiry APP/D3505/W/25/3370515</p>	CHAIR
10	<p>NEIGHBOURHOOD PLAN</p> <p>a) To note receipt of the guidance from Suffolk County Council for designating green spaces in Neighbourhood Plans</p> <p>b) To note receipt of the Independent Examiner's report, which has been published on Babergh District Council's and Tattingstone Parish Council's websites</p> <p>c) To accept the independent Examiner's recommendations as per the report</p> <p>d) To note the Regulation 18 Statement from Babergh District Council, which has been published on Babergh District Council's and Tattingstone Parish Council's websites</p>	CHAIR
11	<p>GOVERNANCE</p> <p>a) To review and adopt/reject the new Grant and Donation Policy</p> <p>b) To review and adopt/reject the new Co-Option Policy</p>	CLERK
12	<p>INTERNAL AUDIT</p> <p>a) To note that SALC have confirmed availability for their Internal Audit service for 2026</p> <p>b) To consider providers for the Internal Audit 2025-26:</p> <ul style="list-style-type: none"> - SALC £237 - Heelis & Lodge £190 - Other 	
13	<p>VILLAGE MATTERS</p> <p>a) To receive an update from the Playing Field Representative if appropriate</p> <p>b) To receive an update from the Neighbourhood Plan Representative if appropriate (not covered in Item 10)</p> <p>c) To receive Councillor reports of any village issues, for note or consideration at a future meeting</p>	SP AM All
13	<p>DATES OF FORTHCOMING MEETINGS – all taking place at Tattingstone Village Hall</p> <p>a) Parish Council meeting – Monday 02 March 2026, 7.30pm</p>	CHAIR

Signed: 

Rachel Belcher-Nairn Clerk to the Council



MINUTES of the PARISH COUNCIL MEETING held on Monday 05 January 2026 commencing at 7.30pm held at Tattingstone Village Hall.

LIST OF ABBREVIATIONS USED INCLUDED AT APPENDIX B

PRESENT: Cllr D Clarke, S Gipps, Cllr J Lee, Cllr G Mark, Cllr A Mendel (Chair), and Cllr S Page.

01 OPENING

Cllr Mendel declared the meeting open at 7.30pm and thanked all for attending. A statement was read out by the Chair indicating that, in accordance with legislation, the public and councillors were permitted to film, record, photograph or use social media in order to report on the proceedings of the meeting, providing permission has been sought from the Clerk and/or Chair.

02. APOLOGIES FOR ABSENCE

To note and approve apologies received – Cllrs noted and approved apologies received from Cllrs R Abbott, B Plumbly, B Stennett, County Councillor Harley and District Councillor Potter.

03. DECLARATIONS OF INTEREST

- (a) To receive declarations of disclosable pecuniary interests and other registerable interests as detailed in Appendix B of the LGA Model Code of Conduct – None.
- (b) To receive notifications of gifts of hospitality exceeding £50 – none submitted.
- (c) To note the determination of requests for dispensations for items on the agenda under discussion – None.

04. MINUTES

To consider and approve the minutes of the previous Parish Council meeting held on 1st December 2025 –

Cllr Page proposed that Council approve the minutes as a true and accurate record of the proceedings that took place, seconded by Cllr Mark - aif. The Chair signed a copy of the agreed minutes.

05. REPORTS FOR INFORMATION

- (a) A written report had been circulated from Cllr. Harley and a copy of this report is available with the meeting papers.
- (b) A written report had been circulated from Cllr. Potter and a copy of this report is available with the meeting papers.

06. CLERK'S REPORT

- (a) Actions were noted.
- (b) To note correspondence received.
 - 1) BMSDC Briefing
For Information Only
 - 2) NSIP Update (spreadsheet available on request)
FIO



TATTINGSTONE

Parish Council

- 3) BMSDC Update on Mayoral Elections
FIO
- 4) Request for Donation from Communities Together
Councillors
- 5) BMSDC reminder for Call for Sites
FIO
- 6) SALC Communication
FIO
- 7) National Highways information re. A12 (in social media)
FIO

- (c) - Village sign – the sign is now in place.
- Infographic sign has also now been installed.
- The type of bench already in the village is out of stock until the spring.

07. PUBLIC FORUM

- (a) To receive questions and matters of concern from members of the public in attendance on items on the agenda submitted –
- None
- (b) To receive comments or questions relating to Tattingstone in particular –
- A new resident introduced themselves and was welcomed to the village.
- (c) To receive questions and comments submitted in writing/email for future consideration by the Council – nothing raised.

08. FINANCE REPORT

- (a) To note the balance of accounts as at 26th November 2025.
The balances were as follows:
 - Lloyds Account: £6,718.93
 - Lloyds Savings Account: £40,206.51
- (b) To approve the accounts paid since the last meeting and accounts awaiting payment including forthcoming payments together with the receipts received since the last meeting.
Cllr Mark proposed and Cllr Gipps seconded that the payments detailed should be ratified and agreed – aif
- (c) To consider any requests for financial support received from local people or groups –
- None
- (d) Councillors approved the financial reports for Q3 2025-26:
 - i. Bank Reconciliation
 - ii. Budget to Actual Report
 - iii. Reserves



09. PLANNING MATTERS

- (a) To consider and agree a response to the following planning matters related to Tattingstone:
DC/25/05487
Southfields, Park Lane, Tattingstone, Ipswich Suffolk IP9 2NE
Application for works to trees subject to a Tree Preservation order BT19/A1 - T001 - Yew Tree This tree is of poor form with deadwood and some dieback. It leans towards the property- Fell. T002 - Yew Tree Lift the crown to approximately 2m height. G001 - Group of small Laurels, understory beneath larger trees. Cut to stump level.
Councillors agreed to SUPPORT the application
- (b) To note the following decision notices received:
DC/25/04611 Oakdene,
The Heath, Tattingstone, Ipswich Suffolk IP9 2LX
Householder Application - Erection of a single storey rear extension and alterations to existing fenestration. Addition of oak framed open porch.
Permission has been GRANTED

10. GOVERNANCE

- (a) Councillors resolved to review the new Grants Policy again in February, after amendments had been made to reflect donations as well as grants.
- (b) Councillors resolved to adopt the new Small Grants Application Form.
- (c) Councillors resolved to review the new Co-Option Policy again in February, after amendments had been made to better reflect the voting process for Co-Option.
- (d) Councillors resolved to adopt the new Councillor Welcome Pack.

11. VILLAGE MATTERS

- (a) To receive an update from the Playing Field Representative
Cllr Page noted that there was no meeting to update from but provided a brief update on the EV chargers, which have been put in place but are awaiting software installation.
- (b) Councillors received an update from the Neighbourhood Plan Representative that the Neighbourhood Plan is still with the independent examiner and the report is expected soon.
- (c) Councillor Page reported that there is a broken metal pole in the verge opposite Fisher's Cottage, which the Clerk will report on the Highways portal for removal. It is believed to be from an old 30mph sign.



12. 2026/27 MEETING DATES

- (a) The Parish Council meeting dates for 2026/27, including the annual Parish Council meeting, were set as follows:
 - Tuesday 7th April 2026 (in lieu of Easter Monday)
 - Tuesday 5th May 2026 (in lieu of Early May Bank Holiday and also Annual Parish Council Meeting)
 - Monday 1st June 2026
 - Monday 6th July 2026
 - Monday 7th September 2026
 - Monday 5th October 2026
 - Monday 2nd November 2026
 - Monday 7th December 2026
 - Monday 4th January 2027
 - Monday 1st February 2027
 - Monday 1st March 2027

- (b) The date of the Annual Parish Meeting was set as:
 - Thursday 28th May 2026, 7.30pm

13. DATES OF FORTHCOMING MEETINGS

- (a) Parish Council meeting – Monday 02 February 2026, 7.30pm

The meeting closed at 8.09 pm.

SIGNED.....DATED..... TATTINGSTONE Parish Council



ACTIONS

MONTH	MINUTE NO.	ACTION	WHO
Jan	9a	Note PC support for DC/25/05487	RBN
Jan	10a	Amend Grant Policy and bring to Feb meeting	RBN
Jan	10a	Adopt & implement Small Grants Application Form	RBN
Jan	10a	Amend Co-Option Policy and bring to Feb meeting	RBN
Jan	10a	Adopt & implement Councillor Welcome Pack	RBN
Jan	11c	Log broken pole on SCC portal	RBN
Jan	12a/b	Publish meeting dates (online and in village)	RBN



APPENDIX A – List of common abbreviations used.

Aif	All in favour
AGAR	Annual Governance and Accountability Return
APM	Annual Parish Meeting
APCM	Annual Parish Council Meeting
ASB	Anti-social Behaviour
BACS	Bankers Automated Clearing Services
BDC	Babergh District Council
BLC	Brantham Leisure Centre
BMCIC	Brantham Management Community Interest Company
BOS	Brantham Open Spaces Group
BMSDC	Babergh & Mid Suffolk District Council
BPC	Brantham Parish Council
CEP	Community Emergency Plan
CAS	Community Action Suffolk
Chq	Cheque
Cllr	Councillor
Cttee	Committee
DCLG	Department of Communities and Local Government
FC	Finance Committee
FOI	Freedom of Information
FR	Financial Regulations
GPoC	General Power of Competence
HMRC	Her Majesty's Revenue and Customs
LPA	Local Planning Authority
LPF	Lower Playing Field
LSC	Legal Sub Committee
NHS	National Health Service
NDP	Neighbourhood Development Plan
NP	Neighbourhood Plan
PC	Parish Council
PCSO	Police Community Support Officer
RFO	Responsible Finance Officer
RFSC	Recreation, Footpaths and Services Committee
SALC	Suffolk Association of Local Councils
SCC	Suffolk County Council
SID	Speed Indicator Device
SLA	Service Level Agreement
SNT	Safer Neighbourhood Team
SO	Standing Order
TPO	Tree Preservation Order
VAS	Vehicle Activated Sign
VCSE	Voluntary, Community and Social Enterprise Organisations
HMC	Village Hall Management Committee

February 2026

County Councillor's Parish Report

Cllr Simon Harley, Peninsula Division

simon.harley@suffolk.gov.uk

07955 434409

Local elections in May 2026 postponed

At council on Monday 12 January, a debate was held in the morning about the resource implications of an election in May on the delivery of Local Government Reorganization in Suffolk. The Conservative administration unanimously voted down an amendment proposed by my group that the council was in favour of the elections going ahead, although we spoke passionately about the importance of Suffolk voters getting to have their say. A Cabinet meeting was held following the council debate, where the administration voted unanimously to write to the government outlining capacity concerns that might be felt if elections were to go ahead. On 22 January, the government announced that the elections in Suffolk, and in 28 other councils around the country, would not take place in May this year. The elections were postponed already in May 2025, so this second postponement means county councillors will be serving a seven-year term instead of four years. As part of the Local Government Reorganization process, Unitary councils are due to be in place in the county from April 2028.

Council budget 2026-27

At Cabinet on Tuesday 27 January, the budget for the 2026-27 financial year was presented for approval. The council is planning to raise council tax by the maximum 4.99% this year, reflecting the serious financial concerns it is facing. The budget for 2026-27 is forecast to overspend by £5.9m and the council will need to draw that from its reserves to balance the books. It is also planning savings of £46.5m across the council to make ends meet, and is predicting a budget 'gap' of £23.4m for 2027-28 and £24.6m by 2028-29 which it will need to fund by savings. Cost pressures for the council include care purchasing in adult social care, high-cost social care placements for children and young people and Special Educational Needs and Disabilities (SEND). Regarding SEND, the council holds a 'negative reserve', a debt of education funding under the Dedicated Schools Grant (DSG) that the government allows it to hold until 31 March 2028. This is a national issue rather than just relating to Suffolk County Council, but the council will not be able to repay it if the government calls it in: by the end of 2027-27 it is forecast to be -£252.3m. Although the council is allowed to hold the debt, it is spending millions on interest costs to service the debt, by 2027-28 the cost of that will be £8.9m. There are also concerns about the amount of money the Local Government Reorganisation will cost the council. This is currently estimated as £47.8m overall, but will be divided between all Suffolk councils.

Net Zero Carbon Report

Also coming to Cabinet on Tuesday 27 January was the annual report on the council's efforts to reach net zero carbon by 2030. In view of the Local Government Reorganisation and Suffolk County Council not existing past 2028, the target has been adjusted to a 63% reduction in emissions by 2027-28 and will only include scopes of emissions that the council is in direct control of – that is, excluding things like its supply chain, or staff commuting to work. In addition, to reflect the financial position of the council, any measures taken by the council towards this will now have to create an in-year financial saving: this means that the financial benefit from it must be greater than the cost. The work undertaken so far for the net zero programme has saved the council many thousands of pounds, for

example changes to the heating controls in Endeavour House should reduce energy costs by £30k each year, and a new car park solar array and battery storage at Beacon House is expect to save more than £50k a year. The council is also involved in a heat network project in Ipswich to heat large buildings using energy from the River Gipping.

Suffolk Roads Rated Red by UK Government

The government recently released RAG (Red, Amber, Green) ratings each county based on how effectively they use the government's highways maintenance funding. Suffolk's road maintenance was rated as Red, the worst category. This has struck a chord with residents in the county, who have been clear that they agree and want the quality of Suffolk's roads to improve. Suffolk County Council's administration, however, has denied that the rating is accurate, saying that overall the condition of Suffolk's roads are rated Amber, with the overall Red rating being arrived at because the Department for Transport did not include in its assessment £10m of highways funding that it brought forward from the 2025-26 financial year and invested early in a resurfacing programme in 2024-25. The council has met with the Department for Transport to press for the Suffolk rating to be raised to Amber, pointing out that Department for Transport data shows that only 3% of the county's A roads is in poor condition, which is better than the England average. In addition, in December the council received £2.9m from the Department for Transport's Incentive Fund, which rewards authorities with a record of good performance in highway maintenance.

New 20mph Policy

At Cabinet on Friday 9 January, a new 20mph speed limit policy was approved with the aim of making the process for communities to apply for a 20mph speed limit easier and more streamlined. From now on, any application for a new 20mph limit in an area where recorded average traffic speeds are 28mph and under is likely to be approved by the council. The local county councillor must also be in favour of the change, and there should be majority support from residents. My group pointed out that the new requirement to prove majority support for the new speed limit was likely to make the process more onerous for town and parish councils rather than less. The council states that local engagement needs to be carried in the community, for example a survey or consultation of residents living on the roads/in the area. Any new 20mph limits will also still need local funding to be in place, unless the scheme aligns with a council programme as part of the Local Transport Plan. The new policy is based on recording speeds as follows:

- Below 28mph – likely to be accepted, with a speed limit sign only, although signs warning that a 20mph zone is ahead may be required
- Between 28 - 32mph - unlikely to be acceptable with signing alone. Gateway signing and traffic calming throughout the area may be required
- Above 32mph - Unlikely to be acceptable without extensive traffic calming measures such as road humps, plus night-time lighting. It would also be subject to a Road Safety Audit

You can read the new policy here: <https://www.suffolk.gov.uk/asset-library/imported/20mph-speed-limit-policy-criteria.pdf>

Social Media and Helpful Links

Follow us on:

Twitter - [Suffolk Green, Lib Dem & Independent Group \(@SuffolkGLI\) / Twitter](#)

Instagram – https://www.instagram.com/suffolkgli_group/

Facebook - [Suffolk GLI - Green, Liberal Democrat & Independent Group | Facebook](#)

Website - [Suffolk Green, Liberal Democrat and Independent Group – The GLI Group at Suffolk County Council \(suffolkgli.wordpress.com\)](#)

Cost of Living help and

advice: <https://infolink.suffolk.gov.uk/kb5/suffolk/infolink/family.page?familychannel=6>

Benefits advice and

support: <https://infolink.suffolk.gov.uk/kb5/suffolk/infolink/adult.page?adultchannel=0>

Flood preparation advice: <https://www.suffolk.gov.uk/suffolk-fire-and-rescue-service/fire-and-rescue-safety-advice-in-the-community/what-to-do-in-a-flood>
<https://suffolkprepared.co.uk/get-prepared/risk-advice/flooding/>

Flood recovery advice and support: <http://www.suffolk.gov.uk/about/flood-recovery-information-for-suffolk>



TATTINGSTONE

Parish Council

Windmill Lodge, Mill Road

Buxhall, Stowmarket

IP14 3DS

07713 864505

clerk@tattlingstoneparishcouncil.gov.uk

Rachel Belcher-Nairn
Clerk to the Council

Paper submitted by the Clerk to the Council in advance of the Parish Council meeting on 02 Feb 2026

Parish Clerk's Report – February 2026

a) To review actions from the previous meeting

MONTH	MINUTE NO.	ACTION	WHO
Jan	9a	Note PC support for DC/25/05487 <i>Completed</i>	RBN
Jan	10a	Amend Grant Policy and bring to Feb meeting <i>Completed</i>	RBN
Jan	10a	Adopt & implement Small Grants Application Form <i>Completed</i>	RBN
Jan	10a	Amend Co-Option Policy and bring to Feb meeting <i>Completed</i>	RBN
Jan	10a	Adopt & implement Councillor Welcome Pack <i>Completed</i>	RBN
Jan	11c	Log broken pole on SCC portal <i>Completed</i>	RBN
Jan	12a/b	Publish meeting dates (online and in village) <i>Completed</i>	RBN

b) To receive items of correspondence

Please see Paper 6b.1

c) To receive an update from the Clerk on any other Council issues

- I have been contacted by a gardening company offering verge and hedge cutting. To decide whether to get a quote for hedge cutting and/or the verges on Church Road.

CORRESPONDENCE FEBRUARY 2026

- 1) BMSDC Briefing
For Information Only
- 2) SALC LGR Update
FIO
- 3) SALC email re. Buckingham Palace Garden Party
To decide any nomination
- 4) Email chain re. condition of A137 (part of ongoing correspondence with Cllr Harley)
To decide any action
- 5) Anglian Water Response
To formulate a response

1.



Council leaders back 'Suffolk to the Power of Three' option as part of local government reorganisation consultation

Suffolk residents, businesses and local organisations are being urged to take part in a once in a generation opportunity to shape how council services are delivered for their local communities.

The Government's statutory consultation on LGR is now open, but people only have until **11 January** to respond, so we would be grateful for your help in ensuring that your communities are aware.

The consultation seeks views on the two proposals submitted for Suffolk: the Three Councils for Suffolk case submitted jointly by the district and borough councils, and One Suffolk, submitted by Suffolk County Council.

You can find out more on [the Three Councils for Suffolk website](#), including the benefits of our case for businesses, residents, town and parish councils and for the voluntary and community sector.

In addition to our case in full, there are also [Q&As](#) which may help you respond to queries from residents. The site also includes a link to the [One Suffolk website](#) to ensure awareness of both cases.

Suffolk residents urged to apply quickly for free home energy upgrades

Suffolk residents living in properties which are not energy efficient, could be eligible for funding to make their homes warmer and reduce their energy bills, thanks to Warm Homes Suffolk.

Upcoming grant deadline

The application window for the Community Development Fund will close on 18 January 2026. Up to £10,000 can be applied for to help deliver capital, revenue or pre-project activities. All the information you need can be [found on our community funding page](#).

Starting 2026 with fully funded training to strengthen local organisations

Community Action Suffolk is offering four fully funded training courses designed to strengthen the capacity of local organisations and build strength for the future. Babergh and Mid Suffolk District Councils have supported this training by making use of the Shared Prosperity Fund. Find all the training sessions on the [Community Action Suffolk website](#).

Suffolk Climate Emergency Plan progress overview

Sustainable Suffolk has shared the Suffolk Climate Emergency Plan progress overview, giving an insight into the work done since the plan was published in 2021.

Included within the document is a breakdown of lots of work carried out by partner organisations, which includes our council.

[Visit the Sustainable Suffolk website](#) to find out more, or [read the progress overview document](#).

2.

Dear all

I wanted to draw your attention to correspondence and information that has been shared with us by the National Association of Local Councils (NALC) received just before the Christmas break. As part of the process of local government re-organisation, the Government is considering whether to postpone principal authority elections scheduled for May 2026 in areas, like Suffolk, where proposals have been submitted but not yet decided.

Claire Pizzey, our Advice and Development Manager has produced **this news blog** giving you more information and the opportunity to make representations on this matter which we would encourage you to consider as a whole council.

Suffolk County Council meeting - 12th January

We also wanted to make you aware of the above full council meeting which contains an agenda item on this subject and, again, the opportunity to view the debate.

As we have previously highlighted, watching the live-stream of these meetings can be very informative and provide a good overview of the issues and different perspectives.

Here is a link to the meeting papers including the Ministerial letter dated 18th December 2025.

Here is a link to Youtube where the webcast will be live streamed.

Sally Longmate

CEO Suffolk Association of Local Councils

3.



Buckingham Palace Garden Party 2026

19th January 2026

During the summer, The King will give three Garden Parties at Buckingham Palace during May 2026.

We are delighted to inform you that Suffolk has been allocated four invitations (two pairs) for the Buckingham Palace Garden Party taking place on **Wednesday 6th May 2026**.

Councils are invited to submit nominations for the Mayor/Chairperson of the council.

Please click on this link to view the guidance for nominations

Please click on this link to download the nomination form

It is important that the nomination form is submitted to us by 5.00 pm on Friday 13th February 2026. All nominations will be put into a draw and the winner will be selected at random.

When returning the nomination form back to us electronically, please ensure it is password protected as it will contain personal data. Please submit the nomination form through your SALC member portal and provide the password separately.

Click on this link to view how to password protect a word document.

4.

Dear Simon/Daniel,

Please see below my recent email addressed to Highways England and Suffolk Highways in relation to the A12 road closures (which seems to be becoming an ever increasing occurrence in recent years) and concerns over the diversion route through Tattingstone via the A137.

This results in high volumes of HGV traffic throughout the night, which often causes our property to shake/vibrate throughout the night. This leads me to being concerned over potential structural damage this may be causing to my property. This isn't helped by the poor state of the highway immediately outside our property, especially for northbound traffic.

On top of that are concerns over the levels of noise and pollution that is being caused. I work in a safety-critical role and my sleep is constantly affected by these closures. Lastly, speed is clearly not being adequately policed.

I do accept road closures are sometimes a necessary evil, but should be a last resort, rather than the most convenient and regular go to solution. I have appealed to Suffolk Highways and Highways England to repair the A137 so it is fit for purpose as a diversion route. I even tried involving our local MP, James Cartlidge, who wasn't interested in helping.

I even resorted to inviting Suffolk Highways to come and listen to the levels of noise we have to endure in normal circumstances because of the poor road surface, nevermind during overnight closures of the A12. It is absolute hell for local residents. Again, this was ignored.

To add insult to injury, some resurfacing work was carried out either side of the village, but the road through the village (known as The Heath) was left out.

I am hoping one or both of you maybe have the knowledge and influence to assist. Please help because no one else is listening and my concerns are continually being ignored.

Yours Sincerely

Hello,

I understand we are now into the second of three weeks worth of overnight road closures.

While I understand there is sometimes a need to close roads for essential maintenance, I believe this same road was closed overnight for an extended period late last year, which begs the question as to why it is necessary to close this road again after such a short period? It seems such decisions are taken all too lightly, without any consideration of the impact this has on both motorists and residents, who are affected by the diverted traffic (of which I fall more into the later category). For this reason, I feel obliged to challenge the necessity for further road closures.

I also have to once again bring to your attention the appalling state of the A137 through Tattingstone village (known as The Heath). Given the heavy volumes of HGV traffic, it is just not fit for purpose and is in desperate need of repair/resurfacing. The vibrations caused by constant clattering and banging of excessive amounts of HGV traffic is causing structural damage to my property. If this becomes more evident, then I am now placing you on notice that I will be holding both you and Suffolk Highways responsible for the costs to my property. This will be supported by previous correspondence, where I have brought this to your attention on numerous occasions, only for my concerns to be ignored. If you wish to continue using the A137 as a regular route for diverted traffic, then at least make it fit for purpose! This is surely the very least you can do to mitigate the misery you seem to be inflicting on local resident on a regular basis. I am calling on you to carry out much needed road repair/resurfacing or impose 7.5 ton weight limit on this road until such time this can be facilitated.

Thanks

5.

Dear Ms Belcher-Nairn,

Thank you for your letter and for raising the concerns regarding off-lead dogs at Alton Water.

I would like to reassure the Parish Council that we do have clear signage in place throughout the site stating that Alton Water is a **dog-on-lead area**. Our rangers are also instructed to speak to visitors if they see any dogs off the lead, reminding them of the rules and the importance of keeping all visitors safe. We will continue to monitor this closely and ensure our team remains proactive.

You also mentioned discussing any **other issues regarding the reservoir**. I would be grateful if you could let me know what those additional issues are, so I can review them address them fully.

Thank you again for bringing this to my attention. Please feel free to share any further concerns.

PAPER 8.b**PAYMENTS AGREED/RATIFIED AT THE MEETING HELD ON 5th January 2026****PAYMENTS MADE**

Payee	Detail	Method	NETT	VAT	TOTAL
R. Belcher-Nairn	Clerk salary Dec 2025	BACs	556.97		556.97
R. Belcher-Nairn	Working from Home Allowance	BACs	26.00		26.00
R. Belcher-Nairn	MS365 Subscription (paid by personal card due to debit card being cancelled)	BACs	8.51	1.70	10.21
HMRC	PAYE Q3 2025-26	BACs	468.58		468.58
NEST	RBN Pension Contribution	Direct Debit	48.92		48.92
Tesco Mobile	Phone	Direct Debit	15.99		15.99
Lloyds	Service charge	Direct Debit	4.25		4.25
					£1130.92

INCOME RECEIVED

Payee	Detail	Method	NETT	VAT	TOTAL
HMRC	VAT return Q3 25-26	BACs		150.31	150.31
R Beeston	Allotment	BACs	17.44		17.44
N Nagle	Allotment	BACs	7.40		7.40
A Mendel	Allotment	BACs	7.52		7.52
J Wong	Allotment (2025 & 26)	BACs	8.00		8.00
J Leach	Allotment	BACs	28.40		28.40
R Stone	Allotment	BACs	6.00		6.00
C Spicer	Allotment	BACs	5.60		5.60
W Davies	Allotment	BACs	7.36		7.36
A Quarton	Allotment	BACs	9.88		9.88
C Anderson	Allotment (2025 & 26)	BACs	8.00		8.00
A Thomas	Allotment (2025 & 26)	BACs	24.00		24.00
V Prior	Allotment	BACs	5.20		5.20
					£285.11

PAYMENTS TO BE MADE

Payee	Detail	Method	NETT	VAT	TOTAL
R. Belcher-Nairn	Clerk salary Jan 2026	BACs	556.77		556.77
R. Belcher-Nairn	Working from Home Allowance	BACs	26.00		26.00
R. Belcher-Nairn	MS365 Subscription (paid by personal card due to debit card being cancelled)	BACs	8.51	1.70	10.21
NEST	RBN Pension Contribution	Direct Debit	48.92		48.92
Tesco Mobile	Phone	Direct Debit	15.99		15.99

TGS	Village sign replacement	BACs	740.00	148.00	888.00
ICO	Data protection fee	Direct Debit	52.00		52.00
SLCC	Membership for Clerk	BACs	83.49		83.49
					£1681.38

Countersigned by.....Chair of Parish Council

All payments authorised under The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012

Note: Council resolved at the 2023 Annual Meeting that it met the eligibility conditions, and this continues right through until the next relevant annual meeting which will be May 2027.

This is regardless of whether the Council continues to meet those conditions for the duration, (para 7.12 of the Explanatory Memorandum to The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012 refers



APPLICATION FOR A GRANT

Before competing this form, please read carefully the attached document entitled Tattingstone Grant Awarding Policy.

General information for applicants

It is Tattingstone Parish Council's intention (subject to budget restrictions and available resources) to support initiatives from local community groups and organisations. Priority will be given to applicants who have not previously received grants from Tattingstone Parish Council. The size of any grant awarded is at the discretion of the Parish Council but will not exceed £500 in any one application.

If you have any queries on the completion of this form please contact the Parish Clerk, Tattingstone Parish Council, Windmill Lodge, Mill Road, Buxhall, Stowmarket IP14 3DS. Email: clerk@tattingstoneparishcouncil.gov.uk

DETAILS OF YOUR ORGANISATION

Name of Organisation: EAST ANGLIAN AIR AMBULANCE (EAAA)

Address: HELIMED HOUSE, HANGAR 14, GAMBLING CLOSE, NORWICH, NR6 6EG

Contact Telephone No.: 07951 195477

Email: lauren.banks@eaaa.org.uk

Registered Charity No.: 1083876

If you are part of a larger organisation, enter its name:.....

Principal aims and objectives: EAAA does not receive any regular funding & relies on the support and generosity of the local community. We are the only air ambulance in the East of England to fly 24 hours a day, and offer additional services including After care and CPR training.

DETAILS OF GRANT REQUESTED

Explain your need for a grant with the likely number of beneficiaries, their age profiles and their location

Each tasking costs £4,250 and we are called out on average 8 times each day. A donation of £500 helps us to procure day to day medical equipment we need to ensure our crews have everything they need. Our services are available to everyone residing or visiting Bedfordshire, Cambridgeshire, Norfolk & Suffolk. Last year we treated 1,900 patients of which 293 were in Suffolk.

Grant requested: £500

DETAILS OF OTHER GRANTS

Received in the last two years. We are unable to share every grant we have applied for, however, we have included a link to our annual accounts which can be found on the Charity Commission website.

Currently applied for. We are applying for donations of £500 to assist us to continue to deliver & develop our life saving service. This would be recorded as a general donation to help purchase day to day medical supplies which are often taken for granted but vital to what we do.

Please use this space for any significant information about your organisation not already supplied

Another way a donation of £500 could help is the purchase of essential items for crew flight suits to ensure they remain fully protected. In addition, our Community Training team works with groups, clubs, businesses and organisations, delivering free CPR training throughout our communities to improve patient outcomes by ensuring more people know what to do in the event of a cardiac arrest.

I certify that the foregoing replies are accurate to the best of my knowledge

Signature of applicant Lauren Bark

Office Held Community Fundraising Lead Date 21/01/2026



Tattingstone Parish Council

Grant & Donation Awarding Policy

Version 2.0

GRANT AND DONATION AWARDING POLICY

Tattingstone Parish Council has statutory powers to make funds available to local organisations for the overall benefit of Tattingstone and its residents. This document outlines Tattingstone Parish Council's guidelines for awarding. It also formalises the application process to ensure access, openness and fairness to the groups and organisations we aim to support. We will ensure that our grant awarding activity is fair and transparent.

General information for applicants

It is Tattingstone Parish Council's intention (subject to budget restrictions and available resources) to support initiatives from local community groups and organisations. Priority will be given to applicants who have not previously received grants from Tattingstone Parish Council. The size of any grant awarded is at the discretion of the Parish Council and is subject to budgetary restrictions.

Who is eligible to apply

The following organisations may apply to Tattingstone Parish Council:

- a) A Tattingstone based charity
- b) An organisation serving the needs of the residents of Tattingstone
- c) Resident(s) of Tattingstone requesting grant aid with a project/event, which will be for the benefit of the local community
- d) A Tattingstone based club/association/charity serving a specific section of the community or the community as a whole
- e) A local branch of a regional or national organisation/group which serves the needs of the residents of Tattingstone.

Who is not eligible to apply

We will normally reject applications from:

- a) Projects which are the prime statutory responsibility of other government bodies who would normally be funded by a local or regional authority
- b) Projects which improve or benefit privately owned land or property
- c) Support for individuals or private business projects
- d) Applications by "for profit" commercial organisations
- e) From regional and national organisations unless it can be clearly demonstrated that the grant would be used specifically for the residents served by Tattingstone Parish Council
- f) From organisations with political affiliations or those established for the purpose of forwarding a party-political agenda

Priority will be given to those applications submitted early in the financial year (which runs from April to March), however the Parish Council reserves the right to leave the application process, funding dependent, until the end of the financial year.

What can be funded

The project should be something that makes the local community a better place to live, work and play. It should be something that will provide a long-lasting and sustainable benefit to our local area. The project must be something that will improve the social, environmental and /or economic profile of Tattingstone. Priority will be given to those applications which add value over applications for running costs.

NB: We will not fund any goods or services that you buy or order before we confirm our grant.

The following are unlikely to be considered as a grant priority

Projects where there is a large shortfall in the funding required to complete the project or projects that simply replace existing facilities with no significant improvement.

Conditions of grant/donation

- Financial support can only be used for the purpose for which the grant is given.
- Grants must not be distributed to any other organization, including to a central Headquarters that is outside the local area.
- Organisations are required to provide progress/project completion reports.
- The Council requires the recipient to provide a written report of how the money has been used, to be received by the council as soon as possible after project completion. It may take the form of an annual report or set of accounts, which clearly identify the manner of spending.
- Tattingstone Parish Council support must be acknowledged as appropriate on all publicity and promotional material including posters, advertisements, press releases and leaflets.

Applications should be submitted, using the Small Grant Application Form, to:

Rachel Belcher-Nairn

Clerk to Tattingstone Parish Council

Windmill Lodge

Mill Road, Buxhall

Stowmarket

IP14 3DS

e-mail: clerk@tattingsstoneparishcouncil.gov.uk

Decisions will be based on the following criteria:

- General eligibility
- Impact on key local need
- Community support
- Value for money
- Financial need
- Environmental impact
- Community involvement
- Feasibility
- Likely effectiveness
- Council budget

Tattingstone Parish Council

Co-Option Policy

Version 1.0

ADOPTION DATE:	2 nd February 2026
MINUTE NO:	11b
VERSION NO.	1
REVIEW DATE:	June 2026

CO-OPTION POLICY

ABOUT THIS POLICY

This policy details the procedure and requirements for Co-Opting a Councillor following a Casual Vacancy arising on the Parish Council.

INTRODUCTION

Vacancies may exist following an election in which there were insufficient candidates, or during the term of a council due to resignation etc. The latter are known as 'casual vacancies' which must be notified to the local community. If a by-election is not required, the Council must endeavour to fill the vacancies by co-option.

QUALIFYING CRITERIA

Unless disqualified, under s.79, Local Government Act 1972 a person is qualified to be elected (or co-opted) to a council if they are a qualifying Commonwealth citizen, or an EU citizen, are 18 years of age or over and:

- on that day they are and continue to be an elector for the parish; **or**
- during the whole of the previous 12 months have occupied as owner/tenant any land or other premises in that area; **or**
- their principal or only place of work during that 12 months has been in that area; **or**
- has resided in, or within three miles of, the Parish for the past twelve months

DISQUALIFICATION

Under s.80 of the 1972 Act, a person is disqualified from being a Parish Councillor if they:

- hold any paid office or employment with the Parish Council; **or**
- is the subject of a bankruptcy restrictions order, an interim restrictions order, a debt relief restrictions order, or interim order; **or**
- have been sentenced to a term of imprisonment (whether suspended or not) of not less than three months, without the option of a fine during the preceding five years; **or**
- have been disqualified under any enactment relating to corrupt or illegal electoral practices.

APPLICATIONS

Candidates are asked to submit the attached form which enables them to confirm that they meet the qualifying criteria and are not disqualified, as well as to provide some basic information to help the Council choose in the event of there being more applicants than vacant seats.

AT THE MEETING

When applications have been received, the co-option will be placed on the agenda of a suitable meeting of the Parish Council.

If there are the same number of, or less, eligible candidates than vacancies then the Council simply resolves to co-opt them on to the Council. Where there are more candidates than vacant seats, the Council will select the required number.

If a candidate is a relative of a Councillor, that Councillor should declare an interest and withdraw from the meeting unless that would make the meeting inquorate, when they should seek a dispensation to participate from those present.

The selection process will be open and fair, with the public present, including candidates (unless they choose to leave). Each candidate will be given an opportunity to briefly address the Council should they wish. All valid applications will be considered, including those of candidates not present.

As soon as all candidates have finished giving their submissions, the Council shall proceed to a vote. The vote will be through a ballot. Only Councillors present at the meeting may vote upon a person to fill the vacancy. Councillors will have one vote per vacancy to be filled. The Chair also has a casting vote if it is required.

If there are more than two candidates and there is no candidate with an overall majority in the first round of voting the candidate with the least number of votes will drop out of the process. Further rounds of voting will then take place with the process repeated until a candidate has an absolute majority. The ballots will be collected by the Clerk and those proceeding to the next round of voting shall be announced. The votes cast for each candidate shall not be announced at the meeting although they will be available for public inspection afterwards.

For a candidate to be elected to the Council, it will be necessary for them to obtain an absolute majority of votes cast (50% + 1 of the votes available at the meeting). (Local Government Act 1972, Schedule 12, Paragraph 39).

The Council will be invited to vote in the candidate or candidates who have been successful in the final round. This shall be done by show of hands at the meeting. This shall provide a formal record of the candidates to be co-opted, which shall be recorded in the minutes.

Once the process has been completed, the Council then co-opts them to the Council with a formal resolution. The successful candidates take office immediately and can participate in the remainder of the meeting should they wish to do so. New councillors must make a declaration of acceptance of office and, where possible, this will be dealt with at that meeting.

NB: The law only requires it to be made at/before the next meeting (or a later meeting agreed by Council).

All councillors are required under the Localism Act 2011 to complete a Notification of Disclosable Pecuniary and Other Interests form within 28 days of taking office. The Clerk to the Council will forward this to the Monitoring Officer of the district council.

If insufficient candidates come forward for co-option, the process should continue, whereby they are again advertised.

Co-option Application Form

Name	
Address	
Telephone number	
Email address	

Please detail any experience you may have that is relevant to the Parish Council (continue onto a separate sheet if necessary).

Is there any other information you would like to disclose regarding your application (continue onto a separate sheet if necessary) ?

Declaration and Consent

I confirm that I am not disqualified from being a councillor and meet the criteria under s.79, Local Government Act 1972, as below:

- ✓ I am over 18 yrs age
- ✓ I am a qualifying commonwealth citizen or an EU citizen
- ✓ I meet one or more of the other requirements, as indicated below.
 - I am registered as a local government elector for the parish
 - I have, during the whole of the twelve months preceding the date of my co- optionoccupied, as owner or tenant, land or other premises in the parish
 - My principal or only place of work during those twelve months has been in theparish
 - I have during the whole of those twelve months resided in or within 3miles of the parish

Signed..... Name

Date.....

Please return this completed form to:

Rachel Belcher-Nairn, Clerk to Tattingstone Parish Council

clerk@tattingstoneparishcouncil.gov.uk

Use of personal information

The Parish Council will use your information, including that which you provide on this application form, to assess your suitability as a Parish Councillor. For full details of how we manage personal information please use this link to visit our website and our privacy notice.



DESIGNATING LOCAL GREEN SPACES IN NEIGHBOURHOOD PLANNING

Guidance for Parish Councils and communities

Prepared by Suffolk County Council
October 2025

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1. Introduction

This document has been produced by Suffolk County Council's Planning Strategy department, to provide guidance and advice to parish councils and local communities wishing to designate Local Green Spaces as part of the neighbourhood plan process. Research from CPRE (February 2022)¹ indicates that a total of 6,515 Local Green Spaces have been designated in the past ten years, totalling 30,000 acres.

There is no requirement for you to designate Local Green Spaces in your neighbourhood plan, but by doing so, you can provide extra protection to areas that you feel should be protected from development. However, designation should not be inappropriately used to retroactively counter development sites with granted planning permission. In addition to this, direct access may not be provided or possible, but a site may still be suitable for Local Green Space designation. If you do wish to designate Local Green Spaces in your neighbourhood plan, you may wish to seek further guidance from your District Council or approach SCC who will be happy to assist with your matter where we can.

1.1. Why designate Local Green Spaces?

The designation of Local Green Spaces can provide a variety of advantages. Ecological benefits, habitat conservation, and biodiversity net gain/enhancement can be achieved through the protection offered through the designation. Local Green Spaces are a flexible and multi-use provision of:

- public realm;
- local amenity and leisure;
- a place for sports, exercise and activity, recreation and relaxation; and /or,
- access to nature.

Pleasant outdoor areas can lead to improvements in physical health, due to increased exercise and physical activity, but also can improve mental health and wellbeing.

Local Green Spaces can also be used for water drainage and storage. Sustainable Drainage Systems (SuDS)² can be multifunctional and provide ecological and amenity value to the community, whilst harvesting and storing water.

Local Green Space designation is a way to provide special protection against unsuitable development of green areas that are of particular importance to local communities. Designated Local Green Spaces are afforded the same level of protection as Green Belt, ruling out development in all but very exceptional circumstances.

¹<https://www.cpre.org.uk/news/local-green-spaces-new-research-proves-their-value-to-people-and-nature/>

²<https://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html>

1.2. Which sites are suitable for Local Green Space designation?

Provided that certain criteria are met, any type of green space could be suitable for designation. This can include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, village greens, playing fields, and wooded areas or urban spaces that provide a tranquil oasis. Designation should only apply to the land that the building/structure sits within and not the building/structure itself, for example, a churchyard can be designated as a Local Green Space but not the church itself.

Local Green Spaces may be designated where spaces are reasonably close and demonstrably special to the local community while being local in character and not an extensive tract of land (which SCC determines to be 20ha, reasons for this were explained within the Examiners Report for Halesworth Millennium Green which was deemed to be an extensive tract of land which was over 20ha).

It needs to be shown that the site can demonstrate a particular significance to the community. The PPG³ states: Different types of designations are intended to achieve different purposes and, in circumstances where land is already protected by a designation, consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

Neighbourhood plans should consider if there are benefits to designating a site that is protected under other designations, such as Sites of Special Scientific Interest (SSSI), County Wildlife Sites (CWS), open spaces (in the Local Plan), Public Rights of Way (PRoW), Local Nature Reserves (LNR), and historic parks and gardens etc.

In terms of designating Local Green Spaces, it is entirely within the power of the parish to do so. The process of creating a neighbourhood plan is the perfect time for communities to identify and designate land that is particularly important to them. This ensures that the land is protected from inappropriate development.

Note: Proposals for Local Green Spaces should not be land that has already been allocated for development or has already been granted planning permissions. Local Green Space designation should not be used as an attempt to prevent future development.

³ PPG, paragraph 011. Reference ID: 37-011-20140306

2. National Policy

The [National Planning Policy Framework](#) (NPPF, revised 12th December 2024), paragraph 103 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.

The NPPF has guidance on Local Green Spaces, in particular:

106. *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. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

107. *The Local Green Space designation should only be used where the green space is:*

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.

108. *Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework⁴⁵.*

⁴⁵ *Excluding provisions relating to grey belt and previously developed land set out in chapter 13.*

Note: It is important that the proposed site meets all the above criteria of the NPPF, and this must be demonstrated with clear evidence and justification.

An assessment would need to be undertaken, to ensure that the above criteria are met for each site. These sites would then need to be designated within a neighbourhood plan policy and shown on a policies map.

Note: The designation of an area as Local Green Space may hinder any aspirations to build new facilities on the land, so you may decide it is not appropriate for you (**paragraph 154 b of the NPPF**)

2.1. “Close proximity” and “Extensive Tract of Land”

Unfortunately, the NPPF does not define what qualifies as ‘close proximity’ or ‘extensive tract of land’. Guidance suggests that designated Local Green Spaces would “normally be fairly self-contained with clearly defined edges”. The NPPF (paragraph 107) outlines three key reasons for designation which are listed in Table 1 as questions 1, 2 & 3.

Natural England’s Accessible Greenspace Standards suggests that ‘close proximity’ be defined as within a 15-minute walk or under 2km from home and less than 20 hectares and therefore an ‘extensive tract of land’ be defined as over 20 hectares ⁴.

However, communities may deem this distance of 2km as too far, and may choose to designate sites located closer to their village centres.

There is no minimum size stated for a Local Green Space, and the sizes will vary between different communities, however, any designations will need to be local in character. Within the NPPG⁵ the guidance outlines that blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a ‘back door’ way to try to achieve what would amount to a new area of Green Belt by another name.

The examination of Halesworth Neighbourhood Plan (adopted February 2023) found that the Millennium Green was demonstrated to be special to the community, however it was 20ha in size and deemed to be an extensive tract of land, and therefore not in accordance with the criteria of the NPPF for designation of Local Green Spaces. The examiner’s report⁶ stated that “*However, the wider Millennium Green consists of several discrete elements with their individual characteristics and maintenance regimes*”, and therefore recommended that the proposed Local Green Space be subdivided into the 11 individual sites.

The Examiner’s Report⁷ for Holbrook Neighbourhood Plan (adopted November 2023) recommended the removal of some proposed Local Green Space sites, including the Alton Reservoir Waters (“*Whilst the NPPF does not give guidance as to what constitutes an extensive tract of land, in my opinion, this is both an extensive tract of land and an area that includes a large water area. Whilst water areas, such as small ponds within a wider landscape can be included in LGS, the NPPF specifically refers to the protection of green areas, rather than large areas of water*”), Holbrook Creek (“*As previously mentioned under my comments on Alton Reservoir Water, the NPPF specifically refers to the protection of green areas, rather than large areas of water. Holbrook Creek is not a green area as it is predominately water/mud flats*”), and the Holbrook Gardens/Fishponds (“*This is an extensive tract of land*”).

⁴[Green Infrastructure Standards for England Summary \(naturalengland.org.uk\)](https://www.naturalengland.org.uk)

⁵ PPG, Paragraph: 015 Reference ID: 37-015-20140306

⁶<https://www.eastsuffolk.gov.uk/assets/Planning/Neighbourhood-Planning/Designated-Neighbourhood-Areas/Halesworth/Halesworth-Neighbourhood-Development-Plan-examiners-report.pdf>

⁷ <https://www.babergh.gov.uk/documents/d/babergh/holbrook-np-exam-report>

3. Justification and Evidence

Evidence must be provided of the land's value and use by the local community, to show the land holds a particular local significance. The land must fulfil one or more of the following criteria:

3.1. Beauty

This relates to the visual attractiveness and scenic quality of the site, and its contribution to landscape, character and/or setting of the neighbourhood plan area. Local Green Spaces would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through or beyond the settlement which are valued locally.

3.2. Historic significance

Heritage assets and land which forms their setting,⁸ such as public gardens or parkland, or other locally valued landmarks can be appropriate for designation. It may be necessary to research historic records from the County Historic Environment Record or National or Local Records Office. Historic mapping, including first edition OS and Tithe mapping, is likely to provide important evidence.

The land is historically undeveloped by reason of historic land use, such as Greens, Commons⁹, or Tyes,¹⁰ and therefore has shaped the layout of the settlement contributing to its historic character.

3.3. Recreational value

The land has local significance for recreation, perhaps through the variety of activities it supports, and is of value to the community. This can include land used for formal and informal sports/ exercise, as well as social activities such as picnics and village fêtes/ fairs.

⁸ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

⁹ <https://suffolklandscape.org.uk/glossary/greens/>

¹⁰ <https://suffolklandscape.org.uk/glossary/tyes/>

3.4. Tranquillity

In the case of Local Green Space, tranquil spaces mean areas that provide an oasis of calm and a place for quiet reflection. Some district authorities, across the United Kingdom, have provided a 'tranquility map' displaying these areas within their administrative areas.

3.5. Richness of wildlife

This might include the value of the sites habitat, and priority areas may have been identified by the council. It may require some objective evidence, such as a designation, for example a wildlife site or Local Nature Reserve.¹¹

¹¹ <https://www.suffolkbis.org.uk/>

3.6. Justifications table

An example of justification/evidence table for designating Local Green Spaces can be found below, to be included as a supporting document or appendix.

- Questions 1, 2, and 3 must all be answered with “yes” and expanded upon with a reasonable explanation to designate the site as a Local Green Space, in line with the criteria set out in paragraph 107 of the NPPF (2024).

Table 1: Template for Justification for Local Green Space Designation

Site name / location	
Description of site	
Is the site publicly accessible?	
Is the site crossed by any highway roads or paths (including PROW)?	
1. Site is local in character, and not an extensive tract of land	
2. Site is in reasonably close proximity	
3. Site is demonstrably special: (at least one of the following criteria)	
<i>a) Beauty</i>	
<i>b) Historic significance</i>	
<i>c) Recreational value</i>	
<i>d) Tranquillity</i>	
<i>e) Richness of wildlife</i>	
Map showing location and/or photographs of site	
Site meets NPPF (2024) para 107 and can be designated as LGS:	

Table 2: Example table for justification for Local Green Space Designation

The following is an example of a completed justification/evidence table, of a fictional proposed Local Green Space:

Site name / location	LGS 1: Village Green and playing field
Description of site	A mown playing field located to the north of the village. Used for dog walking, formal and informal sports & recreation, and site of the summer village fete.
Is the site publicly accessible?	Yes
Is the site crossed by any highway roads or paths (including PROW)?	No.
1. Site is local in character, and not an extensive tract of land	Yes - 5 hectares
2. Site is in reasonably close proximity	Yes – located behind the village hall.
3. Site is demonstrably special: (at least one of the following criteria)	Yes
a) Beauty	No
b) Historic significance	No.
c) Recreational value	Yes – Playing field is used for dog walking, and sports/games. There are football goalposts and two wooden benches.
d) Tranquillity	No – next to high street, and some traffic noise is heard
e) Richness of wildlife	Yes – a variety of trees and wildflowers including daffodils around the perimeter of the site. Bats and birds are known to roost in the trees.
Map showing location and/or photographs of site	
Site meets NPPF (2024) para 107 and can be designated as LGS:	Yes. This site meets all criteria, and is designated as Local Green Space

4. Other Considerations

4.1. Designation of Highways Verges

Whilst not recommended by SCC, some parish councils have tried to designate highways verges as Local Green Spaces within draft plans. There is the concern that should there be a need to undertake (permitted development) highway works that affect the verges included in these allocations, there may be local opposition to such works from the perceived damage to a protected green space, even though these works are undertaken by (or on behalf of) the Highway Authority to ultimately benefit the local community.

Note: Highway verges are effectively part of the highway land where the road or footway is adopted highway as defined through Highways legislation. This should not be adopted as open space as it is for all intents and purposes functional highway land for maintenance purposes for the adopted road or footway or surface water drainage associated with the adopted highway. However, where a road/footway is not adopted, it may be possible with the consent of the landowner/s.

National guidance (paragraph 104 of the NPPF) states that the space must be capable of enduring beyond the plan period. Land adjoining an existing highway is subject to ‘Permitted Development’ rights, which could be used to bring forward development that is in direct contradiction to the designation of a Local Green Space, but would not require planning permission to be granted. Highway land may also be utilised in bringing forward future highway/transport schemes, as well as active travel measures to encourage walking and cycling, such as cycle lanes or footways. Therefore, highway land/roadside verges would not typically be suitable for designation. There may be specific circumstances where any special characteristics of verges relate to the former pattern of agriculture and or livestock management, and as such contribute to the historic character of place.¹² These locations may be open to designation, if you think this may be the case in your community, please communicate with the SCC Neighbourhood Planning contact who will be able to assist with this query.

SCC is of the belief that highways verges do not typically meet the criteria of paragraph 107 of the NPPF of being “demonstrably special” or of “particular local significance”, and therefore are not suitable to be designated as Local Green Spaces.

If verges are of particular significance to a parish, SCC would recommend that they are protected through a different mechanism, such as the example provided in the Halesworth Neighbourhood Plan verges policy below. The supporting text for this policy states the importance of grass verges to the parish as a key characteristic of the village and included photographs to provide context.

¹² <https://suffolklandscape.org.uk/glossary/droveway/>

POLICY HAL.ENV4: VERGES

- A. Existing green verges along roadways should be retained and should only be removed if it is clearly demonstrated to be part of necessary highway improvements, including for walking and cycling. Any such improvements should incorporate opportunities for planting around the existing verges wherever practicable.
- B. Major development (as defined in the NPPF) should maximise the provision of green verges along main roadways and should demonstrate that these are designed so that vehicles are not able to use them for parking or be degraded by day-to-day activity.
- C. On roadways outside of main routes, the design of roadways and verges to maximise biodiversity value will be supported. This could include enabling the planting of street trees or wildflower meadows or the creation of community gardens.
- D. Proposals to enhance the biodiversity value of verges will be strongly supported.

(Halesworth Neighbourhood Plan, Page 37)

SCC is supportive of this policy as it does not impose any restrictions on our duties as the Highways Authority.

Other mechanisms to protect highway verges can be done through other environmental and landscaping techniques. Dorset Council have also created a guide on how to manage such a scheme¹³.

Alternatively, communities and town/parish councils may wish to consider the designation of verges as a Roadside Nature Reserve.

Under the Roadside Nature Reserve scheme (RNR), the grass verges are individually managed to benefit the scarce/unusual plants or fungi growing in the stretch protected from normal highways management. RNRs may also be designated as County Wildlife Sites (CWS), and several are Sites of Special Scientific Interest (SSSI). RNRs are marked by two white posts, one at each end, with a black arrow on both posts pointing inwards to the RNR. This is to indicate to the grass verge cutters that this specific site is an RNR and is not to be cut outside of its designated cutting times. Suffolk's Roadside Nature Reserves interactive map shows designated RNRs.¹⁴

¹³<https://www.dorsetcouncil.gov.uk/documents/35024/3340525/Managing+Highway+Verges+2023.pdf/58a561ba-077d-5b7a-c5b3-6950f7737957>

¹⁴<https://www.suffolk.gov.uk/planning-waste-and-environment/suffolks-countryside-and-wildlife/landscape-and-wildlife/suffolks-roadside-nature-reserves-interactive-map/>

4.2. School Land

Caution should be taken when considering designating school land (such as playing fields) as Local Green Spaces. This could hinder possibilities and opportunities for expansion of the school facilities, if required in the future. As such, SCC would usually not be supportive of designations of school land.

4.3. Ownership and Access

Land designated as Local Green Space does not need to be in public ownership. Where privately owned land meets the NPPF criteria, it can be designated, however, it is recommended landowners should be contacted as early as possible about proposals to designate any part of their land as Local Green Space.

There are no requirements for public access to the Local Green Space site. Some areas that may be considered for designation as Local Green Space may already have largely unrestricted public access, though even in places like parks there may be some restrictions. However, other land could be considered for designation even if there is no public access (e.g., green areas which are valued because of their wildlife, historic significance and/or beauty).

For example, a wildflower meadow that is rich in wildlife and ecological value may be a suitable space to designate as a Local Green Space. The landowner may decide that it would be inappropriate for continual public access, especially as this could be detrimental to the wildlife and natural features.

Designation does not in itself confer any rights of public access over what exists at present. Any additional access would be a matter for separate negotiation with landowners, whose legal rights must be respected.

Areas that may be considered for designation as Local Green Space may be crossed by public rights of way. There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation.

For the designation of sites that are publicly accessible, communities may wish to consider the access needs for a range of users, including those with restricted mobility.

Whilst not a requirement as part of designation, improved accessibility can help to increase inclusivity and reduce exclusion of those who may be elderly, frail and/or with accessibility needs.

5. Useful Links

You could seek inspiration from other neighbourhood plans, to see what they have written about Local Green Spaces. For example;

- [Great Barton Neighbourhood Plan](#) (West Suffolk, adopted - page 50-51)
- [Framlingham Neighbourhood Plan](#) (East Suffolk, adopted - page 42-45)
- [Walsham le Willows Neighbourhood Plan](#) (Mid Suffolk, adopted – page 88 -91)
- [Aldham Neighbourhood Plan](#) (Babergh, adopted – page 20-21)

Here are some other links providing further information:

- <https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>
- <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>
- <https://www.oss.org.uk/faqs-about-local-green-space-designation/>
- <https://www.oss.org.uk/need-to-know-more/information-hub/how-to-win-local-green-space-through-neighbourhood-plans/#procedure>
- National Library of Scotland Historic mapping - <https://maps.nls.uk/geo/find/#zoom=11&lat=52.27860&lon=1.34301&layers=102&b=1&z=0&point=0,0>
- <https://designatedsites.naturalengland.org.uk/GreenInfrastructure/downloads/Green%20Infrastructure%20Standards%20for%20England%20Summary%20v1.1.pdf>
- Suffolk Heritage Explorer - mapping - <https://heritage.suffolk.gov.uk/map>
- Suffolk Landscapes - SCC Environment Service - <https://suffolklandscape.org.uk/>

There is no obligation for you to designate Local Green Spaces in your neighbourhood plan, but by doing so, you can provide extra protection to areas that you feel should be protected from development.

If you do wish to designate Local Green Spaces in your neighbourhood plan, you may wish to seek further guidance from your District Council.

- East Suffolk Council (ESC) - <https://www.eastsuffolk.gov.uk/planning/>
- West Suffolk Council (WSC) - <https://www.westsuffolk.gov.uk/planning/>
- Babergh and Mid Suffolk District Councils (BMSDC) - <https://www.babergh.gov.uk/planning-policy>
<https://www.midsuffolk.gov.uk/planning-policy>

Hopefully this information has been useful to you, and please feel free to contact us here at SCC (neighbourhoodplanning@suffolk.gov.uk) for any other guidance or support.

If you need help to understand this information in another language please call 03456 066 067.

Se precisar de ajuda para ler estas informações em outra língua, por favor telefone para o número abaixo. 03456 066 067

Portuguese

Jeigu jums reikia šios informacijos kita kalba, paskambinkite 03456 066 067

Lithuanian

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Если для того чтобы понять эту информацию Вам нужна помощь на другом языке, позвоните, пожалуйста, по телефону 03456 066 067

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Babergh District Council

**Tattingstone Parish
Neighbourhood Plan
2024 – 2037**

Independent Examiner's Report

By Ann Skippers BSc (Hons) MRTPI FRSA FHEA AoU

9 January 2026

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Summary

I have been appointed by Babergh District Council to carry out the independent examination of the Tattingstone Parish Neighbourhood Plan.

The Plan is very well presented. The Plan is based around five themes and its 13 policies cover a variety of topics including new settlement boundaries, landscape, non-designated heritage assets and parking standards. The Plan has been careful not to duplicate policies at District level, but rather seeks to add a layer of local detail.

It has been necessary to recommend some modifications, many of which are of a fairly minor nature, to ensure the Plan is clear and precise and provides a practical framework for decision-making as required by national policy and guidance.

Subject to those modifications, I have concluded that the Plan does meet the basic conditions and all the other requirements I am obliged to examine. I am therefore pleased to recommend to Babergh District Council that the Tattingstone Parish Neighbourhood Development Plan can go forward to a referendum.

In considering whether the referendum area should be extended beyond the Neighbourhood Plan area I see no reason to alter or extend this area for the purpose of holding a referendum.

Ann Skippers MRTPI
Ann Skippers Planning
January 2026



1.0 Introduction

This is the report of the independent examiner into the Tattingstone Parish Neighbourhood Development Plan (the Plan).

The Localism Act 2011 provides a welcome opportunity for communities to shape the future of the places where they live and work and to deliver the sustainable development they need. One way of achieving this is through the production of a neighbourhood plan.

I have been appointed by Babergh District Council (BDC) with the agreement of the Parish Council to undertake this independent examination.

I am independent of the qualifying body and the local authority. I have no interest in any land that may be affected by the Plan. I am a chartered town planner with over thirty years experience in planning and have worked in the public, private and academic sectors and am an experienced examiner of neighbourhood plans. I therefore have the appropriate qualifications and experience to carry out this independent examination.

2.0 The role of the independent examiner and the examination process

Role of the Examiner

The examiner must assess whether a neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended).

The basic conditions¹ are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
- The making of the neighbourhood plan contributes to the achievement of sustainable development
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, retained European Union (EU) obligations²
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

¹ Set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and paragraph 11(2) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended)

² "EU obligation" was substituted for "Retained EU obligation" by the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018/1232 which came into force on 31 December 2020

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out two additional basic conditions to those set out in primary legislation and referred to in the paragraph above. Only one is applicable to neighbourhood plans and was brought into effect on 28 December 2018.³ It states that:

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

The examiner is also required to check⁴ whether the neighbourhood plan:

- Has been prepared and submitted for examination by a qualifying body
- Has been prepared for an area that has been properly designated for such plan preparation
- Meets the requirements to i) specify the period to which it has effect; ii) not include provision about excluded development; and iii) not relate to more than one neighbourhood area and that
- Its policies relate to the development and use of land for a designated neighbourhood area.

I must also consider whether the draft neighbourhood plan is compatible with Convention rights.⁵

The examiner must then make one of the following recommendations:

- The neighbourhood plan can proceed to a referendum on the basis it meets all the necessary legal requirements
- The neighbourhood plan can proceed to a referendum subject to modifications or
- The neighbourhood plan should not proceed to a referendum on the basis it does not meet the necessary legal requirements.

If the plan can proceed to a referendum with or without modifications, the examiner must also consider whether the referendum area should be extended beyond the neighbourhood plan area to which it relates.

If the plan goes forward to referendum and more than 50% of those voting vote in favour of the plan then it is made by the relevant local authority, in this case BDC. The plan then becomes part of the 'development plan' for the area and a statutory consideration in guiding future development and in the determination of planning applications within the plan area.

³ Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018/1307

⁴ Set out in sections 38A and 38B of the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act and paragraph 11(2) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended)

⁵ The combined effect of the Town and Country Planning Act 1990 (as amended) Schedule 4B para 8(6) and para 10 (3)(b) and the Human Rights Act 1998

Examination Process

It is useful to bear in mind that the examiner's role is limited to testing whether or not the submitted neighbourhood plan meets the basic conditions and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and paragraph 11 of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended).⁶

Planning Practice Guidance (PPG) confirms that the examiner is not testing the soundness of a neighbourhood plan or examining other material considerations.⁷

The fact that a modification would be of benefit is not a sufficient ground in itself to recommend it. So, for example, the fact that a policy could be added to or strengthened does not justify a modification unless this is necessary for the reasons given above.

In addition, PPG is clear that neighbourhood plans are not obliged to include policies on all types of development.⁸

Often representations suggest amendments to policies or additional policies and, as in this case, the allocation of sites. As explained above, where I find that policies do meet the basic conditions, it is not necessary for me to consider if further amendments or additions are required and plans do not have to contain site allocations or address housing supply.

PPG⁹ explains that it is expected that the examination will not include a public hearing. Rather the examiner should reach a view by considering written representations. Where an examiner considers it necessary to ensure adequate examination of an issue or to ensure a person has a fair chance to put a case, then a hearing must be held.¹⁰

I note that some representations at submission stage express concern that the consultation has not been adequate and that comments made have not been properly considered by the qualifying body. From the information before me and taking together the two formal consultations carried out pre-submission and then the submission stage consultation seem to me to have provided adequate opportunity for comments to be made. With regard to process, governance and other such issues, an independent examiner has no authority to consider such allegations. Such matters should be dealt with through the internal complaints handling procedures of the qualifying body or local planning authority.

⁶ Paragraph 11(3) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended) and PPG para 055 ref id 41-055-20180222,

⁷ PPG para 055 ref id 41-055-20180222

⁸ Ibid para 040 ref id 41-040-20160211

⁹ Ibid para 056 ref id 41-056-20180222

¹⁰ Ibid

I note that a representation also requests a hearing to be held; this is not uncommon. After consideration of all the documentation and the representations made, I decided that it was not necessary to hold a hearing.

In 2018, the Neighbourhood Planning Independent Examiner Referral Service (NPIERS) published guidance to service users and examiners. Amongst other matters, the guidance indicates that the qualifying body will normally be given an opportunity to comment upon any representations made by other parties at the Regulation 16 consultation stage should they wish to do so. There is no obligation for a qualifying body to make any comments; it is only if they wish to do so. The Parish Council made comments on the Regulation 16 stage representations and I have taken these into account.

I am grateful to everyone for ensuring that the examination has run so smoothly and in particular Paul Bryant at BDC.

I made an unaccompanied site visit to familiarise myself with the Plan area on 15 November 2025.

Modifications and how to read this report

Where modifications are recommended they appear in a bullet point list of **bold text**. Where I have suggested specific changes to the wording of the policies or new wording these appear in **bold italics** in the bullet point list of recommendations. Modifications will always appear in a bullet point list.

As a result of some modifications consequential amendments may be required. These can include changing policy numbering, section headings, amending the contents page, renumbering paragraphs or pages, ensuring that supporting appendices and other documents align with the final version of the Plan and so on.

I regard these issues as primarily matters of final presentation and do not specifically refer to all such modifications, but have an expectation that a common sense approach will be taken and any such necessary editing will be carried out and the Plan's presentation made consistent.

3.0 Neighbourhood plan preparation

A Consultation Statement has been submitted.

Work began on the Plan in earnest after an information event was held in August 2021. In 2022, two surveys were conducted; one for Residents and one for 9-15 year olds. The Landscape Appraisal and Design Guidelines and Codes were commissioned. In March 2023, a drop-in event was held to update residents and this included feedback on the survey results and the drafts of the two supporting evidence documents.

Pre-submission (Regulation 14) period of consultation was undertaken between 20 January – 8 March 2024. It was publicised by a leaflet distributed to every household and business in the Parish. The period of consultation was launched with a drop-in event at the Village Hall. Both hard copies and online copies were made available.

As a result of this consultation, owners of the proposed Local Green Spaces were given a further opportunity to comment.

Then as a result of the pre-submission consultation, it was decided to hold a further period of focused consultation on the proposed settlement boundary for the Heath. This was held between 14 January – 28 February 2025. A leaflet was distributed to all households and businesses. This also explained the Plan was not going to proceed with the proposed designation of land at the Wheatsheaf public house, behind the White Horse public house and the allotments as Local Green Spaces.

I consider that the consultation and engagement carried out is sufficient.

Submission (Regulation 16) consultation was carried out between 3 September – 17 October 2025.

The Regulation 16 stage resulted in 13 representations. I have considered all of the representations and taken them into account in preparing my report.

I note that a representation from the Defence Infrastructure Organisation explains that the Plan area contains, and is washed over by, a safeguarding zone designated to preserve the operation and capability of the Eastern Wide Area Multilateration Network. New development can impact on the operation or capability of this asset. As a result the Ministry of Defence should be consulted on certain applications within the safeguarding zone. This is primarily a matter for development management at BDC level.

4.0 Compliance with matters other than the basic conditions

Qualifying body

Tattingstone Parish Council is the qualifying body able to lead preparation of a neighbourhood plan. This requirement is satisfactorily met.

Plan area

The Plan area is coterminous with the administrative boundary for the Parish. BDC approved the designation of the area on 19 July 2021. The Plan relates to this area and does not relate to more than one neighbourhood area and therefore complies with these requirements. The Plan area is shown on page 5 of the Plan.

Plan period

The Plan period is 2024 – 2037. This is clearly stated in the Plan itself. The requirement is therefore satisfactorily met.

Excluded development

The Plan does not include policies that relate to any of the categories of excluded development and therefore meets this requirement. This is also helpfully confirmed in the Basic Conditions Statement.

Development and use of land

Policies in neighbourhood plans must relate to the development and use of land. Sometimes neighbourhood plans contain aspirational policies or projects that signal the community's priorities for the future of their local area, but are not related to the development and use of land. If I consider a policy or proposal to fall within this category, I will recommend it be clearly differentiated. This is because wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable.¹¹

In this case, seven Community Actions are found throughout the Plan. They are clearly distinguishable from the planning policies and accompanied by a good explanation of their status.¹² I therefore consider this approach to be acceptable for this Plan.

5.0 The basic conditions

Regard to national policy and advice

The Government replaced previous versions of the NPPF with a new NPPF which was published in December 2024. This was amended in February 2025 to correct some cross-references to footnotes and to clarify the intent of paragraph 155.

The NPPF is the main document that sets out the Government's planning policies for England and how these are expected to be applied.

In particular it explains that the application of the presumption in favour of sustainable development will mean that neighbourhood plans should support the delivery of strategic policies in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.¹³

¹¹ PPG para 004 ref id 41-004-20190509

¹² The Plan, page 6

¹³ NPPF para 13

Non-strategic policies are more detailed policies for specific areas, neighbourhoods or types of development.¹⁴ They can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment as well as set out other development management policies.¹⁵

The NPPF also makes it clear that neighbourhood plans gives communities the power to develop a shared vision for their area.¹⁶ However, neighbourhood plans should not promote less development than that set out in strategic policies or undermine those strategic policies.¹⁷

The NPPF states that all policies should be underpinned by relevant and up to date evidence; evidence should be adequate and proportionate, focused tightly on supporting and justifying policies and take into account relevant market signals.¹⁸

Policies should be clearly written and unambiguous so that it is evident how a decision maker should react to development proposals. They should serve a clear purpose and avoid unnecessary duplication of policies that apply to a particular area including those in the NPPF.¹⁹

On 6 March 2014, the Government published a suite of planning guidance referred to as Planning Practice Guidance (PPG). This is an online resource available at www.gov.uk/government/collections/planning-practice-guidance which is regularly updated. The planning guidance contains a wealth of information relating to neighbourhood planning. I have also had regard to PPG in preparing this report.

PPG indicates that a policy should be clear and unambiguous²⁰ to enable a decision maker to apply it consistently and with confidence when determining planning applications. The guidance advises that policies should be concise, precise and supported by appropriate evidence, reflecting and responding to both the planning context and the characteristics of the area.²¹

PPG states there is no 'tick box' list of evidence required, but proportionate, robust evidence should support the choices made and the approach taken.²² It continues that the evidence should be drawn upon to explain succinctly the intention and rationale of the policies.²³

Whilst this has formed part of my own assessment, the Basic Conditions Statement clearly sets out how the Plan's objectives and policies correspond to the NPPF.

¹⁴ NPPF para 29

¹⁵ Ibid

¹⁶ Ibid para 30

¹⁷ Ibid

¹⁸ Ibid para 32

¹⁹ Ibid para 16

²⁰ PPG para 041 ref id 41-041-20140306

²¹ Ibid

²² Ibid para 040 ref id 41-040-20160211

²³ Ibid

Contribute to the achievement of sustainable development

A qualifying body must demonstrate how the making of a neighbourhood plan would contribute to the achievement of sustainable development.

The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.²⁴ This means that the planning system has three overarching and interdependent objectives which should be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives.²⁵

The three overarching objectives are:²⁶

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF confirms that planning policies should play an active role in guiding development towards sustainable solutions, but should take local circumstances into account to reflect the character, needs and opportunities of each area.²⁷

Whilst this has formed part of my own assessment, the Basic Conditions Statement sets out how the Plan will help to achieve each of the objectives of sustainable development as outlined in the NPPF.

General conformity with the strategic policies in the development plan

The development plan consists of the Babergh and Mid Suffolk Joint Local Plan Part 1 (JLP) which was adopted by BDC on 21 November 2023 and some saved policies from the Babergh Local Plan Alteration No. 2 (LP) adopted in June 2006 and the Core Strategy

²⁴ NPPF para 7

²⁵ Ibid para 8

²⁶ Ibid

²⁷ Ibid para 9

(CS) adopted in February 2014. None of the saved policies are relevant to this examination.

The Suffolk Minerals and Waste Local Plan 2020 and other made neighbourhood plans also form part of the development plan, but are not directly relevant to this examination.

Whilst this has formed part of my own assessment, the Basic Conditions Statement sets out the relationship between the strategic policies of the JLP and the Plan policies.

Retained European Union Obligations Strategic Environmental Assessment

A Screening Determination dated April 2024 has been prepared by BDC. This in turn refers to a SEA Screening Opinion Final Report prepared by Land Use Consultants Ltd dated March 2024 which concluded that the Plan was unlikely to have significant environmental effects.

Consultation with the statutory bodies was undertaken. The Environment Agency did not make any specific comments. Responses from Historic England and Natural England concurred with the conclusions of the SEA Screening Report.

I have treated the Screening Opinion Final Report and the Screening Determination to be the statement of reasons that the PPG advises must be prepared and submitted with the neighbourhood plan proposal and made available to the independent examiner where it is determined that the plan is unlikely to have significant environmental effects.²⁸

Taking account of the characteristics of the Plan, the information put forward and the characteristics of the areas most likely to be affected, I consider that EU obligations in respect of SEA have been satisfied.

Turning now to HRA, a Habitats Regulations Screening Determination dated April 2024 has been prepared by BDC. This in turn refers to a HRA Screening Report of March 2024 prepared by Land Use Consultants.

A number of European sites lie within 20km of the Plan area. These are the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site; the Deben Estuary SPA and Ramsar site; the Hamford Water Special Area of Conservation (SAC), SPA and Ramsar site; the Essex Estuaries SAC, the Colne Estuary (Mid Essex Coast Phase 2) SPA and Ramsar site, Outer Thames Estuary SPA and the Sandlings SPA.

The Screening Report concludes that no likely significant effects are predicted, either alone or in combination with other plans and projects. Natural England concurred with the findings of the Screening Report.

²⁸ PPG para 028 ref id 11-028-20150209

The Screening Determination concludes that Appropriate Assessment (AA) is not required.

On 28 December 2018, the basic condition prescribed in Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations 2012 (as amended) was substituted by a new basic condition brought into force by the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which provides that the making of the plan does not breach the requirements of Chapter 8 of Part 6 of the Habitats Regulations.

Given the distance from, the nature and characteristics of the European sites and the nature and contents of the Plan, I agree with the conclusion of the Screening Determination and consider that the prescribed basic condition relating to the Conservation of Habitats and Species Regulations 2017 is complied with.

European Convention on Human Rights (ECHR)

The Basic Conditions Statement contains a comprehensive statement in relation to human rights and equalities. Having regard to the Basic Conditions Statement, there is nothing in the Plan that leads me to conclude there is any breach or incompatibility with Convention rights.

6.0 Detailed comments on the Plan and its policies

In this section I consider the Plan and its policies against the basic conditions. Where modifications are recommended they appear in **bold text**. As a reminder, where I suggest specific changes to the wording of the policies or new wording these appear in **bold italics**.

The Plan is presented to a high standard and contains 13 policies. There is a helpful contents page at the start of the Plan.

1. Introduction

This is a very clear, well-written and helpful section that sets out information about the Plan and how it has evolved. There is a clear diagram which shows the different stages of the neighbourhood planning process. Some natural updating will be needed as the Plan progresses towards the next stages.

Paragraph 1.11 refers to an “Appraisal of Views” document giving the impression there is a separate document. In fact views are considered in the Landscape Appraisal. A correction should be made to this paragraph in the interests of accuracy.

- **Delete the reference to an “Appraisal of Views” document in paragraph 1.11 on page 6 of the Plan**

2. About Tattlingstone

This is an informative section about the history and present attributes of the Parish.

3. Planning Policy context

This section usefully explains the policy context for the Plan.

4. Vision and Objectives

The vision for the area is:

“That Tattlingstone 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 is underpinned by eight objectives across the six topic areas of planning strategy; housing; natural environment; built environment and design; services and facilities; and highways and travel.

Both the vision and the objectives are clearly articulated and relate to the development and use of land and put sustainable development at the heart of the Plan.

5. Planning Strategy

Policy TATT1 – Spatial Strategy

It is useful to set out the planning context for this Plan area.

JLP Policy SP01 sets out the housing figures for the District; in Babergh District, the JLP will seek to deliver some 7, 904 net dwellings. The policy indicates that the mix of tenure, size and type of housing development should be informed by needs assessments.

JLP Policy SP03 sets out an expectation that housing will come forward through extant permissions, allocations in neighbourhood plans, windfall development and through allocations in the JLP Part 2. It indicates that settlement boundaries will also be reviewed as part of the work on the JLP Part 2. However, BDC has announced its intention to undertake a full Joint Local Plan review and not a Part 2 Plan in the light of various Government announcements about changes to the planning system. It would be reasonable to expect that the review of settlement boundaries and any site allocations would now form part of the work on a full Joint Local Plan review.

JLP Policy SP03 essentially carries forward settlement boundaries from previous development plan documents. The JLP recognises that the existing settlement boundaries have been in place for some time.

Policy TATT 1 – Spatial Strategy defines three settlement boundaries for the Plan area reflecting the Parish's three distinct built-up areas. It then sets out how development will be managed within and outside the settlement boundaries.

The opportunity has been taken to review and update the three settlement boundaries to reflect changes on the ground. These are shown on pages 12 and 13 of the Plan and on the Policies Map. I note that a further period of focused consultation was carried out on the settlement boundary proposed for The Heath.

The two settlement boundaries for the Village and the White Horse built-up areas seem to me to have been designated logically. The proposed settlement boundary for the Heath attracted further representations at submission stage and I comment on this below.

One representation would like the settlement boundary to include the entirety of the rear gardens of Yew Tree House, Well Cottage and Laburnum Cottage which all front Church Road and back onto a distinctive area of green space. The currently proposed boundary slices through their rear gardens. This is not an uncommon situation and a tight line is often drawn around the built development element and is used to prevent the development of large gardens or encroachment into the countryside where perhaps the 'line' is not uniform.

However, I saw at my site visit that there is a very distinct and robust boundary consisting of a hedgerow and trees along the rear of these boundaries onto the field which continues along the backs of all the properties in this part of Church Road. There seems to be no specific reason given in the documentation as to why the line has been drawn as it has.

Additionally, during the pre submission amendments to this settlement boundary, a large area of land around Peartree Cottage, the last property in this 'run' along Church Road, has been included. Therefore taking this into account together with the physical features on the ground, I see no reason why the rear gardens of these three properties could not be included to ensure there is logical to the boundary taken as a whole. A modification is therefore made to this effect.

The same representation also puts forward the argument that land north of Homecroft is suitable for development. The site has been assessed as part of BDC's work on the JLP. The most recent Strategic Housing Land Availability Assessment (SHLAA) Draft is dated September 2025. This does indeed identify the site (called land to the west of A137 and south of Station Road, HE23295) as being 'suitable' for development.

However, the status of a SHLAA is clear; the document itself explains that the SHLAA does not have any formal planning status and the sites are produced as a reference only

evidence base document for the JLP. It continues that the SHLAA is not a consultation document or a proposal of sites for development.²⁹ As I have already set out earlier in this report, there is no obligation for a Plan to allocate sites for development, including small or medium sites, or to include this parcel of land within the settlement boundary.

There is no evidence to support the claim that the Plan promotes less development than is set out in strategic policies. I do not find any conflict with development plan policies.

Policy TATT1 directs new development to those areas within the settlement boundaries. Outside the settlement boundaries, development is only permitted where it would be in accordance with national or district or neighbourhood level policies and where there would be no detrimental impact on any heritage or landscape designations. The policy explicitly refers to the Suffolk Coast and Heaths National Landscape (NL).

At this juncture, it is important to note that the southern part of the Plan area falls within the Suffolk Coast and Heaths NL. The duty amended by the Levelling up and Regeneration Act 2023³⁰ on relevant authorities in respect of their functions which affect land in NLs must be considered. Relevant authorities must now 'seek to further' the statutory purposes of Protected Landscapes. This replaces the previous duty on relevant authorities to 'have regard to' their statutory purposes. Guidance³¹ was issued by the Government which gives further information about how the duty should be applied.

I note that JLP Policy SP03 explicitly states that outside the settlement boundaries, development is only permitted where a site is allocated for development, it is in accordance with a made neighbourhood plan, it is in accordance with JLP policies or it is in accordance with the NPPF.

JLP Policy SP09 requires development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure.

Therefore the policy reflects the relevant District policies and will help to achieve sustainable development.

The policy also refers to "important gaps" and two are identified on the Policies Maps. The first one is in White Horse and is between the gateway into the settlement from the south identified in the Landscape Appraisal and 1960s housing beyond. The second is in the Village to the west of the built-up area and seeks to separate development along Church Road with the Heath.

Both are relatively short gaps along rural roads. I note that the vision specifically mentions the desire for the three distinctive built up areas of the Parish to retain their

²⁹ Draft SHLAA September 2025, para 1.1, page 8

³⁰ Levelling up and Regeneration Act 2023 s245

³¹ Guidance issued 16 December 2024

own identities and characteristics. The identification of both important gaps is supported by the evidence in the Landscape Appraisal dated March 2023 prepared by Alison Farmer Associates. The important gaps will help to retain separation and ensure elongation of the built development is restricted.

Paragraph 5.5 refers to the existing settlement boundaries being shown in black dashed lines, but this is not the case for this version of the Plan. This supporting text should be amended accordingly.

With the modification to the settlement boundary at the Heath, **Policy TATT1** will meet the basic conditions by having regard to national policy, being in general conformity with the JLP given it supports the strategy within that document and the strategic policies referred to above and will help to achieve sustainable development.

- **Include the rear gardens of Yew Tree House, Well Cottage and Laburnum Cottage, Church Road in the settlement boundary for The Heath**
- **Delete the last sentence of paragraph 5.5 on page 12 of the Plan that begins: “The adopted Local Plan boundaries...” to end**

6. Housing

Policies TATT2 – Housing Development and TATT3 - Affordable Housing on Rural Exception Sites

The NPPF states that to help support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.³² It continues that the overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.³³

Within this context, it is clear that size, type and tenure of housing needed for different groups in the community should be assessed and reflected in policy.³⁴ These groups include affordable housing, families with children, older people and those with disabilities.³⁵

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.³⁶

³² NPPF para 61

³³ Ibid

³⁴ Ibid para 63

³⁵ Ibid

³⁶ Ibid para 83

In rural areas, the NPPF explains that policies should be responsive to local circumstances and support housing developments that reflect local needs.³⁷ This includes proposals for community-led housing.³⁸

The NPPF offers support to rural exception sites that provide affordable housing to meet identified local needs and indicates that some market housing on these sites may help to facilitate this.³⁹ However, the NPPF differentiates between rural exception sites and sites suitable for community-led housing whereas non-strategic JLP Policy LP07 treats the two types of development in largely the same way except for ensuring that community-led housing schemes are initiated and led by a legitimate local community group and that the scheme has general community support.

The NPPF is clear that support for community-led housing (defined in the NPPF's glossary) is for exception sites which would not otherwise be suitable as rural exception sites.⁴⁰ These sites must be adjacent to existing settlements and proportionate in size to them, not compromise the protection given to areas or assets of particular importance in the NPPF which includes NLs, and comply with any local design policies and standards.⁴¹ The criteria set out in the NPPF is largely mirrored in non-strategic JLP Policy LP07 which states that a rural exception site must be well-connected to an existing settlement and proportionate to it.

BDC point out that some context appears to have been inadvertently lost as a result of amendments at the draft stage. I agree and a modification is made to paragraph 6.9 of the supporting text in the interests of clarity.

There are two policies in this section.

Policy TATT2 – Housing Development refers to housing development and supports windfall and infill sites subject to acceptable impacts.

Policy TATT3 – Affordable Housing on Rural Exception Sites sets out support for small-scale affordable housing schemes including community-led housing, on sites outside the settlement boundary, but well related to the existing settlements. It sets out clearly the expectations attached to such development.

To ensure there is clarity between rural exception sites and exception sites for community-led housing in line with the NPPF, a modification is made to Policy TATT3.

It is also important that the policy recognises the protection given by footnote 7 of the NPPF. A modification is made to reflect this point.

³⁷ NPPF para 82

³⁸ Ibid

³⁹ Ibid

⁴⁰ Ibid para 76

⁴¹ Ibid

With the modifications to Policy TATT3, **Policies TATT2 and TATT3** will meet the basic conditions by having regard to national policy and guidance, be in general conformity with, and add a layer of local detail to, JLP Policies SP01, SP02 which sets out local expectations for affordable housing and SP03 in particular, and help to achieve sustainable development.

- **Add the following sentence at the start of paragraph 6.9 on page 15 of the Plan:**

“JLP1 Policy LP07 Community-led and rural exception housing, provides guidance on community led schemes which must be initiated by a legitimate community group and have general community support, in addition to the more traditional rural exception sites.”

- **Change the title of Policy TATT3 to “Affordable Housing on Exception Sites”**
- **Delete the word “rural” from the first sentence of Policy TATT3 so that it reads:**

“Proposals for the development of small-scale affordable housing schemes, including community-led housing (as defined by paragraph 76 of the NPPF) on exception sites outside...”

- **Add a new paragraph at the end of Policy TATT3 that reads:**

“Any proposed sites in, or within the setting of, the Suffolk Coast and Heaths National Landscape should ensure that the special qualities of the National Landscape are protected.”

7. Natural Environment

Policies TATT4 – Protection of the Landscape Setting of Tattlingstone; TATT5 – Protection of Important Views; TATT6 – Biodiversity and Habitats; TATT7 – Local Green Spaces

The NPPF states that policies should contribute to and enhance the natural and local environment including through the protection and enhancement of valued landscapes, sites of biodiversity or geological value and soils, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including of trees and woodland and minimising impacts on, and providing net gains for, biodiversity.⁴²

To protect and enhance biodiversity, the NPPF encourages plans to identify and map and safeguard local wildlife rich habitats and ecological networks, wildlife corridors and promote priority habitats as well as pursuing net gains for biodiversity.⁴³ It continues that plans should promote the conservation, restoration and enhancement of priority

⁴² NPPF para 187

⁴³ Ibid para 192

habitats, ecological networks and the recovery of priority species and pursue opportunities for measurable net gain.⁴⁴

In relation to NLs, the NPPF states that these areas have the highest status of protection and that great weight should be given to conserving and enhancing landscape and scenic beauty.⁴⁵

JLP Policy SP09 requires development to support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure including landscape, biodiversity, geodiversity and the historic environment and historic landscapes. It also expects all development, through biodiversity net gain, to protect and enhance biodiversity ensuring measures are resilient to climate change.

Non-strategic JLP Policy LP16 refers to biodiversity and geodiversity including the loss of irreplaceable habitats and ancient woodland and biodiversity net gain. Non-strategic JLP Policy LP17 seeks to conserve and enhance landscape character including through the reinforcement of local distinctiveness and the identity of individual settlements, consideration of topographical impact and dark skies. Non-strategic JLP Policy LP18 refers to National Landscapes.

The Plan is supported by a Landscape Appraisal.

BDC point out that the figure on page 21 showing the mitigation hierarchy requires amendment. Furthermore there will be a minor editing task in renumbering the figures and updating any references as a consequence.

Policy TATT4 – Protection of the Landscape Setting of Tattingstone seeks to ensure that any development conserves the landscape, heritage and rural character of the Parish.

Policy TATT4 refers to visually sensitive landscape and the NL. Outside the settlement boundaries, any proposals are required to have a Landscape Visual Impact Assessment.

Three areas of visually sensitive landscape are identified on the Policies Maps. All are supported by evidence in the Landscape Appraisal. In the case of the visually sensitive landscape to the north and east of the Village, the Landscape Appraisal recognises the importance of retaining the open setting to the village and the rural setting of Alton Water. With regard to the two areas of visually sensitive landscape of open pastoral slopes in White Horse, the Landscape Appraisal identifies these as visually sensitive from the wide valley landscape and of importance to conserve.

The policy has regard to the NPPF as it seeks to ensure that development is sympathetic to local character and history including the surrounding built environment and

⁴⁴ NPPF para 192

⁴⁵ Ibid para 189

landscape setting and will maintain a strong sense of place.⁴⁶ It is in general conformity with JLP Policy SP09 in particular and will help to achieve sustainable development.

Policy TATT5 – Protection of Important Views identifies a number of important views in the Parish. The views are identified on Map 7 on page 19 of the Plan and on the Policies Maps. Some views are shown on one map or the other, but obviously the maps should tie up. A modification is therefore made to ensure that all the maps are accurate.

I note that the Parish Council have also confirmed that a view eastwards from the A137 and shown as “4” in their response to the representations should be deleted.

The identification of the views is supported by the Landscape Appraisal. I saw at my site visit that all the views are important to the setting of the villages or demonstrate the intrinsic character of the natural and built environment. All but one has been identified appropriately. I note the comment made by Suffolk County Council during the focused consultation period regarding a view in the Heath that has, in effect, been harmed due to a consent for an extension to the Tattingstone quarry. I consider this view should be deleted in the interests of practicality.

The policy seeks to ensure that the key features of the views are conserved. It requires a Landscape and Visual Impact Appraisal or similarly appropriate document for new buildings outside the settlement boundaries to, amongst other things, demonstrate any impact on the views. The policy does not prevent any development per se.

I consider that it would be helpful for future reference for the important views to be numbered.

I consider the policy recognises the intrinsic character and beauty of the countryside and seeks to protect a strong sense of place in line with the NPPF and JLP Policy SP09.

Policy TATT6 – Biodiversity and Habitats seeks to protect and enhance the biodiversity in the Plan area. The policy sets out principles for determining planning applications which reflect those set out in the NPPF.

Biodiversity is also referred to in the Design Guidelines and Codes document dated July 2023 and produced by AECOM.⁴⁷

BDC request a modification to the policy which I agree with in the interests of accuracy and clarity.

With the modification of, and correction of the maps in relation to, Policy TATT5 and the modification to Policy TATT6, **Policies TATT4, TATT5 and TATT6** will meet the basic conditions by recognising the intrinsic character and beauty of the countryside and seeking to protect a strong sense of place in line with the NPPF and adding a local layer

⁴⁶ NPPF para 135

⁴⁷ Design Guidelines and Codes, page 28

to strategic policies and especially JLP Policy SP09. They will help to achieve sustainable development.

- **Correct the Biodiversity Mitigation Hierarchy diagram on page 21 of the Plan**
- **Delete the view west on the A137 and described by SCC as “View A” in the representation on the focused consultation from the Policies Maps**
- **Delete the view east from the A137 over the field and described by the Parish Council as “view 4” in the comments on the representations response**
- **Ensure that all the [retained] views on Map 7 subject of Policy TATT5 are correctly transcribed onto the Inset Maps and vice versa and number each retained view**
- **Amend criterion c. of Policy TATT6 to read: “Restoring and repairing fragmented biodiversity networks.”**
- **Create a new paragraph at the end of Policy TATT6 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.*”**

Policy TATT7 – Local Green Spaces seeks to designate five areas of Local Green Space (LGS). They are shown and numbered on the Policies Maps to align with the policy and supported by the Landscape Appraisal. More detailed information is contained in a Local Green Spaces Assessment document.

The NPPF explains that LGSs are green areas of particular importance to local communities.⁴⁸ The designation of LGSs should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.⁴⁹ It is only possible to designate LGSs when a plan is prepared or updated and LGSs should be capable of enduring beyond the end of the plan period.⁵⁰

The NPPF sets out three criteria for green spaces.⁵¹ These are that the green space should be in reasonably close proximity to the community it serves, be demonstrably special to the local community and hold a particular local significance and be local in character and not be an extensive tract of land. Further guidance about LGSs is given in PPG.

1. *South of Chedworth Place.* Chedworth Place is a listed building now converted into a private estate of dwellings. The proposed LGS is in two areas either side of the

⁴⁸ NPPF para 106

⁴⁹ Ibid

⁵⁰ Ibid

⁵¹ Ibid para 107

central entrance to the building. The area is essentially opposite the Church and at the heart of Tattlingstone village. The Local Green Space Assessment indicates that the area is valued for its openness, visual and amenity benefits and as an environment for wildlife.

2. *Land to the west of Chedworth Place* is an irregularly shaped area of rough grassland and shrubs to the rear of properties fronting Church Road and to the west of a car parking area serving Chedworth Place. The Local Green Space Assessment indicates that the area provides an important natural setting to Chedworth Place and that the space is valued for its amenity, as an open and peaceful area and as an important habitat for wildlife.

A representation on behalf of the owner of this land objects to the proposed designation. The representation indicates that the owner was not consulted. Information to the contrary has been put forward by the Parish Council. Whatever the situation, a representation has been made now and I take account of it. I agree with the comment in the representation that the Landscape Appraisal does not refer to this area specifically as an open space or as a potential LGS. The LGS Assessment sets out the reasons for its proposed designation and I discuss this below.

3. *Land north and west of Samford Court* is an irregularly shaped area of land that serves Samford Court. The Local Green Space Assessment indicates this area is valued as part of the setting of the listed building. It is valued for its amenity and as an open and peaceful area and as an important habitat for wildlife.
4. *Tattlingstone Church Cemetery, Church Road* is valued for many reasons including as part of the setting of the Church, its open feel and tranquility and historic importance as well as for the community. The Landscape Appraisal identified this space and the Recreation Ground as key open spaces in the village which together forms a central space in the village and a setting to the Church.
5. *Tattlingstone Recreation Ground, Green Lane* is a public open and recreational area. It has tennis courts, cricket green, goal posts for football and a play area. The hard tennis courts and a pavilion are also included in the proposed designation; this should be removed.

Based on the information in the Assessment and my site visit, in my view, all of the proposed LGSs meet the criteria in the NPPF satisfactorily bar two.

Insufficient detailed evidence has been provided at this time to support the proposed designations at land to the west of Chedworth Place and land north and west of Samford Court. I do not find the evidence put forward compelling; both areas are clearly important in the context of their respective listed buildings, but this in itself is not necessarily a reason for LGS designation. Otherwise relatively few details have been provided to explain why the areas are demonstrably special to the local community.

In addition, whilst public access is not an issue or a prerequisite to designation, it does seem to me from the information that the land at Samford Court only effectively serves the residents of that property.

I have therefore concluded that both of these spaces should be deleted from the policy. This is not to indicate the proposed areas would not be suitable for designation, it is to say that the information submitted is, on balance, insufficient to support the designations at this time.

The proposed LGSs proposed for retention are demonstrably important to the local community, are capable of enduring beyond the Plan period, meet the criteria in paragraph 107 of the NPPF and their designation is consistent with the local planning of sustainable development and investment in sufficient homes, jobs and other essential services given other policies in the development plan and this Plan.

Turning now to the wording of the policy, it simply designates the LGSs. The NPPF is clear that policies for managing development in LGSs should be consistent with national policy for Green Belts.⁵² This then is acceptable.

With the modifications to the proposed designations and to the extent of retained LGS 5, **Policy TATT7** will meet the basic conditions.

- **Delete proposed LGSs 2 Land to the west of Chedworth Place and 3 Land north and west of Samford Court from the Plan**
- **Remove the hard tennis courts, pavilion building from LGS 5 Tattingstone Recreation Ground, Green Lane**
- **Consequential amendments to the maps and so on will be needed**

8. Built Environment and Development Design

Policy TATT8 - Design Considerations covers varied criteria. It seeks to deliver locally distinctive development of a high quality that protects, reflects and enhances local character taking account of the NPPF's stance on design.

The NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.⁵³ Being clear about design expectations is essential for achieving this.⁵⁴

It continues that neighbourhood planning groups can play an important role in identifying the special qualities of an area and explaining how this should be reflected in development.⁵⁵ It refers to design guides and codes to help provide a local framework

⁵² NPPF para 108

⁵³ Ibid para 131

⁵⁴ Ibid

⁵⁵ Ibid para 132

for creating beautiful and distinctive places with a consistent and high quality standard of design.⁵⁶

It continues that planning policies should ensure developments function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history whilst not preventing change or innovation, establish or maintain a strong sense of place, optimise site potential and create places that are safe, inclusive and accessible.⁵⁷

JLP Policy SP10 in addressing climate change, seeks, amongst other things, to support sustainable design and construction.

Non-strategic JLP Policy LP23 refers to sustainable design and construction. Non-strategic JLP Policy LP24 refers to design and residential amenity.

Policy TATT8 refers to the Landscape Appraisal and the Design Guidelines and Codes. The Design Guidelines and Codes document identifies four character areas across the Parish.

A Development Design Checklist based on the work by AECOM is included as Appendix 1 of the Plan and the policy requires demonstration of how those requirements have been satisfied.

Policy TATT8 then supports proposals where key features and character have been addressed, a sense of place is maintained, there is no loss of garden or important open, green or landscaped areas that contribute to the character of the village and no adverse impact on heritage assets. Reference is also made to flooding and broadband provision.

The policy provides appropriate criteria for the consideration of development proposals with a view to ensuring that the distinctiveness, character and sense of place across the three villages are conserved.

Policy TATT9 – Non-designated Heritage Assets seeks to designate 10 assets.

The NPPF is clear that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.⁵⁸ It continues that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.⁵⁹

JLP Policy SP09 expects development to contribute to the conservation, enhancement and management of the natural and local environment including the historic environment and historic landscape. Non-strategic JLP Policy LP19 sets out detail relating to the historic environment.

⁵⁶ NPPF para 133

⁵⁷ Ibid para 135

⁵⁸ Ibid para 202

⁵⁹ Ibid para 203

The Plan area has a rich history including a number of listed buildings and the Grade II* Church of St Mary and the Tattinstone Wonder. Recognising the importance of heritage to the local area, work on the Plan has included the identification of 10 non-designated heritage assets.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes which have heritage significance, but do not meet the criteria for designated heritage assets. PPG advises there are various ways that such assets can be identified including through neighbourhood planning.⁶⁰

However where assets are identified, PPG advises that it is important decisions to identify them are based on sound evidence.⁶¹ There should be clear and up to date information accessible to the public which includes information on the criteria used to select assets and information about their location.⁶²

A Non-designated Heritage Assets Assessment sets out details about each asset and assesses them against Historic England advice. I was able to see the assets or understand their context at my site visit. I consider they have all been appropriately designated except for one. This is Asset No 9, the Gateway Arch, The Close. The Assessment contains very limited information about this asset and includes a question mark in that document. I also had trouble identifying it at my visit. This is not to say, such a gateway is not suitable for designation, but there is insufficient evidence to support it at the current time. A modification is therefore made to delete Asset No 9 from the Plan.

In relation to non-designated heritage assets, the NPPF explains that a balanced judgment will be needed having regard to the scale of any harm or loss and the significance of the heritage asset.⁶³

The policy identifies the assets which are also shown on the Policies Map in a general location. I consider it would be useful to incorporate the Assessment or at the least the maps from the Assessment into the Plan document itself so that it is clear within the Plan itself which buildings and structures are identified.

The wording of Policy TATT9 reflects the NPPF's stance on such assets.

Policy TATT10 – Flooding and Sustainable Drainage sets out a requirement for all new development to ensure that surface water drainage and water resources is managed appropriately and encourages the appropriate use of sustainable drainage systems (SuDs).

⁶⁰ PPG para 040 ref id 18a-040-20190723

⁶¹ Ibid

⁶² Ibid para 040 ref id 18a-040-20190723

⁶³ NPPF para 216

The NPPF is clear that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).⁶⁴

The latter element of Policy TATT10 is in line with the NPPF which encourages new development to incorporate SuDs where appropriate.⁶⁵ SuDs are also referred to in the Design Guidelines and Codes document.⁶⁶

JLP Policy SP10 sets out a requirement to mitigate and adapt to climate change including through approaches to the impacts of flooding. Non-strategic JLP Policy LP26 refers to water resources and infrastructure including the use of water efficiency measures. Non-strategic JLP Policy LP27 deals with flood risk and vulnerability and also refers to SuDs.

The supporting text explains that some parts of the Plan area have been adversely affected by surface water flooding. The immediate area around Alton Water falls within Flood Zones 2 and 3 as shown on Map 10 on page 26 of the Plan. As a result, the policy seeks to ensure that new development addresses flood risk.

The last policy in this section is **Policy TATT11 - Dark Skies and Street Lighting**.

The NPPF indicates that policies should ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.⁶⁷ In so doing, the NPPF refers to limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.⁶⁸ This policy seeks to ensure that this aim of the NPPF is realised.

The Design Guidelines and Codes also refers to dark skies.⁶⁹

With the modification to Policy TATT9, **Policies TATT8, TATT9, TATT10 and TATT11** will meet the basic conditions particularly having regard to the NPPF, being in general conformity with the JLP and especially those strategic policies referred to above and helping to achieve sustainable development.

- **Delete Asset No 9 from Policy TATT9**
- **Consequential amendments to the maps and so on will be needed**

⁶⁴ NPPF para 170

⁶⁵ Ibid paras 181, 182

⁶⁶ Design Guidelines and Codes, pages 27 and 29

⁶⁷ NPPF para 198

⁶⁸ Ibid

⁶⁹ Design Guidelines and Codes, page 47

9. Services and Facilities

This section of the Plan does not contain any planning policies but does have a Community Action.

10. Highways and Travel

There are two policies in this last section of the Plan.

Policy TATT12 - Public Rights of Way which seeks enhancement of the existing network, particularly where biodiversity value is also recognised. The Plan explains how important these non-vehicular routes are for the Plan area.

The NPPF is clear that planning policies should protect and enhance public rights of way (PROW) and access taking opportunities to provide better facilities for users.⁷⁰ The NPPF seeks to enable and support healthy lifestyles including through the provision of pedestrian and cycle routes.⁷¹

Such networks can also help with providing opportunities and options for sustainable transport modes.⁷²

Non-strategic Policy LP29 supports active travel and the protection and enhancement of PROW networks.

This policy sets out to achieve the ambitions of the NPPF. It reflects the importance of such connections referred to in the Design Guidelines and Codes document.⁷³

Policy TATT13 - Parking Standards, sets parking standards for new development.

The Plan explains that there are high levels of car ownership despite the Plan area's proximity to Ipswich. This is expected to continue into the foreseeable future. The high level of car ownership then leads to on-road parking on the Plan area's generally narrow highways which can affect the ability of the emergency services to respond to calls.

The NPPF supports local parking standards provided that accessibility, type, mix and use of development, the availability of public transport, local car ownership levels and the need to provide adequate provision of plug-in and other ultra low emission vehicles is taken into account.⁷⁴

Suffolk County Council has produced guidance for parking. Policy TATT13 sets out minimum requirements which are higher than the SCC guidance for 1 and 3 bedroom dwellings. It also requires electric vehicle charging points; an issue highlighted in the

⁷⁰ NPPF para 105

⁷¹ Ibid para 96

⁷² Ibid para 109

⁷³ Design Guidelines and Codes, pages 19, 24 and 25

⁷⁴ NPPF para 112

Design Guidelines and Codes document.⁷⁵ Given the local circumstances, the policy is acceptable.

Both **Policies TATT12 and TATT13** meet the basic conditions by having regard to the NPPF, being in general conformity with the JLP and helping to achieve sustainable development.

Policies Map

A very clear and useful Policies Map and Insets are provided. Changes to the Policies Map have been recommended at the relevant places in this report.

Appendices

There are two appendices. Appendix 1 is the Design Guidelines based on the work undertaken in the Design Guidelines and Codes document. Appendix 2 is a list of heritage assets in the Plan area and is future proofed.

Glossary

A helpful glossary is included at the end of the Plan. The definition of “affordable housing” should be changed to reflect the definition in the most recent NPPF.

- **Change the definition of “Affordable housing” in the glossary to that in the NPPF 2024**

7.0 Conclusions and recommendations

I am satisfied that the Tattingstone Parish Neighbourhood Development Plan, subject to the modifications I have recommended, meets the basic conditions and the other statutory requirements outlined earlier in this report.

I am therefore pleased to recommend to Babergh District Council that, subject to the modifications proposed in this report, the Tattingstone Parish Neighbourhood Development Plan can proceed to a referendum.

Following on from that, I am required to consider whether the referendum area should be extended beyond the Neighbourhood Plan area. I see no reason to alter or extend the Plan area for the purpose of holding a referendum and no representations have been made that would lead me to reach a different conclusion.

⁷⁵ Design Guidelines and Codes, page 46

I therefore consider that the Tattingstone Parish Neighbourhood Development Plan should proceed to a referendum based on the Tattingstone Parish Neighbourhood Plan area as approved by Babergh District Council on 19 July 2021.

Ann Skippers MRTPI
Ann Skippers Planning
9 January 2026

Appendix 1 List of key documents specific to this examination

Tattingstone Parish Neighbourhood Plan 2024 – 2037 Submission Draft Plan July 2025

Basic Conditions Statement July 2025 (Places4People Planning Consultancy)

Consultation Statement July 2025 (Places4People Planning Consultancy)

Strategic Environmental Assessment and Habitats Regulation Assessment Screening Determination Notices April 2024 (BDC)

Strategic Environmental Assessment Screening Opinion Final Report March 2024 (LUC)

Habitats Regulations Assessment Screening Report Final Report March 2024 (LUC)

Design Guidelines and Codes Final Report July 2023 (AECOM)

Landscape Appraisal Final Report March 2023 (Alison Farmer Associates)

Local Green Space Assessment July 2025

Non-designated Heritage Assets Assessment January 2024

Regulation 15 Checklist (BDC)

Babergh and Mid Suffolk Joint Local Plan Part 1 adopted 21 November 2023

Strategic Housing Land Availability Assessment (SHLAA) Draft September 2025 (BDC)

Suffolk and Essex Coast and Heaths National Landscape Management Plan 2023 - 2028

List ends

Tattingstone Neighbourhood Plan 2024 - 2037

Post-Examination Decision Statement

Dated: 26 January 2026



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

Summary

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

The submission draft Tattingstone Neighbourhood Plan has been independently examined by Ann Skippers BSc (Hons) MRTPI FRSA FHEA AoU. Her final report was issued on 9 January 2026. It notes that this Plan is well presented, that it covers a variety of topics, and that it seeks to add a layer of local detail. With some modifications, it also sets out that this Plan will provide a practical framework for decision making. The majority of the modifications are of a minor nature, but two are of note. The first amends the settlement boundary at Tattingstone Heath to now include all of the rear gardens of three properties along Church Road. The second deletes the proposed local green spaces to the 'west of ...' and 'north and west of Chedworth Place.' The report is also careful to explain that this decision does not mean that these green space could not be reconsidered at a future date should more compelling evidence become available.

Having considered the report, it is the District Councils recommendation that:

'Tattingstone Parish Council make all the necessary modifications to their Neighbourhood Plan in accordance with the recommendations set out in the Independent Examiner's Report dated 9 January 2026. Subject to the satisfactory completion of that task; to be signed-off by the Head of Strategic Planning, this Plan will then be advanced to a local referendum covering the parish of Tattingstone.'

Background

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

- In July 2021, designation of the whole parish as a Neighbourhood Plan Area, which enabled the Parish Council (the 'qualifying body') to prepare its Plan
- Publication by the Parish Council of their Regulation 14 Pre-submission draft Plan for consultation between 20 January and 8 March 2024



- A further 'focused' consultation exercise carried out by the Parish Council during January / February 2025 on a proposed change to the settlement boundary at Tattingstone Heath.
- In July 2025, submission of the draft Plan to Babergh District Council, which was then made available for public consultation between 3 September and 17 October 2025
- Commencing in November 2025, independent examination of the Plan. The final Examination Report was issued on 9 January 2026

The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B of the Town & Country Planning Act 1990 (as amended). In order to satisfy them a Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State,
- contribute to the achievement of sustainable development,
- be in general conformity with the strategic policies contained in the Development Plan for the area of the authority, *and*
- not breach and be otherwise compatible with EU obligations and human rights requirements.

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

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

The 2024 Pre-submission draft Tattingstone Neighbourhood Plan was subject to independent screening. This concluded that an Appropriate Assessment was not required. After consulting the relevant statutory bodies on the outcome, the Council issued its formal Determination Notice in April 2024.

Decision

The Tattingstone Neighbourhood Plan 2024 - 2037 as amended to incorporate all of the modifications set out in the Independent Examiners Report dated 9 January 2026 complies with the Basic Conditions set out in Paragraph 8(2) of Schedule 4B of the Town & Country Planning Act 1990 (as amended) and should proceed to a local referendum.

The date of the referendum will be announced separately.

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

References:

1. Independent Examiners Report on the Tattingstone NP:

<https://www.babergh.gov.uk/documents/d/babergh/cstm-np-exam-report>