

Mid Suffolk District Council

Baylham Neighbourhood Plan 2024 - 2037



Proposed significant modification consultation - deletion of Local Green Spaces no's 1 to 4 from Policy BAY 6

Policy BAY 6 of the submission draft Baylham Neighbourhood Plan proposed the allocation of five Local Green Spaces (LGS).

On the 9 April 2025, the Independent Examiner sent an 'Open Letter' to Baylham Parish Council proposing that four of the five Local Green Spaces (no's 1 - 4) did not meet the requirement of being 'demonstrably special' and that they should therefore be deleted from the Plan. The letter went on to explain that this action would constitute a significant change and it gave Baylham Parish Council the opportunity to withdraw their plan from examination or to proceed on this basis that the final examination report would recommend the deletion of these four Local Green Spaces. Responding, the Parish Council agreed to proceed on the basis of the latter option. At the Examiners request, a short, focused consultation exercise was then undertaken on this matter alone so that other interested parties could comment. That consultation took place between 22 April and 7 May 2025. A copy of the letter sent to the statutory consultees and other interested parties follows this cover page.

Nine organisations responded. They are listed below and a copy of their representations are also attached. Only two of these; Suffolk County Council and Mid Suffolk District Council, comment specifically on the proposed modification. None raise any objection to the proposed modification.

Ref No.	Consultee
1	Suffolk County Council
2	Babergh District Council
3	Historic England
4	Natural England
5	National Landscape Office
6	Anglian Water
7	Sport England
8	Environment Agency
9	Fisher German LLP (obo National Grid Electricity Transmission)

Our ref: Baylham NP LGS Consultation

Dated: Tuesday 22 April 2025

Sent by e-mail

Dear Sir / Madam

1. Baylham Neighbourhood Plan 2024 - 2037

2. Focused Consultation: Proposed deletion of Local Green Space no's 1, 2, 3, & 4

We are contacting you because you are a statutory consultee or because you or your client have previously expressed interest in the Baylham Neighbourhood Plan. This Plan is now at the examination stage.

On 9 April 2025, the Examiner sent an 'Open Letter' to the Parish Council which set out her initial assessment of the proposed Local Green Spaces [LGS] identified in Policy BAY 6. In summary, this letter explains that four of these LGS (no's 1, 2, 3 and 4) are not demonstrably special in terms of their designation (as required by para. 107(b) of the National Planning Policy Framework, Dec. 2024). The Examiner has therefore proposed that these four LGS should be deleted from Plan.

The Open Letter also explains that the above would constitute a significant change to the Plan. Consequently, the Parish Council were given the opportunity to consider whether it wished to withdraw their draft Plan from examination or to continue with the examination on the understanding that the final report will recommend the deletion of these four LGS. Responding, the Parish Council have agreed to proceed on the basis of the latter option.

At the Examiners request, this letter now publicises the intended deletion of these four LGS from the draft Plan, and it invites interested parties to submit written comments on this proposed significant modification only. Those comments must arrive by no later than 4:00pm on Wednesday 7 May 2025.

- You can email your comments to: communityplanning@baberghmidsuffolk.gov.uk
- Alternatively, you can post them to: 'Baylham NP LGS Consultation,' c/o Planning Policy Team, Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

If you have previously submitted written representations on this Plan that are unaffected by the matter described above, you do need to respond. The Examiner already has your comments on the rest of the Plan, and these will be taken into account.

Cont./



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

Please also note that any comments submitted at this stage cannot be treated as confidential and, with the exception of personal contact details, they will be published on our Baylham Neighborhood Plan webpage after this consultation has ended.

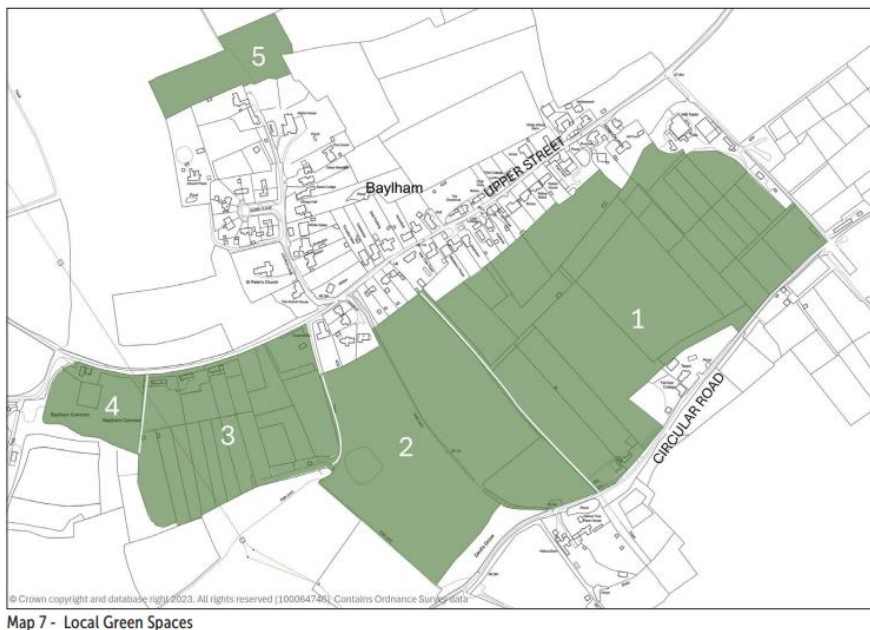
Yours faithfully

Paul Bryant
Neighbourhood Planning Officer | Planning Policy Team
Babergh and Mid Suffolk District Councils
T: 07860 829547 / 01449 724771 | E: communityplanning@babberghmidsuffolk.gov.uk

Background Notes:

1. The submission draft Baylham Neighbourhood Plan can be found online at:
<https://www.midsuffolk.gov.uk/documents/d/mid-suffolk/baylham-np-sub-draft-dec24>

All five proposed Local Green Spaces are shown on Map 7 (page 21) and on the Policy Inset Map (page 34). For convenience, Map 7 is reproduced below:



2. The Open Letter can be found within the Examination Correspondence document:
<https://www.midsuffolk.gov.uk/documents/d/mid-suffolk/baylham-np-exam-correspondence>
3. You may also want to re-visit the Local Green Space Assessment submitted as supporting evidence to the Baylham Neighbourhood Plan:
<https://www.midsuffolk.gov.uk/documents/d/mid-suffolk/baylham-np-lgs-assessment>

[Ends]

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(1) SUFFOLK COUNTY COUNCIL

Date: 6th May 2025
Enquiries to: Busranur Serin
Tel: 01473 265631
Email: neighbourhoodplanning@suffolk.gov.uk



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

Dear Paul Bryant,

Baylham Neighbourhood Plan - Significant Modification Consultation

Thank you for consulting Suffolk County Council (SCC) on the Baylham Neighbourhood Plan - Significant Modifications consultation.

SCC has reviewed the information provided with regards to the removal of Local Green Space sites 1-4, and raises no objections to the modifications proposed.

I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. If there is anything that I have raised that you would like to discuss, please use my contact information at the top of this letter.

Yours sincerely,

Busranur Serin
Planning Officer
Growth, Highways, and Infrastructure
Suffolk County Council

(2) MID SUFFOLK DISTRICT COUNCIL

Our ref: Baylham NP - LGS Mod Consultation
Dated: 7 May 2025

From: Planning Policy Team, Babergh & Mid Suffolk DC
To: Janet Cheesley (NP Examiner)

Dear Janet,

- **Proposed significant modification to Baylham Neighbourhood Plan**
- **Response from Mid Suffolk District Council**

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

This Council is mindful of how the need for this consultation has arisen. We would also be supportive of a modification that asks for the removal of Local Green Spaces no's 1 to 4 from Policy BAY 6 of this draft plan for the reasons set out in your Open Letter dated 14 April.

Yours sincerely,

Paul Bryant
Neighbourhood Planning Officer
Babergh & Mid Suffolk District Councils
T: 01449 724771 / 07860 829547
E: communityplanning@baberghmidsuffolk.gov.uk



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

(3) HISTORIC ENGLAND

E from: Andrew Marsh (Historic Environment Planning Manager)
Rec'd: 6 May 2025
Subject: RE: Baylham NP - Significant modification consultation (ends Wed 7 May)

Dear Sir/Madam,

Re: Baylham NP - Significant modification consultation (ends Wed 7 May)

Thank you for consulting us on the significant modification consultation. We understand that the proposed modification involves the deletion of four of the five proposed Local Green Spaces identified in Policy BAY 6 of the Plan.

Having reviewed the documentation we do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you if appropriate to any previous comments submitted at Regulation 14 and Regulation 16 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

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

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

Yours sincerely,

Andrew Marsh BSc MA MRTPI
Historic Environment Planning Adviser
Development Advice | East of England

Historic England
Brooklands | 24 Brooklands Avenue | Cambridge | CB2 8BU
www.historicengland.org.uk

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Ensuring our heritage lives on and is loved for longer.
historicengland.org.uk

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(4) NATURAL ENGLAND

Date: 06 May 2025
Our ref: 510346
Your ref: Baylham Neighbourhood Plan

Mr Paul Bryant
Babergh & Mid Suffolk District Councils

BY EMAIL ONLY

communityplanning@baberghmidsuffolk.gov.uk



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

Dear Mr Bryant

Baylham Neighbourhood Plan - Focused Consultation: Proposed deletion of Local Green Space no's 1, 2, 3, & 4 Consultation

Thank you for your consultation on the above dated 22 April 2025.

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

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

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

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

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

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

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

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

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

Yours sincerely
Sally Wintle
Consultations Team

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

Natural environment information sources

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

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

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

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

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

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

Natural environment issues to consider

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

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

Landscape

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

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

¹ <http://magic.defra.gov.uk/>

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

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

⁴ <http://magic.defra.gov.uk/>

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

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

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

Wildlife habitats

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

Priority and protected species

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

Best and Most Versatile Agricultural Land

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

Improving your natural environment

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

Opportunities for environmental enhancement might include:

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

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

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

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

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

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

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

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

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

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

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

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

(5) NATIONAL LANDSCAPE OFFICE

E from: Beverley McClean (National Landscape Planning Officer)
Rec'd: 24 April 2025
Subject: RE: Baylham NP - Significant modification consultation (ends Wed 7 May)

Dear Paul

Thank you for the notification about the proposed changes to the Baylham Neighbourhood Plan.

Baylham lies outside the National Landscape and outside the Stour Valley project Area therefore the National Landscape team will not be submitting any comments to the consultation.

Yours sincerely

Beverley

You can now make a nomination for the 2025 National Landscape Awards in the [Dedham Vale](#) and the [Coast & Heaths](#)!



**Suffolk & Essex
Coast & Heaths**
National
Landscape



Dedham Vale
National
Landscape
& Stour Valley

Beverley McClean
National Landscape Planning Officer
Email: beverley.mcclean@suffolkandessex-NL.org.uk

Pronouns: She/Her
National Landscape Office, Saxon House, 1 Whittle Road,
Hadleigh Industrial Estate, Ipswich, Suffolk, IP2 0UH
www.coastandheaths-NL.org.uk
www.dedhamvale-NL.org.uk

(6) ANGLIAN WATER

E from: Anglian Water
Rec'd: 23 April 2025
Subject: Baylham NP - Significant modification consultation - Anglian Water response

Dear Paul,

Thank you for consulting Anglian Water on the proposed significant modification to the Baylham draft NP.

To confirm, we have no specific comments to make on this matter.

Yours sincerely,

Carry Murphy
Chartered Town Planner - MRTPI
Spatial and Strategic Planning Manager – Sustainable Growth
Quality & Environment



Web: www.anglianwater.co.uk

Anglian Water Services Limited

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

(7) SPORT ENGLAND

E from: Planning.Central@sportengland.org
Rec'd: 30 April 2025
Subject: RE: Baylham NP - Significant modification consultation (ends Wed 7 May)

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

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

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

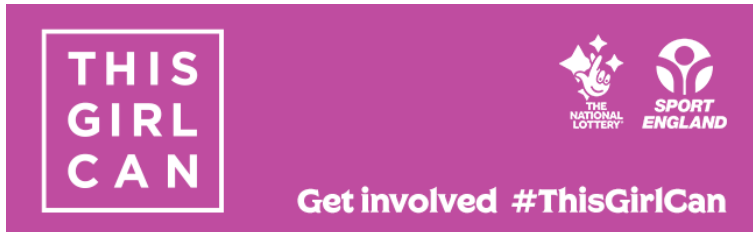
(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

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

Yours sincerely,

Planning Technical Team

E: planning.central@sportengland.org



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



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

(8) ENVIRONMENT AGENCY



Paul Bryant
Mid Suffolk District Council
54 Ipswich St
Ipswich
IP14 1AD

Our ref: AE/2025/130281/02-L01
Your ref: Reg 16 (Modification)
Date: 07 May 2025

Dear Paul

BAYLHAM NEIGHBOURHOOD PLAN - SIGNIFICANT MODIFICATION CONSULTATION

BAYLHAM

We have reviewed this consultation as submitted and have no comments to this application.

This consultation solely relates to the modification of Policy BAY 6, which proposes the deletion of green spaces numbered 1, 2, 3, and 4, and as such don't consider this directly linked to our remit.

We trust this advice is useful.

Yours sincerely

Mr Jack Saunders
Sustainable Places - Planning Advisor

Direct e-mail: Jack.Saunders@environment-agency.gov.uk
Team email: Planning.Eastanglia@environment-agency.gov.uk
Team phone number: 02030 255475

(9) FISHER GERMAN LLP (obo NGET)

**fisher
german**

Our Ref: 105181-024

06 May 2025

Mid Suffolk District Council
communityplanning@baberghmidsuffolk.gov.uk
via email only

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

t. 01530 412821
fishergerman.co.uk

Dear Sir /Madam,

Baylham Neighbourhood Plan 2024 - 2037 Focused Consultation: Proposed deletion of
Local Green Space no's 1, 2, 3, & 4

Representations on behalf of National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission (NGET) has appointed Fisher German LLP to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission (NGET)

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. NGET manage not only today's highly complex network but also to enable the electricity system of tomorrow. Their work involves building and maintaining the electricity transmission network – safely, reliably and efficiently. NGET connect sources of electricity generation to the network and transport it onwards to the distribution system so it can reach homes and businesses.

National Grid Electricity Distribution (NGED) are the electricity distribution division of National Grid, and are separate from National Grid Electricity Transmission's core regulated businesses. Please also consult with NGED separately from NGET.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

National Energy System Operator (NESO) has taken over the electricity and gas network planning responsibility from National Grid Electricity System Operator Limited (NGESO) as of 1st October 2024. Please also consult with NESO separately from NGET.

NGET assets within the Plan area

Following a review of the above Neighbourhood Plan, we have identified one or more NGET assets within the Plan area. Details of NGET assets are provided below.

Asset Description

4YM ROUTE TWR (001 - 195): 400Kv Overhead Transmission Line route: BRAMFORD - NORWICH MAIN
--

A plan showing details and locations of NGET's assets is attached to this letter. Please note that this plan is illustrative only. NGET also provides information in relation to its assets at the website below.
<https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/network-route-maps>

New Infrastructure

Currently there are no known new infrastructure interactions within the area, however demand for electricity is expected to rise as the way NGET power our homes, businesses and transport changes. As the nation moves towards net zero, the fossil fuels that once powered the economy will be replaced with sources of low-carbon electricity, such as offshore wind farms.

The UK Government has committed to reach net zero emissions by 2050. This means achieving a balance between the greenhouse gases put into the atmosphere and those taken out. Decarbonising the energy system is vital to this aim.

NGET's infrastructure projects in England and Wales will support the country's energy transition and make sure the grid is ready to connect to more and more sources of low carbon electricity generated in Britain.

The way NGET generate electricity in the UK is changing rapidly, and NGET are transitioning to cheaper, cleaner and more secure forms of renewable energy such as new offshore windfarms. NGET need to make changes to the network of overhead lines, pylons, cables and other infrastructure that transports electricity around the country, so that everyone has access to clean electricity from these new renewable sources. These changes include a need to increase the capability of the electricity transmission system between the North and the Midlands, and between the Midlands and the South. It is also needed to facilitate the connection of proposed new offshore wind, and subsea connections between England and Scotland, and between the UK and other countries across the North Sea.

Accordingly, we request that the Neighbourhood Plan Group is cognisant of the above.

Further Advice

NGET is happy to provide advice and guidance concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, NGET wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if not already included:

Angela Brooks MRTPI, Partner

ngplanning@fishergerman.co.uk

Fisher German LLP
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ

Tiffany Bates, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

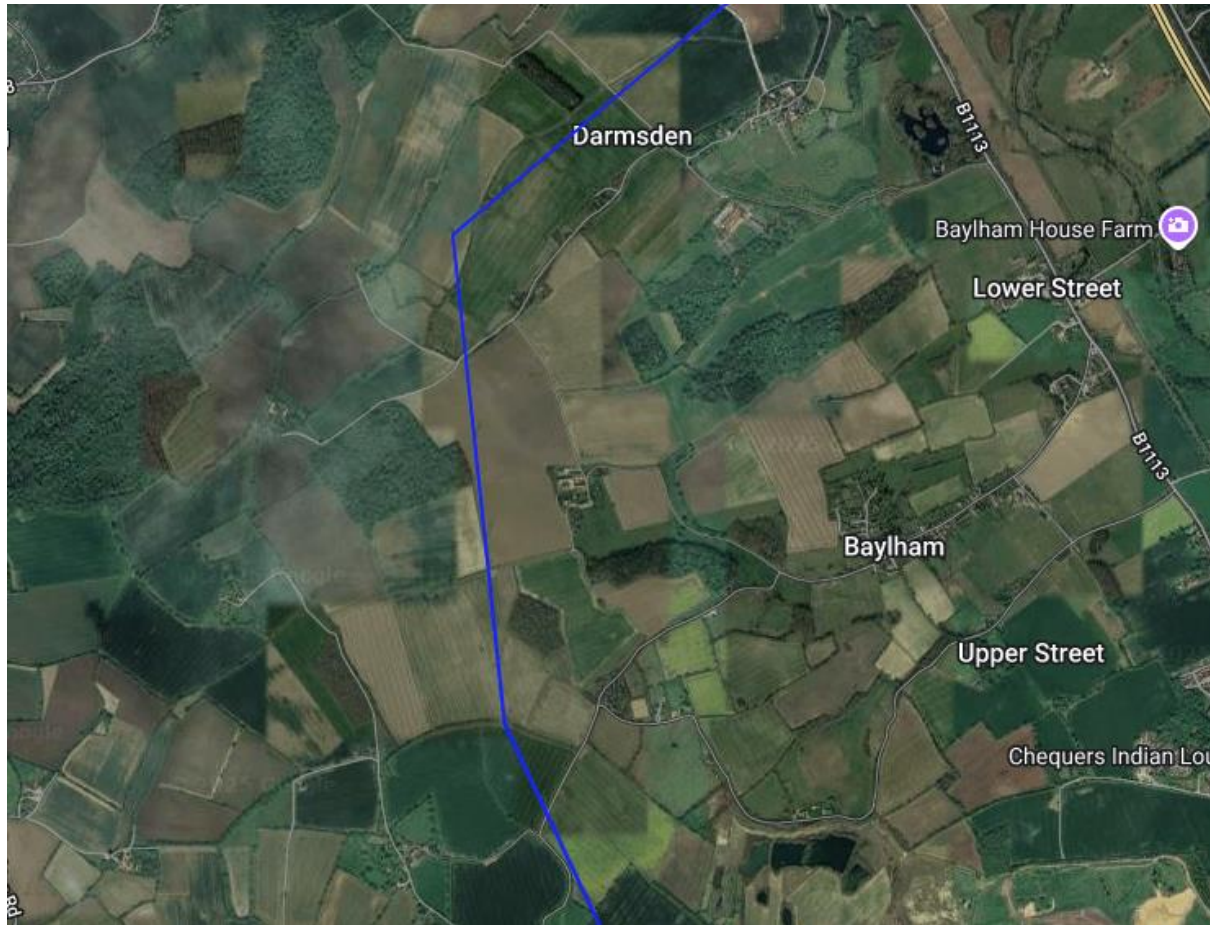
National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

Angela Brooks MRTPI
Partner
For and on behalf of Fisher German LLP

National Grid Assets Interacting with Neighbourhood Plan Area



Asset illustrated as blue line on above plan

Further Guidance

NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

NGET's 'Design guidelines for development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgrid.com/electricity-transmission/document/145326/download>

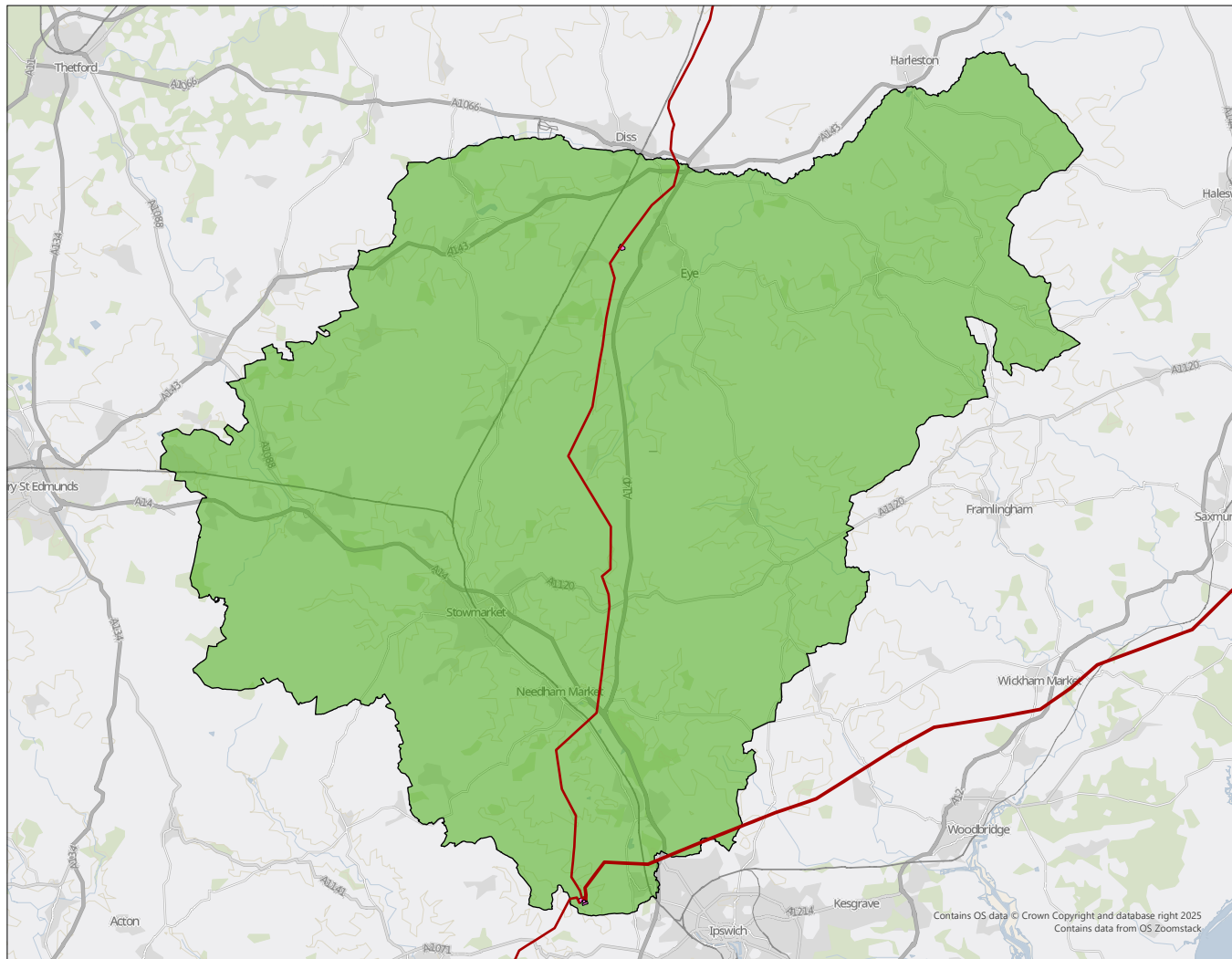
The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

NGET's statutory safety clearances are detailed in their Technical Guidance Note 'Third-party guidance for working near National Grid Electricity Transmission equipment', which can be downloaded here: <https://www.nationalgrid.com/electricity-transmission/document/149291/download>

How to contact NGET

If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: ngplanning@fishergerman.co.uk



OVERVIEW WINDOW

LEGEND:

- Cable
- OHL
- Substation
- LPA Area

REVISION: A

CLIENT: nationalgrid

SCHEME: PLANNING INTERACTION

TITLE: LPA ASSET INTERACTION

FP: 105181-024

SCALE: 1:154,000 @ A3

DATE: 05/03/2025

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