

# Mid Suffolk District Council



## Redgrave Neighbourhood Development Plan

### Submission Consultation Responses

In May 2021, Redgrave Parish Council (the 'qualifying body') submitted their Neighbourhood Development Plan to Mid Suffolk District Council for formal consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The consultation period ran from Wednesday 26 May until 4:00pm on Friday 16 July 2021.

Ten organisations / individuals submitted written representations. All are listed below, and copies of their representation are attached.

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# (1) SUFFOLK COUNTY COUNCIL

Date: 14 July 2021  
Enquiries to: Georgia Teague  
Tel: [REDACTED]  
Email: [REDACTED]



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

Dear Mr Hobbs & Mr Bryant,

## **Submission Consultation version of the Redgrave Neighbourhood Plan**

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

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

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

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

The following comments are made not in concern of the Basic Conditions, but with the aim to improve clarity to the reader or to correct inaccuracies.

### Natural Environment

SCC believes that there have been a few errors in transcribing our previous comments.

The Natural Features and Biodiversity section of Policy RED9 states: "...and where possible to do so and where practical to do so, provide a net gain in biodiversity through, for example...". SCC would recommend the removal of "and where practical to do so" as per our Reg14 letter, as this current wording potentially weakens the policy.

Part j) of Policy RED11 Design of New Development has the word “soft” twice. The first “soft” needs to be removed, so the sentence reads as follows: “*j) include well landscaped soft boundary edges*”

### Public Rights of Way

SCC is pleased to see that the suggested wording about Public Rights of Way has been included into paragraph 9.20, however as currently written the footnote reference number from our Reg14 letter is still in the text, as follows: “Suffolk County Council’s Green Access Strategy (2020-2030)<sup>4</sup> sets out the council’s commitment to enhance public rights of way...”. The reference number needs to be removed.

### General

Typo in paragraph 2.22: “An oak graces the centre of the village, planted on the Knoll....”

Policy RED7 has “TBC” at the end of the title. Anything that is not now confirmed at this late stage of the plan should be removed.

### *Maps*

Policy RED6 states to refer to Map C, but instead should refer to “Map H” for Local Landscape Sensitivity, as Map C is River Lt Ouse Headwaters Project Area.

Policy RED7 states to refer to Map D, but should instead refer to “Map I Important Public Local Views”, as Map D is the AECOM Site Assessment.

Policy RED8 states that Local Green Spaces are displayed on Map D, this should say “as shown on Map J”.

Paragraph 8.20 also states Map D, but should be referring to “Map J” displaying Local Green Spaces.

Policy RED10 states to refer to Map F, but should refer to “Map N Redgrave Park” displaying the conservation area, as Map F displays RED2 housing allocation and green space.

Policy RED13 states to refer to Map G, but should refer to “Map O Redgrave Business Park”, as Map G is displaying Community Facilities.

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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,

Georgia Teague  
Planning Officer  
Growth, Highways, and Infrastructure

# (2) MID SUFFOLK DISTRICT COUNCIL

Our Ref: Redgrave NP R16 Consultation

Date: Thursday 15 July 2021

FAO: Janet Cheesley  
(Independent Examiner to the  
Redgrave Neighbourhood Plan)

Dear Janet

## 1. Consultation under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended): The Redgrave Neighbourhood Plan 2018 - 20376

## 2. Comments from Mid Suffolk District Council

Redgrave Parish Council submitted their Neighbourhood Plan (NP) to us on 11 May 2021 and we have been consulting on this at the Regulation 16 Submission stage since 26 May. Our consultation ends tomorrow, 16 July 2021.

Through their consultant, the NP Steering Group have been a pleasure to work with and their commitment is clear. We are also pleased to see that they have taken on board our many comments at the Regulation 14 stage. The updated references to the emerging Joint Local Plan (JLP) are particularly welcomed. Regrettably however, it appears that type errors appear to have crept in at this very late stage and we feel obliged to mention those here:

- at paragraph 3.7, the updated text incorrectly states that Hinterland Villages across Mid Suffolk are expected to deliver 11,267 new dwellings over the plan period 2018 to 2037. The figure should read 1,267 [see Regulation 19 JLP Policy SP04, page 42]
- at Policy RED1, the plan end date in the second paragraph should read March 2037
- having noted that all the maps have been relabeled (Map A, Map B ... through to Map S), the cross-references to these within individual policies etc. have not followed suite, e.g., in Policy RED2 the references should be to Maps E and F. (See also RED6, RED7, RED8, RED10 and RED13). Also, at paragraph 8.20, the reference should be to Map J.
- at Policy RED4, we suggest including a cross-reference to Map G and the Policies Map Inner
- at page 61, we ask that the word 'Important' be deleted from the map title so that it reads 'Map H - Area of Local Landscape Sensitivity (ALLS)'. This would then be consistent with both the supporting text and, more importantly, Policy RED6
- at Policy RED7, the words '(TBC)' needs to be deleted from the title.



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

- at the start of last sentence in para 8.28, we presume the reference should be to Policy RED9?
- the paragraph numbering from page 78 onwards needs updating
- in criterion j) of Policy RED11, we suggest deleting the first use of the word 'soft'
- connected with Policy RED13, we suggest that in the Key to the Policies Map Inner (Appendix 5) 'Redgrave Business Park' be changed to read 'Redgrave Business Centre'.

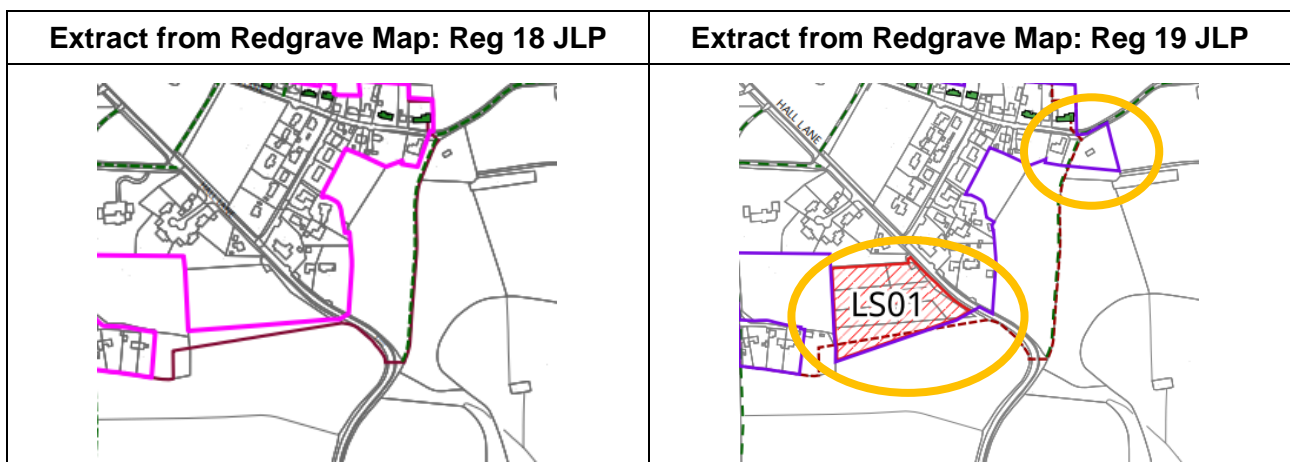
In addition to the above, we wish to make two further points:

### Settlement Boundary

Paragraph 7.21 confirms the role played by settlement boundaries. It goes on to state that, “*for the purpose of this NP, the settlement boundary will be that as defined in the Babergh Mid Suffolk Joint Local Plan (Reg 19) Pre-Submission Version published in November 2020 and submitted by the District Councils for Examination on 31st March 2021.*” The Settlement Boundary is then shown as a dark pink/mauve line on various maps throughout the NP and on the Policies Map Inner.

With the exception of now including the allocation for up to 8 dwellings at Churchway, the settlement boundary line still appears to follow the one shown in our Regulation 18 Preferred Options JLP (July 2019). The differences between that and the settlement boundary now shown in the Regulation 19 JLP (Nov 2020) are subtle but sufficient enough to draw attention too. Specifically, the boundary has been amended at the south-east edge of the village (around the LS01 site allocation boundary) and at the east edge of the village where it now includes a single dwelling at the outer edge of Redgrave Park. These changes are marked on the two map extracts further below.

This will mean that the NP maps need updating. If that requires additional help / support, we can discuss that with the Steering Group at the appropriate time. It may also be helpful if the NP Maps also follow the convention of now showing the Conservation Area as a dashed red line rather than a solid line so that this and the Settlement Boundary are distinct from each other.



**RED13 - New and Existing Business: Criterion i)**

Policy RED13 considers employment land uses. For sites considered to have no reasonable prospect of continued viable employment use criterion i) advises that they first be marketed for a period twelve months. Emerging JLP Policy LP13 refers to a sustained six-month marketing period and it would be sensible if this NP were to adopt the same approach.

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So, and as mentioned at outset, the Steering Group have been a pleasure to work with. They have engaged with us both formally and informally on regular basis and this Council recognises that, through the housing allocation at RED2, the Redgrave Neighbourhood Plan has gone beyond the minimum requirement for this plan area. They should not feel disheartened simply because of the typographical errors etc. identified earlier and understand that these should all be quick fixes.

We trust that our comments are helpful and, should you wish to us to explain further, then please do not hesitate to contact us.

Yours sincerely

Robert Hobbs  
Corporate Manager – Strategic Planning  
Babergh & Mid Suffolk District Councils – Working Together

*In the first instance, please contact:*

*Paul Bryant, Neighbourhood Planning Officer, Babergh & Mid Suffolk District Councils  
T: 01449 724771 / 07860 829547 / E: [communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)*

[Ends]

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## (3) NATURAL ENGLAND

Date: 10 June 2021  
Our ref: 354527



[communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Sir / Madam

### **Redgrave Neighbourhood Plan – Regulation 16 consultation**

Thank you for your consultation on the above dated 26 May 2021

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

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

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

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

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully

Richard Hack  
Norfolk & Suffolk Team

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

## Natural environment information sources

The [Magic](#)<sup>1</sup> 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), 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 [here](#)<sup>2</sup>.

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>3</sup>. 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](#)<sup>4</sup>.

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](#)<sup>5</sup> website and also from the [LandIS website](#)<sup>6</sup>, which contains more information about obtaining soil data.

## Natural environment issues to consider

The [National Planning Policy Framework](#)<sup>7</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)<sup>8</sup> 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.**

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <http://www.nbn-nfbr.org.uk/nfbr.php>

<sup>3</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>4</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>5</sup> <http://magic.defra.gov.uk/>

<sup>6</sup> <http://www.landis.org.uk/index.cfm>

<sup>7</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/807247/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf)

<sup>8</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

## 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.

## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>9</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>10</sup>. 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](#)<sup>11</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>12</sup> 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 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)<sup>13</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, 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. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- 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 encourage wildlife.
- Adding a green roof to new buildings.

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<sup>9</sup><http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>10</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>11</sup> <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

<sup>12</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>13</sup> <http://publications.naturalengland.org.uk/publication/35012>

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.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) <sup>14</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- 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).

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<sup>14</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

## (4) SUFFOLK WILDLIFE TRUST

### Section One: Respondents Details

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

<b>Part A: Respondent</b>	
Title / Name:	Mr Jacob Devenney
Job Title (if applicable):	Planning and Biodiversity Adviser
Organisation / Company (if applicable):	Suffolk Wildlife Trust
Address:	Brooke House Ashbocking Ipswich
Postcode:	IP6 9JY
Tel No:	
E-mail:	planning@suffolkwildlifetrust.org

<b>Part B: Agents – Please complete details of the client / company you represent</b>	
Client / Company Name:	
Address:	
Postcode:	
Tel No:	
E-mail:	

## Section Two: Your representation(s)

To which part of the document does your representation relate? (You may wish to complete a separate form for each separate representation)

Paragraph No.	8.22-8.29	Policy No.	RED9
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Do you support, oppose, or wish to comment on this paragraph? (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support / opposition, or make other comments here:**

We are pleased to see that the Redgrave Neighbourhood Plan recognises the importance of biodiversity and proposes measures to protect and enhance it. As stated within the National Planning Policy Framework (2019), development should seek to provide biodiversity net gain, so it is encouraging that this is recognised within the Parish. We are pleased to see reference to ecological networks and corridors on a landscape and local scale. However, we believe that the plan can be expanded to further safeguard species and habitats from fragmentation caused by development.

**What improvements or modifications would you suggest?**

We are pleased to see Redgrave Lake County Wildlife Site is named within the Neighbourhood Plan and that County Wildlife Sites are referenced within Policy RED9. However, we believe this should be expanded to strengthen the protection given to the County Wildlife Site. County Wildlife Sites are non-statutory designation sites recognised within the National Planning Policy Framework as 'Locally Designated Sites'. Therefore, the County Wildlife Site should be given further protection within Policy RED9, to help ensure that the objectives of maximising the Parish's biodiversity are met.

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

**Normally the Examiner will aim to consider the responses through written representations.**

Occasionally an Examiner may consider it necessary to hold a hearing to discuss particular issues. If you consider a hearing should be held please explain why this is necessary.

Please note that a decision on whether to hold a hearing is entirely at the discretion of the Examiner.

**I consider that a hearing should be held because ...**

*Please be as brief and concise as possible ..*

*(Continue on separate sheet if necessary)*

**Please indicate (tick) whether you wish to be notified of:**

The publication of the recommendations of the Examiner (the Examiners Report)	
The final 'making' (adoption) of the Redgrave NDP by Mid Suffolk District Council	

**Signed: Jacob Devenney**

**Dated: 18<sup>th</sup> June 2021**

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# (5) HISTORIC ENGLAND



Historic England

Paul Bryant  
Babergh and Mid Suffolk District Councils

Our ref: PL00527358  
Your ref: Redgrave NP Reg  
16 Consultation

By e-mail to:  
communityplanning@baberghmidsuffolk.gov.uk

Telephone [REDACTED]

14 July 2021

Dear Paul Bryant

## Ref: Redgrave Neighbourhood Plan Consultation, Regulation 16

Thank you for inviting Historic England to comment on the above consultation.

We welcome the production of this neighbourhood plan, but do not currently have capacity to provide detailed comments. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into neighbourhood plans, which can be found here:

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

For further advice regarding the historic environment and how to integrate it into the neighbourhood plan, we suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

We would be grateful if you would notify us if and when the Neighbourhood Plan is made by the district 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,

**Joanne Robinson**  
Assistant Business Manager  
Joanne.Robinson@HistoricEngland.org.uk



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU  
Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.  
Correspondence or information which you send us may therefore become publicly available.



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## (6) HIGHWAYS ENGLAND

**E from:** Planning EE <PlanningEE@highwaysengland.co.uk>  
**Rec'd:** 26 May 2021  
**Subject:** Consultation under Reg' 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended) – Redgrave Neighbourhood Plan

Dear Sir / Madam

Thank you for your correspondence on the above Neighbourhood Development Plan.

We have reviewed the details and information provided. The area and location that is covered by this Neighbourhood Plan is quite remote from the Strategic Road Network (SRN). Any traffic generation from any future development is unlikely to have any adverse effect upon the SRN, therefore Highways England offers **No comment**.

Kind Regards

**Jarod Harrison, Senior Administrator**

**Spatial Planning | Operations (east) Highways England**

Highways England | Woodlands | Manton Lane | Bedford | MK41 7LW

Email: [planningEE@highwaysengland.co.uk](mailto:planningEE@highwaysengland.co.uk)

Web: <http://www.highways.gov.uk>

For any planning related matters please email [PlanningEE@highwaysengland.co.uk](mailto:PlanningEE@highwaysengland.co.uk)

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## (7) WATER MANAGEMENT ALLIANCE

**E from:** Planning <planning@wlma.org.uk>  
**Rec'd:** 7 June 2021  
**Subject:** RE: CONSULTATION: Reg'16 Redgrave N'hood Plan (Mid Suffolk) - Our Ref: 21\_04549\_P

Our Ref: 21\_04549\_P

Thank you for your email.

As you may be aware the Parish is partially within the Internal Drainage District (IDD) of the Waveney, Lower Yare and Lothingland Internal Drainage Board (IDB). Please see our website for detailed mapping of the Board's IDD.

<https://wma-idb.maps.arcgis.com/apps/webappviewer/index.html?id=98e25174c8404ed28dbe0a0aed77700d>

This map also shows which watercourses have been designated as 'Adopted Watercourses' by the Board. The adoption of a watercourse is an acknowledgement by the Board that the watercourse is of arterial importance to the IDD and as such will normally receive maintenance from the IDB. This maintenance is not necessarily carried out on an annual basis but on a recurrence deemed necessary to meet water level management requirements. Please be aware that the designations are made under permissive powers (meaning there is no obligation for IDBs to fulfil any formal maintenance requirement and there is no change in the ownership or liability associated with the watercourse).

In order to avoid the potential for future conflict between the Neighbourhood Plan and the Board's regulatory regime and consenting process please be aware of the following:

- For any development site within the Board's Internal Drainage District (IDD), the Board's byelaws apply. The Byelaws for the Board are available on the development pages of our website ([https://www.wlma.org.uk/uploads/WMA\\_Planning\\_and\\_Byelaw\\_Policy.pdf](https://www.wlma.org.uk/uploads/WMA_Planning_and_Byelaw_Policy.pdf)). Specifically, please be aware of the following byelaws:
  - If a surface water (or treated foul water) discharge is proposed to a watercourse within an IDD (either directly or indirectly), then the proposed development will require a land drainage consent in line with the Board's byelaw 3. Any consent granted will likely be conditional, pending the payment a surface water development contribution fee, calculated in line with the Board's [charging policy](#).
  - If the proposals include works within 9m of a Board adopted watercourse, consent is required under byelaw 10. Byelaw 10 restricts works within 9 metres of drainage or flood risk infrastructure (including adopted watercourses), the principle aim being to ensure watercourses can be maintained by the Board now and in the future without restrictions being placed on the Boards access, and to ensure operatives are aware of third party structures when undertaking maintenance.
- If proposals include works to alter a watercourse (including culverting for access) then Land Drainage Consent is required under Section 23 of the Land Drainage Act 1991. If inside the IDD then the IDB would be the consenting authority. If outside the IDD, then Suffolk County Council (Lead Local Flood Authority) would be the consenting authority.

I hope the above is useful.

Kind Regards,

**Emma Robertson**

Sustainable Development Officer

e: [planning@wlma.org.uk](mailto:planning@wlma.org.uk)

Water Management Alliance

Kettlewell House, Austin Fields Industrial Estate, King's Lynn, Norfolk, [PE30 1PH](http://www.pe301ph.co.uk), UK

t: +44 (0)1553 819600 | f: +44 (0)1553 819639 | e: [info@wlma.org.uk](mailto:info@wlma.org.uk) | [www.wlma.org.uk](http://www.wlma.org.uk)

Consisting of [Broads Drainage Board](#), [East Suffolk Drainage Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#) and [Waveney, Lower Yare and Lothingland IDB](#) in association with [Pevensey and Cuckmere Water Level Management Board](#), [Upper Medway IDB](#) and [Lower Medway IDB](#).



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With our commitment to ISO 14001, please consider the environment before printing this e-mail.

[ Ends ]

# (8) NATIONAL GRID

**AVISON  
YOUNG**

Central Square South  
Orchard Street  
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avisonyoung.co.uk

Our Ref: MV/ 15B901605



07 July 2021

Mid Suffolk Council  
[communityplanning@baberghmidsuffolk.gov.uk](mailto:communityplanning@baberghmidsuffolk.gov.uk)  
**via email only**

Dear Sir / Madam

**Redgrave Neighbourhood Plan Regulation 16 Consultation  
May - July 2021  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan 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**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. 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.

**Proposed development sites crossed or in close proximity to National Grid assets:**

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- [www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/](http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/)

Please also see attached information outlining guidance on development close to National Grid infrastructure.



### **Distribution Networks**

Information regarding the electricity distribution network is available at the website below:

[www.energynetworks.org.uk](http://www.energynetworks.org.uk)

Information regarding the gas distribution network is available by contacting:

[plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com)

### **Further Advice**

Please remember to consult National Grid 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:

**Matt Verlander, Director**

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

**Spencer Jefferies, Town Planner**

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

National Grid  
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,

**Matt Verlander MRTPI**  
**Director**

[matt.verlander@avisonyoung.com](mailto:matt.verlander@avisonyoung.com)

**For and on behalf of Avison Young**



## **Guidance on development near National Grid assets**

National Grid 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.

### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid 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.

National Grid's '*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.nationalgridet.com/document/130626/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.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

Avison Young (UK) Limited registered in England and Wales number 6382509.  
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS



- National Grid's Plant Protection team: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

Cadent Plant Protection Team

Block 1

Brick Kiln Street

Hinckley

LE10 0NA

0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

## (9) PHIL COBBOLD PLANNING LTD

**E from:** info@philcobboldplanning.co.uk  
**Rec'd:** 30 June 2021  
**Subject:** CONSULTATION: Reg'16 Redgrave N'hood Plan (Mid Suffolk)

Dear Sir/Madam,

I wish to object to the Redgrave Neighbourhood Plan.

The reason for my objection is that the proposed settlement boundary does not include sites with extant planning permission including DC/18/05289.

Regards



42 Beatrice Avenue Felixstowe IP11 9HB  
01394 275431

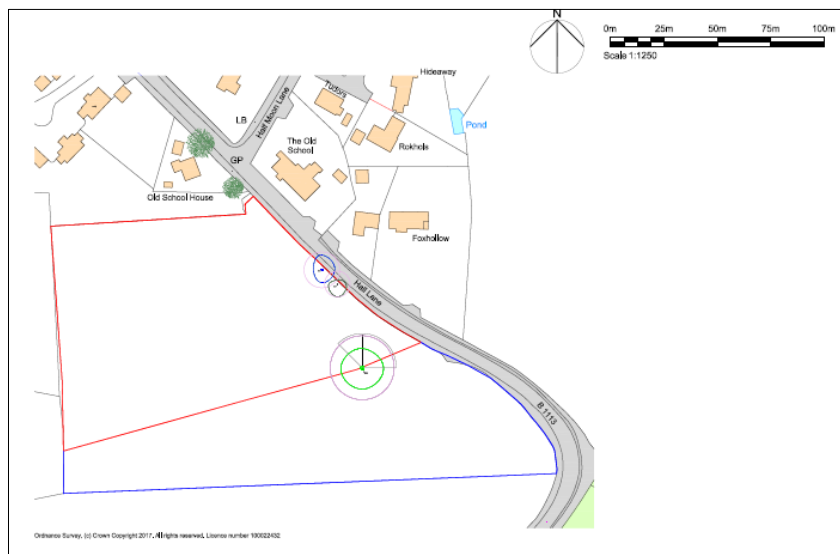
[www.philcobboldplanning.co.uk](http://www.philcobboldplanning.co.uk)

email [info@philcobboldplanning.co.uk](mailto:info@philcobboldplanning.co.uk)

This email contains information from Phil Cobbold Planning Ltd, 42 Beatrice Avenue, Felixstowe IP11 9HB, email [info@philcobboldplanning.co.uk](mailto:info@philcobboldplanning.co.uk). The contents of this email are intended solely for the recipient. If you have received this email in error please inform the sender immediately via return email or by calling 01394 275431 then delete the email and do not disclose any of its contents to any other person.

\* \* \* \* \*

**MSDC Note:** Application ref' DC/18/05289/FUL was granted planning permission on 25 September 2019. The application is for the 'Construction of 9 dwellings with associated access and landscaping | Land West Of Hall Lane, Hall Lane Redgrave Suffolk IP22 1RT'. A screen-shot of the site location plan submitted with the application (dated 10.10.2018) is shown below for convenience:



[Ends ]

*[ PLEASE NOTE: THIS PAGE IS INTENTIONALLY BLANK ]*

## (10) J & T SHORTEN

**E from:** J & T Shorten  
**Rec'd:** 16 July 2021  
**Subject:** Draft Redgrave Neighbourhood Plan 2018 - 2037  
**Attachment:** rnp-reg14-response-form- JS 06 11.2020.pdf

Dear Sir / Madam

Please find attached our response to the draft neighbourhood plan.

In summary, we disagree with the proposal to designate the area known as the "Flat Iron" as a Local Green Space for special protection on the basis that we do not believe that it meets the criteria set out in paragraph 100 of the National Planning Policy Framework ("NPPF") (and in particular sub-paragraph b of paragraph 100) and that there is no need to make this designation given the protection the Flat Iron already has from being within a conservation area.

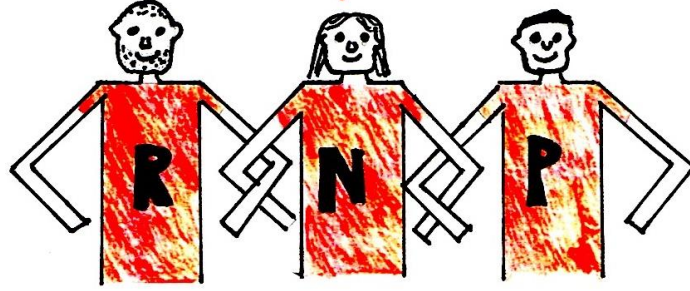
Whilst we note that our objections are set out in the consultation paper, we are concerned that (despite making ourselves available at any time to discuss the proposals and our related concerns) we still **never** been contacted by the Steering Group. Moreover, we do not believe that the issues we raised within our original objection have been adequately addressed within the plan.

Kind regards.

Yours faithfully

J & T Shorten

# Redgrave's Neighbourhood Plan



**WORKING TOGETHER TO PLAN OUR FUTURE**

## **Pre-Submission (REG14) Consultation Response Form**

### **Redgrave Neighbourhood Development Plan (RNP)**

**14<sup>th</sup> September 2020 – 8<sup>th</sup> November 2020**

Please use this form to submit comments about the pre-submission draft Plan. We would prefer to receive responses using the form, which is available to download from the web site. If this is not possible then please complete this paper copy. Further copies are available at Redgrave Community Shop.

Please submit your completed form in one of the following ways:

- 1) Email as an attachment to [redgraveneighbourhoodplan@gmail.com](mailto:redgraveneighbourhoodplan@gmail.com)
- 2) Hand deliver as a paper copy to Redgrave Community Shop

The document being consulted on may be viewed online at: <http://redgraveneighbourhoodplan.com> or borrowed from Redgrave Community Shop.

This public consultation begins on **14<sup>th</sup> September 2020** and will run for **9 weeks ending at midnight on 8<sup>th</sup> November 2020**. Responses received after the closing date may not be considered.

Please expand the boxes as necessary or attach additional sheets. Clearly mark any additional sheets with your Name, details and the part of the document the representation relates to.

You do not have to answer every comment box but the more you tell us the more we can ensure the Plan represents local views. Please let us know about the things that are important to you.

<b>NAME</b>	T & J Shorten
<b>ADDRESS</b>	
<b>ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)</b>	Ourselves as owners of the Flat Iron in Redgrave.
<b>EMAIL (optional)</b>	

<b>CONSULTATION RESPONSE</b>	
<i>Please continue on a separate sheet if the box isn't big enough</i>	
<b>I am generally in favour of the Plan</b>	<b>DISAGREE</b>
<b>I would like to see changes to the Plan</b>	<b>AGREE</b>
<b>General comments on the Plan</b>	
See comments on Chapter 8 and RED9 below.	
<b>Do you have any comments on Chapters 1 – 4?</b>	<b>YES / NO</b>
Comment	
<b>Do you agree with the Vision and Objectives of the Plan (Chapter 5)?</b>	<b>YES / NO</b>
Comment	
<b>Do you have any general comments on the Policies and Community Projects (Chapter 6)?</b>	<b>YES / NO</b>
Comment	

All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit the Parish Council Website or speak to the Clerk.

Do you have any general comments on Chapter 7 – Community?	YES / NO
Comment	
Do you agree with Policy RED1 – New Housing?	YES / NO
Comment	
Do you agree with Policy RED2 – Housing Allocation?	YES / NO
Comment	
Do you agree with Policy RED3 – Housing Type?	YES / NO
Comment	

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Do you agree with Policy RED4 – Existing Community Facilities?	YES / NO
Comment	
Do you agree with Policy RED5 – New or Improved Community Facilities?	YES / NO
Comment	
Do you have any general comments on Chapter 8 –Built and Natural Environment?	YES
See comments on RED9 below.	
Do you agree with Policy RED6 – Landscape Quality and Sensitivity?	YES / NO
Comment	

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Do you agree with Policy RED7 – Protection of Important Public Local Views?	YES / NO
Comment	
Do you agree with Policy RED8 – Protection of Natural Assets?	YES / NO
Comment	
Do you agree with Policy RED9 – Protection of Local Green Spaces	NO
<p><b>In summary, we disagree with the proposal to designate the area known as the “Flat Iron” as a Local Green Space for special protection on the basis that we do not believe that it meets the criteria set out in paragraph 100 of the National Planning Policy Framework (“NPPF”) (and in particular sub-paragraph b of paragraph 100) and that there is no need to make this designation given the protection the Flat Iron already has from being within a conservation area.</b></p> <p>Pursuant to s38A of the Planning and Compulsory Purchase Act 2004 (“2004 Act”) and Schedule 4B paragraph 8 of the Town and Country Planning Act 1990 the draft Redgrave Neighbourhood Plan (“RNP”) needs to meet a number of “basic conditions”.</p> <p>One of the basic conditions that the RNP must have regard to national policies and advice contained in guidance issued by the Secretary of State (such as the online Planning Practice Guidance (“PPG”). One of the most important national policies that the RNP must have regard to is the NPPF.</p> <p>Paragraph 100 of the NPPF makes it clear that the Local Green Space designation should only be used where the green space in question meets all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) in reasonably close proximity to the community it serves;</li> <li>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</li> <li>c) local in character and is not an extensive tract of land.</li> </ul>	

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Paragraph 100(b) sets out that land subject to a Local Green Space designation should be both “*demonstrably special to a local community*” and hold a “*particular local significance*”. Both of these criteria need to be met for Paragraph 100(b) to be satisfied.

The Flat Iron has (in modern times at least) always been privately owned and controlled. It is used for private agricultural purposes and has never been used by or for the community to our knowledge.

When we purchased the land in 2016 (at market value) there were no expressions of interest from any of the local community (whether individually or collectively) to purchase the land themselves or indeed assist us with this purchase so that the Flat Iron might be brought within community ownership or offered any special protection. Neither have we had any offers of support from the community in maintaining the Flat Iron.

The nature, use and ownership of the Flat Iron is entirely different to that of the two other areas proposed to be so designated (which are both regularly used (and maintained) by the local community).

We consider that these facts entirely contradict the assertion that the Flat Iron is “*demonstrably special to [the] local community*”.

Neither do we believe that the Flat Iron can be said to “*hold a particular local significance*”. We do not consider the Flat Iron to hold any particular local significance which sets this apart from many other areas of the village (including those earmarked for development) and in any event already has the benefit of protection by way of being within a conservation area.

We note that the PPG (Paragraph: 011 Reference ID: 37-011-20140306) requires consideration to be given to whether any additional local benefit would be gained by designation as Local Green Space where land is already protected by another designation. In this case, the Flat Iron forms part of a conservation area so already benefits from the protection this offers. We would be interested to understand to what extent this has been considered when preparing the RNP and why in this case an added layer of designation as a Local Green Space is considered appropriate.

We do note the Local Green Space Assessment in Appendix 3 of the RNP. This indicates that the Flat Iron is identified on historic maps as part of a former common, provides an “*open, undeveloped area which forms the setting of listed buildings along Half Moon Lane*” and has “*historic and visual values*”.

It is not clear from this short explanation what “*historic*” values the Flat Iron has which give this land any “*local significance*” and we do not consider forming the setting of listed buildings along Half Moon Lane gives the Flat Iron itself any significance in itself.

Indeed, in order to meet the criteria in paragraph 100(b) of the NPPF the Flat Iron would need to be “*demonstrably*” special to the local community. We cannot see anything in the RNP which indicates or proves that the local community consider the Flat Iron to be special.

We are extremely disappointed that, contrary to the Paragraph: 019 Reference ID: 37-019-20140306 of the PPG, which requires the entity preparing a neighbourhood plan to contact landowners “*at an early stage*” about proposals to designate any part of their land as Local Green Space, we have not been approached directly on this matter. Had we not managed to find the time (no easy feat given the difficult times we are in) to review all 123 pages of the plan, we would not have been aware of the proposal to designate land within our private ownership as Local Green Space.

Without prejudice and notwithstanding our in principle objection to the designation of the Flat Iron as Local Green Space, it is clear that the proposed wording of draft Policy RED 9 is deficient in any event.

As set out above, the RNP must have regard to national policy and guidance in order to meet the “basic conditions” required by law.

In this regard, paragraph 101 of the NPPF goes on to confirm that policies for managing development within a Local Green Space should be consistent with those for Green Belts.

Draft Policy RED 9 sets out that development on designated Local Green Spaces will “*only be permitted in very special circumstances*”. This goes further than the national policy relating to the Green Belt for the reasons set out below:

- It is only “inappropriate development” which should not be approved within the Green Belt except in “very special circumstances” (paragraph 143 of the NPPF).
- In this regard, paragraph 145 of the NPPF sets out that the construction of new buildings should be considered “inappropriate” in the Green Belt, subject to a number of important exceptions including for example:
  - buildings for agriculture and forestry; and
  - provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- Paragraph 146 of the NPPF goes on to set out that certain other forms of development are also not “inappropriate” in the Green Belt – provided they preserve its openness and do not conflict with the purposes of including land within it.

Without prejudice to our in principle objection to the designation of the Flat Iron as a Local Green Space, if Policy RED 9 is to be consistent with the protection offered to the Green Belt then it should a) acknowledge that “very special circumstances” should only need to be proven where the development proposed is “inappropriate”; and b) reflect and incorporate all of the exceptions to what should be considered “inappropriate” development as set out above.

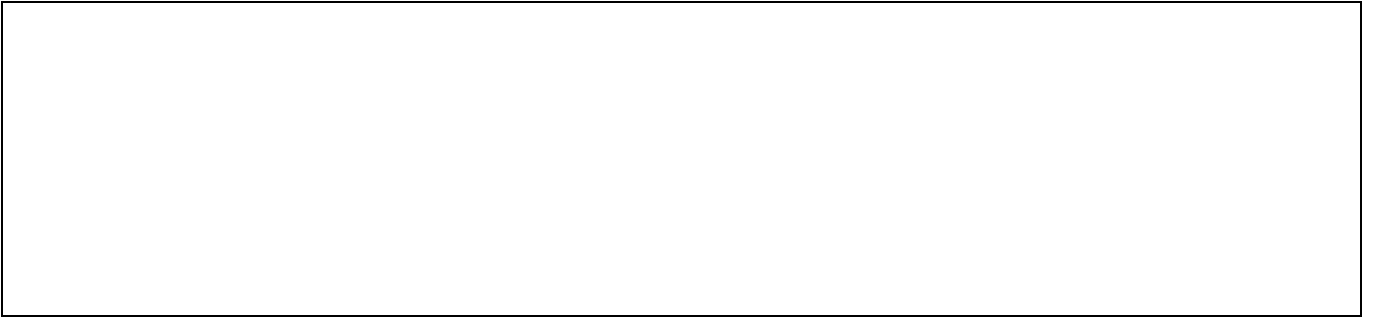
If draft Policy RED 9 is not altered in this way it would go further and be more restrictive than a Green Belt designation which is not consistent with the principle of designating land as a Local Green Space or national policy.

Do you agree with Policy RED10 – Protecting Redgrave’s Historic Assets?	YES/NO
Comment	
Do you agree with Policy RED11 – The Design of New Development?	YES/NO
Comment	
Do you agree with Policy RED12 – Low Carbon and Future Sustainability?	YES/NO
Comment	
Do you agree with the Community Action Projects?	YES / NO
Comment	
Do you have any general comments on Chapter 9 – Business and Infrastructure?	YES / NO
Comment	

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Do you agree with Policy RED13 – New and Existing Business?	YES / NO
Comment	
Do you agree with Policy RED14 – Traffic and Highway Safety?	YES / NO
Comment	
Do you agree with Policy RED15 – Walking and Cycling?	YES / NO
Comment	
Do you agree with Policy RED16 – Drainage and Flood Risk?	YES / NO
Comment	
Do you have any other comments?	

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***Thank You!***

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