

Lawshall Neighbourhood Plan Review 2021 - 2037

2nd Focused consultation (Jan 10 to Jan 26 2024)

In late December 2023, the Government published a new version of the National Planning Policy Framework (the NPPF). This replaced the version published in September 2023 which formed part of a previous consultation exercise we held on the submission draft Lawshall Neighbourhood Plan Review (the Lawshall NP Review). As a consequence, it was decided that a second focused consultation period was necessary.

This second focused consultation ran from Wednesday 10 January until Friday 26 January 2024. It asked the following question:

Do any of the changes introduced through the new NPPF (Dec 2023) have implications for the Lawshall NP Review with regard to it meeting the relevant basic condition test?

A copy of the consultation letter follows this cover page.

Five representations were received. These are listed below and copies of their responses are attached.

Lawshall Parish Council were also given the opportunity to respond to these new representations and their comments, received on 31 January 2024, are also included at the end of this document.

Ref No.	Consultee
(1)	Suffolk County Cllr Richard Kemp
(2)	Babergh District Council
(3)	Historic England
(4)	Natural England
(5)	Water Management Alliance
(6)	Response from Lawshall PC to the above representations

Our ref: Lawshall NP Review – 2nd Focused Consultation (Jan '24)

Date: Wednesday 10th January 2024

Sent by e-mail

Dear Sir / Madam

Lawshall Neighbourhood Plan Review 2021 - 2037

2nd Focused consultation on Basic Condition test following publ. of new NPPF (ends 26 Jan 24)

We are contacting you because you are a statutory consultee or because you have previously made a representation on the submission draft Lawshall Neighbourhood Plan Review (the 'Lawshall NP Review'). This plan is currently at the examination stage.

In late 2023, we carried out a focused consultation exercise on the Lawshall NP Review with regard to it meeting two of the basic condition tests. The consultation was prompted by our adoption of Part 1 of the Babergh & Mid Suffolk Joint Local Plan, and the publication (in September 2023) of a revised National Planning Policy Framework (the NPPF). The consultation exercise closed on 11th December 2023. Subsequent to this, over the 19th and 20th December 2023, the Government published a more comprehensive update to the NPPF. This now replaces the September 2023 version which formed part of our consultation.

Of relevance to Lawshall, basic condition a). requires that all neighbourhood plans must '[have] regard to national policies and advice contained in guidance issued by the Secretary of State.' While the timing of the events described in the previous paragraph are unfortunate, in conversation with the Examiner, it had been decided that it would be prudent to undertake a further period of focused consultation on the Lawshall NP Review.

We are therefore inviting further comments on the following question:

Do any of the changes introduced through the new NPPF (Dec 2023) have implications for the Lawshall NP Review with regard to it meeting the relevant basic condition test?

Additional guidance notes are provided overleaf. Please read and understand these before deciding whether to respond.

The deadline for submitting a response is 4:00pm on Friday 26th January 2024

Yours faithfully

Paul Bryant
Neighbourhood Planning Officer | Planning & Building Control
Babergh & Mid Suffolk District Councils
T: 01449 724 771 / M: 07860 829 547
E: communityplanning@babermidsuffolk.gov.uk



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

Additional consultation guidance notes

The National Planning Policy Framework (Dec 2023)

- The latest version of the NPPF can be found on the '.gov.uk' website: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- You may also find the following link useful - <https://draftable.com/compare/oNlyoxfptrDJ>. This compares the Dec. 2023 NPPF against the Sept. 2023 version.

Nb: This link has been widely shared across the planning community. Because it has been prepared by a 3rd Party, Babergh District Council accept no responsibility for any transcription errors therein.

The Basic Conditions

- Planning Practice Guidance on neighbourhood planning provides an overview of the basic condition tests: <https://www.gov.uk/guidance/neighbourhood-planning--2#National-policy-and-advice>

This focused consultation

- The submission draft Lawshall NP Review document can be found under the 'Previous stages' section of our website: <https://www.babergh.gov.uk/web/babergh/w/lawshall-neighbourhood-plan>. There is also a link to a 'Basic Conditions Statement (June 2021)' that was submitted with the plan at that time.
- As stated, this is a focused consultation exercise. The question being asked is: ***Do any of the changes introduced through the new NPPF (Dec 2023) have implications for the Lawshall NP Review with regard to it meeting the relevant basic condition test?***
- If you have previously made representations on this plan that are unaffected by any of the changes to the NPPF, you do not need to re-submit your comments. All representations received during the Regulation 16 consultation stage will be 'rolled forward'.
- This is not an opportunity to submit new comments or to provide additional information connected to any previously made representation that is not relevant to the question being asked.
- **If you decide to submit a representation, please clearly identify which part of the Lawshall NP Review this relates to and what change(s) need to be made to ensure that this plan can meet the basic condition test.**
- Whilst all the changes introduced through the NPPF may be relevant to the Lawshall NP Review document, you may wish to look at new paragraph 73 in the context of policy LWL6.
- At the end of this consultation exercise, all valid representations will be shared with the Examiner and with Lawshall Parish Council. The latter will also be given an opportunity to respond to any new issues raised. Your representation(s) and any response forthcoming from the parish council will be published on our Lawshall NP webpage.
- **Comments should be sent by e-mail to: communityplanning@baberghmidsuffolk.gov.uk.** If that is not possible, please post them to: Lawshall NP Review Consultation (Jan 24), c/o Mr Paul Bryant, Spatial Planning Team, Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX
- **All comments must arrive by the stated deadline ... 4:00pm on Friday 26th January 2024**

[Ends]

(1) Suffolk County Cllr Richard Kemp

By e-mail

Rec'd: 10 January 2024

I have no comments. Thanks.

From: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>

Sent: Wednesday, January 10, 2024 4:22:50 PM

To: BMSDC Community Planning <communityplanning@baberghmidsuffolk.gov.uk>

Subject: Lawshall NP Review: Second focused consultation (ends Fri 26 Jan 2024)

Dear Sir / Madam

Lawshall NP Review: Second focused consultation - ends Fri 26 Jan 2024

We are contacting you because you are a statutory consultee or because you / your client have previously expressed an interest in this matter.

In late December 2023, the Government published a new NPPF. This replaces the September 2023 version which formed part of a previous consultation exercise we carried out on Lawshall NP Review. In light of this, we are holding a **second focused consultation exercise** to allow for comments to be made on any implications arising from the new NPPF with regard to this neighbourhood plan meeting the relevant basic condition test.

Further details are set out in the **attached letter**. The same is also reproduced on our Lawshall NP webpage: <https://www.babergh.gov.uk/web/babergh/w/lawshall-neighbourhood-plan>.

The consultation deadline is 4:00pm on Friday 26 January 2024.

Kind regards

[Ends]

(2) Babergh District Council

Our ref: LNP Review - Focused Consultation Jan 24

Dated: 26 January 2024

From: Planning Policy Team, Babergh District Council
To: Ann Skippers (Independent Examiner)
cc: Lawshall Parish Council; Ian Poole (NP Consultant)

Dear Ann,

1. **Lawshall Neighbourhood Plan Review 2021 - 2037** [the LNP Review]
2. **Focused consultation following publication of the new NPPF (Dec 2023)**

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

This latest consultation exercise was arranged in response to the publication of a new National Planning Policy Framework (NPPF) in late December 2023. It asked the following question: *Do any of the changes introduced through the new NPPF (Dec 2023) have implications for the Lawshall Neighbourhood Plan Review with regard to it meeting the relevant basic condition test.*

Our comments below relate specifically to new NPPF paragraph 73 and its implications for policy LWL6 (Affordable Housing on Rural Exception Sites) but, before that, we offer some general observation relating the matters of cross-referencing etc.

1. General Observation

In our Regulation 16 representation we suggested that it would be helpful if the LNP Review updated its references to or added a footnote to acknowledge publication of the NPPF update. That update was, of course, a reference to the Sept. 2023 NPPF.

Given the additional changes introduced through the new NPPF (Dec 2023), and to make it easier to cross-refer to this going forwards, we suggest the LNP Review would now benefit from the following:

- a. Amending para 1.7 to read as follows, so covering both the NPPF & Joint Local Plan situation:

The context for the review ~~is was:~~

- i. Babergh District Council ~~is~~ being at an advanced stage in the preparation of a new Joint Local Plan covering Babergh and Mid Suffolk districts. ~~When complete, it will replace the policies in the current Local Plan and those in the 2017 Plan;~~ [Note: Part 1 of the Joint Local Plan was subsequently adopted in November 2023]
- ii. a new National Planning Policy Framework, ~~was~~ published in July 2021 and subsequently updated in late 2023, which sets out new national planning requirements; and
- iii. new legislation covering biodiversity and habitats ~~has been~~ approved by the Government.



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

b. Replacing the last sentence in paragraph 3.1 with the following:

The submission draft version of this NP Review (dated June 2023) was prepared within the context of the July 2021 NPPF. The Parish Council acknowledge that the NPPF has been updated since then, the latest version being dated December 2023. Where appropriate, we have taken the opportunity to updated cross-references to the new NPPF.

Nb: the second sentence in para 3.2 could also be updated accordingly.

c. Where the new NPPF text remains unchanged but paragraph numbers have changed, amending the LNP Review accordingly. So:

- In para 7.16 and 7.17, both now refer to "... paragraph ~~102~~ 106 of the NPPF..."
- In para 7.33, now refer to: "Paragraph ~~174-d)~~ 180 d) of the NPPF ..."
- In para 9.7 now state: "The NPPF makes it clear, in paragraph ~~424~~ 128, that 'good design' "
- In para 9.14, now state that: "*Paragraph ~~180(e)~~ 186(c) of the NPPF states that ...*

2. **NPPF para 73 and implications for LNP Review policy LWL6** (and supporting text)

New NPPF paragraph 73 (formerly paragraph 72, July 2021 & Sept 2023), replaces 'entry-level exception sites' with 'exception sites for community-led development'. The definition of the former has also been removed from the glossary (Annex 2) and we have a new definition for the latter. Paragraph 73 also explains that a community-led development [CLD] could come forward on an exception site "*that would not be suitable for a rural exception site*" and have been pondering over the circumstances in which this distinction might apply. We also felt that it was unclear whether or not the homes provided on a CLD site (excluding any open market homes) should remain affordable in perpetuity.

Turning to Lawshall NP Review policy LWL6, this is a familiar policy. A new iteration of this, i.e., a post Dec. 2023 NPPF version, is now helpfully in the public domain courtesy of policy TATT3 in the pre-submission draft Tattingstone Neighbourhood Plan¹. It therefore acts as a useful reference point against which to reconsider LWL6 and its supporting text.

LNP Review paragraph 6.18 already provides a helpful summary of the role that local communities could take in delivering locally needed homes. We suggest that in paragraph 6.16, the third criterion be amended to read:

"A registered social landlord (housing association) or a Community-led Development Organisation (e.g. a Community Land Trust)..."

and that the opening sentence of paragraph 6.18 be amended to read:

"As referred to above, one option for securing affordable housing that remains available for the local community is through the establishment of a Community Land Trust (CLT).

This would tie the two together.

¹ See page 15 at <https://www.tattingstoneparishcouncil.co.uk/assets/Neighbourhood-plan/Draft-Tattingstone-Neighbourhood-Plan-JAN2024WEB.pdf>

In paragraph 6.15, we recommend that the word 'rural' is deleted from the second sentence so that the text simply reads: '*... housing needs though 'exception sites' located outside ...*'

Within policy LWL6, we suggest the following:

- Amend the first paragraph to read:

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

- Retain criterion i and ii but amend criterion iii to read:

iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where ~~there is no need~~, a property cannot be filled from within the parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh District.

In hindsight, we also note that the fifth paragraph (which begins "Any application for ...") reads as a repeat the previous paragraph, Both require a proposal to demonstrate that a local need exists so we suggest that the fifth paragraph could be deleted.

We trust that these comments are helpful

Yours sincerely

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

(3) Historic England

By e-mail

Rec'd: 16 January 2024

Subject: Lawshall Neighbourhood Plan - Focussed Consultation

Dear Paul,

Thank for inviting Historic England to comment further on the Lawshall Neighbourhood Plan following the recent amendments to the NPPF.

In response to the question (Do any of the changes introduced through the new NPPF (Dec 2023) have implications for the [Lawshall] NP with regard to it meeting the relevant basic condition test?) and accompanying guidance note, we do not wish to make any further comment.

Kind regards,

Ross McGivern (he/him)

Historic Places Adviser

East of England Region

Partnerships Team

Historic England | Brooklands

24 Brooklands Avenue | Cambridge | CB2 8BU

Tel: 01223582709

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(4) Natural England

Date: 24 January 2024
Our ref: 462938
Your ref: Lawshall Neighbourhood Plan



Mr Paul Bryant
Babergh & Mid Suffolk District Council

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

Lawshall Neighbourhood Plan – Focused Consultation on basic condition test following publication of new NPPF

Thank you for your consultation on the above dated 15 January 2024.

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 consultation.

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 [Magic¹](#) 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 from [the Association of Local Environmental Records Centres](#) .

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here²](#). 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 [here³](#).

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 [Magic⁴](#) website and also from the [LandIS website⁵](#), which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework⁶](#) sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance⁷](#) 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.

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.

[Defra's Biodiversity Metric](#) should be used to understand the baseline biodiversity value of proposed development sites and may be used to calculate biodiversity losses and gains where detailed site development proposals are known. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Defra's Biodiversity Metric](#) and is designed for use where certain criteria are met. Where on site measures for biodiversity net gain are not possible, you should consider off site measures.

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).
- 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 [Defra's Biodiversity Metric](#) and is available as a beta test version.

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/>

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>

(5) Water Management Alliance

By e-mail

Rec'd: 10 January 2024

Subject: RE: Lawshall NP Review: Second focused consultation (ends Fri 26 Jan 2024)

Good afternoon,

Thank you for your consultation on the above planning application. Having screened the application, the site in question lies outside the Internal Drainage District of the East Suffolk Water Management Board as well as the Board's wider watershed catchment, therefore the Board has no comments to make.

Kind Regards



Pardip Choat BSc (Hons)

Sustainable Development Officer

Water Management Alliance

dd: 01553 819630 | m: 07831 122718 | e: Planning@wlma.org.uk

Registered office: Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk, [PE30 5DD](http://www.pe305dd.co.uk)

t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

What3Words: [caring.employ.visit](https://www.what3words.com/caring.employ.visit)

WMA members: [Broads Drainage Board](#), [East Suffolk Water Management Board](#), [King's Lynn Drainage Board](#), [Norfolk Rivers Drainage Board](#), [South Holland Drainage Board](#), [Waveney, Lower Yare and Lothingland Drainage Board](#)

In Association with: [Pevensey and Cuckmere Water Level Management Board](#)

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Defenders of the Lowland Environment

[Ends]

(6) Lawshall PC response to 2nd Focused Consultation reps

By e-mail

Rec'd: 31 January 2024

Subject: **Lawshall NP Review - Focused consultation (Jan 10 to Jan 26 2024)**

Lawshall Parish Council comments on representations submitted

Name	Parish Council Response
Suffolk County Cllr Richard Kemp	Nothing to add
Babergh District Council	<p>Would agree to suggested amendments to Para 1.7 should the Examiner feel it is necessary</p> <p>Would agree to suggested amendments to Para 3.1 should the Examiner feel it is necessary</p> <p>Would agree to updating NPPF paragraph numbers which are considered to be minor factual amendments that do not impact on the Basic Conditions</p> <p>NPPF Paragraph 73 implications: We also feel that paragraph 73 of the NPPF (December 2023) is now unclear as to what the difference between the suitability of rural exception sites and exception sites suitable for community led housing is. Notwithstanding that, it is considered that Policy TATT3 of the pre-submission draft Tattingstone NP does reflect the current situation in respect of paragraph 73. The Examiner might like to consider whether such wording and the suggestions put forward by the District Council would be appropriate as an amendment to Policy LWL6, as suggested by the District Council.</p> <p>The suggested amendments to paragraphs 6.16 and 6.18 would also be helpful in the context of paragraph 73.</p>
Historic England	Nothing further to add
Natural England	Nothing further to add
Water Management Alliance	Nothing further to add

[Ends]