

AREA DESIGNATION NOTICE

QUARTET VILLAGES NEIGHBOURHOOD PLAN

To prepare a Neighbourhood Plan, the first formal stage is area designation. The qualifying body must submit an application to the relevant local planning authority, stating their reasons why they wish to prepare such a plan and provide a map of their proposed area.

Under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended), Babergh District Council received such an application from Holton St Mary Parish Council who, together with Raydon, together with Higham Parish, Raydon Parish Council, and Stratford St Mary Parish Council, were seeking to have their combined area designated for the purpose of preparing a Neighbourhood Plan. Collectively, their project is to be known as the Quartet Villages Neighbourhood Plan'

In accordance with Regulation 6; which requires all multi-parish area applications to be consulted on, written comments were invited from statutory consultees and from those who live, work and carry on business in the area between 1 September and 16 October 2026. Eleven written representations were received. None raise any objections.

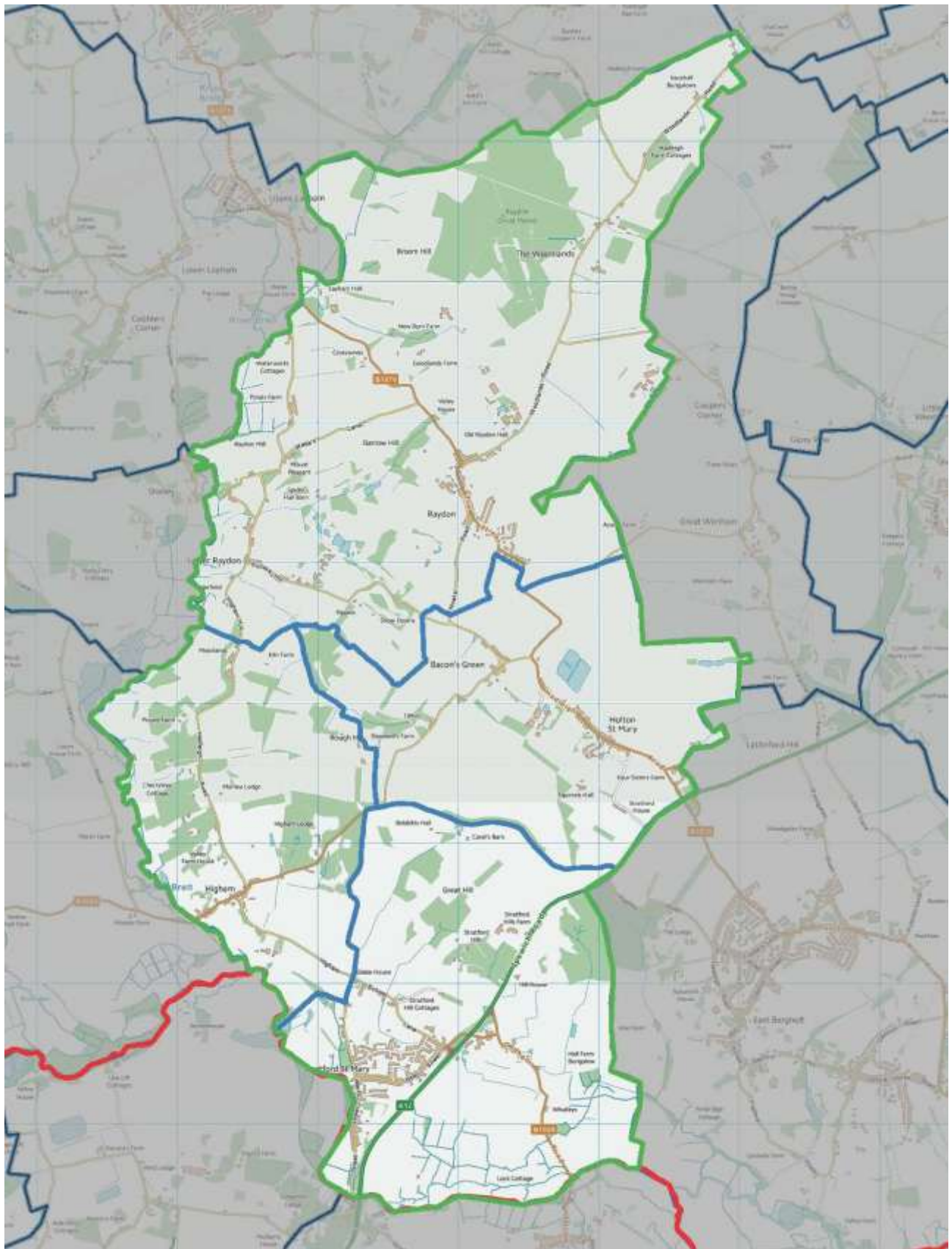
Having considered all of the comments made, and in accordance with Regulation 6A(2)(c) and Regulation 7(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended), Babergh District Council hereby give notice that it has designated the whole of the proposed Quartet Villages plan area for the purpose of preparing a Neighbourhood Plan.

A map of this Plan area, and a table of the representations made and this Councils response to those are appended to this Notice.

This Notice, and other information on the Quartet Villages Neighbourhood Plan can also be found at: <https://www.babergh.gov.uk/w/quartet-villages-neighbourhood-plan>

Dee O'Rourke
Director of Place
Babergh and Mid Suffolk District Councils

Dated: 20 October 2026



 Borough of Mid Suffolk Working Together	 SCALE : 1:32000	© Crown copyright and database rights 2025 Ordnance Survey Licence number AC0000807657	Quartet Villages Neighbourhood Plan Area	■ Neighbourhood Plan Area ■ Parish Boundaries ■ District Boundary
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Responses to Quartet Villages Neighbourhood Plan [the QVNP] Area Designation Consultation

This consultation took place between 1 September and 16 October 2026. Set out below are summaries of the submitted representations and this Council's response.

Respondent	Representation [or summary], and Response from Babergh District Council
Cllr Darius Laws Suffolk County Council (Constable Division)	Cllr Laws said: <i>"This seems entirely sensible, and I offer my support to the quartet."</i> Response: Comment noted. Thank-you.
Cllr John Ward Babergh District Council (Member for Brett Vale Ward)	Cllr Ward said: <i>"I am fully in support of the proposal for a combined Neighbourhood Plan by the quartet parishes and the proposed designated area is appropriate for this purpose."</i> Response: Comment noted. Thank-you.
Suffolk County Council	Suffolk County Council have recommended that the NP Working Group refer to their 'Neighbourhood Plan Guidance, and their 'Designating Local Green Space Guidance' documents. Links were provided: • https://www.suffolk.gov.uk/asset-library/v3-scc-neighbourhood-planning-guidance-final.pdf • https://www.suffolk.gov.uk/asset-library/Designating-Local-Green-Spaces-in-Neighbourhood-Planning-October-2025.pdf Response: Comment noted. Thank-you.
East Bergholt Parish Council	Response states: <i>"At its meeting on 10 September East Bergholt Parish Council resolved to support the proposal."</i> Response: Comment noted. Thank-you.
Layham Parish Council	Response states: <i>"Layham PC have no objections to the area being proposed for the Quartet Villages Neighbourhood Plan."</i> Response: Comment noted. Thank-you.

Historic England	Their response records that: <i>“Having reviewed the proposed boundary, [they] confirm that [they] do not have an issue with this designation and do not wish to make a comment.”</i> Response: Comment noted. No further action required.
Natural England	Their response states that: <i>“they do not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body”</i> but their letter does contain both helpful advice and highlights some of the potential environmental risks and opportunities that neighbourhood plans may present. Action taken: A copy of the full response has been passed on to the LGVNP Group for information.
Environment Agency	Their response states that: <i>“As the consultation relates to area designations, [they] have no comments to make at this stage”</i> and that they “ ... look forward to commenting on any environmental matters in forthcoming consultations.” Response: Comment noted. No further action required.
National Highways	Their response explains that ...: • they are <i>“responsible for the operation, maintenance, and improvement of the Strategic Road Network (SRN) in England, and that within the vicinity of the proposed Neighbourhood Plan Area that means the A12, which performs an important role in facilitating local, regional and national movements of people and goods. In particular, the section of the A12 adjacent to Capel St Mary serves as a key strategic route linking communities and businesses within Suffolk to the wider SRN and Essex.”</i> • they support <i>“effective engagement with stakeholders throughout the preparation, implementation and review of planning policy”</i>, and then go on to say that: <i>“Early and proportionate engagement is essential to ensure that transport implications are appropriately identified, assessed and mitigated, particularly where development may have implications for the safety, operation and performance of the Strategic Road Network.”</i> • they note that this consultation relate solely to the designation of the Plan Area and that <i>“Based on the information provided, [they have] no objection to the designation of the proposed Quartet Villages Neighbourhood Area. The proposed designation, in itself, is not considered likely to have any direct implications for the safe and efficient operation of the A12 corridor in the vicinity of the Neighbourhood Area.”</i>,

	• and that they would: <i>“welcome the opportunity to review and comment on future stages of the Neighbourhood Plan as it progresses, particularly where proposed planning policies, site allocations or development growth may have the potential to influence travel demand and generate impacts on the A12. Any future development proposals should be supported by proportionate transport evidence demonstrating that impacts on the SRN have been appropriately assessed and, where necessary, mitigated.”</i> Response: All comments noted. No further action required.
Water Management Alliance	A short response which confirms that: <i>“the four Parishes lie outside of the Internal Drainage District of the East Suffolk Water Management Board, as well as its wider watershed catchment. Therefore, the Board has no comments to make.”</i> Response: Comment noted. No further action required.
Resident - Ellis	A short response stating that they “ ... <i>consider [that] the proposed area as entirely appropriate for plan making purposes.</i>” Response: Comment noted. Thank-you.

[Ends]