

**Fressingfield Neighbourhood Development Plan ( NDP) Review Steering Group**  
**DRAFT Minutes of Meeting**  
**3<sup>rd</sup> June 2025 : 7.00-9.00**  
**Sancroft Hall**

**Attendees:** Sheena McCallum, (SM) Hilary Day, ( HD) Cindy Engel, (CE) Di Warne (DW), Sharon Wilson (SW) John Kelsall, (JK) Chris Mee ( CM)

**Planning Consultant:** Andrea Long ( AL)

**Apologies:** Sharon Lytton, ( SL) Nick Stolls (NS)

Item	Discussion and Decisions	Action
1. Welcome JK	JK welcomed the group	
2. Apologies for Absence	Sharon Lytton and Nick Stolls	
Declaration of interests	None	
Lobbying	None	
3. To resolve that the minutes of the meeting of 29 <sup>th</sup> April 2025 are correct JK	Agreed that the minutes of 29 <sup>th</sup> April are an accurate record of the meeting.	
4. Housing policy review AL JK ALL	<p>AL began the discussion by reminding the group about the scope and legislative requirements of the NDP. The NDP is the starting point for determining a planning application by the Local Planning Authority- MSDC. Once approved it has a statutory purpose. It is not a report but has the statutory weight within the policies to begin considering planning applications. It can be over- ruled where “ material considerations” outweigh it. E.g. national policies, local need. It is used by the Local Planning Authority, developers, planning consultees and individuals who live within its remit. The audience is case officers, developers, the Parish Council, objectors and supporters. It covers planning issues only.</p> <p>The NDP must conform with the MSDC Local Plan ( currently 2023) and the National Planning Policy Framework 2024 ( NPPF). There is minimal wriggle room. The examiner will test for conformity. Where it is not aligned the plan will be modified by the Examiner or even rejected.</p> <p>The plan needs to be phrased positively. It is not a mechanism for stopping development. It must be the</p>	

	<p>subject of public consultation and the requirements for this are set out in regulation.</p> <p>The plan will only encompass Fressingfield as this is the defined Neighbourhood Area and will not include policies for neighbouring parishes.</p> <p>It must not repeat national and local policy but should add localised depth and distinctiveness.</p> <p>It is not about: Speeding • Litter • Footpaths • Anti-social behaviour • Traffic calming • Most agricultural activity • Broadband or mobile phone signal • Bus routes or timetables • Existing infrastructure capacity issues • Changing the Local Plan</p> <p>The NDP has policies which are supported by contextual text. The format for writing this is: National Planning Policy/legislation The Local plan Statistical Evidence/data Results of consultation</p> <p>Public opinion is one element of the evidence base. Current Housing Policies are : Fress 1- Provision Fress 2 Size Type and Tenure There are 4 main aspects of housing policy that NPs can cover. These are Location/scale (provision); Mix of Housing, (size, type and tenure) Community led housing/exception sites; Design of new housing.</p> <p>Challenges to MSDC figures will be through the Local Plan process. The current figures from MSDC are indicative and have not yet been confirmed. MSDC are working through this. They are being chased for settlement hierarchy and final numbers.</p> <p>With regard to affordable housing the percentages are set by MSDC but are in line with national comparisons. Current MSDC policy is where there are developments of 10+ dwellings or 0.5ha + , 35% of those dwellings should be affordable. For brownfield sites it needs to be 25%.</p> <p>Advice from MSDC is that every parish in Mid Suffolk “ need to do their bit” in terms of new housing. .</p> <p>AL reminded the group about how far we had got in gathering evidence for determining any amendments to the NDP policies.</p>	
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	<p>The group looked at the current policies and text and noted potential changes to the text and policies in the light of legislative changes and the emerging evidence base. <b>Any changes are currently first drafts and in no way has a decisive text been formulated yet.</b></p> <p>The principle of Allocating Sites for development was discussed. Given the national government policy on the issue and the MSDC advice it was agreed that in principle the NDP should investigate the option of potentially identifying preferred site/s, if sites were found to be suitable. The concern was that if the NDP Review did not include new site allocations that these would be imposed by MSDC (Or successor authority) through the Local Plan Review (with less local input) or worse that landowners would make applications ahead of this process and new development would occur that way. This last scenario was considered to be the most concerning as it would limit local input to commenting on an already submitted planning application.</p> <p>To determine the suitability of sites, they will need to be assessed . This will be done using the national and local guidance. It would be important to liaise with MSDC as they are in the process of assessing sites put to them through the Local Plan Call for Sites. The views of statutory consultees should also be sought. e.g. Anglian Water and Essex and Suffolk Water, Highways, Environment Agency, Natural England, Historic England, Education and NHS etc</p> <p>The NPSG has begun to reach out to these consultees directly on the issues of infrastructure more generally. This will take a while to complete and will be brought to future meetings.</p> <p>It was agreed that overall Affordable Housing numbers would be very difficult to specify. However if affordable housing is to be provided on sites over 10+ dwellings then a balanced mix between affordable rented and affordable ownership products could be sought.</p> <p>There was discussion about phasing of any new development. It was suggested that there may be merit in looking at phasing new development from 2036 onwards.</p> <p>It was considered that large sites, should not be encouraged and particularly large numbers of development should not happen in any one year.</p>	
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5. Response to household survey for and from residents	<p>Generally there had been a positive response from residents to completing the survey Residents who attended the Produce Market were pleased to see an overview of the results. They are available in full on the Parish Council website.</p> <p>CE is undertaking further analysis of the data where preferences were asked for to provide more precision for use for future policy.</p>	<b>AL to provide data to CE</b>
6. Reply from Anglian Water and other energy providers DW/AL	Anglian Water are still working on providing the answers to our questions	<b>DW to nudge AW</b>
7. Engaging younger residents – ways forward SM All	<p>There had been 2 responses so far. Both of these are interesting suggestions but outside the remit of the NDP. The Parish Council will consider them.</p> <p>Further requests for feedback from younger people is in 6 Sense and will be put out on social media.</p>	
8. AOB	It was agreed to focus the next session on infrastructure and move all of the current text in the plan on infrastructure into the same section for clarity.	<b>AL to begin drafting Infrastructure section.</b>
9, Date of next Meeting: Tuesday 1 <sup>st</sup> July	Sancroft Hall 7pm	

Meeting ended 8 30pm