

**Fressingfield Neighbourhood Development Plan ( NDP) Review Steering Group**  
**Minutes of Meeting**  
**5<sup>th</sup> August 2025 : 7.00-9.00**  
**Zoom**

**Attendees:** Sheena McCallum, (SM) Hilary Day, ( HD) Cindy Engel, (CE) Di Warne (DW), Sharon Wilson (SW) Sharon Lytton, ( SL) Nick Stolls (NS)

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

**Apologies:** John Kelsall Chris Mee

Item	Discussion and Decisions	Action
1. Welcome HD	In John's absence Hilary chaired the meeting and welcomed everyone.	
2. Apologies for Absence Declaration of interests Lobbying	John Kelsall Chris Mee  None  None	
3. To resolve that the minutes of the meeting of 1 <sup>st</sup> July 2025 are correct JK	Agreed that the amended minutes of 1 <sup>st</sup> July are an accurate record of the meeting. It was also noted that housing numbers would be discussed by the Parish Council with MSDC Planning. Exact numbers would be confirmed by MSDC.	
4. Historic Flooding spillage incidents All	<p>JK had provided an account of historical flooding and sewage spillage. It was noted that Anglian Water have not got a final solution to coping with surface water getting into the system. They do not have the funding or resources to achieve this. However, they are monitoring flow. Overall it was considered that historic information was not necessarily relevant and that what is happening currently is what is important.</p> <p>It was noted that none of the data considers field run-off which may be a consideration in adding to surface water run-off. This would be an issue for the Parish Council.</p> <p>The NDP scope is limited to planning policy for determining applications for new development. The NDP role and that of the NDP Group is not to provide solutions to existing water management and sewage problems but to consider the need for policies controlling new development to ensure the problems do not get made worse by new development.</p> <p>The NDP could require all new planning applications to show how surface water and sewage will be managed and not make matters worse.</p>	
5 Reply from Anglian Water	The group went through the answers from Anglian Water received just prior to the previous SG meeting. The answers from Anglian Water are clear that any	

ALL	<p>developments must not add to existing problems. There was some discussion about the capacity of the sewage system but it is not for this group to challenge what Anglian Water say. The Parish Council may question their statement.</p> <p>AL reminded the group that the appeal at Post Mill Lane in 2021, (APP/W3520/W/21/3266951 ) – Paragraphs 24 and 25 did not accept sewage capacity as a factor in refusing development. This would still stand.</p>	
6. Infrastructure paper updates AL	<p>AL took the group through the updated factual information gathered to show the current position on infrastructure :</p> <ul style="list-style-type: none"> <li>• <b>Physical Infrastructure:</b> mains drainage, foul drainage, water supply, roads, footpaths, public transport, electricity supply,</li> <li>• <b>Medical Infrastructure:</b> GPs, dentists</li> <li>• <b>Educational:</b> pre-school, primary and secondary education;</li> <li>• <b>Green infrastructure:</b> green spaces, ecological corridors, parks, play areas</li> <li>• <b>Digital Infrastructure:</b> broadband, mobile phone signal</li> </ul> <p>This is work in progress. Replies are still required from Highways on safety, the National Grid, SCC Flooding and Emergency Planning and Anglian Water on site allocations.</p> <p>The group thanked AL for this substantial piece of work</p>	
7. Revise draft Natural, Historic and Built Environment Chapter for review	<p>A draft update has been completed. Natural Assets will now be a new policy.</p> <p>There is a substantial change in planning since the existing NDP was adopted. . All developments must incorporate 10% net gain on site. It is written into the draft policy that we encourage 20% net gain. Net Gain will be monitored through processes set up by DEFRA.</p> <p>The whole parish falls within the SSSI Risk Impact Zone which means Natural England become a statutory consultee on all development proposals.</p> <p>There are 4 roadside nature reserves which are protected by the MSDC Local Plan.</p> <p>There are priority habitats, an ancient woodland and pockets of protected species. It will be possible for the NDP to identify wildlife corridors and encourage developers to capitalise on these to secure their net gain.</p> <p>There will be new policy on Protecting and Enhancing Bio Diversity. A key feature will be where loss is unavoidable mitigations must be made within the parish and preferably</p>	

	<p>on site. All will be proportionate to the size of the site.</p> <p>Green spaces noted as previously.</p> <p>The NDP will refer to any Wildlife/ Bio Diversity Survey which the Parish Council commissions.</p> <p>Again AL was thanked for this substantial piece of work which was agreed covered the issues comprehensively.</p>	
8. AOB	<p>The next meeting will look at : the Design Policy; Flooding within the infrastructure chapter; Businesses; Highways and Safety; and Site Assessments</p> <p>There was brief discussion about the use of the word fully in the sewage section of the infrastructure chapter. AL said she would remove it. However, this was not agreed unanimously.</p>	
9, Date of next Meeting:	Tuesday 2 <sup>nd</sup> Sept 7pm Sancroft	

Meeting ended 8.31pm