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COUNCIL DRAFT v1

BABERGH AND MID SUFFOLK
JOINT LOCAL PLAN –
Preferred Options Consultation
(Reg 18)

DRAFT

STRATEGIC PLANNING TEAM
Babergh and Mid Suffolk District Councils

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01 - Introduction

- 01.01 The Babergh and Mid Suffolk Draft Joint Local Plan (hereafter referred to as ‘the Draft JLP’) is an important document which will provide the strategy for the growth of Babergh and Mid Suffolk. It will set out the strategy for development up to 2036, including land allocations. Once adopted, the Draft JLP will replace the existing local planning policies for both Babergh and Mid Suffolk.

What is the purpose of this consultation?

- 01.02 The purpose of this consultation is to seek your views on the identified planning issues, options and policy preference for Babergh and Mid Suffolk.
- 01.03 This consultation is your opportunity to identify the planning issues that you think the Plan should address in your communities and comment on possible ways that the plan might address these important issues in your communities. The more information you can respond to, the greater your opportunity to shape the future of the area.
- 01.04 Please submit your comments via the online consultation system, email localplan@baberghmidsuffolk.gov.uk or post responses to Joint Local Plan consultation, BMSDC, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX.

Why do we need a Plan for Babergh and Mid Suffolk?

- 01.05 Planning involves weighing up economic, social and environmental factors to achieve the most balanced and sustainable way forward.
- 01.06 The current development planning system was established through the Planning and Compulsory Purchase Act 2004 and subsequent amendments, such as the Localism Act 2011 which introduced neighbourhood plans. The national approach to planning policy matters is set out principally in the new National Planning Policy Framework (NPPF 2019), Planning Practice Guidance and other but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites.
- 01.07 The NPPF 2019 sets a presumption in favour of sustainable development, requiring that local planning authorities plan positively to meet the development needs of their area. The Draft JLP policies for Babergh and Mid Suffolk will sit alongside the NPPF, 2019, and where appropriate supplement policies based upon local circumstances.
- 01.08 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) once adopted, the policies and allocations set out in the Development Plan will provide the primary consideration in determining applications, unless material considerations indicate otherwise.

Babergh and Mid Suffolk's Current Development Plan

- 01.09 The current Development Plan for Babergh consists of the saved policies of the Babergh Local Plan, Alteration No. 2 (2006), the Babergh Local Plan (2011 – 2031) Core Strategy and Policies (2014) and the 'made' (adopted) neighbourhood plans¹. For Mid Suffolk, the Development Plan comprises the saved policies of the Mid Suffolk District Local Plan (1998), the First Alteration to the Mid Suffolk Local Plan (2006), the Mid Suffolk District Core Strategy Development plan Document (2008), and the Mid Suffolk District Core Strategy Focused Review (2012), the Stowmarket Area Action Plan Mid Suffolk's New Style Local Plan (2013) and the 'made' (adopted) Neighbourhood Plans². The Minerals Core Strategy (incorporating Development control Policies) (2008) and the Waste Core Strategy Development Plan Document (2011) produced by Suffolk County Council also form part of the Development Plan. The new Joint Local Plan will replace the Local Plans and alterations (saved policies), the Core Strategies, and the Stowmarket Area Action Plan.
- 01.10 When made (adopted), any new Neighbourhood Plans shall also become part of the development plan and shall be considered alongside the Joint Local Plan when determining planning applications. In 2019, a number of Neighbourhood Plans have already been adopted across the Babergh and Mid Suffolk areas. A further 40+ parishes have been subject of area designation and plans for these areas are at various stages of preparation. Neighbourhood Plan groups have an opportunity to work with the relevant District Council in order to share information and bring sites forward for allocation where they would assist to meet the levels of growth in the Joint Local Plan.

The new Joint Local Plan

- 01.11 The Draft JLP will set out planning policies to set the context for protecting the District's valuable natural and built environment and ensure that new development is delivered in a sustainable way.
- 01.12 The Draft JLP is primarily based upon and in conformity with national planning policy and legislation, whilst having full regard to relevant strategic and locally significant matters.

Why do we need a Plan to deliver growth?

- 01.13 In accordance with the NPPF standard methodology the Draft JLP has to accommodate identified housing needs along with employment and community facilities and services in Babergh and Mid Suffolk respectively. The new Joint Local Plan will set out a strategy to accommodate this in full in accordance with national policy requirements. Preventing growth across the two Districts is not an option. Levels of housing need in the area are high and new homes will have to be provided to meet this need.

¹ <https://www.babergh.gov.uk/planning/neighbourhood-planning/>

² <https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/>

01.14 Rates of annual housing delivery in Babergh and Mid Suffolk have been approximately 20% below the levels of current delivery since 2014/15. From 2018 onwards the annual rate of housing to be delivered has also increased by around 30%-40% in each council area, compounding delivery issues. A 'plan led' approach to shaping future delivery provides a mechanism to coordinate the delivery of infrastructure necessary to support growth is fundamental. Development should be planned to secure the delivery of key infrastructure projects across the County, such as the improvements to the A14 network as well as localised infrastructure schemes within communities.

The Plan

01.15 The Plan will be set out in 3 parts:

- I. Part 1 – Objectives and Strategic Policies
- II. Part 2 – (a) Non Strategic Delivery Policies
- III. Part 2 – (b) Non Strategic Place and Allocation Policies.

01.16 Part 1 sets out the strategic policies to address Babergh and Mid Suffolk's priorities for the development and use of land by establishing the overall strategy for the pattern, scale and quality of development (and any relevant cross boundary issues). The policies will make sufficient provision for:

- a) Housing (including affordable) employment, retail, leisure and other commercial development.
- b) Infrastructure; and
- c) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaption.

01.17 Part 2 (a) will include more detailed policies for management and delivery of types of development and (b) detailed policies for specific places and neighbourhoods. This includes new housing and land allocations, provision of infrastructure and community facilities (such as schools, healthcare and cultural facilities) at a local level, establishing design and construction principles, conserving and enhancing the natural and historic environment and setting out development management policies.

01.18 The Draft JLP will articulate policies to influence delivery across four priority areas that your district councillors have identified will have the most positive impact on that future:

- Housing;
- Economy;
- Environment;
- Healthy Communities & Infrastructure.

01.19 The Councils of Babergh and Mid Suffolk, as the Local Planning Authorities, need to work with a large number of organisations and individuals to produce a local plan and determine planning applications. Alongside working with infrastructure providers and the New Anglia Local Enterprise Partnership, Babergh and Mid Suffolk District Councils work closely with the other local authorities across Suffolk, including with the County Council.

01.20 Viability is a factor which has a significant role and influence over planning policies and development proposals. The Draft JLP has to be deliverable. This means that the cost of meeting the requirements of policies combined with the costs of meeting

national requirements, such as building regulations, and local infrastructure need to be assessed and factored into the emergence of all policy proposals and allocations.

Delivery & Places

- 01.21 The Draft JLP will have a focus upon managing the delivery of sustainable development which supports the areas economic growth ambitions; the important rich historical and natural environment; the extensive network of existing communities; and enables development through facilitating the delivery of infrastructure.
- 01.22 The Draft JLP will have regard to emerging neighbourhood plans being prepared in the District and will provide a context for new neighbourhood plans to be prepared against.

Local Plan Timetable

- 01.23 The Draft JLP is reaching an advanced stage where the Councils' proposed policy approach has been set out for public consultation in this document. The next stage of the Plan (Regulation 19) will involve a final consultation where upon comments can only be formally accepted where they relate to matters of soundness or legal compliance. Comments at the final stage of the JLP will be sent for consideration by an independent Planning Inspector who will conduct an Examination of the Plan³. The Joint Local Plan shall be supported with a sustainability appraisal and appropriate assessment at all the relevant stages of consultation.

³ <https://www.gov.uk/government/publications/examining-local-plans-procedural-practice>

02 - Babergh & Mid Suffolk Profile & Context

Context

- 02.01 Babergh and Mid Suffolk are predominantly rural districts covering the geographical centre of Suffolk, running from the boundary with Essex in the south to the boundary with Norfolk in the north. This covers a total area of approximately 565 square miles.
- 02.02 Babergh and Mid Suffolk Councils work collectively to deliver a shared priorities as set out in the Joint Strategic plan (2016 – 2020). The main priority areas are the economy, environment, housing and communities. The Draft JLP provides the mechanism to enable the delivery of the spatial elements of vision and priorities.

Profile

- 02.03 The population of Babergh District is 87,740; Mid Suffolk population is 96,731 (Census, 2011). Across Babergh and Mid Suffolk more than half the population live in villages and rural areas. In combination both districts have six main centres; which include Eye, Needham Market and Stowmarket in Mid Suffolk; Pinewood, Hadleigh and Sudbury in Babergh. The historic market towns are surrounded by a rural hinterland comprising 198 rural parishes.
- 02.04 Babergh and Mid Suffolk are heavily influenced by large centres of population with Ipswich in the east, Bury St Edmunds in the west, Diss and Harleston in the north. This is reinforced by the area's strategic transport connectivity with main road and rail links including the A12/A14/A140 main roads from London to Felixstowe and Cambridge, together with main line rail links from London, to Cambridge and Norwich and a strategic link for freight traffic from Felixstowe to Nuneaton in the Midlands. A large portion of Mid Suffolk has direct access to the A14 and the main line railway between London/Ipswich/Norwich and Cambridge. Babergh has less accessibility with a smaller proportion of its area served directly by the east A12 and north by the A14 and no main line railway stations.

PART 1 – OBJECTIVES AND STRATEGIC POLICIES

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03 - Vision and Objectives

03.01 The Draft JLP Plan sets the spatial vision of the place that Babergh and Mid Suffolk will become by 2036 based upon the following key priorities:

- Enabling economic growth;
- Enhancing and protecting the environment;
- Delivering housing; and
- Supporting strong and healthy communities & delivering Infrastructure.

03.02 To contribute to the delivery of the vision and priority areas the Draft JLP will set out an ambitious growth agenda which will prioritise the infrastructure investment required to deliver the growth ambitions and will identify the locations for delivering the necessary housing, employment and recreational growth and development.

Objectives

03.03 The proposed objectives for the Plan are as follows:

Housing:

- i. Delivery of the right types of homes, of the right tenure in the right place meeting need.

Economy:

- ii. Encourage the development of employment sites and other business growth, of the right type, in the right place and encourage investment in infrastructure, skills and innovation in order to increase productivity.
- iii. To encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of Felixstowe and strengthen the Districts' links to Felixstowe and the rest of the UK.
- iv. To support the 'Ipswich Northern Route' transport project and the strengthening of Ipswich and the surrounding area as the key economic driver of the County.

Environment:

- v. To protect and enhance environmental assets (including landscapes, biodiversity, green spaces, air and water quality, and river corridors) for current and future generations.
- vi. Ensure new development avoids areas of flood risk and reduce future flood risk where possible.

Healthy Communities & Infrastructure

- vii. To enable all communities to thrive, grow, be healthy active and self sufficient through supporting the provision of the necessary infrastructure

- viii. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities to for the District Councils supporting communities on the development on neighbourhood plans.
- ix. To work with the communities of Sudbury and Stowmarket in the development of a vision and strategy for both towns.

Key Social Issues

i. Delivering Housing

Significant numbers of new homes need to be planned for over the Plan period along with employment and community facilities and services in Babergh and Mid Suffolk respectively.

ii. Achieving an Uplift in Delivery

Rates of annual housing delivery in Babergh and Mid Suffolk have been consistently below target. The number of homes to be delivered per annum has increased with the application of the Standard Methodology which means that from 2018 onwards the annual rate of housing to be delivered has also increased by around 40% in each council. The revised uplift in housing numbers compounds the challenges of delivery.

iii. A Growing & Aging Population

By 2036 the population in Babergh is expected to grow by around 7,300 people in Babergh and by approximately 9,300 people in Mid Suffolk, an increase of 8% and 9.2% respectively⁴. The increasing age of the population is a significant factor contributing to the overall level of population growth. Both Districts have an aging population with 45 to 59-year olds representing the single largest age group at present. In addition, a significant percentage of the population are aged 65 years or older (26.2% in Babergh and 24.5% in Mid Suffolk)⁵. Babergh and Mid Suffolk also have a relatively long-life expectancy at about 81 years for males and about 84 years for females. As the population ages, there will be different demands on housing, infrastructure, services and facilities.

iv. High Levels of Housing Need and a Poor Affordability

House prices on average are more than 11 times above the average earnings of residents in Babergh and 9 times above the average earnings in Mid Suffolk and rural parts of the Districts are unaffordable for many⁶.

⁴ ONS 2016-based population projections

⁵ ONS 2016-based population projections

⁶ ONS Affordability Ratio - March 2019

Key Economic Issues

- i. **Improving Business Growth and Productivity**
Babergh and Mid Suffolk have below average productivity levels, skills and attainment levels, and earnings are lower than average levels.
- ii. **Economic Base**
The economic base is diverse. Projected growth sectors in the area include tourism; creative industries; food production, construction and related services; hospitality/ leisure.
- iii. **Business Formation**
Babergh is near the level of the county with regard to the level of business formation rates, however Mid Suffolk currently holds the lowest rates in Suffolk.
- iv. **Further diversifying the economic base and encouraging investment in infrastructure, skills and innovation is a priority.**
- v. **Employment levels and projections**
Babergh recorded a decline in the total employment rate to 68.3% relating to the population between 16 and 64 years (working age) over the past couple of years. This decline is likely to continue as the working-age population is expected to fall. Mid Suffolk recorded a small increase of the average percentage of the total employment rate to 80.5%. A 9.3% increase in jobs is projected in Babergh and 14.7% in Mid Suffolk increase from 2014 – 2036, which represents a slow down when compared with past trends. The overall growth in jobs is expected to be driven by growth in the Professional and Business Services.
- vi. **Town centre occupation**
The vacancy rates in town centres in Babergh & Mid Suffolk are below the national average. However, it is acknowledged that there is a need to enhance the town centres.

Key Environmental Issues

- i. **Environmental Assets**
The Districts have a rich historic natural environment, with a number of protected areas such as Sites of Special Scientific Interest (SSSI) sites, Special Protection Areas (SPAs) and Area of Outstanding Natural Beauty (AONBs).
There are a number of priority habitat / species identified as being in an adverse condition.
Babergh is part of the Suffolk Coast and Heaths AONB and Dedham Vale and Stour Valley AONB. Suffolk Coasts and Heaths AONB are currently reviewing their boundary which includes significant areas north of the River Stour.

Cross Street Sudbury is identified as an Air Quality Management Area, 2016 Air Quality Annual Status Report sets out approach to reduce nitrogen dioxide concentration.

Both districts have a high volume of Grade 3 Agricultural Land and limited available previously developed land.

Recycling performance is currently lower than the County average in both districts.

ii. Heritage Assets

Babergh and Mid Suffolk are rich in heritage assets. In Babergh there are 29 designated conservation areas, 2985 listed buildings, 34 scheduled monuments and 5 registered parks and gardens which represent about 20% of the estimated 13,700 designated Heritage Assets in Suffolk. In Mid Suffolk there are 31 designated conservation areas, 3419 listed buildings, 36 scheduled monuments and 2 registered parks and gardens; which represents more than a quarter of all Heritage Assets in Suffolk^[1].

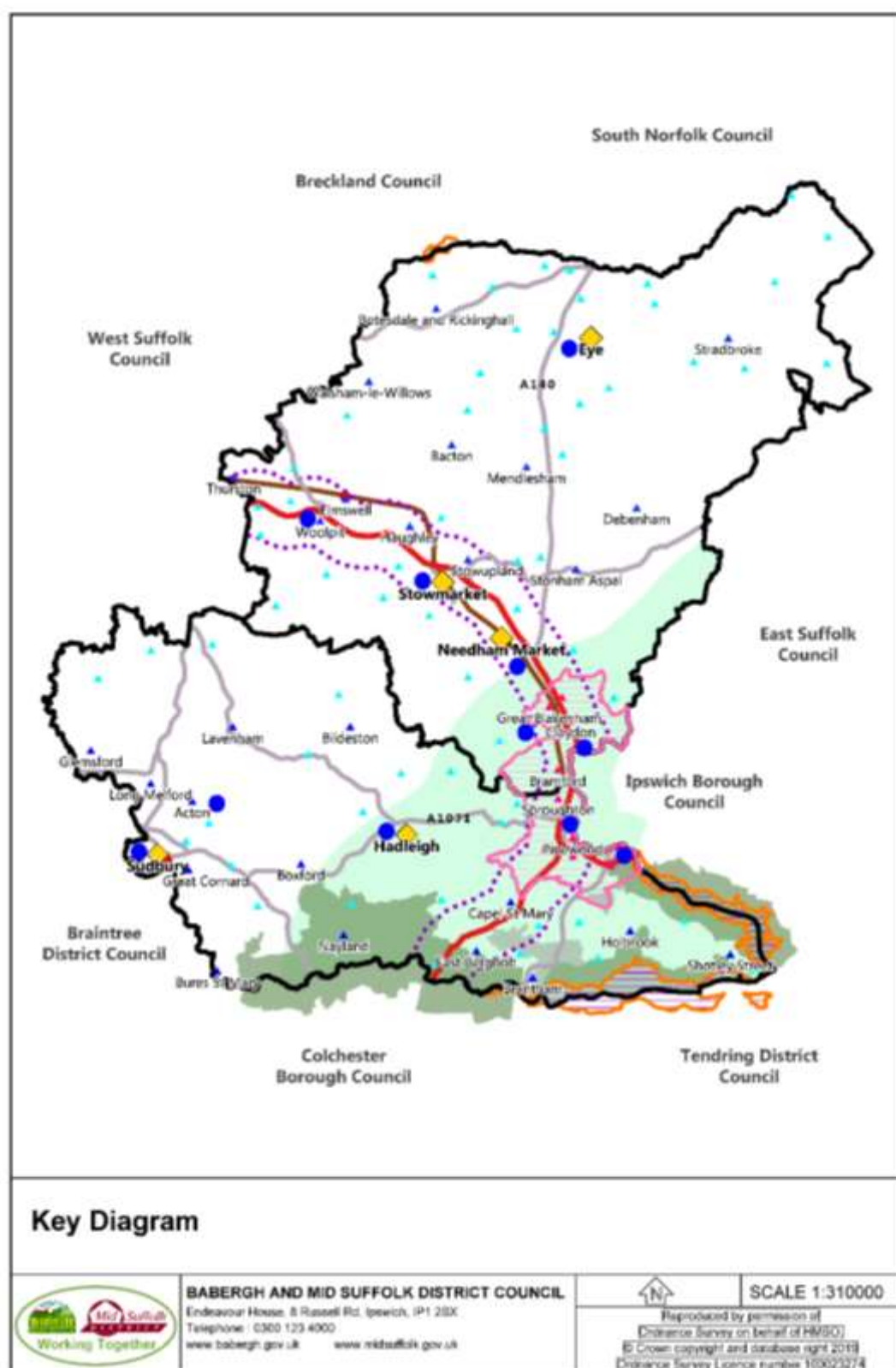
iii. Climate Change

There is a national requirement to future proof against climate change including reducing carbon emissions, increasing alternative energy provision and using sustainable construction and design methods. For Babergh and Mid Suffolk there is a particular need to introduce measures that address water scarcity. There is a need to improve ground water quality, potable water supply and the wastewater infrastructure.

^[1] Historic England May 2016, Heritage Counts, April 2014.

KEY DIAGRAM

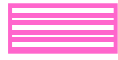
03.04 The core features of the Plan area and the general pattern for growth are shown on the key diagram.



Key



District Boundaries



Ipswich Policy Area



Strategic Employment Sites



Market Towns and Urban Areas



Ipswich Fringe Settlements



Core Villages



Hinterland Villages



A12/A14 Corridor



A Roads



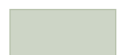
Railway Lines



Railway Stations



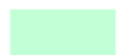
Areas of Outstanding Natural Beauty



Proposed Extensions to Areas of Outstanding Natural Beauty



Ramsar



Recreational Disturbance Avoidance Mitigation Strategy Zone A



Special Areas of Conservation



Special Protection Areas

04 - IMPLEMENTATION

- 04.01 In accordance with national planning legislation, the adopted planning policies in Babergh and Mid Suffolk districts will be kept under review at least every 5 years. A review of the planning policies will consider whether all, or specific parts, of the suite of policies are in need of amendment, for example in order to update for consistency with relevant national planning policies, where identified local development needs change significantly or where policies are not performing as intended.
- 04.02 The Councils will adopt a 'plan, monitor, manage' approach where key information regarding the Joint Local Plan (such as housing delivery), and other planning document production progress will be reported in the annual Authority Monitoring Report (AMR). The requirements for the Authority Monitoring Report (AMR) are found in the Town & Country (Local Planning) (England) Regulations (as amended)⁷.
- 04.03 In order to assess the performance and impacts of the Joint Local Plan, a monitoring framework of indicators/data will be set out covering housing, economic and environmental issues. Data will include information which the Councils collect themselves as well as key data which is collected and reported on by other key bodies.

⁷ <http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

05 - Duty to Cooperate

What is the Duty to Cooperate?

- 05.01 The Duty to Co-operate is applied to local planning authorities by **Section 110 of the Localism Act 2011** and requires the Councils to apply the Duty to Cooperate in relation to planning of sustainable development. It is a prerequisite test for the Examination of Local Plan production.
- 05.02 Section 3 of the National Planning Policy Framework (NPPF) (February 2019) sets out a Local Planning Authority's approach to plan-making. Paragraph 17 identifies that 'The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area'⁸. Paragraph 20 goes on to state that the 'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
 - b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
 - c) community facilities (such as health, education and cultural infrastructure); and
 - d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'⁹
- 05.03 National planning policy in the NPPF (paragraph 27) also identifies that strategic policy-making authorities should maintain one or more statements of common ground to document the cross-boundary matters being addressed and the process in cooperating to address these. Further information regarding the Duty to Cooperate can be found on the Government national planning practice guidance website at <https://www.gov.uk/guidance/plan-making>.

What are we cooperating on?

- 05.04 The full list of bodies in the Duty to Cooperate is set out in **Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012**.
- 05.05 The Councils in the Ipswich Housing Market Area (HMA), namely Babergh District Council, East Suffolk Council (formerly Suffolk Coastal District Council), Ipswich Borough Council, and Mid Suffolk District Council already have a long history of cooperation on strategic planning matters. The planning area of the Ipswich HMA is also known as the Ipswich Strategic Planning Area (ISPA).

⁸ Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004 cited in the National Planning Policy Framework (NPPF) (February 2019), paragraph 17, p. 8

⁹ NPPF (February 2019), paragraph 20, p. 9



- 05.06 However, the geographical context of Babergh and Mid Suffolk Districts means that the districts need to be mindful of any potential cross-boundary matters that arise with Braintree District Council, Colchester Borough Council and Tendring District Council to the south, East Suffolk (formerly Waveney District Council) to the east, West Suffolk (formerly St Edmundsbury Borough Council) to the west, and Breckland and South Norfolk Councils to the north. These also include Essex County Council and Norfolk County Council alongside Suffolk County Council.
- 05.07 A summary of the current key issues and identified partners which the Councils are cooperating with is identified in **Table XX** below. As the Joint Local Plan (and other neighbouring Local Plans) develop, there may be additional key issues which also need to be considered.

Table XX – Duty to Cooperate Key Issues

Key Planning Issue	Key Duty to Cooperate Partners
Housing	
<p>1) Defining housing market area and objectively assessed need</p> <p>Ipswich Housing Market Area (HMA) defined in Strategic Housing Market Assessment as including the whole of Babergh District, Ipswich Borough, Mid Suffolk District and Suffolk Coastal District (now part of East Suffolk Council).</p> <p>The Government introduced a standard method for calculating local housing need in 2018, which identifies a minimum local housing need per local authority area.</p> <p>Provision for Gypsies and Travellers to be met identified in the Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodations Need Assessment (May 2017) for the Ipswich HMA authorities.</p> <p>The Strategic Housing Market Assessment Part 2 identified the size, type and tenure of housing needed, including the need for affordable housing, and this document was updated for the Ipswich HMA authorities in January 2019.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Greater London Authority.</p>
<p>2) Resolving if unmet housing need is identified and the approach to delivery of the housing requirement.</p> <p>No duty to cooperate partners have identified any unmet need to be met by Babergh or Mid Suffolk District Councils.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Greater London Authority.</p>

Each local authority area produces a Strategic Housing and Employment Land Availability Assessment (SHELAA) to assess housing supply potential.	
<p>3) Impact of bordering strategic housing developments.</p> <p>The Ipswich HMA authorities have jointly commissioned transport modelling evidence with Suffolk County Council. The impact of which is considering potential modal shift mitigation within the HMA.</p> <p>Suffolk County Council engage with both Essex County Council and Norfolk Council on strategic transport matters, which includes the A12 and A131 between Suffolk and Essex, and the A140 and A143 between Suffolk and Norfolk. The A14 within Suffolk goes through all four local authority areas. Strategic rail matters are also discussed between Suffolk local planning authorities. Strategic infrastructure matters will be identified in the Infrastructure Delivery Plan for Babergh and Mid Suffolk.</p> <p>The Ipswich HMA authorities have jointly commissioned a Settlement Sensitivity Assessment into identifying landscape sensitivity around Ipswich. However, no new cross-border sites are proposed by Babergh and Mid Suffolk for allocation.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, Essex County Council, Suffolk County Council, Norfolk County Council.</p>
Employment	
<p>4) Defining functional economic market area and objectively assessed need</p> <p>The Employment Land Needs Assessment (ELNA) (March 2016) defines the functional economic area to cover the same area as the Ipswich HMA. This evidence identified employment need.</p> <p>The distinct economic geographies identified by the ELNA included the Felixstowe / A14 corridor, the wider Ipswich Market Area, the A140 corridor, and rural and agricultural areas.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council, New Anglia Local Enterprise Partnership.</p>
5) Enterprise Zones and Local Development Orders	<p>Ipswich Housing Market (HMA) authorities, Suffolk County Council, New Anglia Local Enterprise Partnership.</p>

<p>The New Anglia Local Enterprise Partnership's Space to Innovate zone, identifies ten Enterprise Zones within the Local Enterprise Partnership area. One is the Sproughton Enterprise Park in Babergh near Ipswich, and the other is the Stowmarket Enterprise Park. Both are along the A14 corridor.</p>	
<p>6) Impact of bordering strategic employment land developments</p> <p>The Ipswich HMA authorities have jointly commissioned transport modelling evidence with Suffolk County Council. The impact of which is considering potential modal shift mitigation within the HMA.</p> <p>Suffolk County Council engage with both Essex County Council and Norfolk Council on strategic transport matters, which includes the A12 and A131 between Suffolk and Essex, and the A140 and A143 between Suffolk and Norfolk. The A14 within Suffolk goes through all four local authority areas. Strategic rail matters are also discussed between Suffolk local planning authorities. Strategic infrastructure matters will be identified in the Infrastructure Delivery Plan for Babergh and Mid Suffolk.</p> <p>The Ipswich HMA authorities have jointly commissioned a Settlement Sensitivity Assessment into identifying landscape sensitivity around Ipswich. However, no new cross-border sites are proposed by Babergh and Mid Suffolk for allocation.</p>	<p>East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council.</p>
<p>Retail, leisure & other commercial</p>	
<p>7) Enhancement and regeneration of retail centres</p> <p>Acknowledgement of the role of Ipswich town centre within the Functional Economic Area.</p>	<p>Ipswich HMA authorities, New Anglia Local Enterprise Partnership</p>
<p>Infrastructure provision</p>	
<p>8) Provision and enhancement of strategic infrastructure improvements</p> <p>Strategic infrastructure provision to be identified through the Infrastructure Delivery Plan, in particular education, health and transport matters.</p>	<p>Ipswich HMA authorities, Suffolk County Council, Essex County Council, Norfolk County Council, Highways England, West Suffolk Clinical Commissioning Group, Ipswich and East Suffolk Clinical Commissioning Group.</p>

Acknowledge the aspiration of a potential Ipswich Northern Route, with any delivery through future local plan reviews.	
Environmental protection	
9) Conservation and enhancement of natural and historic environment A Suffolk Coast recreational disturbance avoidance and mitigation strategy is being developed between the Ipswich HMA authorities and the entire East Suffolk Council areas.	Ipswich HMA authorities, Suffolk County Council, Natural England, Historic England

How are we going to Cooperate?

- 05.08 The Councils are cooperating on many of the key relevant issues such as jointly commissioning strategic evidence and sharing consistent assessment methodologies with the other planning authorities in the Ipswich Housing Market Area.
- 05.09 The Ipswich HMA planning authorities meet regularly through the Ipswich Strategic Planning Area Board, and have published a signed Statement of Common Ground, which identifies potential cross-boundary matters to be addressed within the Ipswich Housing Market Area. Suffolk County Council and Natural England are also both signatories to the Statement of Common Ground. This Statement of Common Ground will be updated as each Local Plan within the HMA proceeds to adoption. A further Statement of Common Ground will be produced with those planning authorities outside of the Ipswich HMA as the plan proceeds to adoption.
- 05.10 Cooperation has taken place with infrastructure providers in preparing the Infrastructure Delivery Plan, in particular covering the key strategic infrastructure matters of education, health and highways. The Councils have also engaged with all partners through the preparation of the Joint Local Plan.

06 - Housing Needs & Requirements

Policy background and explanation

- 06.01 National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing needs in the Plan area, as well as cooperate with neighbouring local planning authorities to meet the overall needs of the identified Housing Market Area (HMA) as a whole. The relevant HMA for the Babergh and Mid Suffolk area is known as the Ipswich HMA which consists of the entire districts of Babergh, Ipswich, Mid Suffolk and the area of the former Suffolk Coastal District Council.
- 06.02 To determine the minimum number of homes needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by a local housing need assessment, conducted using the Government's standard methodology for calculation local housing need¹⁰. The methodology is made up of a calculation involving key publicly available Office of National Statistics (ONS) data on household growth projections and local housing affordability ratios. The methodology includes provision for a 'cap' on the new housing requirements to recognise the challenge facing local authorities where identified housing needs are substantially higher than existing targets.
- 06.03 Babergh and Mid Suffolk have undertaken to produce a Joint Local Plan document with many common policies, although the identified development needs and monitoring of performance will be undertaken and recorded for each respective local authority district area. The baseline year of the Joint Local Plan is April 2018, with the Plan end date of March 2036 (18 years). Using the standard methodology, the local housing need for Babergh and Mid Suffolk, and the Ipswich Housing Market Area is as follows:

Local Authority	Standard Method Total (2018 – 2036)	Annual Local Housing Need Target
Babergh	7,560	420
Mid Suffolk	10,008	556
<i>Ipswich Housing Market Area Total</i>	35,334	1,963

- 06.04 The local housing need represents a 'starting point' in identifying housing requirements for Babergh and Mid Suffolk. There are a number of other factors to consider when setting the housing requirement. The Strategic Housing and Employment Land Availability Assessment (SHELAA) indicates that there is a sufficient supply of land to meet the housing need set out in the standard methodology. National Planning Practice Guidance sets out that there may be circumstances where additional growth may be required. However, it is important to understand the likelihood of higher levels of growth being delivered. The local housing need figures produced by the Government's standard methodology is

¹⁰ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

significantly higher (approx. 30%-40%) than the current levels of housing delivery. This Plan aims to set out a pro-active approach which can boost significantly the supply of housing land and delivery in the district, consistent with Government policy.

- 06.05 Babergh and Mid Suffolk are planning to meet their full identified local housing needs. Unmet housing need has not been identified to Babergh and Mid Suffolk by any neighbouring authorities either within the Ipswich HMA or beyond it.
- 06.06 As at April 2018 a number of dwellings required are already accounted for via commitments as set out in the table below. These will contribute to meeting the overall requirement.

	Local Housing Need Plan requirement (2018 to 2036)	Outstanding Planning Permissions (dwellings) as at 1.4.2018	Residual requirement (Local Housing Need minus outstanding planning permissions)
Babergh	7,560	4,036	3,524
Mid Suffolk	10,008	4,050	5,958

- 06.07 Delivery is a key challenge of the Joint Local Plan. In recent years the delivery of new housing has been below the adopted requirements and the new local housing need figure in both Districts. The Councils are taking pro-active measures to improve delivery rates including, reviewing stalled planning permissions and investing in building new local houses. The Joint Local Plan is aiming to identify and create flexibility for more development across the districts and has identified a buffer of approximately 20% in the supply of land for new housing up to 2036 (see Spatial Distribution chapter).
- 06.08 In addition to ensuring that enough new housing is being delivered, it is important to ensure that the right mix, type and size of new housing is delivered. This will provide a wide choice of homes and contribute towards sustaining mixed communities and demographics. The most up to date Strategic Housing Market Assessment (SHMA) will provide conclusions on the size of property needed in each tenure for the Districts as a whole. Currently, the Ipswich Housing Market Area – SHMA Update (January 2019) provides the most up to date evidence on the needs for mix and type of housing across the Districts over the plan period. This demonstrates that the greatest need is for two, three- and four-bedroom accommodation. If new evidence is produced on the mix and type of housing required during the plan period, this will be made available on the Councils website in due course. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Joint Local Plan.

Preferred approach

Policy SP01 – Housing Needs

Across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment.

Babergh:

The Joint Local Plan will seek to deliver a minimum of 7,560 additional dwellings (420 dwellings per annum) within the Babergh district over the plan period (2018 – 2036).

Mid Suffolk:

The Joint Local Plan will seek to deliver a minimum of 10,008 additional dwellings (556 dwellings per annum) within the Mid Suffolk district over the plan period (2018 – 2036).

Discounted alternative approaches

06.09 No alternative options are put forward at this stage, as there is no evidence to suggest that the housing requirement should be set at any level other than the local housing need figure.

07 - Affordable Housing

Policy background and explanation

- 07.01 This Planning policy reflects the size, type and tenure of housing needed for different people in the community. Affordable housing is an identified need within Babergh and Mid Suffolk Districts as required by Paragraph 61 of the NPPF (2019).
- 07.02 Affordable housing is housing for sale or rent, for those whose needs are not met by the market, which includes housing that provides a subsidised route to home ownership and/or is for essential local workers. Annex 2 of the NPPF (2019) sets out the definition of affordable housing and is split into the following four main categories: affordable housing for rent, starter homes, discounted market sale housing and other affordable routes to home ownership.
- 07.03 High house prices across Babergh and Mid Suffolk Districts mean that it is difficult for people to purchase or rent a house on the open market. The evidence based SHMA (updated data January 2019) establishes Babergh and Mid Suffolk are within the Ipswich Housing Market Area (HMA). The 2014-based local housing need identifies the overall affordable housing requirement over the plan period is as follows:

Babergh District¹¹

- 07.04 The demographic projections identify there is estimated to be a total of 47,198 households that will be resident in **Babergh** in 2036. This is 1,203 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 30.3%, Couple with no children 35.1%, Couple with child/children 20.0%, Lone parent 8.1% and other¹² 6.4%. The figures indicate that the number of 'other' households are expected to increase the most in Babergh (albeit from a low base), followed by lone parent households. The number of couples with children is projected to remain largely unchanged.
- 07.05 For **Babergh** the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 13.3% of housing to be Affordable Rented and 13.5% affordable home ownership (of which 6.8% could be Shared Ownership and 6.7% Starter Homes demand rather than requirement¹³) reflects the mix of housing that would best address the needs of the local population. But this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates within the national spending review process.
- 07.06 The table below shows the tenure & size profile required in Babergh over the next 18 years' plan period (2018 to 2036).

¹¹ Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)

¹² Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

¹³ The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this.

Babergh Affordable Housing Mix (tenure & size) 2018 - 2036					
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared ownership	134 (26.4%)	165 (32.6%)	156 (30.9%)	51 (10.1%)	506
Social rent & Affordable rent	271 (27.6%)	228 (23.2%)	225 (22.9%)	259 (26.4%)	984
Discount home ownership & starter homes (demand)	106 (21.3%)	173 (34.8%)	145 (29.2%)	72 (14.5%)	496
Total	511	566	526	382	1986
Total per annum	28	32	29	21	110

Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.

Mid Suffolk District¹⁴

- 07.07 The demographic projections identify there is estimated to be a total of 53,855 households that will be resident in **Mid Suffolk** in 2036. This is 2,355 more than the previous SHMA evidence of September 2017. The household type breakdown is as follows: one person 27.6%, Couple with no children 37.4%, Couple with child/children 21.9%, Lone parent 8.3% and other¹⁵ 4.8%. The figures indicate that the number of lone parent households are expected to increase the most in Mid Suffolk, followed by 'other' households. Couples with children are projected to record the smallest rise.
- 07.08 For **Mid Suffolk** the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership and 4.2% Starter Homes demand rather than requirement¹⁶) reflects the mix of housing that would best address the needs of the local population. But this does not take into account the funding that will be available to help provide subsidised housing, and government policy on the level of funding fluctuates with the national spending review process.
- 07.09 The table below shows the tenure & size profile required in **Mid Suffolk** over the next 18 years' plan period (2018 to 2036).

¹⁴ Data based on 2014-based LHN (Local Housing Need) (SHMA January 2019)

¹⁵ Other households include multi-generational households, student households, households of unrelated people sharing accommodation as well as other groups.

¹⁶ The SHMA (January 2019) identified people currently occupying private rented sector who may be potential purchasers (known as potential demand) of starter homes/discount market, but is currently not a requirement. More information from the government is due on this.

Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036					
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total
Shared ownership	147 (25.2%)	187 (32.1%)	148 (25.4%)	100 (17.2%)	583
Social rent & Affordable rent	289 (22.4%)	361 (28.0%)	303 (23.5%)	335 (26.0%)	1,288
Discount home ownership & starter homes (demand)	97 (22.5%)	143 (33.2%)	131 (30.4%)	59 (13.7%)	430
Total	533	691	582	494	2301
Total per annum	30	38	32	27	127

Percentages calculated as the number of bedrooms required for each tenure. Please note percentages may not add up to 100% due to rounding.

- 07.10 Where viability assessments are submitted the Council will expect applicants to clearly set out all of the assumptions and evidence behind the assumption that go into the appraisal. The supply of information must be presented on an open book basis using the Homes and Communities Agency Development Appraisal Tool (DAT model)¹⁷ including the calculation of residual land value and any cash-flow analysis. There must be no hidden calculations or assumptions in any model or appraisal. Viability assessments will be made publicly available. For the implementation of exceptional circumstances reference must be made to the development management policy on Affordable Housing.
- 07.11 Development appraisals must include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures must also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values. Details of the assumed development programme and the timing of costs and income inputs should be provided.

¹⁷ Homes & Communities Agency – Development Appraisal Tool: <https://www.gov.uk/government/publications/development-appraisal-tool> / Homes England or any successor appraisal model.

Preferred approach

Policy SP02 – Affordable Housing

The Joint Local Plan will seek to retain and deliver a 35% requirement for affordable housing on relevant sites of ten or more dwellings or sites of 0.5ha or more.

Proposals which provide a greater amount of affordable housing than that set out above will also be permitted, subject to the relevant Joint Local Plan policies.

In exceptional circumstances, where it is evidenced and justified and the Council is satisfied that the provision of affordable housing is not viable, the Council may agree to vary the requirement for affordable housing. A viability assessment will be required to demonstrate this.

Discounted alternative approaches

Alternative	Reason for discounting
Lower than the on-site affordable housing (AH) need requirement to the SHMA level.	It is not considered appropriate to lower the AH requirement as this would not be likely to deliver the identified district volume of AH overall (not every site contributes to AH). Viability is built into the preferred policy to enable flexibility in exceptional circumstances.

08 - Settlement Hierarchy

Policy background and explanation

- 08.01 In considering the broad locations for new development, national planning policy requires that sustainable development is applied through balancing social, economic and environmental objectives. Development needs to be accommodated in settlements where the need to travel can be reduced through good access to facilities and services and where significant adverse impacts can be avoided or mitigated. In combination with the spatial distribution, the settlement hierarchy acts as a useful tool to enable these objectives to be met.
- 08.02 The Babergh and Mid Suffolk Ipswich fringe areas have historically been strategic designations as growth areas in recognition of the cross-boundary influence of the county town of Ipswich as a regional service centre. This strategic area will remain in the Babergh and Mid Suffolk Joint Local Plan. Similarly, settlements previously identified as Urban Areas and Market Towns in the previous adopted development plans will continue to be identified as such. This is in recognition of the significant service and facility provision they make to the wider catchment area.
- 08.03 A weighted scoring system has been used to indicate the relative sustainability of villages, by identifying Core Villages, Hinterland Villages and Hamlets Villages. Due to the dispersed nature of some settlements in Babergh and Mid Suffolk, the settlement hierarchy assesses the sustainability of settlements themselves rather than the wider parish. Settlements that do not have ten or more well related dwellings have not been identified in the settlement hierarchy. Such settlements are addressed in the Hamlets and Clusters of Development in the Countryside policy. The full methodology and criteria used to review the settlement hierarchy is available within the Topic Paper: Settlement Hierarchy 2019.
- 08.04 Each category of settlements will be required to contribute towards the future growth of the districts. It is important that development is proportionate to the provision of services and facilities within those settlements, and as such the Ipswich Fringe, Market Towns/Urban Areas and Core Villages categories will take the largest levels of growth. The settlement hierarchy needs to be considered in combination with the Spatial Distribution. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors including the availability of suitable development sites and considerations of the built and natural environment.

Preferred approach

Policy SP03 - Settlement Hierarchy

- A. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in **Table XX** and **Table XX** and the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the built and natural environment.**
- B. Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Joint Local Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.**
- C. Settlement boundaries have been created as defined on the Proposals Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries.**
- D. Development within Hinterland and Hamlet Villages will be permitted within settlement boundaries where:**
 - I. Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the plan;**
 - II. A high standard of hard and soft landscaping, appropriate for the location is used;**
 - III. Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and**
 - IV. The cumulative impact of proposals will be a major consideration.**

Table XX – Babergh Settlement Hierarchy

Classification	Settlement	
Babergh Ipswich Fringe	Belstead Copdock and Washbrook Pinewood	Sproughton Wherstead – Bourne Hill Wherstead Park
Babergh Market Towns and Urban Areas	Hadleigh Pinewood*	Sudbury
Babergh Core Villages	Acton Bildeston Boxford Brantham Bures St Mary Capel St Mary East Bergholt	Glemsford Great Cornard Holbrook Lavenham Long Melford Nayland Shotley Street Sproughton*
Babergh Hinterland Villages	Assington Belstead* Bentley Burstall Chelmondiston Chilton Cockfield - Howe Lane Copdock and Washbrook* East Bergholt - East End Elmsett Great Waldingfield Hartest Hintlesham Hitcham	Kersey Monks Eleigh Newton Polstead – Church Raydon Shotley Gate Stoke by Nayland Stratford St Mary Stutton Tattingstone – Church Whatfield Wherstead - Bourne Hill* Wherstead Park*

Classification	Settlement	
Babergh Hamlet Villages	Acton – Newman’s Green	Lawshall – Bury Road
	Aldham	Lawshall – Lambs Lane
	Alpheton	Lawshall – Street
	Alpheton – Bridge Street	Lawshall – Lawshall Green
	Boxford – Calais Street	Layham – Lower
	Boxford – Stone Street	Layham - Upper
	Boxted	Leavenheath – Harrow Street
	Brantham – Stutton Road	Leavenheath – High Road
	Brent Eleigh	Leavenheath – Honey Tye
	Brettenham	Lindsey - Church
	Chattisham	Lindsey Tye
	Chelmondiston – Pin Mill	Little Cornard – Bures Road
	Chelmondiston – Ling’s Lane	Little Cornard – Upper Road
	Chelsworth	Little Waldingfield
	Cockfield – Cross Green	Milden
	Cockfield – Great Green	Monks Eleigh – Swingleton Green
	Cockfield - Mackenzie Place	Nedging Tye
	Cockfield - Windsor Green	Polstead – Bower House Tye
	Cornard Tye	Polstead – Hadleigh Heath
	Edwardstone – Mill Green	Polstead - Heath, Mill Street, Whitestreet Green
	Edwardstone – Sherbourne Street	Preston St Mary
	Elmsett – Rookery Road	Preston St Mary – Whelp Street
	Erwarton	Raydon – Lower Raydon
	Freston	Shimpling Street
	Great Cornard – Prospect Hill	Shotley – Church
	Great Waldingfield - Church	
	Great Waldingfield – Upsher Green	
	Groton	

Classification	Settlement	
Babergh Hamlet Villages <i>Continued.</i>	Groton – Castlings Heath Harkstead Hartest – Cross Green Higham Hitcham – Cross Green Hitcham – The Drive Hitcham – The Water Run Holbrook - Lower Holton St Mary Kersey – Kersey Tye Kersey – Wicker Street Green Kettlebaston	Somerton Stanstead - Lower Stanstead - Upper Stoke by Nayland – Thorington Street Tattingstone - Heath Tattingstone - White Horse Thorpe Morieux Wattisham Wenham Magna Woolverstone

Table XX - Mid Suffolk Settlement Hierarchy

Classification	Settlement	
Mid Suffolk Ipswich Fringe	Barham – Sandy Lane Barham – Bell's Cross Road Bramford Claydon with part Barham	Great Blakenham Great Blakenham – Old Bell House Whitton
Mid Suffolk Market Towns and Urban Areas	Eye Needham Market	Stowmarket
Mid Suffolk Core Villages	Bacton Botesdale and Rickinghall Bramford* Claydon with part Barham* Debenham Elmswell Haughley	Mendlesham Stonham Aspal Stowupland Stradbroke Thurston Walsham-le-Willows Woolpit

Classification	Settlement	
Mid Suffolk Hinterland Villages	Badwell Ash Barham - Sandy Lane* Barking Beyton Brome Coddenham Combs Creeting St Mary Earl Stonham - Forward Green Felsham Finningham Fressingfield Gislingham Great Blakenham* Great Finborough Henley Hessett Horham Hoxne - Cross Street/Heckfield Green Hoxne - Low Street Laxfield Mellis	Mendham - Church Metfield Norton Occold Old Newton Onehouse Palgrave Rattlesden Redgrave Somersham Stonham Parva Stuston Thorndon Thwaite Tostock Wattisham Airfield Wetheringsett-Cum-Brockford - Church Whitton* Wilby Wortham Yaxley
Mid Suffolk Hamlet Villages	Ashbocking Ashfield cum Thorpe Athelington Bacton - Earl's Green Bacton - Station Road Bacton – Cow Green Badwell Ash - Long Thurlow	Kenton Langham Little Blakenham Mendham – Withersdale Road Mendham - Withersdale Street Mendlesham - Green

Classification	Settlement	
Mid Suffolk Hamlets	Barham – Bell's Cross Road*	Mickfield
<i>Continued.</i>	Battisford	Norton - Little Green, Ashfield Road
	Battisford Tye	Oakley
	Baylham	Offton – Church
	Bedfield - Little Green	Offton – Place
	Bedfield - Long Green	Old Newton – Church
	Bedingfield – Church	Pettaugh
	Bedingfield – Street	Rattlesden - Poystreet Green, Top Road
	Brundish	Redlingfield
	Burgate	Ringshall Stocks
	Buxhall	Rishangles
	Combs - Moats Tye	Stoke Ash
	Cotton	Stonham Aspal - Mill Green
	Creeting St Mary – Dunche's Lane	Stowlangtoft – Church
	Creeting St Mary – Jack's Green	Stowlangtoft – Kiln Lane
	Creeting St. Peter	Stowupland – Saxham Street
	Crowfield	Syleham
	Denham	Thornham Magna
	Drinkstone	Thrandeston
	Drinkstone Green	Wattisfield
	Earl Stonham - Angel Hill	Westhorpe
	Earl Stonham – Middlewood Green	Wetherden
	Flowton	Wetheringsett-Cum- Brockford - Brockford Street
	Framsden	Weybread
	Gedding	Wickham Skeith
	Gipping	Wickham Street
	Gosbeck	
	Great Ashfield	
	Great Blakenham – Old Bell	

Classification	Settlement	
Mid Suffolk Hamlets <i>Continued.</i>	House* Great Bricett Great Finborough – Borough Lane Harleston Haughley - Green Haughley - New Street Helmingham Hemingstone Hinderclay Hunston	Wilby – Russel's Green Willisham Wingfield Winston Woolpit - Borley Green, Green, Heath Worlingworth Wortham – Magpie Green Wortham – Rectory Road Wyverstone

*Located within the Ipswich Fringe

Discounted alternative approaches

Alternative	Reason for discounting
A review of settlements based upon recognising key facilities / services only.	Does not recognise the differing importance of different services and facilities to communities and in reducing the need to travel.
A review of settlements based upon the population or size of settlements.	Rural settlements of a significant size could be misrepresented if they do not have good access to key services and facilities.
An extended criteria range of services and facilities.	Would be unlikely to distinguish any significantly greater sustainability characteristics.

09 - Spatial Distribution

Context

- 09.01 The Councils need to plan the right locations to meet the identified local housing and economic needs across the district areas. Growth has many key benefits including the securing of greater local investment, adapting and enhancing the local environment to modern living contexts, creating local job opportunities and ensuring local people have suitable and affordable homes to live in.

Housing

- 09.02 Since the 2001 Census, both districts have delivered housing growth predominantly (approximately 60%) in the rural areas. In recent years, both Babergh and Mid Suffolk districts have experienced difficulty in meeting the identified housing targets for the respective areas. The Councils are working to address this, including the production of an 'Action Plan' to focus upon the timely delivery of new housing. This Plan has identified a supply of development for the next 18 years from April 2018 up to March 2036. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner.
- 09.03 A significant number of Neighbourhood Plans (NPs) are emerging throughout the Plan area, with a range of local issues and objectives being planned for. The District Councils have produced minimum housing requirement figures for these areas to assist the NP groups in the formation and progression of those plans. In identifying the respective NP requirement figures, the Councils have been mindful of their duty to ensure that the overall district Plan requirement figures can be met.
- 09.04 All outstanding dwellings (yet to be built) with planning permission as at 1st April 2018 have been assumed, leaving a residual amount to be found from new development locations. The total housing numbers in the Plan have been identified by combining the outstanding dwellings with planning permission as at 1st April 2018, with new development locations set out in the Plan.
- 09.05 Cumulative allocations of importance to delivery of the Joint Local Plan (in particular key infrastructure delivery and meeting local housing need) will be attributed to new housing growth in the following criteria:
- Key sites in the Ipswich Fringe
 - Settlements along the A14/mainline railway corridor (Mid Suffolk)
 - Settlements along the A12/mainline railway corridor (Babergh)
 - Settlements requiring new school and/or healthcare sites.
- 09.06 The transport corridors of the A12, A14 and railway lines within the area represent a strong effect upon market forces and demand for both housing and employment land. Compatible growth along these areas can help to reduce the need to travel by ensuring closer location of where people live, relative to shops, services and

employment. However, Babergh and Mid Suffolk are both rural districts, with a wide variety of settlement types and it is important that all communities throughout the area are helped to maintain vitality and services. Consistent with national planning policy, this Plan seeks to create flexibility and policies for appropriate rural growth.

Preferred approach

- 09.07 The spatial distribution of housing set out in this Plan seeks to secure a balance to growth in the strategic transport corridor areas, as well as ensuring that other market towns and rural communities benefit from appropriate growth. The Councils will closely monitor the ongoing annual delivery rates of housing across the Plan area and will take appropriate, pro-active action, if it is required to address delivery performance issues.
- 09.08 The specific new development locations are identified on the Proposals Map at the end of the document. The new development locations have been identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (eg. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (eg. schools and healthcare etc). Sites judged to perform best overall against the above criteria have been proposed in this document. Any alternative sites have been discounted as less consistent with the criteria overall. No other sites or alternatives have been considered where the most relevant Strategic Housing and Economic Land Availability Assessment (SHELAA) has considered them unsuitable
- 09.09 Windfall sites are defined as sites not specifically identified in the development plan. As evidenced in the latest Annual Monitoring Report¹⁸, in the last four years, the volume of windfall dwelling completions has been significant, with a total of approximately 600 dwellings in Babergh and approximately 1,000 dwellings in Mid Suffolk. In addition to the supply of housing land identified in the Plan, the Council has also included an allowance for new 'windfall' development of 500 dwellings (28 dwellings per annum) for each district between 2018 to 2036. This is considered a measured and reasonable allowance given the recent historic rates of windfall.
- 09.10 Whilst a new settlement approach has been discounted in this Plan (due to long lead in and delivery times), the Councils are mindful to give consideration to the longer term prospect of planning for a new settlement at the Plan review (due to be undertaken within 5 years of this Plan adoption). Some of the key criteria for the broad location of a new settlement would likely include:
- a. significant land for a genuine discrete new settlement, or the realistic prospect for transformational development, both in nature and scale, of an existing settlement;
 - b. opportunities for significant re-use of brownfield land;
 - c. opportunities for improvement and integration of strategic transport routes;
 - d. accessibility to job concentrations, or the realistic prospect for significant new employment land located with new homes.
 - e. Opportunities to optimise new infrastructure delivery.

¹⁸ <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/>

Policy SP04 - Housing Spatial Distribution

Babergh

From April 2018 to March 2036, the broad distribution of new additional housing provision will be as follows:

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2036)	Total dwellings (2018-2036)
Ipswich Fringe	289	1,977	2,266 (24%)
Market Towns and Urban Areas	1,538	1,234	2,772 (30%)
Core Villages	1,481	1,169	2,650 (28%)
Hinterland Villages	585	309	894 (10%)
Hamlets	143	118	261 (3%)
'Windfall'	-	500	500 (5%)
Total	4,036	5,307	9,343

*Outstanding planning permission (% may not sum due to rounding)

All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Proposals Map.

Mid Suffolk

From April 2018 to March 2036, the broad distribution of new additional housing provision will be as follows:

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2036)	Total dwellings (2018-2036)
Ipswich Fringe	698	1,183	1,881 (15%)
Market Towns and Urban Areas	918	2,139	3,057 (25%)
Core Villages	1,527	3,721	5,248 (43%)
Hinterland Villages	662	512	1,174 (10%)
Hamlets	245	191	436 (4%)
'Windfall'	-	500	500 (4%)
Total	4,050	8,246	12,296

*Outstanding planning permission (% may not sum due to rounding)

All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Proposals Map.

Neighbourhood Plans

In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements set out in **Table XX** between 2018 and 2036. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.

Table XX – Minimum housing requirement for NP Areas

Babergh

Neighbourhood Plan Area	Homes
Aldham	13
Assington	38
Bentley	52
Boxford	13
Capel St Mary	792
Chelmondiston	52
Chilton	11
Copdock and Washbrook	274
East Bergholt	241
Elmsett	50
Glemsford	37
Great Waldingfield	59
Hadleigh	675
Hartest	12
Holbrook	68
Lavenham	118
Lawshall	28
Leavenheath	44
Little Cornard	3

Neighbourhood Plan Area	Homes
Little Waldingfield	16
Long Melford	217
Newton	23
Stoke by Nayland	27
Stutton	64
Whatfield	1
Woolverstone	31

Mid Suffolk

Neighbourhood Plan Area	Homes
Battisford	8
Beyton	31
Botesdale & Rickinghall	294
Debenham	278
Diss & District (covering Palgrave parish)	48
Drinkstone	1
Elmswell	834
Eye	541
Fressingfield	56
Haughley	105
Laxfield	65
Mendlesham	161
Needham Market	497
Redgrave	12
Stowupland	752
Stradbroke	282
Thorndon	55
Thurston	1,468

Neighbourhood Plan Area	Homes
Walsham le Willows	90
Wilby	12
Woolpit	727

Discounted alternative approaches

Alternative	Reason for discounting
New settlement	A new settlement option is not considered deliverable to the objectives of this plan at the present time, due to long lead in times and build out rates.
Focussed growth in Ipswich and Market Towns	Such an approach would limit delivery potential to meet diverse housing needs and would not stimulate rural economic vitality.

Economic

Economic Growth

09.11 Babergh and Mid Suffolk District Council's support a strong, responsive and competitive economy by encouraging development of employment sites and other business growth, of the type, in the right place and encourage investment in skills and innovation in order to drive and increase productivity' (Joint Strategic Plan 2016 – 18 / Open for Business, Economic Strategy, 2018).

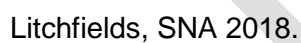
09.12 Data from ONS and Lichfields, 2017 shows that employment growth has not matched housing/population growth, and that there is a high level of out-commuting -as set out in the table below.

Location	Population		% Change in population 2001-2016	% Change in Total Employment 2001-2016	% of employed residents working within the District
	2001	2016			
Babergh	83,500	89,200	6.80%	8.50%	57.4%
Mid Suffolk	87,000	100,300	15.30%	1.60%	57.4%

09.13 Overall, the Lichfields Sector Needs Assessment shows that Babergh and Mid Suffolk have modest net additional employment land requirements (as indicated by the 2016 release of the EEFM). Combined, Babergh's requirement of 2.9ha and Mid Suffolk's requirement of 9.4ha indicates a total requirement across the area of 12.3 ha. In quantitative terms, there is therefore considered to be more than sufficient existing identified land to meet baseline objectively assessed need over the plan period, given the modest baseline forecast in both areas. This is predominantly on the Sproughton Sugar Beet site and the Stowmarket Mill Lane/Gateway 14 site,

supported by small parcels of available land across the Districts identified employment locations.

- 09.14 However, whilst baseline job forecast for Babergh and Mid Suffolk indicated modest land requirements up to 2036, sectoral forecasts identify higher growth potential in B class sectors in strategic locations largely mirroring the emphasis along the transport corridors. Other growth stimulants also facilitate higher growth in this plan period that is not reflected in historic EEFM trends that were gathered during the lengthy recession of the last 10 years. Drivers of growth include infrastructure investment in road, rail, and high-speed broadband and 5G, policy interventions through the Local Enterprise Partnership and other key bodies, availability of business support and grants, and Local Authority intervention in employment land supply through the purchase of sites to develop.
- 09.15 Deliverability of sites is critical, as while there may be a quantitative supply, the number of serviced and available sites is not reflected in that figure. As well as *quantitative* needs, there is a general *qualitative* need to improve premises options and update or replace ageing stock to meet modern energy efficiency performance demands, architectural attractiveness and premises format needs. Availability of sites with good road access, level land and availability of infrastructure is necessary. The policy framework must be responsive to the fast-paced change of sectoral needs and so the Councils will maintain an up to date Employment Land Review that monitors the supply of land & premises and employment conditions to add depth to the policy.
- 09.16 Flexibility to accommodate net strategic growth on strategic employment sites is essential to securing the future prosperity of the area. There are 8 main Strategic employment areas:
- Stowmarket
 - Sudbury
 - Villages around Ipswich
 - Claydon & Great Blakenham
 - Wherstead
 - Sproughton,
 - Acton
 - Eye
 - Hadleigh
 - Needham Market
 - Woolpit
- 09.17 Similarly, there is a need to ensure that employment opportunities exist throughout the Districts' villages to help to create sustainable communities and reduce the high rate of out-commuting. The economic importance of supporting the retention of a network of medium and small- scale clusters; both the larger single user occupied and the clusters of local businesses that provide local employment opportunities throughout the villages. Cumulatively these sites ensure the economic sustainability of Babergh and Mid Suffolk. Detailed policies to address the protection in the diversity in the type, scale and location of employment sites are set out in Part 2.



Context

Joint Local Plan – Preferred Options (Reg 18) – July 2019

with 11,300 square kilometres (or 4,366 square miles) classified as rural representing 94% of the total area (Litchfields, 2017).

- 09.19 Spatially in Mid Suffolk commercial activity is concentrated in and around the A14 corridor. The largest hub is at Stowmarket, followed by Needham Market, Great Blakenham and Claydon. The District's industrial market is relatively strong within Stowmarket, particularly focussed on manufacturing, distribution and logistics activity (Litchfields, 2017) including Muntons, PPG, Bacton transport and Truck East. There is also a major employment hub on the former WWII airfield site at Eye to the north of the District which hosts manufacturers, wholesalers and agriculture businesses. Villages such as Mendlesham and Woolpit accommodate industrial estate employment. Outside of the main centres, the majority of rural employment sites in Mid Suffolk are relatively small and have grown organically in the location to serve local needs.
- 09.20 Babergh District is also largely rural in nature, with the economic hubs being located in the market towns of Sudbury and Hadleigh. Commercially property is dominated by industrial uses with a number of international companies located in Sudbury including Nestle Purina, Siemens and Dupont. Concentrations of employment adjoins the Ipswich administrative area at Copdock Interchange Retail Park, Farthing Road Industrial Estate (Sproughton). Many smaller settlements contain clusters of businesses, such as at Bildeston. There are clusters of tourism businesses at Lavenham and Long Melford. The remainder of the District comprises rural businesses with diverse property needs.

- 09.21 Across Babergh and Mid Suffolk employment sites tend to comprise of the following:

Strategic Employment Sites / Locations

- Sudbury, Hadleigh, Acton, Claydon and Great Blakenham, Sproughton, Wherstead, Stowmarket, Needham Market, Woolpit & Eye.
 - These accommodate the majority of industrial premises in a combination of B1, B2 and B8 uses.
 - These are not always located in the main settlements, but mostly have good access to the major road network.
 - These employment sites are individually strategic important to the District wide economy. They are functioning well and will remain the main core of industrial land and premises within the Districts. The business estates in these areas are generally operating at capacity.
 - Within the Strategic sites are three (Food) Enterprise Zones: Sproughton Sugar Beet Regeneration site, Mill Lane/Gateway14 Stowmarket, and at Wherstead.
- 09.22 Strategic Regeneration opportunities are provided at the former Sugar Beet Factory at Sproughton and Brantham in the South of Babergh; both of which have a long-established industrial heritage.

Business and Enterprise Hubs

- i. Cumulatively important there is a network of over 100 smaller sites are dispersed throughout the Districts, providing lower-cost premises to SME businesses in the many small settlements.
- ii. Clusters containing multiple often-self supporting businesses
- iii. Often converted from agricultural use these areas have developed organically over time.
- iv. These usually feature a mix of B1, B2 use, with small-scale B8.
- v. The needs and provision of these smaller sites are very different from the major industrial areas identified above.

- vi. Found within settlement boundaries as well as in isolated farm locations.

Strategic Single-user B-class site

- i. large-format single-user sites found in rural sites – the result of an organic growth of a local business into a major business over many years.
- ii. Some sites have specific assets or characteristics that are specifically linked to the business sector or local needs, and can be difficult to replicate or replace on other sites such as waste handling, or sites with railway sidings.
- iii. Includes sites such as: Breheny, Aspell, Philips Avent, and Copella

Leisure, Retail, Tourism, Health, Social Care Site, and Other Major Employment Generators

- i. Non-B-class uses whose main focus is not employment, but is nevertheless a significant employer.
- ii. Includes locations such as MoD installations, hospitals, private schools, tourist facilities.

Policy SP05 – Employment Land

In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises which are fit for purpose are available across the Districts of Babergh and Mid Suffolk through the plan period the following existing strategic employment sites shall be protected and their proposed expansion supported in principle:

- i. **Stowmarket - Charles Industrial Estate, Gipping Valley, Gipping Way Industrial estate, Mill Lane/Gateway14, Tomo Industrial estate**
- ii. **Sudbury – Churchfield Road, Northern Road, Chilton Industrial Estate, Wood Hall Business Park, Delphi Site**
- iii. **Villages around Ipswich**
 - a) **Claydon & Great Blakenham – Claydon Business Park, Addison Way, Bramford Rd/Lodge Lane Industrial Estate, Gipping Road Industrial Estate**
 - b) **Wherstead – Wherstead Business Park**
 - c) **Sproughton – Former Sugar Beet site, Farthing Road Industrial Estate, London Road A1214**
- iv. **Acton – Bull Lane**
- v. **Eye – Eye Airfield**
- vi. **Hadleigh – Lady Lane**
- vii. **Needham Market – Lion Barn**
- viii. **Woolpit – Lady's Well, Lawn Farm, Brickworks, Woolpit Business Park**

Employment-led regeneration is supported at Brantham and at the Former Sproughton Sugar Beet regeneration sites.

Along the strategic transport corridors (A12, A14 and A140) development of net additional employment sites shall be supported in principle, subject to:

- a. **adequate highway access and off-road parking for its type, mix, use and location; and**

- b. design and layout sensitive to its surroundings, including any landscape or heritage assets; and**
- c. new buildings should demonstrate high-quality design by having regard to the relevant policies of the Joint Local Plan.**

Existing employment areas in towns, core villages and clusters in rural areas are identified in BMSDC employment land assessments. These sites should be retained and their expansion supported where appropriate in scale, character and nature of the locality. These sites will generally be expected to continue to provide for local employment over the plan period. If sites are to be redeveloped for alternative non-employment uses, the alternative provision (a “land swap”) and / or contributions to enable alternative employment provision must be secured.

The 3 EZ designations are at:

- 1) Stowmarket Enterprise Park, Gateway 14, Mill Lane - a designated Enterprise Zone (EZ) site, is located within Phase I of employment land allocation Stowmarket Area Action Plan (SPD 2014) at Mill Lane, Stowmarket. Total employment land allocation within the SPD is 39.5 ha net, the Enterprise Park, that sits within Gateway 14, will contribute circa 17ha of serviced employment land. The EZ site is also a designated Food Enterprise Zone (FEZ). The total site extends to approximately 52 ha, of which 34 ha is developable land. This is a designated Enterprise Zone site, that will focus upon providing serviced employment land for development focussed upon B1, B2 and B8 uses.**
- 2) Sproughton Enterprise Park - The site is around 52 hectares and lies on the western edge of the Ipswich built up area. The site is allocated for employment uses in the current Babergh Core Strategy. The previously developed area is estimated to be in the region of 35.5ha, and the EZ is 14ha.**
- 3) The Orwell Food Enterprise Zone at Wherstead also offers business incentives to businesses in the food and beverage industries.**

Discounted alternative approaches

- 09.23 No alternative options are presented as not considered to be reasonable on the basis of the supporting evidence on the projected economic growth combined with the current land supply baseline position.

RETAIL

Town centres, Retail & Leisure

- 09.24 As Babergh and Mid Suffolk are largely rural Districts, the towns and core villages within them serve an important function in the provision of shopping, employment and leisure opportunities. However, there is also a substantial influence of neighbouring major retail centres Ipswich, Bury St Edmunds and Colchester which are located just outside the Plan area. The Councils' Retail and Town Centres Study

(2015) has been used to identify the strengths, opportunities of key retail centres and the capacity for further retail and commercial leisure development in the Plan area.

- 09.25 Retail and leisure development will be directed sequentially to the towns in Babergh and Mid Suffolk and to the core and hinterland villages as defined in the settlement hierarchy. The relevant town centre boundaries, primary shopping areas, primary/secondary frontages and relevant policies are set out in Part 2 of the Plan.
- 09.26 The NPPF (Annex 2) defines the main town uses as: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy SP06 – Retail and Leisure

Proposals for new retail and town centres uses in the Plan area should be firstly prioritised to the strategically important retail settlements of Sudbury, Hadleigh and Stowmarket.

The settlements of Needham Market, Eye and Debenham have a district centre role where proposals may be appropriate where there are no suitable opportunities at the identified strategically important retail settlements.

Discounted alternative approaches

- 09.27 No alternative strategic options are considered reasonable. The approach is based upon evidence, is considered in accordance with NPPF and relevant to local circumstances.

10 – THE ECONOMY – TOURISM

Policy background and explanation

- 10.01 NPPF 83 – *To support sustainable rural tourism and leisure developments which respect the character of the countryside.*
- 10.02 The Tourism Sector is an important part of the Suffolk economy. Babergh and Mid Suffolk Districts are located strategically across southern and central Suffolk and includes Constable Country bordering into Essex, the Shotley Peninsula, the wool towns (including Lavenham, Kersey, Polstead and Hadleigh) as well as the Heart of Suffolk which contains Hadleigh, Needham Market, Stowmarket, Debenham and Sudbury.
- 10.03 Sustaining the tourism sector is essential for the Suffolk economy. The total value of tourism in Babergh to be worth some £188 million and provide 3,067 FTE jobs (11% of all employment in the district). In Mid Suffolk, it was worth around £167million and provided 2,767 FTE jobs (9% of employment in the district) [Destination Research, the Economic Impact of Tourism, 2016].
- 10.04 Individual tourism and leisure facilities of strategic significance include:
- Needham Lakes;
 - Gainsborough House; and,
 - The Museum of East Anglian Life.
- 10.05 Based on the heritage and agricultural origins of the area there are specialist clusters based on heritage, food and drinks with clusters of businesses located such as Muntons, Aspell, Copella and Jimmy's Farm. Specialist related events are also held around the stately halls of Helmingham, Melford and Kentwell Halls.
- 10.06 In order to support the unique tourism offerings of the facilities each are designated for tourism related purposes where the development and expansion of uses which enhance their tourism and leisure offer is supported in principle, where appropriate in the scale, character and nature of their locality.
- 10.07 Babergh District recognises the Dedham Vale AONB and Suffolk Coast and Heaths AONB as important to the tourism sector. The Dedham Vale AONB Management Plan 2016 and The Suffolk Coast and Heaths AONB Management Plan 2018 both acknowledge a key quality of the AONB is its ability to link economic well-being and the landscape, with a flourishing tourism industry, which draws on the natural beauty, tranquillity and historic assets within the AONB.
- 10.08 The National Planning Policy Framework encourages development of tourism initiatives in rural locations, provided the character of the countryside is respected, and pollution and other adverse effects on the local and natural environments are minimised. Sustainable tourism, as advocated in the adopted AONB Management Plans, is strongly supported in the implementation of tourism development throughout Babergh, but with particular regard to the AONB's.
- 10.09 In terms of commercial leisure capacity, the 2015 study identifies capacity for a 4 new cinema screens in both districts. In 2018 The Regal Theatre in Stowmarket received a grant from Mid Suffolk District Council to fund two additional cinema screens. There is also an increasing demand for gyms and it is recommended that

additional capacity could be supported in town centres, along with small scale ten pin bowling provision in the longer term.

- 10.10 To encourage visitors to support the economy of the two districts the 2015 study identified the need to explore potential family attractions and provide greater sustainable connectivity from the train stations to desirable destinations and attractions, through bespoke walking and cycle ways.

Preferred approach

Policy SP07 – Tourism

The historic settlements and the strategic tourism and leisure facilities which play an important role within Babergh and Mid Suffolk, and appropriate new development that supports this role will be encouraged, where appropriate in the scale, character and nature of their locality.

All proposals for development should comply with other policies in the Development Plan.

Discounted alternative approaches

- 10.11 No alternative strategic options are considered reasonable. The approach is supportive of this important economic sector, compliant with NPPF and includes criteria relevant to local circumstances.

11 – INFRASTRUCTURE

Policy background and explanation

- 11.01 The aim of the policy is to provide a policy framework for securing an appropriate level of infrastructure, including developer contributions and obligations. Applicants will be expected to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
- 11.02 Planning obligations are legally binding agreements entered into between a Local Planning Authority and a developer, which are intended to make development acceptable that would otherwise be unacceptable. Used effectively, planning obligations can increase the quality of development, however they must be reasonable and proportionate and directly relevant to planning and the proposed development.
- 11.03 The Councils have Community Infrastructure Levy (CIL) in place. This means that some types of new development must make a payment which will be used to fund infrastructure required to support development in the District. The amount of levy payable depends upon the size, type and location of the new development. Under the CIL regulations, where there is a 'made' neighbourhood plan in place, the Councils collect and transfer 25% of CIL revenues received from new development in that neighbourhood plan area to the Parish or Town Council. In areas where there is no made neighbourhood plan in place, the Councils collect and transfer 15% of CIL revenues received to Parish or Town Councils. However, CIL cannot be the single source of funding for infrastructure. This is because certain types of infrastructure (such as new schools) need to be delivered through section 106 planning obligations in accordance with the Councils CIL Regulation 123 List.
- 11.04 Across Suffolk and beyond there are strong aspirations towards the delivery of key infrastructure projects, some of which will cross over administrative local authority boundaries.
- 11.05 The provision of infrastructure is fundamental to maintaining the quality of life, the prosperity and environmental credentials of the area. It is essential that any future growth and development is supported by infrastructure to meet the needs of the population, businesses and the wider community. There are a wide range of infrastructure types which need to be planned for which include infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); as well as community facilities (such as health, education and cultural infrastructure).

Strategic Infrastructure

- 11.06 The overall strategy for the pattern, scale and quality of development as set out in Joint Local Plan has been informed by the provision of existing capacity and the deliverability of new infrastructure provision. Further information on the assessment of infrastructure is set out in the Babergh and Mid Suffolk Infrastructure Delivery Plan (IDP).

- 11.07 To support the delivery of growth across Babergh and Mid Suffolk, the Council will continue to work with service providers, statutory bodies and neighbouring authorities to ensure support for the timely delivery of the required infrastructure throughout the Plan period.
- 11.08 The key strategic infrastructure projects relevant to the Plan area include key highway improvements to the A road networks, multiple secondary schools expansion programme, and the environmental protection of internationally important environmental designations in and around the Plan area.
- 11.09 A project for an Ipswich Northern Route highway between the A14 and A12 is being coordinated by Suffolk County Council. In January 2017, an initial study was published which looked at 3 potential routes and a submission is due to be made to the Department of Transport for consideration. Babergh and Mid Suffolk Councils are both supportive of the Ipswich Northern Route project, and anticipate any appropriate detailed planning for this to take place in future iterations of the Plan.
- 11.10 Monitoring of infrastructure delivery and re-assessment of infrastructure requirements will be undertaken regularly.

Policy SP08 – Infrastructure Provision

Planning applications will be expected to include appropriate infrastructure provision. The delivery of planned growth set out in the Joint Local Plan is dependent upon the availability of infrastructure to support it. When making planning decisions, regard will be given to a core list of infrastructure constraints identified within the Councils Infrastructure Delivery Plan and the associated Joint Local Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure.

The Council will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects affecting the plan area which include:

- a. Highways improvements to the strategic road infrastructure on the A12 and A14, including an emerging Ipswich Northern Route, should the project receive endorsement from the Department of Transport during the lifetime of the Plan.
- b. A secondary schools expansion programme.
- c. Protected Habitat Sites Mitigation Zone.

Strategic infrastructure project areas will be identified for Protected Habitat Sites Mitigation Zones. Development proposals in these zones will be required to make appropriate contributions towards the relevant projects. The expansion of most secondary schools in the Plan area will be required to match the projected population growth. All development will also need to make provision for appropriate contributions towards community infrastructure, where the relevant locality to the development proposal has been identified through the Infrastructure Delivery Plan.

The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Councils / other provider organisations.

Discounted alternative approaches

11.11 No alternative strategic options are considered reasonable. The approach is based upon evidence, is considered in accordance with NPPF to support infrastructure delivery and relevant to local circumstances. Other infrastructure matters are recognised as important to the delivery of growth, but are considered to be of a more local nature and are addressed in the Places sections where appropriate.

Community Infrastructure

11.12 Community infrastructure is vital to ensuring that settlements of all scales can thrive and function in more sustainable ways. The role of community infrastructure such as healthcare, early years and primary education, and cultural infrastructure, is typically of a more localised nature, but the cumulative impact of deficits can be severe on a wide area.

- 11.13 Many communities within the Babergh and Mid Suffolk area, are in need of improvements to community infrastructure in order to support the overall and proposed distribution of growth. The Infrastructure Delivery Plan has identified what improvements to community infrastructure are requirement throughout the lifetime of the Plan. Development must have regard to this to ensure that appropriate and sustainable development can be supported. The allocations made in the Plan are accompanied by a clear list of infrastructure requirements which are considered necessary to bring them forward for development and have been subject to suitable viability testing.

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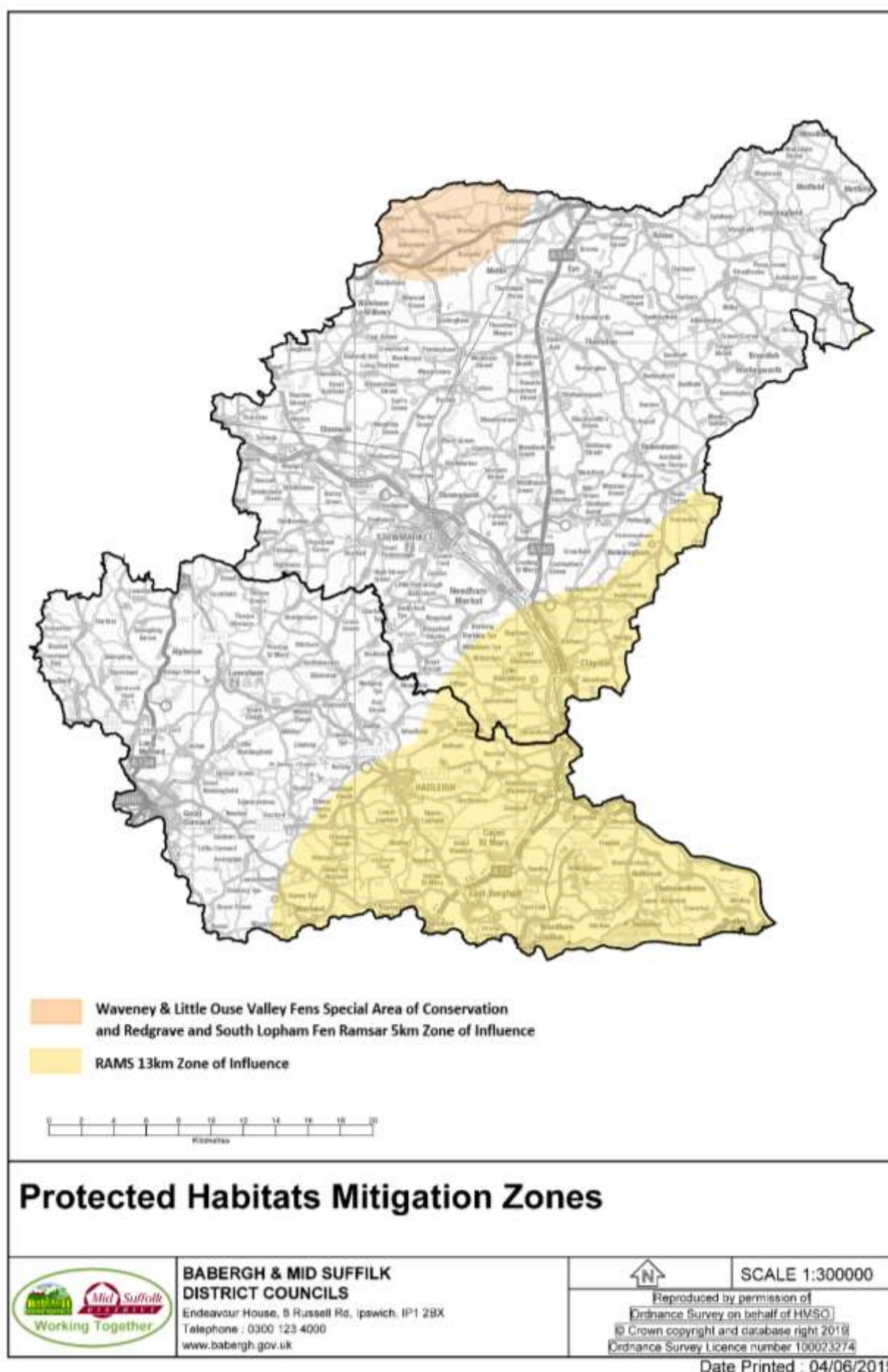
12 - Protection and Management of the Environment

Strategic Issues

- 12.01 The aims of the Joint Local Plan are to ensure sustainable development can be achieved whilst supporting the objective to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including a low carbon economy NPPF (2019) para 8.
- 12.02 To protect and manage the environment the Councils will employ a hierarchical approach of avoidance, mitigation and compensation.
- 12.03 The NPPF advocates that local plans should contribute to and enhance the natural and local environment (NPPF para.170). A framework of policies supports this strategic approach:
- a. Environmental Protection
 - b. Biodiversity
 - c. Landscape
 - d. Historic Environment
 - e. Change of use of Land

CROSS BOUNDARY MITIGATION FOR PROTECTED HABITATS SITES

- 12.04 Protection for internationally and nationally protected sites is established in legislation. In producing the Plan consideration can be given to the level of protection to afford to local sites of biodiversity and geodiversity value including County Wildlife Sites, County Geodiversity Sites and priority habitats and species.
- 12.05 Through previous Habitats Regulations Assessments there has been recognition of the sensitivity of the internationally protected Habitat Sites and the potential for significant effects arising from increased recreational disturbance related to new housing development. Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils (now East Suffolk District Council) are taking a joined-up approach to mitigating these impacts. For Babergh and Mid Suffolk these relate to the Stour and Orwell and Deben estuaries. The Councils are currently producing a Recreational disturbance Avoidance and Mitigation Strategy (RAMS) which will identify and cost the measures necessary to mitigate recreational and leisure impacts and confirm how they will be funded. The intention of the strategy is to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.



- 12.06 To the north and north west of the Plan area there are other internationally designated sites in Mid Suffolk as well as in neighbouring authorities. Proposals for development will need to give consideration to these designations particularly where they are identified within the relevant Impact Risk Zones and Protected Habitats Sites Mitigation Zone.
- 12.07 Development that fall within the Impact Risk Zones for Redgrave & Lopham Fens SAC & Ramsar and Waveney & Lt Ouse Valley Fens SAC will trigger consultation with Natural England.
- 12.08 The Councils will continue to work with other authorities throughout the Local Plan period to ensure that the Protected Habitats Sites Mitigation Zone, strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.

Preferred approach

Policy SP09 - Cross-boundary mitigation of effects on Protected Habitats Sites

Development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone will need to consider impacts. Where relevant, development will be required to make appropriate contributions through S106 agreements towards management projects and/or monitoring of visitor pressure and urban effects on Habitats Sites and be compliant with the HRA Recreational disturbance and Avoidance Mitigation Strategy.

Discounted alternative policies

- 12.09 No alternative strategic options are considered reasonable. The alternative would be not putting a strategic approach in place however RAMs policy approach is a far more efficient and coordinated option approach to the problem. The approach is based upon evidence, is considered in accordance with NPPF to support cross boundary mitigation.

Climate Change

- 12.10 The Joint Local Plan aims to future proof all development from the impact of climate change by supporting the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change is a national core planning principle which should underpin both plan-making and decision-taking (NPPF Para. 20). The Joint Local Plan seeks to meet these aims through the following Climate Change policies:
- a. Sustainable Construction and Design
 - b. Design and Residential Amenity
 - c. Alternative Energy Sources, Storage and Distribution,

- d. Flood Risk
- e. Sustainable Drainage Systems (SuDS).

12.11 Mitigation means to reduce or delay the impact of climate change by reducing the flow of greenhouse gases into the atmosphere, either by reducing the burning of fossil fuels or enhancing stores that accumulate and store gases such as oceans, forests and soil. Adaption means to adapt life in a changing climate with the goal to reduce our vulnerability to harmful effects of climate change

Proposed approach

Policy SP10 - Climate Change

The Councils will:

- a. **Require all major developments to take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes and visual impacts, and the risk of extreme winter and summer temperatures; overheating from rising temperatures;**
- b. **Require a sequential risk-based approach taking into account future-proofing measures for impacts of climate change;**
- c. **Encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives;**
- d. **Encourage and support new development that reduces waste and uses existing resources.**

Discounted alternative policies

12.12 No alternative options are considered reasonable. In order to future proof development and the two districts it was decided to consolidate a strategic approach to support DM policies. Addressing climate change is considered a key sustainability matter and the policy requires appropriate measures to be implemented to make growth resilient to local impacts of climate change. No reasonable alternative policy has been identified at this stage.

13 – LOCAL POLICIES – HOUSING

**(Development
policies)**

management

DRAFT

LP01 - Hamlets and Clusters of development in the countryside

Policy background and explanation

- 13.01 Sustainable development is at the heart of planning. The location of development is a critical determinant on its sustainability and has a significant effect on the extent to which it contributes socially, economically and environmentally.
- 13.02 Paragraph 78 of the NPPF states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*
- 13.03 Within the rural areas of Babergh and Mid Suffolk there are many small, dispersed communities and clusters of houses. Whilst they do not have the level of services and facilities to support larger scale new housing, some small-scale development may be appropriate in order to achieve the ambitions of NPPF paragraph 78 (above). This will also help meet the Councils’ objective to support strong and healthy communities, by enabling people to stay within their communities.

Preferred approach

Policy LP01 - Hamlets and Clusters of development in the Countryside.

- 1. Within the settlement boundary of identified hamlets the principle of development is acceptable.**
- 2. Proposals for new dwellings located within small clusters of housing¹⁹ may be acceptable, subject to satisfying the following criteria:**
 - a. Where it would not be detrimental to the character of the surroundings;**
 - b. The scale of development consists of infilling by one dwelling or a pair of semi-detached dwellings within a continuous built up frontage;**
 - c. It would not cause undue harm to the character and appearance of the cluster or any harmful visual intrusion into the surrounding landscape; and**
 - d. Particular care will be exercised in sensitive locations such as conservation areas and the Area of Outstanding Natural Beauty and**

¹⁹ For Local Plan purposes small clusters of dwellings are defined as a nucleus of at least ten dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the avoidance of doubt and in the interest of good planning small clusters of dwellings are not defined as hamlets.

any other designated land.

- 3. Proposals which would consolidate sporadic or ribbon development or the infilling of large gaps or extending edges, will be resisted. The cumulative impact of proposals will be a major consideration as development should be proportionate to the location and context, having regard to the level of local infrastructure provision.**

Discounted alternative approaches

- 13.04 No alternatives are put forward at this stage, as the policy proposes a flexible approach in conformity with the NPPF.

DRAFT

LP02 - Residential Annexes

Policy background and explanation

- 13.05 The creation of an annexe to an existing dwelling, whether the main dwelling is located inside, or outside settlement boundaries can often create a useful facility for the support and care of family members.
- 13.06 A residential annexe should therefore be designed to ensure the planning unit/ dwelling curtilage as a whole provides genuinely flexible subordinate ancillary accommodation that can be adapted and re-adapted to meet the changing needs of family circumstances over time. This should include the option of absorbing the annexe back into the main dwelling accommodation if necessary, by the same or future occupiers.
- 13.07 To meet these requirements rather than create a separate dwelling unit. It is essential that the main dwelling and annexe accommodation are directly physically and/or functionally connected and have a close spatial relationship with shared facilities and space.
- 13.08 Unduly large or detached annexes can prove an economic and practical liability when vacated or when the property changes ownership and this leads to pressure for the annexe to be severed and let separately from the main dwelling. This can create sub-standard accommodation with inadequate standards of access, amenity and space, which is unacceptable in planning terms.
- 13.09 Householder permitted development rights may allow the siting of caravans and mobile homes within the curtilage of an existing dwelling under certain conditions and subject to any restrictions²⁰. The installation of caravans and mobile homes may be approved for use as annexe accommodation where considered appropriate and acceptable when assessed and adequately justified. Such approvals will be subject to a condition or legal agreement, which restricts occupation to meet the specific need identified and it may be necessary to impose a time limit and or any other necessary restrictive conditions. Additional accommodation within existing dwelling curtilages is generally contrary to policy of the Local Planning Authority. However, genuine, evidenced and justified exemptions can be recognised for special family and or personal circumstances identified.

Preferred approach

Policy LP02 - Residential Annexes

- 1. Proposals for residential annexe accommodation may be considered favourably providing the proposal is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling, without creating an independent dwelling and/or separate planning unit at present or in the future.**

²⁰ Such as immediate family/personal consent that may be in place.

- 2. An annexe proposal must be subordinate in scale, form and mass from the main dwelling, and must contain a physical and/or functional link to the main dwelling, thereby ensuring an ancillary relationship with the main dwelling.**
- 3. Equally, the proposal must not create significant material consideration issues for the main dwelling or proposed annexe, when assessed against other relevant policies.**
- 4. Where such annexe proposal is considered acceptable planning agreement will be imposed to restrict occupation of the annexe to person(s) related or similarly linked (such as immediate family related or lawful relationship) to the occupants of the main dwelling. When considered necessary by the LPA the requirement for a legal agreement may be necessary to make the development acceptable in planning terms and or the removal of permitted development rights.**

Discounted alternative approaches

- 13.10 No reasonable alternative policy has been identified at this stage, as the policy is a reasonable and proportionate to meeting needs.

LP03 - Residential Extensions and Conversions

Policy background and explanation

- 13.11 Dwellings can be adaptable to meet the changing requirements of occupiers. It is often popular to extend or convert residential properties rather than move residence. Equally, extensions and conversions to residential dwellings can create diversity and flexibility in housing stock in sustainable locations in addition to meeting occupier needs. The Local Planning Authority will need to assess such proposals to buildings and the adjoining curtilage to ensure the proposal does not create unacceptable layout, design, amenity, access, parking or any other environmental or social impacts. The Local Planning Authority will also have regard to any existing Supplementary Planning documents or guidance.
- 13.12 All proposals are advised to have regard to any existing Supplementary Planning documents or guidance endorsed by the Local Planning Authority on good quality design principles and standards.
- 13.13 The Local Planning Authority may impose conditions and / or remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows and erect additional outbuildings to protect the amenities of neighbouring occupiers.
- 13.14 New residential development can be achieved through the sub-division of large dwellings or the conversion of ancillary buildings within settlement boundaries (see Policy: Replacement dwellings and additional dwellings on sub-divided plots within settlement boundaries). It should also be noted for planning applications for the conversion, extension or other development that involves alterations to the roof-space, there may be a need to carry out bat surveys and possibly surveys for other protected species depending on the specific nature of the proposal.

Preferred approach

Policy LP03 - Residential Extensions and Conversions

- 1. Proposals for development within the curtilage of existing dwellings, extensions to existing dwellings or conversions within residential dwelling curtilage may be permitted providing they;**
 - a. Are in keeping with the size, scale, mass, design and materials of the existing dwelling and wider setting.**
 - b. Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings and reflects and respects the relationship of the site and its context setting and those of any adjoining properties.**
 - c. The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance**

- d. Will not materially, unacceptably or detrimentally affect the amenities of neighbouring properties or adversely affect neighbouring commercial uses.**
- e. The proposal would not cause the felling of or any damage to any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the locality.**
- f. A safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling.**
- g. The proposal will not result in over-development of the plot or within the curtilage or create an incongruous impact. The cumulative effects of a number of extensions or conversions to the existing dwelling or dwelling curtilage will be regarded as a material consideration.**

Discounted alternative approaches

- 13.15 No reasonable alternative policy has been identified at this stage, as the policy is a reasonable and proportionate to meeting needs.

LP04 - Replacement Dwellings In The Countryside

Policy background and explanation

- 13.16 This policy sets the criteria for replacement dwellings **outside settlement boundaries within the countryside**. This policy has a direct interlinking relationship with Policy on residential extensions and conversions), which is referred to in this replacement dwelling policy.
- 13.17 Replacement dwellings and extensions **within the countryside** (outside of settlement boundaries) can gradually change and have an individually and cumulative adverse impact on the rural character of the countryside over a period of time, which is contrary to strategic aims and policies to balance and maintain the social and environmental aspects within sustainable development and environmental policies. The sub-division of plots in the countryside could create new dwellings in the countryside contrary to the aims of the Joint Local Plan and National planning policy, unless there is an exceptional circumstance (for example, residential annexe accommodation and rural exception site).
- 13.18 Proposals to extend residential curtilage of an existing dwelling onto agricultural land or other uses of land in the countryside for an enlarged garden, amenity land or other use is considered under policy on Change in use of land.
- 13.19 All proposals are advised to have regard to any existing Supplementary Planning documents or guidance by the Local Planning Authority on good quality design principles and standards.
- 13.20 The Local Planning Authority may impose appropriate conditions or in necessary circumstances remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows and erect additional outbuildings to protect the amenities of neighbouring occupiers.

Preferred approach

Policy LP04 - Replacement Dwellings In The Countryside (Outside of Settlement Boundaries)

1. **Proposals to replace an existing dwelling in the countryside or the conversion/erection of ancillary buildings or boundary treatments for such dwelling, may be permitted providing the proposal complies with policy on (Residential extensions and conversions policy) criteria and in addition:**
 - a. **The design, size, scale, mass and materials of the resultant development must be compatible to the area's character and appearance and must not be significantly different and no more visually intrusive to that of the original dwelling to be replaced and must not significantly urbanise the plot or property curtilage.**

- b. The existing dwelling must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.**
- c. There must not be any increase in the number of dwellings on the site. If the proposal incorporates any increase in dwellings on the site refer to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.**
- d. The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.**

Discounted alternative approaches

13.21 No alternatives are put forward at this stage, as the policy is in conformity with the NPPF.

LP05 - Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries

Policy background and explanation

- 13.22 This policy sets the criteria for replacement dwellings **inside settlement boundaries**. This policy has a direct interlinking relationship with Policy on Residential Extensions and Conversions, which is referred to in this policy.
- 13.23 Proposals to extend residential curtilage of an existing dwelling onto agricultural land or other uses of land in the countryside for an enlarged garden, amenity land or other use is considered under policy on Change in use of land.
- 13.24 In general terms replacement of existing dwellings and sub-division of existing residential plots **within settlement boundaries** does provide a regular source of housing supply in sustainable locations and contributes to the effective and efficient use of land. When considering proposals for replacement and additional dwellings on existing residential plots **within settlement boundaries** the Local Planning Authority will need to assess layout, design, scale, amenity and how this relates to spatial context and surroundings.
- 13.25 All proposals are advised to have regard to any existing Supplementary Planning documents or guidance by the Local Planning Authority on good quality design principles and standards.
- 13.26 The Local Planning Authority may impose appropriate conditions or in necessary circumstances remove permitted development rights to make the development acceptable in planning terms. For example, removing permitted development rights to insert new windows to protect the amenities of neighbouring occupiers.

Preferred approach

Policy LP05 – Replacement Dwellings and Additional Dwellings on Sub-Divided Plots Within Settlement Boundaries

- 1) **Within settlement boundaries proposals to replace existing dwellings and sub-divide existing residential plots and garden curtilages to create a new dwelling may be permitted providing the proposal complies with policy on Residential extensions and conversions criteria and specifically the proposal must provide and maintain:**
 - a. **Good quality design that maintains and enhances the character and appearance of existing buildings, street scene and surrounding context.**
 - b. **The proposal must not have unacceptable impact on the amenities of**

neighbouring occupiers or other properties.

- c. Adequate private amenity and utility space compatible with the areas context.**
- d. Adequate and acceptable access and parking.**
- e. Adequate levels of amenity with reasonable access to light, privacy, free from unacceptable noise, odour, smoke, dust, light or any other pollutants.**

Discounted alternative approaches

- 13.27 No reasonable alternative policy has been identified at this stage, as the policy is a reasonable and proportionate approach to meeting needs.

LP06 - Supported and Special Needs Housing

Policy background and explanation

- 13.28 The National Planning Policy Framework encourages planning policy for different housing groups in the community to reflect different size, type and tenure of housing needs for a range of people including but not limited to families with children, older people, people with disabilities, travellers, people who rent their home and people wishing to commission or build their own home.
- 13.29 All housing proposals must help contribute to a range of dwelling types and bedroom spaces to meet the requirements of different households as identified through evidence within the Strategic Housing Market Assessment (SHMA) (September 2017 and December 2018 update). The SHMA data for the Ipswich Housing Market Area is a key piece of data to identify the housing needs across the districts to 2036.
- 13.30 Other evidence of local housing needs may include the housing register or needs survey carried out by communities, such as parish/town councils, neighbourhood planning groups or other organisations, which would be considered alongside the SHMA evidence base document that sets the needs at the District level. Any alternative assessment of local need would need to be viewed in the context that new housing development is contributing to the District wide need and not just to the needs of the parish/town where the development is proposed.
- 13.31 This policy is to ensure development meets a particular set of identified local needs within the districts. It is also to ensure that supported and special needs housing is provided in an appropriate manner, so that it contributes to the quality of life for its residents and meet wider sustainable development requirements.
- 13.32 The SHMA (September 2017) indicates the population of older persons is currently 26.2% in Babergh and 24.8% in Mid Suffolk. The Objectively Assessed Need projections indicate the population aged 65 or over is going to increase dramatically in the Ipswich Housing Market Area over the plan period by 57.8%²¹ to 2036. The Councils have recognised this need through the emerging Joint Homes Strategy in that the specific population forecasts for both districts show the increase in over 65s is 20% over 20 years. In addition to the older population predicted to rise it is also expected a growing number of households to include one or more persons with a disability and more households with people living with long-term health conditions.
- 13.33 There is a Building Regulation standard in force relating to accessible dwellings, which sets standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessibility dwellings (Part M4(3)), which are over and above the minimum requirements²². Local Planning Authorities can apply these standards by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of people across the two districts (Babergh and Mid Suffolk) by 2036.

²¹ Strategic Housing Market Assessment, Section 6 (Sept 2017)

²² Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.

- 13.34 The SHMA²³ recognises that there is an increasing need for the provision of older people accommodation; 1369 additional specialist units will be needed in **Babergh** comprising of 1125 sheltered housing, 106 enhanced sheltered housing, 138 extra care housing. Although it is also recognised the actual numbers and type of specialised accommodation needed may depend on changes in patterns of demand and expectations furthermore the County Council are developing further accommodation typologies to respond to future care needs. It is considered suitable to plan towards this target currently with the knowledge that accommodation to be delivered should not be too prescriptive. There is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies there will be a requirement for 1591 people in **Babergh** by 2036, which means an additional 572 registered care accommodation will be required over the plan period.
- 13.35 There is also a recognised trend within the SHMA²⁴ increasing need for the provision of older people accommodation; 1005 additional specialist units will be needed in **Mid Suffolk** comprising of 755 sheltered housing, 73 enhanced sheltered housing, 176 extra care housing. Although it is also recognised the actual numbers and type of specialised accommodation needed may depend on changes in patterns of demand and expectations furthermore the County Council are developing further accommodation typologies to respond to future care needs. It is considered suitable to plan towards this target currently with the knowledge that accommodation to be delivered should not be too prescriptive. There is also an additional requirement for registered care (nursing and residential care homes). The SHMA identifies there will be a requirement for 1670 people in **Mid Suffolk** by 2036, which means an additional 1004 registered care accommodation will be required over the plan period.
- 13.36 The requirements for supported and special needs housing will need to comply with the Technical housing standards, which is a national document that sets out the government's nationally described space standard²⁵. This material consideration is also interlinked with design and amenity. Further local requirements regarding the link between spacing standards, design and amenity can be found in Policy - Design & Residential Amenity.
- 13.37 Opportunities should be taken to integrate older persons housing into the community, in order to address potential issues of isolation and to promote inclusivity. For example older persons housing on sites that are well related to schools, community centres or other focal points can help to create integrated communities. The Suffolk Healthy Ageing Needs Assessment (2018) identifies tackling social isolation and loneliness as one of its recommendations. There is a particular need for older and vulnerable people to have opportunities to access sustainable transport and modes of travel other than the car.
- 13.38 To achieve a greater mix of housing types, the starting point will be that all developments of ten units or more or sites of 0.5ha or more residential units will be expected to provide a mix of house types and sizes. The Council will expect applicants to relate needs to the SHMA and/or to an assessment of local need where the methodology and scope for this is either adopted via a neighbourhood plan or agreed with the Council.

²³ Strategic Housing Market Assessment, Appendix 6 (January 2019)

²⁴ Strategic Housing Market Assessment Appendix 6 (January 2019)

²⁵ Technical housing standards – national described space standard (March 2015)

- 13.39 Neighbourhood Plans may wish to identify specific localised needs for certain types of dwellings where supported by evidence gathered through a local housing needs assessment which is supported by the Council. There are also other or complementary mechanisms in which communities can deliver the homes needed in the local community, for example through the establishment of a Community Land Trust.
- 13.40 This policy applies to all sites and proposals which individually or as part of a wider or contiguous site, that could accommodate a level of development that would meet the needs of different housing groups.

Preferred approach

Policy LP06 - Supported and Special Needs Housing

Proposals for residential nursing homes and specialist housing (sheltered, enhanced sheltered and extra care) and development proposals, including extensions, conversion and new developments for supported and special needs housing, will be supported where they are:

- a. Located on sites appropriate for residential development;**
- b. Within well located areas and connected to urban areas or main core villages that have sufficient access to local services and facilities (particularly health services) and public transport for long-term sustainability;**
- c. The proposal has sufficient amenity standards including access to open space for the residents;**
- d. The proposal is well designed and will meet any special needs of the residents of the facility; and**
- e. Designed and sited to respect, maintain and enhance landscape characteristics.**

Scheme composition must include:

- a. Proposals for ten units or more or sites of 0.5ha or more must accommodate 35% affordable housing to meet affordable housing need.**
- b. Proposals for ten units or more or sites of 0.5ha or more must accommodate 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).**
- c. Proposals for ten units or more or sites of 0.5ha or more must accommodate 3% for bungalows if appropriate for the scheme. The**

bungalows provided will be required to remain in perpetuity through the removal of permitted development rights. Therefore, it may be necessary for the Local Planning Authority to apply conditions and/or request in a planning obligation/legal agreement.

Adopted Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where there is appropriately supported evidence.

Discounted alternative approaches

- 13.41 No reasonable alternative policy has been identified at this stage, the policy proposes a reasonable and proportionate approach to meeting specialist needs. The SHMA (2019 update) provides up to date evidence regarding supported and special needs housing.

LP07 - Affordable Housing

Policy background and explanation

- 13.42 The Strategic Housing Market Assessment (SHMA) – Part 1 and 2 (May 2017) and subsequent SHMA (2014-based Local Housing Need) evidence base updated data January 2019 is a joint evidence base document between Babergh DC, Mid Suffolk DC, Suffolk Coastal DC, Waveney DC (now East Suffolk) and Ipswich BC that (amongst other matters) provides the evidence to justify the need and requirement for affordable housing. Planning policy reflects the size, type and tenure of housing needed for different people in the community and affordable housing is an identified need within Babergh and Mid Suffolk Districts as required by Paragraph 61 of the NPPF.
- 13.43 The evidence and information within the strategic Housing Needs & Requirements Policy provides the local affordable housing need calculations setting out the mix and composition within the Babergh and Mid Suffolk Districts. The data identifies a total potential demand of 495 discount home ownership/starter homes dwellings in Babergh, and 430 discount home ownership/starter homes dwellings in Mid Suffolk. The provisions for discount home ownership and starter homes must not be made at the expense of shared ownership and social /affordable rent provision.
- 13.44 In exceptional circumstances²⁶, where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability and best meet the housing needs.
- 13.45 Local need for affordable housing may be identified through a local housing needs survey (LHNS)²⁷. Developers are encouraged to work closely with the Council's Strategic Housing team at pre-application stage to ensure appropriate evidence is provided with any planning application.
- 13.46 Babergh and Mid Suffolk Councils will encourage new homes to be delivered through Community-led housing vehicles such as Community Land Trusts (CLT's), Co-operatives or Co-housing groups which address a local housing need. The Local Plan recognises that community-led development can be beneficial for local communities and may be an appropriate 'exception' to development on the edge of settlements or in the countryside. Proposals of any scale will need to demonstrate an appropriate mix which links to identified local needs, with such needs perhaps identified via a local survey.

²⁶ Sites and proposals such as brownfield, rural exception site as an example. But, this is not an exhaustive list of circumstances and does not mean exceptional circumstances are always acceptable in all other planning terms when assessed as a comprehensive balanced proposal.

²⁷ The term local need refers to affordable housing needs arising within a parish area that meet the needs of applicants with a defined local connection to that parish.

Preferred approach

Policy LP07 – Affordable Housing

Affordable housing requirements are as follows:

1. The Joint Local Plan will seek to retain and deliver 35% requirement for affordable housing on relevant sites of ten or more units or sites of 0.5ha or more.
2. 984 for Babergh and 1288 for Mid Suffolk is to be for affordable rent / social rent, and 506 for Babergh and 583 for Mid Suffolk is to be for shared ownership and 496 for Babergh and 430 for Mid Suffolk is to be for discounted home ownership/starter homes.
3. Affordable housing provision is expected to be delivered on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards off-site affordable housing provision. In exceptional circumstances, where it is evidenced and justified and the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing.
4. The Council will not permit any proposal that creates artificial or contrived subdivision of a site to circumvent affordable housing. If there is reasonable expectation of adjoining land coming forward for housing development, it will take account of the whole contiguous site area when calculating what affordable housing is required. Affordable housing will also be sought where a site is capable of accommodating the stated thresholds. If three or more dwellings can be accommodated on site, there will be an expectation to do so and if this is not the case a justification must be provided to support the case.
5. Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and a viability assessment. Some communities may aspire to bring forward community-led housing schemes, which are broadly encouraged by the Councils. The Councils will need to be satisfied that (i) the scheme was initiated by, and is being led by a legitimate local community group such as a Parish Council or Community Land Trust and (ii) the scheme has general community support, with evidence of meaningful public engagement.
6. An element of market housing on rural exception sites at a threshold of up to 35% will be supported, to ensure that they are financially viable to deliver and ensure greater flexibility and assistance to bring forward more suitable and sustainable exception sites.
7. Where major development involves housing, 10% of the housing must be available for affordable home ownership as part of the overall affordable housing contribution from the site. Unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs. Exemptions to this 10% affordable home ownership requirement are:
 - Solely build-to-rent homes

- **Specialist accommodation for specific needs**
- **Community-led housing scheme**
- **100% rented Gypsy & Traveller sites**
- **Development by people building or commissioning their own homes (self-build)**
- **Exclusively for affordable housing (entry-level exception site or rural exception site).**

8. The Local Planning Authority will use planning obligations or legal agreements to secure and deliver affordable housing to ensure the benefit of affordable housing will be enjoyed by successive occupiers.

Discounted alternative approaches

Alternative	Reason for discounting
Lower affordable housing requirement that set out in the SHMA.	It is not considered appropriate to lower the AH requirement as this would not be likely to delivery the identified district volume of AH overall (not every site contributes to AH). Viability is built into the preferred policy to enable flexibility in exceptional circumstances.
No market housing on rural exception sites.	This approach is considered more restrictive to rural housing delivery options.

LP08 - Provision for Gypsy and Traveller and Travelling Showpeople

Policy background and explanation

13.47 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople.

13.48 Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:

'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

In determining whether persons are 'gypsies and travellers' for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:

a) whether they previously led a nomadic habit of life

b) the reasons for ceasing their nomadic habit of life

c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.'

13.49 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:

'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.'

- 13.50 Mid Suffolk is one of the largest districts in England covering 87,107 hectares (335 square miles), the majority of the population live in villages and rural areas. Mid Suffolk contains a number of Sites of Special Scientific Interest and other designated land such as internationally designated Special Area of Conservation north of the District.
- 13.51 Babergh District is mainly rural in character covering an area of 230 square miles. Babergh District has a diverse economy where there is strength in manufacturing, creative industries, distribution, hotel and restaurant sectors. Babergh is particularly deprived in terms of access to housing and other services.
- 13.52 The jointly commissioned Ipswich Housing Market Area Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) (May 2017) identifies for Gypsy and Traveller provision **Babergh is in need for 1 permanent** Gypsy and traveller pitch and **Mid Suffolk is in need for 9 permanent** Gypsy and traveller pitches up to 2036 (A pitch is an area on a site developed for a family unit to live). Each authority is to meet the needs in respect of Gypsy and Traveller accommodation within their own areas.
- 13.53 The following data shows existing Gypsy and Traveller data since 2016, which includes Gypsy, Traveller and Travelling Showpeople. All of which is in private ownership.

Babergh Five Year estimate of the need for permanent/residential site pitches (2016-2021)

1) Current occupied permanent / residential site pitches	1
Current residential supply	
2) Number of unused residential pitches available	0
3) Number of existing pitches expected to become vacant through mortality 2016-2021	0
4) Number of family units on sites expected to leave the area in the next 5 years	0
5) Number of family units on sites expected to move into housing in the next 5 years	0
6) Residential pitches planned to be built or to be brought back into use 2016-2021	0
7) Less pitches with temporary planning permission	0
Total Supply	0
Current residential need: Pitches	
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	0
9) Family units on unauthorised encampments requiring residential pitches in the area	0
10) Family units on unauthorised developments requiring residential pitches in the area	0
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	0
12) New family units expected to arrive from elsewhere	0
13) New family formations expected to arise from within existing family units on sites	0
Total Need	0
Current residential need: Housing	
14) Family units in housing but with a psychological aversion to housed accommodation	0
Total Need	0
Balance of Need and Supply	
Total Need	0
Less total supply	0
Total Additional Pitch Requirement	0
Annualised Additional Pitch Requirement	0

Source: ANA 2017

Babergh Twenty-year summary (2016-2036)

	Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036
Residential pitches	1	0	0	0	1	1	2

Source: ANA 2017

Mid Suffolk Five Year estimate of the need for permanent/residential site pitches (2016-2021)

1) Current occupied permanent / residential site pitches	38
Current residential supply	
2) Number of unused residential pitches available	24
3) Number of existing pitches expected to become vacant through mortality 2016-2021	1
4) Number of family units on sites expected to leave the area in the next 5 years	0
5) Number of family units on sites expected to move into housing in the next 5 years	2
6) Residential pitches planned to be built or to be brought back into use 2016-2021	3
7) Less pitches with temporary planning permission	2
Total Supply	28
Current residential need: Pitches	
8) Family units (on pitches) seeking residential pitches in the area, 2016-2021, excluding those already counted as moving due to overcrowding in step 12	7
9) Family units on unauthorised encampments requiring residential pitches in the area	0
10) Family units on unauthorised developments requiring residential pitches in the area	0
11) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	1
12) New family units expected to arrive from elsewhere	0
13) New family formations expected to arise from within existing family units on sites	9
Total Need	17
Current residential need: Housing	
14) Family units in housing but with a psychological aversion to housed accommodation	6
Total Need	23
Balance of Need and Supply	
Total Need	23
Less total supply	28
Total Additional Pitch Requirement	-5
Annualised Additional Pitch Requirement	-1

Source: ANA 2017

Mid Suffolk Twenty year summary (2016-2036)

	Base Numbers 2016	Additional need 2016- 2021	Additional need 2021- 2026	Additional need 2026- 2031	Additional need 2031- 2036	Additional need 2016-2036	Numbers as at 2036
Residential pitches	62 (41)**	-5 (16) **	4	5	5	9 (30)**	74*

Source: ANA 2017

*Includes the development of 3 potentials 2016-21

**The figures in brackets in the table above are based on a possible scenario of 21 pitches not being available. However, since the Accommodation Needs Assessment (ANA) evidence was produced the 21 pitches are available. Therefore, the additional need is 9 pitches up to 2036 as identified earlier in this policy.

Definitions and meanings within the table of existing Gypsy and Traveller use:

- 'plots' means Travelling Showpeople only
- 'pitches' mean Gypsies and Travellers only
- 'yards' means Travelling Showpeople only

- Actual authorised plots and pitches: This refers to the actual number of pitches observed by visiting the site compared to the number of pitches given planning permission. (There is no difference between actual and observed pitches in Babergh or Mid Suffolk).
- Plots and pitches in use (vacant): Refers to the pitches / plots in use at the time and then vacant column for those vacant at the time.
- Caravans on authorised sites and yards: Reflects the caravan count, which shows there have been more caravans than pitches i.e. some pitches have contained more than one caravan. For Mid Suffolk the figures show there are 10 additional caravans $7 + 65 + 10 = 82$ total.
- The data in the table above includes temporary planning permissions and unauthorised developments.

13.54 Both districts have regular incidents of unauthorised encampments with major transport links influencing the pattern of occupation. Accommodation needs from unauthorised encampments was considered separately and this information is as follows some of which are subject to enforcement action.

	Unauthorised sites in 2016	Unauthorised sites in 2017	Unauthorised sites in 2018
Babergh District	12	9	5
Mid Suffolk District	7	11	16

Source: ANA 2017

13.55 Proposals for accommodation for those who do not meet the current definition of Gypsies and Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy on Moorings and Marinas.

13.56 Proposals for new sites for Gypsies and Travellers or Travelling Showpeople would be considered under all relevant environmental policies, including Policy on Biodiversity

Preferred approach

Policy LP08 – Provision for Gypsy and Traveller and Travelling Showpeople

1. The Councils will work with partner agencies to identify suitable permanent and transit pitches to meet the needs identified in an up to date needs assessment.

2. The principle for Traveller development will be considered as with other residential development in other policies*, and having regard to the following considerations:

- a. The need for pitches in the District as evidenced in an up to date needs assessment, and the availability of deliverable sites. The site choice must be**

- the result of a sequential search. Land ownership limitations are not a reason to justify selection above other sustainability criteria;**
- b. The site shall not dominate the nearest settled community;**
 - c. The site is well related to local services and facilities (particularly medical services and schools), preferably by means other than the private car;**
 - d. The site is designed with regard to established design guidance documents and best practice;**
 - e. Any employment use on the site is compatible with residential and local amenity;**
- 3. Conditions will normally be applied to limit the number of pitches/plots on the site, or to safeguard occupancy by the Gypsy/Traveller community.**
- 4. Neighbourhood Plans may allocate sites for Gypsy and Traveller use.**

Discounted alternative approaches

- 13.57 No alternative options are put forward at this stage, as the policy proposes a reasonable and proportionate approach to meeting the needs of Gypsy and Travellers.

LP09 - Moorings and Marinas

Policy background and explanation

- 13.58 The Councils will work with partner agencies to identify suitable moorings to meet the needs identified in an up to date needs assessment.
- 13.59 An area of the mooring of houseboats is shown on the Proposals Map at Pin Mill, Chelmondiston.
- 13.60 Increases in the number of moorings and marina berths result in additional pressure for associated land-base facilities, often where access is poor. Facilities proposed can include housing, other recreational provision, hotels, chandlers, boat repairs, clubhouses etc. and often these will be out of scale in the locality. There is a need to protect the special landscape and ecological characteristics of these internationally important areas and as a result, Babergh District Council will need to prepare a project-level HRA to assess the likely impacts from development.”
- 13.61 Water-based and associated land-based facilities of an appropriate scale will only be permitted on the Stour and Orwell estuaries where these are compatible with landscape characteristics, biodiversity, agriculture, access and river safety constraints. A sustainable development approach will be of the utmost importance on both estuaries.
- 13.62 The existing moorings and marinas fall within the Stour and Orwell Estuaries SPA and Ramsar sites

Preferred approach

Policy LP09 - Moorings and Marinas

1. **An area for the mooring of houseboats is shown on the Proposals Map at Pin Mill, Chelmondiston. Outside this area, the mooring of houseboats will not be permitted.**
2. **Planning permission will only be granted for a houseboat at Pin Mill if it meets the following criteria:**
 - a. **it lies within the area defined on the Proposals Map;**
 - b. **the total number of houseboats within the area does not rise above 28;**
 - c. **the houseboat appearance is that of a traditional form of vessel in terms of both the hull and superstructure;**
 - d. **the houseboat will not result in an adverse effect on integrity of Stour & Orwell Estuaries SPA and Ramsar site e.g. In terms of pollution, or have a significantly detrimental impact on the surrounding area, biodiversity value, character and appearance to the location within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty;**
 - e. **All new houseboat proposals will need to demonstrate appropriate**

- measures to ensure that there is no risk of deterioration in Water Framework Directive (WFD) status for the River Stour and Orwell
- f. the vessel is completely river-worthy (capable of floating and being moved)
 - g. access to it is gained by a jetty and the houseboat to be secured to the jetty or a mooring post.
3. Where planning permission is granted for the mooring of houseboats, the Councils will require the applicant to enter into a legal agreement for the removal and disposal of any vessel so moored if it subsequently sinks, or becomes unfit for habitation, derelict or is otherwise abandoned
 4. Any proposal for the replacement of houseboats will have to comply with the above requirements.
 5. No introduction or major extension of existing or associated land-based sailing facilities, including moorings and jetties will be permitted on the Stour and Orwell Estuaries.
 6. Where planning permission is granted a Construction Environmental Management Plan will be included as a condition, to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites

Discounted alternative approaches

- 13.63 No alternatives are considered reasonable at this stage, as the policy is relevant to local circumstances.

LP10 - Self-Build and Custom-Build

Policy background and explanation

- 13.64 The Self Build and Custom Housebuilding Act 2015 requires LPAs to keep a register of people who are interested in building their own homes. NPPF para. 61 states that LPAs should plan for the needs of those wishing to build their own homes. The Council has set up a self-build register to understand the level of interest and demand in plots for self-build / custom build across the districts. As of April 2018, there were 164 people on the self-build register all with a variety of land and locational requirements.

Preferred approach

Policy LP10 - Self-Build and Custom-Build

- 1. The Councils will support proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders, on appropriate sites and where in compliance with all other relevant policies of this Joint Local Plan.**

Discounted alternative approaches

- 13.65 No alternatives are put forward at this stage, as the policy proposes a flexible approach in conformity with the NPPF.

14 – LOCAL POLICIES – ECONOMY

**(Development
policies)**

management



LP11 - Employment Development

Policy background and explanation

- 14.01 In the 2019 NPPF, chapter 6 'Building a strong, competitive economy' is clear when it sets out "Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."
- 14.02 Economic growth is critical to the future of the communities across Babergh and Mid Suffolk, as set out in the Joint Strategic Plan Refresh 2016 which states one of its five key priorities is "Business growth and increased productivity – Encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in skills and innovation in order to increase productivity".
- 14.03 The purpose of this section is;
- I. Maintain an environment where businesses can develop confidently with positive policies that protect their amenity and ability to thrive.
 - II. To encourage development of employment sites and other business growth, of the right type, in the right place and encourage investment in skills and innovation in order to increase productivity.
 - III. To encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of Felixstowe and strengthen the Districts' links to Felixstowe and the rest of the UK.
 - IV. Develop and support the tourism sector as one of the key drivers of economic growth.
 - V. Be responsive to changing behaviours, innovation and sectoral advancements to enable business to be competitive and improve productivity.

Supporting A Prosperous Economy

- 14.04 Alongside our major strategic employment sites, the rural economy plays an important role in the prosperity of the Districts as a whole, and the vitality of local communities. The Ipswich Economic Area Sector Needs Assessment (SNA) (2017) highlighted that Babergh has a high amount of rural employment and diverse commercial property needs across the Districts. Mid Suffolk's commercial activity is concentrated along the A14 corridor, with smaller rural employment sites dispersed across the District, which are sometimes for single use and under owner-occupation. These rural employment sites have grown organically over time. Within both Districts, demand is largely localised, driven by micro and Small and Medium-sized Enterprises (SME) businesses. As such the suitable expansion of existing businesses plays a vital role in the local economy.
- 14.05 The Ipswich Economic Area SNA (2017) highlighted that poor infrastructure, particularly broadband and transport links can inhibit economic growth in the Districts. The New Anglia Local Enterprise Partnership (LEP) has identified opportunities within the agricultural-technology sector in Babergh and Mid Suffolk.
- 14.06 The policy on small scale employment and flexible working practices recognises the importance of micro and SME scale of businesses in the two districts, where their predominantly rural nature means it offers benefits such as where these can thrive in the home. It seeks to accommodate Micro and SME operators positively by making

provision for small scale employment and flexible working practices in appropriate locations. The provision to enable remote working, in particular through telecommunications connectivity, will be addressed in the contributions, infrastructure and services policy.

Preferred approach

Policy LP11 - Employment Development

1. **Proposals for employment use must:**
 - a. Be in accordance with the spatial distribution as set out in JLP Part 1;
 - b. Provide adequate servicing, access and off-road parking for its type, mix, use and location;
 - c. Not have a detrimental impact upon the highway network;
 - d. Be sensitive to the surroundings, including any residential and other amenity, landscape and heritage assets; and
 - e. Demonstrates high-quality design by having regard to the relevant policies of the Joint Local Plan.
2. **Change of use to small scale employment use in predominantly residential areas is supported where:**
 - a. There is no direct sales from the site;
 - b. The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, must remain incidental to the overall use of the site for residential purposes;
 - c. The hours of operation are compatible with residential use; and
 - d. The business does not involve significant noise, dust, fumes or other emissions, outdoor storage or frequent delivery/collection (more than twice daily) which could adversely affect local amenity.

Discounted alternative approaches

- 14.07 No alternatives are put forward at this stage, as the policy proposes a flexible approach in conformity with the NPPF.

LP12 - Safeguarding Economic Opportunities

Policy background and explanation

Ensuring an Adequate Supply of Land and Premises for Economic Growth

- 14.08 The policy for ensuring an adequate supply of land and premises for economic growth aims to ensure that a continuous range and diversity of appropriate employment sites and premises are available throughout the plan period. The Councils consider that availability of employment opportunities – particularly in rural areas – is essential to maintain sustainable communities. The loss of individual premises or land in employment use in itself may not appear to be significant, but the cumulative loss of several such units is very damaging to the local economic resilience. The policy seeks to retain employment use on existing employment premises, but also enable other commercial uses, such as small scale retail, services and other facilities.
- 14.09 Overall, the Council expects that employment land and premises will remain in employment use throughout the plan period. Where a business is unable to make premises work viably, this does not mean that the premises is inherently unsuitable for employment use as an alternative operator or another business use may be able to operate successfully from the premises.
- 14.10 It is about a balance between ensuring there is sufficient choice in the employment land and premises market over the long term and being proportionate in the type and level of evidence required to support a change of use of small premises.
- 14.11 On some sites it may be appropriate to undertake a “land swap” whereby employment land/premises can be redeveloped with another use and the employment uses can be developed elsewhere on a new site. This could be beneficial for businesses to provide modern premises, and it could be beneficial for local amenity if employment uses were relocated away from residential areas. Where a land swap is agreed, the Council will expect no net loss of space, and a net gain in the quality of overall provision of employment land/premises.
- 14.12 However, in some circumstances the loss of employment land and premises may be justified, and the Council will seek to ensure that where such losses occur that alternative provision is enabled in the interests of local employment sustainability.

Preferred approach

Policy LP12 - Safeguarding Economic Opportunities

1. **In order to protect the amenity of existing businesses, proposals for development in the vicinity of land and premises in lawful business, commercial and employment activity may only be approved where such activity would not be compromised through amenity conflicts arising from the proposed development.**

- 2. The Councils shall resist the loss of identified employment sites, as well as other land and premises in lawful employment/commercial use. This includes land around identified employment sites that may be required and is most logically used for employment purposes beyond this plan period. Where a robust case is made that the land or premises is no longer economically viable or is inherently unsuitable to be retained for an employment, business or appropriate community use, the Council may consider the redevelopment of land and premises for alternative uses. Proposals that would lead to the full or partial loss of employment sites or premises will be required to demonstrate:**
 - a. that the possibility of re-using or redeveloping the land for other commercial, employment, business or community uses have been explored by a period of sustained marketing for 12 months by an independent qualified assessor. This must be undertaken at a realistic asking price, on a range of terms and in an appropriate format. The approach for the marketing campaign must be agreed by the Development Management case officer from the outset;**
 - b. The supply, availability and variety of employment land is sufficient to meet both overall District as well as localised needs;**
 - c. The proposal would not give rise to amenity conflicts with existing or proposed employment uses/activities in the vicinity of the site;**
 - d. That there would be an overriding environmental or community benefit from redevelopment or change to another business or community use, which outweighs the benefit of the current employment use continuing; and**
 - e. There would be a substantive economic benefit to the area that would result from allowing redevelopment.**
- 3. Where employment land or premises are lost to non-employment generating uses, unless it is demonstrated that the use is no longer viable, the Council will seek contributions to help offset the economic impact of the loss of business opportunities. Contributions may include any combination of:**
 - a. Alternative land or premises;**
 - b. Financial contributions towards infrastructure installations to enable the delivery of replacement employment premises on Strategic Employment Sites;**
 - c. Financial contributions towards skills, training and qualifications for displaced employees.**

14.13 Discounted alternative approaches No reasonable alternative policy has been identified at this stage, as the policy is a reasonable and proportionate to meeting economic needs.

LP13 - Retail and Town Centres

- 14.14 The aim of the policy is to promote competitive town centre environments that provide customer choice and a diverse retail offer. It is also aimed at supporting the viability and vitality of town centres in the Babergh and Mid Suffolk districts.
- 14.15 The Primary Shopping Frontage (PSFs) and Secondary Shopping Frontages (SSFs) and Primary Shopping Areas (PSA) and Town Centre Boundaries have been updated in Sudbury, Hadleigh and Stowmarket in accordance with recommendations suggested in the Babergh and Mid Suffolk Joint Town Centre and Retail Study (2015).
- 14.16 The retail policy seeks to prevent the proportion of Class A1 retail uses at ground floor level falling below an indicative minimum threshold within Primary Shopping Frontages (PSFs). This is to ensure the continued primary retail function of the different retail zones. A more flexible approach to cover SSF's to reflect market trends is considered more appropriate. This will allow applications to be considered on a case-by-case basis.
- 14.17 The NPPF allows Local Planning Authorities to set their own locally set floorspace threshold for requiring retail and leisure development outside of town centres, which are not in accordance with an up-to-date plan, to provide a retail impact assessment. The Babergh and Mid Suffolk Joint Town Centre and Retail Study (2015) suggests that a threshold of 400m² is appropriate to require a retail impact assessment, to demonstrate that to the Councils that development outside of town centre boundaries would not impact on the vitality and viability of nearby centres. The level of detail to be included in the retail impact assessment should be proportionate to the scale and type of retail proposal and should be agreed between the Council and applicant on a case-by-case basis. Furthermore, in dealing with such applications (regardless of its size) paragraph 86 and 87 of the NPPF states that Local Planning Authorities should apply a sequential test to focus main town centre uses in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered. The primary and secondary shopping frontages and town centre boundaries for Hadleigh, Stowmarket and Sudbury are set out in the relevant maps in Appendix 1.

Preferred approach

Policy LP13 - Retail

1. **Primary/Secondary Shopping Frontages**
 - a. **Within Primary Shopping Frontages (as defined in the Proposals Maps), the Councils will seek to ensure a balance between retail and non-retail uses to secure the vitality and viability of Town Centres. Within Primary Shopping Frontages the Council will seek to ensure that the number of A1 units at ground floor level do not fall below the following thresholds:**
 - I. **Sudbury – 80%**
 - II. **Stowmarket – 70%**
 - III. **Hadleigh – 60%**

- b. Within Secondary Shopping Frontages (as defined in the Proposals Map) development of Use Classes A1-A5, D1 and D2, may be permitted where:**
- I. Evidence is provided that the current use is no longer required and cannot be made viable;**
 - II. The proposal does not individually or cumulatively undermine the vitality or viability or the town centre; and**
 - III. The proposal is consistent with the scale and function of the town centre.**
- 2. Within Town Centre Boundaries consideration is given to ensuring that development proposals do not eliminate separate access arrangements to upper floorspace, which could be used for residential, community or employment uses.**
- 3. Out of Town Centre Applications**
- a. Where an application for retail and leisure development outside of town centre boundaries, is in excess of 400m² an impact assessment will be required. A sequential test in accordance with the NPPF will be applied for any applications for main town centre uses. Applications which would have a significant adverse impact on the vitality and viability of nearby centres will not be supported.**

Discounted alternative approaches

- 14.18 At this stage there are no alternative approaches put forward. The Babergh and Mid Suffolk Town Centres and Retail Study (2015) provides the evidence based to justify this approach.

LP14 - Tourism and Leisure

- 14.19 The NPPF para 83. states the Local Plan should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 14.20 The Local Plan seeks to provide a diverse range of accommodation across the District to cater for the tourist demand. Tourist accommodation particularly that which is in permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation should therefore be restricted by planning conditions and/or legal agreements so that it is retained for the benefit of the tourism economy and not lost to residential use. Planning conditions will limit the occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one person or persons within one calendar year. The owners/operators of the accommodation will be required to maintain an up to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.
- 14.21 Proposals to remove holiday occupancy must include appropriate evidence where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation. Marketing evidence must be provided with details on:
- I. why the property is being marketed;
 - II. it's location, links to transport networks and general setting;
 - III. advertising methods – particulars should be set out in a bespoke, well-designed brochure with professional photos. Evidence of advertisements in both local and national publications/ online advertisement and/ or targeted mailing will be demonstrated;
 - IV. guide price/rent; and
 - V. guide terms.

Preferred approach

Policy LP14 - Tourism and Leisure

1. **Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, may be supported where proposal(s):**
 - a. **Enhance the district's ability to attract and cater for visitors, increase local employment opportunities and provide for environmental improvements;**
 - b. **Improve the range, quality and accessibility of facilities;**
 - c. **The facility (where appropriate) is in close proximity to the people it serves and accessible by public transport;**
 - d. **Complements and does not compete with the vitality and viability of the settlement centre; and**
 - e. **Where relevant includes facilities which are open to the wider community, to enhance both accessibility and the range of facilities available.**
2. **In addition to the criteria above, proposals in the countryside may be**

supported where the proposal:

- a. Increases access, enjoyment and interpretation of the countryside, appropriately, sensitively and sustainably;
- b. Provides appropriate parking and access and ensures the associated traffic movement would not compromise highway safety;
- c. Improves accessibility for existing settlements, which are not well served by public transport;
- d. Reflects the intrinsic quality and respects the character of the countryside by having regard to the Councils Landscape Guidance and any other relevant documents endorsed by the LPA;
- e. The proposal must follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant on the local ecology, biodiversity, trees and hedgerows, or as a last resort compensate for losses that cannot be avoided or mitigated for; and
- f. Is of an appropriate scale for their context and/or comprise of the conversion of an existing rural building, of landscape, historic or architectural merit.

3. Leisure facilities of more than 400m² gross floorspace in out-of-town locations will require a Retail Impact Assessment.

Discounted alternative approaches

- 14.22 No alternatives are put forward at this stage, as the policy is appropriate to local circumstances.

LP15 – Countryside Tourist Accommodation

Preferred approach

Policy LP15 - Countryside Tourist Accommodation

1. New tourist accommodation will be restricted by means of planning conditions which permits holiday use only. The conditions will restrict the period of continuous occupation of the accommodation to a maximum of 28 days and a register of all lettings, and proof of a residential address for occupiers, will be required to be made available at all times.
2. The Councils should only support the removal of a holiday occupancy condition if evidence is provided that there is no demand for the tourist accommodation, and there has been sustained marketing for 12 months as set out in the supporting text.

Discounted alternative approaches

- 14.23 No alternatives are put forward at this stage, as the policy is appropriate to local circumstances.

15 – LOCAL POLICIES – ENVIRONMENT

**(Development
policies)** **management**

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LP16 - Environmental Protection

Policy background and explanation

- 15.01 The aim of this policy is to ensure that all developments are environmentally sustainable and will seek to prevent and mitigate against adverse environmental impacts and climate change, irrespective of the size of the development. Development proposals must take into account a broad range of environmental issues such as air quality, water consumption and quality, drainage, sewerage, energy, noise, light, waste, contamination, design and building materials. The policy will provide an update to the environmental standard requirements in view of the National Housing Standards Review, 2014.
- 15.02 Land and air pollution are subject to regulatory controls under Environmental Health Legislation including the Environmental Protection Act 1990, Pollution Prevention Act 1999 and the Environment Act 1995. Applications within an Air Quality Management Area (AQMA) and all major planning applications, may be required to submit an air quality impact assessment to assess and quantify the impact on local air quality and to identify appropriate mitigation measures to ensure that development is acceptable on the grounds of air quality. Contributions may also be required towards the cost of air quality mitigation measures.
- 15.03 Lighting needs to be appropriate for the design and scale of development and location. It is important lighting is designed to illuminate the target only and not detract from the night sky's natural state and thereby avoid light pollution.
- 15.04 The Joint Local Plan will encourage proposals that help bring contaminated sites into productive use. Where a site is affected by contamination, responsibility for securing safe development rests with the developer and/or landowner.
- 15.05 In line with the National Planning Policy Framework the Joint Local Plan seeks to protect high quality agricultural land where possible. Whilst in some cases meeting wider objectives will necessitate the loss of agricultural land, particularly considering the relatively limited amount of brownfield land available for development in the Districts, the policy seeks to ensure that loss of agricultural land is a consideration.
- 15.06 Where it is anticipated that contamination may be present near or on a proposed development area a precautionary approach is essential to ensure there is no unacceptable risk to health, or to the environment or amenity. The applicant will be required to demonstrate by way of adequate site investigation information, prepared by a competent person, that there is no unacceptable risk to health, or the environment and where unacceptable contamination is found there will be a requirement for mitigation/remediation/verification, as agreed with the Councils.
- 15.07 Where appropriate potentially contaminated land should be investigated and remediated prior to development and/or during construction to a level appropriate to its proposed use. Where mitigation / remediation cannot be satisfactorily achieved development will be refused.

Preferred approach

Policy LP16 - Environmental Protection

To protect the environment all developments must have regard to the following:

Where construction may cause potential impacts, measures proposed must include Construction Environment Management Plans (CEMPs)

1. LAND

Efficient and Effective Use of Resources/Land

- a. Development on previously developed land will be prioritised, where appropriate, to minimise the loss of the best and most versatile agricultural land.
- b. Development will contribute towards making more efficient use or re-use of existing resources and reducing the lifecycle impact of materials used in construction.
- c. Development proposals must not prejudice the ability of future allocated sites to come forward by, for example, restricting or blocking access to services such as water, gas, electricity, drainage, the free flow of air, water and daylight

Land Contamination and Instability

- d. Where necessary, development will include measures to remediate land affected by contamination and locate development safely away from any hazardous source;
- e. Where necessary, development will include measures to address land instability issues where identified;
- f. These measures must be compatible with the National and International Standards.

2. POLLUTION

Pollution and Environmental Amenity

- a. Prevent, or where not practicable, reduce all forms of possible pollution including, but not limited to; air, land, ground and surface water, odour, noise, light and any other general amenity, including public amenity and visual amenity impacts.

3. WATER

- a. Development will be required to comply with the SCC Construction Surface

Water Management Plan (or updates if appropriate)

- b. Development proposals will need to demonstrate it protects and enhances groundwater, surface water features and controls aquatic pollution to help achieve the objectives²⁸ of the Water Framework Directive**

Discounted alternative approaches

15.08 No alternative options are put forward at this stage, as the policy approach is appropriate to securing environmental protection.

²⁸ Refer to The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 (or relevant updates)

LP17 - Biodiversity

Policy background and explanation

- 15.09 The NPPF advocates that local plans should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value and minimising impacts on and providing measurable net gains for biodiversity.
- 15.10 The level of protection to be afforded to Special Protection Areas (SPAs), RAMSAR and Special Areas of Conservation (SACs) and Ramsar sites is set out in the UK Habitats Regulations. To summarise, proposals that would result in significant effects on these sites, either alone or in combination with other plans and projects, should be refused, unless mitigation measures can be applied to avoid adverse effects on site integrity. Only in exceptional circumstances where there are 'imperative reasons of overriding public interest' would development that causes harm to a SPA, SAC or Ramsar sites be permitted.
- 15.11 Sites of Special Scientific Interest (SSSIs) are protected through the Wildlife and Countryside Act 1981 (as amended). The NPPF states that development on land within or outside of an SSSI likely to have an adverse effect on an SSSI should not normally be permitted. An exception should only be made where the public benefits of development clearly outweigh the impacts.
- 15.12 Priority species and habitats are identified by the UK post-2010 Biodiversity Framework. The NERC Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. Known as the Section 41 list, this should be used to guide decision makers in implementing their duty under Section 40 of the NERC act to have regard to the conservation of biodiversity in England when carrying out their normal functions: England Biodiversity Strategy 2020, Biodiversity Net gain initiative and DEFRA biodiversity Metric Calculator is designed to assess changes to biodiversity value as a result of development or land changes and can be an essential method to ensure net gains are achieved.
- 15.13 At the local level, designations in Babergh and Mid Suffolk comprise of County Wildlife Sites, County Geodiversity Sites/Regionally Important Geological and Geomorphological Sites.
- 15.14 In producing the Plan consideration can be given to the level of protection to afford to local sites of biodiversity and geodiversity value including County Wildlife Sites, County Geodiversity Sites and priority habitats and species.
- 15.15 To create, protect and enhance ecological networks, the NPPF advises that biodiversity should be conserved and enhanced at a landscape-scale.
- 15.16 The Babergh Green Infrastructure Strategy (2012) identifies potential wildlife corridors (river and green corridors) that would benefit from enhancement. Suffolk Nature Strategy identifies a large area of Babergh and the south of Mid Suffolk as 'South Suffolk ancient woodland clusters' which is one of the areas of principal importance for landscape-scale conservation in Suffolk, along with the two AONBs.

- 15.17 Green infrastructure refers to a network of spaces and linkages that are generally valued for their wildlife, geological, landscape or historic importance and may also have recreational value and help reduce flood risk. Although often important in their own right, when considered as a holistic network they provide much greater benefits. Emphasising the importance of green infrastructure creation, protection and enhancement, ensures an improved and healthy environment that is available for present and future communities. These improvements can include reducing vulnerability and increase resilience to extreme weather events and flooding through measures such as SuDs and green roofs for example.
- 15.18 The Joint Local Plan, therefore, seeks to ensure that all new development secures high standards of design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. Networks of green infrastructure should be provided across new developments linking with existing networks of open space.
- 15.19 Protection for internationally and nationally protected sites is established in legislation. In producing the Plan consideration can also be given to the level of protection to afford to local sites of biodiversity and geodiversity value including County Wildlife Sites, County Geodiversity Sites and Priority habitats and species.
- 15.20 Through previous Habitats Regulations Assessments there has been recognition of the sensitivity of the internationally protected sites and the potential for significant effects arising from increased recreational disturbance related to new housing development.

Preferred approach

Policy LP17 - Biodiversity

1. **Development proposals will be supported where:**
 - a. **All development should follow a hierarchy of seeking firstly to avoid impacts, mitigate for impacts so as to make them insignificant for biodiversity, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.**
 - b. **Significant weight has been given to the protection of designated and potential designated sites. Proposed development which is likely to have an adverse impact upon designated and potential designated sites, or that will result in the loss or deterioration of irreplaceable habitats (such as ancient woodland) will not be supported.**
 - c. **They maintain and contribute to the enhancement of biodiversity and geological conservation interests including Priority habitats and**

species. Enhancement for biodiversity should be commensurate with the scale of development. For example, such enhancement could include watercourse improvements to benefit biodiversity and improve water quality, habitat creation, wildlife links (including as part of green or blue infrastructure) and building design which creates wildlife habitat (e.g. green roofs, hedgehog friendly fencing, bird, insect and/or bat boxes) relevant to local conservation priorities.

- d. They plan positively for the creation, protection, enhancement and management of local networks of biodiversity with wildlife corridors that connect areas. Where possible, link to existing green infrastructure networks and areas identified by local partnerships for habitat restoration or creation so that these ecological networks will be more resilient to current and future pressures.
- e. They identify and pursue opportunities for securing measurable net gains for biodiversity and suitable indicators for monitoring biodiversity.
- f. The development's primary objective is to conserve and enhance biodiversity.

2. Development which would have an adverse impact on species protected by legislation²⁹, or subsequent legislation, will not be permitted unless there is no alternative and the local planning authority is satisfied that suitable measures have been taken to:

- a. reduce disturbance to a minimum; and
- b. maintain the population identified on site;
- c. provide adequate alternative habitats to sustain at least the current levels of population.

3. Where appropriate, the local planning authority will use planning obligations and/or planning conditions to achieve appropriate mitigation and/or compensatory measures and to ensure that any potential harm is kept to a minimum.

²⁹ Legislation including but not exclusively - The Conservation of Habitats and Species Regulations (2017), the Wildlife and Countryside Act (1981), the Protection of Badgers Act (1992), and listed as Priority Habitats and Species (s41 Natural Environment and Rural Communities Act (2006))

Discounted alternative approaches

15.21 No alternative options are put forward at this stage, as the policy approach is appropriate to securing biodiversity protection.

DRAFT

LP18 - Landscape

Policy background and explanation

- 15.22 The landscape and the historic environment have a strong inter-relationship, as the character of the landscape is influenced by historic assets and their settings, as well as traditional villages and historic townscapes. Equally, the landscape can be important to the setting of a historic asset.
- 15.23 Babergh and Mid Suffolk have a diverse landscape character, with parts of Babergh lying within Dedham Vale and River Stour Area of Outstanding Natural Beauty (AONB) and the Suffolk Coast and Heaths AONB. Adjoining the Dedham Vale Area of Outstanding Natural Beauty is an area defined as the Stour Valley Project extending beyond Sudbury and into West Suffolk, however this area does not currently benefit from the same protection as an AONB. There is a current application for a boundary extension to the Suffolk Coast and Heaths AONB. The National Planning Policy Framework (NPPF) gives significant protection to these designated landscapes.
- 15.24 Other areas of landscape which are not designated are also attractive and important, each with its own characteristic and sense of place. Areas with uninterrupted panoramic views of surrounding landscapes and numerous landmarks such as field patterns with associated hedges, woodlands and copse of trees. Some of these landscapes have been captured by famous artists, such as Constable and Gainsborough.
- 15.25 Landscape character assessments of the area have been carried out and provide information on the different landscape character types of the area. It recognises particular qualities and features of landscapes to provide an understanding of distinct sense of place and sensitivities to development and change. These assessments will be used as a basis to guide decisions about whether development is appropriate in the landscape and provide a framework for the provision of appropriate landscape mitigation.
- 15.26 Where development may be visually prominent or adversely affect landscape character, production of a Landscape and Visual Impact Assessment, a strategic landscape masterplan and/or a landscape management plan detailing mitigation proposal may be required.
- 15.27 The Joint Local Plan seeks to protect and, where possible, enhance the landscape, taking account of its natural beauty and features of archaeological or historic interest. To ensure all new development proposals responds to and reinforces the local distinctiveness of the area in scale, form, design, materials and location.

Preferred approach

Policy LP18 - Landscape

- 1. The Councils will support: -**
 - a. Development in suitable locations which will not adversely affect the natural environment including; landscape character sensitivity and visual impacts of the proposal on the wider area (including effects on health, living conditions);**
 - b. New development that integrates positively with the existing landscape character of the area and reinforces the local distinctiveness.**
 - c. Proposals that are sensitive to their landscape, visual or amenity impacts (including on dark skies); subject to siting, design, lighting, use of materials and colour, along with the mitigation of any adverse impacts;**
 - d. Development that enhances and protects landscape value such as; locally characteristic landscape features, archaeological and historic patterns of settlement and land use³⁰ and designations; being demonstrably informed by local guidance, in particular the Council's Local Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.**

Discounted alternative approaches

- 15.28 No alternatives are put forward at this stage, as the policy approach is in conformity with the NPPF and is relevant to local circumstances.

³⁰ Landscape and landscape features include but not exclusively; Local Green Space, hedgerows, woodlands, rural lanes, orchards, parkland, TPOs, historic field systems, trees, watercourses, ponds and lakes, heritage assets and the historic skyline.

LP19 – AREA OF OUTSTANDING NATURAL BEAUTY

Preferred approach

Policy LP19 – Area of Outstanding Natural Beauty

1. The Councils will support development in or near the AONBs that:
 - a. Gives great weight to conserving and enhancing the landscape and scenic beauty;
 - b. Does not adversely affect the character, quality views and distinctiveness of the AONB or threaten public enjoyment of these areas; and
 - c. Supports the wider environmental, social and economic objectives as set out in the AONB Management Plan³¹.

Discounted alternative approaches

- 15.29 No alternatives are put forward at this stage, as the policy approach is in conformity with the NPPF and is relevant to local circumstances.

³¹ Management Plan includes but not exclusively; Dedham Vale AONB and Stour Valley Project Management Plan and Suffolk Coast & Heaths AONB

LP20 - The Historic Environment

Policy background and explanation

- 15.30 Babergh and Mid Suffolk have a considerable wealth of historic settlements and buildings which contribute to the area's distinctiveness and make it an attractive place to live and work. The Planning (Listed Buildings and Conservation Areas) Act, 1990 contains statutory provisions relating to the management of the historic environment however local authorities may develop policies through their local plans. The NPPF advocates that local plans should set out a positive approach to the conservation and enjoyment of the historic environment, including heritage assets most at risk.
- 15.31 Heritage Assets are defined by the NPPF as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. It includes nationally designated heritage assets, other non-designated heritage assets and sites of potential archaeological interest.
- 15.32 The designated heritage assets in Babergh and Mid Suffolk comprise of some 7,000 listed buildings, 60 Conservation Areas, 72 Scheduled Ancient Monuments and 7 Registered Parks and Gardens. In addition, there are other buildings and features which make an important contribution to the character and appearance of the area. These may not be of sufficient quality to be designated as a heritage asset but are important in reinforcing a sense of local identity.
- 15.33 Some designated heritage assets are known to be at risk through neglect and decay, or vulnerable to becoming so. The authorities will continue to monitor heritage at risk and will work with Historic England and other bodies to secure appropriate solutions.
- 15.34 In exceptional circumstances, permission may be granted for development which would not normally be acceptable in order to secure the long-term future of the designated asset. This is known as 'enabling development' and should only be carried out as a last resort in line with the guidance produced by Historic England.

Preferred approach

Policy LP20 - The Historic Environment

The Councils will:

- a. Support the re-use/ redevelopment of a heritage asset, including buildings at risk, where it would represent optimal viable use including assets in isolated locations**
- b. Support development proposals that contribute to local distinctiveness, respecting the built form and scale of the heritage asset, through the use of appropriate design and materials.**
- c. Require development that includes heritage assets with archaeological**

- interest to submit an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person.
- d. Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage asset makes to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests³² and their significance.
 - e. Depending on the nature of the works/development proposed, require the applicant to demonstrate via the submission of a heritage statement that:
 - I. The significance of the heritage asset is fully understood (statement of significance);
 - II. The potential impacts on the heritage asset's special character and setting are understood (impact assessment);
 - III. The proposal has been fully justified in light of the significance and impact identified above (statement of justification); and
 - IV. Establishes a conservation strategy, including details of mitigation, repair, preservation, protection and recording as appropriate.
 - f. Support proposals to enhance the environmental performance of heritage assets where a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions and the special characteristics of the heritage assets are safeguarded. All proposals should have regard to the Historic England Advice guidance note "Energy Efficiency and Historic Buildings".
 - g. In the interests of safeguarding and enhancing local distinctiveness only support development if there are no adverse impacts to, or loss of, buildings/features of local architectural landscape or historic interest subject to their level of significance and whether the adverse impacts that may arise from a development proposal cannot be reasonably avoided and are outweighed by public benefits. Where development is considered acceptable;
 - I. An agreed programme of work will be required for recording prior to development.

³² Planning Listed Building and Conservation Area Act 1990, Sections 66 and 72

II. Impacts on archaeological sites/historic buildings will be mitigated through obligations and /or conditions.

Discounted alternative approaches

15.35 No alternatives are put forward at this stage, as the policy approach is proportionate and relevant to local circumstances.

DRAFT

LP21 - Change in Land Use for Equestrian or other animal/rural land base uses

Policy background and explanation

- 15.36 Proposals to increase or extend residential garden land by the change in use of land can have a significant impact on the environment, especially when there is an impact on best and most versatile agricultural land or there are adverse effects on the landscape character and setting of the locality. The impact of such a change is likely to be unacceptable. Designated constraints, local guidance and supplementary planning documents will provide detailed information and guidance for assessing landscape impacts of such proposal.
- 15.37 The National Planning Policy Framework is clear economic diversification and a high-quality environment have to be pursued together. Both of which are mutually dependant and supportive and are the essence in achieving sustainable development. This also means diversification of the rural economy should not be at the expense of the environment or productive agricultural land or the best and most versatile land. Any proposals in relation to legislation associated or connected with the Department for Environment Food & Rural Affairs will be considered proportionately along with the consideration of positive approaches to manage land for agriculture, conservation or recreational purposes. Long-term sustainability of any proposal will need to be considered especially if the proposal is to develop agricultural land. It is often the case once land is developed the restoration of natural habitats or landscape enhancement features is expensive to create.
- 15.38 The Local Planning Authority will not encourage new industrial development to intrude into the rural environment away from settlements. The operation of industrial development often requires necessary access to materials, support services, markets, clients and labour, which are often not available in rural locations without creating sustainability issues, intensification and cumulative impacts to the rural road/lane networks/highway. Proposals to change the use of agricultural land from existing redundant buildings to recreation, leisure or tourism-based activity may be suitable subject to proportionately balanced assessment of environmental harm and any other appropriate policies that may relevant to such proposal.
- 15.39 Proposed changes in use arising from the diversification of farm enterprises/businesses may be acceptable providing the proposal does not adversely impact on the social, environmental or economic aspects of the existing farm. In particular, the proposed diversification must not place unreasonable restrictions on the farm that could jeopardize its viability as a result of the development permitted after the farm was established. Equally any proposal must not detrimentally affect neighbouring amenity, proposals must be compatible with the protection of the countryside with regard to landscape, ecology, biodiversity, natural resources and intrinsic recreational value. The proposal must not unreasonably or unnecessarily result in the loss of best and most versatile agricultural land or productive agricultural land, the proposal must not create excessive traffic intensification resulting in cumulative impacts or traffic safety issues.

- 15.40 The Local Planning Authority will expect the use of existing buildings to be considered in the first instance where proposals require the provision of new or more floor space. Any acceptable new buildings must be ancillary to and used solely in connection with the existing farm enterprises/business to meet the operational needs. Condition(s) may be necessary for the Local Planning Authority to apply.

Preferred approach

Policy LP21 – Change in Land Use for Equestrian or Other Animal/Rural Land Base Uses

- 1. The change in use of land for equestrian uses or other animal/rural land based uses in the countryside, including the erection of buildings and equipment for equestrian or other animal husbandry/rural land based uses may be permitted subject to:**
 - a. The location, size and scale of the site must be appropriate and necessary for the proposal in question;**
 - b. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective;**
 - c. The layout, size, scale, design, materials and siting of any proposed building or equipment (including lighting and means of enclosure) must not create serious adverse impact on the natural and local environment or the appearance of the locality. Proposals should re-use existing buildings first where appropriate and any new buildings should be located in or adjacent to an existing group of buildings to have minimal impact within the landscape;**
 - d. There must be no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance;**
 - e. The proposal must be able to include satisfactory scheme for the disposal of waste (if appropriate);**
 - f. The proposal must be able to integrate with existing features and respect and enhance the character of the surrounding landscape/area;**
 - g. The proposal must not adversely affect or damage any significant trees and hedgerows that contribute to the environmental quality and visual amenity benefits of the rural location;**
 - h. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;**
 - i. The proposal should not result in the irreversible loss of best and most versatile agricultural land or productive agricultural land and it can be demonstrated to the satisfaction of the Local Planning Authority that there are no suitable alternative sites on lower grade land.**
- 2. Where a new equine or other related animal husbandry/rural land based business use is proposed and residential accommodation is proposed. Proposals must demonstrate a proven essential and necessary need to sufficiently justify new rural residential accommodation in the countryside to the Local Planning Authorities satisfaction. In particular, such proposals will be expected to demonstrate, justify and evidence;**
 - a. The essential need for rural residential accommodation is appropriate to be located in the isolated and/or remote and/or detached rural countryside;**
 - b. There are no other surrounding building(s) or nearby residential accommodation to serve the proposal;**

- c. There is permitted temporary accommodation in place for 1 year serving the business and has been the main residence and there are no other permanent residence in association or connection;
- d. There is a proven essential and necessary need for new residential accommodation to serve the equine or other related animal husbandry/rural land based business;
- e. There is proportionate, necessary and sound viable business evidence to demonstrate the equine or other related animal husbandry/rural land based business has been in continuous sound viable operation for more than 3 years, and there is a proven sustainable business;
- f. The finances of the equine or other related animal husbandry/rural land based business are directly in relation to the proven essential and necessary need for new residential accommodation;
- g. There are no material considerations to prevent new residential accommodation in the location proposed.

Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.

Discounted alternative approaches

- 15.41 No alternatives are put forward at this stage, as the policy approach is proportionate and relevant to local circumstances.

LP22 – AGRICULTURAL LAND TO RESIDENTIAL GARDEN LAND

Preferred approach

Policy LP22 – Agricultural Land To Residential Garden Land

1. The change in use of agricultural land to residential garden land or land ancillary to a residential dwelling may be permitted subject to:
 - a. The location, size and scale of the proposal would not have an adverse impact on the landscape characteristics and biodiversity of the locality;
 - b. The proposal would not result in the irreversible loss of best and most versatile agricultural land or productive agricultural land;
 - c. The site must not intrude into the open countryside including trees and hedgerows;
 - d. The site must not threaten designated or Priority Habitats Sites or threaten the viability of farm holdings due to the breaking up of agricultural land;
 - e. The proposal must not be or become unacceptably intrusive through intensification and therefore damaging to the character of the countryside setting or nearby residential setting;
 - f. There must be no significant adverse impact on public rights of way or the areas of urban/rural transition that provides the setting of settlements in the countryside; and
 - g. In all cases the Local Planning Authority will consider the possible cumulative impacts of separate individual changes as a material consideration.
2. Where such proposal is considered acceptable, the proposed landscaping and boundary treatments must achieve a rural rather than urban or suburban character. Permitted Development Rights will be removed.
3. The Local Planning Authority may impose planning conditions and planning obligations/legal agreement to make the development acceptable in planning terms.

Discounted alternative approaches

- 15.42 No alternatives are put forward at this stage, as the policy approach is proportionate and relevant to local circumstances.

LP23 - Sustainable Construction and Design

Policy background and explanation

- 15.43 The NPPF (Para.148) states that the Joint Local Plan should help shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.
- 15.44 The NPPF advocates good design whilst optimising the potential of the site for the use of alternative heat and energy initiatives.
- 15.45 The Joint Local Plan supports proposals for sustainable construction and design providing that development proposals are sympathetic to local character and history, including the visual impact upon surrounding built environment and landscape setting.
- 15.46 The NPPF urges that Local Planning Authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources.
- 15.47 Whilst the planning system has a role to play in delivering sustainability in buildings, construction methods and the energy performance of buildings are primarily addressed via Building Regulations. Nevertheless, the March 2015 Ministerial Statement enables local planning authorities to require energy efficiency standards that exceed Building Regulations provided these do not exceed the requirements of the Level 4 of the former Code for Sustainable Homes. This equates to around a 20% improvement in CO₂ emissions performance above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations.
- 15.48 The Joint Local Plan expects and actively supports developers to explore innovative ways to cut CO₂ emissions.
- 15.49 Other technical standards to improve sustainability were introduced by the Government in October 2015 through the introduction of optional water efficiency Building Regulation standards. Both the Essex & Suffolk and Anglian Water areas are classified as experiencing 'serious' water stress (www.gov.uk/government/publications/water-stressed-areas-2013-classification) therefore, the Joint Local Plan responds to these changes by requiring improvements to water efficiency on new dwellings to achieve the higher water efficiency standard of 110 litres/person/day (compared to 125 litres/person/day under Building Regulations).

Maximum fittings consumption optional requirement level	
Water fitting	Maximum consumption
WC	4/2.6 litres dual flush
Shower	8 l/min
Bath	170 litres
Basin taps	5 l/min
Sink taps	6 l/min
Dishwasher	1.25 l/place setting
Washing machine	8.17 l/kilogram

Fittings based specifications for 110L/person/day from DCLG Building Regs 2010) (2016 amendments) part G2.

- 15.50 The Anglian Water region is particularly vulnerable to impacts of climate change including the potential reduction in summer rainfall, lower available water resources, these factors are all compounded with Eastern England identified as the driest region in the UK. In order to future-proof against climate change the Joint Local Plan will encourage all residential development to achieve 100ltrs per person per day and take advantage of the removal of the fixed element of the zonal charge levied by Anglian Water (at the time of writing - potential saving of up to £740 per plot).
- 15.51 The NPPF requires all new development to be planned to avoid increased vulnerability to the range of impacts arising from climate change. This includes measures to protect against extreme winter and summer temperatures, flood risk and ensuring adequate water supply.
- 15.52 BREEAM (the British Research Establishment Environmental Assessment Method) can be used to assess the environmental performance of new and existing non-residential buildings and refurbished residential buildings.

Preferred approach

Policy LP23 - Sustainable Construction and Design

1. All new development is required to minimise its dependence on fossil fuels and to make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.
2. All new residential development is required to:
 - a. Achieve reductions in CO₂ emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L); and
 - b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2.
3. In meeting the above, all major developments are required to submit a Sustainability Design and Construction Statement that demonstrates how the following principles will be incorporated into the design of the development:
 - a. Passive design principles (e.g. site layout and building orientation) designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains for thermal comfort;
 - b. Energy efficiency measures (e.g. insulation, air tightness and efficient building services), with a proactive approach to improving on the

- minimum standards specified in the Building Regulations;
- c. On-site renewable and other low carbon energy generation (NB: the energy statement should investigate the technical feasibility and financial viability of the options available and the CO₂ savings achieved with each to allow the greatest CO₂ reduction is selected);
 - d. Development that incorporates a high level of building materials with low embodied carbon will be encouraged; and
 - e. That the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer-term resilience.
4. Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent. Developers will be expected to provide certification evidence of the levels for BREEAM at design stage and on completion of development.
5. All residential developments are encouraged to achieve 100 litres per person per day. This is in addition to criterion 1.c in accordance with recommendation from Anglian Water.

Discounted alternative approaches

- 15.53 No alternative options are put forward at this stage, as the policy approach is appropriate to securing environmental protection and responds to local circumstances.

LP24 - Design and Residential Amenity

Policy background and explanation

- 15.54 Good design is a key aspect of sustainable development and has the potential to maintain and enhance existing environments. It can also have benefits in terms of the health of residents and community safety. The Joint Local Plan provides a framework to promote high quality, well designed developments, and good quality housing. In order to achieve this aim, applicants should work collaboratively with the Councils at an early stage. In determining applications regard will be given to the 'Suffolk Design Guide for Residential Areas', and any other relevant documents endorsed by the Councils, where appropriate.
- 15.55 In addition, dwellings built to adapt to and accommodate the needs of the occupier over their lifetime can facilitate choice, help meet the needs of an ageing population and improve quality of life. Building for Life for residential buildings which is a government endorsed industry standard for well-designed homes and neighbourhoods.
- 15.56 The local plan seeks new dwellings to be designed to meet these needs using the Lifetime Homes Standard or other similar design standards as appropriate.

Preferred approach

Policy LP24 - Design and Residential Amenity

1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context. As appropriate to the scale and nature of the development, proposals must:
 - a. Respond to and safeguard the existing character/context;
 - b. Create character and interest;
 - c. Include high quality design and architecture;
 - d. Be designed for health, amenity, well-being and safety; and
 - e. Meet Space Standards³³.
2. In order to achieve this development proposals shall:
 - a. Respond to the wider townscape/landscapes and safeguarding natural and built features of merit;
 - b. Be compatible/harmonious with its location and appropriate in terms

³³ Applicable for residential development as set out in the Government's Technical Housing Standards – Nationally Described Space Standards (as amended).

- of scale, mass, form, siting, design, materials, texture and colour in relation to the surrounding area;
 - c. Protect and retain important natural features such as trees or hedgerows during and post construction;
 - d. Create/reinforce a strong design to the public realm incorporating visual signatures (e.g. signage, hard landscaping, public art);
 - e. Include good practice in design incorporating design principles such as active frontages/edges, permeability, strong street composition and connectivity. Major schemes will be required to undertake a design review to test this and adherence to Building for Life Criteria;
 - f. Incorporate high levels of soft landscaping, street trees and public open space that creates, and connects to, green infrastructure and networks;
 - g. Focussing on movement by foot, bicycle and public transport, including linkages to create/contribute to a 'walkable neighbourhood';
 - h. Design-out crime and create an environment for people to feel safe, and has a strong community focus;
 - i. Protect the health and amenity of occupiers and surrounding uses by avoiding development that is overlooking, overbearing, results in a loss of daylight, and/or unacceptable levels of light pollution, noise, vibration, odour, emissions and dust; Including any other amenity issues; and
 - j. Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage, cycle storage and garden space.
3. All developments must also demonstrate that they conform with the design principles in any design documents endorsed by the LPA, Neighbourhood Plans and/or village design statements. Development which fails to improve the quality and character of the area will not be supported.

Discounted alternative approaches

15.57 No alternative options are put forward at this stage, as the policy approach is in conformity with the NPPF and appropriate to local circumstances.

LP25 - Energy Sources, Storage and Distribution

Policy background and explanation

- 15.58 The National Policy Framework (NPPF) proposes that “the planning system should support the transition to a low carbon future in a changing climate. Paragraph 152 of the NPPF states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy.
- 15.59 The policy on Energy Sources, Storage and Distribution is aimed at encouraging and facilitating the development of renewable energy in the Babergh and Mid Suffolk Districts. This is in line with national policy stating that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, as well as supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development. The NPPF urges that Local Planning Authorities should recognise the responsibility of all communities to contribute to energy generation from renewable or low carbon sources.
- 15.60 The Joint Local Plan supports proposals for renewable energy development providing that there would be no adverse effects on Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest or the AONB designations.
- 15.61 The Joint Local Plan seeks to support proposals for low carbon energy systems especially where networks can be expanded to accommodate new and existing developments over time. Networks could include, for example, specifically designed Combined Heat and Power systems (CHP) linked to district heating networks or utilising existing waste heat from industrial uses/ existing power stations through a district heating network. These types of systems represent a particularly efficient use of energy and should be considered by developers in new proposals.
- 15.62 The potential for new standalone technologies has not been investigated within the two districts however, there may be interest in developing suitable schemes in the area. The Local Plan seeks to support proposals which are appropriate in scale, design and location.

Preferred approach

Policy LP25 - Energy Sources, Storage and Distribution

1. **Renewable, decentralised and community energy generating proposals will be supported subject to:**
 - a. **The impact on (but not limited to) landscape, highway safety, ecology, heritage, residential amenity, drainage, airfield safeguarding and the local community has been fully taken into consideration and where appropriate, effectively mitigated;**
 - b. **Where renewables are to be incorporated within a development, an**

- integrated approach is taken, using technology that is suitable for the location and designed to maximise operational efficiency without comprising amenity;**
- c. The impact of on and off-site power generation infrastructure (for example over-head wires, cable runs, invertors, control buildings, security fencing and highway access points), is acceptable to the Local Planning Authority;**
 - d. The provision of mitigation, enhancement and compensation measures when necessary;**
 - e. Approval of connection rights, and capacity in the UK power network, to be demonstrated as part of the planning application (where applicable).**
- 2. The local planning authority will use planning obligations attached to planning consents for energy development schemes to ensure the site is restored when energy generation ceases or becomes non-functioning for a period of three months.**
- 3. Where proposals for renewable and low carbon energy are located in nature conservation sites, the Area of Outstanding Natural Beauty, or impact on the setting of heritage assets (including conservation areas) or any other designated areas³⁴, the applicant must be able to demonstrate to the satisfaction of the Local Planning Authority that potential harm resultant from development can be effectively mitigated and that there are no alternative sites available within the District.**

Discounted alternative approaches

- 15.63 No alternative options are put forward at this stage, as the policy approach is in conformity with the NPPF and appropriate to local circumstances.

³⁴ Designated areas include but not exclusive to: SSSI, SAC, SPA, NNR, Ramsar Sites, and Local Nature Reserves

LP26 - Flood Risk

- 15.64 Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities (NPPF para. 156). As areas at risk of flooding are low across both districts the Local Plan will seek to avoid any vulnerable sites in the first instance, where mitigation may be needed a detailed site assessment with any development proposals will be required.
- 15.65 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF para.155).
- 15.66 Local Plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this and manage any residual risk (NPPF para. 156).
- 15.67 Whilst neither of the districts have major flood risk areas there is a small section of estuary which is threatened by coastal erosion on the Shotley Peninsular and there are areas across both districts which suffer from localised flooding. Localised flooding is mainly a result of surface water flooding which has potential to be addressed through measures to improve drainage channels.

COASTAL CHANGE

- 15.68 Local Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast (NPPF para.167).
- 15.69 The Essex and South Suffolk Shoreline Management Plan 2 (2010) identifies an area in Babergh within which development should be restricted due to pressure from coastal erosion. This relates to the eastern section of Babergh known as the Shotley Peninsula, along the estuary.

Preferred approach

Policy LP26– Flood Risk

The Councils will

- 1. Direct development to locations with the least impact on flooding or water resources. All development should consider the impact of and promotion of design responses to flood risk, the availability of water and water infrastructure for the lifetime of the development.**
- 2. The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.**

3. **Proposals for new development, or the intensification of existing development, will not be permitted in areas at high risk from flooding unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor). This includes the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment.**

Discounted alternative approaches

- 15.70 No alternative options are put forward at this stage, as the policy approach is in conformity with the NPPF and appropriate to local circumstances.

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LP27 - Sustainable Drainage Systems

- 15.71 It is essential that new development does not have a detrimental impact on water quality in Babergh and Mid Suffolk and, where possible and necessary, development should contribute to water quality enhancements.
- 15.72 Appropriate Sustainable Drainage Systems (SuDS) can also contribute to water quality through filtration. Early consideration should be given to the potential to use SuDS to identify when/where the use of such technologies is feasible and to also identify which type of SuDS is most appropriate to local site conditions.
- 15.73 Both the Essex & Suffolk and Anglian Water areas are classified as experiencing 'serious' water stress therefore the Joint Local Plan will support development proposals that provide water recycling measures such as rain water harvesting and greywater recycling.
- 15.74 The Lead Local Flood Authority at Suffolk Council Council, the CIRIA SuDS Manual and the latest Suffolk Flood Management Strategy should be consulted when considering SuDS planning, design and maintenance.

Preferred approach

Policy LP27 – Sustainable Drainage Systems

- 1. Proposals for all new development will be required to submit schemes appropriate to the scale of development detailing how on-site drainage will be managed so as to not cause or exacerbate flooding elsewhere.**
- 2. Require all development to mitigate against existing and potential flood risks (including fluvial, surface and coastal) through application of a sequential approach to flood risk and implementation of Sustainable Drainage Systems, and risks to ground or surface water quality. Developers will be required to demonstrate they have consulted with relevant authorities regarding wastewater treatment capacity (Anglian Water and the Local Flood Authority at Suffolk County Council).**
- 3. If new development or redevelopment proposals require changes to the drainage network (including rain water harvesting and greywater recycling), adequate mitigation which avoids any risks and/or detrimental impacts must be provided and implemented with SuDS Approval Board adoption prior to occupation.**

- 15.75 Discounted alternative approaches No alternative options are put forward at this stage, as the policy approach is in conformity with the NPPF and appropriate to local circumstances.

16 – LOCAL POLICIES – HEALTHY COMMUNITIES AND INFRASTRUCTURE

**(Development
policies)** **management**

DRAFT

LP28 - Designated Open Spaces

Policy background and explanation

- 16.01 Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Furthermore, open spaces can play an important historical, environmental and local amenity role. The protection of designated open spaces (as defined by the proposals maps, includes allotments, amenity green space, accessible natural green space and sports and recreation facilities) is given by the Councils in the interest of maintaining distinctive, attractive, healthy and functional places. The Councils Open Space Assessment (2019) examines existing and projected needs for open space, sport and recreation provision with the Districts. The study identifies that the majority of parishes in Babergh and Mid Suffolk have some form of open space deficit. Therefore, the Joint Local Plan places priority on protecting high quality open spaces, especially where there is an existing shortfall of supply in that locality. However, this study does not take into account the rural nature of the Districts, which includes access to the countryside via a national network of public rights of way.
- 16.02 This policy seeks to offer protection to designated open spaces as defined on the proposal maps. Allotments are valuable community spaces which offer people opportunities for food production. Amenity green space is defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat. Sports and recreational facilities include (but are not limited to) parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses). These spaces can contribute towards healthy communities. Accessible natural green space covers a variety of partly or wholly accessible spaces including meadows, woodland and copses all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment. Individually or collectively all of these spaces can contribute to the overall visual amenity of an area.
- 16.03 Neighbourhood Plans can designate Local Green Spaces in accordance with the criteria set out in paragraphs 99 to 101 of the National Planning Policy Framework.
- 16.04 However, it is not the intention of the policy to stifle change or growth, particularly where such change is in the interests of the space or the users of the space. Therefore, there is flexibility within the policy that allows appropriate development, change of use, land swap and other options that could result in enhanced amenity green space provision (of all typologies).
- 16.05 Proposals for the total or partial loss of open space(s) must provide sufficient evidence to demonstrate that an open space is surplus to requirements. It is expected that this is supported by sufficient engagement with the local community.
- 16.06 There is also the need to ensure that open space (of all types) is incorporated into new development, but particularly on sites of 1 hectare or more. This does not necessarily mean formal play areas, as the flexible policy requires consideration of the most suitable open space to meet local needs and aspirations. Where suitable the Councils will also seek open space provision as part of non-residential uses of 1 hectare or more. This will normally be required to be provided on the development

site itself, but in appropriate cases off-site provision may be agreed by the LPA. The acceptability of off-site open space provision will be dependant on its proximity and accessibility to the community it serves.

Preferred approach

Policy LP28 - Designated Open Spaces

1. The total or partial loss of designated open spaces³⁵ (as defined on the proposals maps) may be permitted where:
 - a. the development will support the enjoyment and functionality of the space, be sensitive to its character and function and would not result in detrimental impacts on local amenity or distinctiveness;
 - b. the space is demonstrably no longer performing a role as a functional or visual public amenity, or is surplus to requirements;
 - c. an alternative space of equal or greater quality, accessibility and quantity can be provided to serve the communities' needs; or
 - d. the development is for alternative sports and recreation provision, and the applicant can evidence that the benefits of the new provision clearly outweigh the loss of the current or former use.
2. Developments in excess of 1 hectare will be required to provide on-site open space provision to meet identified needs/deficits, unless there is a Council preference to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development.
3. Open space provision is to be provided in line with the open space standards identified in the Open Space Assessment (as amended).

Discounted alternative approaches

Alternative	Reason for discounting
Carry forward existing designations in Local Plans / Core Strategies into the Joint Local Plan.	The Open Space Assessment (2019) provides new evidence to discount this option.

³⁵ Including those identified in 'made' Neighbourhood Plans

LP29 - Services and Facilities Within the Community – Provision / Retention

Policy background and explanation

- 16.07 The aim of the policy is to support and safeguard key services and facilities within the Districts, which play an important role within the community. In particular within rural communities where provision is limited, in the interest of maintaining sustainability and quality of life.
- 16.08 While it is not the intention of this policy to protect facilities which are clearly not economically viable or feasible (either in its current or future form), the loss of community facilities should be justified by sufficient evidence as identified in the policy. Proposals for the provision or loss of services and facilities should engage with the local community at an early stage to understand its relative importance, and any future requirements for such services. This should be informed by discussion with the LPA to ensure that consultation is considered appropriate and robust.
- 16.09 For the purpose of this policy community services and facilities include: village and public halls, community centres, places of worship, cinemas, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices. Schools and healthcare facilities are addressed in separate policies in this Plan.

Preferred approach

Policy LP29 - Services and Facilities Within the Community

1. **Provision of New Facilities**
 - a. **Proposals for new community services and facilities or improving existing facilities will be supported where the proposal is well related to and meets the needs of the local community, would reduce the need to travel to other settlements, is of a proportionate scale to the settlement and would not adversely affect existing facilities. Proposals, particularly those located in the countryside, must demonstrate evidence of the community need for / benefits of the new facilities and good accessibility to the community to be served.**
2. **Loss of facilities**

Development involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;

 - a. **Compensatory provision of an alternative or improved facility will be, provided in an equally accessible or improved location; or**
 - b. **The applicant can sufficiently demonstrate that the service or facility is not viable or valued by the community, either in its current or future form and is not needed for an alternative community use.**

3. **Evidence to demonstrate that a service or facility is not viable, either in its current or future form should be agreed with the Council in advance (before being gathered) and should include:**
 - a. A sustained marketing period of 12 months, undertaken at a realistic asking price and on a range of terms and in an appropriate format by an independent qualified assessor; and
 - b. Regard to any material considerations, designations or adopted plans for the area.
4. **Conversion of community facilities or premises into residential dwelling(s) will only be permitted where it complies with the relevant Joint Local Plan policies.**

Discounted alternative approaches

Alternative	Reason for discounting
Leave the protection of community services and facilities to the NPPF.	Concern that this would not provide enough protection to valued community facilities.
Restrict the loss of all community facilities.	This could result in buildings previously used as community facilities being left vacant for a prolonged period of time.

LP30 - Safe, Sustainable and Active Transport

Policy background and explanation

- 16.10 This policy has aims to ensure accessibility for all and to deliver sustainable development. It also seeks to provide a suitable policy framework for more detailed considerations of planning around transport and accessibility.
- 16.11 The National Planning Policy Framework states that developments that will generate significant amounts of traffic should provide a travel plan, to set out measures to facilitate sustainable modes of transport. Suffolk County Council have produced new guidance for Travel Plans, which will be adopted for use as a material planning consideration in due course.

Preferred approach

Policy LP30 - Safe, Sustainable and Active Transport

- 1. Development proposals that are expected to, or likely to have major impact³⁶ on the highway infrastructure:**
 - a. Will be required to provide a travel plan in accordance with the County / National Guidance³⁷;**
 - b. Should also be supported by a transport statement or transport assessment.**
- 2. All developments are to maximise the uptake in sustainable and active transport a transport hierarchy must be considered. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing.**
- 3. Proposals for all development shall, where appropriate, incorporate provision for:**
 - a. Pedestrians, including disabled persons and those with impaired mobility;**
 - b. Cyclists facilities, including routes, secure cycle parking, showers and changing facilities;**
 - c. Public transport, such as new or revised services, and physical measures such as bus stops and improving bus and railway stations to reduce dependency on private vehicles;**
 - d. Linkages to networks as appropriate including the development of**

³⁶ As considered by the relevant Highway Authority.

³⁷ Such as Suffolk Travel Plan Guidance and any National Government Transport Guidance

- new pedestrian and cycle paths;
- e. Opportunities to protect and enhance the public rights of way network;
- f. Facilities to allow for multi-modal interchanges;
- g. Access to car park facilities in accordance with the relevant parking guidance³⁸
- h. Electric vehicle charging;
- i. Servicing and emergency vehicles; and
- j. Sustainable modes of transport for freight.

Discounted alternative approaches

16.12 No alternative options are put forward at this stage, as the policy approach is in conformity with the NPPF and appropriate to local circumstances.

³⁸ Suffolk Guidance for Parking (updated 2015)

LP31 - Managing Infrastructure Provision

Policy background and explanation

- 16.13 The Councils have worked closely with infrastructure providers to ascertain infrastructure requirements related to growth planned in the Joint Local Plan. This engagement will continue throughout the plan period. This will ensure that infrastructure projects are delivered in a timely manner.
- 16.14 In the event that essential infrastructure cannot be appropriately delivered to support new development, this policy will be used to restrict development from being commenced or, in certain cases, from being permitted, in the absence of proven infrastructure capacity. In cases where the cumulative impact of schemes on strategic infrastructure could prevent schemes being developed, a coordinated approach will be used to pool resources to address requirements and where this cannot be achieved the policy of restriction shall apply.

Preferred approach

Policy LP31 - Managing Infrastructure Provision

1. **All new development must be supported by, and have good access to, all necessary infrastructure. Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development.**
2. **Development proposals must consider all of the infrastructure implications of a scheme including existing commitments to infrastructure provision and cumulative impacts if the proposal forms one of a number of growth projects in a locality and or infrastructure catchment area.**
3. **Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, will be required for relevant proposals.**
4. **Applicants must demonstrate that adequate consideration has been given to the likely timing of infrastructure provision to the satisfaction of the LPA and relevant infrastructure providers. As such, development may need to be phased either spatially or sequentially to ensure the provision of infrastructure in a timely manner. Restrictions on planning permissions and or/ planning obligations may be used to secure satisfactory phasing arrangement.**

Discounted alternative approaches

- 16.15 No alternatives are put forward at this stage, as the policy approach is necessary, in conformity with the NPPF and is relevant to local circumstances.

DRAFT

LP32 - Health and Education Provision

Policy background and explanation

- 16.16 New development must provide for the educational needs of new residents. The NPPF (paragraph 94) sets out great importance should be placed on the need to provide new school places. It also states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, giving great weight to the need to create, expand or alter schools. This will involve the expansion of existing schools where feasible and identification of opportunities to create new schools.
- 16.17 The Councils have worked closely with Suffolk County Council through the IDP to identify the educational requirements needed to accommodate growth in the Joint Local Plan. The IDP highlights that in order to accommodate planned growth, school extensions and new schools will be required. The Councils will support the creation of well-designed new schools. The Proposal Map indicates areas protected for school expansions and new schools. The delivery of new schools and school expansions is important for the delivery of the Plan, and as such they are to be protected for that use. Similarly, with high demand for school places within the Districts it is important that existing educational facilities are offered a level of protection.
- 16.18 Similarly, the Council has worked closely with the relevant healthcare providers to establish the required health provision for the lifetime of the Plan. This includes meeting the needs of the identified ageing population in the Plan area. Whilst taking account of changing models of current and future healthcare provision, it is assumed that the ongoing healthcare needs of the population will need to be met at a level deemed acceptable by the relevant healthcare providers, on a continuous basis.

Preferred approach

Policy LP32 – Health and Education Provision

1. **Sites proposed³⁹, or in current health and educational use (C2/D1 Class Uses), will be protected for that use. The change of use, or re-development of educational establishments and their grounds, will not be permitted unless:**
 - a. **It can be clearly demonstrated that the use of the site is genuinely redundant and the same use is not viable, or community use(s) can be found;**
 - b. **Satisfactory alternative and improved facilities will be provided; and**

³⁹ Including land reserved for proposed health and school expansions – as identified on the proposal maps.

c. For educational uses, the area of the site to be redeveloped is genuinely in excess of Government guidelines for playing field provision, taking into account future educational projections.

- 2. The Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities (C2/D1 Class Uses). As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Council will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications. Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.**

Discounted alternative approaches

- 16.19 No alternatives are put forward at this stage, as the policy approach is necessary, in conformity with the NPPF and is relevant to local circumstances.

LP33 - Developer Contributions and Planning Obligations

Policy background and explanation

- 16.20 The aim of the policy is to provide a policy framework for securing an appropriate level of infrastructure, including developer contributions and obligations. Applicants will be expected to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
- 16.21 Planning obligations are legally binding agreements entered into between a Local Planning Authority and a developer, which are intended to make development acceptable that would otherwise be unacceptable. Used effectively, planning obligations can increase the quality of development, however they must be reasonable and proportionate and directly relevant to planning and the proposed development.
- 16.22 The Councils have Community Infrastructure Levy (CIL) in place. This means that some types of new development must make a payment which will be used to fund infrastructure required to support development in the District. The amount of levy payable depends upon the size type and location of the new development. A portion of CIL is also paid to the relevant Parish Councils in which development takes places. However, CIL cannot be the single source of funding for infrastructure. This is because certain types of infrastructure (such as new primary schools) need to be delivered through section 106 planning obligations.

Preferred approach

Policy LP33 - Developer Contributions and Planning Obligations

- 1. When making planning decisions, regard will be given to a core list of infrastructure constraints identified within the Councils Infrastructure Delivery Plan and the associated Joint Local Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure.**
- 2. The delivery of planned growth set out in the Joint Local Plan is dependent upon the availability of infrastructure to support it. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions and where appropriate funding assistance from the Councils / other provider organisations. Planning applications will be expected to include appropriate infrastructure provision.**
- 3. Applicants shall adhere to the relevant documents endorsed by the Council detailing the types and priorities of infrastructure provision required for the districts.**

Discounted alternative approaches

- 16.23 No alternatives are put forward at this stage, as the policy approach is necessary, in conformity with the NPPF and is relevant to local circumstances.

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Key Evidence Documents

An up to date list of key documents which will provide the evidence base for the Joint Local Plan is available on the Councils website: <https://www.babergh.gov.uk/planning/planning-policy/evidence-base/current-evidence/> and <https://www.midsuffolk.gov.uk/planning/planning-policy/evidence-base/current-evidence/>

The key evidence documents at this stage are:

- Babergh and Mid Suffolk Annual Monitoring Report (2017-18);
- Babergh and Mid Suffolk Heritage and Settlement Sensitivity Assessment – March 2018;
- Babergh and Mid Suffolk Homes and Housing Strategy 2019-2024;
- Babergh and Mid Suffolk Habitats Regulation Assessment (HRA) (2019);
- Babergh and Mid Suffolk Joint Strategic Plan Refresh 2016 – 2020;
- Babergh and Mid Suffolk Infrastructure Delivery Plan (2019);
- Babergh and Mid Suffolk Landscape Guidance (2015);
- Babergh and Mid Suffolk Landscape Character Assessment – August 2015;
- Babergh and Mid Suffolk Open for Business Strategy (2018);
- Babergh and Mid Suffolk Open Space Assessment – May 2019;
- Babergh and Mid Suffolk Settlement Hierarchy Review (2019);
- Babergh and Mid Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) – July 2019;
- Babergh and Mid Suffolk Sustainability Appraisal (2019);
- Babergh & Mid Suffolk Town Centres & Retail Study – September 2015;
- Babergh and Mid Suffolk Plan Viability & CIL Review Study – May 2019;
- Dedham Vale AONB & Stour Valley Project Management Plan 2016 – 2021;
- Department for Communities and Local Government (2015) Technical housing standards – nationally described space standards;
- Essex and South Suffolk Shoreline Management Plan 2 (2010);
- Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment (ANA) - May 2017;
- Historic England – Energy Efficiency and Historic Buildings (2018);
- Ipswich Economic Area Sector Needs Assessment – September 2017;
- Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) Part 2 – May 2017;
- Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (SHMA) Part 2 Partial Update – January 2019;
- Ipswich and Waveney Economic Areas – Economic Land Needs Assessment - March 2016;
- Landscape Fringes of Ipswich – Settlement Sensitivity Assessment – July 2018;
- Suffolk Coast and Heaths AONB Management Plan 2018 – 2023;
- Suffolk Design Guide for Residential Areas (2000);
- Suffolk Health ageing Needs Assessment (2018);
- Suffolk Travel Plan Guidance;
- Suffolk Parking Guidance (2015);

Glossary

Accessible and adaptable dwellings

Accessible and adaptable dwellings were introduced by the Government through revisions to the Building Regulations in 2015, as one of a suite of 'optional' standards that can be required through planning policy. Part M4(2) of the Building Regulations sets out the specifications for accessible and adaptable dwellings.

Affordable Housing

Affordable housing is defined in the National Planning Policy Framework (2019) as:

"housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement."

Area of Outstanding Natural Beauty

An Area of Outstanding Natural Beauty (AONB) is designated by Natural England. The purpose of designation is to conserve and enhance the natural beauty of the area.

BREEAM

BREEAM is a method of assessing the sustainability of new non-residential buildings and conversions of existing buildings. Buildings are assessed against a number of sustainability criteria including energy, water use, waste management and procurement, and can be awarded one of six – unclassified, pass, good, very good, excellent or outstanding. A BREEAM assessment can be carried out at the design stage.

Building for Life

Building for Life is a Government-endorsed tool for assessing the design quality of neighbourhoods and homes, and the latest version is Building for Life 12. To achieve Built for Life accreditation, using a traffic light approach a development must score 9 'greens' from a set of 12 questions which revolve around 'integration into the neighbourhood', 'creating a place' and 'street and home'.

Building Regulations

Building Regulations are set by the Government through 'Approved Documents' and cover the construction and alterations to Buildings. Whilst Building Regulations approval is separate to planning permission, planning policies can require certain 'optional' (higher specification) Building Regulations to be applied.

Call for Sites

The Planning Practice Guidance requires planning authorities to issue a call for potential sites in order to identify as wide a range as possible of sites that could be suitable for development. The Councils have undertaken three call for sites exercises which involved contacting those on the planning policy database and advertising the process.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) was introduced in legislation in 2010 and enables planning authorities to set a 'levy' on new development in order to secure the infrastructure needed. Babergh and Mid Suffolk adopted CIL in 2016. The Charging Schedules set out the rate of CIL that will be charged for different types of development, dependant upon location. The broad categories of infrastructure that CIL will be spent on are set out by the Councils in their Regulation 123 List.

County Geodiversity Sites

Geodiversity is defined by the NPPF as the range of rocks, minerals, fossils and landforms. County Geodiversity Sites (CGS) are non-statutory designations identified for their geological interest.

County Wildlife Sites

County Wildlife Sites are identified by the County Wildlife Site Panel. They are a non-statutory designation, with protection afforded through the planning system and via approaches to land management.

Custom Build

The Self-build and Custom Housebuilding Act 2015 requires authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land

in the authority's area in order to build houses for those individuals to occupy as homes. Through the Joint Local Plan the Councils have the opportunity to set out what constitutes a custom build house for the purposes of planning.

Development Plan

The Development Plan comprises any Development Plan Documents that have been adopted in relation to the area. The Development Plan for Babergh and Mid Suffolk comprises of:

Babergh:

- Saved policies of the Babergh Local Plan Alteration No. 2 (2006)
- Babergh Local Plan 2011 – 2031 - Core Strategy and Policies (2014)
- Any 'made' Neighbourhood Plans (currently East Bergholt Neighbourhood Plan (2016), Lavenham Neighbourhood Plan (July 2016) and Lawshall Neighbourhood Plan (2017))

Mid Suffolk:

- Mid Suffolk Local Plan (1998) (saved policies only)
- First Alteration to the Mid Suffolk Local Plan (July 2006)
- Mid Suffolk Core Strategy Development Plan Document (2008)
- Mid Suffolk Core Strategy Focused Review (2012)
- Stowmarket Area Action Plan (2013)
- Any 'made' Neighbourhood Plans (currently Parish of Mendlesham Neighbourhood Development Plan (2017), Stradbroke Neighbourhood Plan (2019) and Debenham Neighbourhood Plan (2019)).

The Development plan also includes adopted Minerals and Waste plans, which are produced by Suffolk County Council. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decision must be taken in accordance with the Development Plan unless material considerations indicate otherwise. Once adopted, the Joint Local Plan will be the Development Plan for Babergh and Mid Suffolk, alongside 'made' Neighbourhood Plans.

Duty to Co-operate

The Duty to Co-operate was introduced through the Localism Act 2011. It places a duty on local planning authorities to co-operate with other specified bodies in relation to strategic matters.

East of England Forecasting Model

The East of England Forecasting Model (EEFM) is managed by Cambridgeshire Econometrics, part of Cambridgeshire County Council, on behalf of local authorities across the East of England. The model provides jobs forecasts, and associated demographic and housing forecasts. The latest EEFM run was published in August 2016.

Edge of Centre

Edge of Centre is defined for retail purposes in the National Planning Policy Framework as being a location which is well connected and up to 300m from the Primary Shopping Area. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land Needs Assessment

The Employment Land Needs Assessment (ELNA) was commissioned by Babergh and Mid Suffolk District Councils along with Ipswich Borough Council, Suffolk Coastal District Council and Waveney District Council to define the Functional Economic Area and identify the qualitative and quantitative need for employment land across the Districts. The ELNA was based upon the 2015 East of England Forecasting Model jobs forecasts and was published in 2016.

Employment Land Supply Assessment

The Employment Land Supply Assessment (ELSA) was commissioned by Babergh and Mid Suffolk District Councils along with Ipswich Borough Council and Suffolk Coastal District Council to assess the sites that were put forward for employment uses as part of the call for sites process.

Exception Test

In relation to flood risk, in instances where the sequential test has been followed but it is not possible to locate development in an area of lower flood risk, the Exception Test may be applied. For the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

Functional Economic Area

The Functional Economic Area is established in the Employment Land Needs Assessment. It is based upon analysis of travel to work areas, housing market areas and commercial property market areas. Babergh and Mid Suffolk sit within the Ipswich Functional Economic Area along with Ipswich and Suffolk Coastal.

Green Infrastructure

Green Infrastructure is defined by the NPPF as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitats Regulations Assessment

A Habitats Regulations Assessment is an assessment carried out under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). The Directive requires that any plan or project not directly connected with or necessary to the management of a European protected site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives. As part of the production of the Joint Local Plan a Habitats Regulations Assessment has been carried out.

Haven Gateway / Haven Gateway Partnership

Babergh and Mid Suffolk District Councils are both part of the Haven Gateway Partnership. The Partnership provides a framework through which to promote the Haven Gateway sub-region, which is centred around the Ports of Felixstowe and Harwich.

Heritage Assets

Heritage assets are defined by the NPPF as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Housing Delivery Test (HDT)

The Housing Delivery Test was introduced in November 2018 with the first results published in February 2019. Results are published annually, measuring housing delivery against previous 3 years requirement. Depending on the outcome there are 3 key thresholds and consequences:

- <95% = required to produce an action plan within 6 months;
- <85% = 20% buffer required for 5-year housing land supply;
- <75% = presumption in favour of sustainable development in accordance with the relevant paragraphs of the NPPF.

Housing Market Area

The Housing Market Area is an area which is reasonably self-contained in relation to migration (housing moves) and commuting. The Housing Market Area for Babergh and Mid Suffolk has been defined through the Strategic Housing Market Assessment and also comprises the areas covered by Ipswich Borough Council and Suffolk Coastal District Council.

Ipswich Strategic Planning Area (ISPA)

The Ipswich Strategic Planning Area includes the whole area of Babergh District, Mid Suffolk District, Ipswich Borough and formerly Suffolk Coastal. A map of the area is provided in the document.

Infrastructure Delivery Plan

An Infrastructure Delivery Plan (IDP) sets out then infrastructure required in an area, when it will be provided and how it will be funded. An IDP has been produced to support and evidence the infrastructure requirements of the Joint Local Plan.

Joint Strategic Plan

The Councils' Joint Strategic Plan was produced in 2013/14 and refreshed in 2016. The Joint Strategic Plan sets out a framework for delivering the Councils' services over the period 2016 – 2020.

Local Development Scheme

The Local Development Scheme sets out the formal local planning documents the Councils intend to produce together with stages and timetable for their production.

Local Green Space

Local Green Spaces are green areas of particular importance to local communities, and where development can be ruled out other than in very special circumstances. The NPPF states that Local Green Space must be in reasonably close proximity to the community it serves; be demonstrably special to a local community and hold particular local significance (for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and be local in character and not an extensive tract of land.

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government in February 2019, replacing the previous NPPF published in March 2012, and revised in July 2018. It is the key piece of national planning policy and is supported by guidance in the form of the Planning Practice Guidance. In considering whether a Local Plan is 'sound', through the Examination process, the Councils will need to be able to demonstrate that the plan accords with the policies within the NPPF.

Neighbourhood Plan

The Localism Act 2011 introduced a power for communities to produce a Neighbourhood Plan which gives communities an opportunity to shape and influence development in their area. 'Made' Neighbourhood Plans form part of the Development Plan. For an up to date list of Neighbourhood Plans in the Districts please see the Councils website.

New Anglia Local Enterprise Partnership

The New Anglia Local Enterprise Partnership (NALEP) is a business-led collaboration between private, public and education sectors covering the whole of Suffolk and Norfolk. The NALEP is funded by Government and in turn provides funding and support for growing the local economy. The NALEP published a Strategic Economic Plan (SEP) in 2014. The SEP identifies five 'high impact' sectors for targeting support – Advanced manufacturing and engineering, agri-tech, energy, ICT/digital culture and life sciences. It also identifies growth locations which include Stowmarket in Mid Suffolk and Sudbury in Babergh. The New Anglia LEP are currently developing a new Economic Strategy, the delivery of which will act alongside the delivery of the new Joint Local Plan.

Objectively Assessed Need

The term Objectively Assessed Need (OAN) relates to the need for housing. The OAN has been established through the Government's Standard Methodology. The OAN is the 'starting point' for setting the housing requirement in the Joint Local Plan.

Out of centre

A location which is outside of the defined town centre and not capable of being described as 'edge of centre'.

Permanent Gypsy and Traveller Site

A permanent Gypsy and Traveller Site is one which is intended for permanent residential use, rather than for temporary transit or short stay stopping purposes.

Planning Practice Guidance

The Planning Practice Guidance accompanies the national planning policy set out in the NPPF. It provides guidance on how local planning authorities should apply the policies contained in the NPPF, or other planning-related statements of national policy or legislation. It is web-based and is updated periodically.

Planning Obligations

The NPPF defines planning obligations as a legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. They are commonly known as Section 106 agreements. Section 122 of the Community Infrastructure Levy Regulations 2010 (as amended) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

Primary Shopping Area

Defined area where retail development is concentrated (comprising the primary and secondary shopping frontages). The Babergh and Mid Suffolk Joint Retail and Town Centres Study provides recommendations in relation to the extent of the Primary Shopping Areas.

Primary Shopping Frontage

Primary Shopping Frontage includes a high proportion of retail uses. These have been defined through the Babergh and Mid Suffolk Joint Retail and Town Centres Study.

RAMS

Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils (now East Suffolk District Council) are taking a joined-up approach to mitigating the potential for significant effects arising from increased recreational disturbance related to new housing development. For Babergh and Mid Suffolk these relate to the Stour and Orwell river and Deben estuaries. The Councils are currently producing a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) which will identify and cost the measures necessary to mitigate recreational and leisure impacts and confirm how they will be funded. The intention of the strategy is to avoid adverse effects on the integrity of the Habitats Sites in combination with other plans and projects, over the lifetime of the Local Plan.

Regionally Important Geological and Geomorphological Sites

Geodiversity is defined by the NPPF as the range of rocks, minerals, fossils and landforms. Regionally Important Geological and Geomorphological Sites (RIGS) are non-statutory designations identified for their geological interest.

Secondary Shopping Frontage

Secondary frontages have a greater diversity of uses than Primary Shopping Frontages. These have been defined through the Babergh and Mid Suffolk Joint Retail and Town Centres Study.

Sector Needs Assessment

The Sector Needs Assessment (SNA) (part of the ELSA commission) updates the qualitative and quantitative need for employment land provided in the ELNA based on the 2016 East of England Forecasting Model and identifies the spatial requirements related to the needs of employment sectors.

Self Build

The Self-Build and Custom Housebuilding Act 2015 requires the authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. Self-build is defined for the purposes of the Community Infrastructure Levy as all homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.

Sequential Test (flooding)

The Sequential Test in relation to flooding seeks to ensure that development is located away from areas of higher flood risk where possible. For the purposes of plan-making, the Strategic Flood Risk Assessment should be used to steer development to lower flood risk areas. Where the Sequential Test concludes that there are not sufficient sites in a suitable lower risk flood zone(s), it may be necessary to apply the Exception Test. The acceptability of flood zones to development depends upon the vulnerability of the proposed use.

Sequential Test (retail)

The Sequential Test for retail uses is established in national planning policy. The National Planning Policy Framework requires the sequential test to be applied in relation to applications for main town centre uses that are not within a town centre. Locations within town centres should be considered first, followed by edge of centre locations and finally out of centre locations.

Settlement hierarchy

The settlement hierarchy categorises settlements based upon their role in terms of levels of service provision. Settlement hierarchies are currently established in the Mid Suffolk Core Strategy (2008) and the Babergh Local Plan (2011 – 2031) Core Strategy (2014). Revisions to the settlement hierarchy are proposed through this consultation, including to establish one consistent hierarchy across both Districts.

Site of Special Scientific Interest

Sites of Special Scientific Interest are protected areas designated by Natural England under the Wildlife and Countryside Act 1981. Sites are designated for either wildlife or geological interest.

Special Area of Conservation

Special Areas of Conservation are habitats protected under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). An assessment of potential effects arising through the production of the Joint Local Plan is undertaken through carrying out a Habitats Regulations Assessment.

Special Protection Area

Special Areas of Conservation are habitats of importance for bird species protected under the Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). An assessment of potential effects arising through the production of the Joint Local Plan is undertaken through carrying out a Habitats Regulations Assessment.

Starter Homes

Under The Housing and Planning act 2016 a Starter Home:

- a. is a new dwelling,
- b. is available for purchase by qualifying first-time buyers only,
- c. is to be sold at a discount of at least 20% of the market value,
- d. is to be sold for less than the price cap, and
- e. is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State

The price cap outside of London is set at £250,000, and a qualifying first time buyer must be at least 23 years old but under the age of 40.

The Housing White Paper (February 2017) includes a number of proposals in relation to Starter Homes including requiring households to have an income of less than £80,000, requiring some or all of the discount to be repaid if the home is sold within 15 years and including Starter Homes within the definition of affordable housing.

Strategic Housing and Employment Land Availability Assessment

The Strategic Housing and Employment Land Availability Assessment (SHELAA) is an assessment of land availability which identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The SHELAA is a key piece of evidence from which sites will be selected for allocation through the process of producing the Joint Local Plan. Sites put forward through the Call for Sites which have been assessed as suitable, available and achievable will be incorporated in the SHELAA.

Strategic Housing Market Assessment

The Strategic Housing Market Assessment is a key piece of evidence and is required by the National Planning Policy Framework. The Strategic Housing Market Assessment identifies the Objectively Assessed Need for housing (OAN) and the mix and type of housing, including affordable housing, required over the plan period.

Structure Plan

Structure Plans formed part of the Development Plan until the introduction of now-abolished Regional Spatial Strategies under the Planning and Compulsory Act 2004. The 2001 Suffolk Structure Plan was the final Structure Plan to cover Babergh and Mid Suffolk but is no longer in force.

Town Centre

The Town Centres are defined areas which are characterised by offering a range of main town centre uses, which include retail, leisure, cultural and office uses.

Transit Gypsy and Traveller Site

A Transit Site (also known as a Short Stay Stopping Site) is a site intended for use by Gypsies and Travellers for a short amount of time whilst travelling. The length of continuous stay on a Transit Site is limited to a maximum of 12 weeks.

Travelling Showpeople's Yard

A Travelling Showpeople's Yard is the location at which Travelling Showpeople have their permanent residence and will usually include space for storage of equipment.

Use classes

Use classes are defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and are defined as:

Part A

- A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).
- A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).
- A5 Hot food takeaways - For the sale of hot food for consumption off the premises.
- AA Drinking establishments with expanded food provision

Part B

- B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution - This class includes open air storage.

Part C

- C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- C3 Dwellinghouses - this class is formed of 3 parts:
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Part D

- D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis

- Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Wheelchair accessible dwellings

Wheelchair accessible dwellings were introduced by the Government through revisions to the Building Regulations in 2015, as one of a suite of 'optional' standards that can be required through planning policy. Part M4(3) of the Building Regulations sets out the specifications for wheelchair accessible dwellings.

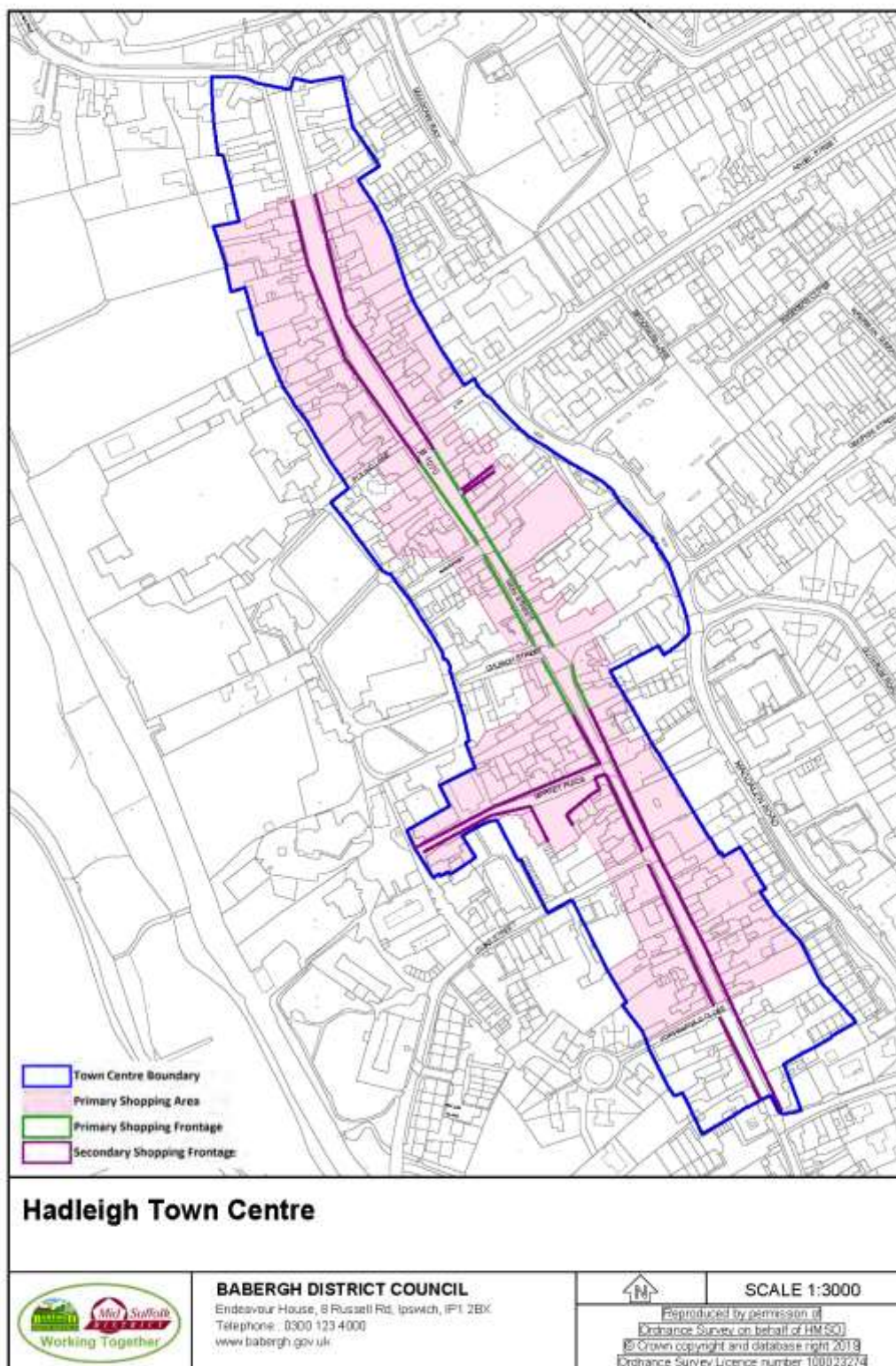
17 – NON STRATEGIC – PLACE AND ALLOCATIONS POLICIES

The maps presented in this section form the Proposals Map for the Joint Local Plan.

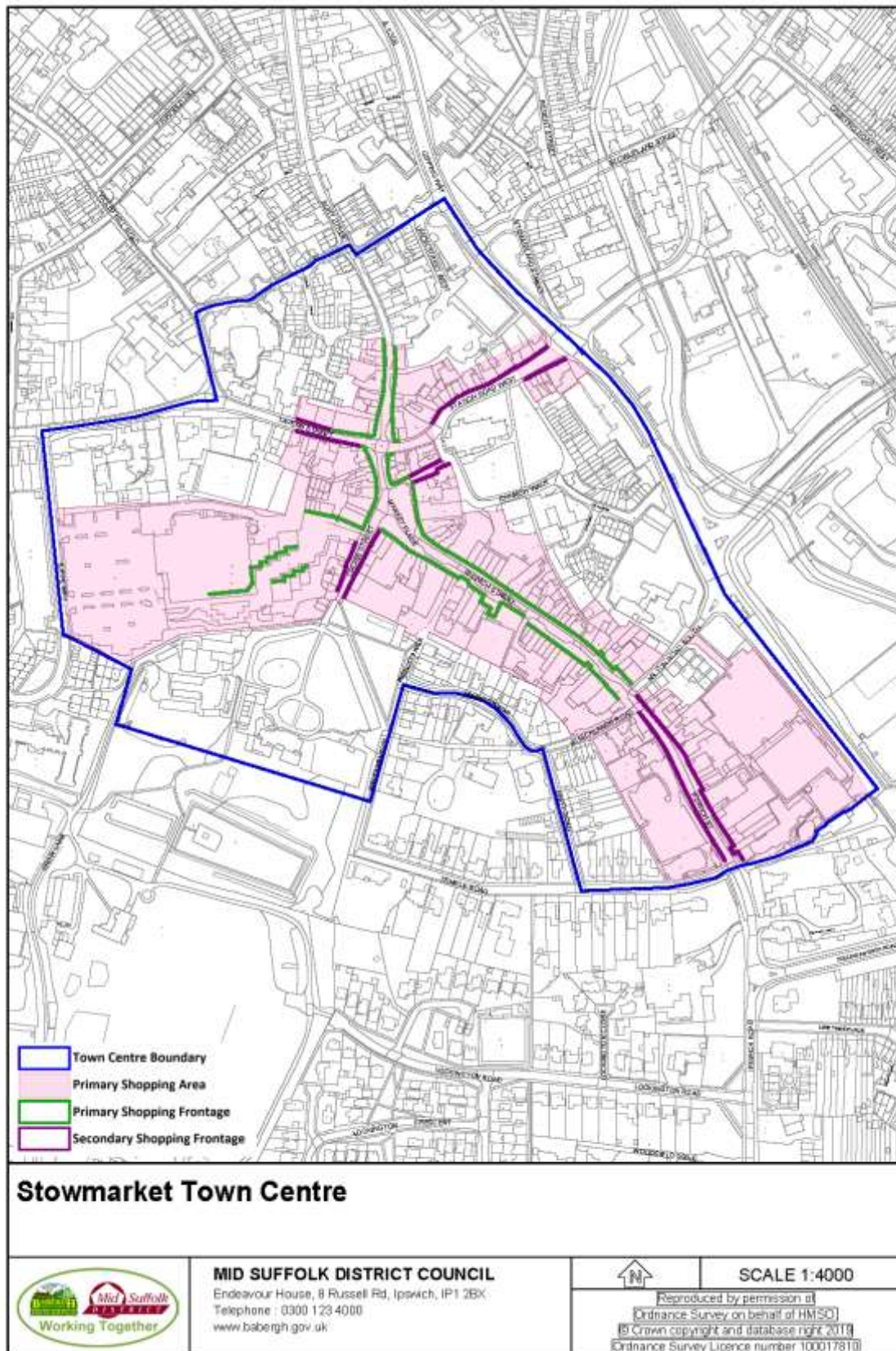
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Appendix ## - Town Centre Maps

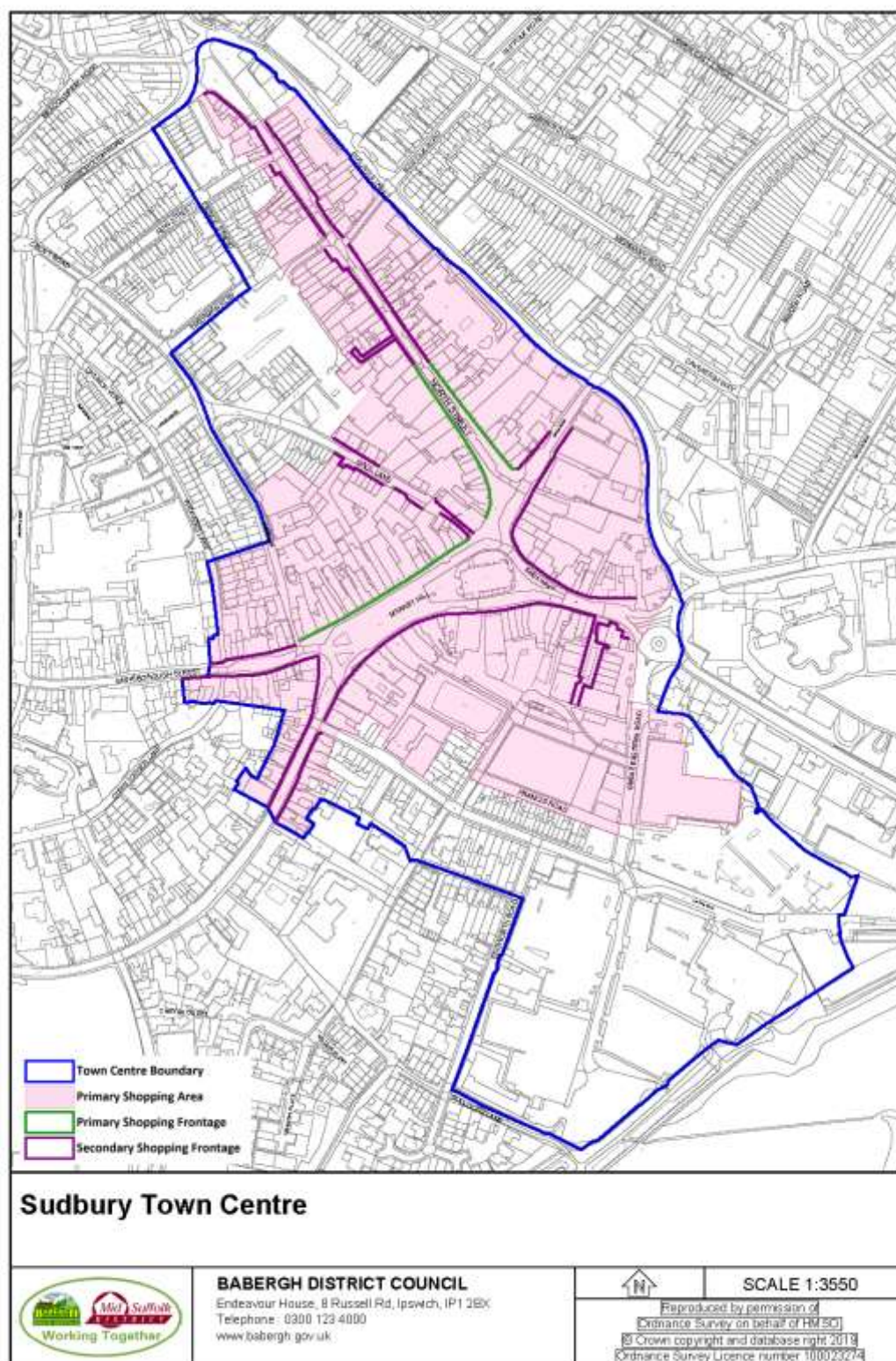
Hadleigh



Stowmarket




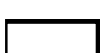


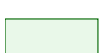






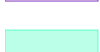




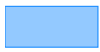







Sudbury



Appendix # - Place policies & maps

Key

	Residential Allocations
	Strategic Employment Sites
	Settlement Boundaries
	District Boundaries
	Parish Boundaries*
	Areas of Outstanding Natural Beauty
	Proposed Extensions to Areas of Outstanding Natural Beauty
	Local Nature Reserve
	Ramsar
	Sites of Special Scientific Interest
	Special Areas of Conservation
	Special Protection Areas
	Designated Open Space
	Public Rights of Way
	Flood Zone 2
	Flood Zone 3
	Ancient Woodland
	Registered Parks and Gardens
	Conservation Area
	Scheduled Ancient Monuments
	County Geodiversity Sites
Listed Buildings:	
	Grade I
	Grade II*
	Grade II

17 - Ipswich Fringe

Ipswich Fringe

Claydon and Barham

- 17.01 Claydon and Barham are located east of the Gipping Valley and north of Ipswich and is identified as a Core Village, with the Ipswich Fringe. Barham – Sandy Lane and Barham – Bell's Cross Road are classified separately in the settlement hierarchy. To the east of the settlement lies the Church of St Peter and the Church of St Mary – both Grade I listed. The landscape in Claydon and Barham and the immediate surrounding area to the north and south is characterised as Rolling Valley Farmland. Landscape to the east of the settlement is characterised as Ancient Estate Farmland and Ancient Rolling Farmlands, with the river valley to the west classified as Valley Meadowlands.
- 17.02 A new primary school (including a 60-place pre-school) is required to facilitate growth planned through the Joint Local Plan for the Claydon catchment area. An expansion to Claydon Primary School is expected to be completed in September 2019. Land is reserved for a 210-place primary school and pre-school on site LA002 (planning application 1856/17). An expansion to Claydon High School will be required. In order to facilitate Joint Local Plan growth increased health capacity for this locality will be required. Options are currently being considered with existing practices. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Claydon and Barham will be expected to make contributions towards additional HWRC provision.
- 17.03 Claydon and Barham fall within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA001 – Allocation: Land east of Norwich Road, Barham

Site size - 10.6ha

Approximately 325 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets;**

- III. Appropriate landscaping and noise mitigation addressing the compatibility of neighbouring quarry site;
- IV. Measures are introduced to remediate land affected by contamination;
- V. An ecological survey, and any necessary mitigation measures are provided;
- VI. Contributions, to the satisfaction of the LPA, towards provision of the new pre-school and primary school, and secondary school provision;
- VII. Contributions, to the satisfaction of the LPA, towards healthcare provision;
- VIII. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision;
- IX. Footways provided within the development and linked with adjoining site (LA002); and
- X. Provision of bus stops.

LA002 – Allocation: Land north of Church Lane, Barham

Site size - 24.9ha

Approximately 270 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;
- II. Design, layout and landscaping is sympathetic to the setting heritage assets;
- III. Provision of appropriate landscaping and noise mitigation addressing the compatibility of neighbouring quarry site;
- IV. A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;
- V. Contributions, to the satisfaction of the LPA, towards secondary school provision;
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision; and
- VII. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.

LA003 – Allocation: Land south of Church Lane, Claydon

Site size - 6.2ha

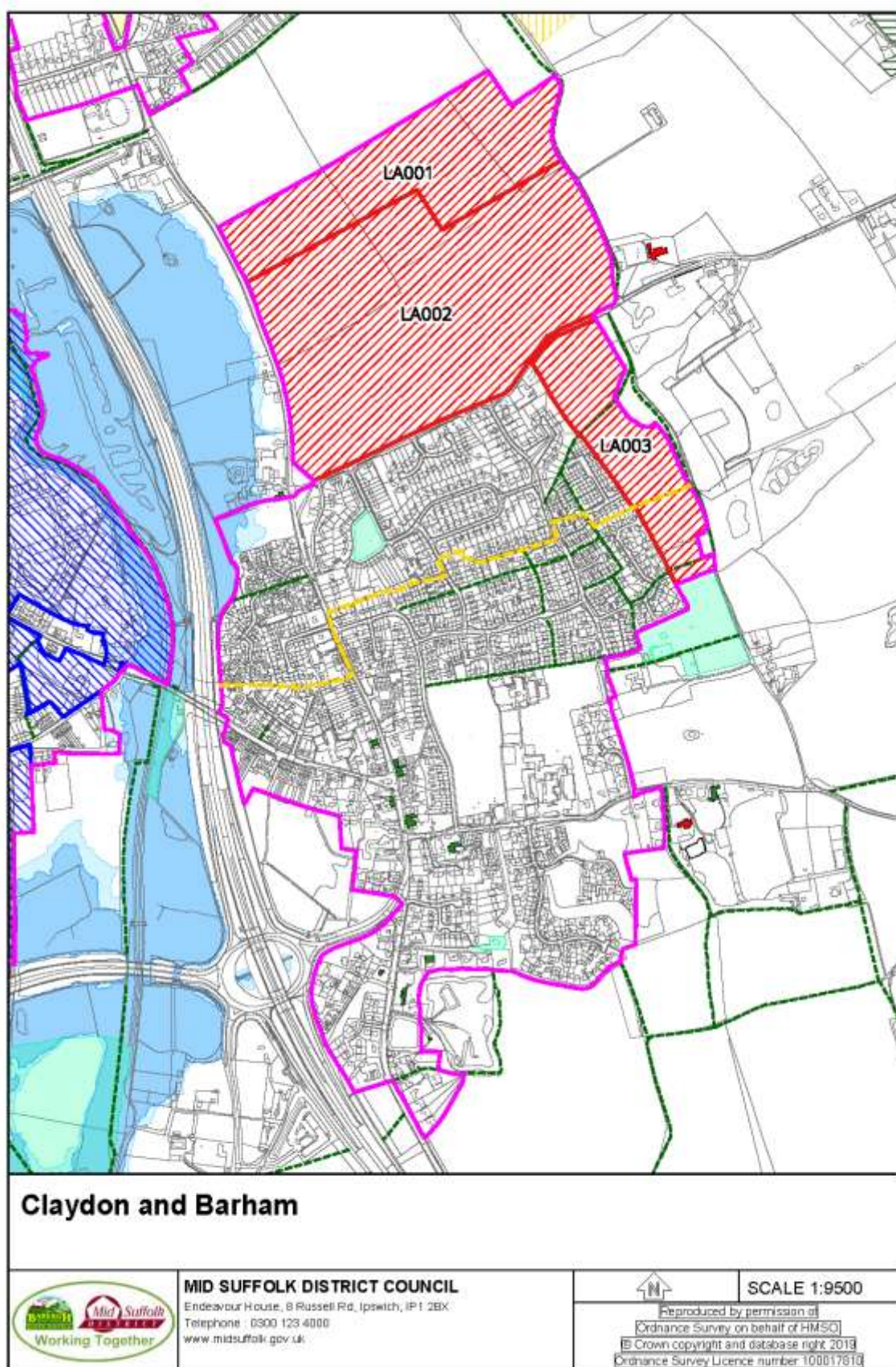
Approximately 75 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;
- III. Trees covered by Tree Preservation Orders are retained;

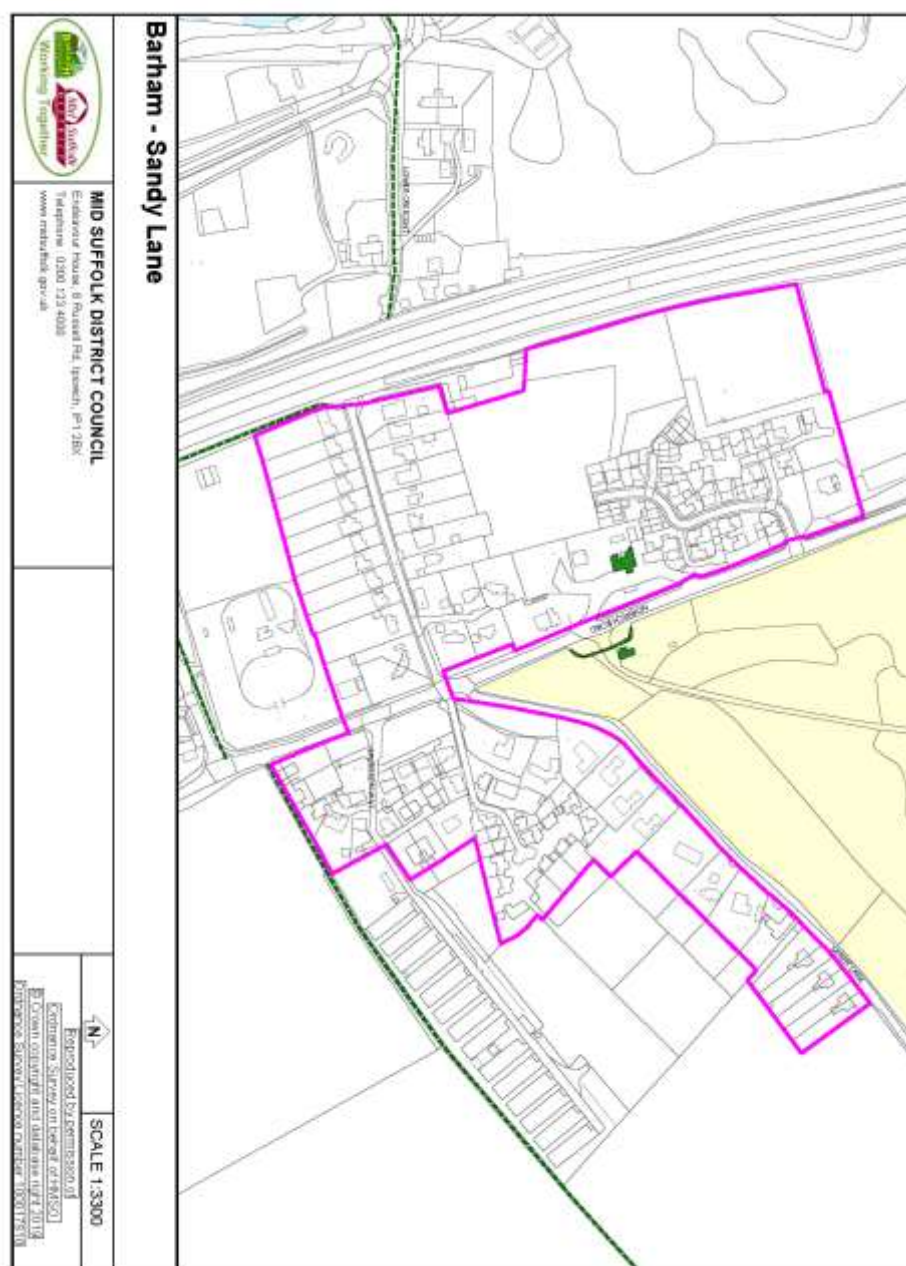
- IV. An archaeology assessment is provided;**
- V. Contributions, to the satisfaction of the LPA, towards the provision of the new pre-school and primary school, and secondary school provision;**
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision; and**
- VII. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**

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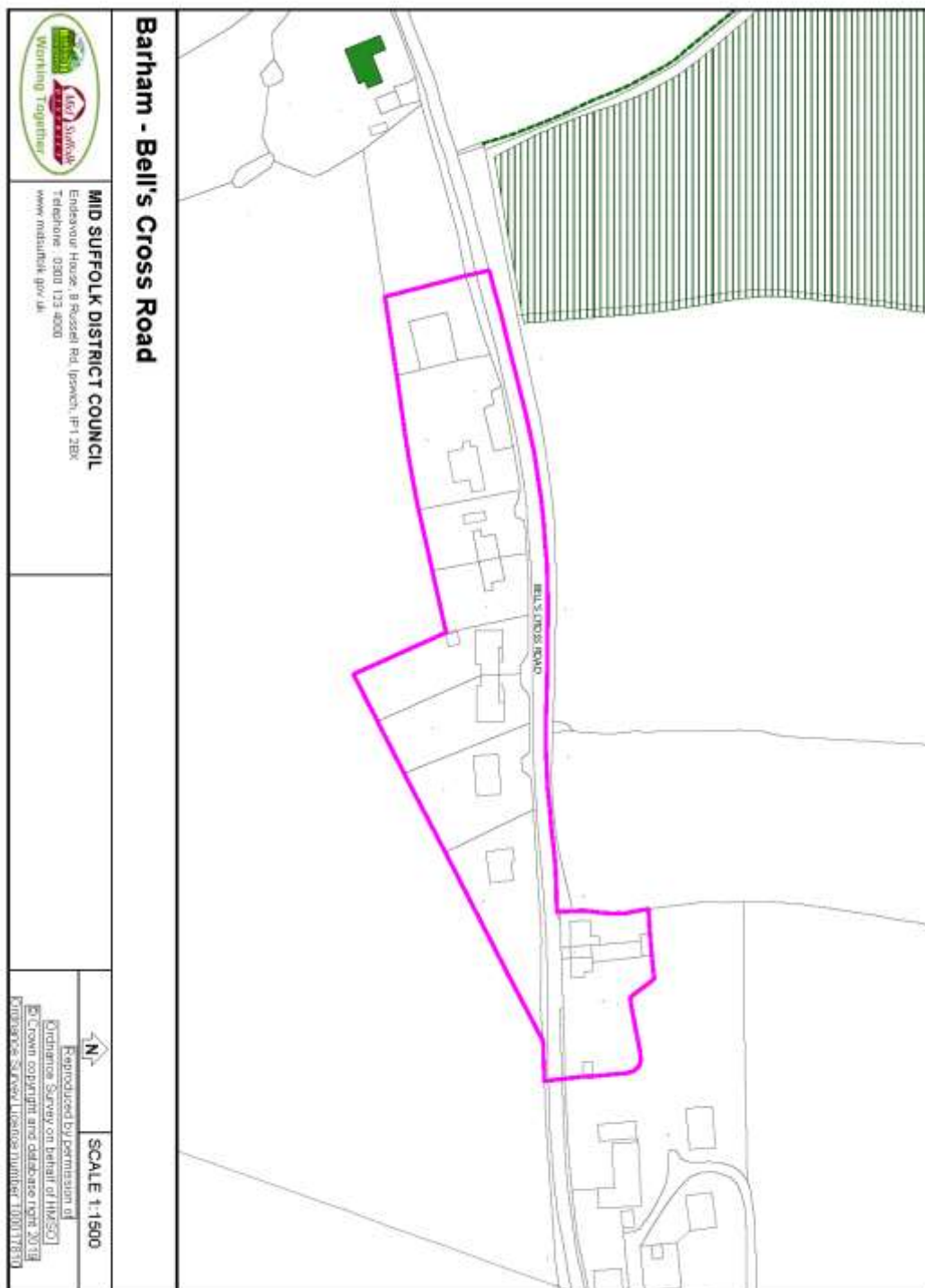
Barham - Sandy Lane

17.04 To the north of Ipswich, Barham – Sandy Lane is a Hinterland Village within the Ipswich Fringe. The dwellings are primarily 20th century with only isolated listed buildings identified. The landscape in Barham and the immediate surrounding area to the north and south is characterised as Rolling Valley Farmland. East of the settlement is characterised as Ancient Estate Farmland, and the river valley to the west is classified as Valley Meadowlands. Shrublands Hall and grounds are identified as Historic Parks and Gardens. Barham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Barham – Bell's Cross Road

17.05 Barham – Bell's Cross Road is classified as a Hamlet Village within the Ipswich Fringe. Predominantly the surrounding landscape is classified as Ancient Estate Claylands, with an area to the east classified as Ancient Rolling Farmlands. Barham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Belstead

17.06 Belstead is located on the upper valley slopes of Belstead Brook, south of Ipswich. Belstead is identified as a Hinterland Village within the Ipswich Fringe. There is dispersed development pattern with a cluster of dwellings at Blacksmiths Corner south of the village and Belstead Hall and Belstead Church to the east. The buildings are predominantly modern residential with few individual listed buildings identified. The landscape in Belstead and the immediate surrounding area is predominantly characterised as Ancient Estate Farmlands with the northern aspect characterised as Rolling Estate Farmlands.

17.07 In order to facilitate growth in the Joint Local Plan, additional capacity is required at Copdock Primary School and East Bergholt High School. Additional provision is also required at Pinewood Surgery.

17.08 Belstead falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

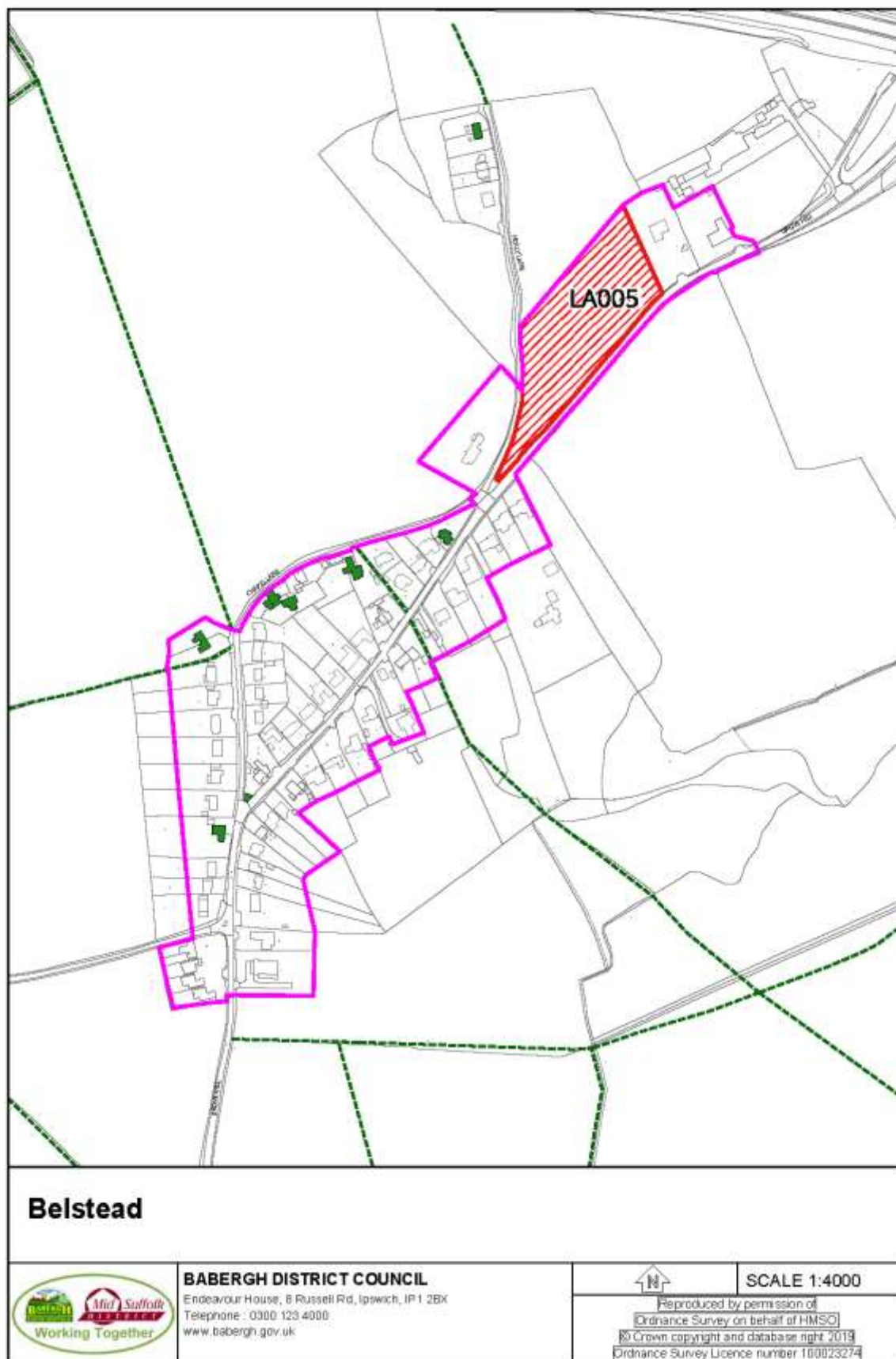
LA005 – Allocation: 6 Acre Field, Belstead

Site Size – 1.1ha

Approximately 14 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Contributions to the satisfaction of the LPA, towards primary and secondary school provision; and**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision.**



Bramford

17.09 Bramford is located west and adjacent to the Ipswich boundary, and is identified as a Core Village, within the Ipswich Fringe. A cluster of listed buildings are located to the south of the settlement near the Grade I listed Church of St Mary, and a further cluster of Grade II listed buildings are located at The Street at the centre of the village. The landscape in Bramford and the immediate surrounding area is predominantly characterised as Rolling Valley Farmland. East of the main settlement lies the river valley which is characterised as Valley Meadowlands. Further west the landscape is characterised as Rolling Estate Farmland.

17.10 An extension to Bramford CEVCP will be required to facilitate growth in Bramford planned through the Joint Local Plan. There is a requirement for a new 60-place pre-school. Additionally, contributions will be requested to support the provision of a new healthcare facility in Ipswich. Contributions will be sought towards footpath improvements, and transport mitigation measures for development in this area. Portman's Walk Household Waste Recycling Centre (HWRC) in Ipswich is currently operating over capacity. Therefore, development in Bramford will be expected to make contributions towards additional HWRC provision.

17.11 Bramford falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA006 – Allocation: Land south of Fitzgerald Road, Bramford

Site Size - 4.18ha

Approximately 100 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Public rights of way which passes through the site is retained and enhanced;**
- IV. Surface water flood risk is effectively mitigated;**
- V. Contributions to the satisfaction of the LPA, towards pre-school and primary school provision;**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- VIII. Contributions, to the satisfaction of the LPA, for improving for improving local pedestrian links; and**
- IX. Contributions to the satisfaction of the LPA, towards junction improvements on the A1071.**

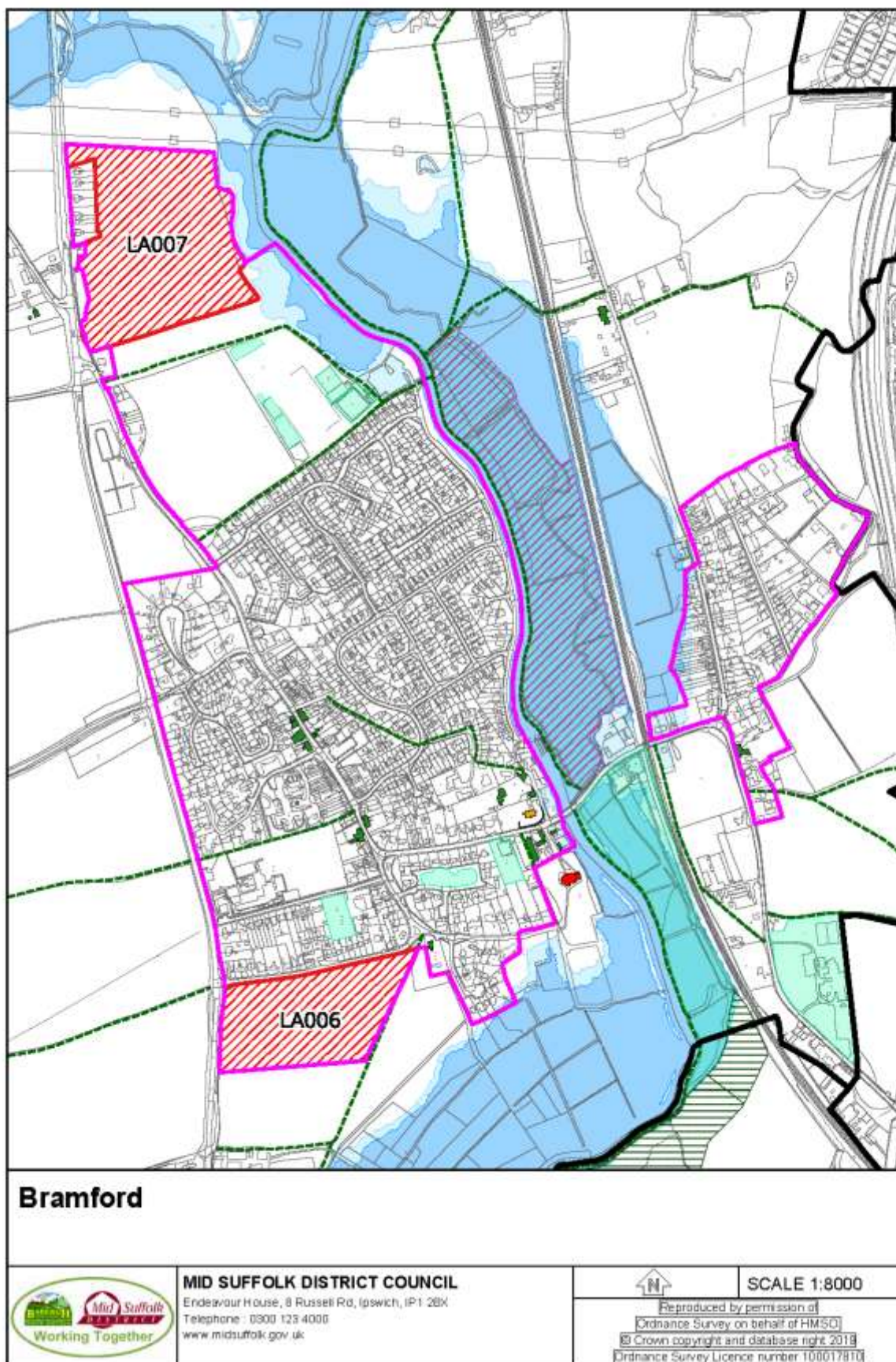
LA007 – Allocation: Land east of The Street, Bramford

Site Size - 9.3ha

Approximately 195 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Public rights of way which passes through the site is retained and enhanced;**
- IV. Surface water flood risk is effectively mitigated;**
- V. A free serviced site of 0.1ha should be reserved for a new pre-school school plus proportionate contributions towards the build costs;**
- VI. Contributions to the satisfaction of the LPA, towards primary school provision;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VIII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- IX. Contributions to the satisfaction of the LPA, for improving for improving local pedestrian links; and**
- X. Contributions to the satisfaction of the LPA, towards junction improvements on the A1071.**



Copdock and Washbrook

17.12 Copdock and Washbrook lie south of Ipswich, and are classified as Hinterland Villages, within the Ipswich Fringe. The settlement of Washbrook is located on the southern valley slopes of the Belstead Brook at the crossing point of the stream course at Washbrook Bridge. The buildings are a mix of residential and employment with a few individual listed buildings identified. The landscape in Copdock and the southern aspect of Washbrook is characterised as Ancient Estate Claylands. To the north-west of Washbrook the landscape is classified as Rolling Valley Farmlands, and to the east the area is classified as Rolling Estate Farmlands.

17.13 In order to accommodate planned growth and existing commitments an expansion of Pinewood Surgery will be required. Development in Copdock & Washbrook will be required to contribute towards this expansion. Portman's Walk Household Waste Recycling Centre (HWRC) in Ipswich is currently operating over capacity. Therefore, development in Copdock and Washbrook will be expected to make contributions towards additional HWRC provision.

17.14 Copdock and Washbrook falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA008 - Allocation: Land south east of Back Lane, Copdock and Washbrook

Site Size - 13ha

Approximately 226 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Landscaping reflects the sensitivity of the surrounding landscape;**
- IV. An alternative provision of equal or greater quality, accessibility and quantity of allotments space is provided as part of the scheme;**
- V. Contributions, to the satisfaction of the LPA, towards pre-school, primary and secondary school provision;**
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision;**
- VII. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- VIII. Provision of new footway link between the site and Copdock and a traffic management scheme.**

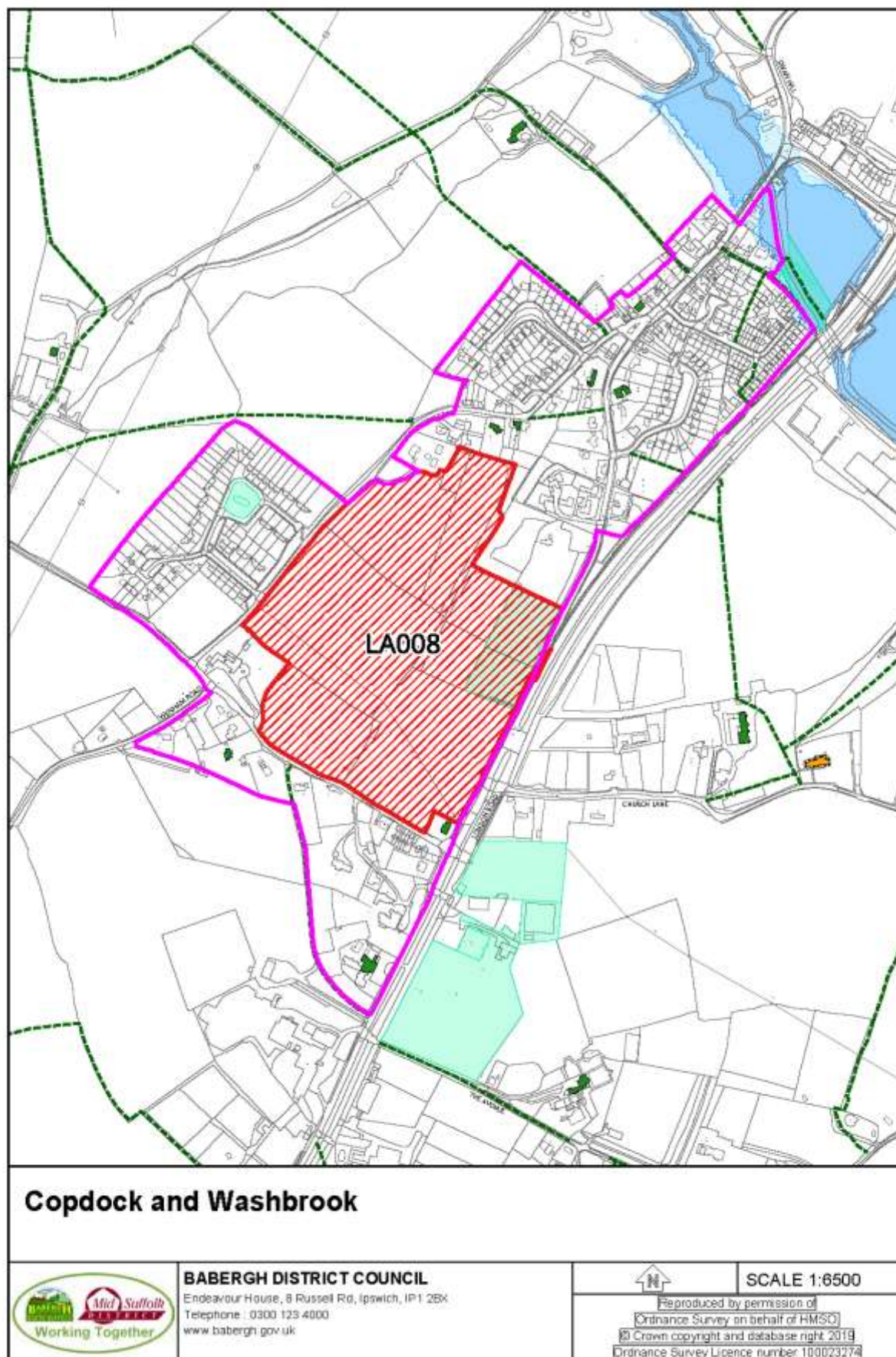
LA009 – Allocation: Land south west of London Road, Copdock and Washbrook

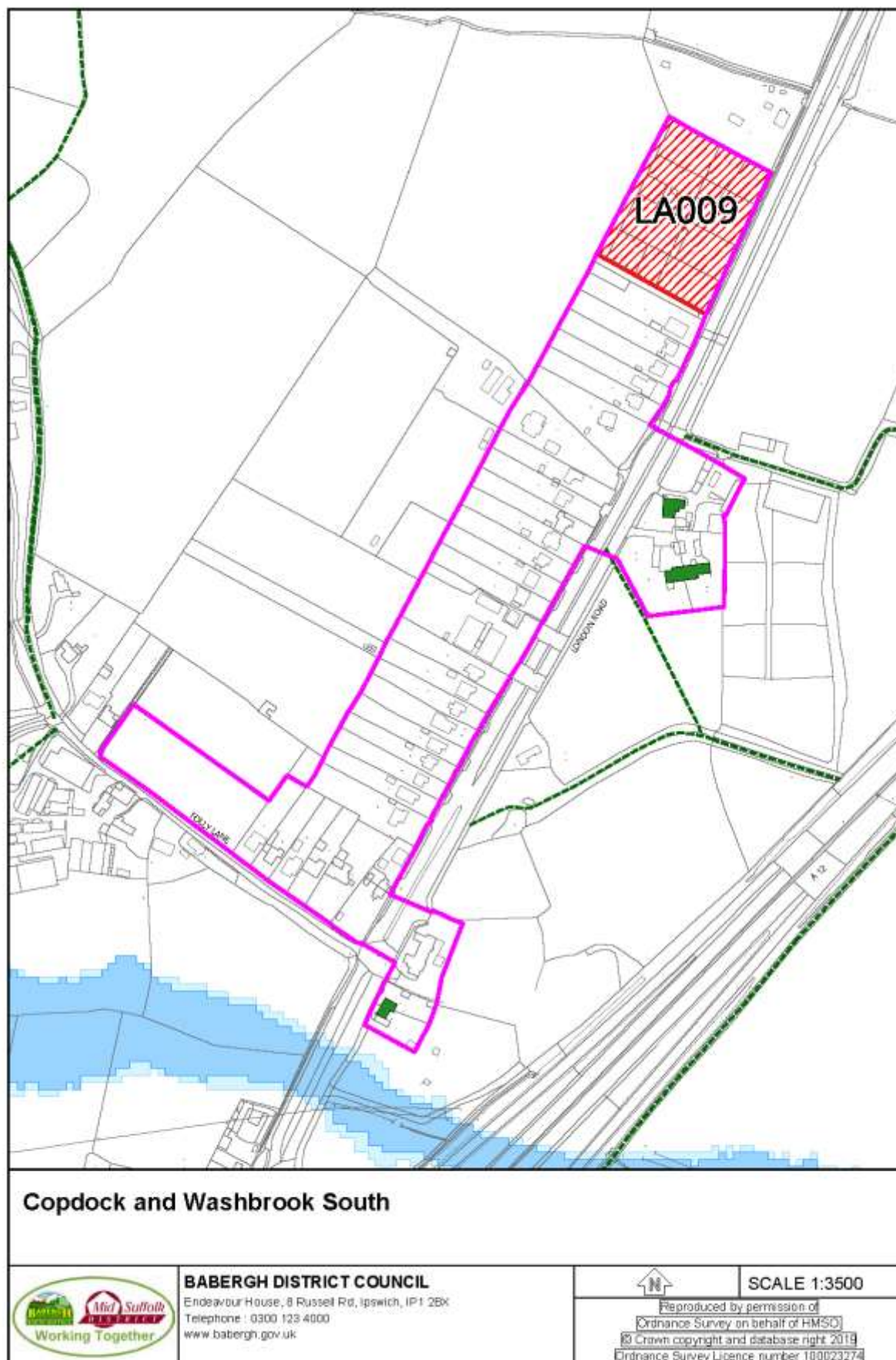
Site Size - 0.8ha

Approximately 12 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Landscaping reflects the sensitivity of the surrounding landscape;**
- III. Contributions to the satisfaction of the LPA, towards pre-school, primary and secondary school provision;**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- V. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- VI. Provision of new footway link between the site and Copdock and a traffic management scheme.**





Great Blakenham

17.15 Great Blakenham is located north-west of Ipswich, separated from the neighbouring village of Claydon by the Gipping River and the A14. Great Blakenham is identified as a Hinterland Village, within the Ipswich Fringe. Great Blakenham – Old Bell House is classified separately as a Hamlet Village, within the Ipswich Fringe. The dwellings are primarily 20th century with only three listed buildings identified. To the north, south and west of the settlement the landscape is classified as Rolling Valley Farmlands. The river valley to the west is characterised as Valley Meadowlands.

17.16 A new primary school is required to facilitate growth planned through the Joint Local Plan for the Claydon catchment area (which includes Great Blakenham). Land is reserved for a 210-place primary school on site LA002 (planning application 1856/17). Increased healthcare capacity for the locality will be required to facilitate growth planned through the Joint Local Plan.

17.17 Great Blakenham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA010 – Allocation: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham

Site Size - 0.7ha

Approximately 8 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Public rights of way are retained and enhanced;**
- III. Contributions, to the satisfaction of the LPA, towards primary and secondary school provision;**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision;**
- V. Relocation of existing access to improve visibility; and**
- VI. Contributions, to the satisfaction of the LPA, towards CCTV at the level crossing.**

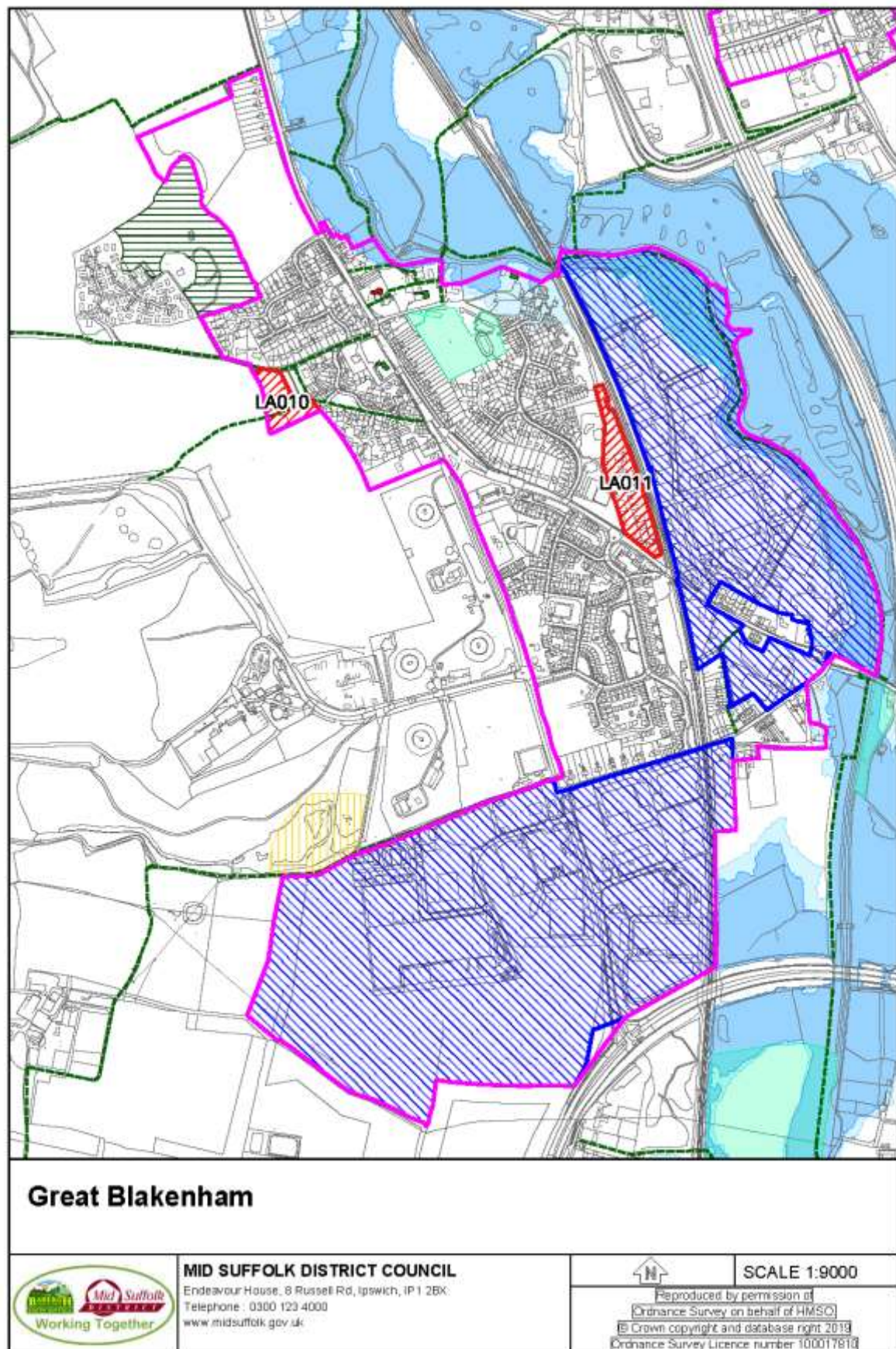
LA011 – Allocation: Land north of Gipping Road, Great Blakenham

Site Size – 0.56ha

Approximately 20 dwellings (with associated infrastructure)

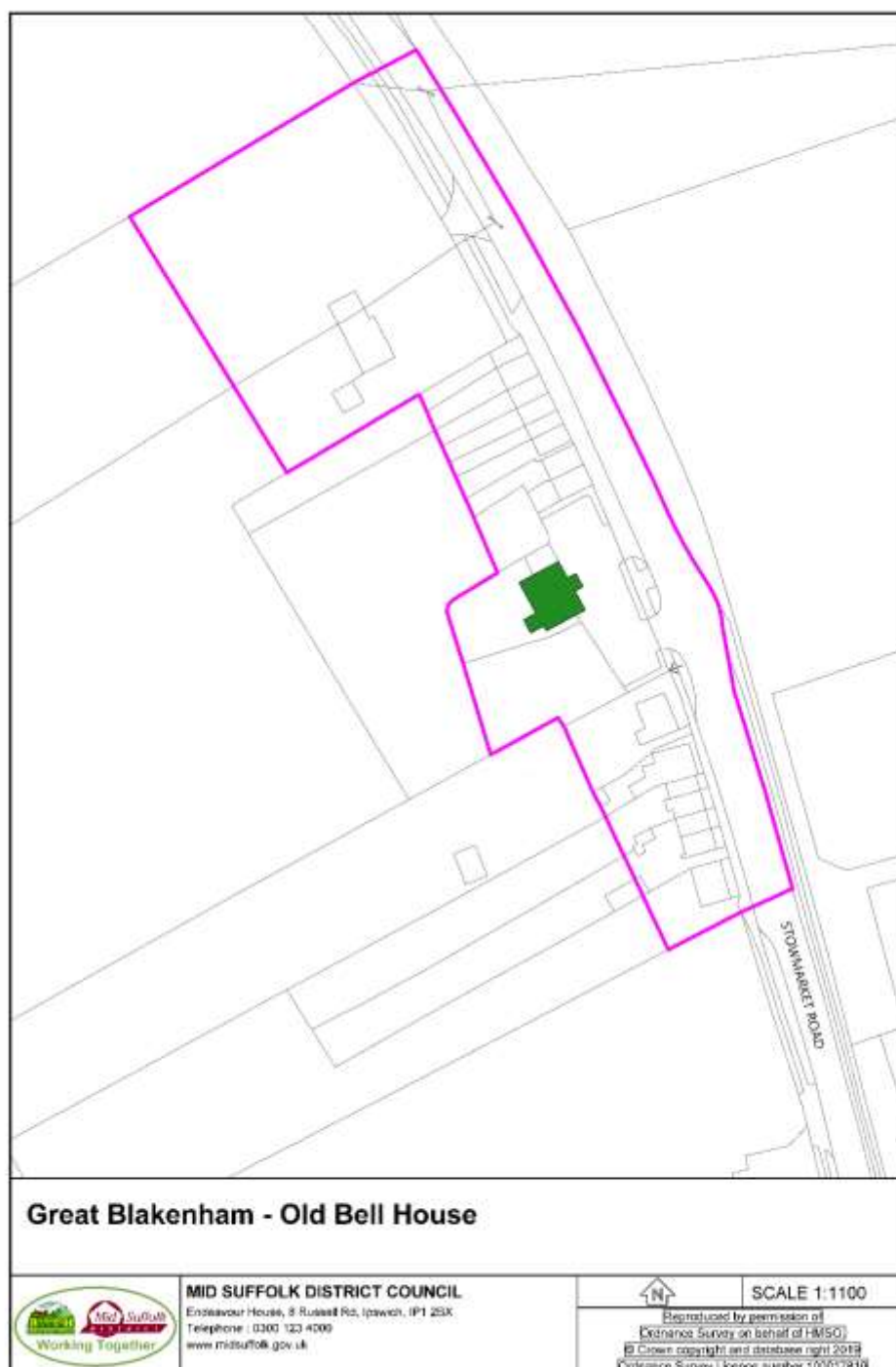
The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Measures are used to mitigate noise pollution from adjoining land uses and railway line;**
- III. Contributions, to the satisfaction of the LPA, towards the provision of the new primary school, and secondary school provision;**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision; and;**
- V. Contributions, to the satisfaction of the LPA, towards CCTV at the level crossing.**



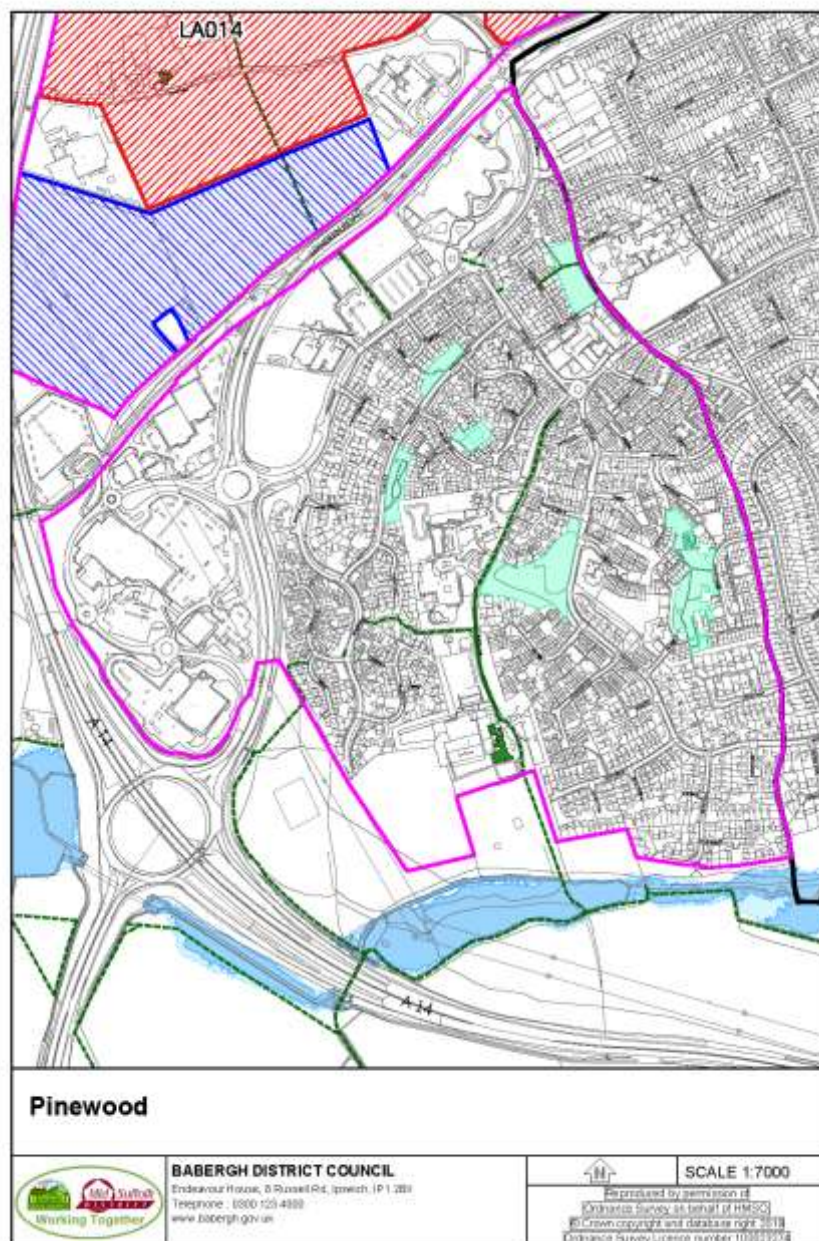
Great Blakenham – Old Bell House

17.18 Great Blakenham – Old Bell House is classified as a Hamlet Village, within the Ipswich Fringe. The landscape to the north, south and west of the settlement is classified as Rolling Valley Farmlands. The landscape to the east is classified as Valley Meadowlands. The Grade II listed Bell Inn is located at the centre of the settlement. Great Blakenham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Pinewood

17.19 Pinewood lies on the southern edge of Ipswich located between the main residential areas of Ipswich, the A14 and the A1214. Pinewood has been identified as a Market Town and Urban Area within the Ipswich Fringe. The area is a mix of residential and employment development and extends along the southern boundary of Ipswich. The dwellings are primarily 20th century with only a few listed buildings identified. The landscape in Pinewood and the immediate surrounding area is characterised as Rolling Estate Farmland with the eastern aspect of the settlement which sits within the river valley is characterised as Valley Meadowlands. Pinewood falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Sproughton

17.20 Sproughton is located west of Ipswich, and is classified as a Core Village, within the Ipswich Fringe. The settlement is primarily 20th century with individual listed buildings identified. Predominantly the landscape in Sproughton and the immediate surrounding area is characterised as Rolling Valley Farmland with the southern aspect characterised as Plateau Farmland. The eastern aspect of the settlement that sits within the river valley is characterised as Valley Meadowlands and then Rolling Valley Farmland.

17.21 A new primary school is required to facilitate growth planned through the Joint Local Plan for the Sproughton catchment area. 1.2ha of land is reserved for a primary school on site LA014 (B/15/00993), and 3ha of land is required for a primary school on site LA013. Two new 60-place pre-schools are required to facilitate growth. One pre-school is already planned and funded, as part of new primary school for Wolsey Grange (B/15/00993). Additionally, contributions may be sought to create additional capacity at the Hawthorn Drive Health Practice in Ipswich (which serves Sproughton). Contributions towards major improvements of the road junction at London Road and A1071 will be sought from development in Sproughton. Water Recycling Centre capacity issues have been identified. Development will be required to carry out a full assessment of the increased discharge on the watercourse. The detailed assessment should demonstrate that the proposed development will be delivered without causing a breach of environment legislation (WFD) for the site. Depending upon the outcome of the assessment contributions may be sought to create extra capacity at Sproughton-Church Water Recycling Centre. Portman's Walk Household Waste Recycling Centre (HWRC) in Ipswich is currently operating over capacity. Therefore, development in Sproughton will be expected to make contributions towards additional HWRC provision.

17.22 Sproughton falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA012 – Allocation: Land north of Burstall Lane and west of B1113, Sproughton

Site Size - 3.3ha

Approximately 75 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Landscaping to reflect the sensitivity of the landscape the area;**
- III. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**

- IV. An alternative provision of equal or greater quality, accessibility and quantity of allotments space is provided as part of the scheme;
- V. Contributions to the satisfaction of the LPA, towards pre-school and primary school and secondary school provision;
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision;
- VII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;
- VIII. Contributions to the satisfaction of the LPA, for improving local pedestrian links;
- IX. Contributions to the satisfaction of the LPA, towards junction improvements on the A1071; and
- X. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.

LA013 – Allocation: Land north of the A1071, Sproughton

Site Size – 47.6ha

Approximately 1,100 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;
- II. Landscaping will be included to reflect the sensitivity of the landscape the area;
- III. An ecological survey, and any necessary mitigation measures are provided;
- IV. Design, layout and landscaping is sympathetic to the close setting of heritage assets;
- V. Public rights of way which pass through the site are retained and enhanced;
- VI. If appropriate, measures are used to mitigate against noise pollution from the A14 and odour pollution from Water Recycling Centre;
- VII. A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;
- VIII. Contributions to the satisfaction of the LPA, towards secondary school provision;
- IX. Contributions to the satisfaction of the LPA, towards healthcare provision;
- X. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;
- XI. Contributions, to the satisfaction of the LPA, for improving for improving local pedestrian links
- XII. Contributions, to the satisfaction of the LPA, towards junction improvements of the A1071; and
- XIII. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.

LA014 – Allocation: Land at Poplar Lane, Sproughton

Site Size - 12ha

Approximately 475 dwellings and 4ha of employment land (and associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Healthcare provision;**
- III. Highways improvements;**
- IV. Education provision;**
- V. Library provision.**

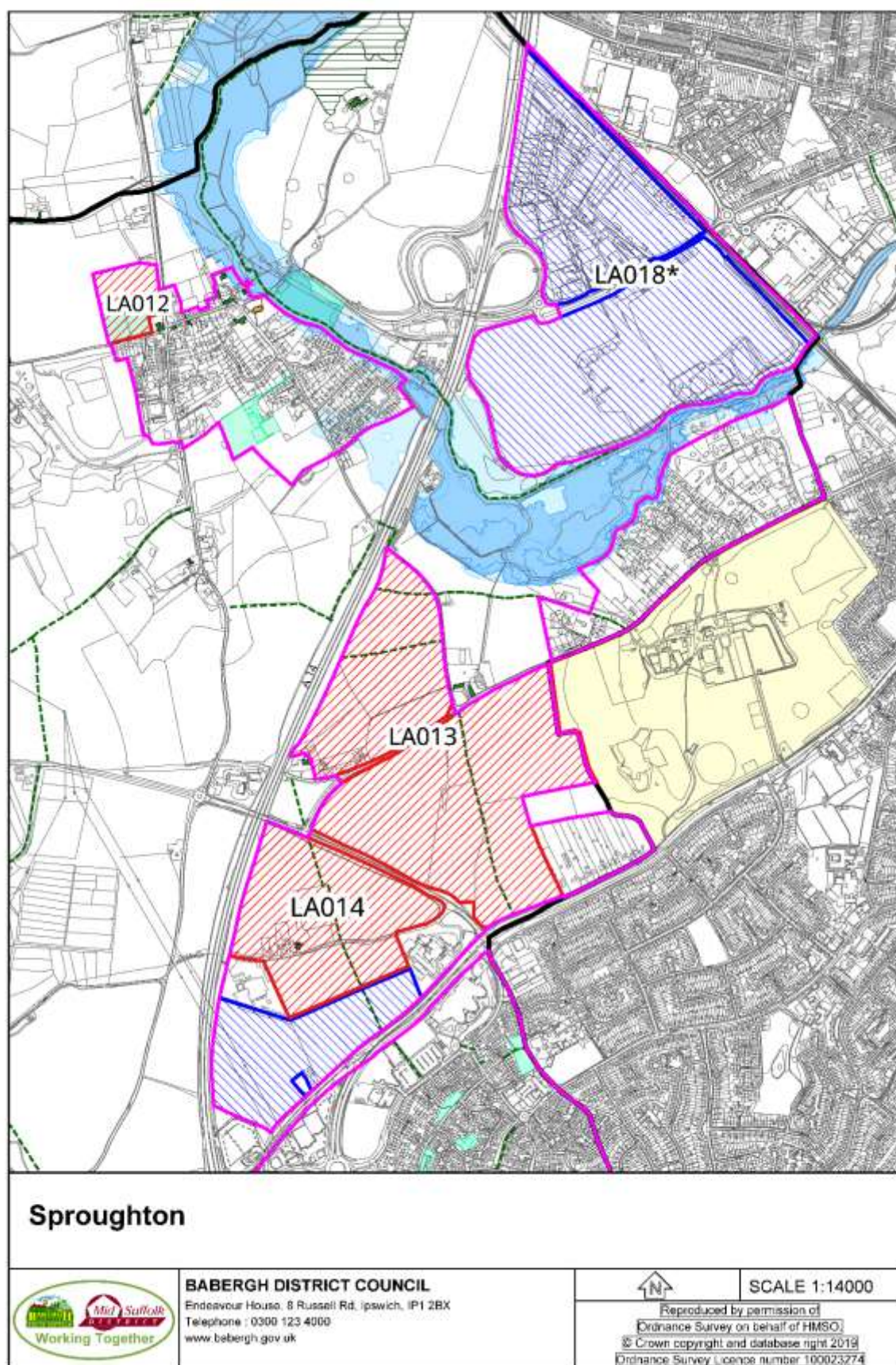
LA018 – Allocation: Former Sugar Beet Site, Sproughton

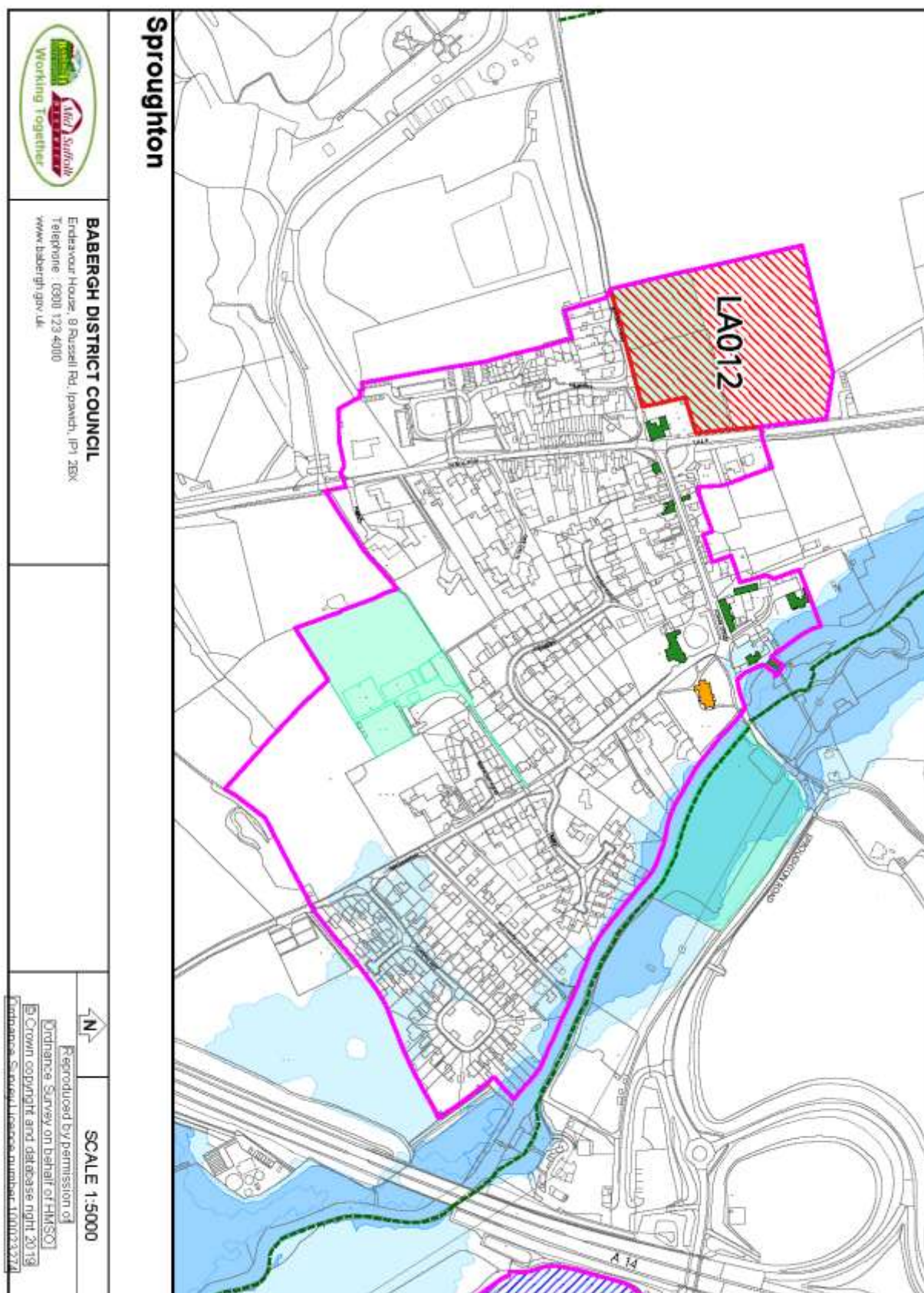
50ha

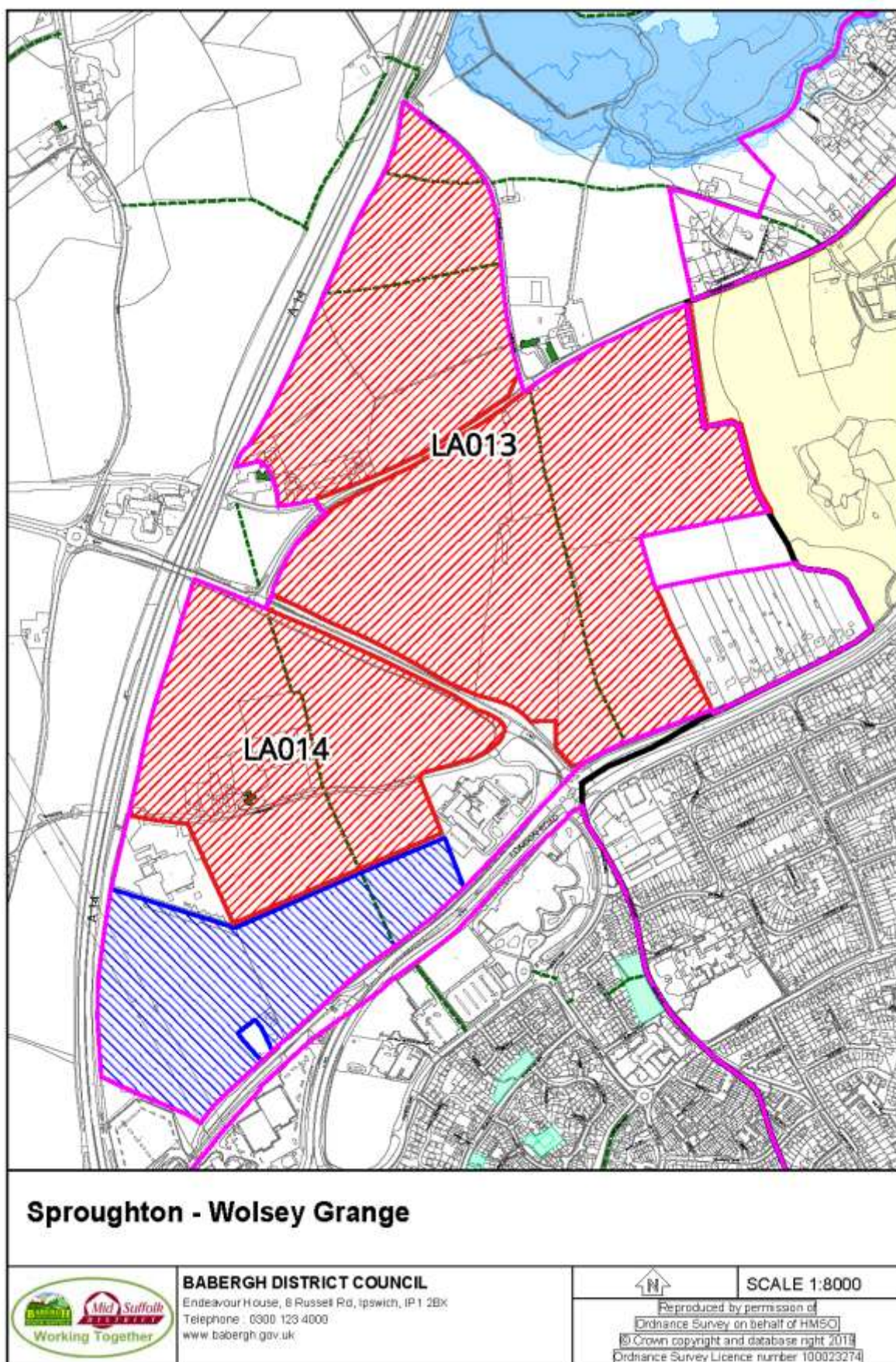
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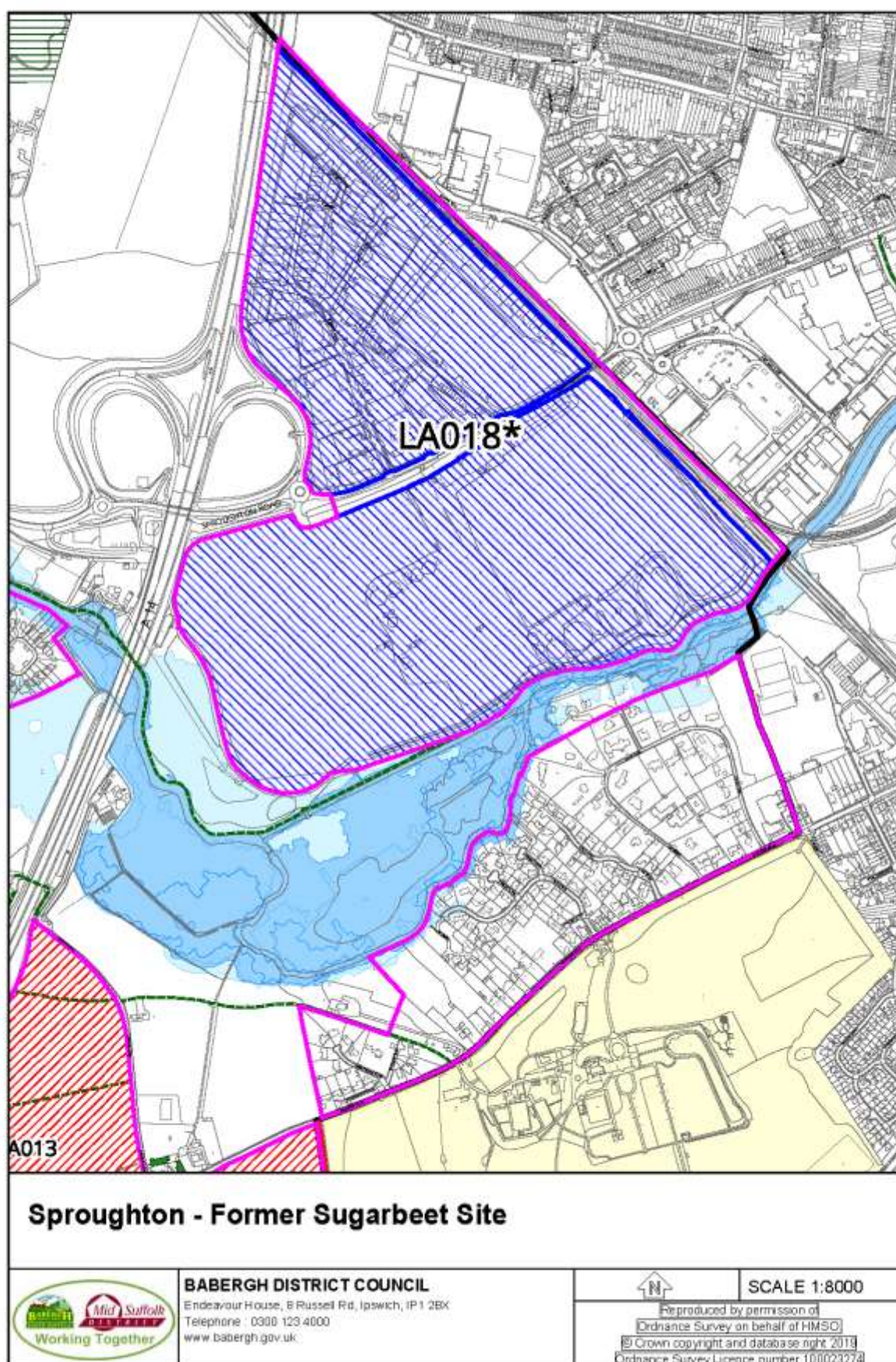
The development shall be expected to comply with the following;

- I. The relevant policies set out in the Joint Local Plan.**









Wherstead – Bourne Hill

17.23 Wherstead – Bourne Hill is located south and adjacent to the Ipswich boundary linked by Bourne Bridge. Wherstead – Bourne Hill is classified as a Hamlet within the Ipswich Fringe. The settlement consists of primarily 20th century development with only two listed buildings identified. The landscape in Wherstead is characterised as Rolling Estate Farmlands and the surrounding landscape south of the main settlement is characterised as Ancient Estate Farmlands. From the east of Bourne Hill Wherstead is within the Stour and Orwell AONB and the estuary is also designated as RAMSAR, SSSI and SPA. Wherstead falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

17.24 The primary school catchment area can accommodate the level of growth planned for through the Joint Local Plan and existing planning commitments.

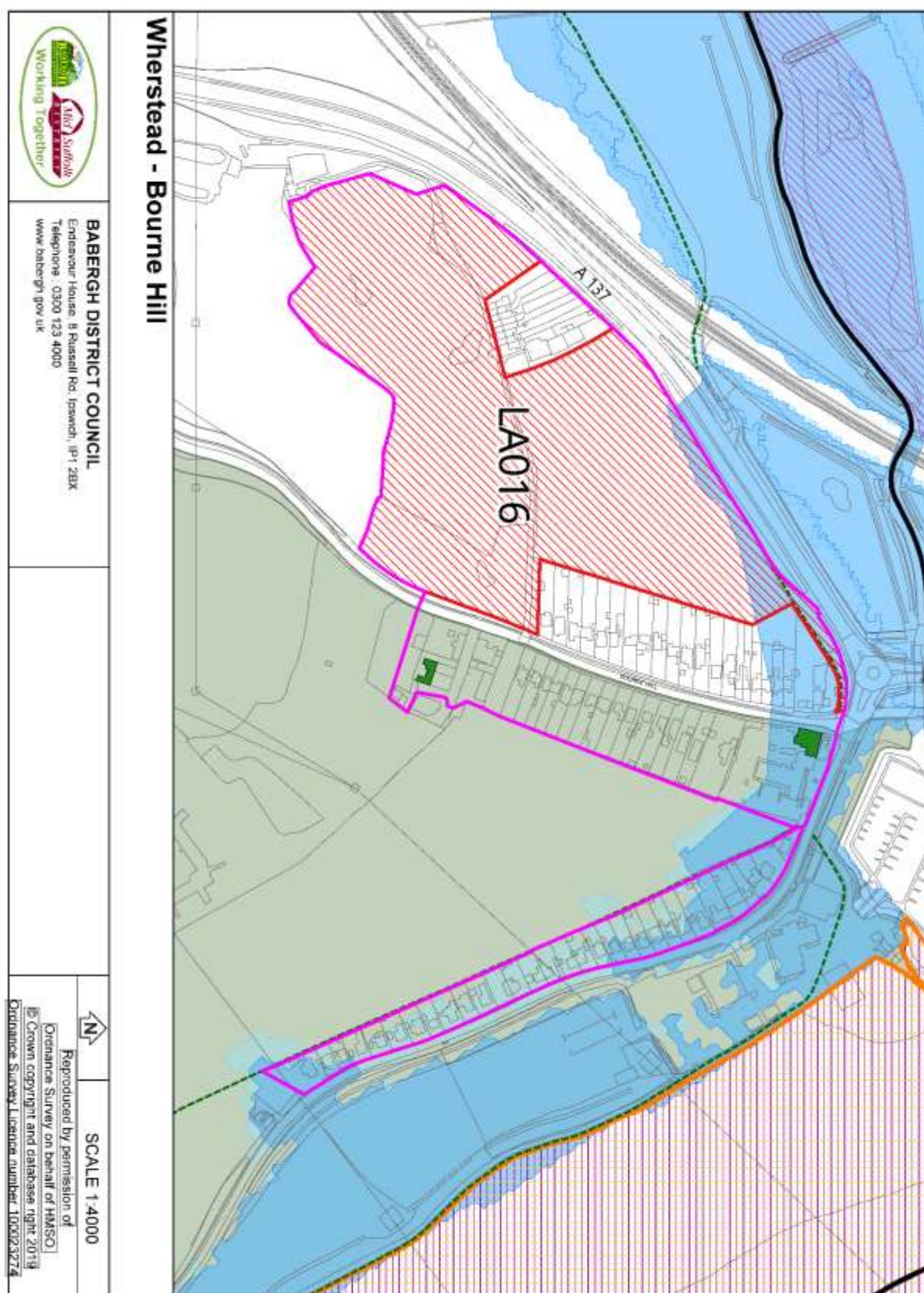
LA016 – Allocation: Land West of Bourne Hill, Wherstead

Site size - 8.25ha

Approximately 75 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and AONB;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. A Construction Environmental Management Plan, as a condition to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites;**
- V. Contributions to the satisfaction of the LPA, towards highways improvements; and**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision.**



Wherstead Park

17.25 Wherstead Park is located south of the A14, and is classified as a Hinterland Village within the Ipswich Fringe. The settlement is a mix of employment and residential developments with a number of listed buildings identified. The landscape in Wherstead and the immediate surrounding area is characterised as Ancient Estate Farmlands. From the east of The Street, Wherstead Park is within the Stour and Orwell AONB and the estuary is also designated as RAMSAR, SSSI and SPA.

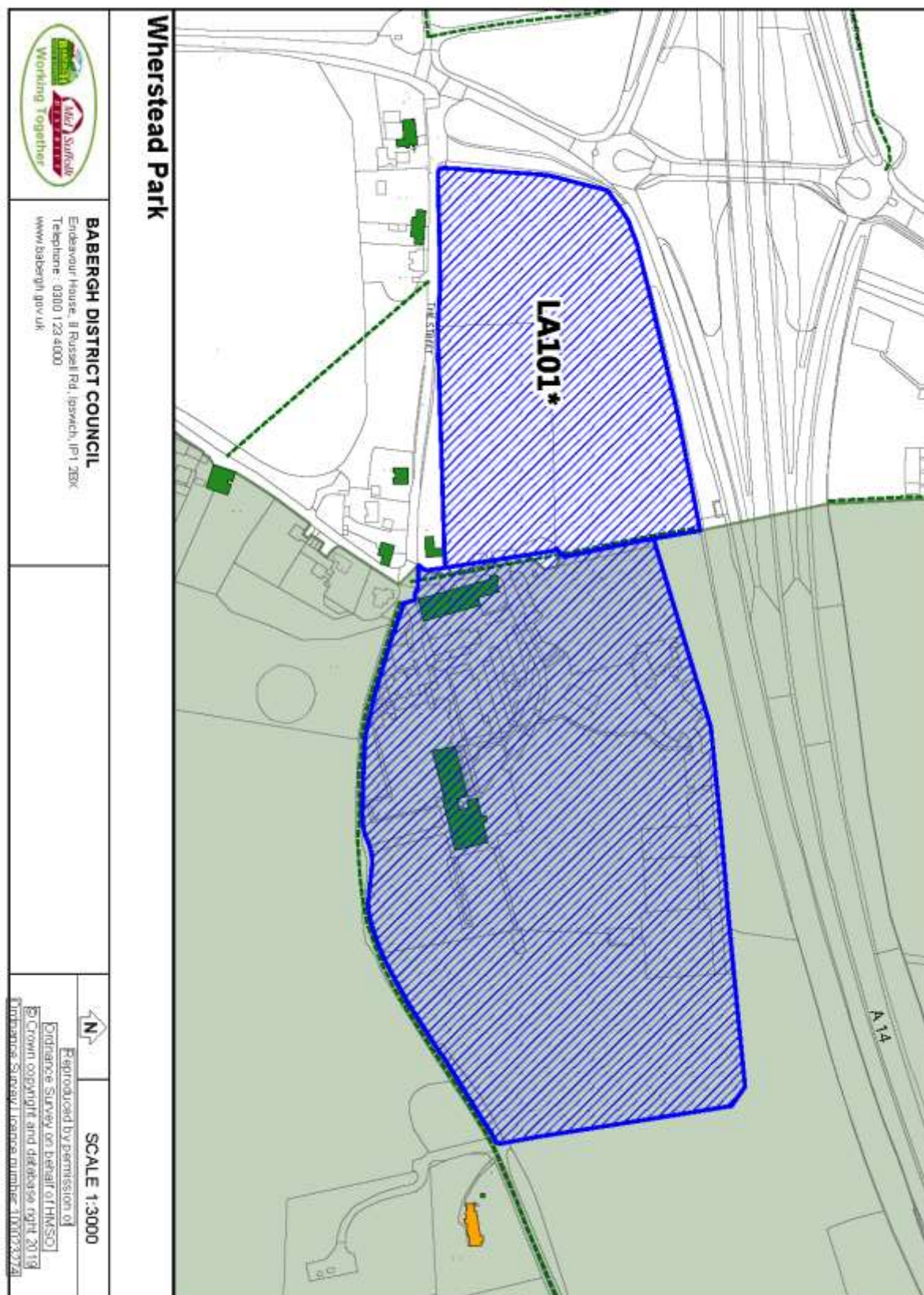
17.26 Wherstead falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

LA101 – Allocation: Land north of The Street, Wherstead

3.3ha of B1 development.

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and AONB;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. A Construction Environmental Management Plan, as a condition to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites; and**
- V. Public rights of way are retained and/or enhanced.**



Whitton

17.27 Whitton lies to the north of Ipswich and is classified as a Hinterland Village within the Ipswich Fringe. The landscape to the south of Whitton is classified as Plateau Estate Farmlands with Rolling Estate Farmlands to the north.

17.28 Whitton lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

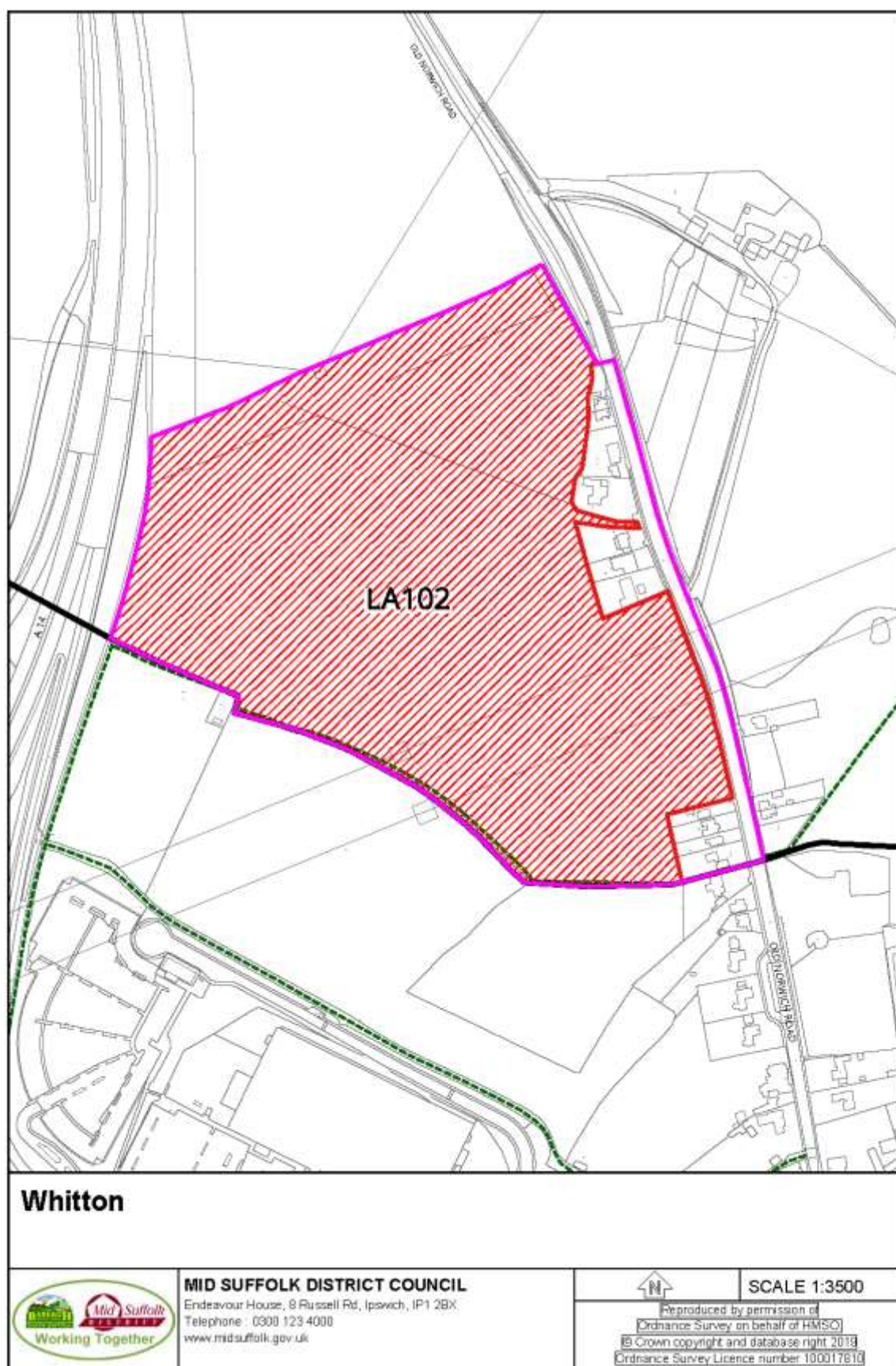
LA102 – Allocation: Land west of Old Norwich Road, Whitton

Site size – 10ha

Approximately 190 dwellings and associated infrastructure.

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Layout of the scheme is sympathetic to the location of electricity pylons;**
- III. An archaeological assessment is provided;**
- IV. An ecological survey, and any necessary mitigation measures are provided;**
- V. Contributions, to the satisfaction of the LPA towards education provision;**
- VI. Contributions, to the satisfaction of the LPA towards healthcare provision; and**
- VII. Contributions, to the satisfaction of the LPA towards highways improvements.**



17 - Market Towns and Urban Areas

Market Towns and Urban Areas

Eye

17.29 Eye is located west of the River Dove, east of the A140 and is identified as a Market Town and Urban Area. The settlement consists of a high number of listed buildings and heritage assets focussed within a Conservation Area, inter-dispersed with 20th century development. The landscape in the northern aspect of Eye is characterised as Ancient Plateau Claylands, the central area is characterised as Rolling Valley Claylands and the eastern and southern aspect of Eye is characterised as Wooded Valley Meadowlands and Fens. South-east of Eye is a Local Nature Reserve.

17.30 A expansion to St Peter and St Paul Primary School would be required to facilitate growth planned through the Joint Local Plan. A new 60-place pre-school will be required locally. Hartismere Academy would also require an expansion. Mitigation measures for healthcare provision will be sought from developments within and adjoining Eye. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Eye will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocations

LA020 – Allocation: Land north of Magdalen Street, Eye

Site Size – 2.5ha

Approximately 80 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Conservation Area;**
- III. Flood risk is effectively mitigated;**
- IV. Measures will be introduced to remediate land affected by contamination;**
- V. Contributions, to the satisfaction of the LPA, for the provision primary and secondary school provision and a new pre-school will be required; and**
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision.**

LA021 – Allocation: Land north of Church Street, Eye

Size of site – 0.34ha

Approximately 20 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Conservation Area;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Contributions, to the satisfaction of the LPA, for the provision of primary and secondary school provision and a new pre-school will be required; and**
- V. Contributions, to the satisfaction of the LPA, towards healthcare provision.**

LA022 – Allocation: Land north of Maple Way, Eye

Site Size – 5.66ha

Approximately 150 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets;**
- III. Contributions, to the satisfaction of the LPA, for the provision of primary and secondary school provision and a new pre-school will be required;**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision; and**
- V. Contributions toward widening carriageway and footways.**

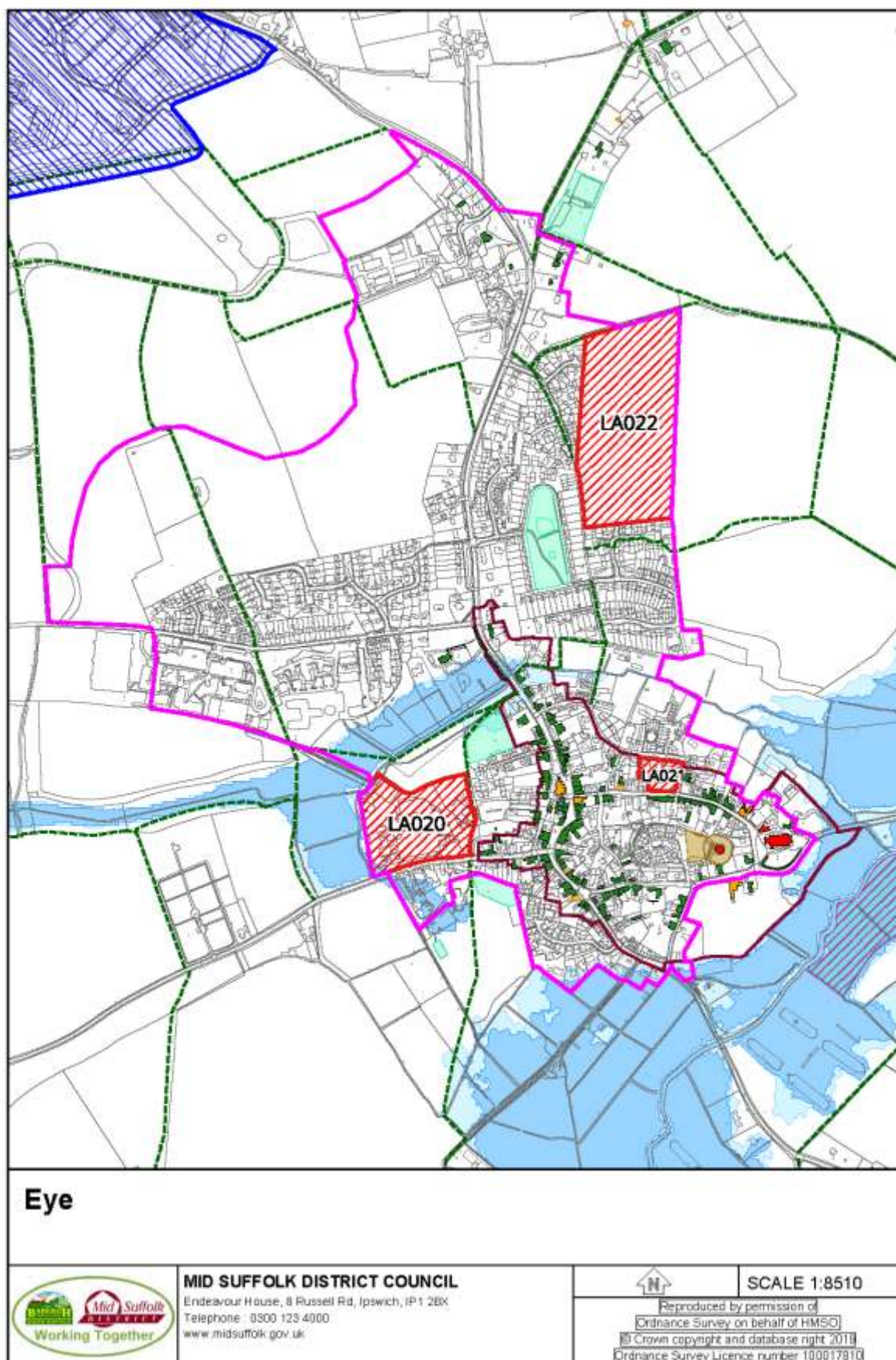
LA099 – Allocation: Land at Eye Airfield, Eye

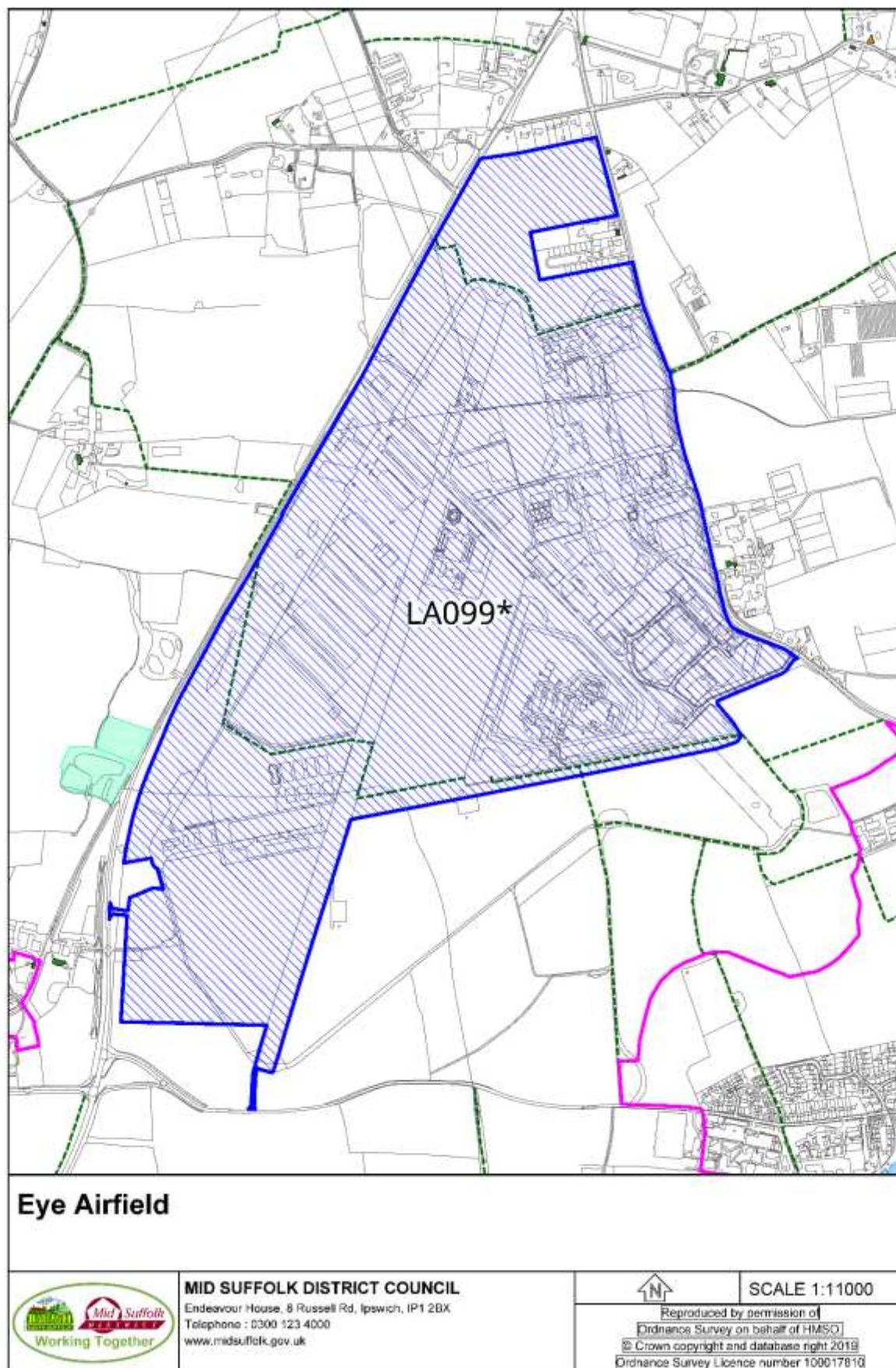
Site size – 64ha

Employment uses (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is compatible with nearby heritage assets;**
- III. Potentially contaminated land is remediated;**
- IV. Surface water flood risk is effectively mitigated; and**
- V. Development is compatible with Health and Safety Executive (HSE) consultation zones.**





Hadleigh

- 17.31 Hadleigh is located along the northern bank of the River Brett, south of the A1071 and is identified as a Market Town and Urban Area. The settlement consists of a high number of listed buildings and heritage assets focussed within a Conservation Area, inter-dispersed with 20th century development. The landscape surrounding Hadleigh is primarily characterised as Rolling Valley Farmlands, the eastern boundary is characterised as Ancient Estate Claylands and a small section located along the north-west boundary is characterised as Ancient Rolling Farmlands. The railway walk, the banks of the River Brett and the Ancient Woodland west of the River Brett are identified as Local Nature Reserves.
- 17.32 Expansion of Beaumont Primary School, St Mary's Church of England Primary School and Hadleigh High School would be required to facilitate growth planned through the Joint Local Plan. The expansion of Hadleigh High School would be constructed on the schools playing field, therefore there is a need to allocate land for replacement playing fields on site LA028. A new 30-place pre-school will be required on site LA028. Additionally, further healthcare capacity will be required to accommodate the cumulative growth proposed through the Joint Local Plan. A feasibility study is needed to assess if expansion is possible. Water Recycling Centre capacity issues have been identified. Development will be required to carry out a full assessment of the increased discharge on the watercourse. The detailed assessment should demonstrate that the proposed development will be delivered without causing a breach of environment legislation (WFD) for the site. Depending upon the outcome of the assessment contributions may be sought to create extra capacity at Hadleigh Water Recycling Centre.
- 17.33 Hadleigh lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocations

LA027 - Allocation: Former Babergh District Council Offices, Hadleigh

Site Size – 0.69ha

Approximately 50 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**
- III. Design, layout and landscaping is sympathetic to the setting of heritage assets;**

- IV. Flood risk is effectively mitigated;
- V. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;
- VI. Contributions, to the satisfaction of the LPA, for the provision of pre-school, primary school and secondary school provision;
- VII. Contributions, to the satisfaction of the LPA, towards healthcare provision; and
- VIII. Provisions to the satisfaction of the LPA, towards Public Rights of Way improvements.

LA028 – Allocation: Land north east of Frog Hall Lane, Hadleigh

Site Size– 25ha

Approximately 500 dwellings and 5.5ha of employment land (with associated infrastructure)

The development shall be expected to comply with the following:

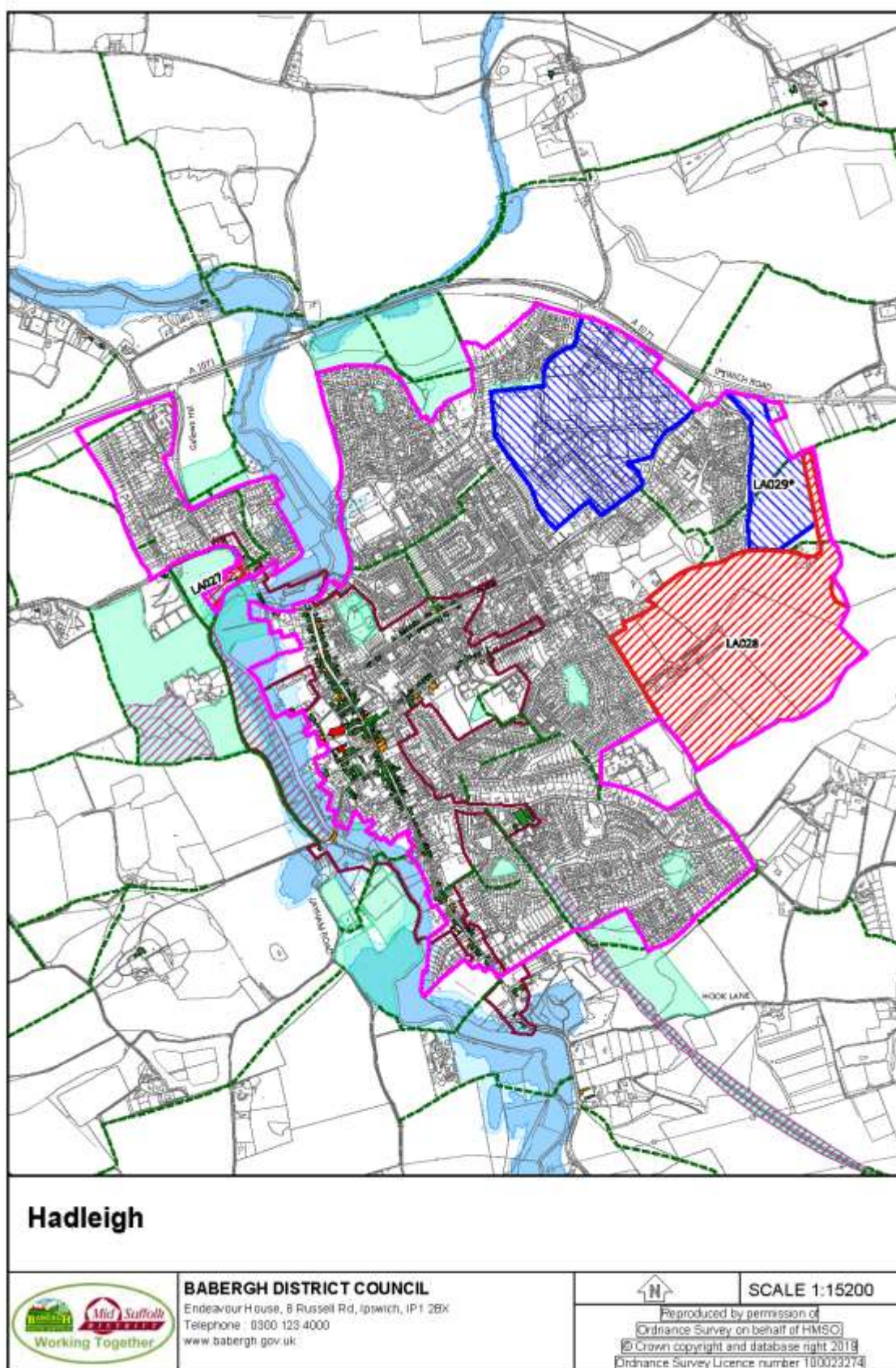
- I. The relevant policies set out in the Joint Local Plan;
- II. A free serviced site of 0.1ha should be reserved for a new pre-school school plus proportionate contributions towards the build costs;
- III. Contributions, to the satisfaction of the LPA, for the provision of primary and secondary school provision;
- IV. 1.2ha of land is reserved for the replacement playing fields for Hadleigh High School;
- V. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision; and
- VII. Vehicular access from the A1071 roundabout together with multiple accesses to existing footway network to Hadleigh.

LA029 – Allocation: Land south of Ipswich Road, Hadleigh

Approximately 7ha of employment land (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan; and
- II. Potential noise, light and/or odour pollution is mitigated to nearby residential areas.



Needham Market

17.34 Needham Market is located on the B1113 south-east of the Stowmarket and is identified as a Market Town and Urban Area. The settlement is south of the Gipping River and railway line. The built form consists of a high number of listed buildings and heritage assets mainly focussed within a Conservation Area, inter-dispersed with 20th century development. Needham Lake is classified as a Local Nature Reserve. Of the remaining landscape surrounding the urban settlement; north west there is a section characterised as Rolling Valley Claylands, west and south is primarily characterised as Ancient Plateau Claylands with sections of Rolling Valley Farmlands to the south, south-west and further north-east.

17.35 Expansion of Bosmere Primary and contributions toward a new school would be required to facilitate growth planned through the Joint Local Plan. Additional pre-school places will be required to facilitate growth, which can be achieved by expanding existing facilities. The cumulative growth of existing commitments and growth planned through the Joint Local Plan, may require an expansion to current healthcare facilities. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Needham Market will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocations

LA030 – Allocation: Land west of Stowmarket Road, Needham Market

Site Size – 2.1ha

Approximately 66 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Highways improvements.**

LA031 – Allocation: Former Needham Market Middle School, Needham Market

Site Size – 1.26ha

Approximately 40 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Conservation Area;
- III. Contributions to the satisfaction of the LPA towards the provision of pre-school, primary school and secondary school provision;
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision;
- V. Provision of contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and
- VI. Provision of footway links and junction improvements to Causeway junction with School Road.

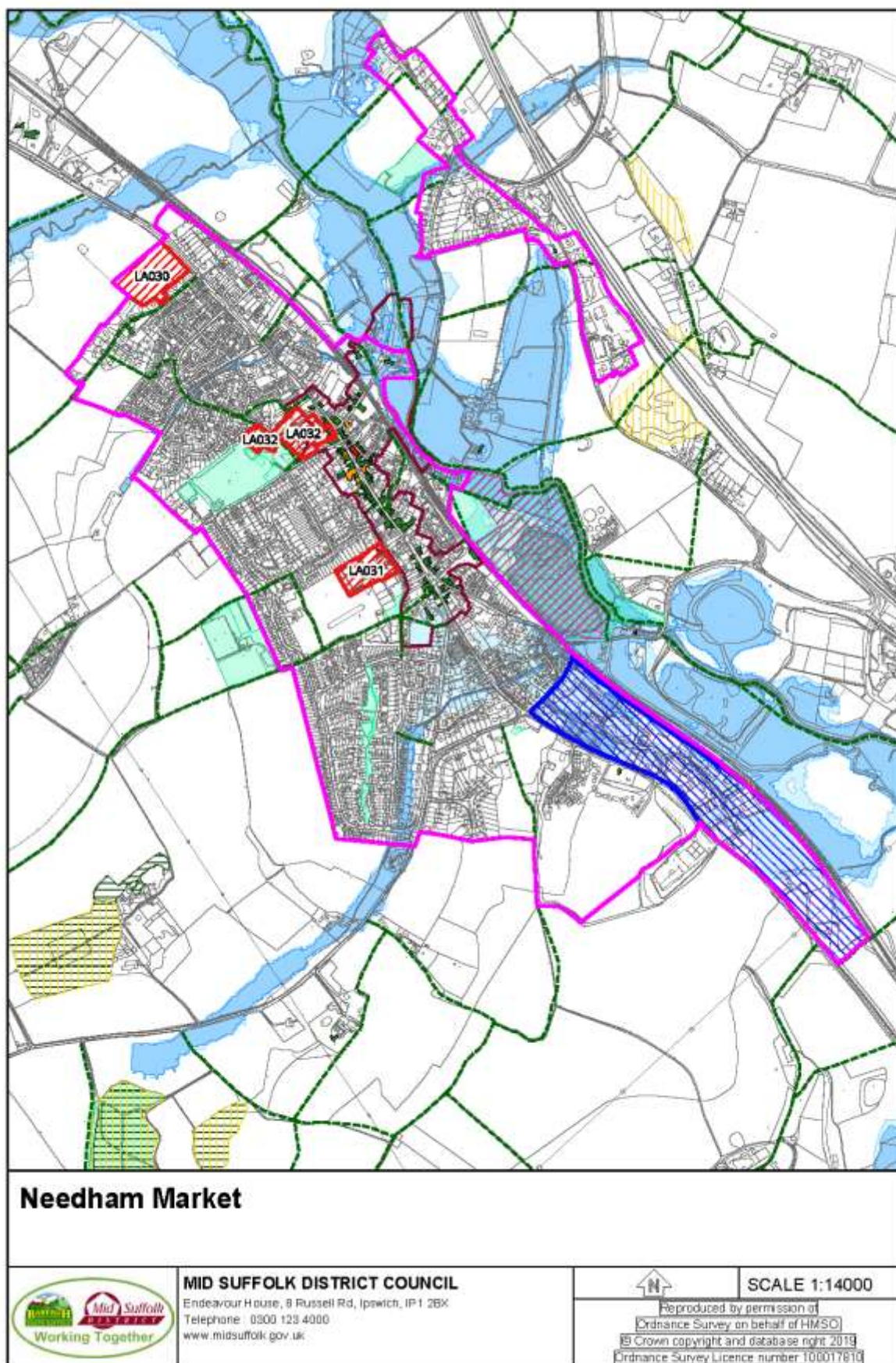
LA032 – Allocation: Former Mid Suffolk District Council Offices and Car Park, Needham Market

Site Size – 2.62ha

Approximately 80 dwellings and 400m² floorspace of A1 retail space (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Conservation Area;
- III. Flood risk is effectively mitigated;
- IV. Contributions for the provision of pre-school, primary school and secondary school provision;
- V. Provision of contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision.



Stowmarket

- 17.36 Stowmarket has good transport links, with good access to the A14 and mainline rail services to Norwich, Ipswich and London. It is identified as a Market Town and Urban Area. The settlement consists of a high number of listed buildings and heritage assets mainly focussed within a Conservation Area however there are also several individual listed buildings inter-dispersed amongst the 20th century development. The urban settlement extends beyond the parish boundary into adjoining parishes such as Onehouse and Haughley. The landscape within the river valleys to the north, west and south-east is classified as Wooded Valley Meadowlands. To the south an area of landscape is classified as Rolling Valley Clayland, with Rolling Valley Farmlands and Furze and Ancient Plateau Claylands located to the east. An area of Ancient Rolling Farmlands is located to the north-west of the settlement.
- 17.37 A new primary school (including a 60-place pre-school) is already planned and funded as part of the Chilton Leys development. Stowmarket High School would also require an expansion. With regards to Health provision; increased capacity will be required for this locality in order to facilitate growth planned through the Joint Local Plan, a feasibility study will assess options for additional provision. Capacity issues at the local Water Recycling Centre has been raised. Developments within the locality will be required to carry out a full assessment of the increased discharge on the watercourse. The assessment should demonstrate that the proposed development can be delivered without causing a breach of environmental legislation (WFD). Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Stowmarket will be expected to make contributions towards additional HWRC provision.
- 17.38 A number of the Joint Local Plan allocations in Stowmarket are existing allocations from the Stowmarket Area Action Plan (2013) and have Development Briefs, which set out the general development principles of the site. These are:
- LA033 – Chilton Leys Development Brief (December 2013);
 - LA035 – Ashes Farm Development Brief and Delivery Framework (November 2016);
 - LA036 – Land south of Union Road (Draft) Development Brief (April 2016);
 - LA044 – Mill Lane Development Brief (February 2013).

Joint Local Plan Allocations

LA033 – Allocation: Land south of Gun Cotton Way, Stowmarket

Site Size – 3ha

Approximately 68 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision; and**
- II. Education provision.**

LA034 – Allocation: Chilton Leys, Stowmarket

Site Size – 33ha

Approximately 600 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Healthcare provision;**
- II. Open space provision;**
- III. Education provision;**
- IV. Library provision; and**
- V. Public Rights of Way.**

LA035 – Allocation: Ashes Farm, Stowmarket

Size of site – 22.8ha

Approximately 570 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Contributions towards the provision of pre-school, primary school and secondary school provision;**
- III. Design, layout and landscaping is sympathetic to the setting of heritage assets;**
- IV. Public rights of way are retained and/or enhanced;**
- V. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
- VI. Flood risk is effectively mitigated;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision;**

- VIII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- IX. A transport assessment to determine the impact on existing network and the cumulative impact of development in the area;**
- X. Traffic calming measures on Stowupland Road; and**
- XI. New footway required along frontage to link with existing network.**

LA036 – Allocation: Land south of Union Road, Stowmarket

Site Size – 23.3ha

Approximately 400 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
- III. Contributions to the satisfaction of the LPA, towards primary school and secondary school provision;**
- IV. Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- V. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VI. Footway improvements and the need to consider and mitigate any impact on level crossings will be required.**

LA037 – Former Stowmarket Middle School, Stowmarket

Site Size – 1ha

Approximately 40 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Conservation Area;**
- III. An archaeological assessment is provided;**
- IV. An ecological survey, and any relevant mitigation measures are provided;**
- V. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
- VI. Contributions towards the provision of pre-school, primary school and secondary school provision;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VIII. Provision of contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- IX. Carriageway widening and footway improvements.**

LA038 – Allocation: Land south of Creting Road West, Stowmarket

Size of site – 0.88ha

Approximately 25 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. An ecological survey, and any relevant mitigation measures are provided;**
- III. Flood risk is effectively mitigated;**
- IV. If appropriate, measures are introduced to mitigate against potential odour pollution from Water Recycling Centre and noise and light pollution from neighbouring employment uses;**
- V. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
- VI. Contributions to the satisfaction of the LPA, towards the provision of pre-school, primary school and secondary school provision;**
- VII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- VIII. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- IX. Consideration of station accessibility improvements to facilitate appropriate access to the station.**

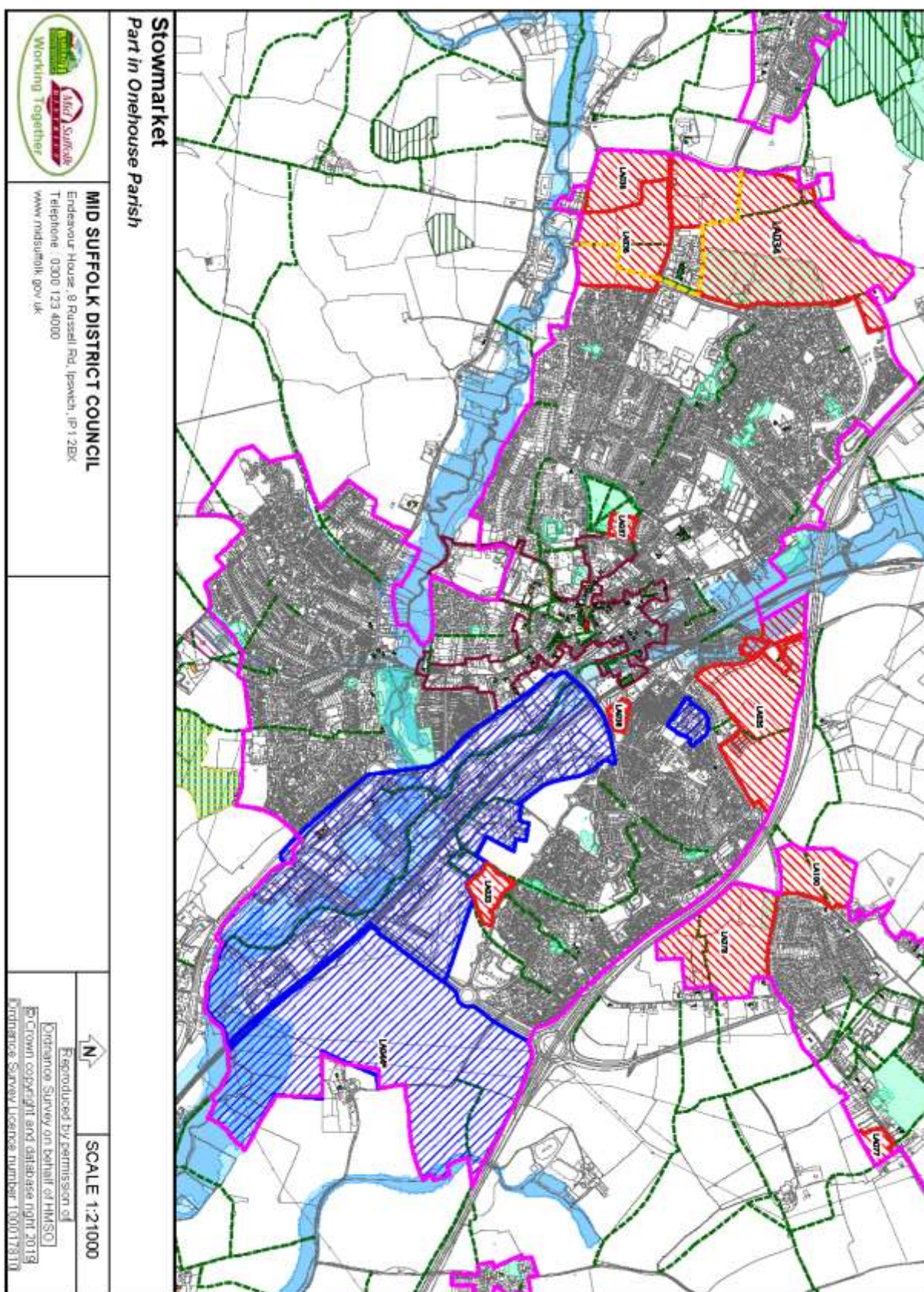
LA044 – Allocation: Land at Mill Lane, Stowmarket (Gateway 14)

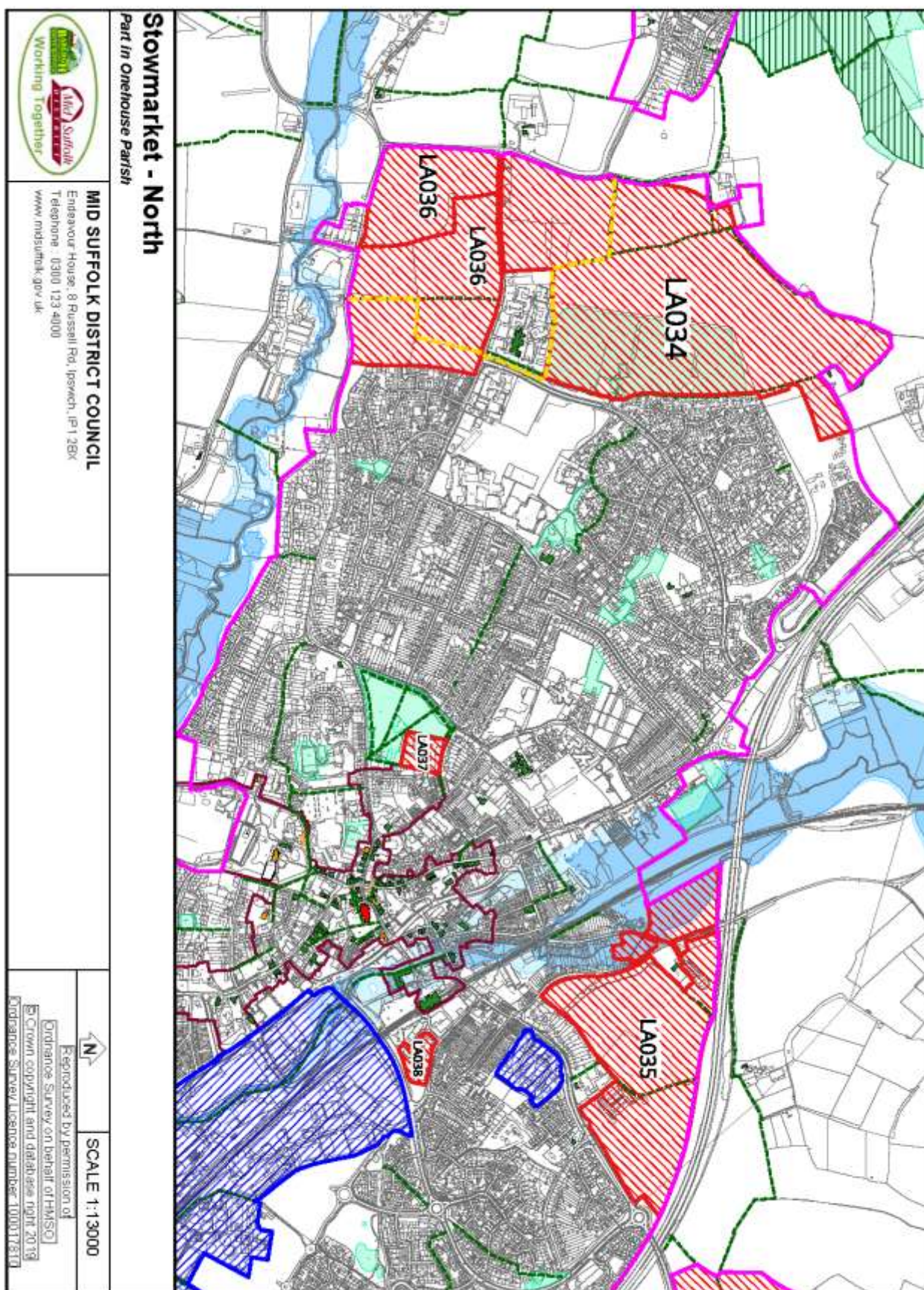
Size of site – 79ha

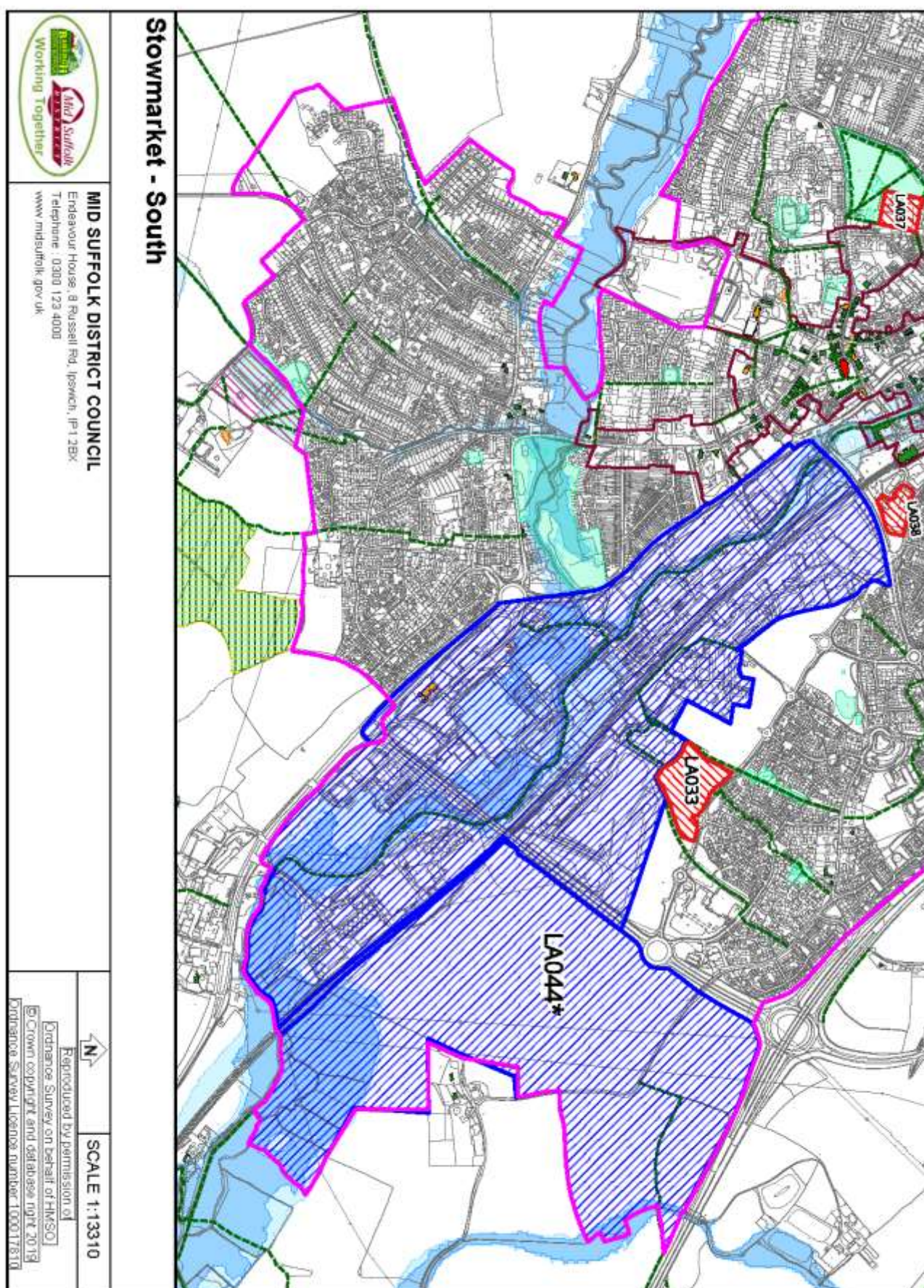
Approximately 4ha of B1 offices, 4.5ha of Suit Generis Use and Class D commonly found on business parks, open space, leisure and recreation (with associated infrastructure).

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Flood risk is effectively mitigated; and**
- V. Contributions, to the satisfaction of the LPA, towards off-site road improvements including to the A14 (J50).**







Sudbury (and surrounding parishes)

Sudbury

17.39 Sudbury is located along the western bank of the River Stour with the main A131 triangulated within the settlement centre and is identified as a Market Town and Urban Area. The settlement consists of a high number of listed buildings and heritage assets focussed within a Conservation Area, inter-dispersed with 20th century development. The landscape surrounding Sudbury on the north/east and south-east boundary is characterised as Ancient Rolling Farmlands, from the north/west and south-west boundary is characterised as Valley Meadowlands. A small area is classified as Rolling Valley Farmlands to the south and Rolling Estate farmlands to the north. The Stour Valley Project Area as identified in the Dedham Vale AONB envelopes a large area covering the north, west and south-west boundary of Sudbury.

Great Cornard

17.40 Adjoining Sudbury, Great Cornard is classified as a Core Village in the settlement hierarchy. The landscape to the east of the settlement is classified as Ancient Rolling Farmlands, with a small area of Rolling Valley Farmlands to the south of the settlement. The Grade I listed Abbas Hall lies to the east of the settlement, with an area of ancient woodland lying immediately south of the hall. The Grade I listed Church of St Andrews is located to the west of the settlement, with a cluster of Grade II buildings located at the junction of Mill Lane and Bures Road.

Great Cornard – Prospect Hill

17.41 Located to the south-east of Great Cornard, Great Cornard – Prospect Hill is classified as a Hamlet Village. The settlement contains linear development and includes the Grade II listed farmhouse at the centre of the settlement.

Chilton

17.42 Chilton is located east of Sudbury and is identified as a Hinterland Village. The dispersed settlement is located mainly along Waldingfield Road and consists of 20th century residential development and two listed buildings; Chilton Hall and St Marys Church. Some of the urban settlement of Sudbury extends beyond the parish boundary into the adjoining Chilton parish. The landscape in Chilton and the immediate surrounding area is characterised as Ancient Rolling Farmlands. The curtilage of Chilton Hall is designated as Historic Gardens.

Combined Infrastructure Requirements and Allocations

17.43 A new primary school and pre-school provision is planned for (and funded) the Chilton Woods development which was granted planning permission in March 2018 (planning reference B/15/01718). In order to facilitate growth planned through the Joint Local Plan and existing commitments Ormiston Academy will also require an expansion. With regards to Health provision; increased capacity will be required for this locality in order to facilitate growth planned through the Joint Local Plan, a feasibility study will assess expansion and or options for additional provision. Sudbury Household Waste Recycling Centre (HWRC) is currently at full capacity. A new site has been identified as part of the Chilton Woods development. Development in Sudbury and the surrounding areas will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocations

LA039 – Allocation: Land east of Kings Hill, Great Cornard

Site Size – 0.74ha

Approximately 8 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Contributions to the satisfaction of the LPA, towards pre-school, primary and secondary school provision;**
- III. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision.**

LA040 – Allocation: Land west of Bures Road, Great Cornard

Site Size – 1.64ha

Approximately 46 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Contributions to the satisfaction of the LPA, towards the pre-school, primary school and secondary school provision;**
- III. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision.**

LA041 – Allocation: Land north-west of Waldingfield Road, Chilton

Site Size – 5.98ha

Approximately 130 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Highways improvements; and**
- III. Education provision.**

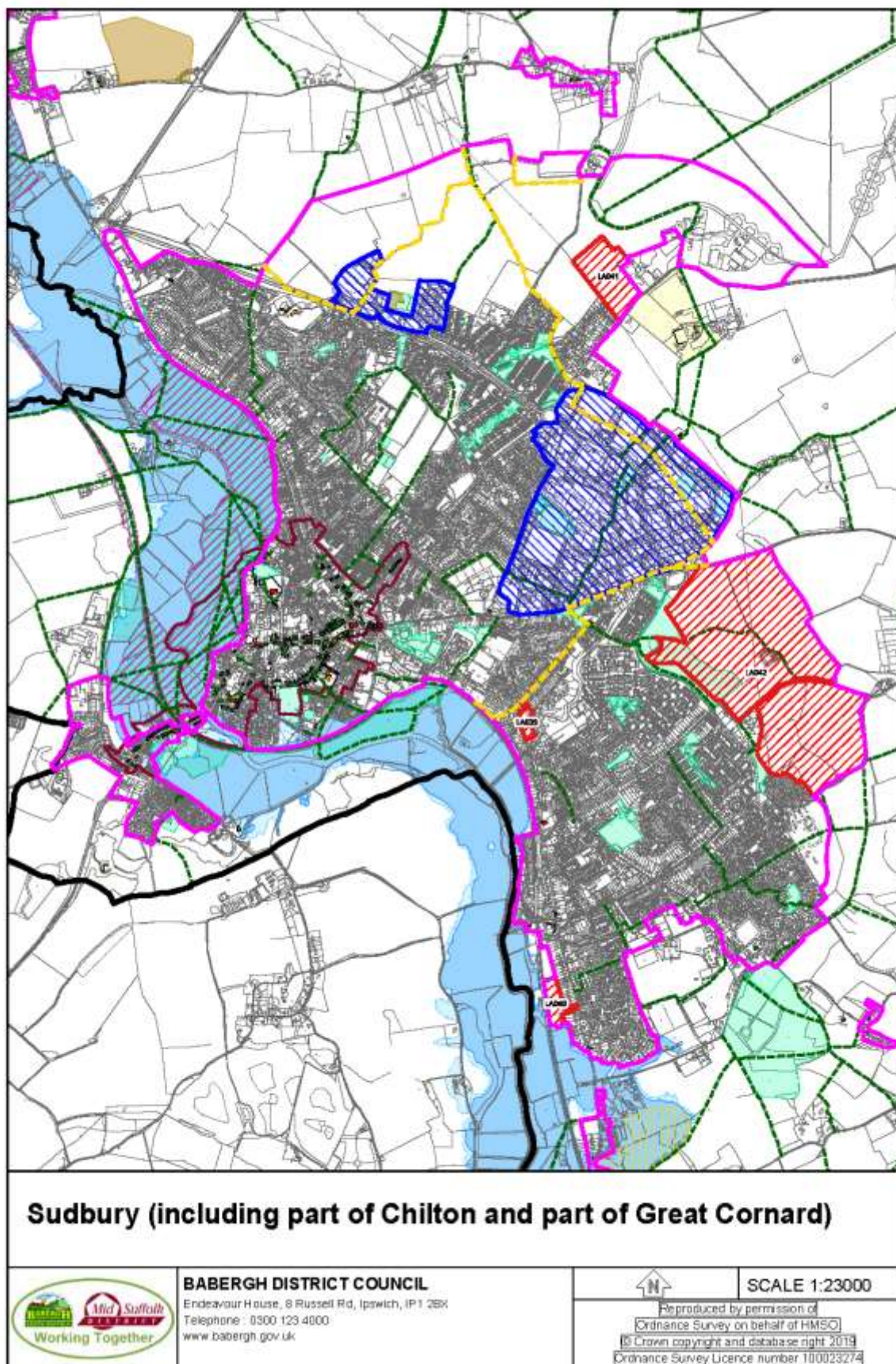
LA042 – Allocation: Land at Tye Farm, Great Cornard

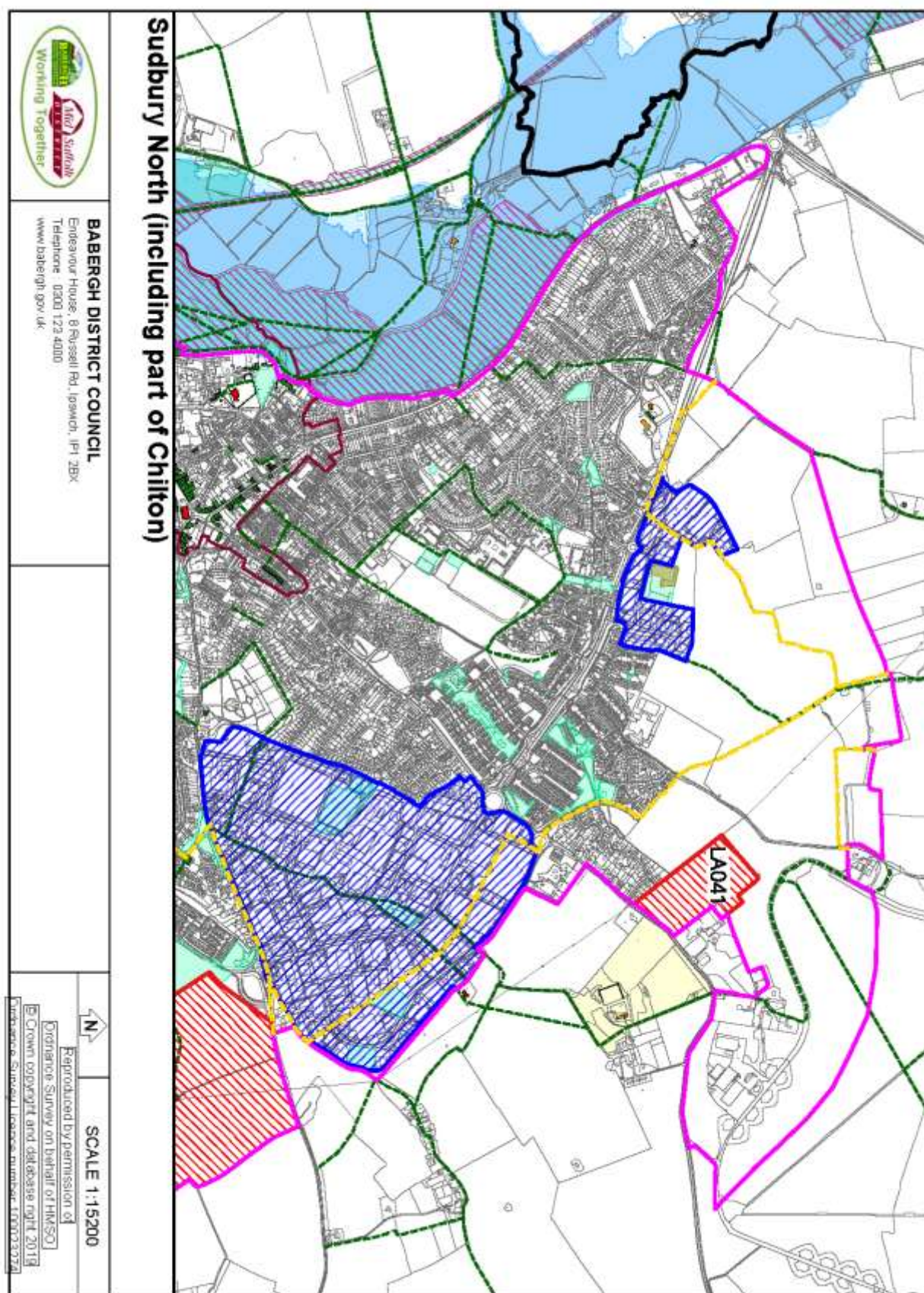
Site Size – 60ha

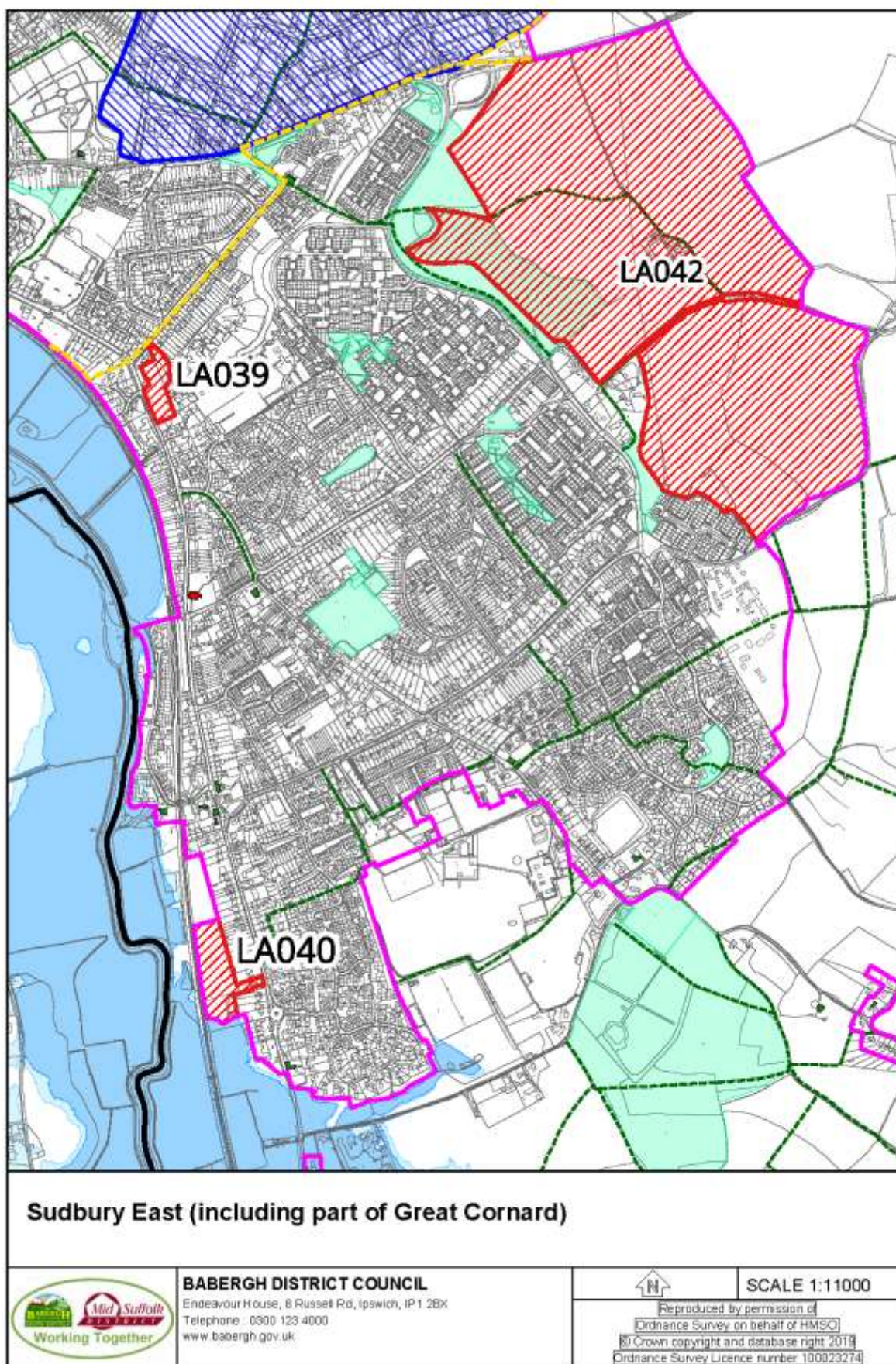
Approximately 500 dwellings (with associated infrastructure)

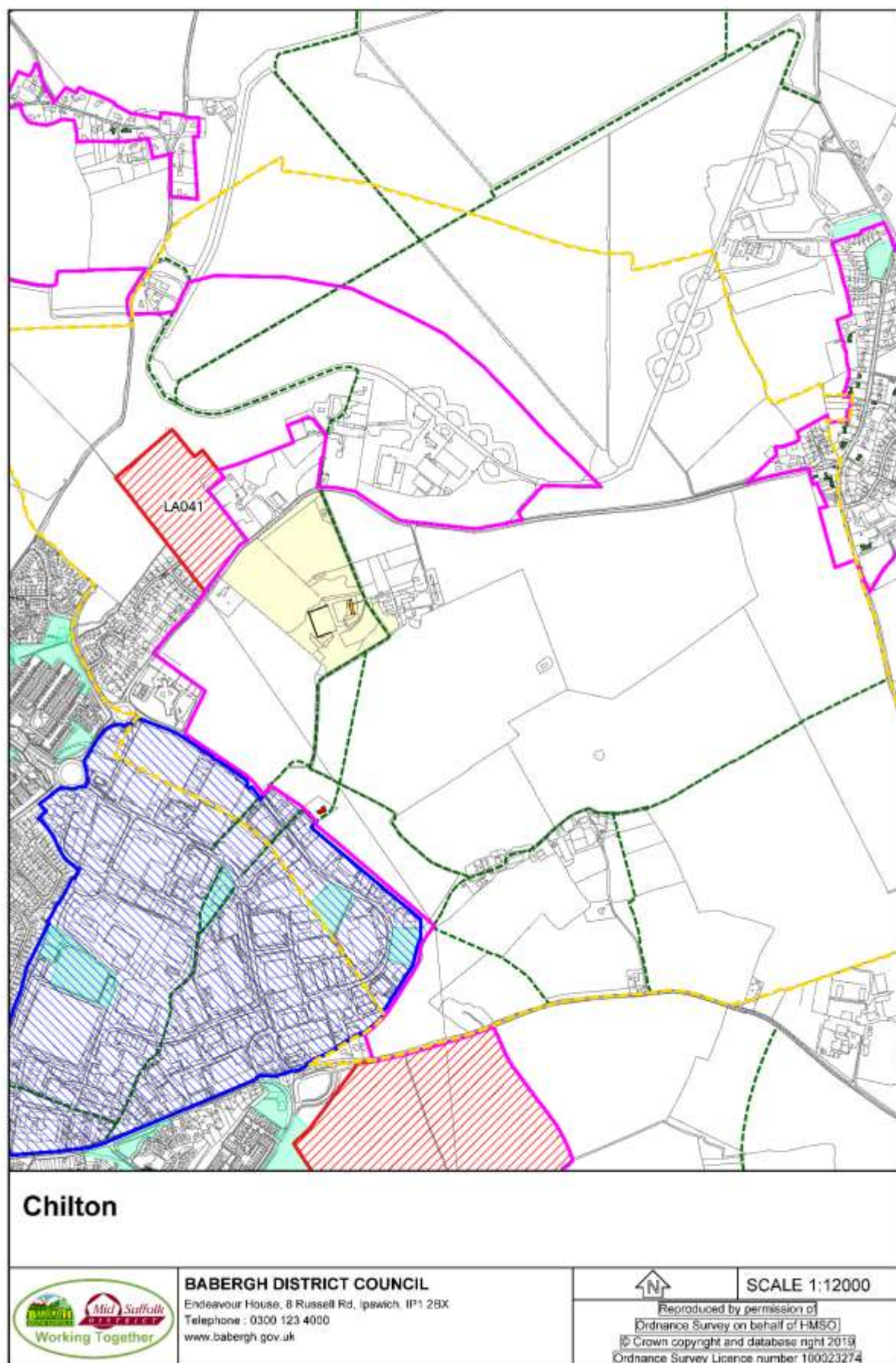
The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- I. Accessible natural green space is retained or an alternative provision of equal or greater quality, accessibility and quantity is provided as part of the scheme;**
- III. Public rights of way passing through the site are retained and enhanced;**
- IV. Take into consideration the 70m contour line considered the maximum height for development to reduce visual impact from the eastern aspect;**
- V. An ecological survey, and any necessary mitigation measures are provided;**
- VI. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VIII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
- IX. The provision of two vehicular access points from Shawlands Avenue; and**
- X. The provision of multiple accesses to existing footway network to Sudbury.**











17 - Core Villages

Core Villages

Acton

17.44 Located approximately 3km to the north of Sudbury, Acton is classified as a Core Village. Newman's Green is separately classified as a Hamlet. The majority of the landscape surrounding Acton is classified as Ancient Rolling Farmlands, with a small section of land to the north-west of the settlement classified as Rolling Estate Farmlands. There is a small cluster of Grade II listed buildings to the north-western aspect of the settlement, with the Grade I listed Church of All Saints set back from the street. The Grade II* listed Babergh Hall lies to the south-east of the settlement.

17.45 There is currently sufficient primary school capacity locally to accommodate committed developments and future growth through the Joint Local Plan in Acton. Developments in Acton may be required to contribute towards the expansion of The Long Melford Health Practice. Sudbury Household Waste Recycling Centre (HWRC) is currently at full capacity. A new site has been identified as part of the Chilton Woods development. Development in Acton will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

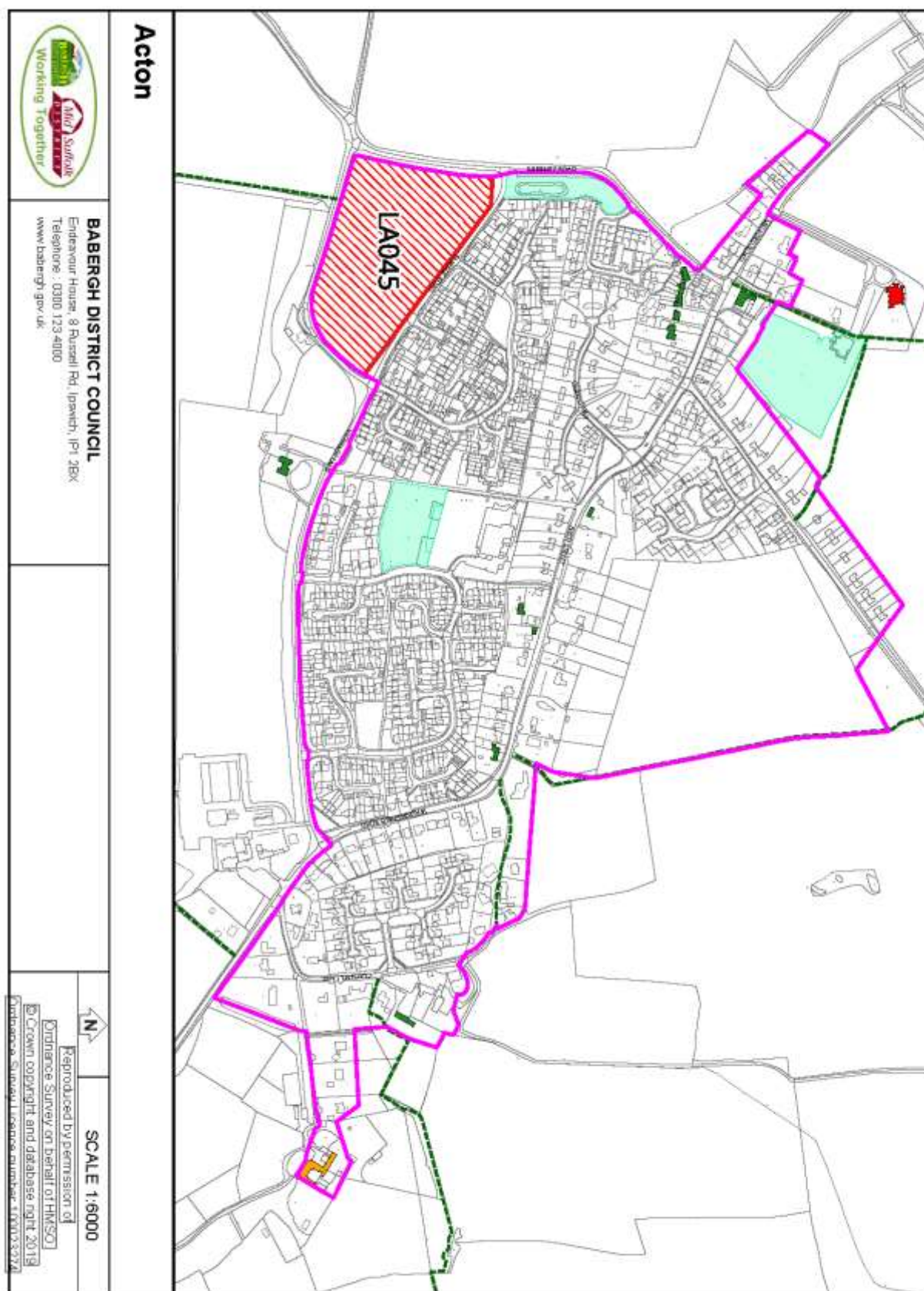
LA045 – Allocation: Land south of Tamage Road, Acton

Site Size - 3.5ha

Approximately 100 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. An archaeological assessment is provided;**
- III. Contributions to the satisfaction of the LPA, towards secondary school provision;**
- IV. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- V. Contributions to the satisfaction of the LPA, towards healthcare provision.**



Bacton

17.46 Bacton is located approximately 9km north of Stowmarket and is identified as a Core Village, with Cow Green, Earl's Green and Station Road classified separately as Hamlets. The landscape in Bacton and its immediate surroundings is characterised as Plateau Claylands. The settlement is formed of two historic greens both of which contain a cluster of Grade II listed buildings. Between the two lies a Grade II* manor which derives its significance from its location within the open landscape between the two historic greens.

17.47 Land is reserved for a 210-place primary school (which is already funded) on site LA046 (application DC/17/03799). There is currently sufficient local capacity for healthcare provision to accommodate existing commitments and planned growth in the Joint Local Plan. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Bacton will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

LA046 – Allocation: Former Bacton Middle School, Bacton

Site Size - 4.43ha

Approximately 50 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**
- III. Contributions, to the satisfaction of the LPA, towards education provision; and**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision.**

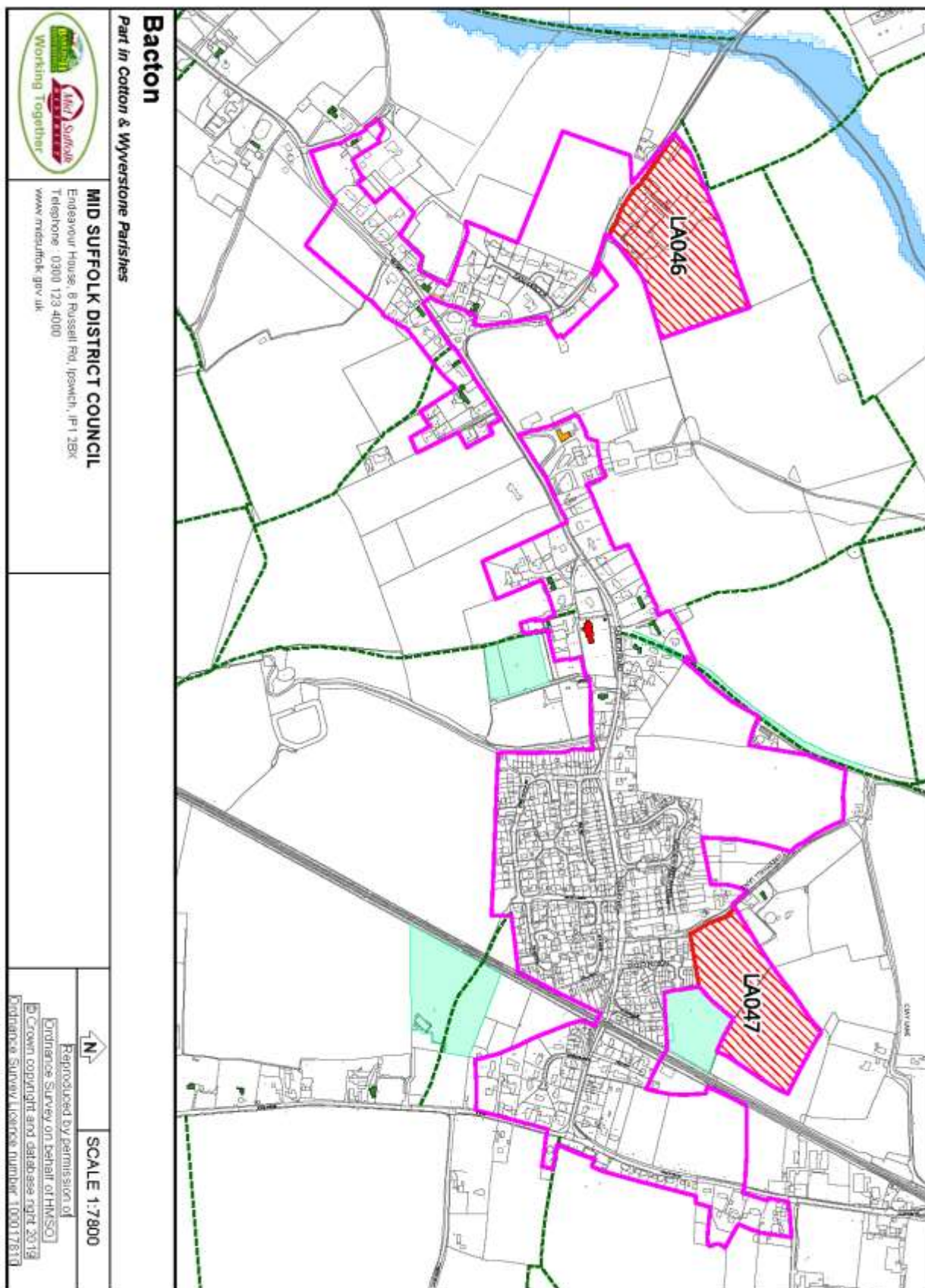
LA047 – Allocation: Land north east of Turkey Hall Lane, Bacton

Site Size - 4.54ha

Approximately 51 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision.**



Bildeston

17.48 Bildeston, a Core Village, lies approximately 8km north of Hadleigh on the east bank of Bildeston Brook. The landscape immediately surrounding Bildeston is classified as Rolling Valley Farmlands, with Ancient Plateau Claylands located further to the east, and Ancient Rolling Farmlands located further to the west. The majority of the listed buildings are contained within the Bildeston Conservation Area which stretches the length of the High Street and along Chapel and Duke Streets. The Grade I listed Church of St Mary is located some way to the west of the settlement, and there are few historic farmsteads within close proximity to the settlement boundary.

17.49 There is currently sufficient primary school capacity at Bildeston Primary School to accommodate committed developments and future growth through the Joint Local Plan in Acton. Bildeston Health Centre will require expansion in order to meet planned growth.

Joint Local Plan Allocation

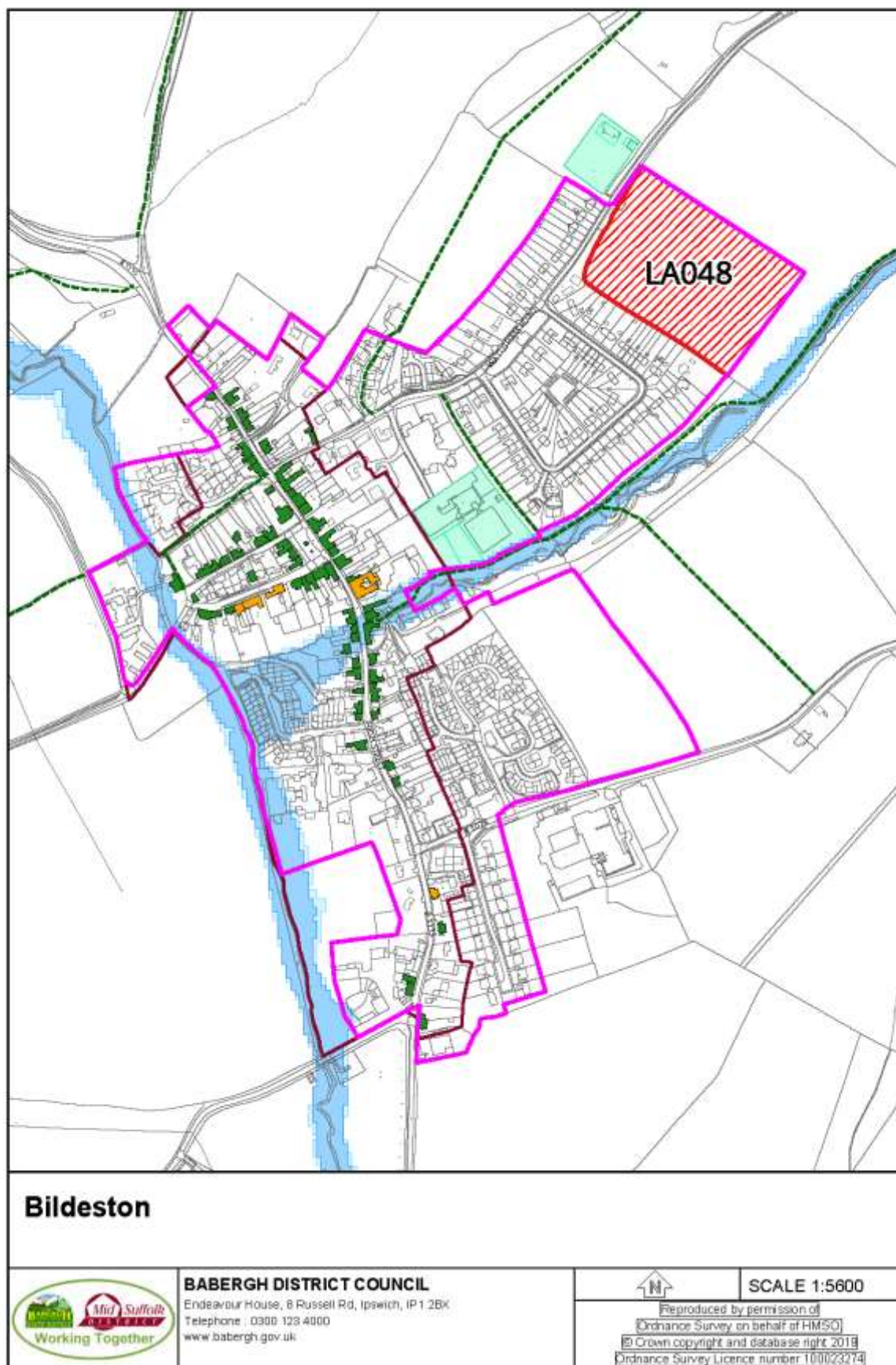
LA048 – Allocation: Land south of Wattisham Road, Bildeston

Site Size - 3.0ha

Approximately 75 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of the Conservation Area and heritage assets;**
- III. Surface water and fluvial flood risk identified on the site is effectively mitigated;**
- IV. Public rights of way to the south-east of the site is retained and enhanced;**
- V. Contributions to the satisfaction of the LPA, towards secondary school provision; and**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision.**



Botesdale and Rickinghall

17.50 Located approximately 9km south west of Diss, Botesdale and Rickinghall were historically two separate villages, but later development has resulted in a continuous linear settlement. Botesdale and Rickinghall are classified as a Core Village in the settlement hierarchy. The landscape in the river valley to the north and west of the settlement is predominantly classified as Wooded Valley Meadowland and Fens, rising to Rolling Valley Farmlands and Furze and areas of Ancient Plateau Claylands in the higher grounds surrounding the settlement. A Conservation Area covers the historic linear core of the settlement and contains a large number of listed buildings lining the main street. Botesdale and Rickinghall lies within the Protected Habitats Mitigation Zone.

17.51 There is currently sufficient primary school capacity locally to accommodate planning commitments and growth planned through the Joint Local Plan. However, there is a requirement to expand the existing local pre-school. In order to meet the healthcare requirements of planned growth in the Joint Local Plan and existing commitments Botesdale Health Centre will require expansion. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Botesdale and Rickinghall will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocations

LA049 – Allocation: Land south of Back Hills, Botesdale & Rickinghall

Site Size - 3ha

Approximately 40 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Public rights of way on site is to be retained and enhanced; and**
- III. Highways improvements.**

LA050 – Allocation: Land north of Gardenhouse Lane, Botesdale & Rickinghall

Site Size - 1.5ha

Approximately 42 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local

Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Provision of a new footpath on Gardenhouse Lane; and**
- II. Education provision;**

LA051 – Allocation: Land between The Street and A143, Botesdale & Rickinghall

Site Size - 4ha

Approximately 100 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of the Conservation Area and heritage assets;**
- III. Public rights of way which passes through the site is retained and enhanced;**
- IV. An ecological survey, and any necessary mitigation measures are provided;**
- V. A Construction Environmental Management Plan secured as a condition to be secured prior to commencement, to demonstrate that it protects groundwater, surface water features and controls aquatic pollution;**
- VI. Contributions, to the satisfaction of the LPA, towards pre-school and secondary school provision;**
- VII. Provision of contributions, to the satisfaction of the LPA, towards healthcare provision;**
- VIII. Provision of contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- IX. Provision of contributions, to the satisfaction of the LPA, towards footway crossing improvements and traffic calming measures.**

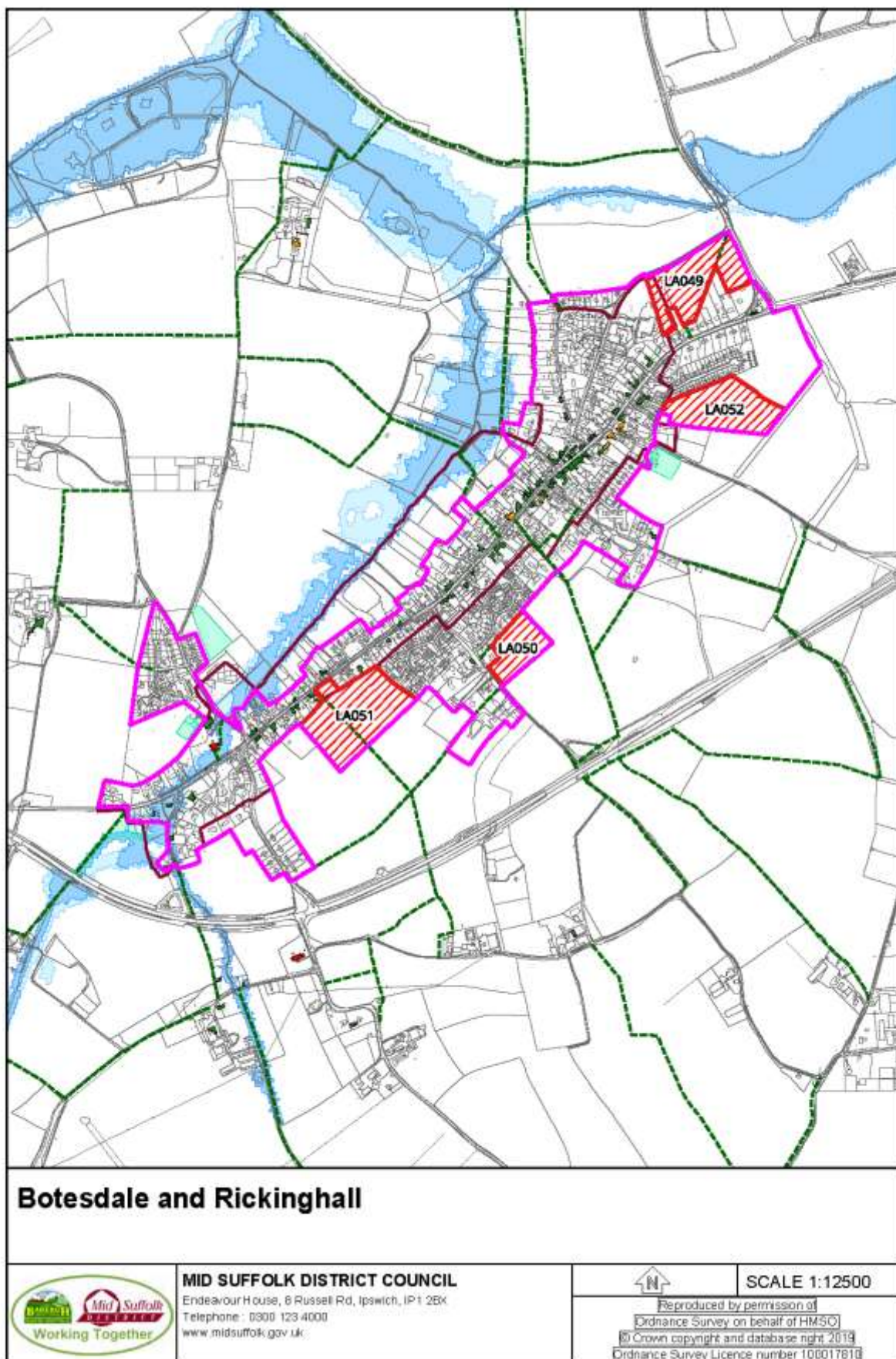
LA052 – Land north of Mill Road, Botesdale & Rickinghall

Site Size - 2.8ha

Approximately 69 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

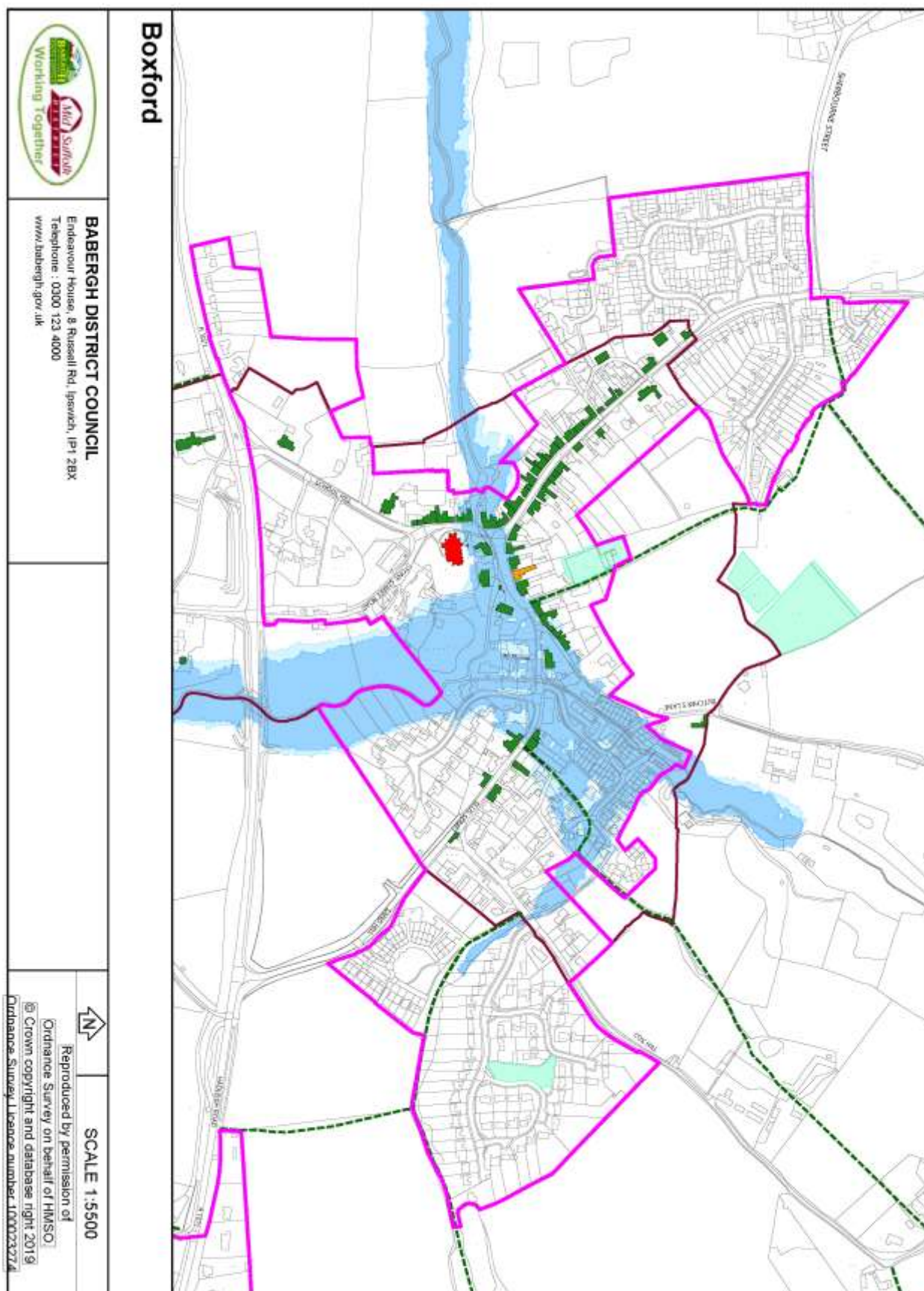
- I. Open space provision; and**
- II. A Construction Environmental Management Plan secured as a condition to be secured prior to commencement, to demonstrate that it protects groundwater, surface water features and controls aquatic pollution.**



Boxford

17.52 Boxford, which is classified as a Core Village, lies approximately 8km west of Hadleigh and 9km east of Sudbury. Stone Street and Calais Street are separately classified as Hamlets. The Conservation Area covers the main village and extends south of the settlement to include Stone Street, further down the Box Valley. There is a strong cluster of listed buildings along Swan Street and Broad Street, with the Grade I Church of St Mary sited in a prominent location in the historic core of the settlement. There are outlying clusters of listed buildings at Stone Street, Calais Street and on Sherbourne Street. The landscape within and immediately surrounding Boxford is classified as Rolling Valley Farmlands, with Ancient Rolling Farmlands located in the higher land surround the settlement.

17.53 Boxford CEVC Primary School does not have any additional capacity once existing commitments are taken into account, and it is not possible to expand the primary school in its current position. Development within the area will be required to secure a solution to primary school provision. Water Recycling Centre capacity issues have been identified. Development will be required to carry out a full assessment of the increased discharge on the watercourse. The detailed assessment should demonstrate that the proposed development can be delivered without causing a breach of environment legislation (WFD) for the site. Depending upon the outcome of the assessment contributions may be sought to create extra capacity at Boxford Water Recycling Centre.



Brantham

17.54 Brantham, classified as a Core Village is located close to the River Stour and the border with Essex. The landscape to the north of the settlement is classified as Plateau Farmlands, with Valley Meadowlands located to the south of the settlement. The landscape to the west is classified as Rolling Valley Farmlands and to the east is classified as Rolling Estate Farmlands. To the south of the settlement lies the Cattawade Bridge and The Crown Public House which are Grade II listed. To the north-eastern aspect of the settlement lies the Grade II* listed Church of St Michael and All Angels. Two Grade II listed halls are located in the surrounding agricultural landscape. The Dedham Vale Area of Outstanding Natural Beauty (AONB) is located to the west of the settlement, and the Suffolk Coast and Heaths AONB is located to the east of the railway line to the east of the settlement. The proposed extension to the Suffolk Coast and Heaths AONB would border some eastern and northern aspects of the settlement. Strategic Regeneration opportunities are provided at Brantham where there is a long-established industrial heritage. Employment led regeneration at the Brantham Regeneration Area will be supported in principle.

17.55 An extension to Brooklands Primary School will be required to facilitate growth in Brantham planned through the Joint Local Plan and existing planning commitments. Brantham fall within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocation

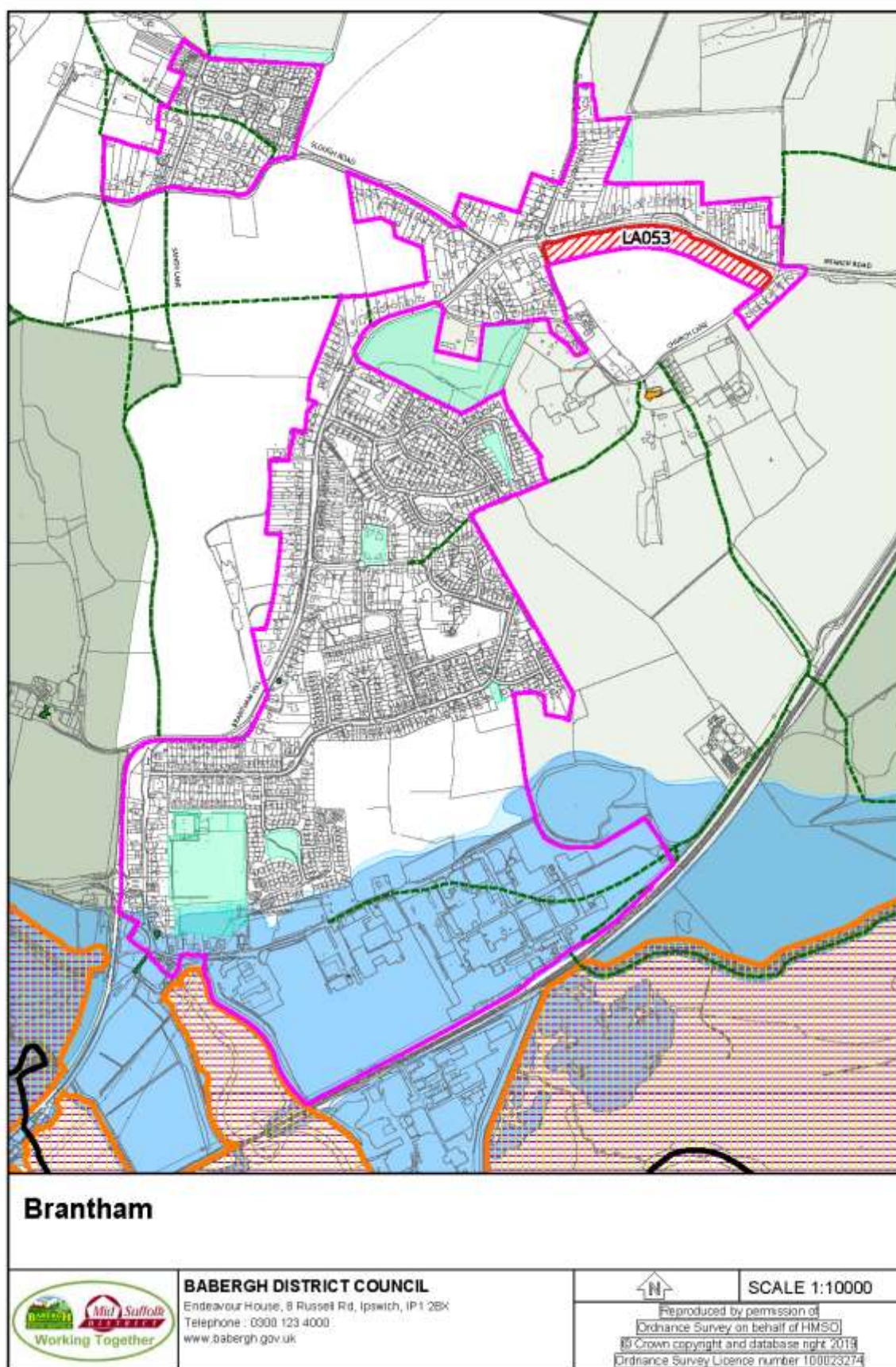
LA053 – Allocation: Land south of Ipswich Road, Brantham

Site Size - 2.0ha

Approximately 30 dwellings (with associated infrastructure)

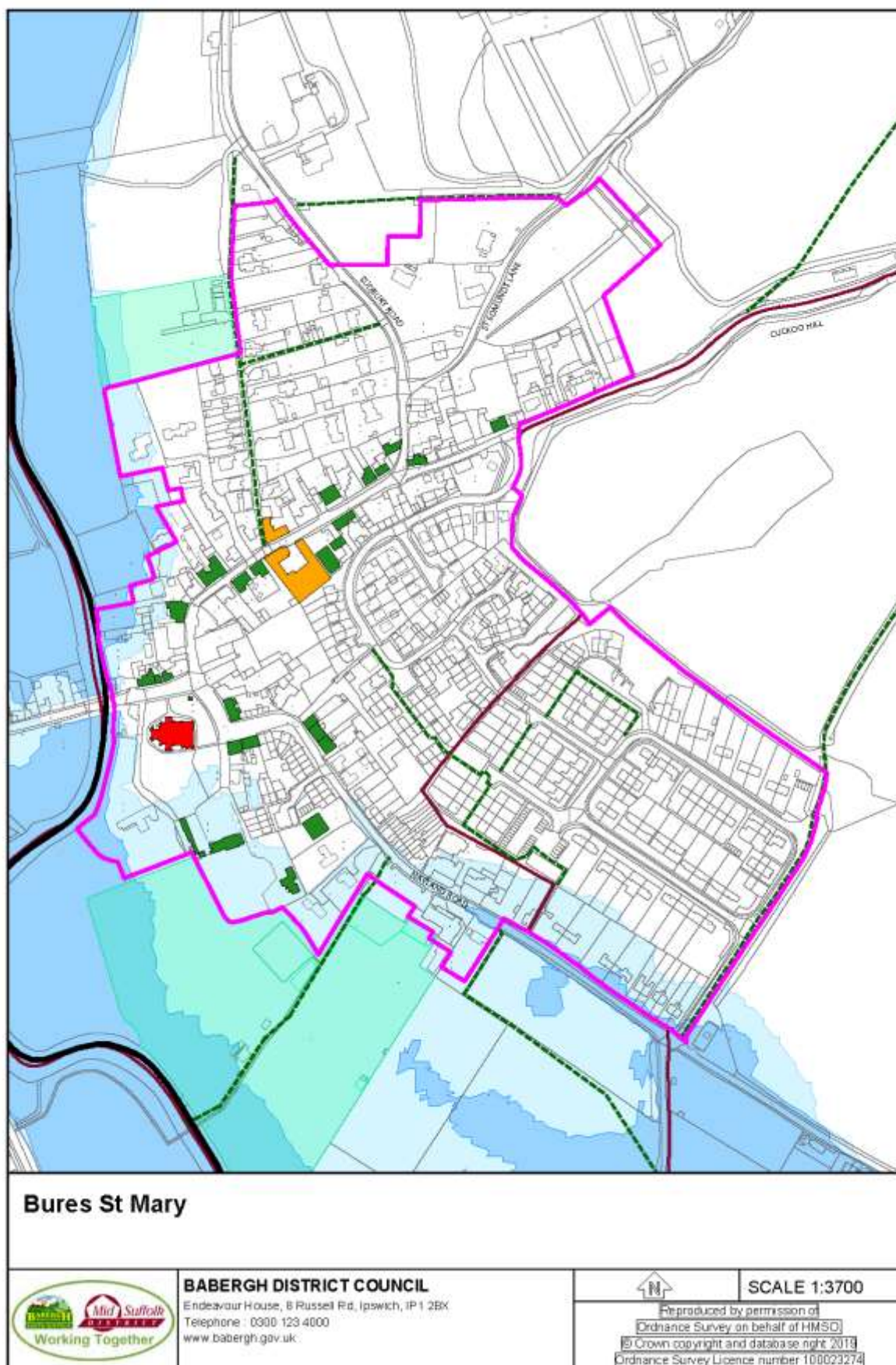
The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets and Dedham and Vale AONB;**
- III. Surface water flood risk identified on the site is mitigated;**
- IV. An ecological survey, and any necessary mitigation measures are provided;**
- V. Contributions, to the satisfaction of the LPA, towards primary and secondary school provision;**
- VI. Contributions, to the satisfaction of the LPA, towards healthcare provision; and**
- VII. Provision of a traffic management scheme.**



Bures St Mary

- 17.56 Bures St Mary is located on the Suffolk/Essex border approximately 8km south-east of Sudbury, with the River Stour dividing the built form in two. The land to the east of the River Stour is located within Babergh District Council and is known as Bures St Mary and is classified as a Core Village. Rail services are available to Marks Tey. There are a number of listed buildings located at the historic core of the settlement including the Grade I listed Church of St Mary the Virgin. The Conservation Area covers a large area, extending from the historic core to include the Grade II* Great Bevills and its associated parkland and woods to the north of the settlement, and Bures Mill to the south-east. The Dedham Vale AONB is located to the east of the settlement. The landscape is predominantly classified as Rolling Valley Farmlands, with Ancient Rolling Farmlands located to the north-east and Valley Meadowlands to the west.
- 17.57 There is currently sufficient local primary school capacity to facilitate growth through the Joint Local Plan and planning commitments. Sudbury Household Waste Recycling Centre (HWRC) is currently at full capacity. A new site has been identified as part of the Chilton Woods development. Development in Bures St Mary will be expected to make contributions towards additional HWRC provision.



Capel St Mary

17.58 Just to the west of the A14, Capel St Mary is located approximately 10km south-west of Ipswich, and is classified as a Core Village. The historic core of the settlement is concentrated around the Church of St Mary The Virgin at the western end of the village, where there is a small collection of Grade II listed buildings. To the north-west of the settlement a number of listed buildings are located around Little Wenham Church. The landscape to the north, east and south of the settlement is classified as Ancient Estate Claylands. To the west of the settlement, the landscape is classified as Rolling Valley Farmlands and Plateau Farmlands.

17.59 An extension to Capel St Mary CEVCP School is required to facilitate growth planned through the Joint Local Plan for the Capel St Mary catchment area. A new pre-school on a 0.1ha site will be required on site LA055. An expansion to Capel St Mary health surgery will be required to mitigate against impact of cumulative growth, for which land is already available. Site LA055 will be expected to provide a new link road to the A14, which will limit the highways impact of the new development on the village centre and adjoining residential housing estates.

17.60 Capel St Mary lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocation

LA054 – Land East of Longfield Road, Capel St Mary

Site Size – 5.56ha

Approximately 100 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

I. Open space provision.

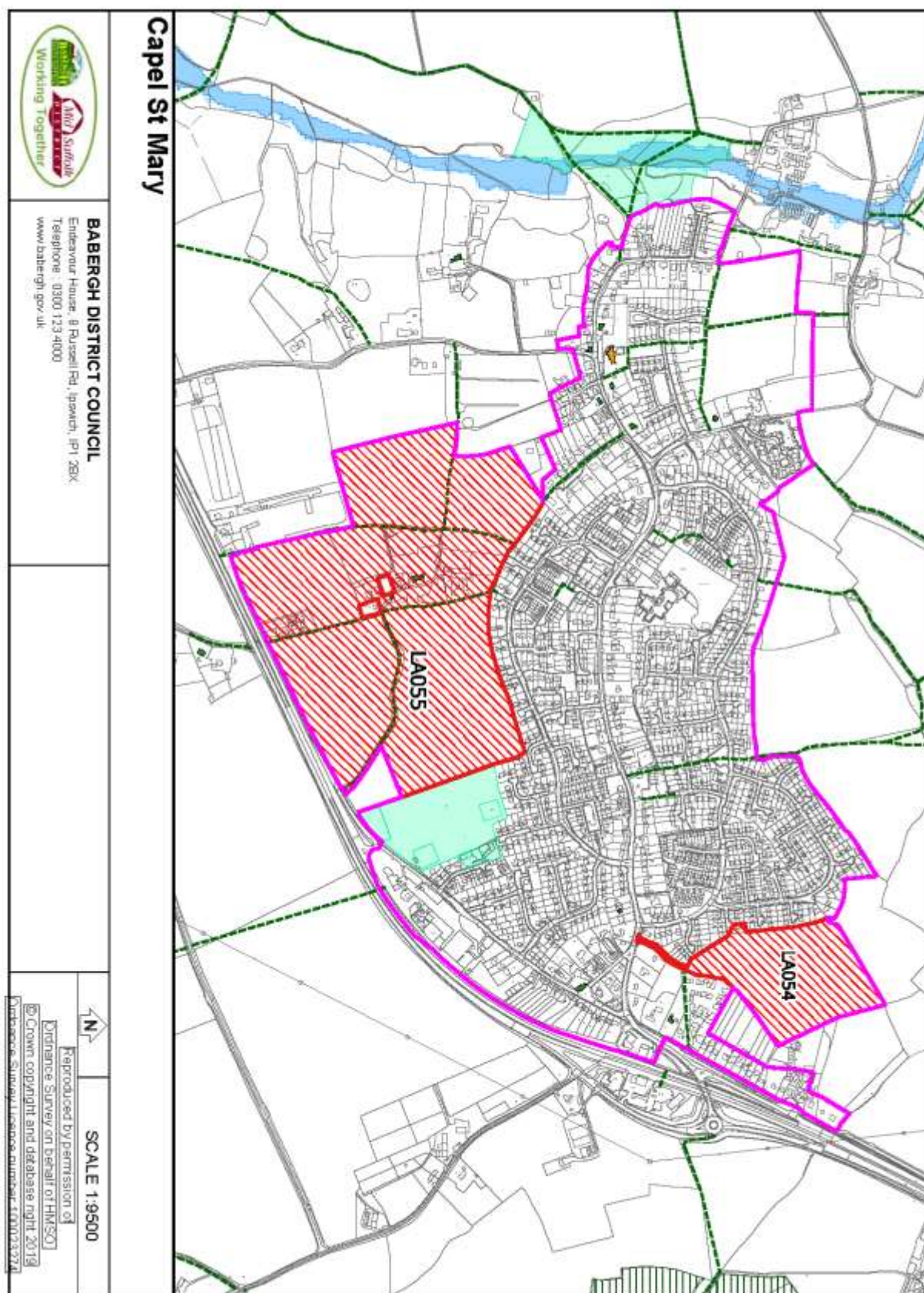
LA055 – Land south-west of Rembrow Road, Capel St Mary

Site Size - 26 ha

Approximately 550 dwellings and 5,000m² of employment floorspace (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping sympathetic to the heritage assets within and immediately adjacent to the site;**
- III. Trees covered by Tree Preservation Orders are retained;**
- IV. Public rights of way through the site are retained and / or enhanced;**
- V. Provision of land for public open space and for community use;**
- VI. Highway mitigations at the London Road/The Old Street Junction and enhancement to the northern bound slip road onto the A12;**
- VII. Contributions, to the satisfaction of the LPA, towards educational provision;**
- VIII. 0.1ha of land on the site to be reserved for a new pre-school setting; and,**
- IX. Contributions, to the satisfaction of the LPA, towards healthcare provision.**



Debenham

17.61 Debenham is a large linear village situated on the upper reaches of the River Deben. Debenham is classified as a Core Village. The Debenham Neighbourhood Plan was made in March 2019. The majority of the landscape surrounding Debenham is classified as Rolling Valley Farmlands, with some areas of Ancient Estate Claylands to the south and Plateau Claylands to the west. A conservation area covers the historic linear core of the settlement, which contains a number of listed buildings. The surrounding agricultural landscape is characterised by dispersed farmsteads, some of which contain listed buildings.

17.62 In order to facilitate growth in the Joint Local Plan and Debenham Neighbourhood Plan additional primary school capacity will be required. This can be achieved through an expansion to the local primary school. Additional pre-school capacity will be required, which can be achieved by expansion of existing pre-school facilities. There is currently sufficient secondary school capacity to accommodate growth planned through the Joint Local Plan and existing commitments. Mitigation measures will be sought from for healthcare provision for cumulative growth in the vicinity of the healthcare practice. Capacity issues at the local Water Recycling Centre has been raised. Developments within the locality will be required to carry out a full assessment of the increased discharge on the watercourse. The assessment should demonstrate that the proposed development can be delivered without causing a breach of environmental legislation (WFD). Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Debenham will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

LA056 – Allocation: Land south of Low Road

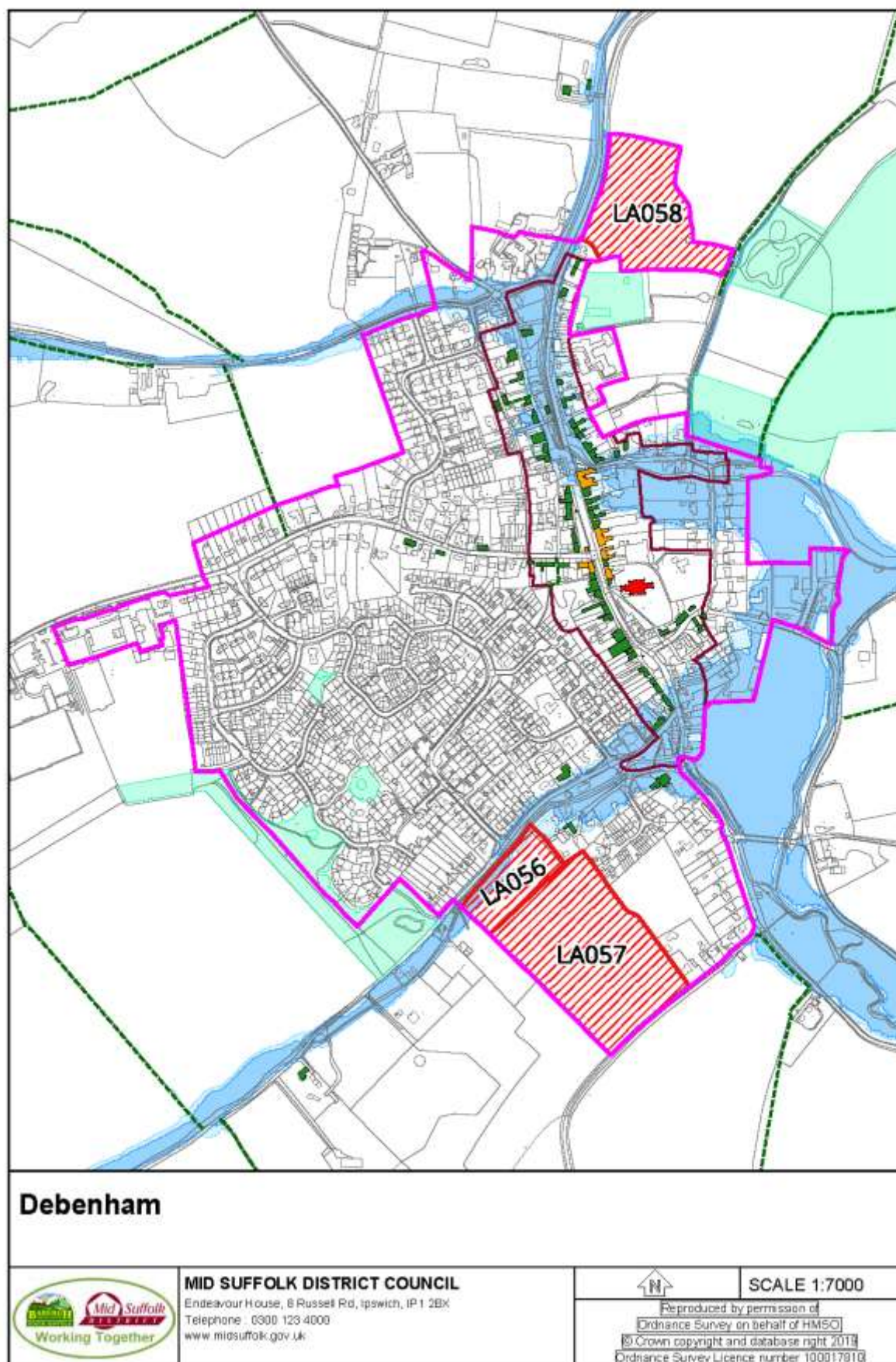
Development of approximately 35 dwellings, will be supported in principle in accordance with the relevant Joint Local Plan policies and Debenham Neighbourhood Plan (Policy DEB4).

LA057 – Allocation: Land north of Ipswich Road

Development of approximately 140 dwellings, will be supported in principle in accordance with the relevant Joint Local Plan policies and Debenham Neighbourhood Plan (Policy DEB3).

LA058 – Allocation: Land east of Aspell Road

Development of approximately 87 dwellings, will be supported in principle in accordance with the relevant Joint Local Plan policies and Debenham Neighbourhood Plan (Policy DEB5).



East Bergholt

17.63 East Bergholt is located on the northern bank of the River Stour, just east of the A12. The settlement hierarchy identifies East Bergholt as a Core Village, with East End separately classified as a Hinterland Village. The East Bergholt Neighbourhood Plan was adopted in September 2016. The majority of the landscape surrounding East Bergholt is classified as Plateau Farmlands with Rolling Valley Farmlands located to the south of the settlement in the river valley. A Conservation Area covers the historic core of the settlement and is characterised by linear development along The Street and Rectory Hill, which contains a number of listed buildings. Outside of the Conservation Area there are further clusters of listed buildings along Quintons and Heath Road, and at the crossroads at Burnt Oak Corner. A number of listed buildings are located at Flatford Mill to the south of the settlement.

17.64 East Bergholt falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocation

LA059 – Allocation: Land west of Hadleigh Road, East Bergholt

Site Size - 0.85ha

Approximately 10 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan; and**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets, conservation area and AONB.**

LA060 – Allocation: Land north west of Moores Lane, East Bergholt

Site Size - 9ha

Approximately 144 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and conservation area;**
- III. Contributions, to the satisfaction of the LPA, towards education provision;**
- IV. Contributions, to the satisfaction of the LPA, towards healthcare provision and**
- V. Provision of footway widening.**

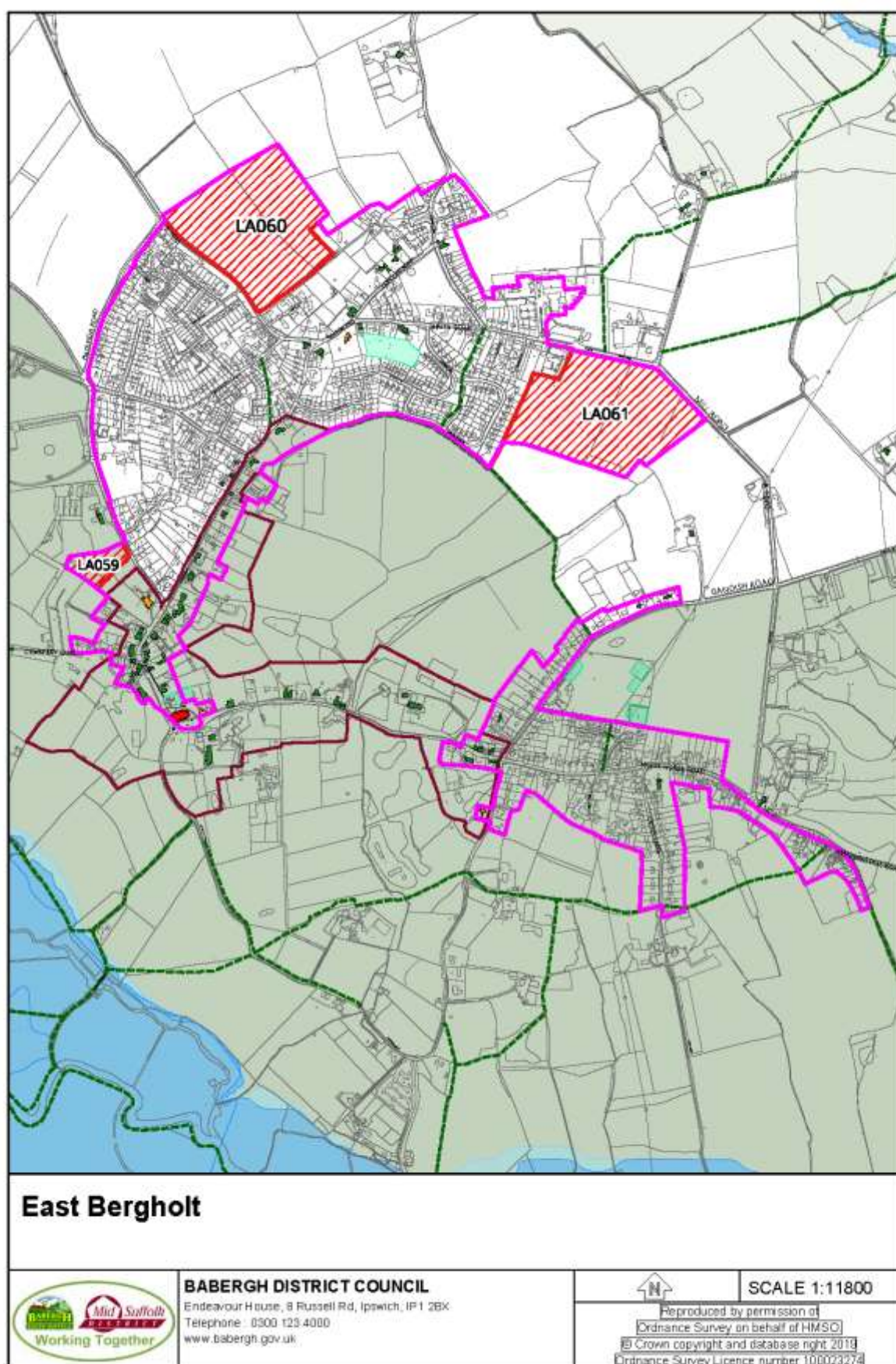
LA061 – Land south of Heath Road, East Bergholt

Site Size - 9 ha

Approximately 75 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and AONB;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Contributions, to the satisfaction of the LPA, towards education provision; and**
- V. Contributions, to the satisfaction of the LPA, towards healthcare provision.**



Elmswell

17.65 Elmswell is situated halfway between Bury St. Edmunds and Stowmarket and has good transport links, being located just to the north of the A14 and Elmswell train station offers rail services to Ipswich and Cambridge. Elmswell is classified as a Core Village in the settlement hierarchy. The majority of the landscape surrounding Elmswell is classified as Ancient Plateau Claylands, with Rolling Valley Farmlands and Furze located to the south of the settlement. The Grade II* Church of St. John lies in a prominent location to the south-west of the settlement. There are a number of dispersed Grade II listed buildings along School and Station Roads and a series of four historic farmsteads, set in a line to west of the road running north of the settlement.

17.66 In order to facilitate growth planned through the Joint Local Plan and existing planning commitments, for the Elmswell catchment area, an expansion to Elmswell CP School will be required. A new pre-school is required to facilitate growth, and 0.1ha of land should be reserved on site LA065. Additionally, there will be a requirement to expand Woolpit Health Centre (which is the catchment practice for Elmswell). Development will be expected to contribute towards traffic management schemes to reduce accidents on the A1088 roundabout.

Joint Local Plan Allocation

LA062 – Allocation: Land east of Ashfield Road, Elmswell

Site Size - 2.62ha

Approximately 106 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision; and**
- II. Public rights of way linkages.**

LA063 – Allocation: Land north of Church Road, Elmswell

Site Size - 2.62ha

Approximately 38 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**

- II. Surface water flood risk is effectively mitigated;**
- III. Contributions to the satisfaction of the LPA, towards provision of primary and secondary school provision and new pre-school; and**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision.**

LA064 – Allocation: Land north of Church Road, Elmswell

Site Size - 2.94ha

Approximately 60 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of neighbouring heritage assets;**
- III. General amenity space is safeguarded, or amenity space of greater quality, accessibility and quantity is provided as part of the scheme;**
- IV. An archaeological assessment is provided;**
- V. An ecological survey, and any necessary mitigation measures are provided;**
- VI. Contributions to the satisfaction of the LPA, towards provision of primary and secondary school provision and new pre-school;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- VIII. Contributions to the satisfaction of the LPA towards traffic signal at School Road and Church Road junction.**

LA065 – Allocation: Land north west of School Road, Elmswell

Site Size - 4.2ha

Approximately 50 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the heritage sensitivity identified to the west of the settlement and nearby heritage assets;**
- III. An archaeological assessment is provided;**
- IV. A free serviced site of 0.1ha should be reserved for a new pre-school plus proportionate contributions towards the build costs;**
- V. Contributions to the satisfaction of the LPA, towards provision of the primary school expansion;**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- VII. Contributions to the satisfaction of the LPA towards a traffic signal at School Road and Church Road junction.**

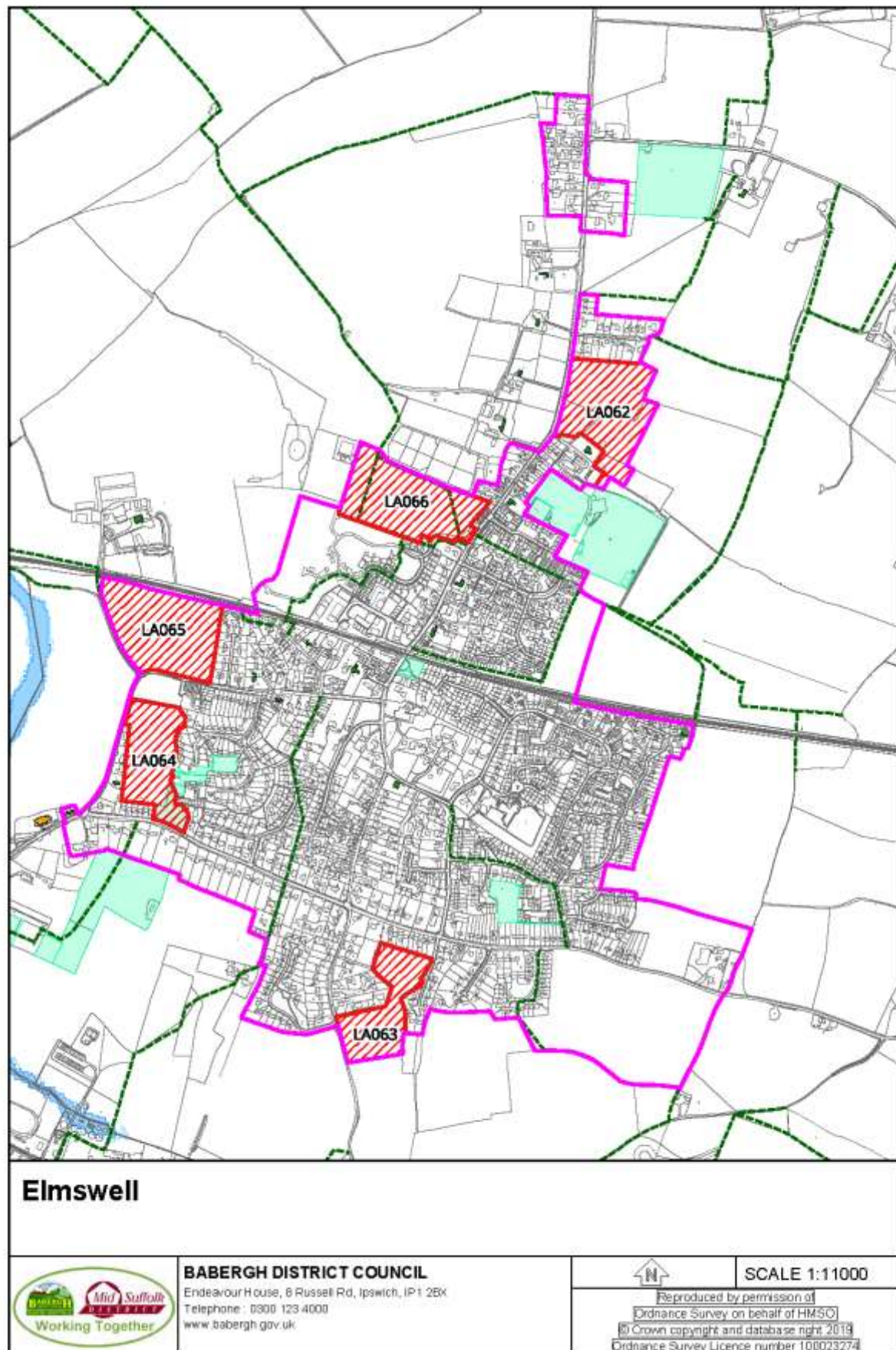
LA066 – Allocation: Land west of Station Road, Elmswell

Site Size - 4.18ha

Approximately 100 dwellings (with associated infrastructure)

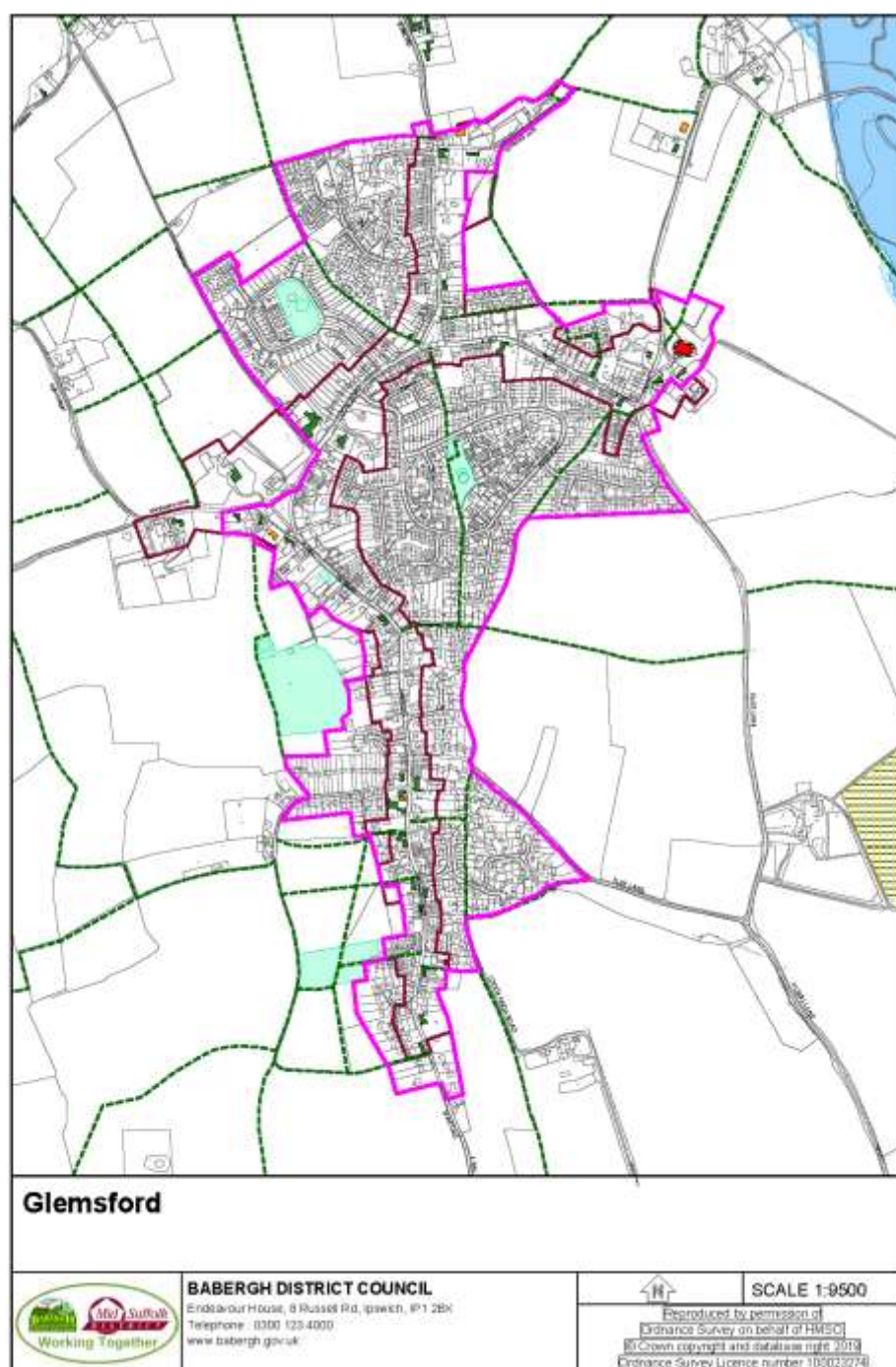
The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. The two public rights of way crossing the site are retained and enhanced;**
- IV. Sufficient measures are used to mitigate potential noise and light pollution from an employment site to the south of the site;**
- V. Contributions to the satisfaction of the LPA, towards provision of secondary school provision and new pre-school; and**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision.**



Glemsford

17.67 Located approximately 10km from Sudbury, Glemsford is classified as a Core Village in the settlement hierarchy. The majority of the landscape surrounding the settlement is classified as Undulating Ancient Farmlands, with the river valley to the east and south classified as Valley Meadowlands. A Conservation Area covers the surviving historic linear core, which is punctuated by the three foci of Tye Green, Fair Green and Churchgate which contain a number of listed buildings.



Haughley

17.68 Haughley is located approximately 5km north-west of Stowmarket, just north of the A14. Haughley is classified as a Core Village, with Haughley Green and Haughley New Street classified separately as Hamlet Villages. The landscape to the north of Haughley is classified as Ancient Plateau Claylands with Rolling Valley Farmlands and Furze to the south and Wooded Valley Meadowlands further to the south in the river valley. A Conservation Area covers the linear historic core of the settlement, and contains a number of listed buildings including the Grade I listed Church of St. Mary the Virgin to the north, and the remains of Haughley Castle – a Scheduled Ancient Monument.

17.69 There is currently no additional primary school capacity beyond existing planning commitments in the Haughley catchment area. Further development within the catchment will be required to make provisions for additional a primary school provision. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Haughley will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

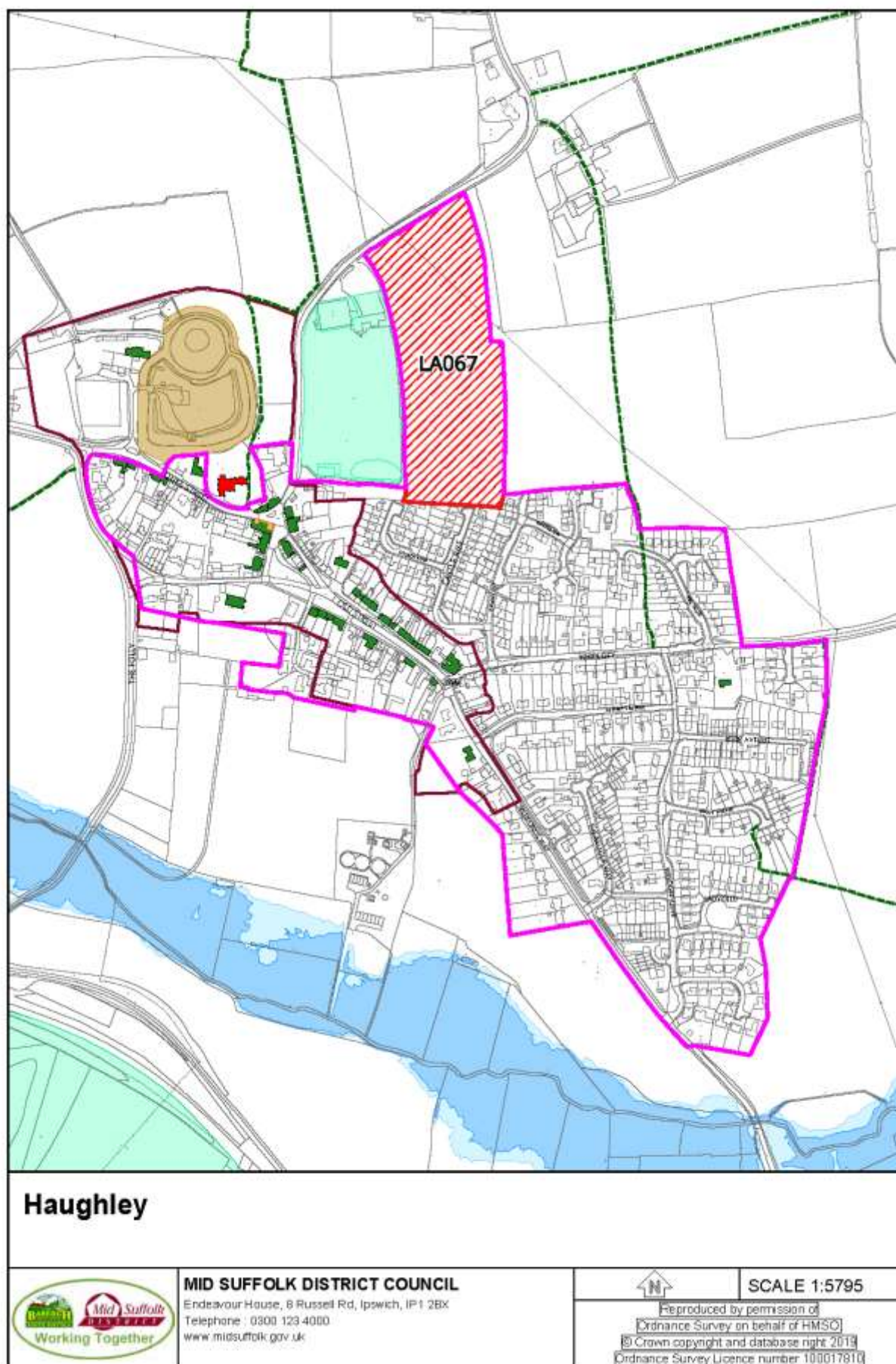
LA067 – Allocation: Land South of Bacton Road, Haughley

Site Size - 4ha

Approximately 98 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Footway links; and**
- III. Highways improvements.**



Holbrook

17.70 Located on the Shotely Peninsula, approximately 8km south of Ipswich, Holbrook is classified as a Core Village. Lower Holbrook is classified separately as a Hamlet Village. To the north of the settlement, the landscape is classified as Ancient Estate Claylands. The majority of the landscape to the south of the settlement is classified as Rolling Estate Farmlands, with smaller sections of Valley Meadowlands and Plateau Estate Farmlands. There are few Grade II listed buildings within the core of the settlement, with the Grade II* Church of All Saints located on the southern edge of the settlement. To the east of the settlement lies the extensive post-medieval landscape of Holbrook Gardens, and to the south lies a historic mill complex and Grade II* listed Royal Hospital School and Grade II associated buildings. The Royal Hospital School plays an important role in the local economy and offers an educational role to a large catchment area. The Suffolk Coast and Heaths AONB borders the settlement to the south.

17.71 There is currently sufficient primary school capacity to accommodate existing planning commitments and allocated Joint Local Plan sites within the Holbrook catchment area. However, additional pre-school provision is required, which could be achieved by expanding existing facilities. An expansion to Holbrook Academy will be required. An expansion to Holbrook and Shotley Health Practice may be required to facilitate Joint Local Plan growth. Holbrook lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocation

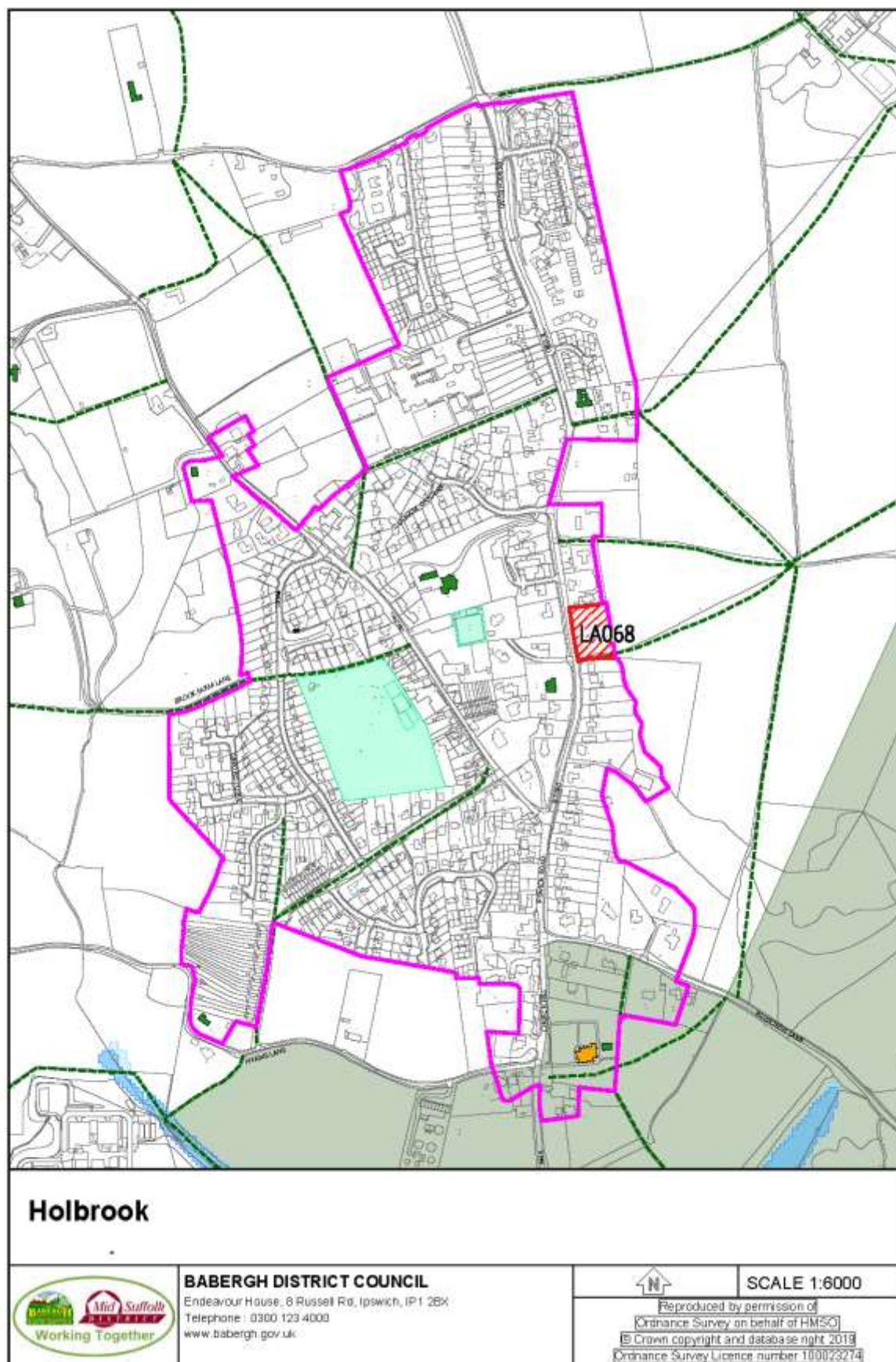
LA068 – Allocation: Land east of Ipswich Road, Holbrook

Site Size - 0.3ha

Approximately 10 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Public rights of way passing through the site is retained and enhanced;**
- IV. Contributions, to the satisfaction of the LPA, towards pre-school and secondary school provision; and**
- V. Contributions, to the satisfaction of the LPA, towards healthcare provision.**



Lavenham

17.72 Lavenham lies approximately 8km north-east of Sudbury and is classified as a Core Village. The Lavenham Neighbourhood Plan was adopted in September 2016. The landscape to the west of the settlement is classified as Ancient Rolling Farmlands, and the landscape to the east is classified as Rolling Valley Farmlands. There is a significant number of listed buildings within the settlement, which are mainly located within the Conservation Area. The High Street and Water Street is characterised by a high number of Grade I or II* listed buildings, and two scheduled monuments can be found within the Conservation Area. The surrounding landscape is largely agricultural and contains a few dispersed listed farm complexes. The Grade I listed Church of St. Peter and St. Paul sits on a high piece of ground on the south-western edge of the settlement and is visible from long distances in all directions.

17.73 There is currently sufficient primary school and healthcare capacity within the Lavenham catchment area to facilitate existing planning commitments and growth anticipated in the Joint Local Plan. However, there is a requirement to provide additional pre-school places, which can be achieved at existing facilities. Sudbury Household Waste Recycling Centre (HWRC) is currently at full capacity. A new site has been identified as part of the Chilton Woods development. Development in Lavenham will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

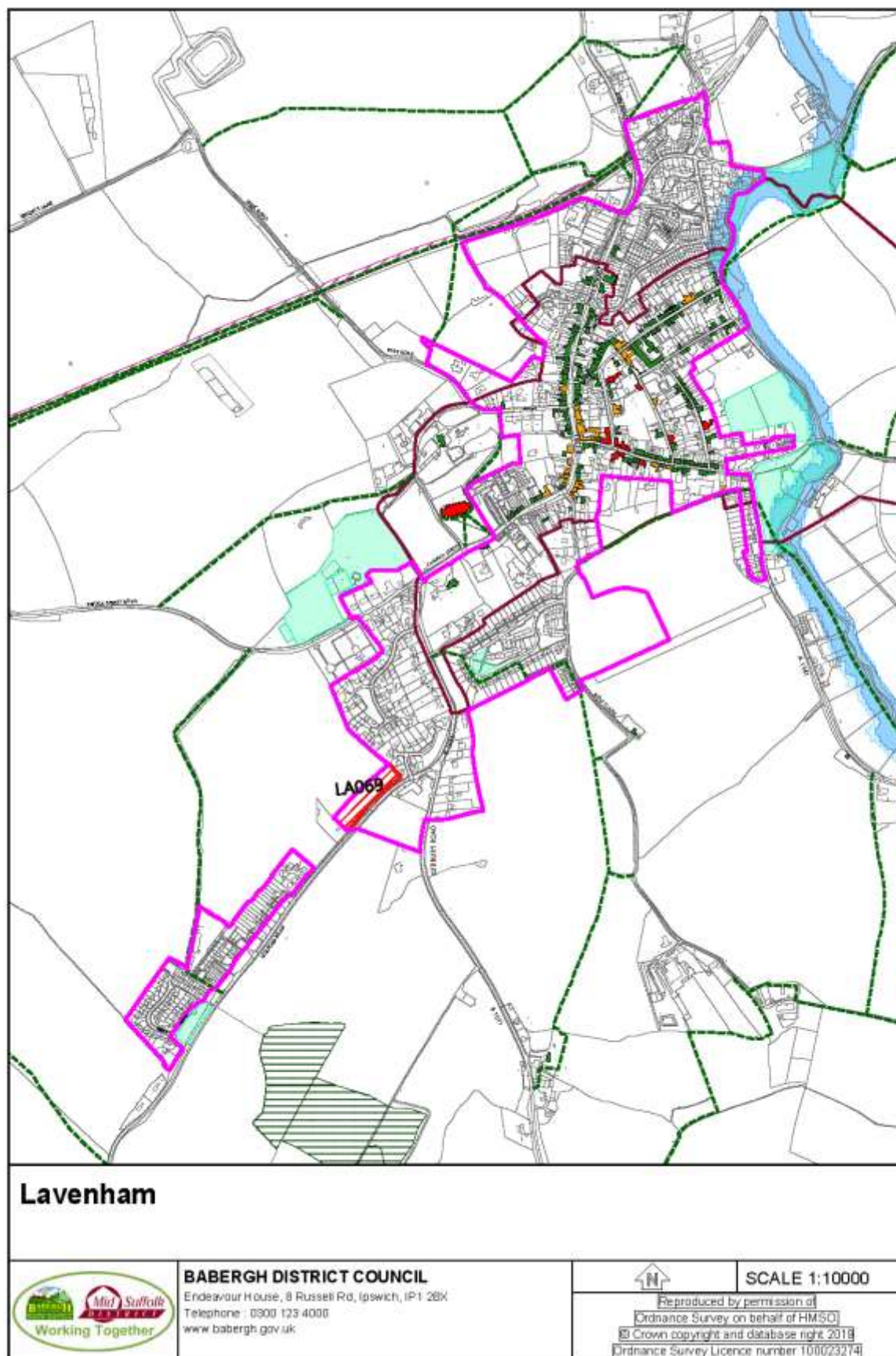
LA069 – Land north west of Melford Road, Lavenham

Site Size - 0.57ha

Approximately 20 dwellings (with associated infrastructure)

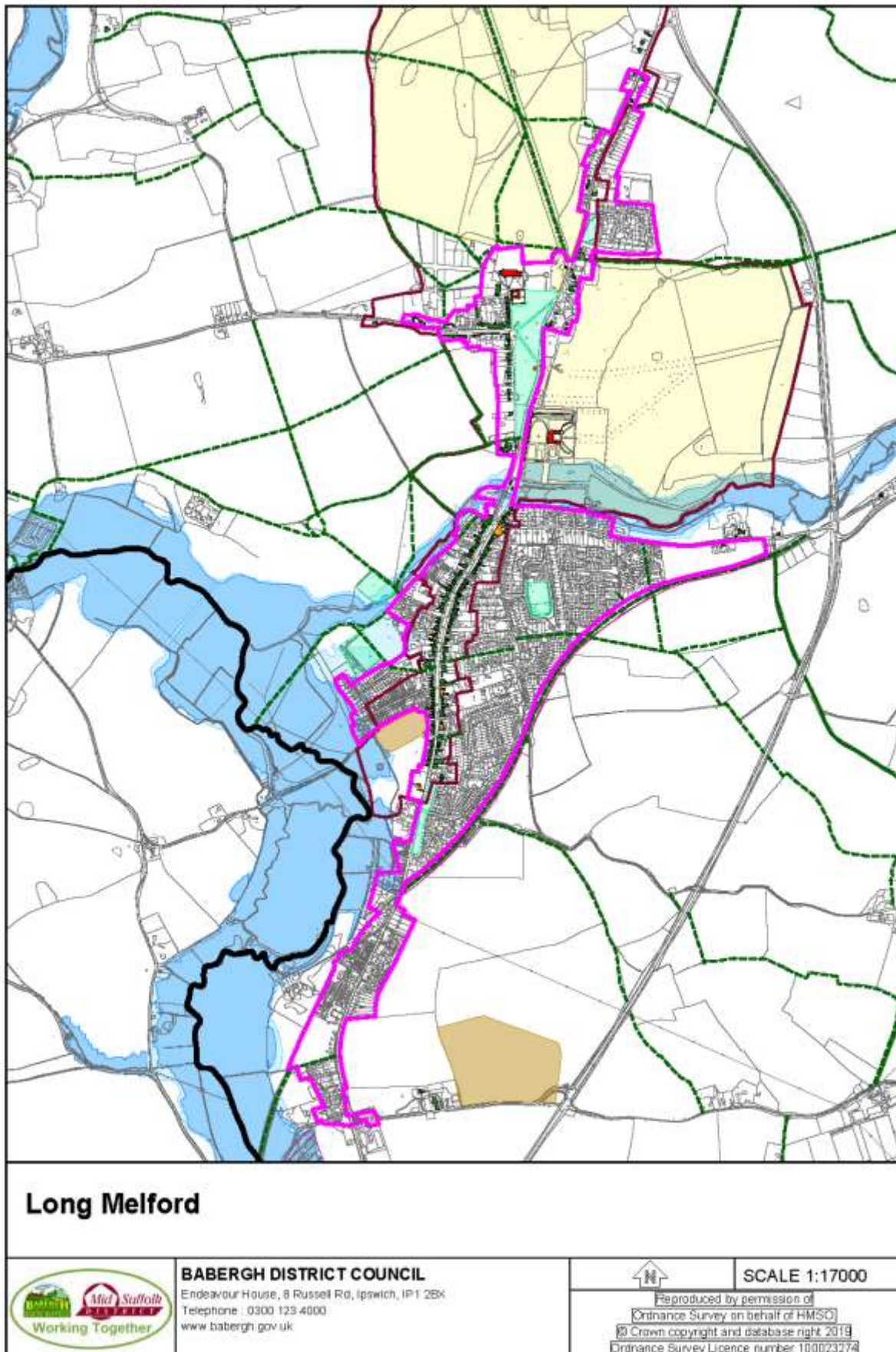
The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and the conservation area;**
- III. Surface water flood risk is effectively mitigated;**
- IV. Measures will be introduced to remediate land affected by contamination;**
- V. Contributions, to the satisfaction of the LPA, towards pre-school provision; and**
- VI. Traffic management scheme is provided, to the satisfaction of the LPA.**



Long Melford

17.74 Long Melford lies approximately 2 km north of Sudbury, is classified as a Core Village. Long Melford Conservation Area covers a large area, including the historic linear core of the settlement where a significant number of Grade II and II* listed buildings can be found along Hall Street, and two scheduled monuments. The Conservation Area extends to the north to cover the historic gardens associated with Kentwell Hall and to the east for the historic gardens associated with Melford Hall. Outside of the Conservation Area a further scheduled monument can be found near Rodbridge House. The majority of the landscape surrounding Long Melford is classified as Rolling Estate Farmlands. The river valley to the west of the settlement is classified as Valley Meadowlands, and some of the landscape to the south-east is classified as Ancient Rolling Farmlands.



Mendlesham

17.75 Mendlesham lies approximately 8km north-east of Stowmarket and to the west of the A140. Mendlesham is classified as a Core Village in the settlement hierarchy, with Mendlesham Green separately classified as a Hamlet. The Mendlesham Neighbourhood Plan was adopted in March 2017. The landscape surrounding Mendlesham is classified as Plateau Claylands. The Conservation Area encompasses the Grade I listed Church of St. Mary and a cluster of listed buildings on Old Market Street and Front Street.

17.76 In order to facilitate growth through the Joint Local Plan and existing planning commitments Mendlesham Primary School will require an expansion. Additional pre-school places will be required, which could be achieved at existing setting at the local Primary School. Additionally, Mendlesham Health Practice will require an extension. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Mendlesham will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

LA073 – Allocation: Land south of Glebe Way, Mendlesham

Site Size - 1ha

Approximately 25 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets and the conservation area;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Flood risk is effectively mitigated;**
- V. Contributions to the satisfaction of the LPA, towards pre-school and primary school provision;**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- VIII. Improved footway link to the north and provide a footway link to existing network.**

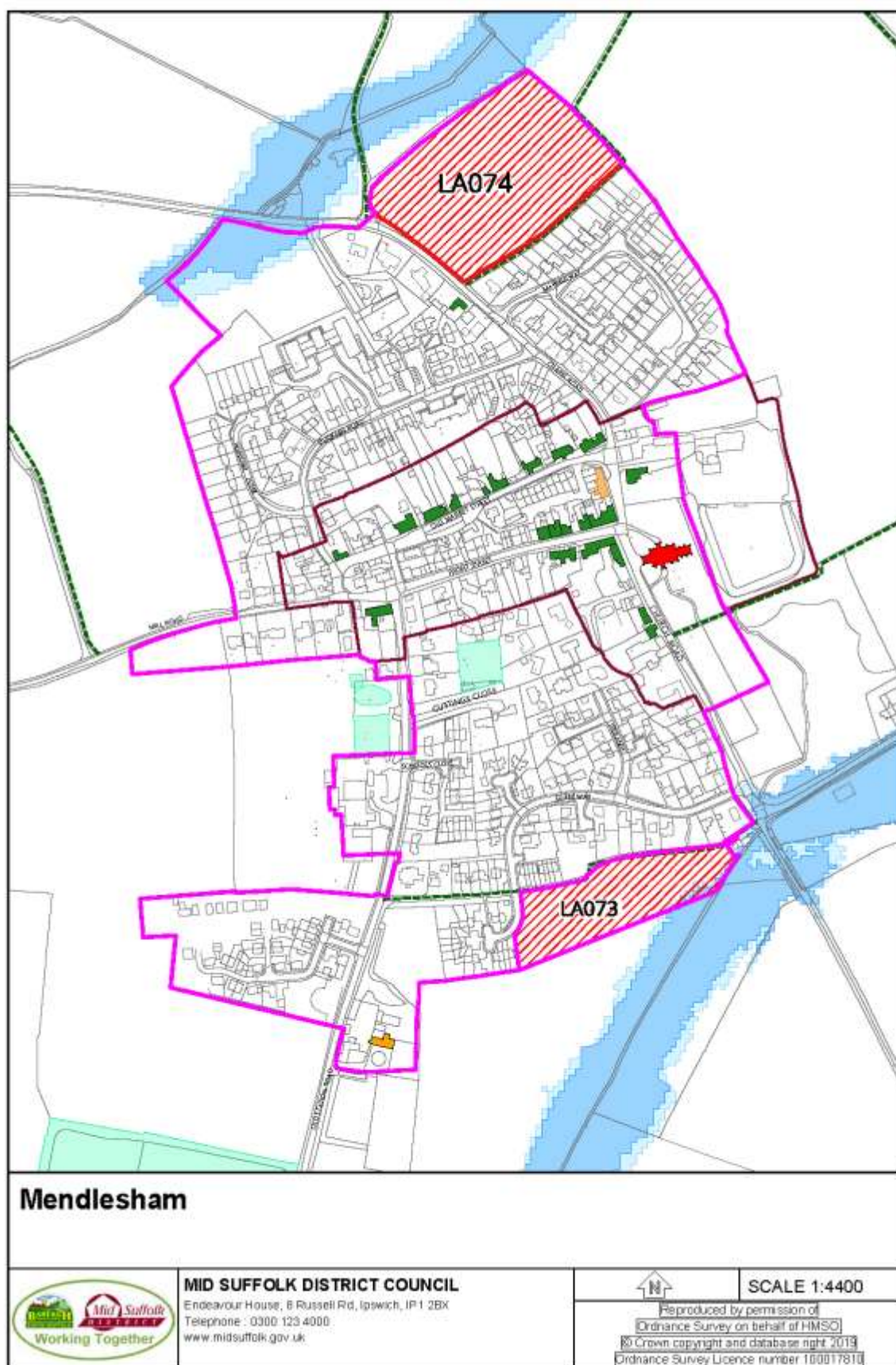
LA074 – Land north-east of Chapel Road, Mendlesham

Site Size - 2.3ha

Approximately 50 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

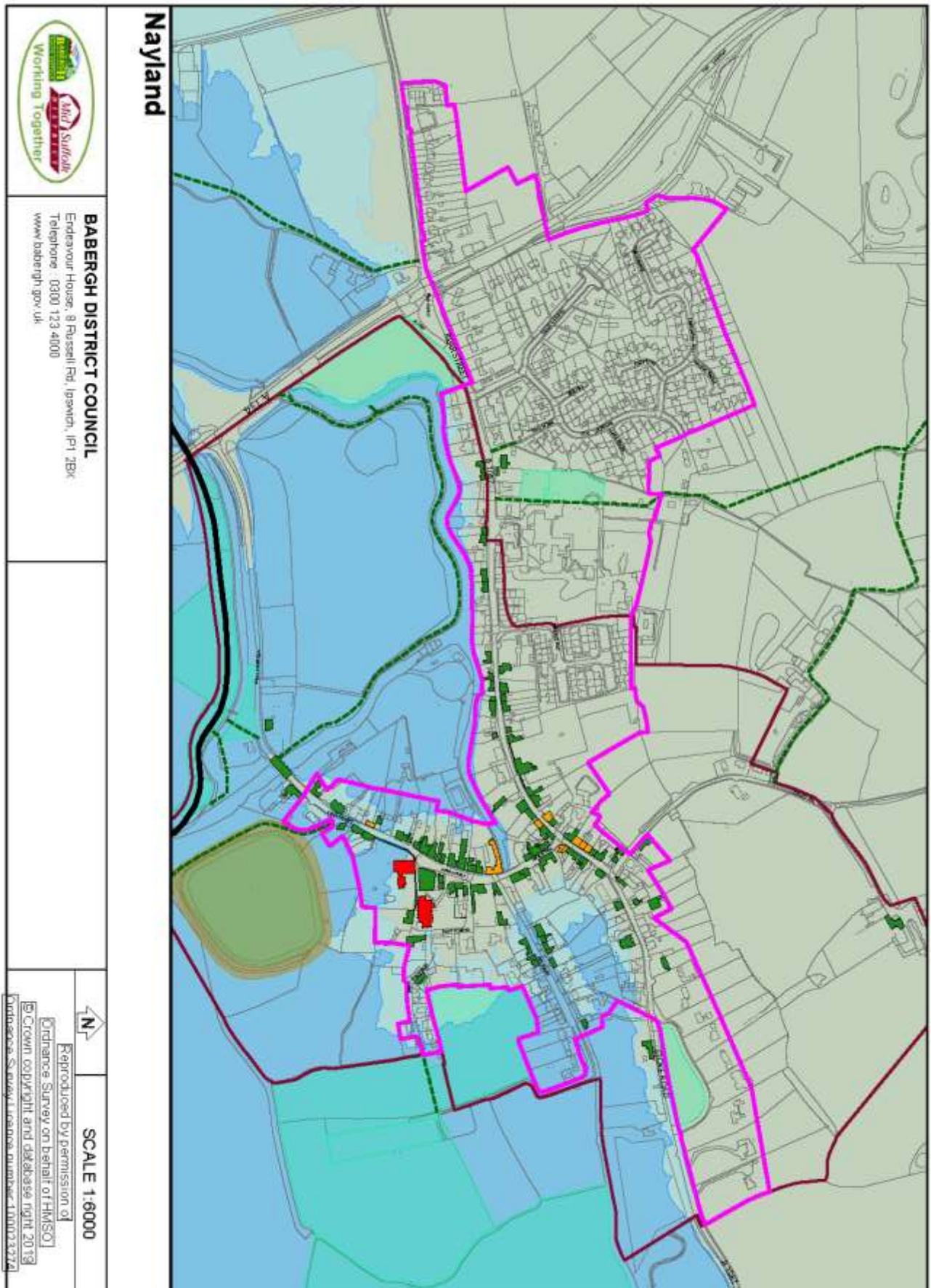
- I. The relevant policies of the Joint Local Plan;**
- II. Flood risk is effectively mitigated;**
- III. Contributions to the satisfaction of the LPA, towards pre-school and primary school provision;**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- V. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- VI. Traffic management scheme to improve highway safety and new footway links.**



Nayland

17.77 Nayland on the Suffolk/Essex border is classified as a Core Village. To the north of the settlement the landscape is classified as Rolling Valley Farmlands and Ancient Rolling Farmlands. The landscape in the river valley to the south is classified as Valley Meadowlands. Nayland is set on the rising land above the River Stour, and rises sharply to the north, influencing views to, from and through the settlement. A Conservation Area covers the historic linear core, with a particular concentration of listed buildings around the intersection of Bear Street and the High Street/Mill Street including the Grade I listed Alston Court and Church of St James. Knoll Court a scheduled monument is located to the south of the settlement. The whole settlement and surrounding landscape lies within the Dedham Vale AONB.

17.78 Nayland lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Shotley Street

17.79 Located approximately 12km to the south of Ipswich, on the Shotley peninsular Shotley Street is classified as a Core Village. Shotley Gate is classified separately as a Hinterland Village and Shotley – Church is classified separately as a Hamlet Village. The landscape immediately surrounding the settlement is classified as Ancient Estate Farmlands, with areas of Rolling Estate Farmlands being located further north and south. The Grade II listed Rose Farmhouse located on the eastern edge of the settlement, is the only listed building in the settlement core. In the surrounding landscape there are number of listed buildings, including the Church of St Mary to the north, and Erwarton Hall to the west both of which are Grade II* listed. The Suffolk Coast and Heaths AONB borders part of the settlement to the south and is located further away to the north and east of the settlement.

17.80 An extension to Shotley CP School will be required to facilitate growth in the Shotley catchment area and planned commitments. Contributions towards healthcare may be sought from planning applications submitted in the Holbrook & Shotley Health Practice area. Portman's Walk Household Waste Recycling Centre (HWRC) in Ipswich is currently operating over capacity. Therefore, development in Shotley Street will be expected to make contributions towards additional HWRC provision.

17.81 Shotley Street falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

Joint Local Plan Allocation

LA075 – Land south of The Street, Shotley

Site Size - 2.96ha

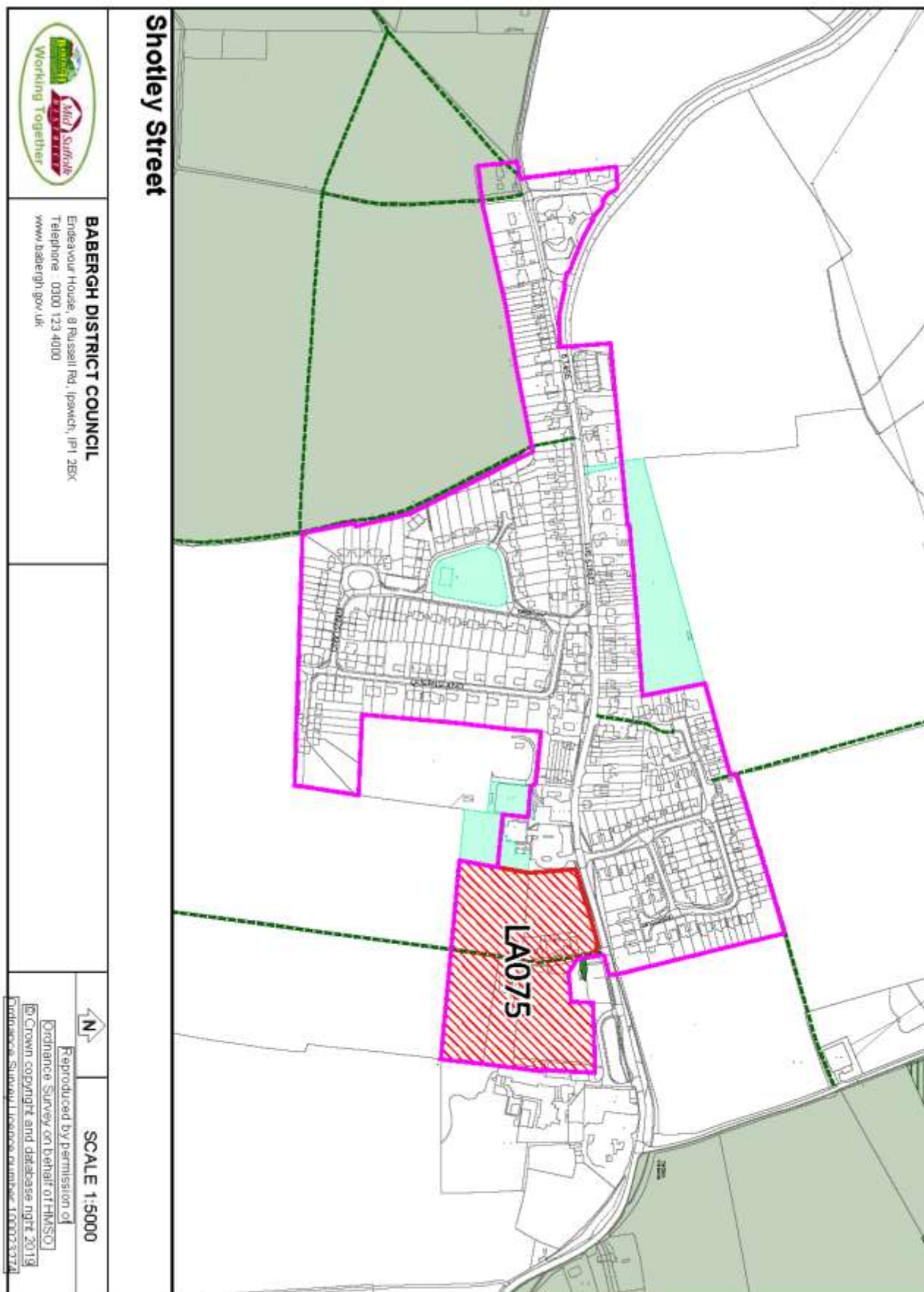
Approximately 50 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of Grade II listed farmhouse and AONB;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. A Construction Environmental Management Plan, as a condition to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites**
- V. Public rights of way passing through the site should be protected and enhanced;**
- VI. Contributions to the satisfaction of the LPA, towards primary school and secondary school provision;**

- | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>VII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;</p> <p>VIII. Contributions to the satisfaction of the LPA, towards healthcare provision; and</p> <p>IX. Improvements and widening of existing footpaths.</p> |
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Stonham Aspal

17.82 Stonham Aspal is located approximately 8km east of Stowmarket, and 2km to the east of the A140. Stonham Aspal is classified as a Core Village, with Mill Green classified separately as a Hamlet. The majority of the landscape surrounding Stonham Aspal is classified as Ancient Estate Claylands, with small sections to the north identified as Plateau Claylands and Rolling Valley Farmlands and Furze to the north-west. The majority of the listed buildings are located along The Street, with some listed farmsteads in the surrounding agricultural landscape.

17.83 There is currently sufficient primary school capacity to accommodate outstanding planning commitments and growth planned through the Joint Local Plan at Stonham Aspal CEPC. Additional pre-school places will be required at the local primary school. The cumulative growth of existing commitments and growth planned through the Joint Local Plan, may require an expansion to current healthcare facilities in Needham Market (which serves Stonham Aspal). Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Stonham Aspal will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocation

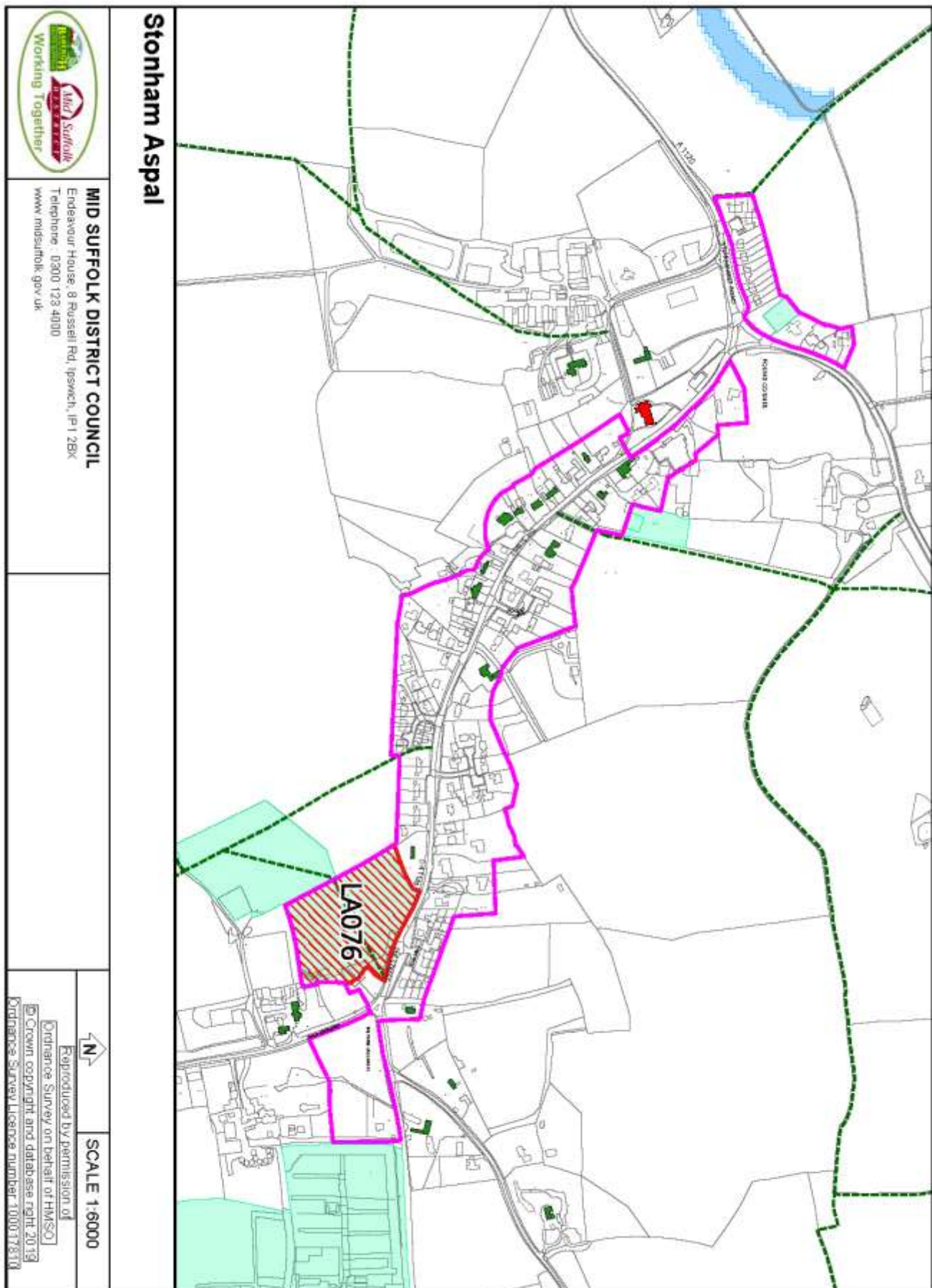
LA076 – Land south of The Street, Stonham Aspal

Site Size - 1.9ha

Approximately 35 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- II. The relevant policies of the Joint Local Plan;**
- III. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- IV. An ecological survey, and any necessary mitigation measures are provided;**
- V. An alternative provision of playing field(s) of equal or greater quality, accessibility and quantity is provided as part of the scheme;**
- VI. Public rights of way which pass through the site are retained and enhanced;**
- VII. Contributions to the satisfaction of the LPA, towards pre-school and secondary school provision;**
- VIII. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- IX. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
- X. Provision of a bus shelter to the existing bus stop on the edge of the site.**



Stowupland

17.84 Located just to the north-east of Stowmarket, Stowupland has good transport links, with good access to the A14 and Stowmarket Train Station. Stowupland is classified as a Core Village, with Saxhum Street separately classified as a Hamlet. The majority of the landscape surrounding Stowupland is classified as Ancient Plateau Claylands. The settlement is built around Thorney Green, a large T-shaped area of open space. There are several listed farm complexes located around the Green, and to the south of the settlement on Mill Street.

17.85 In order to facilitate existing planning commitments and growth planned through the Joint Local Plan a new primary school may be required. This depends upon the outcome on further investigation of existing primary school capacity potential. A new pre-school for 30 places is needed locally. Stowupland High School will require an expansion⁴⁰. Additionally, there may be a requirement for increased healthcare capacity. Due to Water Recycling Centre capacity, development will be required to carry out a full assessment of the increased discharge on the watercourse. The detailed assessment should demonstrate that the proposed development can be delivered without causing a breach of environment legislation (WFD) for the site. Depending upon the outcome of the assessment contributions may be sought to create extra capacity at Stowmarket Water Recycling Centre. Existing planning commitments and growth through the Joint Local Plan will result in Stowmarket Household Waste Recycling Centre (HWRC) operating over capacity. Therefore, development in Stowupland will be expected to make contributions towards additional HWRC provision.

Joint Local Plan Allocations

LA077 – Allocation: Land south of Church Road, Stowupland

Site Size - 1.55ha

Approximately 18 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets;**
- III. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- IV. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**
- V. Transport Assessment is needed to determine the impact on existing network and the cumulative impact of development in the area;**
- VI. Provision of traffic calming measures on Stowmarket Road, and potential improvements to junction with A1120 and B1115; and**
- VII. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.**

LA078 – Allocation: Land south of Stowmarket Road, Stowupland

Site Size - 17.8ha

Approximately 300 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of heritage assets;**
- III. Allotments on site are retained or an alternative provision of equal or greater quality, accessibility and quantity of allotments is provided as part of the scheme;**
- IV. A sufficient buffer to the A14 to the south is provided and any noise impacts are mitigated;**
- V. Surface water flood risks are effectively mitigated;**
- VI. Public rights of way which pass through the site are retained and enhanced;**
- VII. If required at the time of a planning application, 3ha should be reserved for the setting of a pre-school and primary school;**
- VIII. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- IX. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**
- X. Transport Assessment is needed to determine the impact on existing network and the cumulative impact of development in the area;**
- XI. Provision of traffic calming measures on Stowmarket Road, and potential improvements to junction with A1120 and B1115; and**
- XII. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.**

LA079 – Allocation: Land south of Gipping Road, Stowupland

Site Size - 5.62ha

Approximately 100 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Surface water flood risks are effectively mitigated;**
- III. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- IV. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**
- V. Pedestrian access is achieved through adjoining development site; and**
- VI. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.**

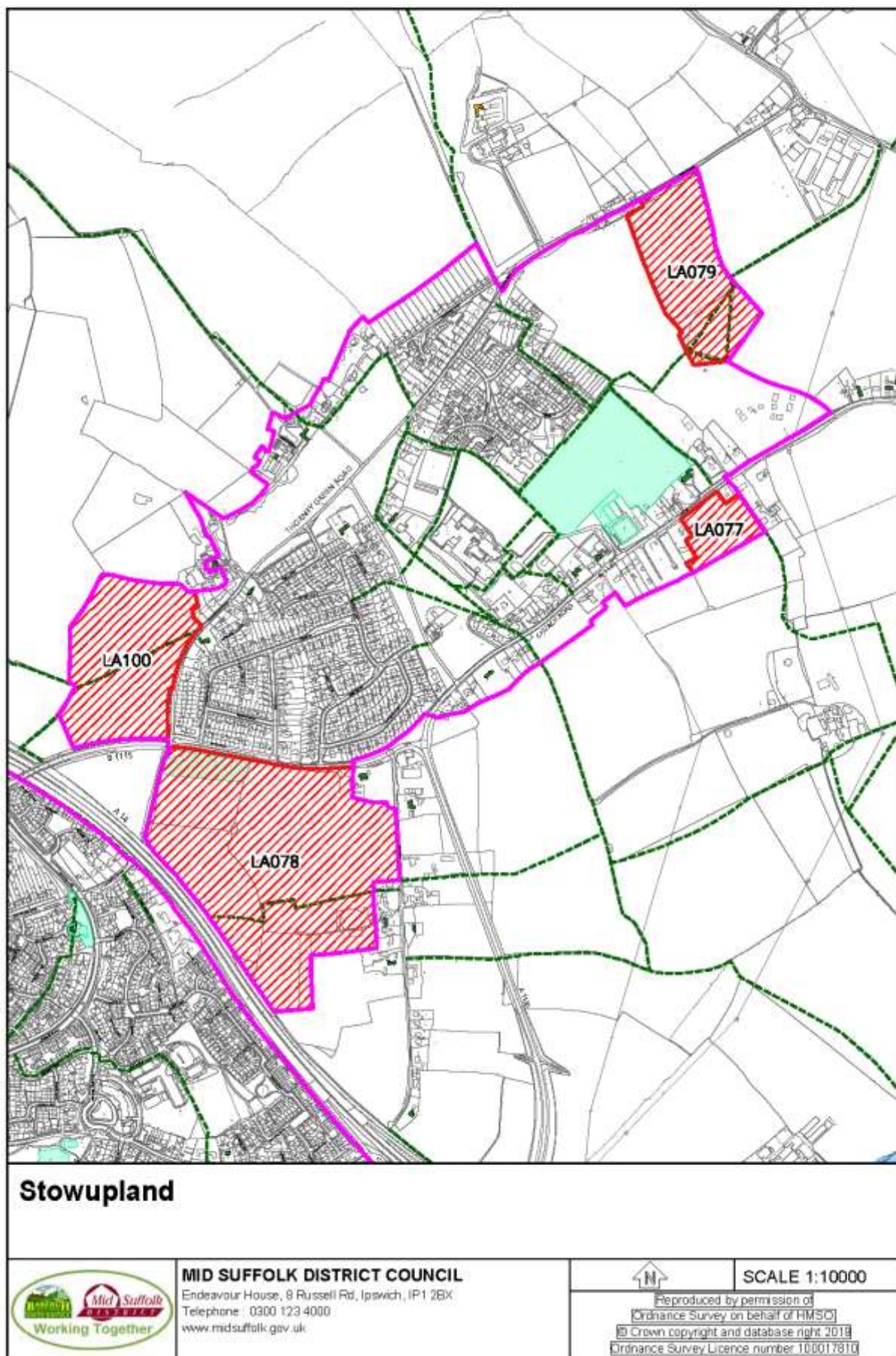
LA100 – Allocation: Land north of B1115, Stowupland

Site Size - 8.14ha

Approximately 143 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the setting of heritage assets;**
- III. Surface water flood risks are effectively mitigated;**
- IV. An ecological survey, and any necessary mitigation measures are provided;**
- V. Contributions to the satisfaction of the LPA, towards primary school and pre-school provision;**
- VI. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**
- VII. Transport Assessment is needed to determine the impact on existing network and the cumulative impact of development in the area;**
- VIII. Provision of traffic calming measures on Stowmarket Road, and potential improvements to junction with A1120 and B1115; and**
- IX. A full assessment of increased discharge on the watercourse, and relevant mitigation measures.**



Stradbroke

17.86 Located in the north-east of Mid Suffolk, Stradbroke is classified as a Core Village. The majority of the landscape surrounding Stradbroke is classified as Plateau Claylands, with a small section of Rolling Valley Claylands located to the west of the settlement. A Conservation Area covers the historic core of the settlement, with a high number of Grade II listed buildings clustered around the Grade II* listed Church of All Saints. Additionally, there are two large moated sites to the north and the south of the settlement, with further medieval moated sites located in the surrounding landscape.

17.87 There is currently sufficient primary school capacity to accommodate existing planning commitments and growth planned through the Joint Local Plan and the Stradbroke Neighbourhood Plan. Additional pre-school places at the existing pre-school will be required. An extension to Stradbroke High School will be required to facilitate growth in the Stradbroke catchment area through planning commitments and growth planned through the Joint Local Plan. Mitigation measures will be sought from planning applications in the vicinity of the healthcare practice.

Joint Local Plan Allocation

LA080 – Allocation: Land west of Queen Street, Stradbroke

Development of approximately 75 dwellings, will be supported in principle in accordance with the relevant policies of the Joint Local Plan and Stradbroke Neighbourhood Plan (Policy STRAD18).

LA081 – Allocation: Land north of Laxfield Road, Stradbroke

Development of approximately 45 dwellings, will be supported in principle in accordance with the relevant policies of the Joint Local Plan and Stradbroke Neighbourhood Plan (Policy STRAD15).

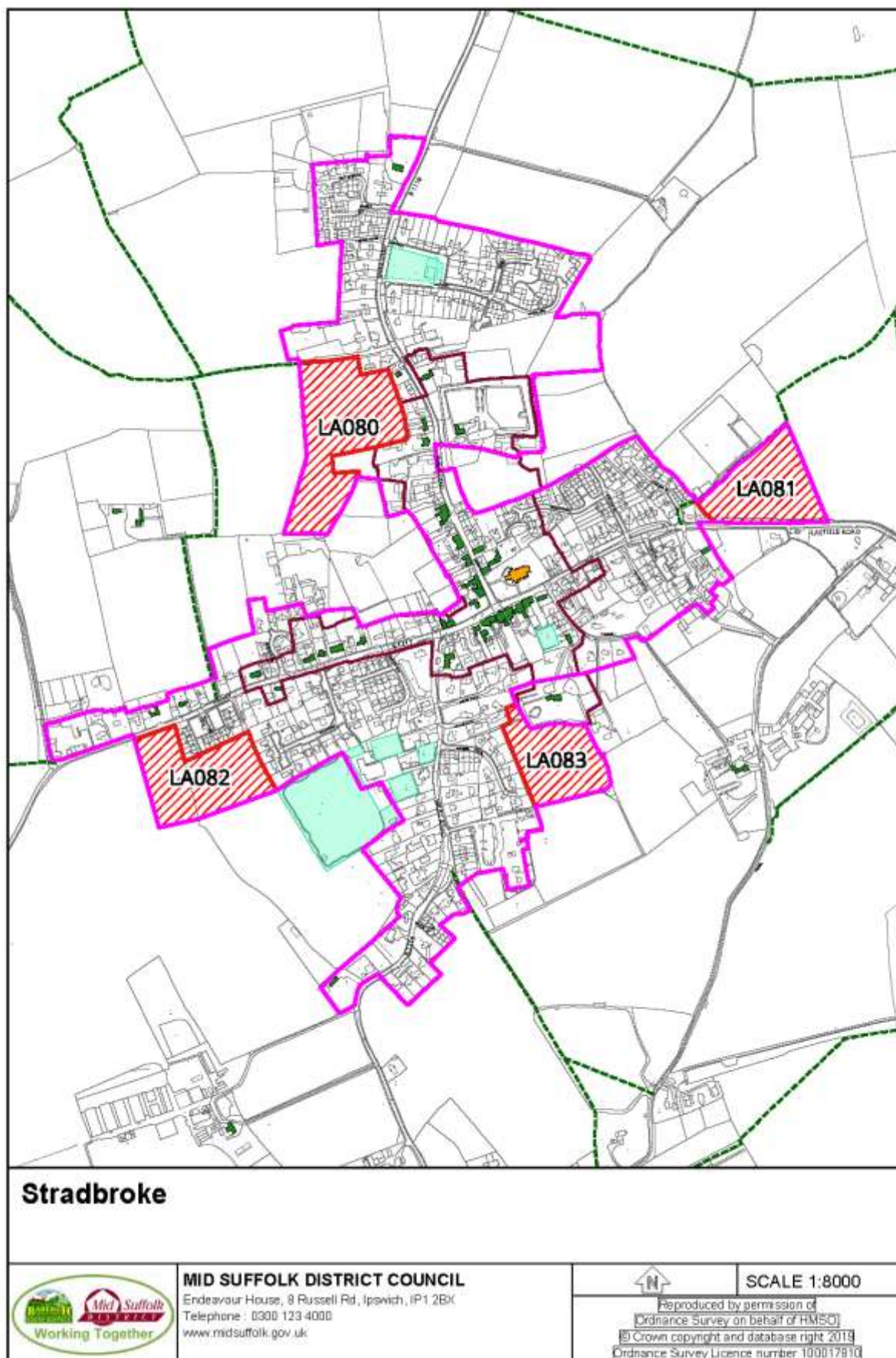
LA082 – Allocation: Land south of New Street, Stradbroke

Development of approximately 60 dwellings, will be supported in principle in accordance with the relevant policies of the Joint Local Plan and Stradbroke Neighbourhood Plan (Policy STRAD17).

LA083 – Allocation: Land east of Farriers Close, Stradbroke

Development of approximately 35 dwellings, will be supported in principle in accordance with the relevant policies of the Joint Local Plan and Stradbroke Neighbourhood Plan (Policy STRAD16).

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Thurston

17.88 Thurston, identified as a Core Village, is situated approximately 7km east of Bury St Edmunds, and lies on a ridge above a tributary of the Little Ouse River. The landscape to the north, south and west is classified as Plateau Estate Farmlands, with Ancient Rolling Farmlands being located to the east. Historically the settlement area was formed of a series of dispersed farmsteads, a parish church and vicarage, but had no distinct settlement core. As a result, the heritage assets tend to be located on the edge of the settlement, with the Church of St Peter to the eastern edge, a Manor to the north east and several large houses to the south set within landscaped gardens.

17.89 A new primary school (including a pre-school for 30 places) is already planned for Thurston, which is to be funded by Section 106 agreements from existing commitments. An expansion to Thurston Community College may be required to accommodate growth. Woolpit Health Centre (which serves Thurston) requires an expansion to facilitate existing planning commitments and Joint Local Plan growth for the area.

Joint Local Plan Allocation

LA084 – Land west of Meadow Lane, Thurston

Site Size - 3.27ha

Approximately 64 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**
- III. Contributions to the satisfaction of the LPA, towards pre-school provision; and**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision.**

LA085 – Land east of Church Road and south of Old Post Office Lane, Thurston

Site Size - 1.98ha

Approximately 25 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**
- III. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision; and**
- IV. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- V. Provision of a footway priority system under railway bridge; and**
- VI. Contributions may be required, to the satisfaction of the LPA, towards accessibility improvements at Thurston railway station.**

LA086 – Allocation: Land south of Heath Road, Thurston

Site Size - 4.3ha

Approximately 110 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. An Archaeological Assessment is provided;**
- III. Open Space on the western aspect is retained;**
- IV. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- V. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VI. Provision to the satisfaction of the LPA, of traffic calming measures and new footway links to the village; and**
- VII. Contributions may be required, to the satisfaction of the LPA, towards accessibility improvements at Thurston railway station.**

LA087 – Land south of Beyton Road, Thurston

Site Size - 7.9ha

Approximately 200 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. On-site open space is retained or an alternative provision of equal or greater quality, accessibility and quantity is provided as part of the scheme;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Contributions to the satisfaction of the LPA, towards provision of pre-school, primary school and secondary school provision;**
- V. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VI. Provision of a new footway links to the village;**
- VII. Transport Assessment required to assess the impact on highway under the railway bridge;**
- VIII. Mitigation measures at crossways junction near the site; and**
- IX. Contributions may be required, to the satisfaction of the LPA, towards accessibility improvements at Thurston railway station.**

LA088 – Land west of Ixworth Road, Thurston

Site Size - 13ha

Approximately 250 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Highways improvement;**
- III. Pre-school and primary school provision; and**
- IV. Footpath and cycleway improvements.**

LA089 – Land east of Ixworth Road, Thurston

Site Size - 8.7ha

Approximately 200 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**
- III. Protected trees within the site are retained;**
- IV. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- V. Contributions to the satisfaction of the LPA, towards healthcare provision;**
- VI. Provision of a new footway link to the village; and**
- VII. Contributions may be required, to the satisfaction of the LPA, towards accessibility improvements at Thurston railway station.**

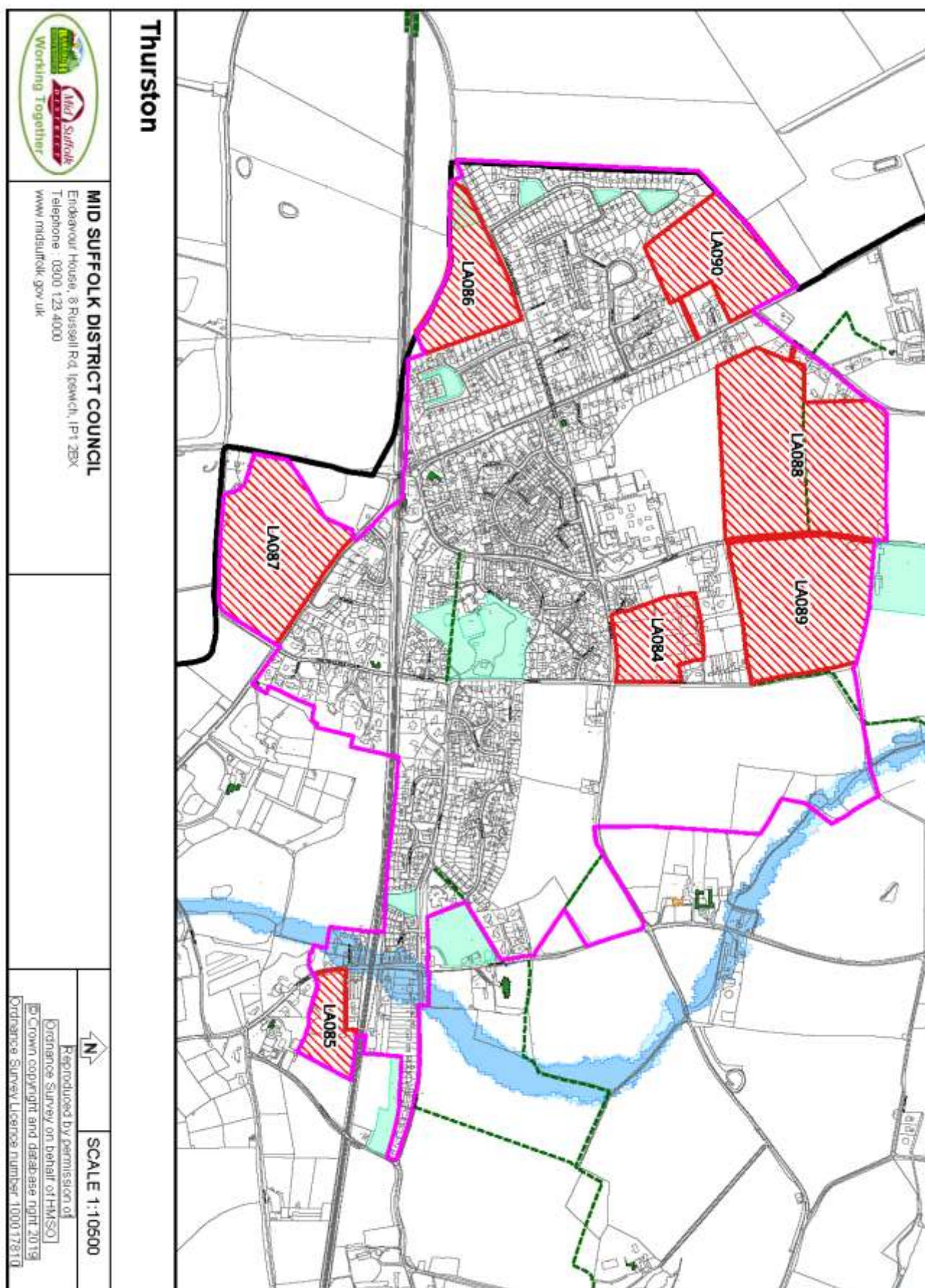
LA090 – Land west of Barton Road, Thurston

Site Size - 5.2ha

Approximately 129 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Pre-school provision; and**
- III. Highways improvements.**



Walsham le Willows

17.90 Walsham le Willows, a Core Village, is located approximately 7km east of Bury St Edmunds and 6km north of Stowmarket. The majority of the landscape surrounding Walsham le Willows is classified as Ancient Plateau Claylands, with areas of Plateau Claylands located to the south-east of the settlement. The historic linear core of the settlement is heavily populated by listed buildings along the main axial street, with another distinct cluster of listed building to the south of the Grade I listed Church of St Mary. The Conservation Area covers this area, and extends to Four Ashes to the south, including The Grove, a listed country house and its historic grounds.

Joint Local Plan Allocation

LA091 – Allocation: Land west of Wattisfield Road, Walsham le Willows

Site Size - 2.7ha

Approximately 60 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Education provision.**

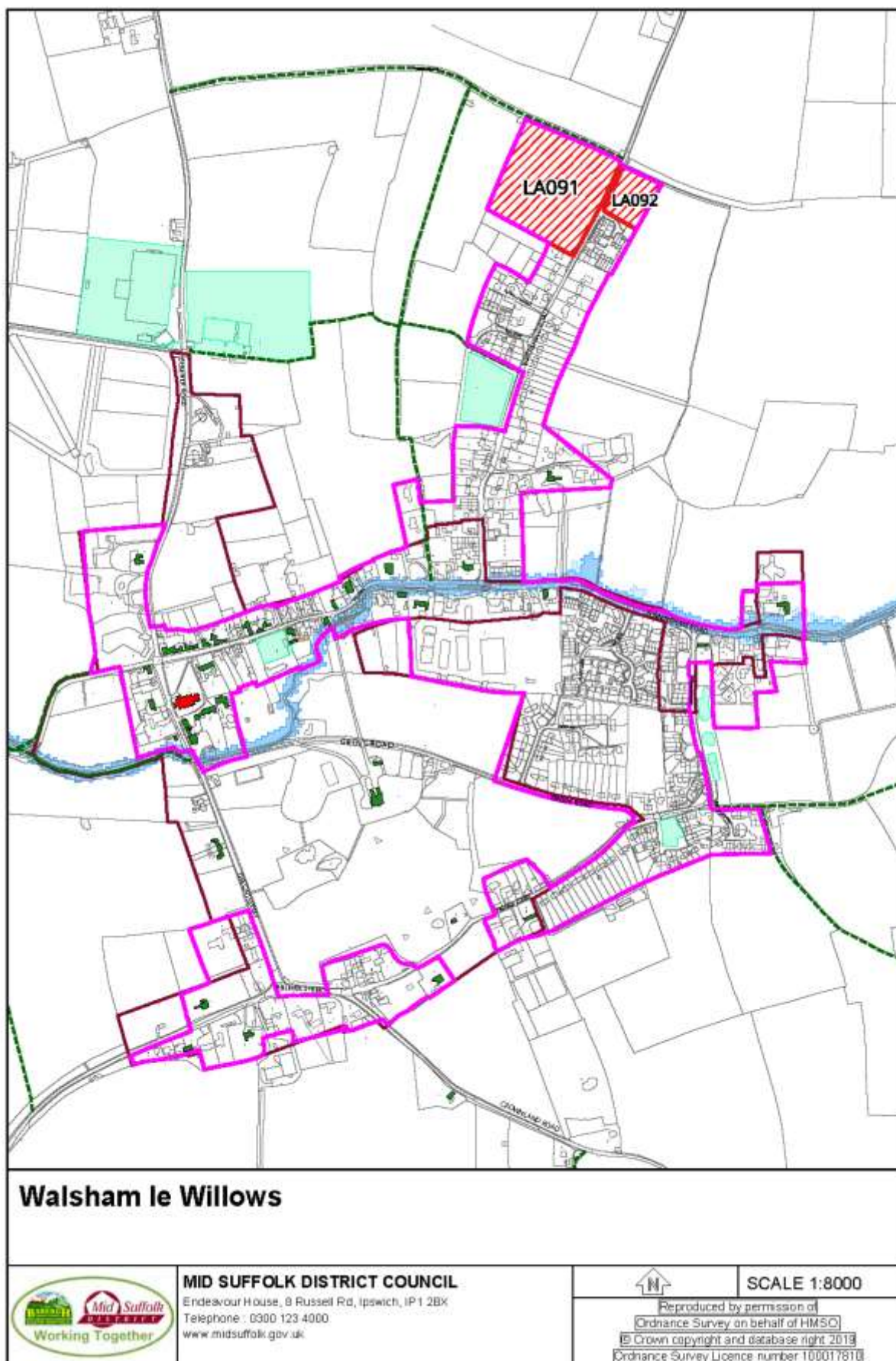
LA092 – Allocation: Land east of Wattisfield Road, Walsham le Willows

Site Size - 0.53ha

Approximately 22 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Education provision.**



Woolpit

17.91 Woolpit located just to the south of the A14, is classified as a Core Village. Woolpit Green, Woolpit Heath and Borley Green are classified separately as Hamlets. The core of the settlement is formed of linear development set around a central triangular green and is heavily populated with listed buildings, including the Grade I listed Church of St Mary. The Conservation Area covers this historic core and includes the Lady's Well scheduled monument. To the south of the settlement there are several important groups of listed buildings. Drinkstone Mills is set on higher ground to the west of the settlement, which includes the Grade I listed Post Mill. To the south there are four farm complexes containing listed buildings set on higher ground. The landscape immediately surrounding Woolpit is classified as Rolling Valley Farmlands and Furze, with Ancient Rolling Farmlands being located further to the south.

17.92 A new primary school (including a 60-place pre-school) will be required in Woolpit to facilitate existing planning commitments and growth through the Joint Local Plan. Woolpit Health Centre requires an expansion to facilitate existing planning commitments and Joint Local Plan growth for the area.

Joint Local Plan Allocation

LA093 – Allocation: Land East of Green Road, Woolpit

Site Size - 2.3ha

Approximately 49 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Education provision; and**
- III. Highways improvements.**

LA094 – Allocation: Land South of Old Stowmarket Road, Woolpit

Site Size - 6.52ha

Approximately 120 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Joint Local Plan policies and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;**
- II. Highways improvements;**
- III. Car park provision for Woolpit Health Centre; and**
- IV. Education provision.**

LA095 – Allocation: Land north east of The Street, Woolpit

Site Size - 36.2ha

Approximately 500 dwellings (with associated infrastructure)

The development shall be expected to comply with the following;

- I. The relevant policies set out in the Joint Local Plan;**
- II. Design, layout and landscaping is sympathetic to the close setting of the Conservation Area and heritage assets;**
- III. An ecological survey, and any necessary mitigation measures are provided;**
- IV. Surface water and fluvial flood risk identified on the site is mitigated;**
- V. A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;**
- VI. Contributions to the satisfaction of the LPA, towards secondary school provision;**
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- VIII. Contributions to the satisfaction of the LPA, towards mitigation measures for A14 junction 47.**

LA096 – Land north east of Heath Road, Woolpit

Site Size - 0.8ha

Approximately 10 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- III. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- IV. Provision of new footway links.**

LA097 – Land west of Heath Road, Woolpit

Site Size - 1.7ha

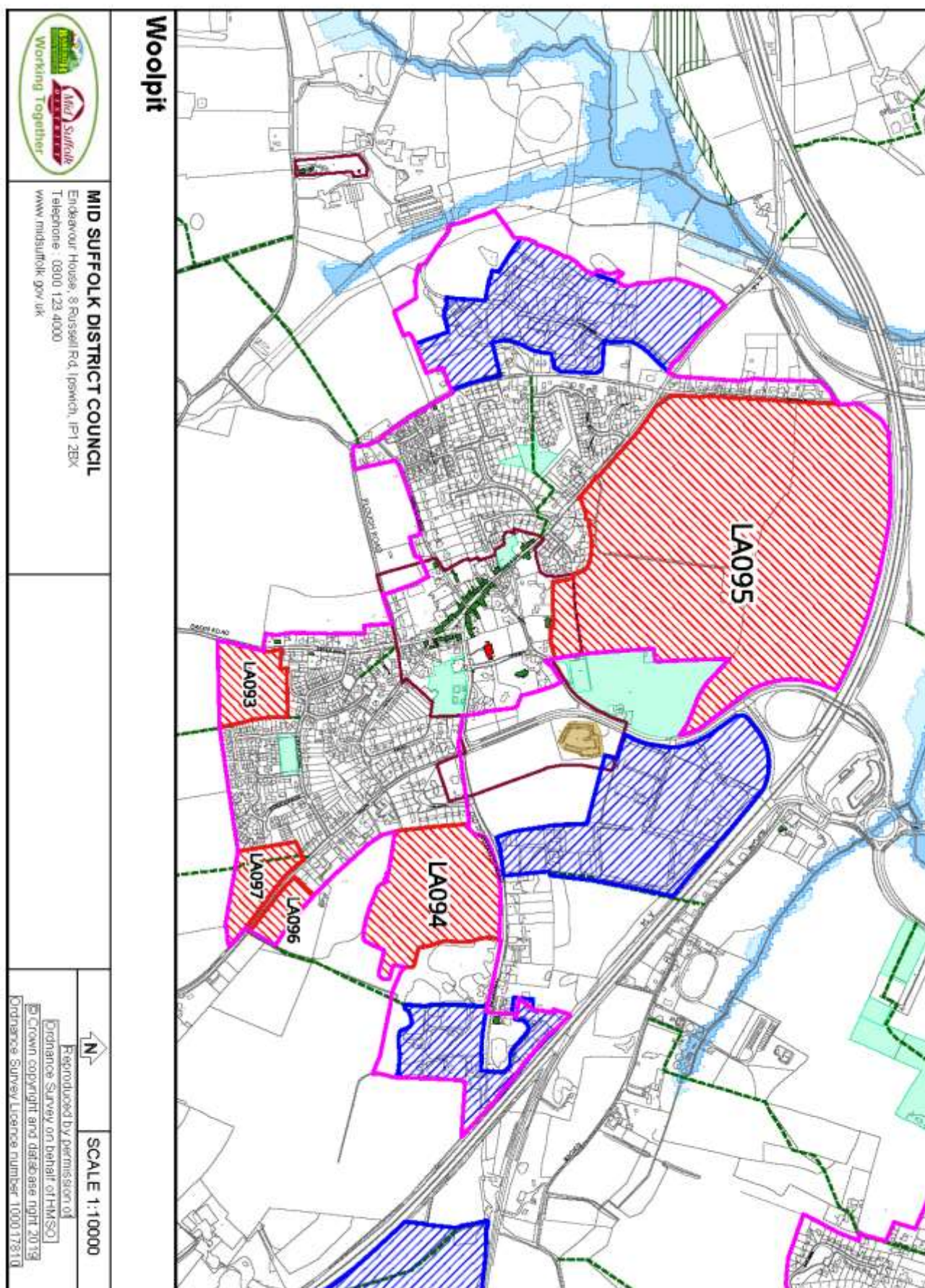
Approximately 30 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies set out in the Joint Local Plan;**
- II. An ecological survey, and any necessary mitigation measures are provided;**

- III. Surface water flood risks are effectively mitigated;**
- IV. Public rights of way passing through the site are retained and enhanced;**
- V. Contributions to the satisfaction of the LPA, towards pre-school, primary school and secondary school provision;**
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- VII. Provision of new footway links.**

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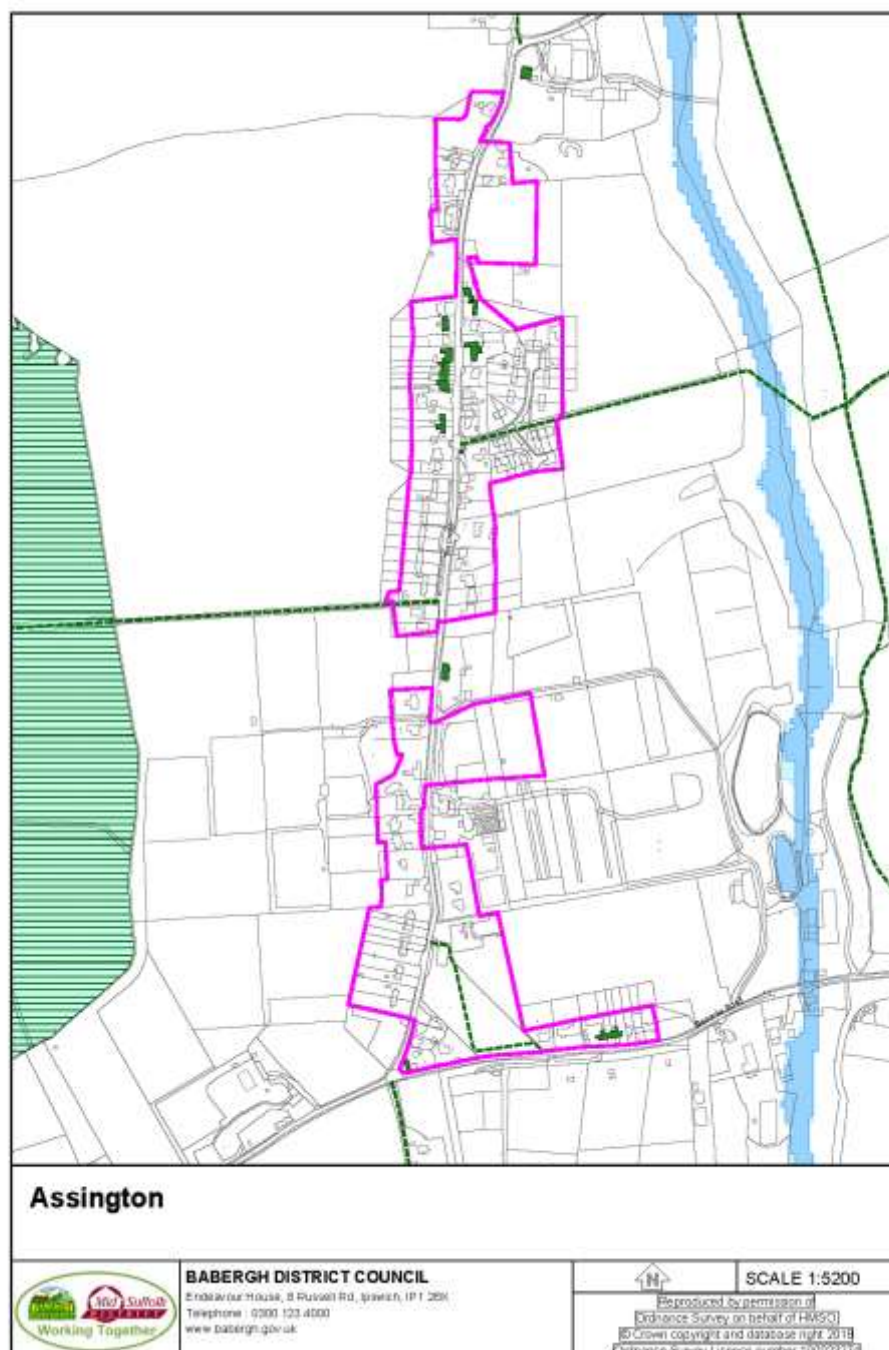


17 - Hinterland Villages

Hinterland Villages

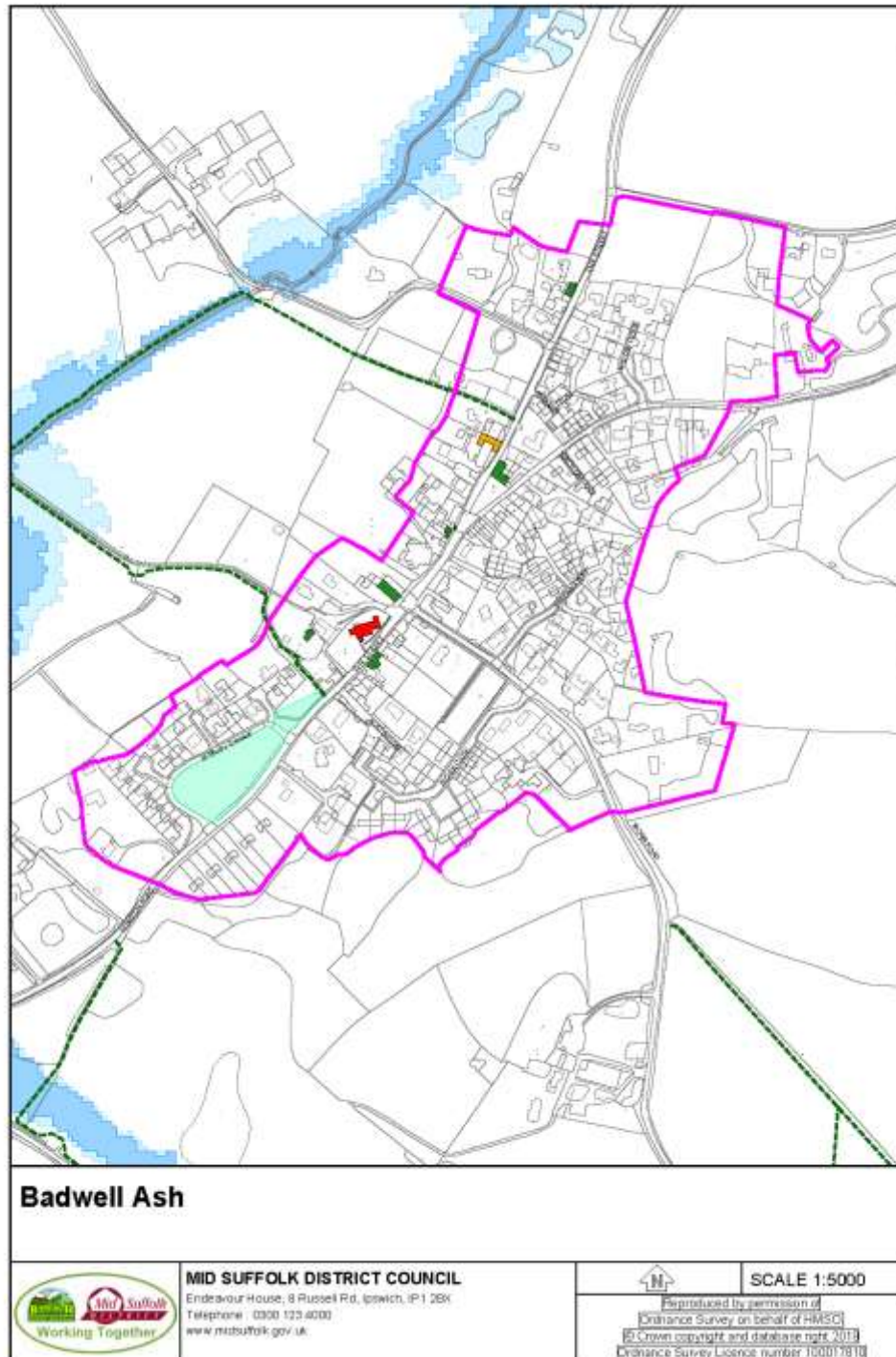
Assington

1.01 Located 6km south-east of Sudbury and is identified as a Hinterland Village. The settlement consists of primarily linear 20th century residential development along The Street with a small cluster of listed buildings centred around the local public house (The Shoulder of Mutton). The landscape in Assington and the immediate surrounding area is characterised as Ancient Rolling Farmlands.



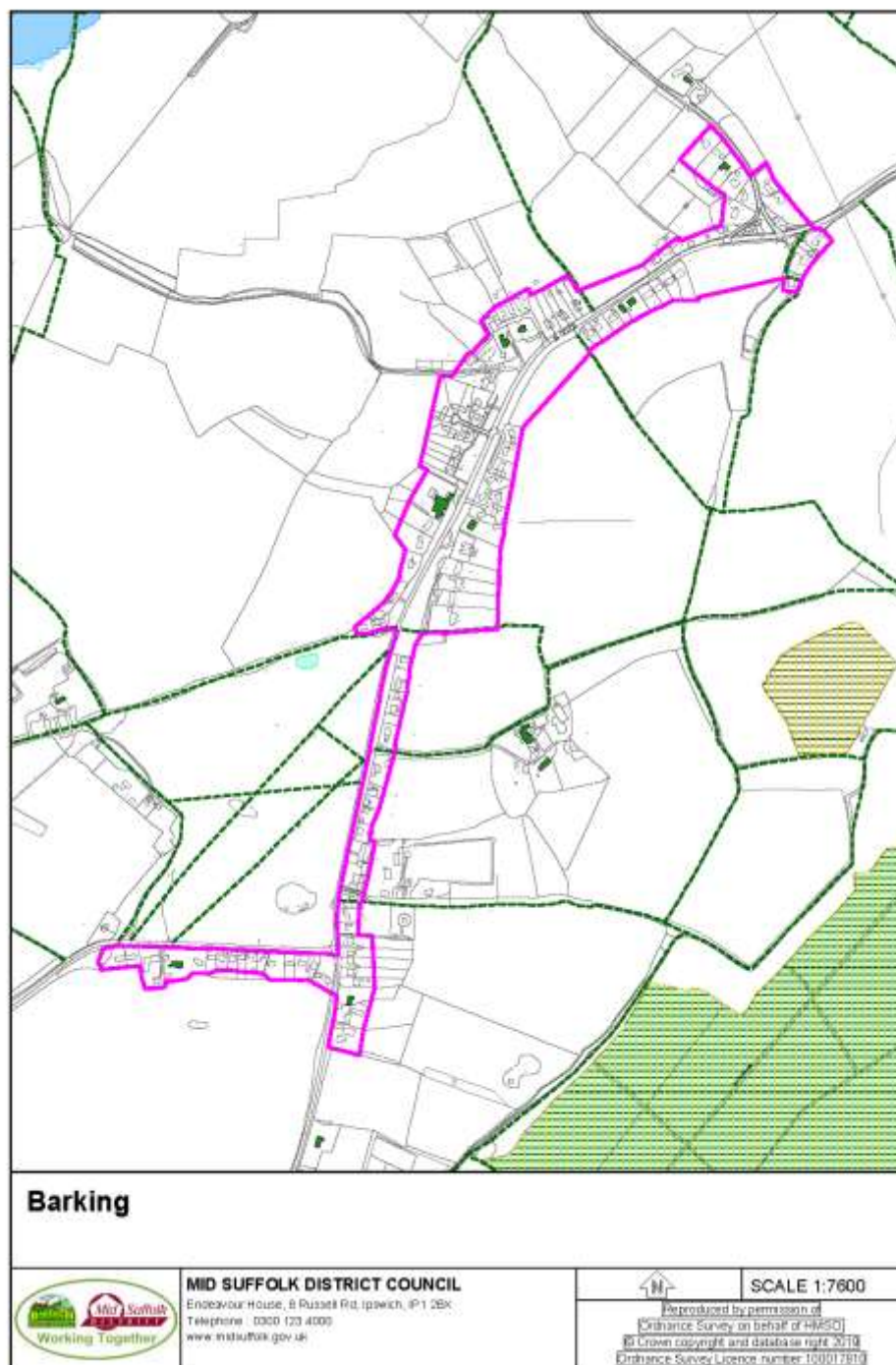
Badwell Ash

1.02 Badwell Ash is located approximately 4km east of the A1088 and is identified as a Hinterland Village. Long Thurlow is classified separately as a Hamlet Village. The settlement consists of primarily linear 20th century residential development along The Street with a small number of dispersed individual listed buildings. The landscape in Badwell Ash and the immediate surrounding area is characterised as Ancient Plateau Claylands.



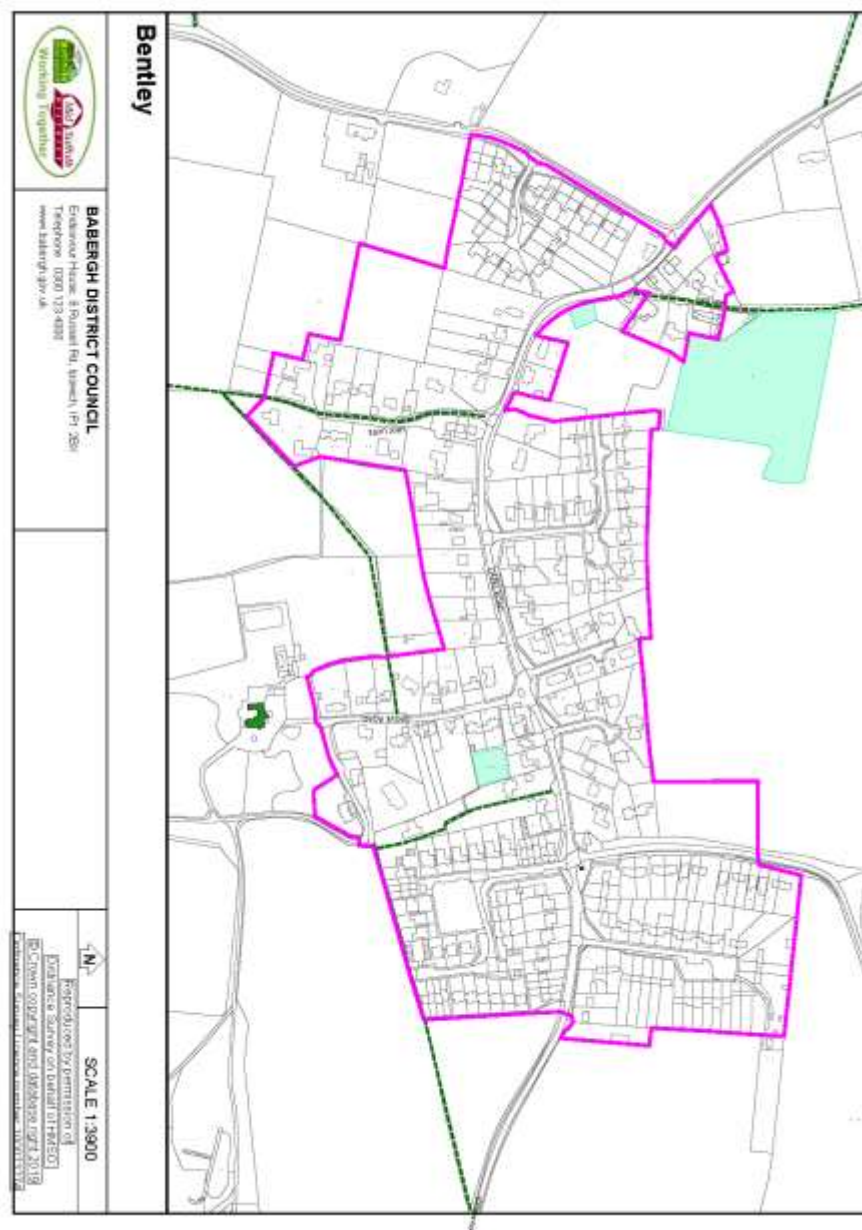
Barking

1.03 Barking is located south-west of Needham Market along the B1078 and is identified as a Hinterland Village. The settlement consists of primarily linear 20th century residential development along the B1078 with a small number of dispersed individual listed buildings. The landscape in Barking and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands, with the north east section heading towards Needham Market characterised as Rolling Valley Farmlands. East of Barking there are several ancient woodlands which are also identified as SSSI sites.



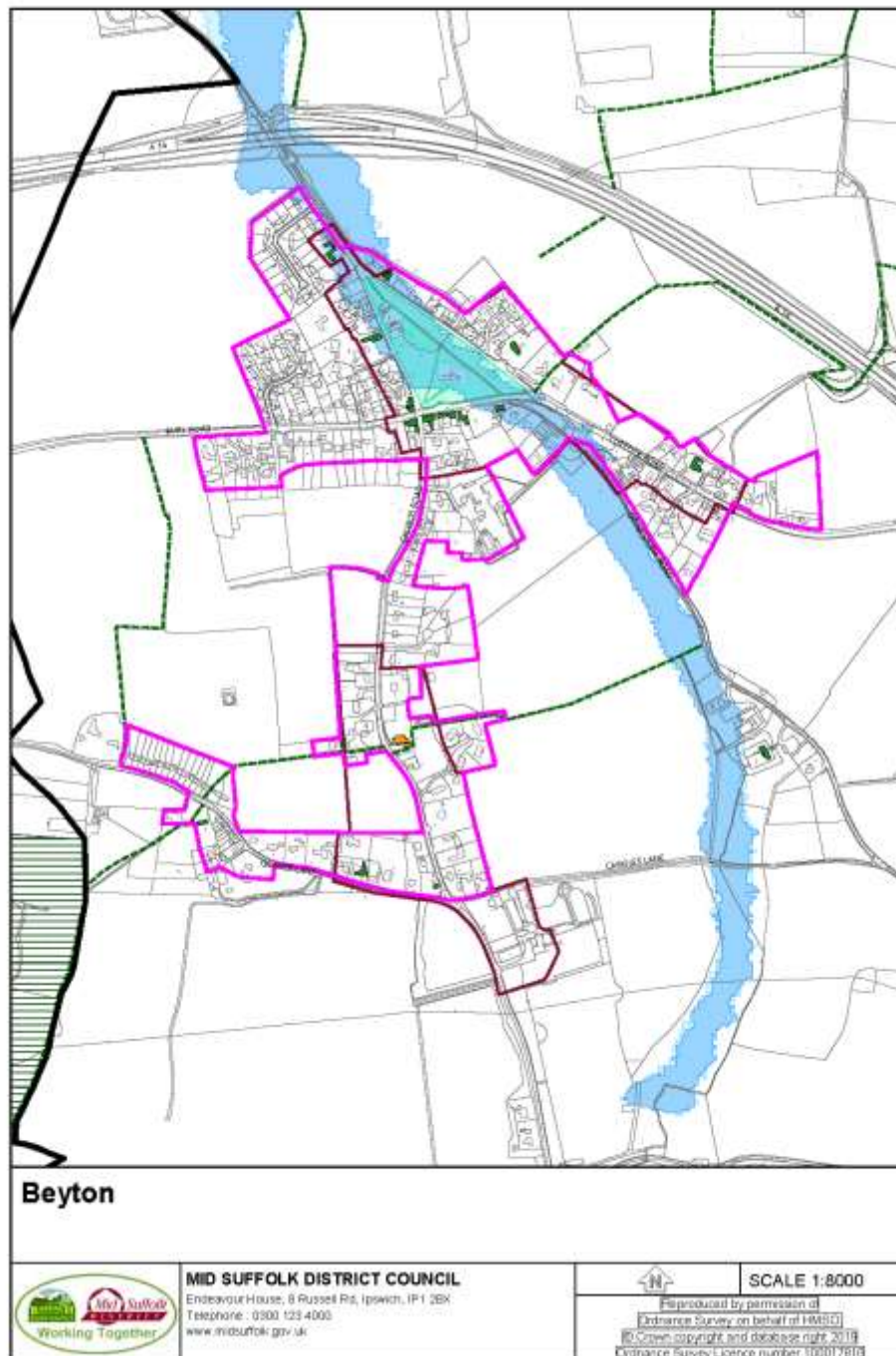
Bentley

1.04 Bentley is located East of the A12 and west of the A137. and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with only one identified listed building (Bentley Grove). The landscape in Bentley and the immediate surrounding area is characterised primarily as Ancient Estate Farmlands, with the central section as Ancient Estate Claylands and a spine in the east characterised as Rolling Valley Farmlands. South, South-west and east of Bentley there are several ancient woodlands. South and south-west of the settlement is also an area identified as part of the proposed extension to the Suffolk Coast and Heaths AONB. Bentley falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



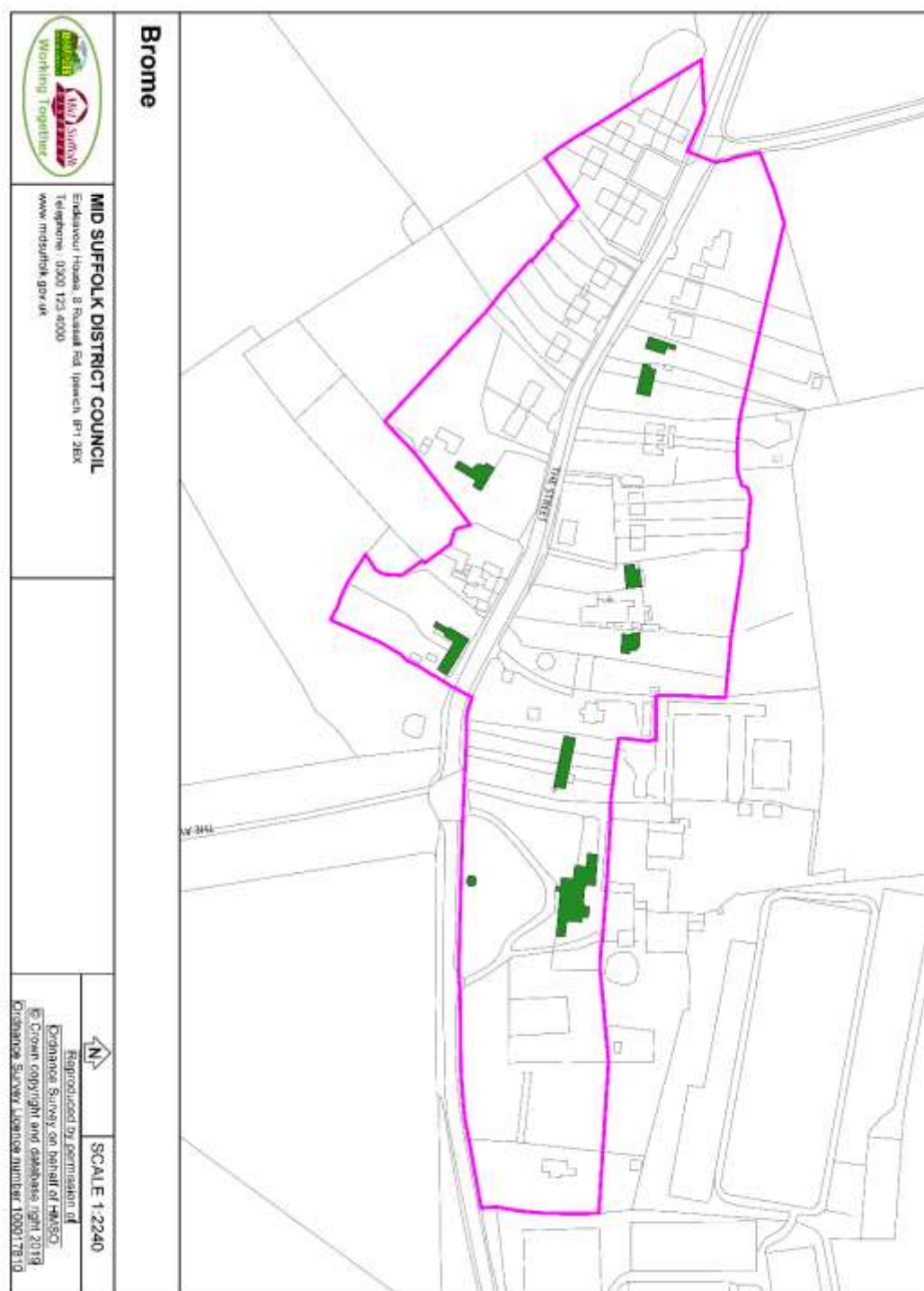
Beyton

1.05 Beyton is located south of the A14 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. There are two Conservation areas, one encompasses the Beyton Green triangular settlement pattern and another south includes the All Saints Church. The landscape in Beyton and the immediate surrounding area is characterised primarily as Plateau Estate Farmlands with the large areas from east to west characterised as Ancient Rolling Farmlands. South of Quaker Lane is an ancient woodland.



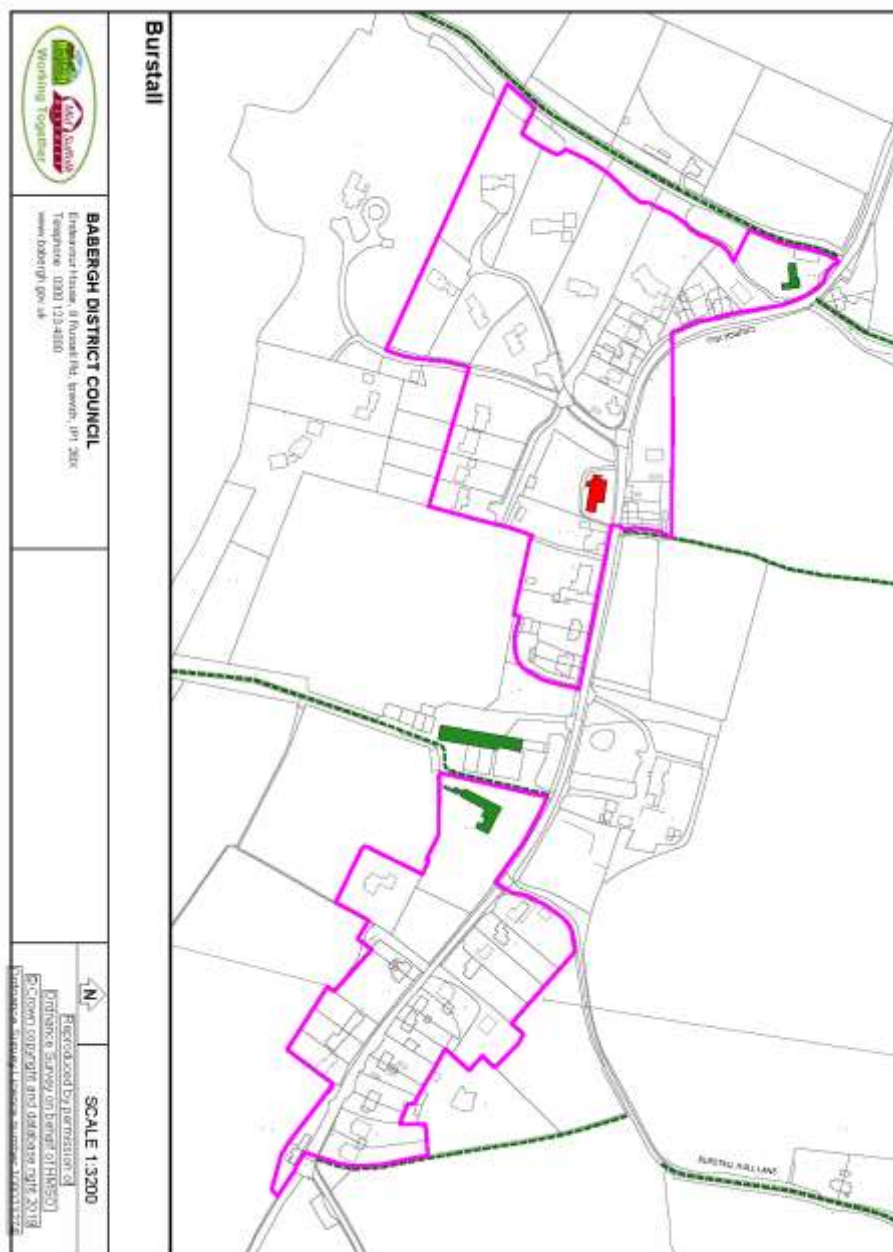
Brome

1.06 Brome is located west of the A140, north of the Eye Airfield Site and is identified as a Hinterland Village. The settlement consists of primarily linear 20th century residential development along the Rectory Road with a number of dispersed individual listed buildings and a small cluster of listed buildings in Brome Street. The landscape in Brome and the immediate surrounding area is characterised as Rolling Valley Claylands.



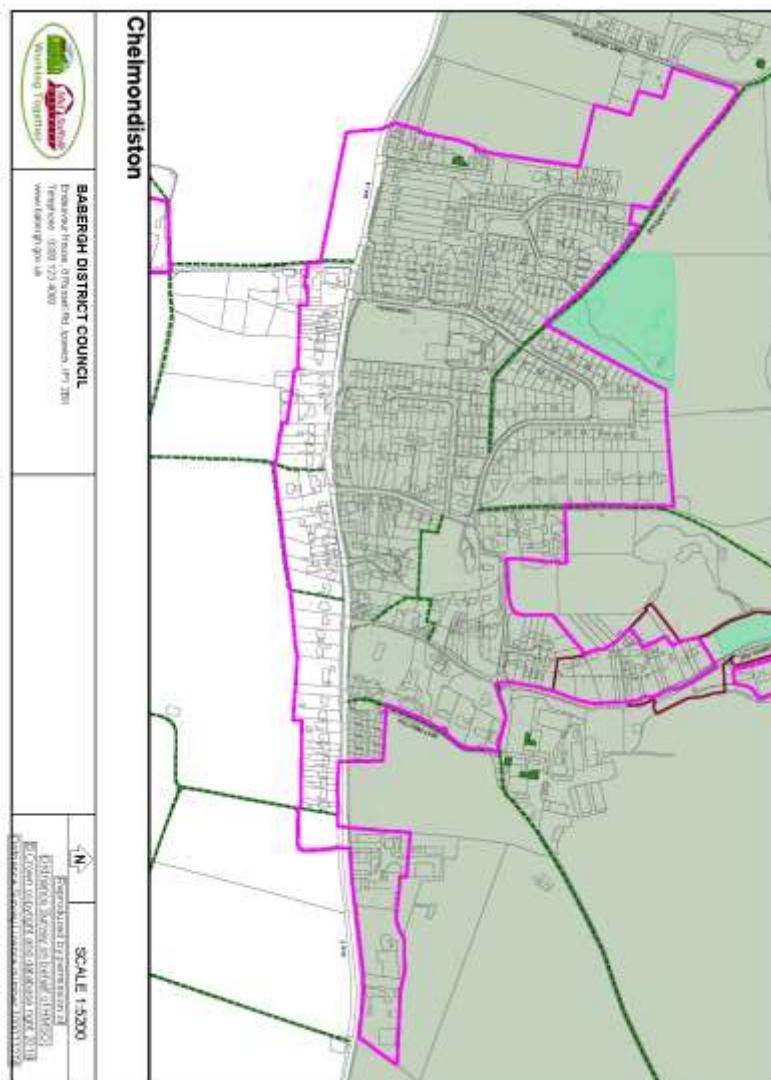
Burstall

1.07 Burstall is located approximately 2.5km west of Sproughton along Church Hill and is identified as a Hinterland Village. The settlement consists of primarily linear 20th century residential development along Church Hill and The Street with a small number of dispersed individual listed buildings such as St Marys Church and Mulberry Hall. The landscape in Burstall and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands, with a spinal section west of existing settlement characterised as Rolling Valley Farmlands. North of Burstall (near Burstall Hall) there are ancient woodlands. Burstall falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



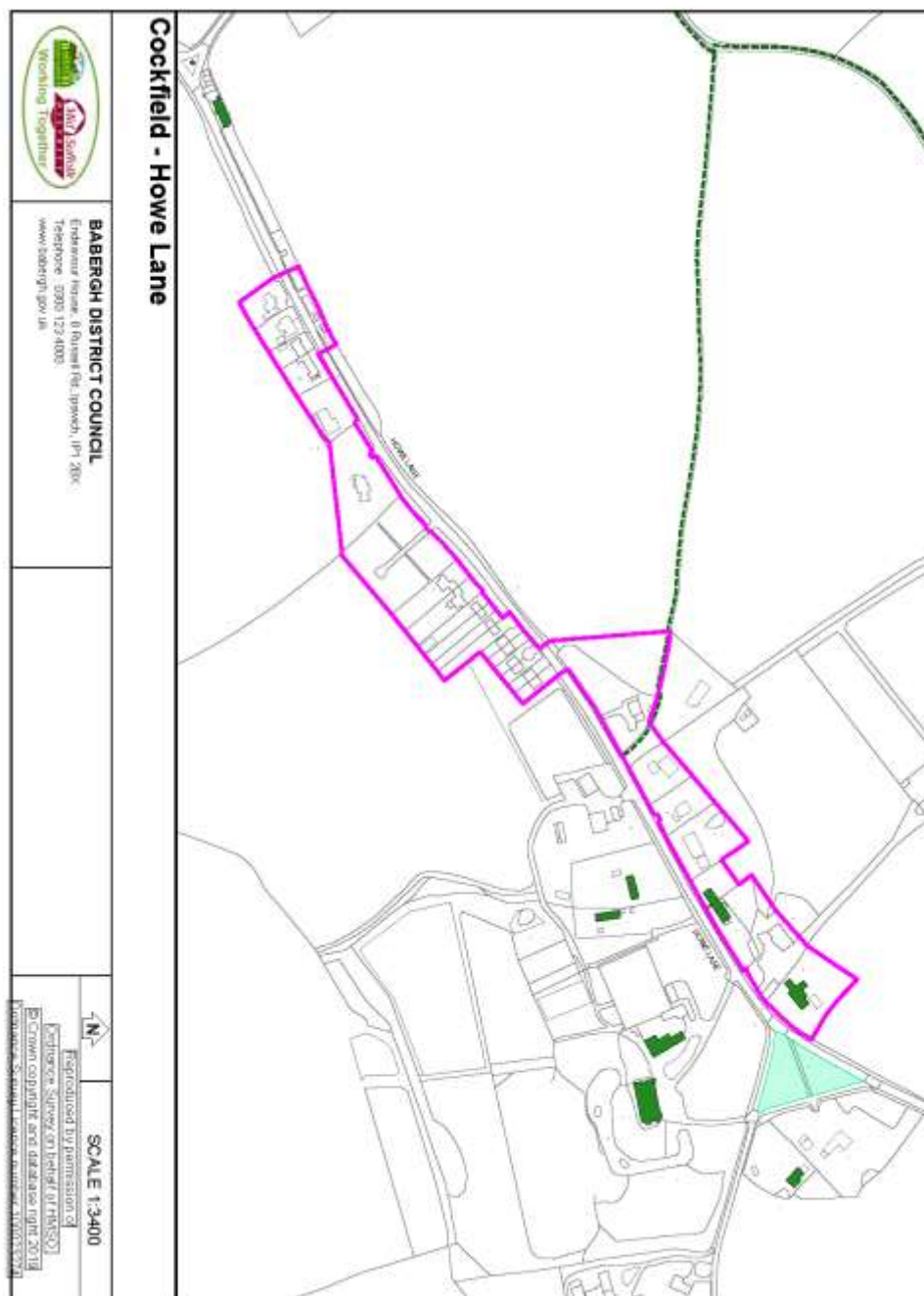
Chelmondiston

1.08 Chelmondiston is located on the northern section of the Shotley Peninsula facing the River Orwell and is identified as a Hinterland Village. Chelmondiston - Pin Mill and Ling's Lane are classified separately as Hamlet Villages. The existing settlement primarily sits north of the Main Road (B1456) and consists of 20th century residential development with a small number of listed buildings. The Conservation area is approximately north of Hollow Lane and follows Pinmill Road down to Pin Mill on the banks of the estuary. The conservation area extends along part of the estuary bank to include the Public House (The Butt and Oyster) and the houses toward Woolverstone. The landscape in Chelmondiston and the immediate surrounding area is characterised primarily as Ancient Estate Farmlands with the area that falls within the Conservation Area characterised as Rolling Estate Farmlands. North of the Main Road sits within The Stour and Orwell AONB. The River Orwell is also identified as a Special Protection Area, Ramsar and a SSSI site. Chelmondiston falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



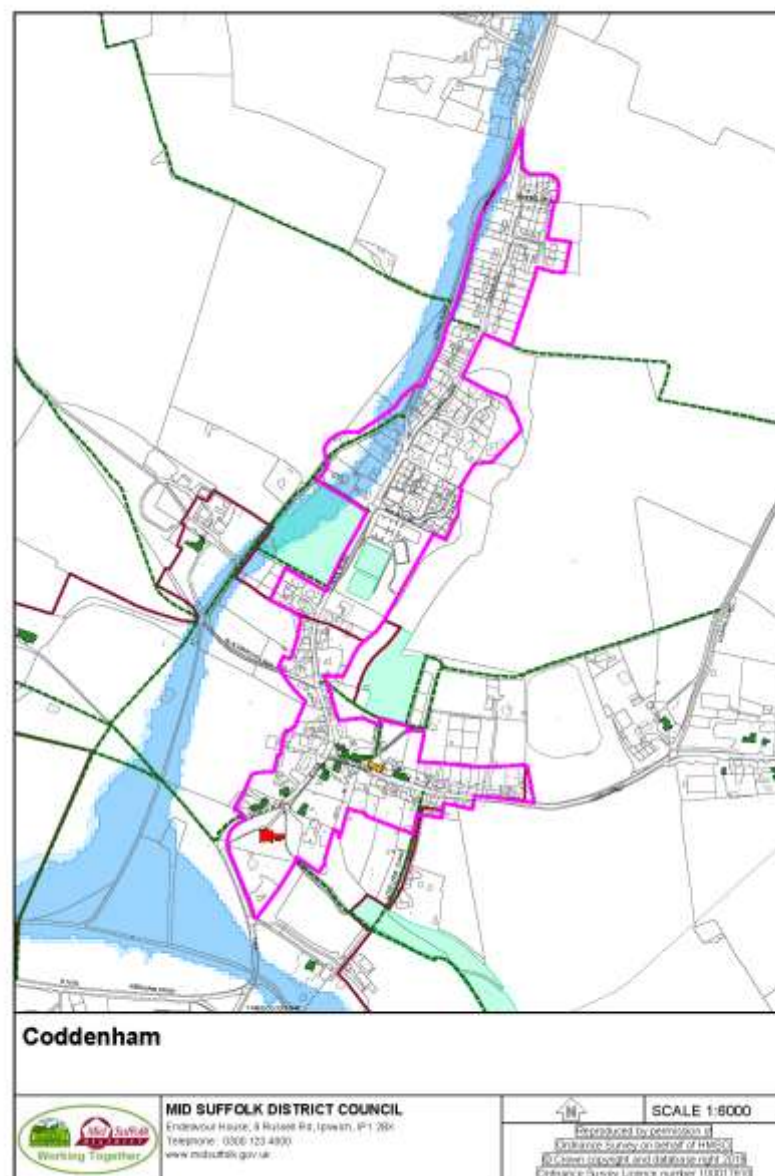
Cockfield - Howe Lane

1.09 Cockfield is located on the north-western district boundary adjoining the St Edmundsbury District. Cockfield parish consists of several dispersed settlements no standard development pattern. Cockfield – Howe Lane is classified as a Hinterland Village. The other settlements within Cockfield are classified as Hamlet Villages. The landscape in Cockfield and the immediate surrounding area is characterised primarily as Ancient Rolling Farmlands with an area that falls along the dismantled railway track characterised as Rolling Valley Farmlands.



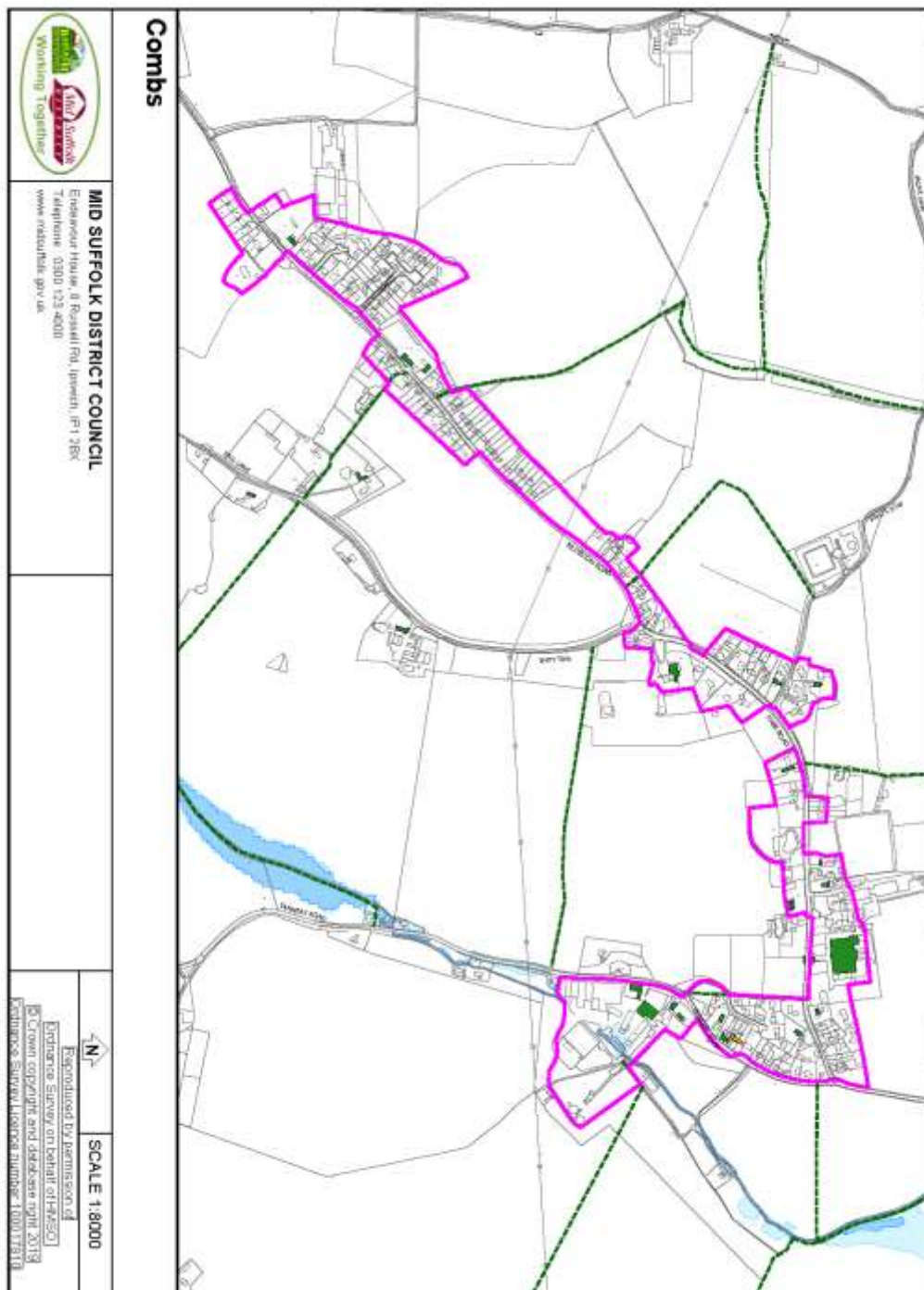
Coddenham

1.10 Coddenham is located 3km east of the A140 and is identified as a Hinterland Village. The existing settlement primarily sits linear along School Street and the High Street and consists of 20th century residential development with a small number of listed buildings, most notably a cluster of listed buildings concentrated around the fork in the road between The High Street, School Street and Church Road. The Conservation Area encompasses this cluster of listed buildings and the existing development along the High Street but then extends west into adjoining landscape. The landscape in Coddenham and the immediate surrounding area is characterised primarily as Ancient Estate Farmlands with the eastern section of the High Street characterised as Ancient Estate Claylands. The majority of Coddenham falls within the 13km Zone of Influence for the RAMS. Development within this 13km Zone of Influence, contributions will be sought for all developments involving the creation of new dwelling(s).



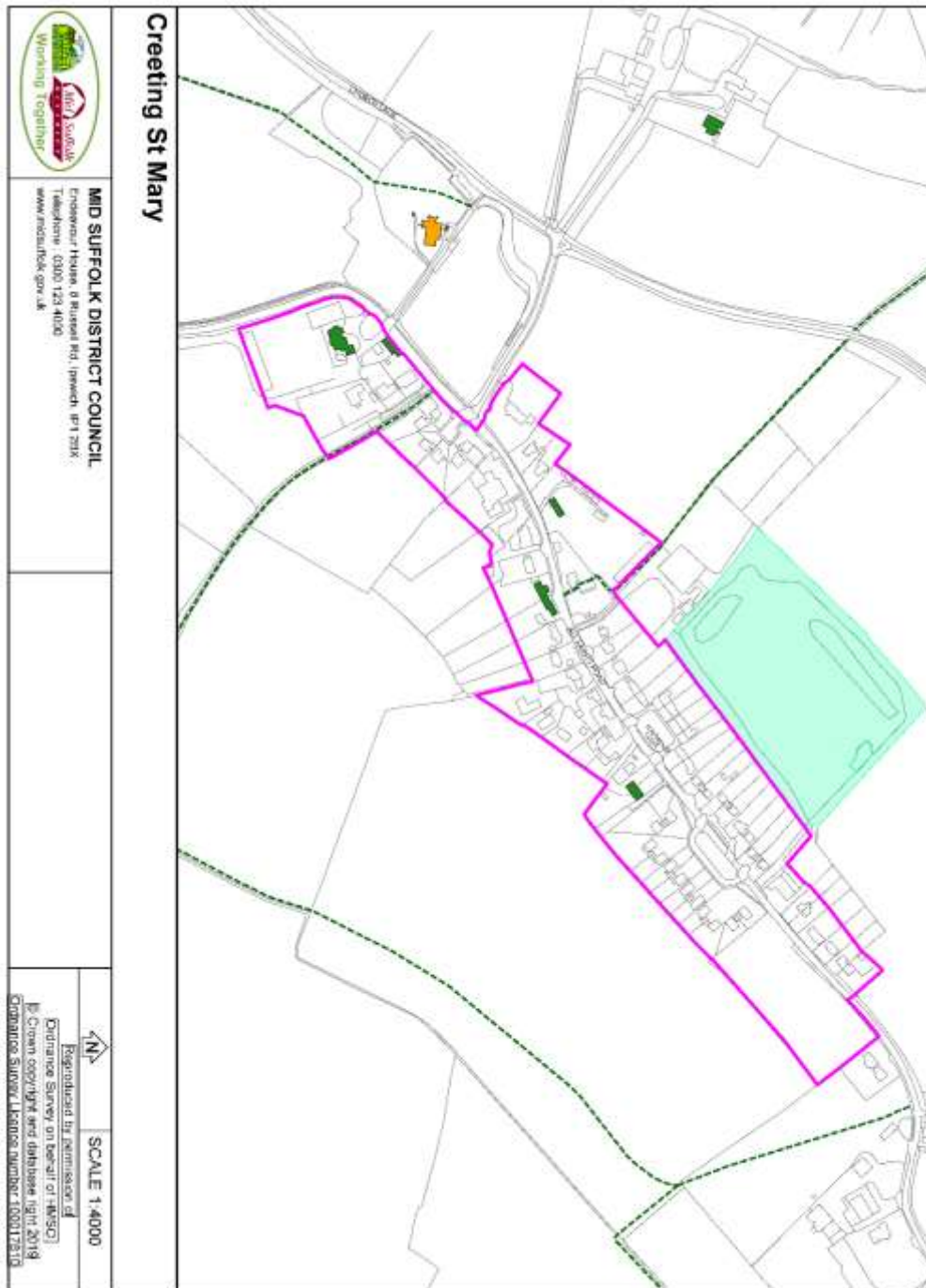
Combs

- 1.11 Combs is located south-west of Stowmarket and is identified as a Hinterland Village. The existing settlement primarily sits linear along Bildeston Road/ Park Road and Tannery Road. Combs consists of 20th century residential development with several dispersed listed buildings. The landscape in Combs and the immediate surrounding area is characterised primarily as Rolling Valley Claylands with the area west of Model Farm characterised as Ancient Plateau Claylands.



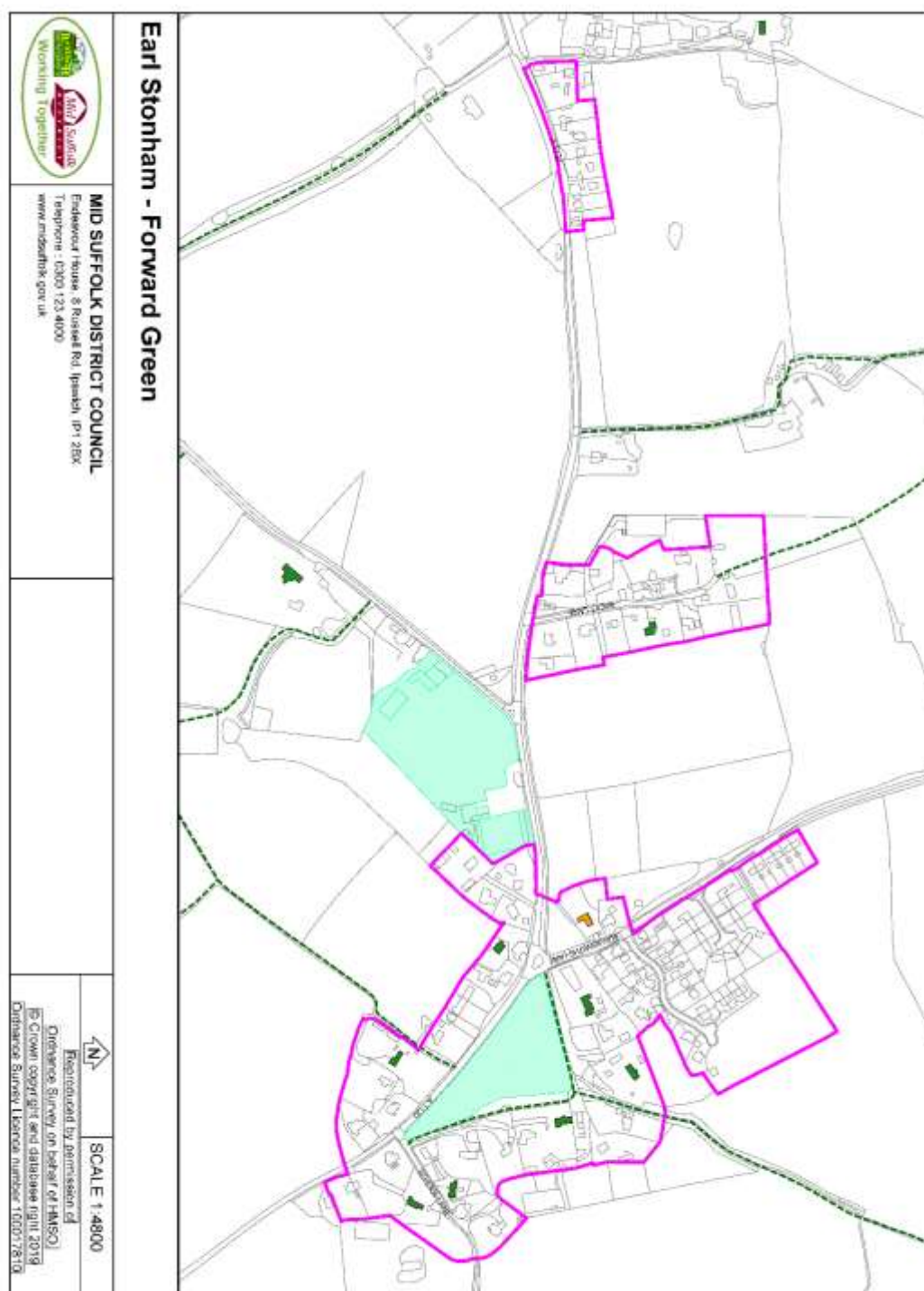
Creeting St Mary

- 1.12 Creeting St Mary is located east of the A14, north-east of Needham Market and is identified as a Hinterland Village. The existing settlement sits linear along All Saints Road and consists of 20th century residential development with a small number of listed buildings. The landscape in Creeting St Mary and the immediate surrounding area is characterised primarily as Rolling Valley Farmlands and east from Fleetwood Close characterised as Ancient Estate Claylands.



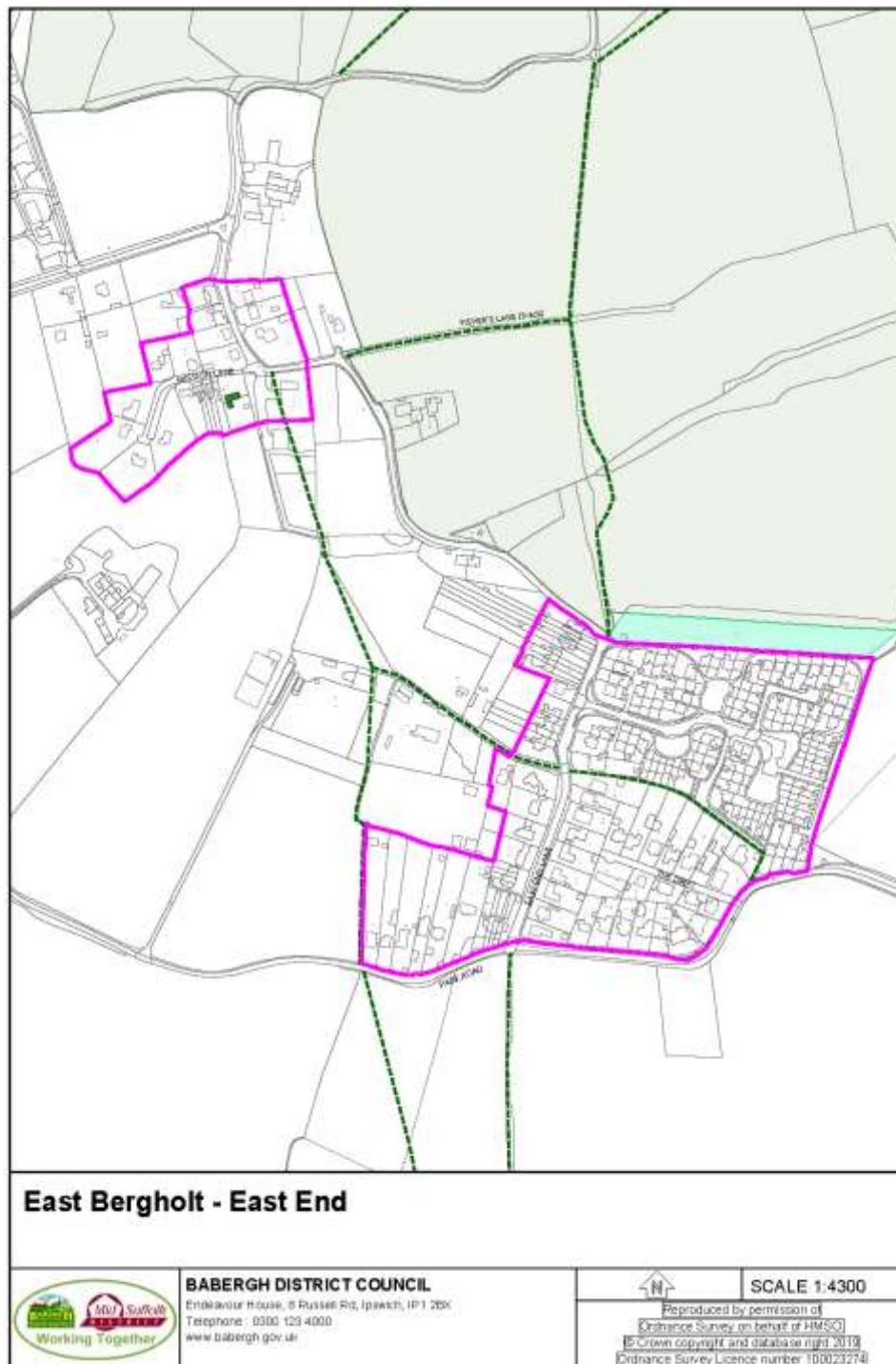
Earl Stonham – Forward Green

1.13 Forward Green is located to the A1120 west of the A140 and is identified as a Hinterland Village. The settlement branches from the central triangular green and consists of primarily 20th century residential development with a several listed buildings on the boundary of the green. The landscape in Forward Green and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands.



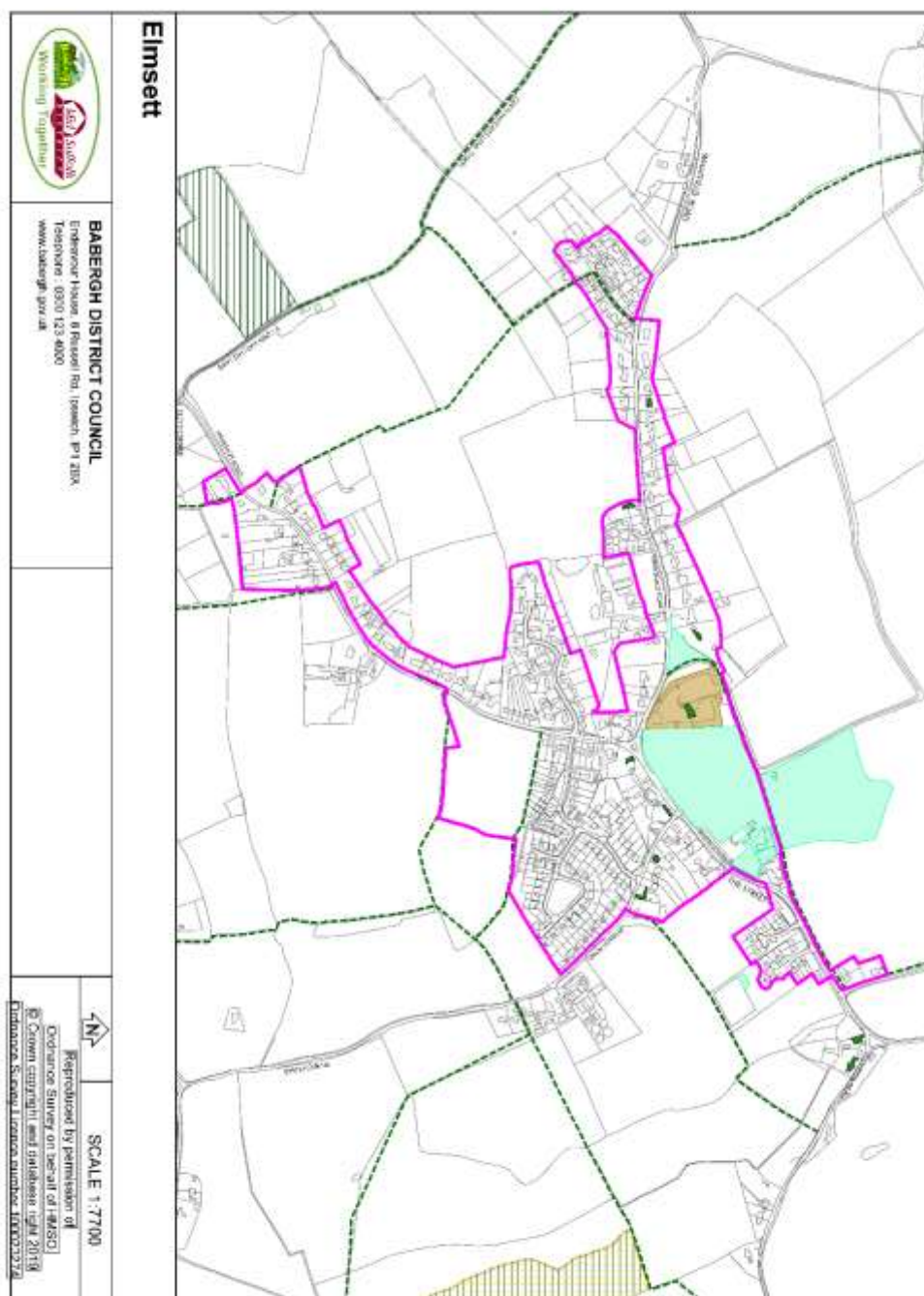
East Bergholt – East End

1.14 East End is located east of the centre of East Bergholt and is identified as a Hinterland Village. The settlement is concentrated between Slough Road and East End Lane consists of 20th century residential development. The landscape in East End and the immediate surrounding area is characterised as Plateau Farmlands. The land north of the settlement is identified as part of the proposed extension to the Suffolk Coast and Heaths AONB and south and south-west of East End is the Dedham Vale AONB.



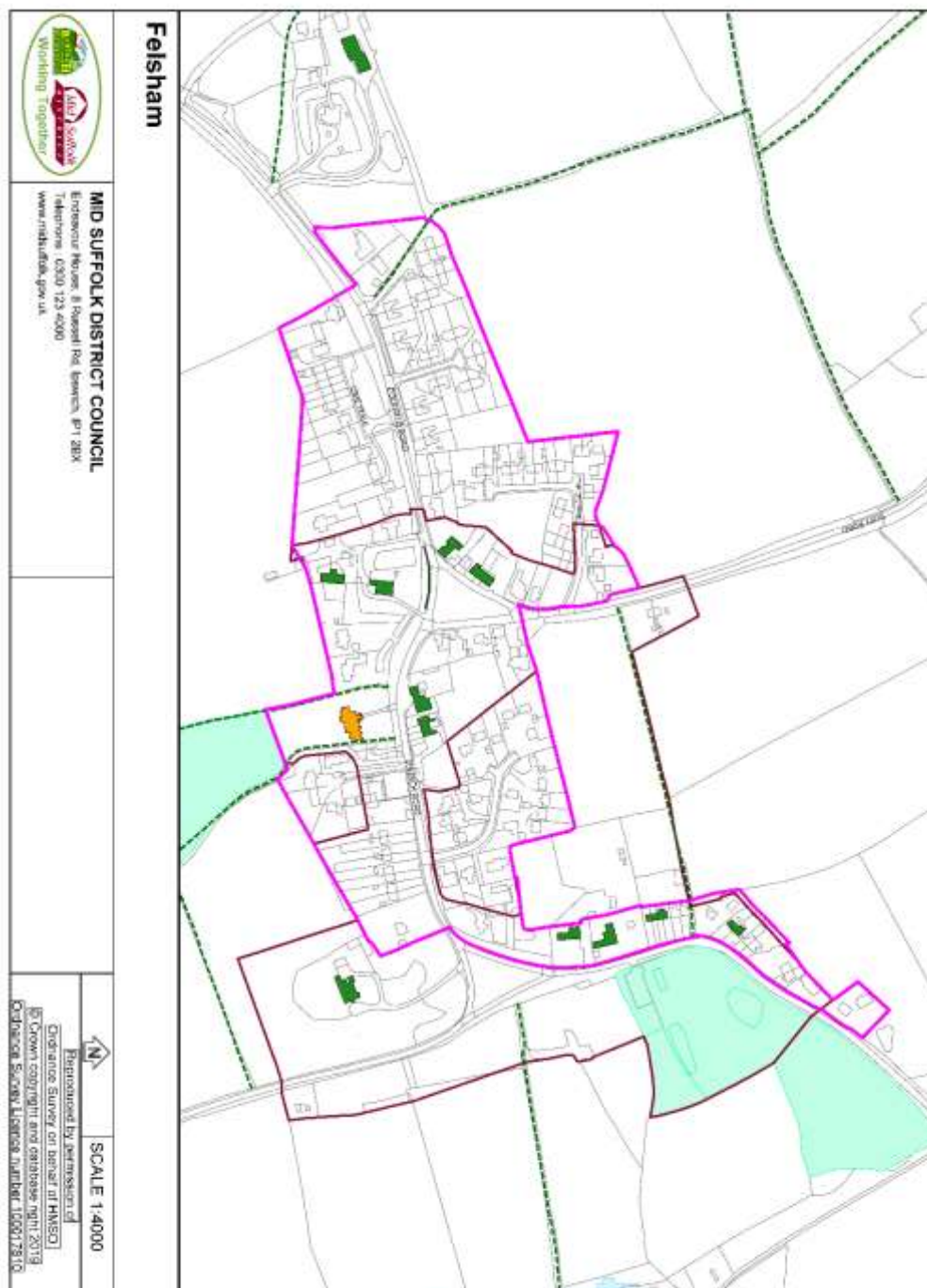
Elmsett

1.15 Elmsett is located 6km north-east of Hadleigh and is identified as a Hinterland Village. The settlement consists of 20th century residential development and several dispersed listed buildings. The landscape in Elmsett and the immediate surrounding area is characterised as Ancient Plateau Claylands. An area east (Elmsett Park Wood) and south-west (Corn Hatches Grove) of the settlement are identified as ancient woodlands. Elmsett falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



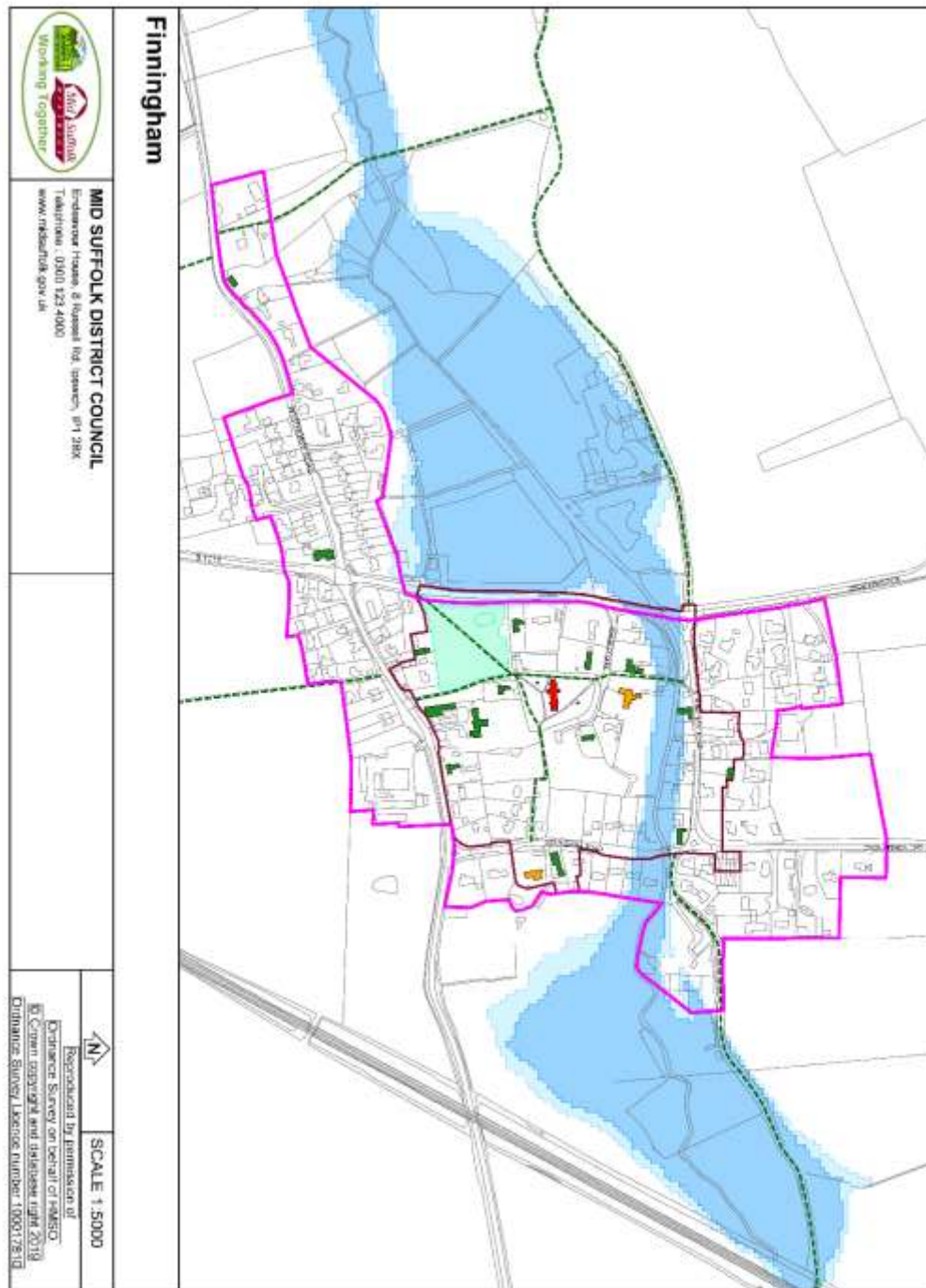
Felsham

1.16 Felsham is located on the north-western district boundary adjoining the St Edmundsbury District, north-east of Bradfield Woods and is identified as a Hinterland Village. The settlement consists of 20th century residential development and several listed buildings. The Conservation Area covers a circular area from the centre of the settlement to the east and encompasses the two greens and most of the listed buildings. The landscape in Felsham and the immediate surrounding area is characterised as Ancient Rolling Farmlands and east from Felsham Village Hall characterised as Rolling Valley Claylands.



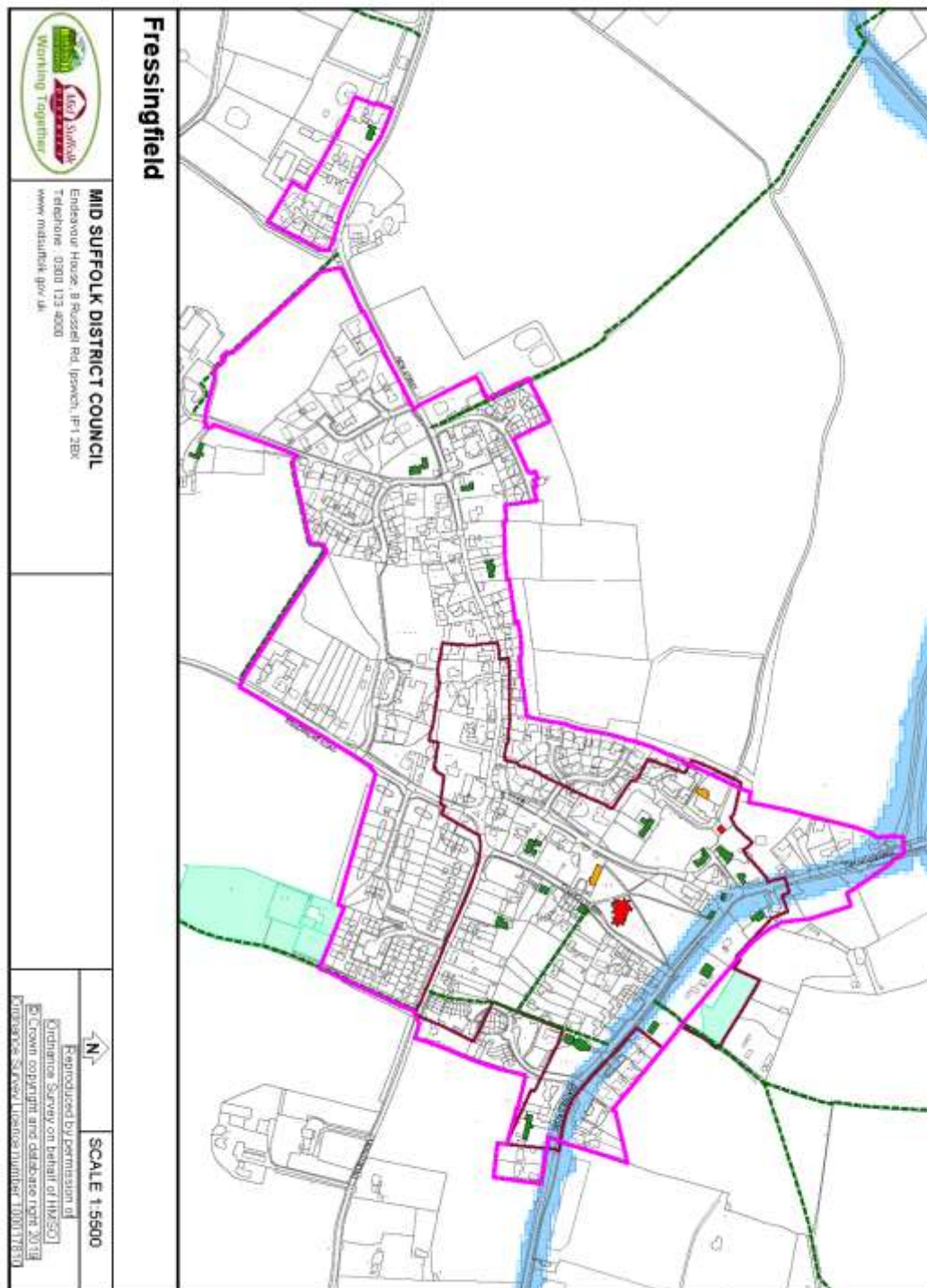
Finningham

1.17 Finningham is located approximately 9km south-west of Eye and is identified as a Hinterland Village. The settlement is located along and east of the B1113 (Station Road) Waldingfield Road and includes development around the crossroads between B1113 and Westhorpe Road/Wickham Road. The settlement consists of 20th century residential development and several listed buildings. The Conservation Area encompasses most of the listed buildings. The landscape in Finningham and the immediate surrounding area is characterised as Plateau Claylands.



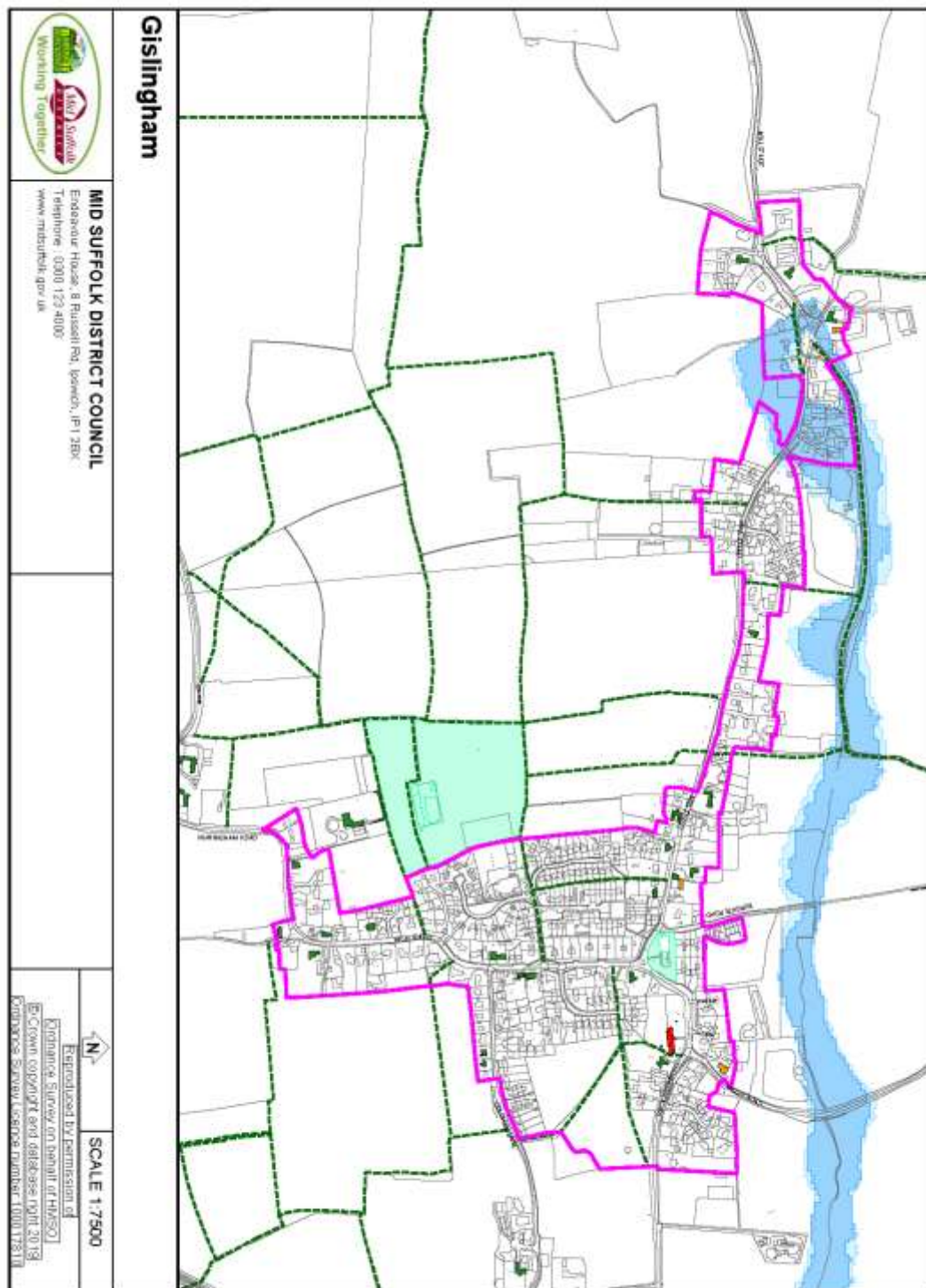
Fressingfield

1.18 Fressingfield is located on the crossroads of the B1116 (Laxfield Road), Stradbroke Road and New Street and is identified as a Hinterland Village. The settlement consists of 20th century residential development and several listed buildings. The Conservation Area encompasses most of the listed buildings. The landscape in Fressingfield and the immediate surrounding area is characterised as Plateau Claylands.



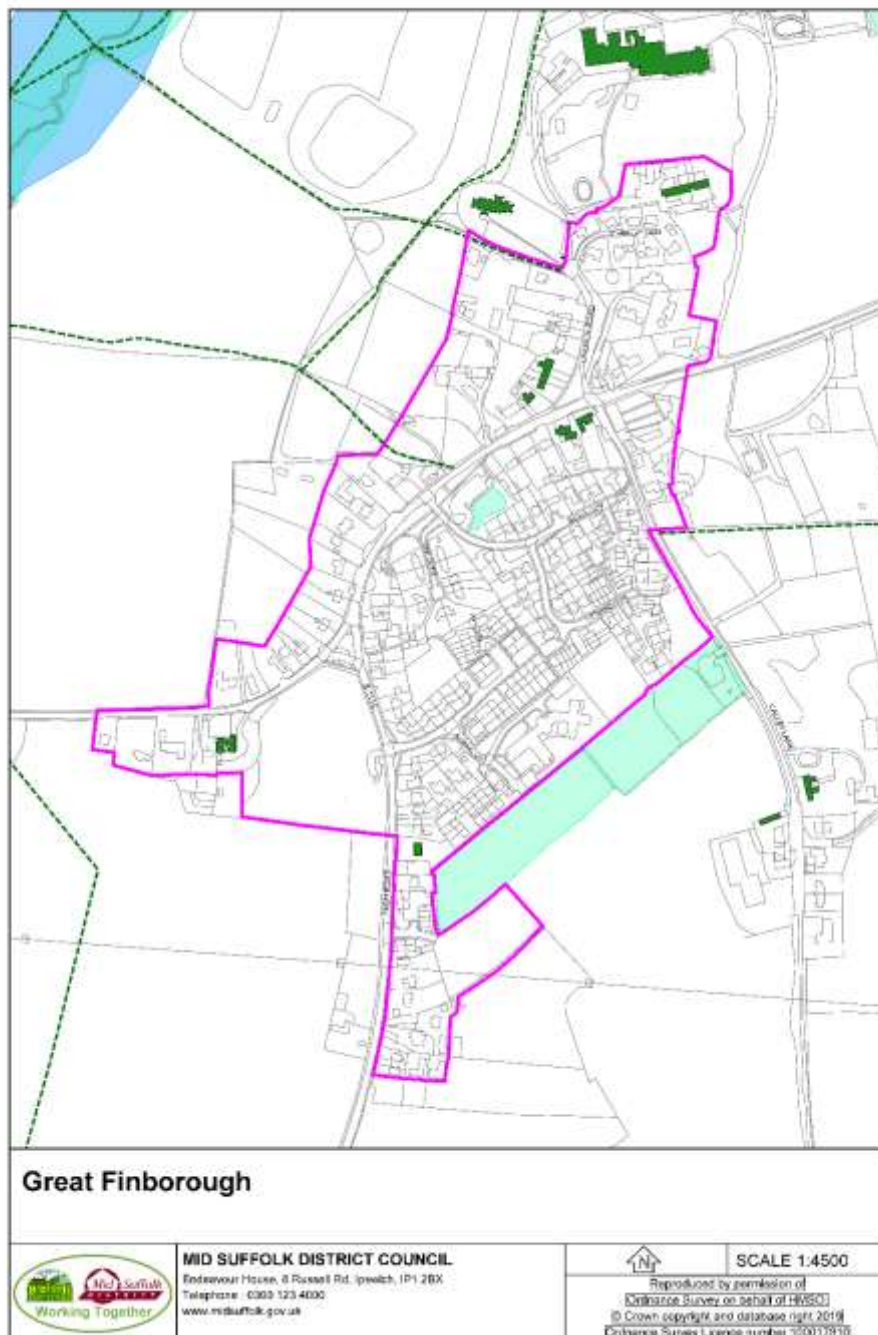
Gislingham

1.19 Gislingham is located on the triangular junction of Mill Street, High Street and Thornham Road and is also approximately 8km north of Bacton and is identified as a Hinterland Village. The settlement consists of 20th century residential development and several listed buildings. The landscape in Gislingham and the immediate surrounding area is characterised as Plateau Claylands.



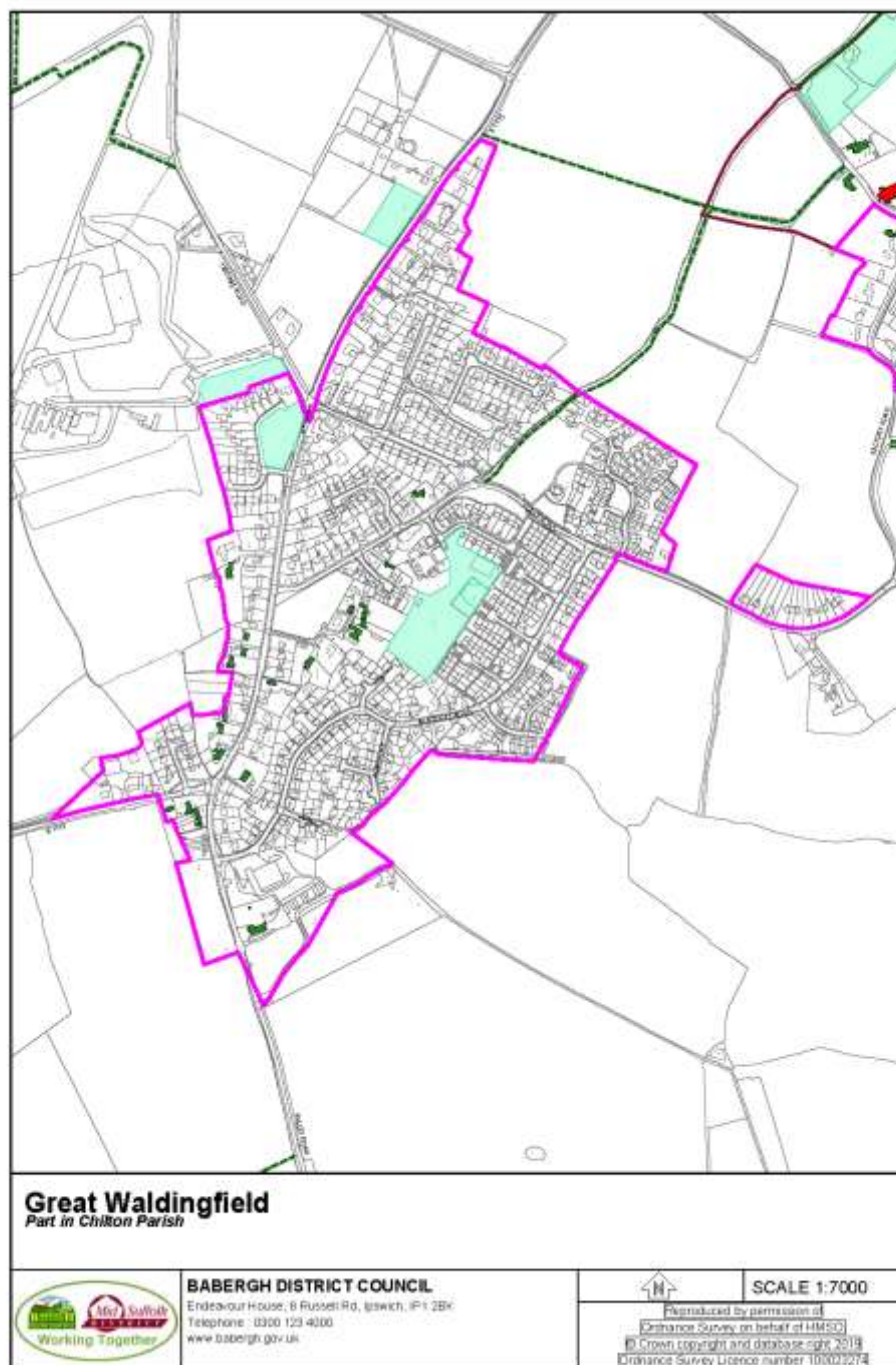
Great Finborough

1.20 Great Finborough is located 2.5km south-west of Stowmarket, along the B1115 and is identified as a Hinterland Village. Great Finborough – Borough Lane is classified separately as a Hamlet Village. The settlement consists of 20th century residential development and dispersed individual listed buildings such as Great Finborough Hall (School) (Grade II). The landscape in Great Finborough and the immediate surrounding area is characterised as Rolling Valley Claylands. The southern tip of the main settlement and continuing along the B1115 south the land is characterised as Ancient Rolling Farmlands.



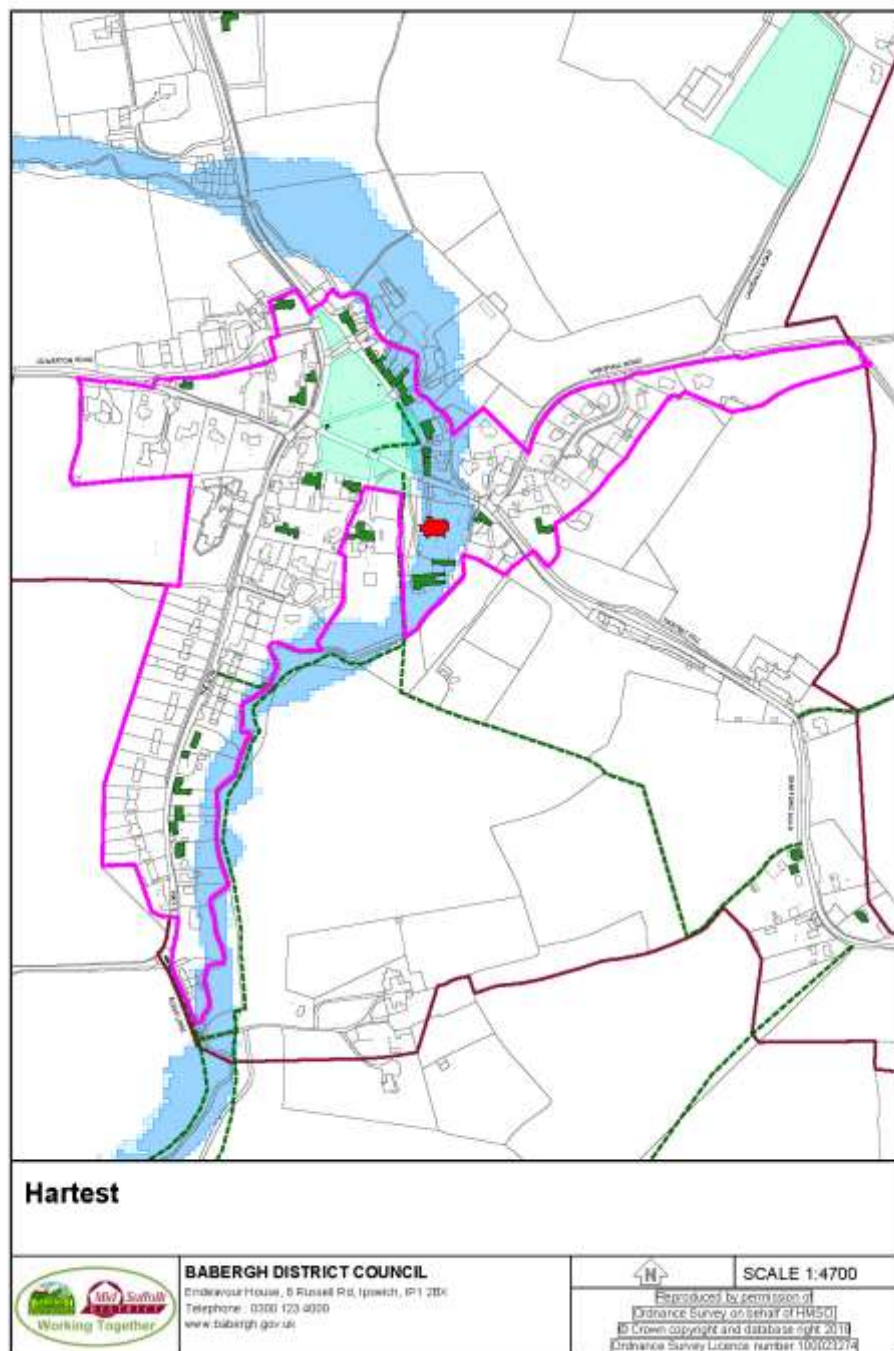
Great Waldingfield

1.21 Great Waldingfield is located approximately 4km north-east of Sudbury and is identified as a Hinterland Village. The dwellings surrounding St Lawrence's Church are classified separately as a Hamlet Village. The settlement is primarily concentrated east of the B1115 and The Heath consists of 20th century residential development and listed building which are primarily concentrated south of the settlement along the B1115. The landscape in Great Waldingfield and the immediate surrounding area is characterised as Ancient Rolling Farmlands.



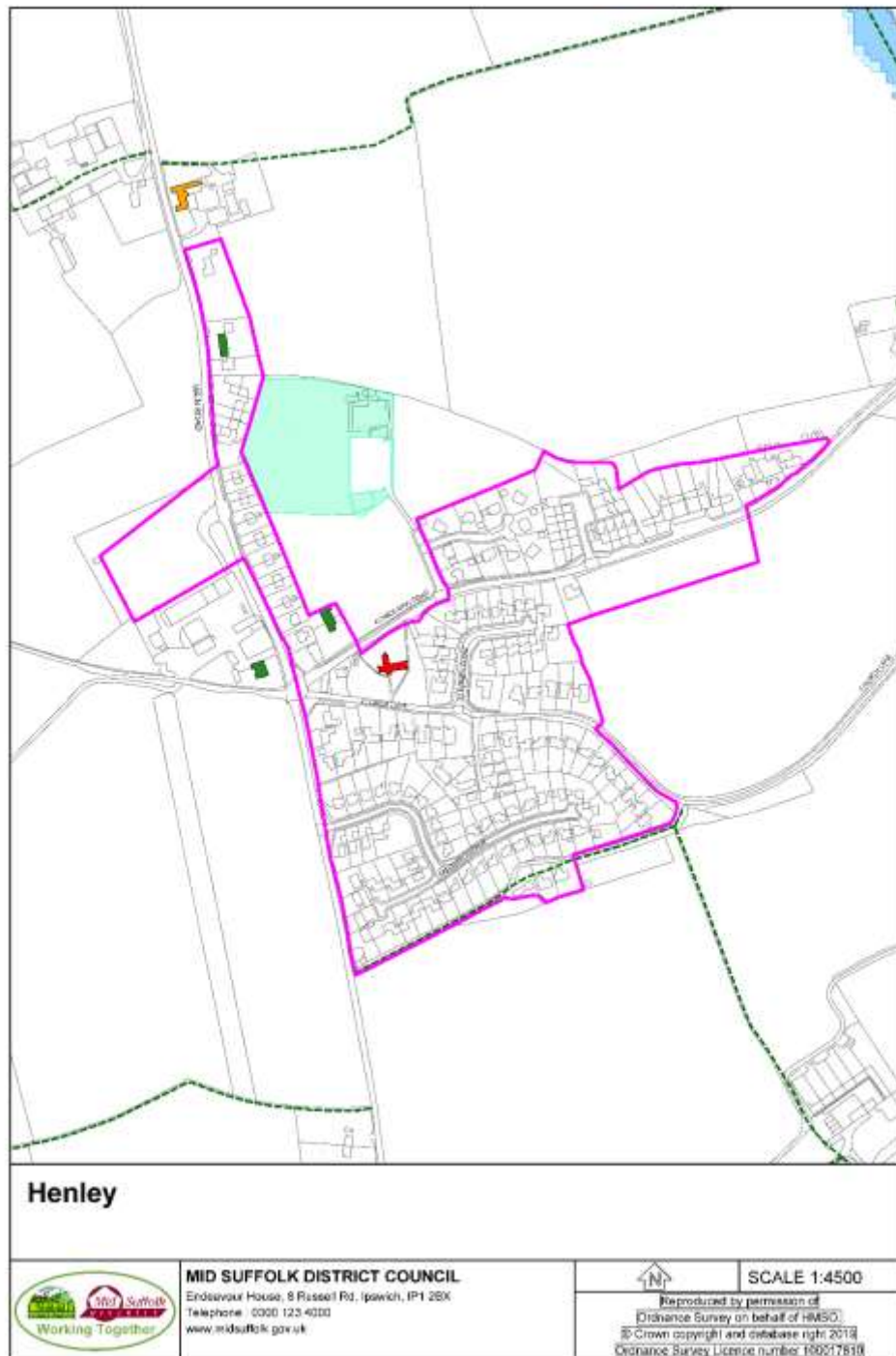
Hartest

1.22 Hartest is located halfway between Sudbury and Bury St Edmunds on the B1066 in the Glem Valley and is identified as a Hinterland Village. The settlement consists of 20th century residential development and many listed buildings. The very large conservation area encompasses the entire settlement and a significant area of the immediate landscape including the small nearby Hamlets of Cross Green and Hartest Hill. The central core of landscape in Hartest is characterised as Rolling Valley farmland the remaining settlement and the immediate surrounding area is characterised as Undulating Ancient Farmlands.



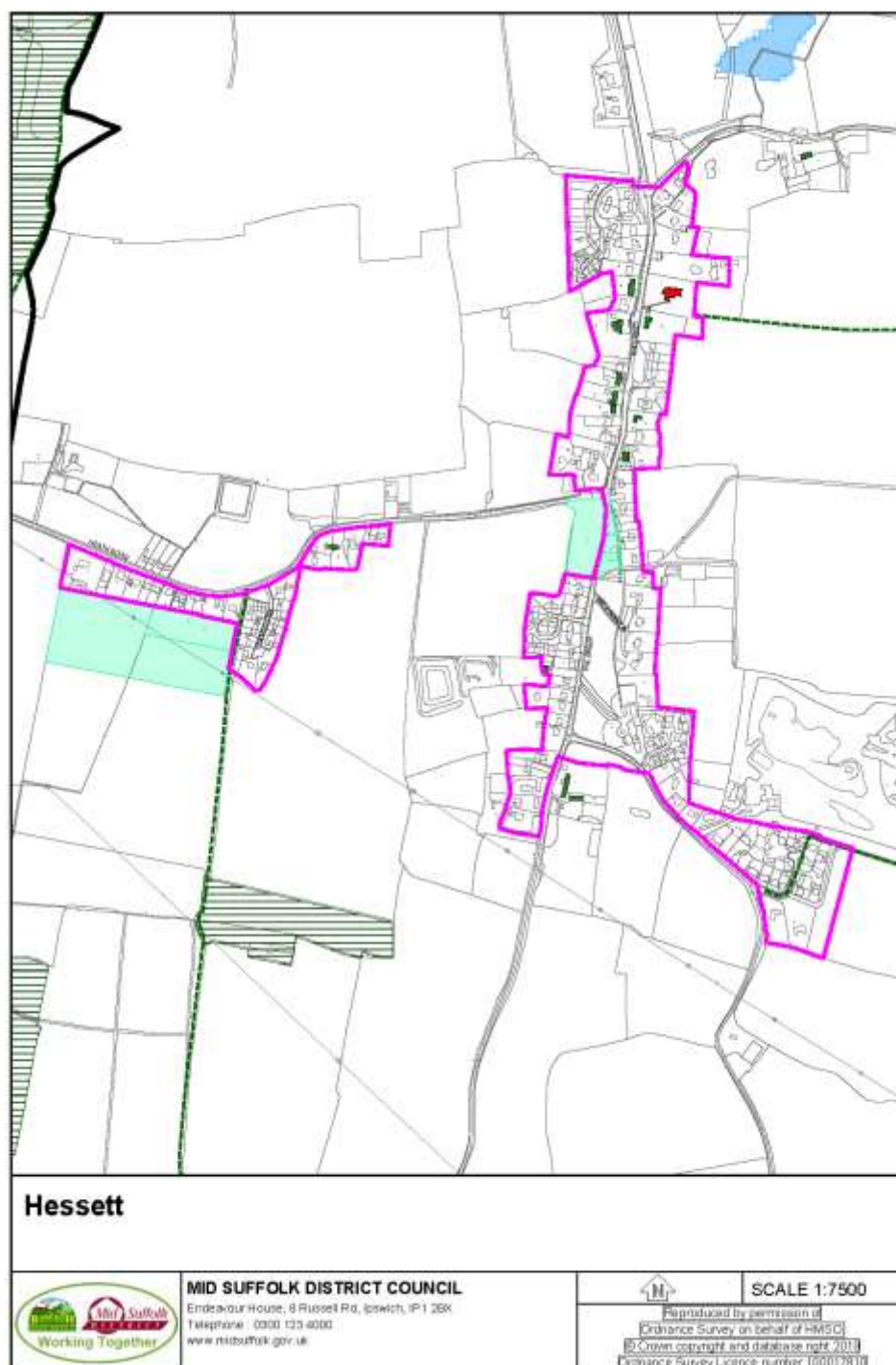
Henley

1.23 Henley is located 5km north of Ipswich and is identified as a Hinterland Village. The settlement consists of 20th century residential development and a few listed buildings. The landscape in Henley and the immediate surrounding area is characterised as Ancient Estate Claylands. Henley falls within the RAMS 13km Zone of Influence; therefore, contributions will be sought for all developments involving the creation of new dwelling(s).



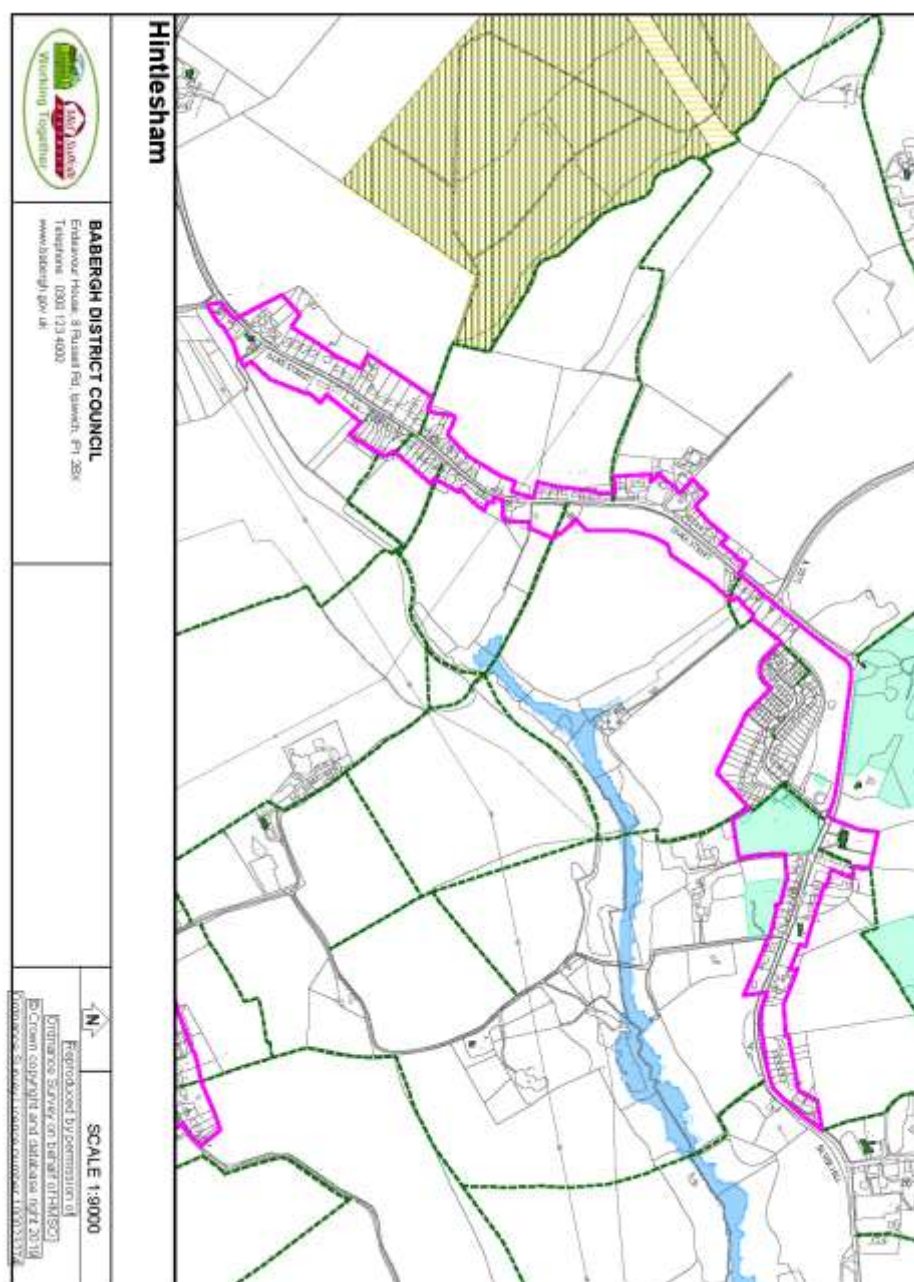
Hessett

1.24 Hessett is located along the western Mid Suffolk District boundary and is classified as a Hinterland Village. The settlement is predominantly linear along The Green and The Street and consists of 20th century residential development and listed buildings. The landscape in Hessett and the immediate surrounding area is characterised as Ancient Rolling Farmlands.



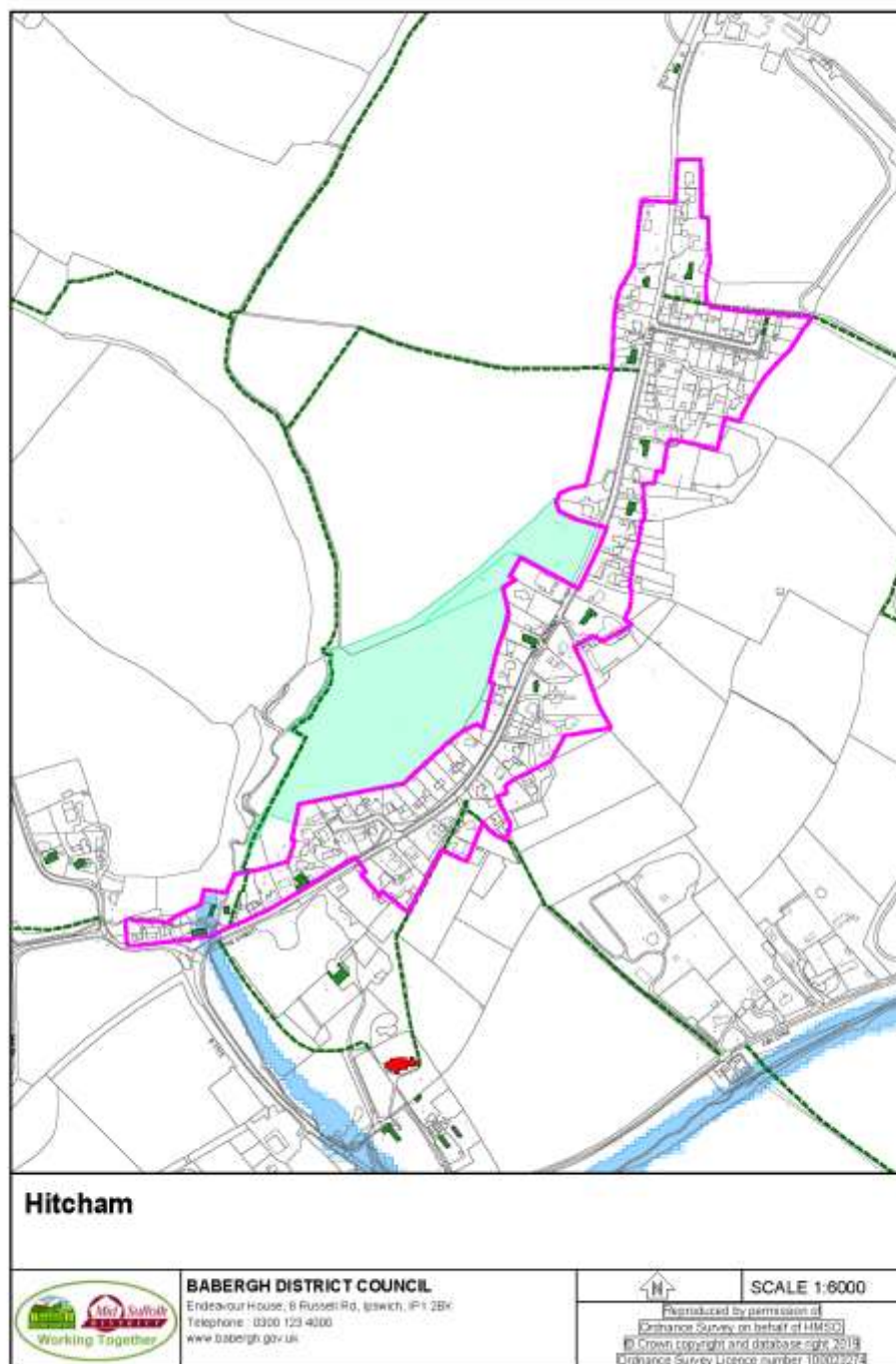
Hintlesham

1.25 Hintlesham is located halfway between Hadleigh and Ipswich on the A1071 and is identified as a Hinterland Village. The dispersed linear settlement is located mainly long the A1071 and Duke Street and consists of 20th century residential development and a few listed buildings most notably Hintlesham Hall (Grade I). The landscape in Hintlesham and the immediate surrounding area is characterised as Ancient Plateau Claylands and the southern aspect of Duke Street is characterised as Ancient Estate Claylands. West of Duke Street is Hintlesham Great Wood identified as an ancient woodland and SSSI Site. Hintlesham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



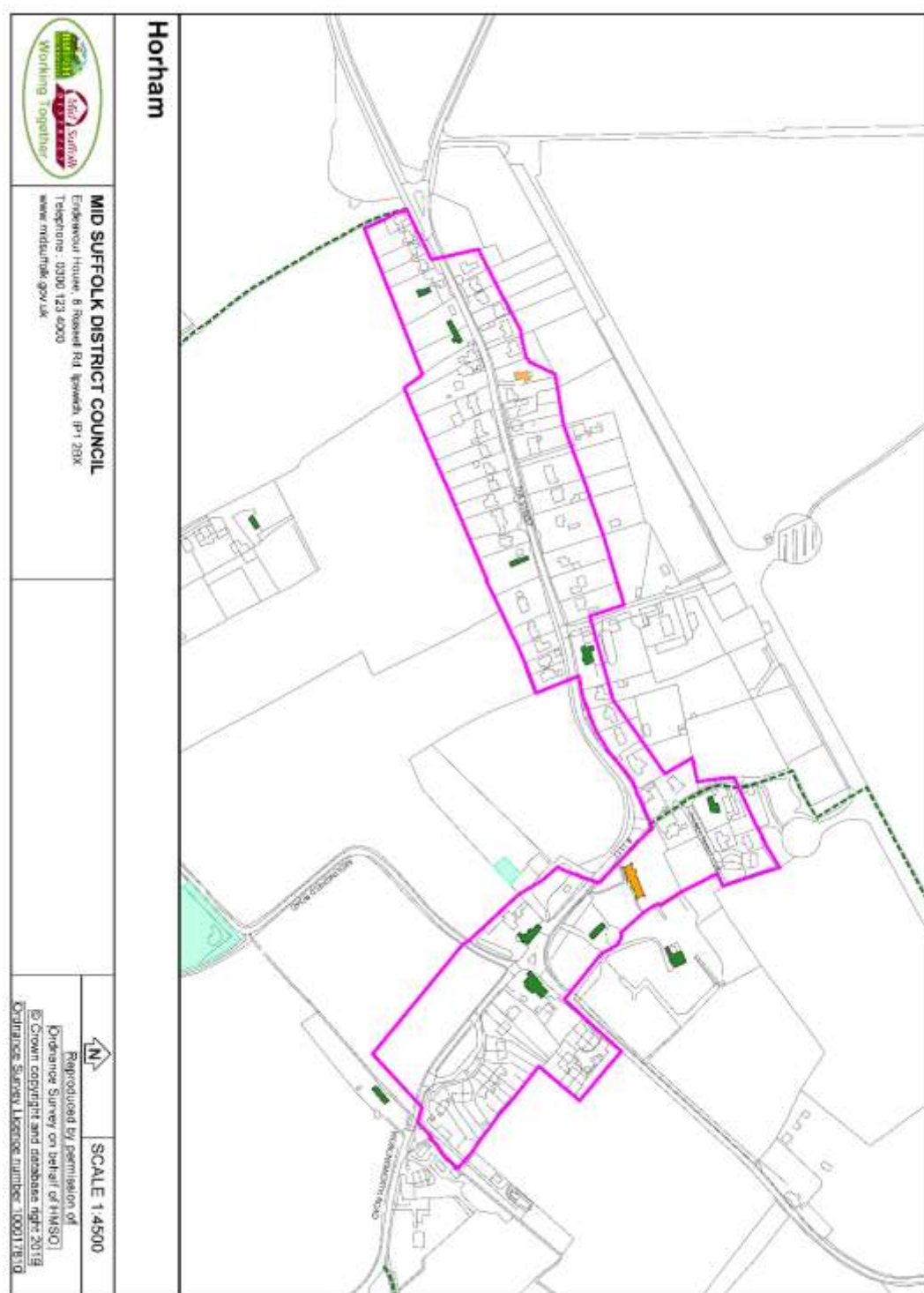
Hitcham

1.26 Hitcham is located between Stowmarket and Hadleigh along the B1115 and is identified as a Hinterland Village. Hitcham – Cross Green, The Drive and The Water Run are classified separately as Hamlet Villages. Development is predominantly linear along the B1115 and consists of 20th century residential development and dispersed individual listed buildings. The landscape in Hitcham and the immediate surrounding area is primarily characterised as Ancient Rolling Farmlands the southern aspect is characterised as Rolling Valley Farmlands. North East of the settlement is an ancient woodland known as Parkers Wood.



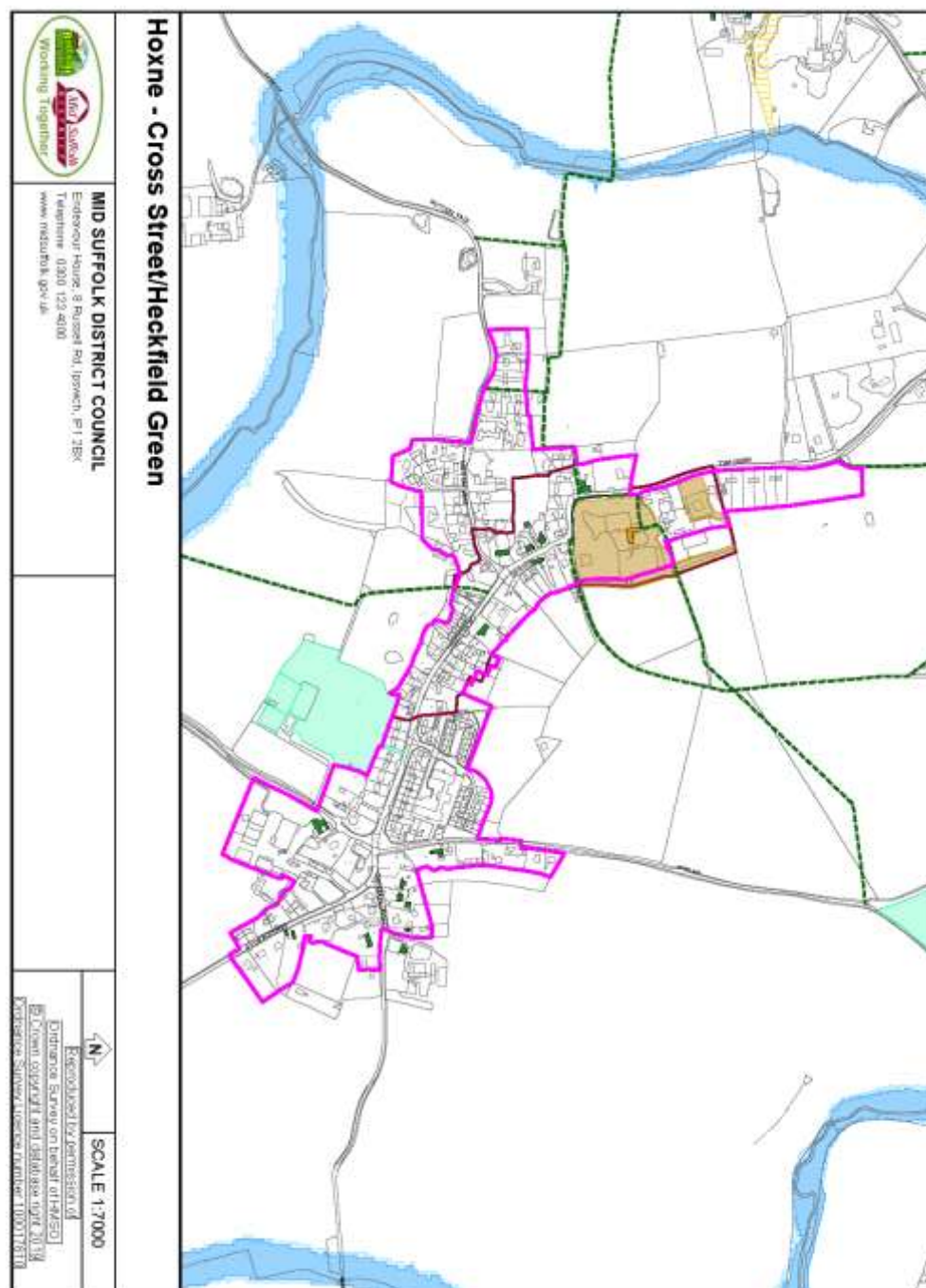
Horham

1.27 Horham is located between Stradbroke and Eye on the B1117 and is identified as a Hinterland Village. Development is predominantly linear along the B1117 and consists of 20th century residential development and dispersed individual listed buildings. The landscape in Horham and the immediate surrounding area is characterised as Plateau Claylands.



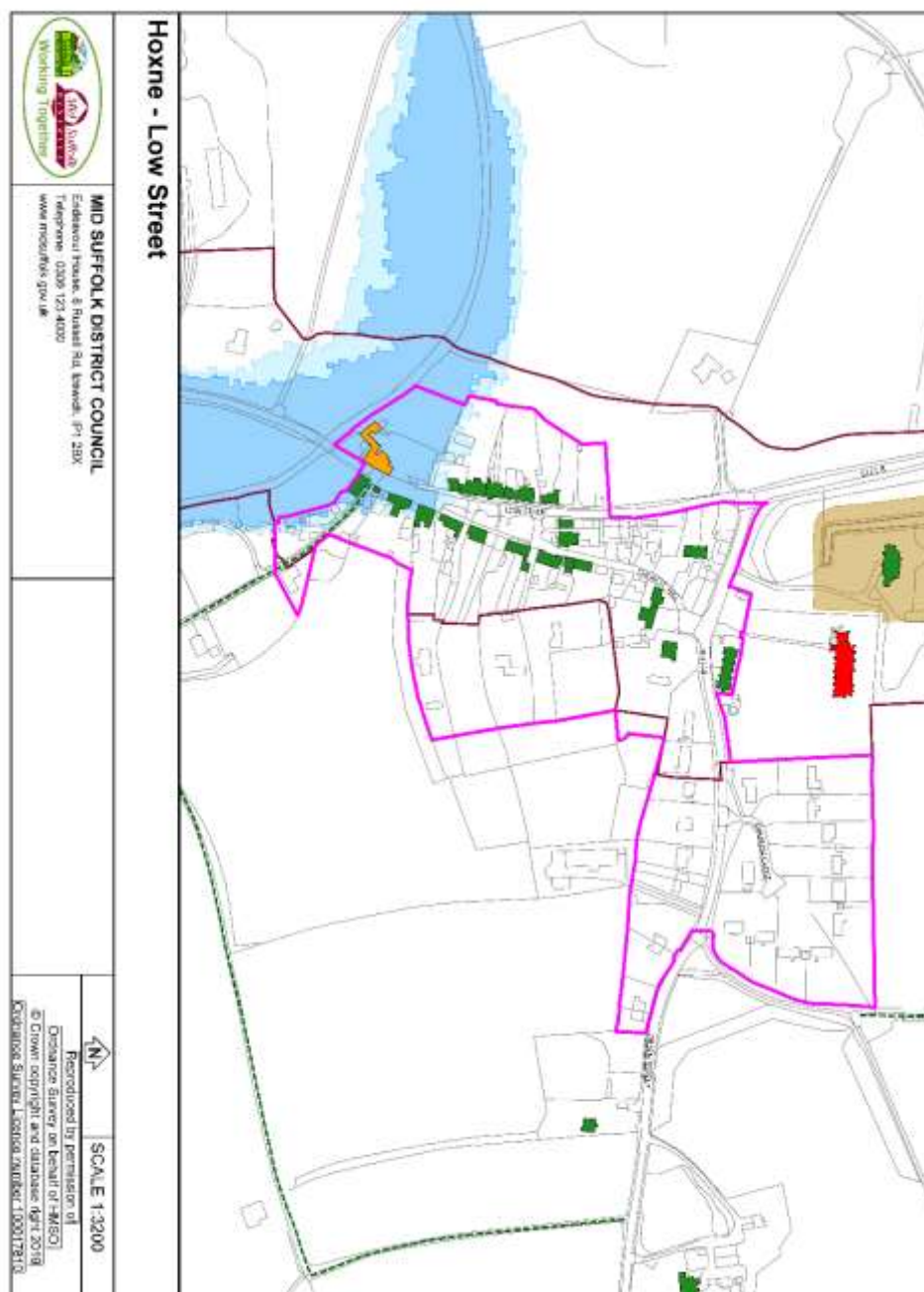
Hoxne – Cross Street/Heckfield Green

1.28 Hoxne - Cross Street/Heckfield Green is located east of the A140, approximately 5km north-east of Eye and is identified as a Hinterland Village. Development is predominantly linear along Cross Street and consists of 20th century residential development and dispersed individual listed buildings. The Conservation Area stretches west from Heckford Green and continues west up Abbey Hill including the remains of Hoxne Priory which is identified as a scheduled monument. The landscape in Cross Street and the immediate surrounding area is characterised as Plateau Claylands.



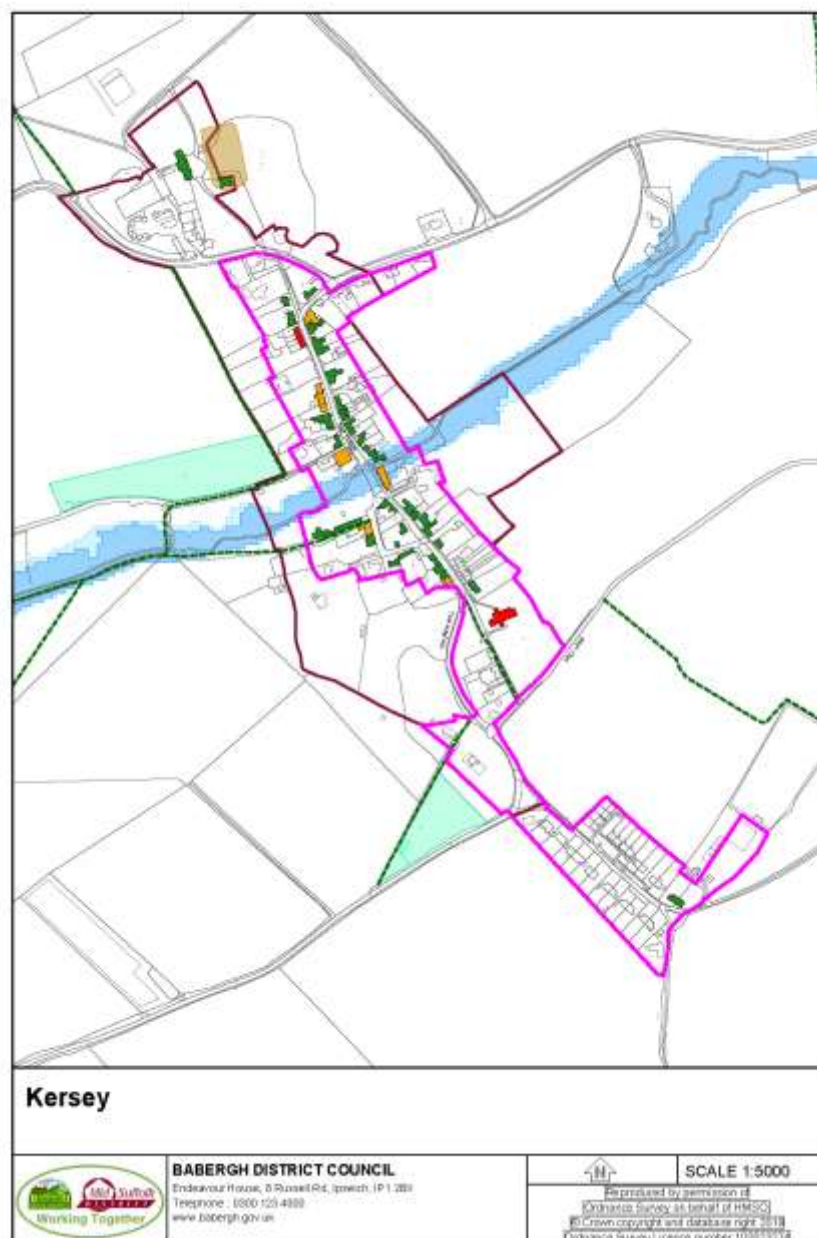
Hoxne – Low Street

1.29 Hoxne is located east of the A140 along the B1118 and is identified as a Hinterland Village. The small settlement is located mainly along The B1118 and Low Street and consists of 20th century residential development and several listed buildings. The Listed buildings are mainly concentrated around the triangular section combining of B1118, Low Street and Church Hill. The Conservation Area extends along the western aspect of Hoxne - Low Street, north of the Vicarage (Grade II) down to the Old Thatch (Grade II) on Abbey Hill. The landscape in Hoxne and the immediate surrounding area is characterised as Rolling Valley Claylands.



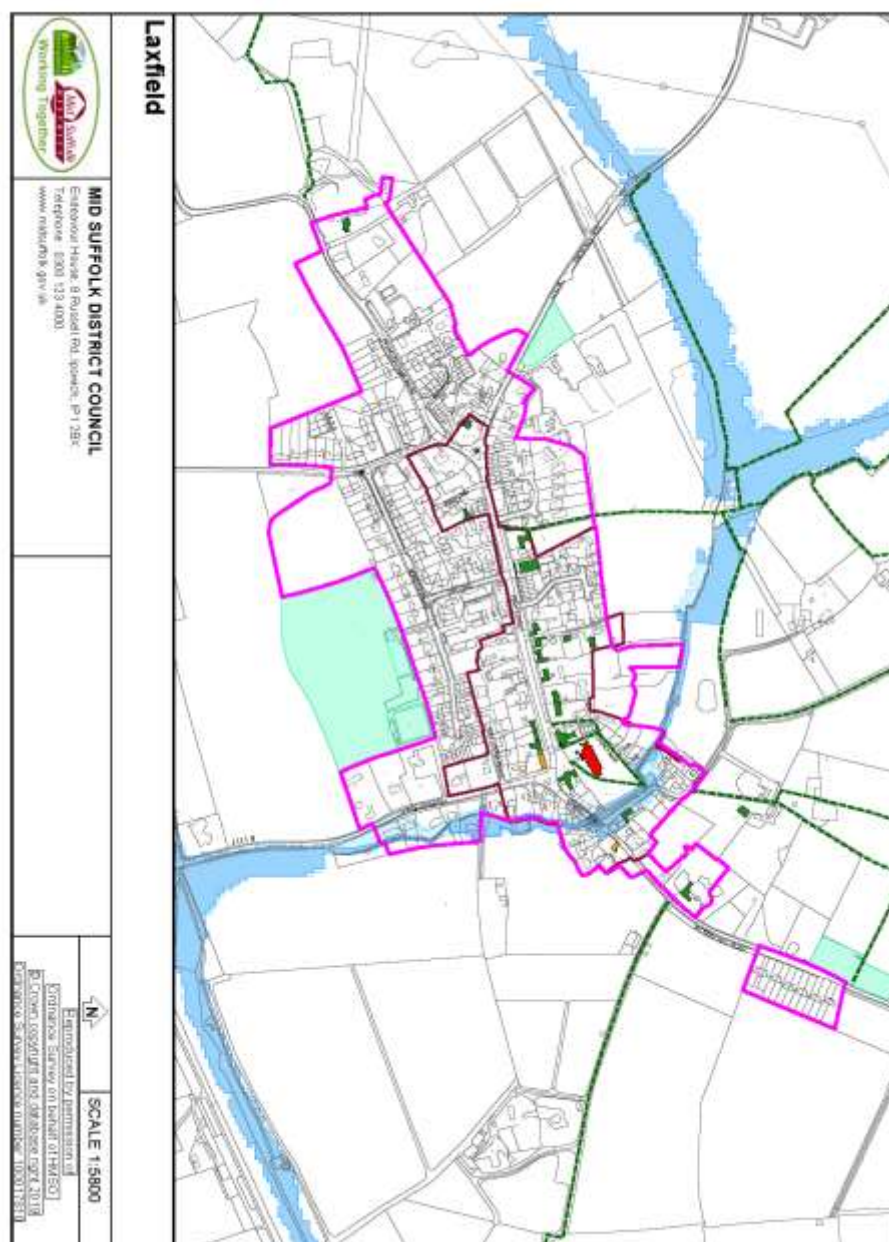
Kersey

1.30 Kersey is located 5km north-west of Hadleigh and is identified as a Hinterland Village. The settlement is predominantly linear along The Street and consists of listed buildings with 20th century residential development concentrated north of the settlement and south along Vale Lane. Kersey Tye and Kersey – Wicker Street Green are classified separately as Hamlet Villages. The Conservation Area encompasses the whole settlement excluding Vale Lane. Kersey Priory north of the settlement is identified as a scheduled monument. The landscape that runs through the central core of Kersey and the immediate surrounding area to the east and west is characterised as Rolling Valley Farmlands, the northern and south areas are characterised as Ancient Rolling Farmlands. Kersey lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



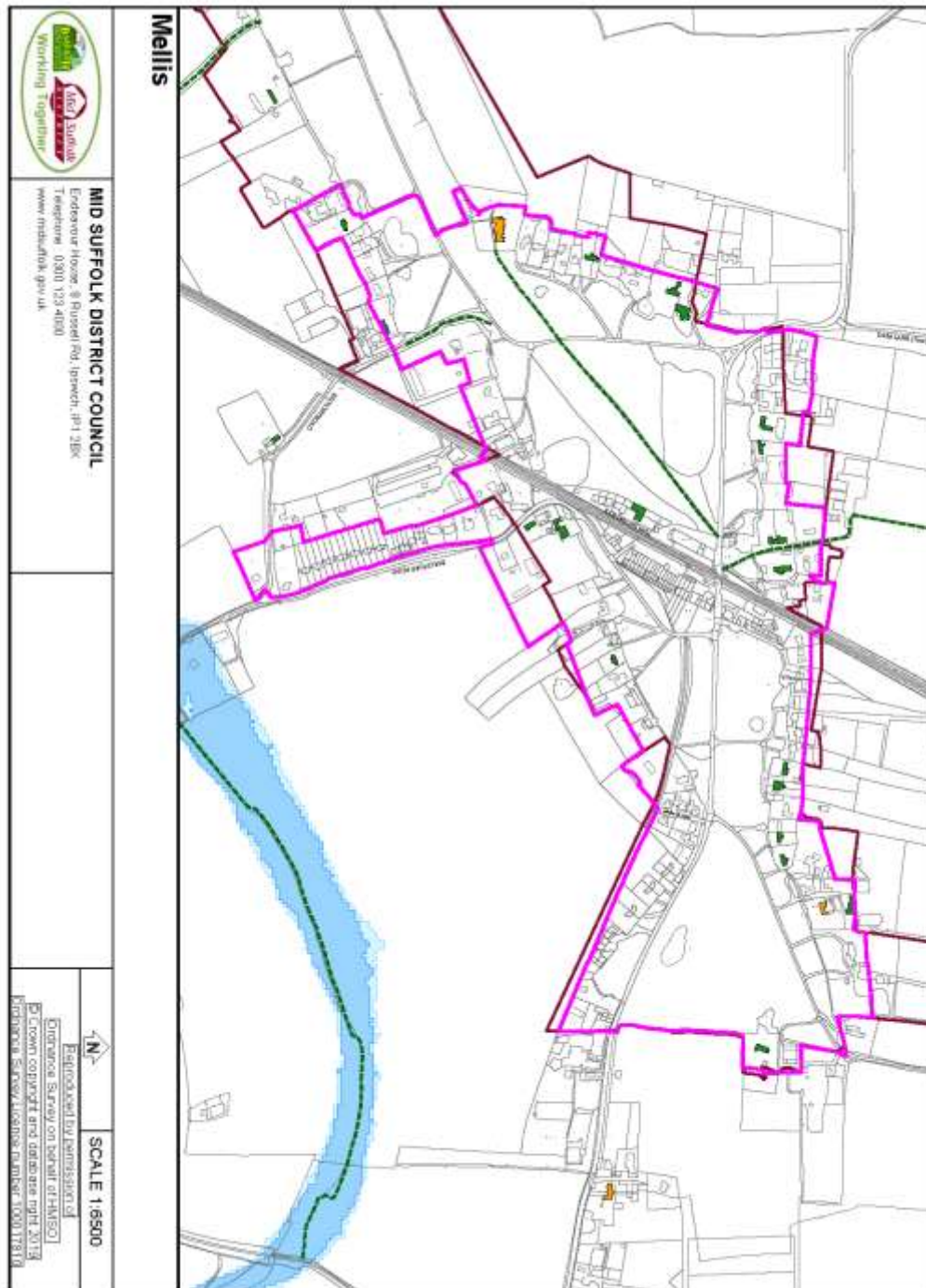
Laxfield

1.31 Laxfield is located near the eastern district boundary to East Suffolk District Council along the B1117 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The Conservation area encompasses the settlement along the B1117 and up Bickers Hill Road. The landscape in Laxfield and the immediate surrounding area is characterised primarily as Plateau Estate Farmlands with the large areas from east to west characterised as Ancient Rolling Farmlands. A small part of Laxfield lies within RAMS 13km Zone of Influence. All developments involving the creation of new dwelling(s) within this Zone of Influence, will be expected to make contributions.



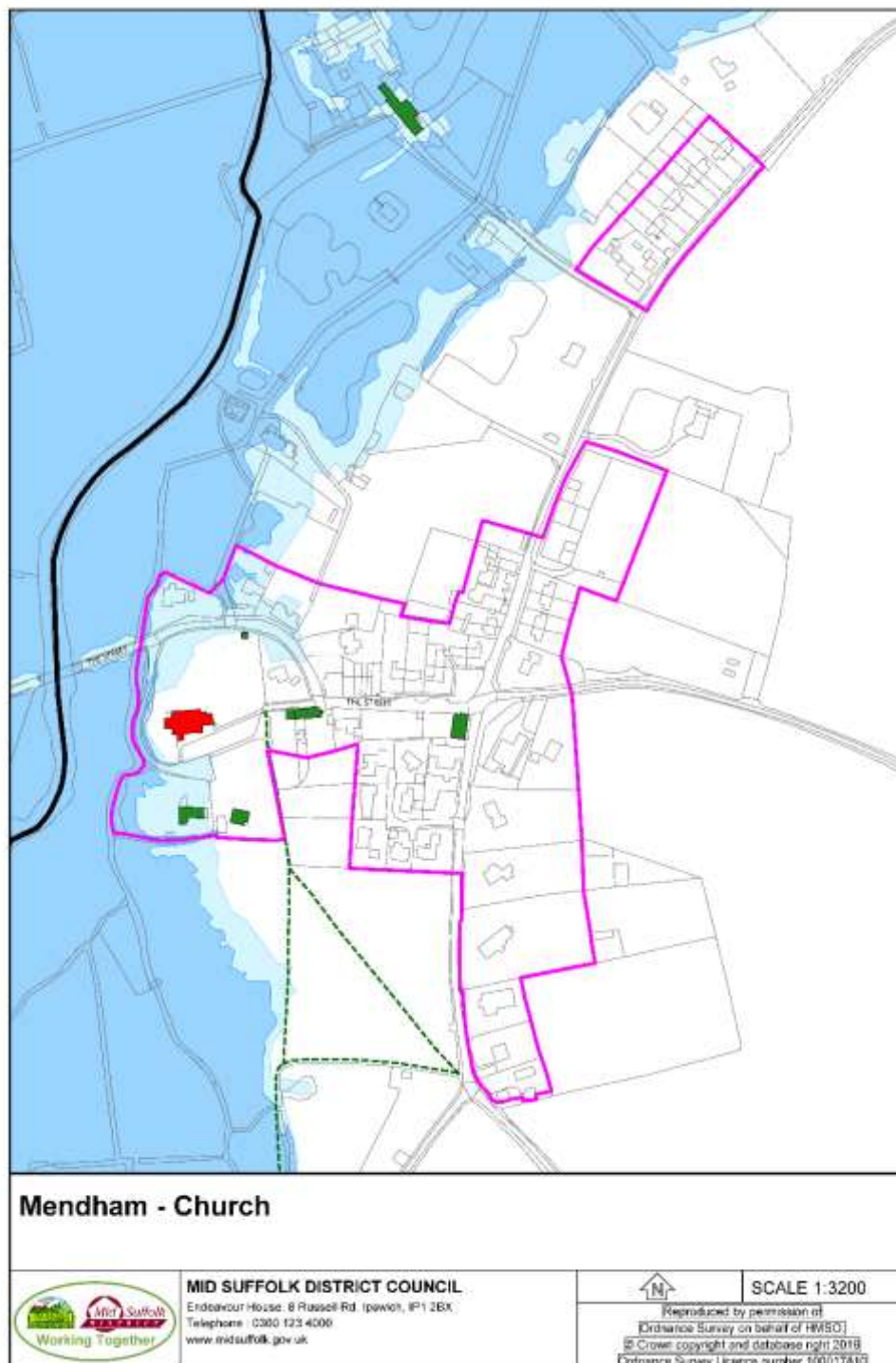
Mellis

- 1.32 Mellis is located west of Yaxley and the A140 and is identified as a Hinterland Village. The settlement consists of 20th century residential development and a large number of listed buildings. The Conservation area encompasses the settlement and extending west to include the Mellis Green. The landscape in Mellis and the immediate surrounding area is characterised as Ancient Plateau Claylands.



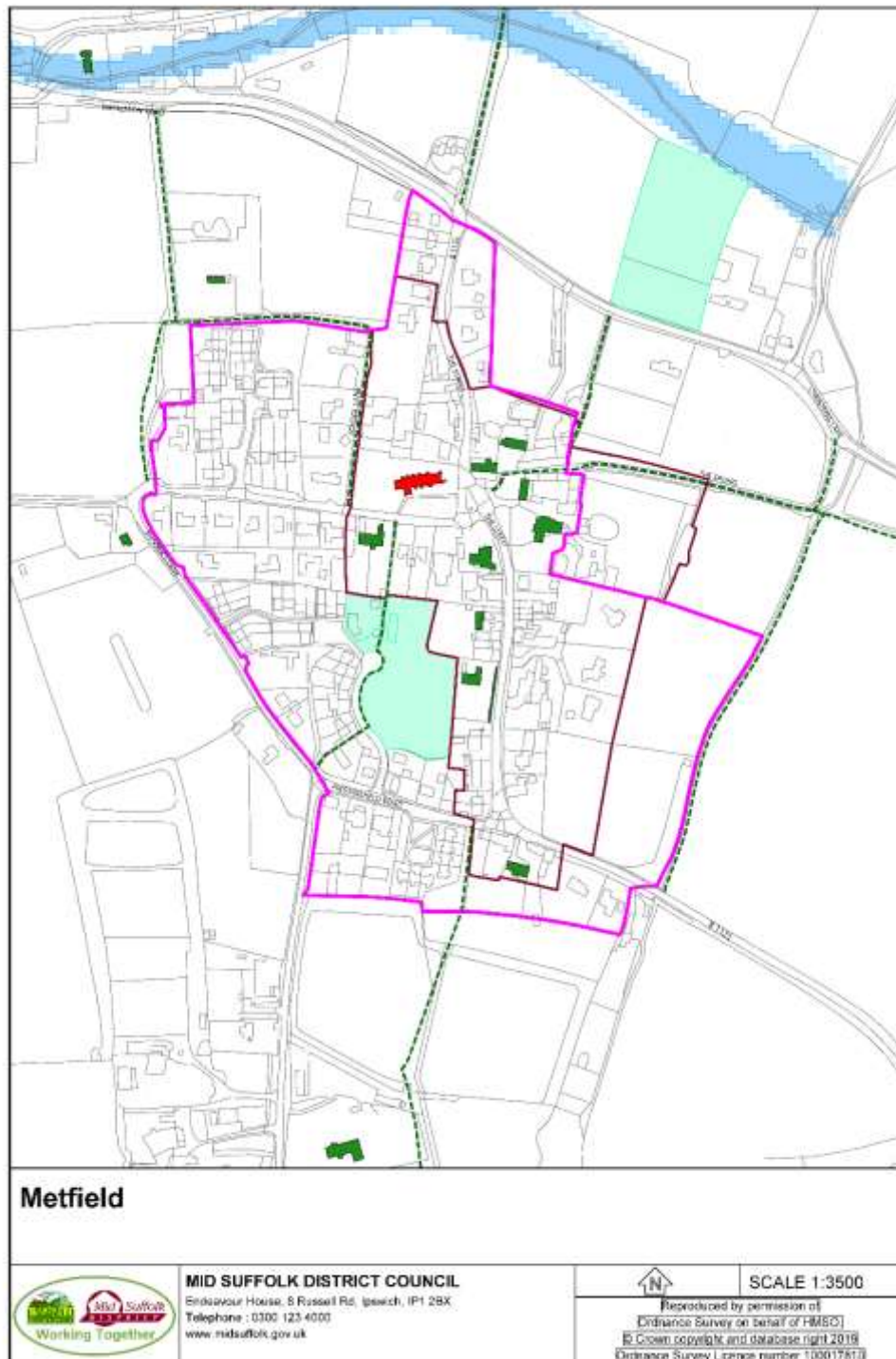
Mendham - Church

1.33 Mendham is located east of the A143 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings primarily the Church of all Saints and surrounding buildings. The landscape in Mendham and the immediate surrounding area is characterised primarily west of Denny's Hill and Withersdale Road as Wooded Valley Meadowlands and Fens east of the same roads characterised as Rolling Valley Claylands.



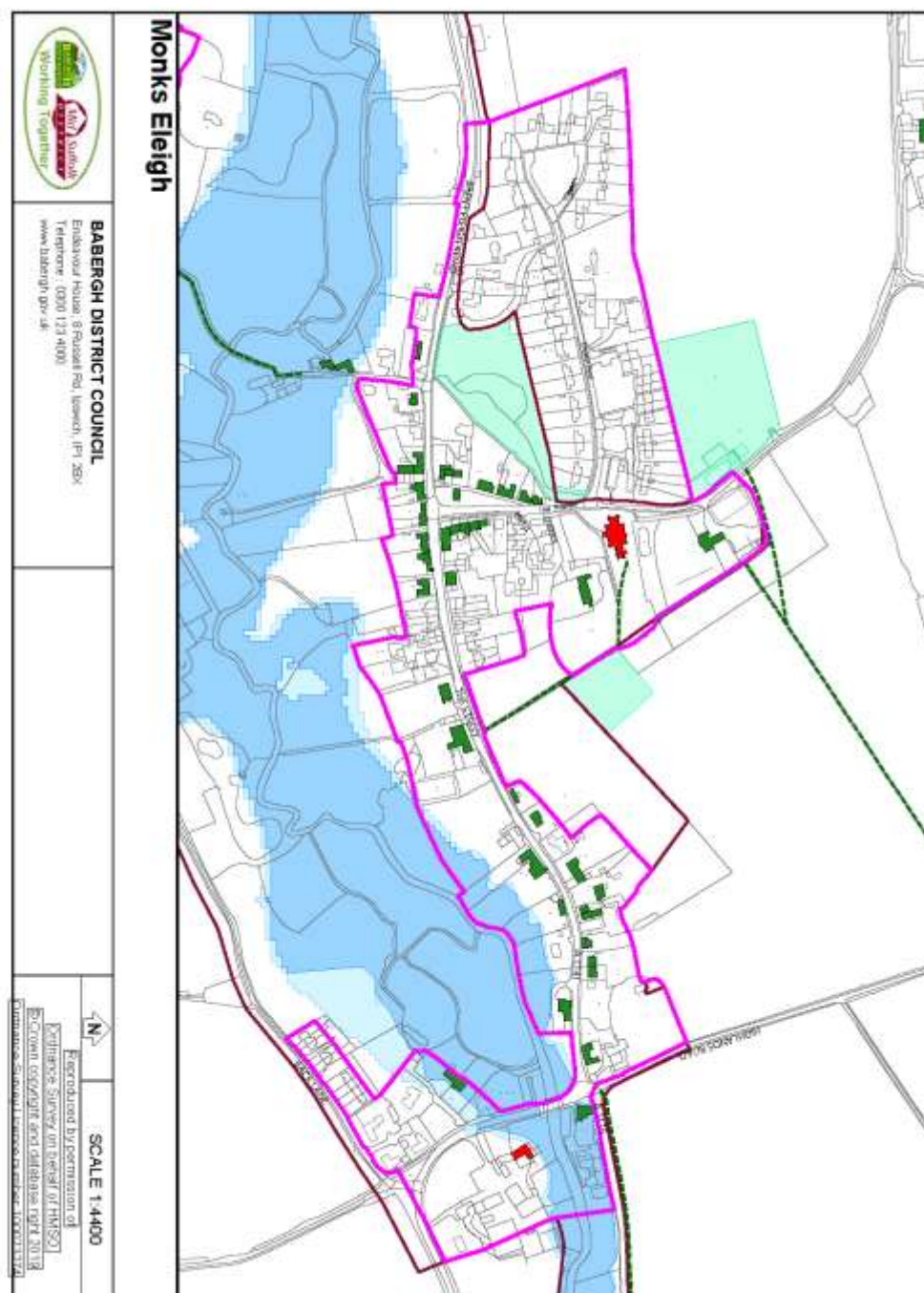
Metfield

1.34 Metfield is located on the B1123 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings primarily the Church of St. John the Baptist and surrounding buildings. The Conservation Area encompasses the central spine along the B1123 within the settlement. The landscape in Metfield and the immediate surrounding area is characterised as Plateau Claylands.



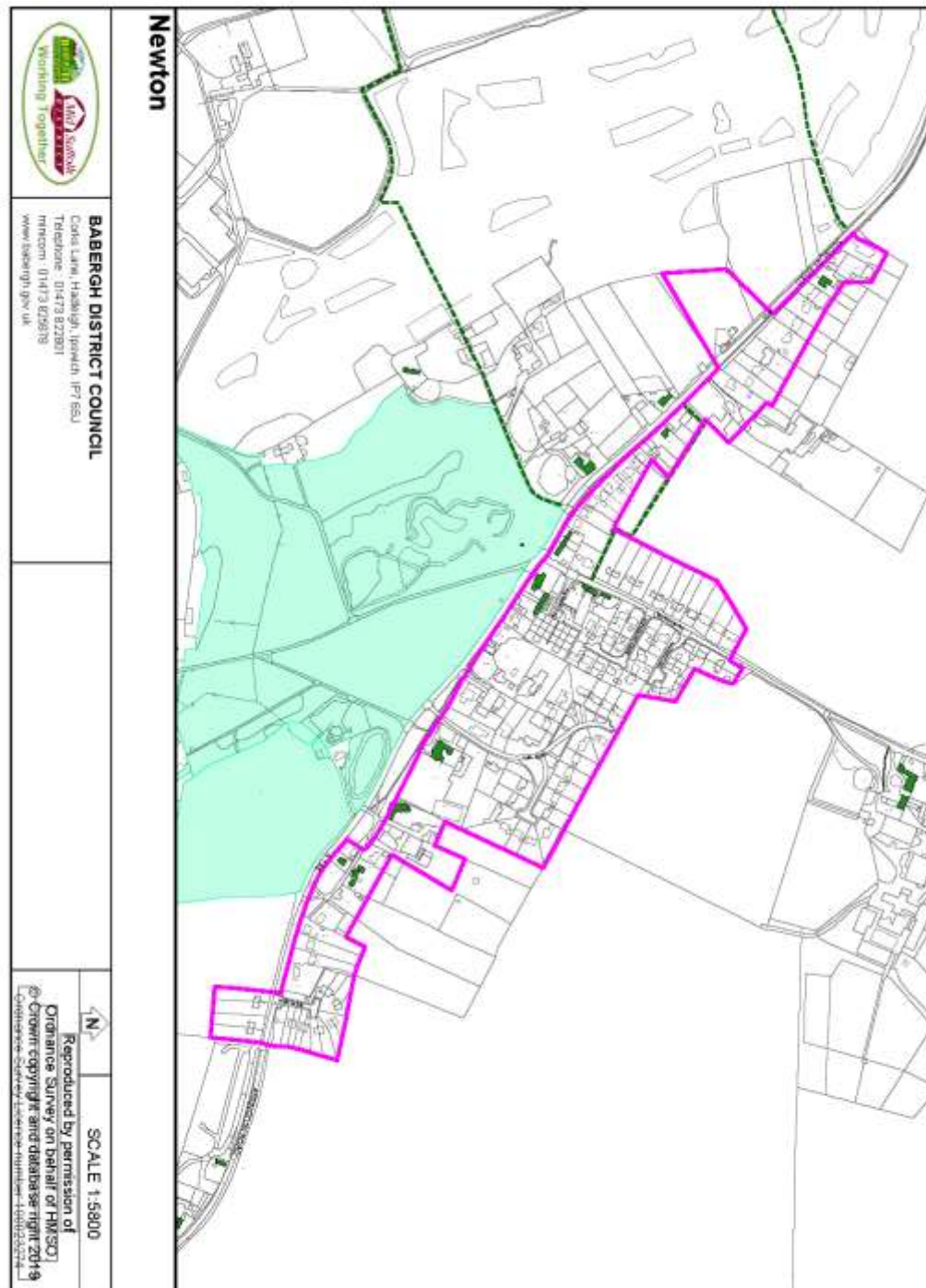
Monks Eleigh

1.35 Monks Eleigh is located along the A1141 and is identified as a Hinterland Village. Monks Eleigh – Swingleton Green is classified separately as a Hamlet Village. The settlement consists of listed buildings of a primarily linear pattern along The Street and the southern aspect of Church Hill, with a small number of 20th century residential development. The large Conservation Area encompasses most of the settlement and extends south encompassing Singleton Green along Back Lane. The landscape in Monks Eleigh and the immediate surrounding area is characterised as Rolling Valley Farmlands.



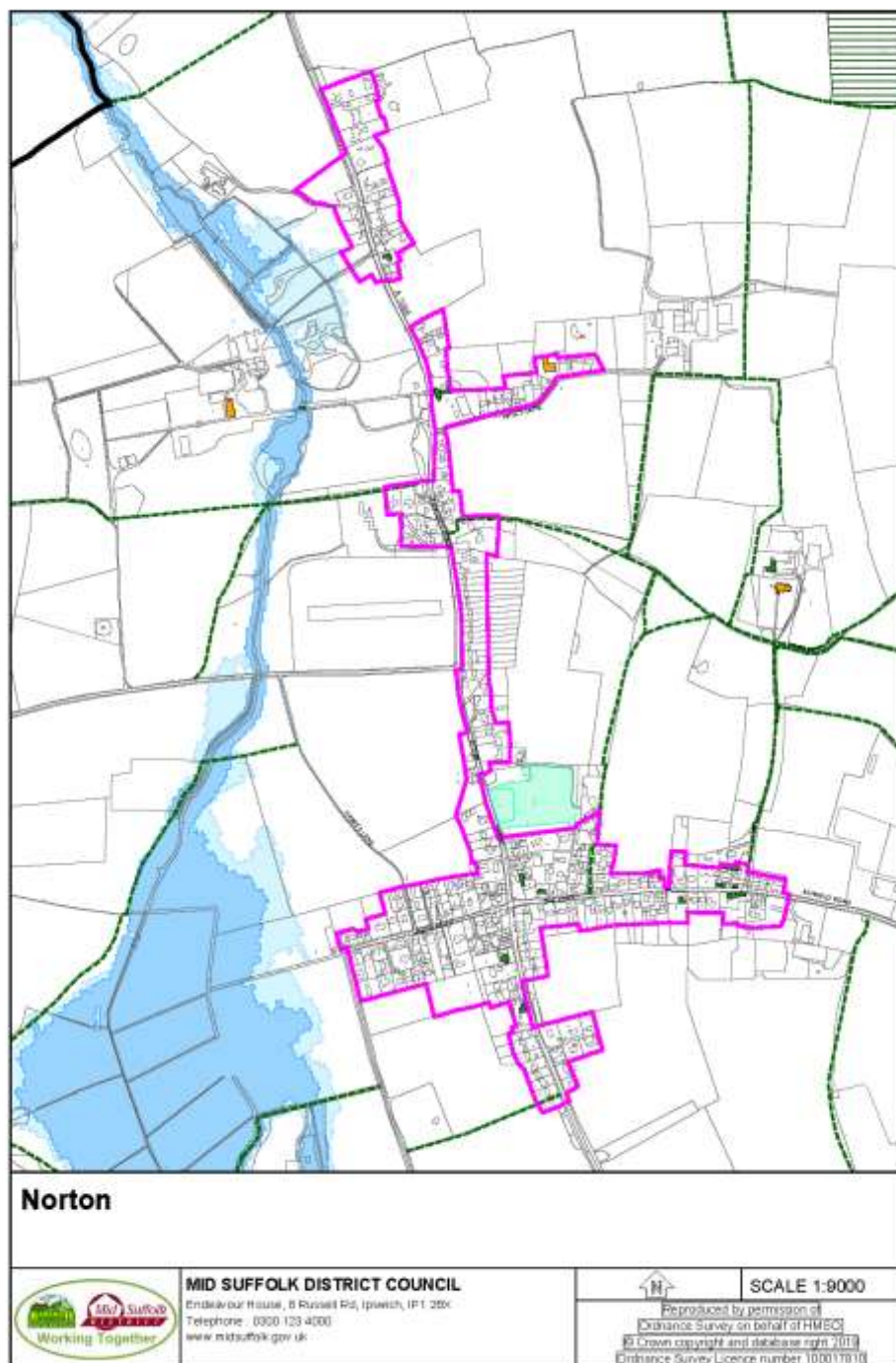
Newton

1.36 Newton is located south-east of Sudbury along the A134 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with several listed buildings. The landscape in Newton and the immediate surrounding area is characterised as Ancient Rolling Farmlands. South of Quaker Lane is an ancient woodland.



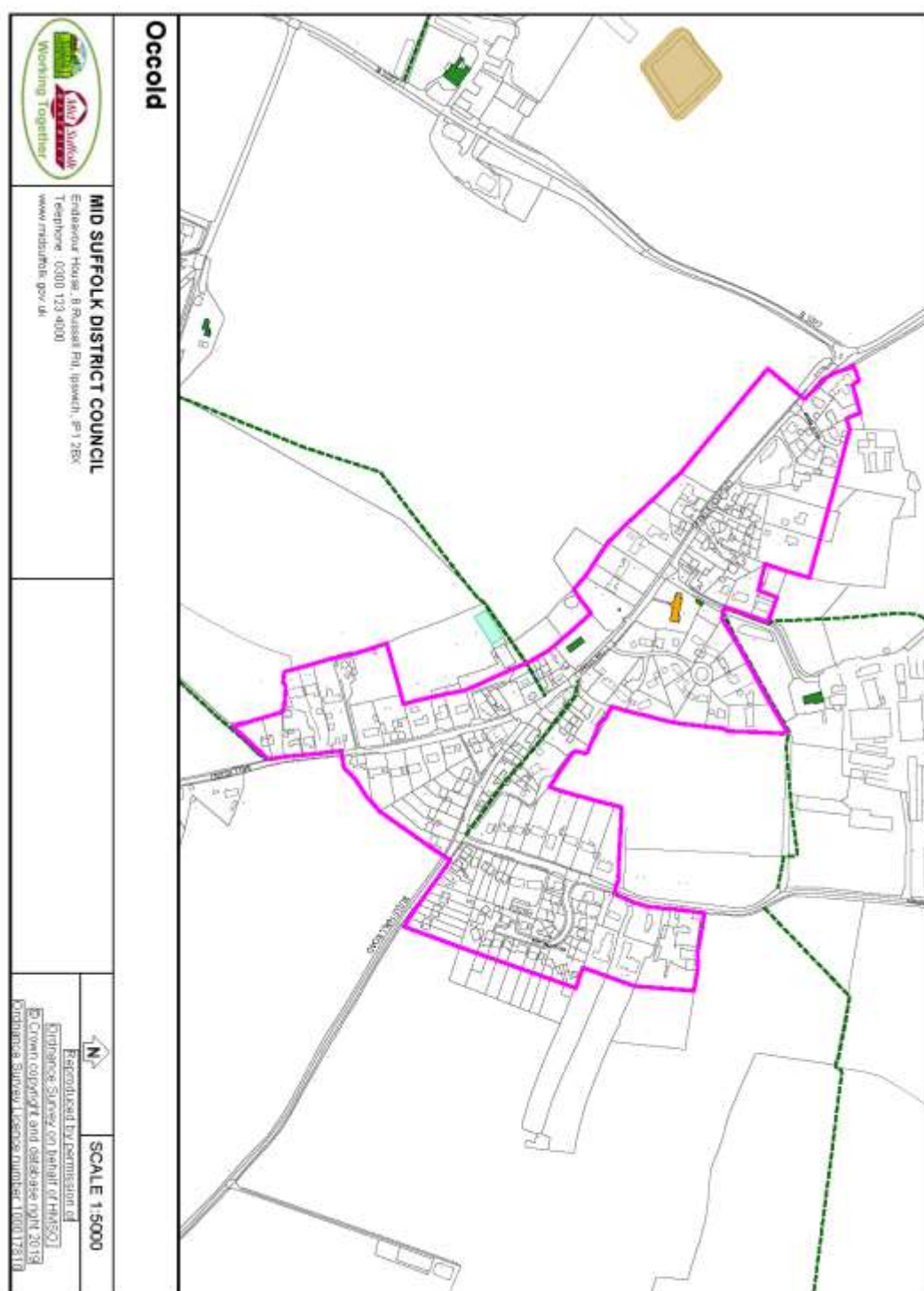
Norton

1.37 Located along the A1088, approximately 3.5km east of Thurston, Norton is classified as a Hinterland Village. Norton – Little Green and Ashfield Road is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with a small number of dispersed individual listed buildings. The landscape in Norton and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands.



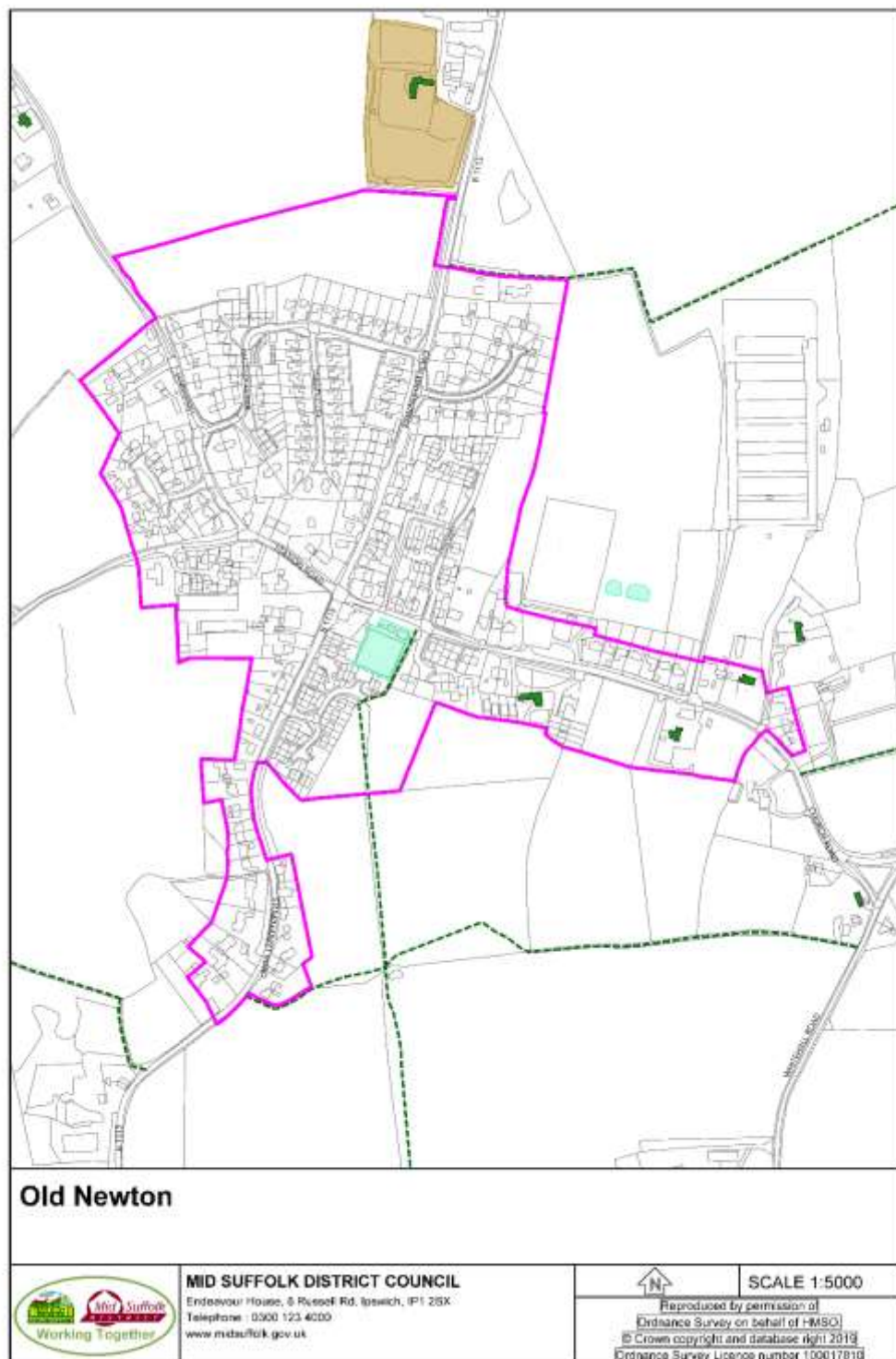
Occold

1.38 Occold is located east of the B1077, south of Eye and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Occold and the immediate surrounding area is characterised as Plateau Claylands.



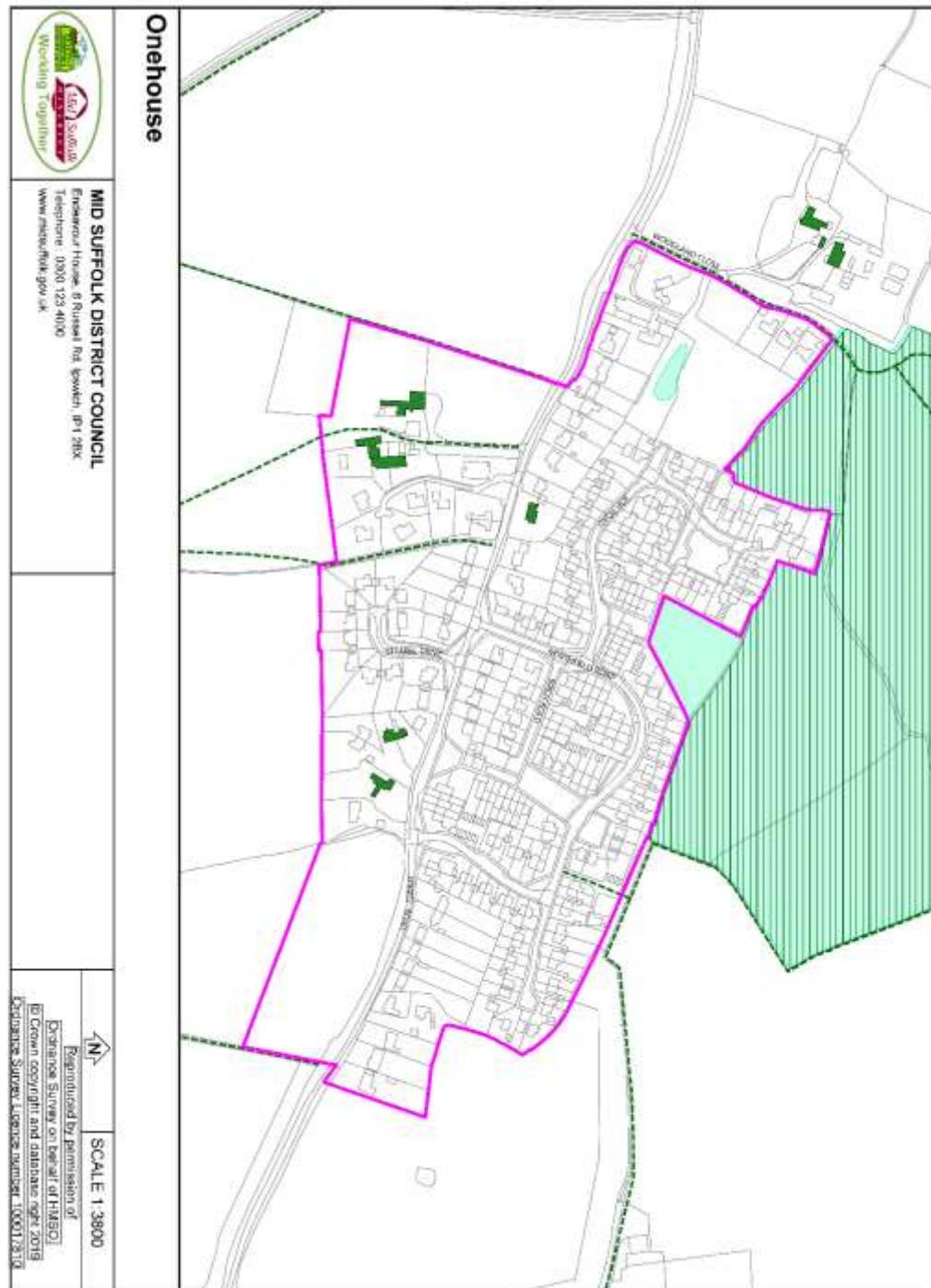
Old Newton

1.39 Old Newton is located north of Stowmarket and is identified as a Hinterland Village. Old Newton – Church is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Old Newton and the immediate surrounding area is characterised as Ancient Plateau Claylands.



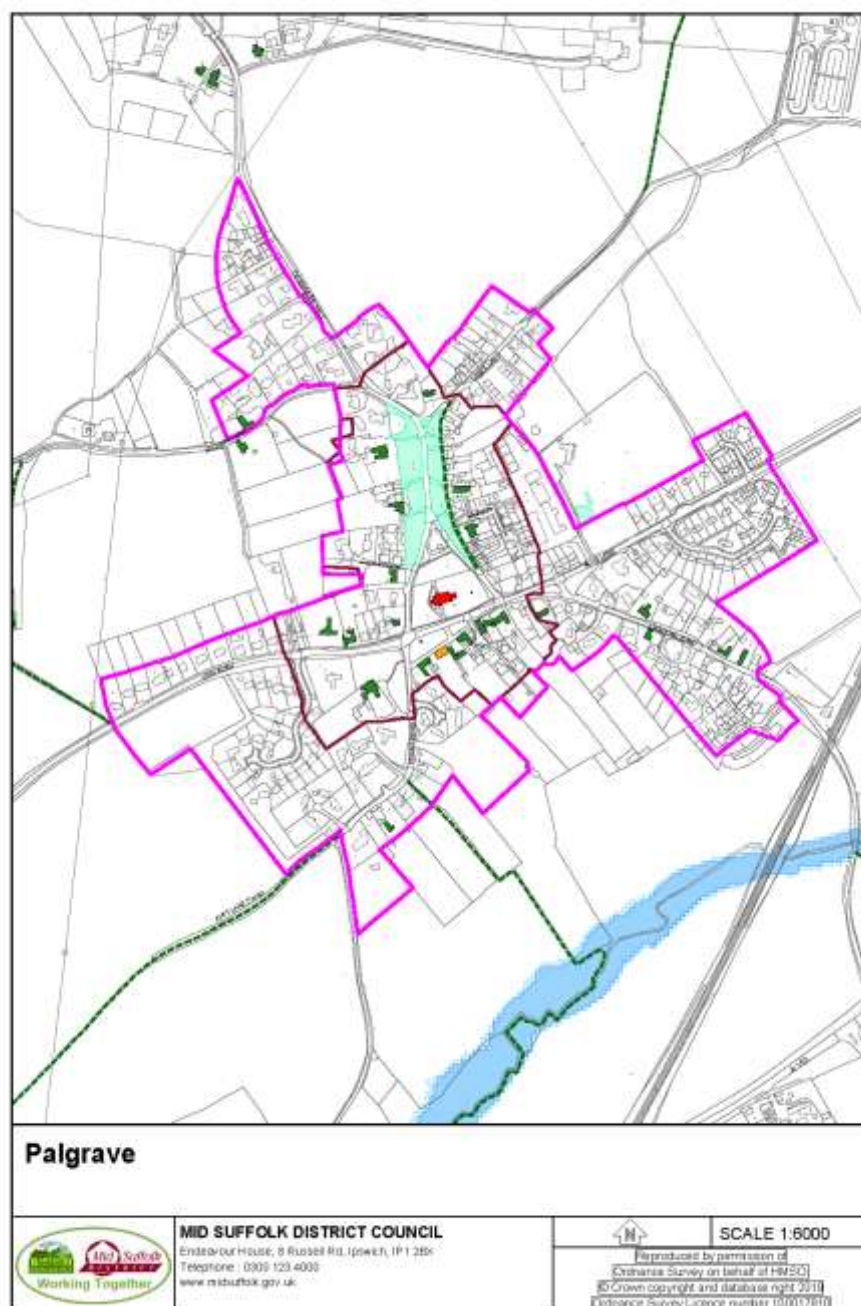
Onehouse

1.40 Onehouse is located south of the A14, north-west of Stowmarket and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. Some of the Stowmarket urban settlement extends into adjoining parishes such as Onehouse. The landscape in Onehouse and the immediate surrounding area is characterised as Ancient Rolling Farmlands. Northfield Wood is an ancient woodland.



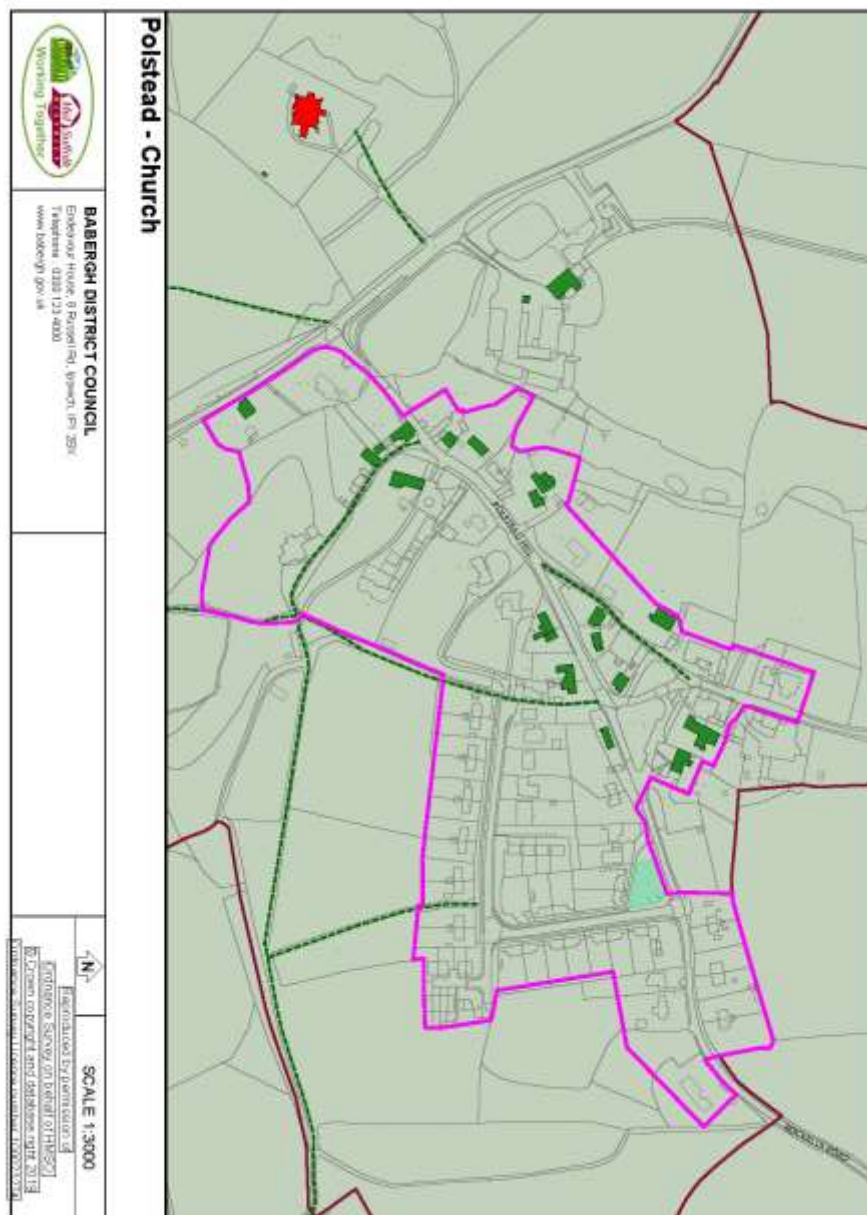
Palgrave

1.41 Palgrave is located south of Diss and the South Norfolk District Boundary and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with several listed buildings mainly located around the triangular green around The Parish Church of Saint Peter. The Green is also the core of the settlement and the Conservation Area. The landscape in Palgrave and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands with a band that wraps around from the north, east to the south characterised as Rolling Valley Farmlands and Furze. Palgrave lies within the Protected Habitats Mitigation Zone.



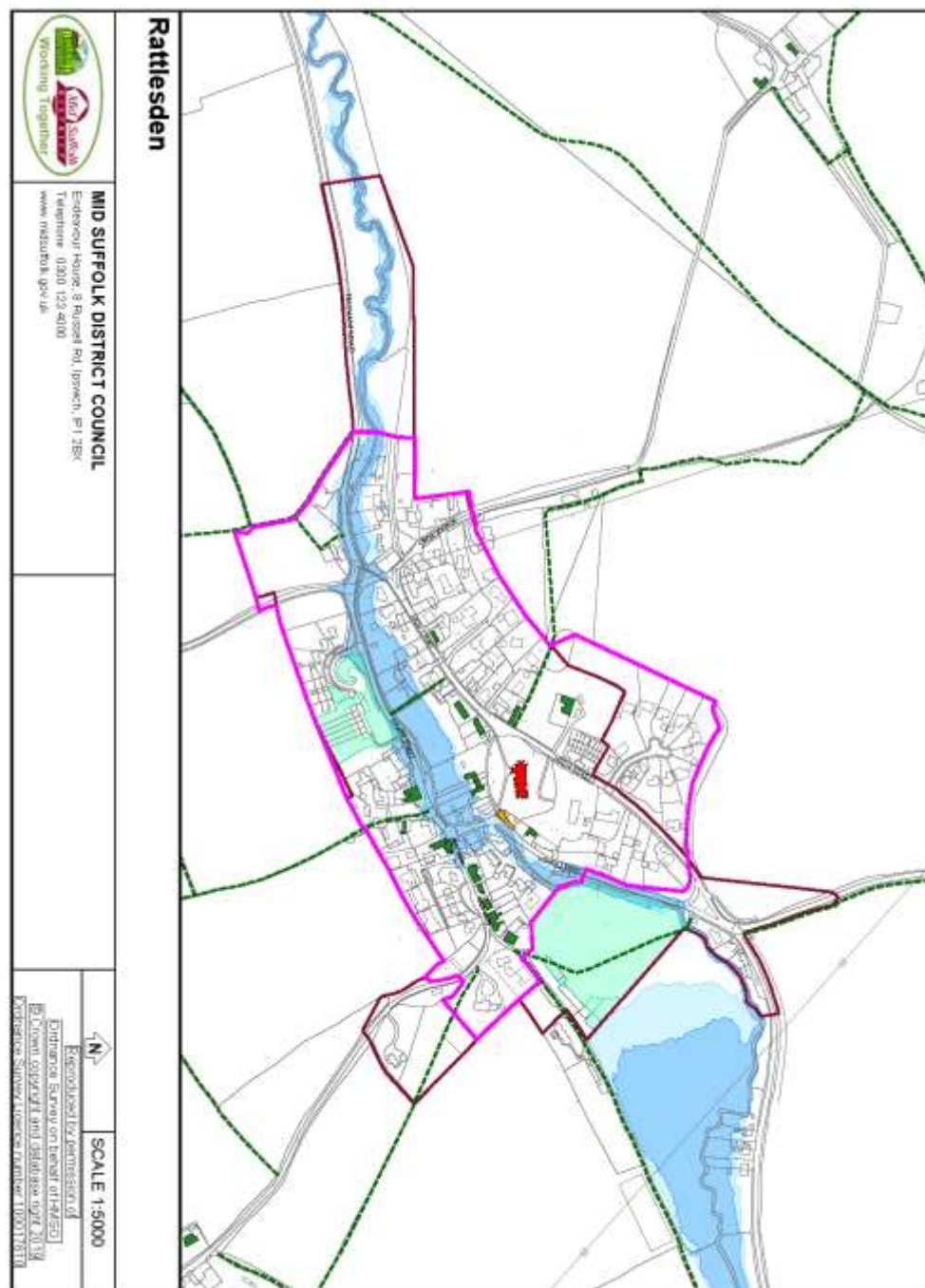
Polstead - Church

1.42 The parish of Polstead contains a number of disperse settlements. Polstead – Church is located north of Stoke By Nayland and south of the A1071 and is identified as a Hinterland Village. Bower House Tye, Hadleigh Heath, Polstead Heath, Mill Street and Whitestreet Green are classified separately as Hamlet Villages. The settlement consists of 20th century residential development. The Conservation Area encompasses the whole of the settlement and extends west and south beyond the settlement boundary. In the northern aspect of the landscape in Polstead and the immediate surrounding area is characterised as Ancient Rolling Farmlands, the southern aspect is characterised as Rolling Valley Farmlands. Polstead is located with the Dedham Vale AONB. Polstead falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



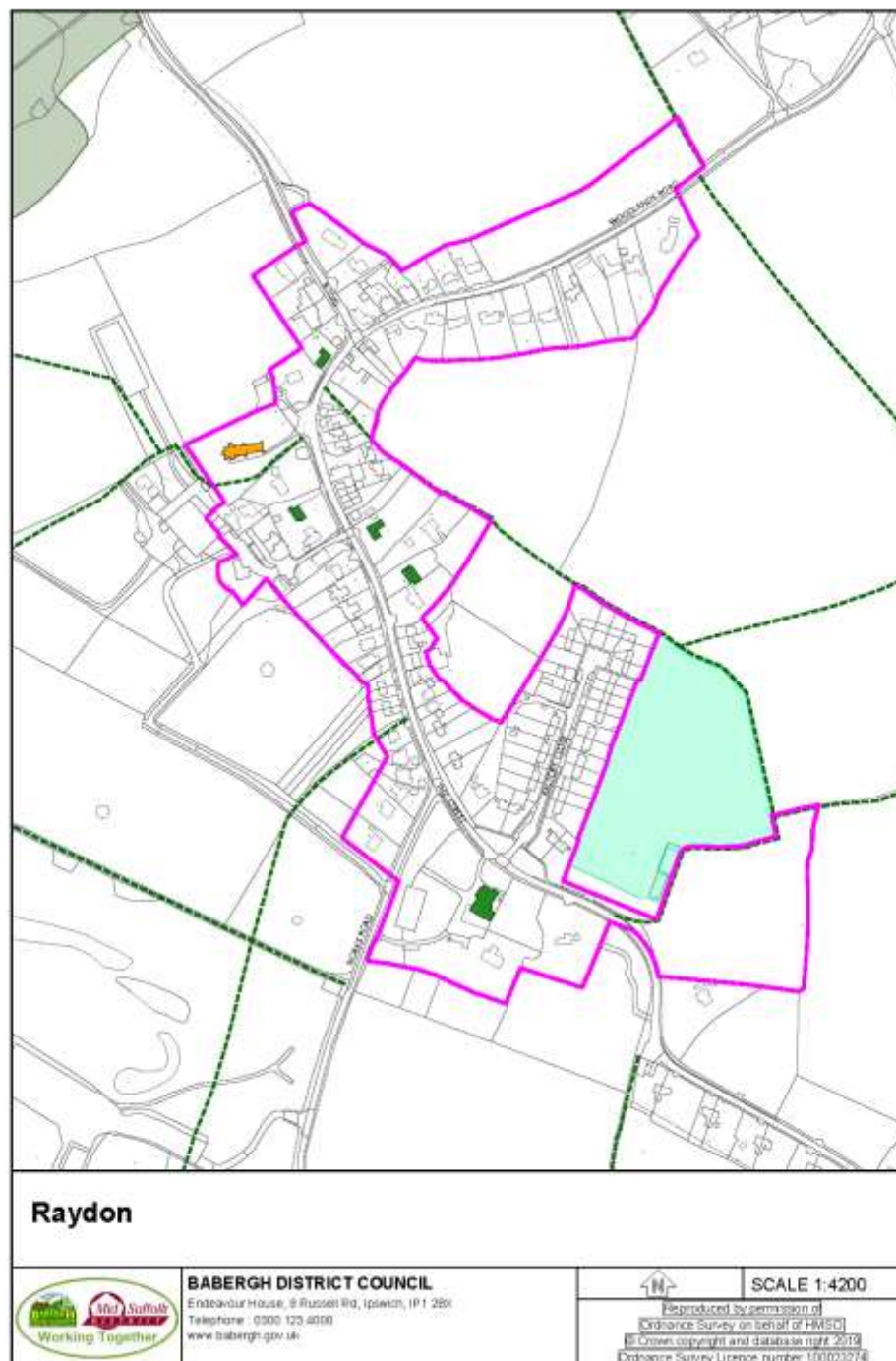
Rattlesden

1.43 Rattlesden is located south of Woolpit and approximately 13km south of the A14 and is identified as a Hinterland Village. Rattlesden – Poystreet Green and Top Road is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with a concentration of listed buildings close to the Church of St Nicholas (Grade I). The Conservation area encompasses most of the settlement. The landscape in Rattlesden and the immediate surrounding area is characterised as Rolling Valley Claylands.



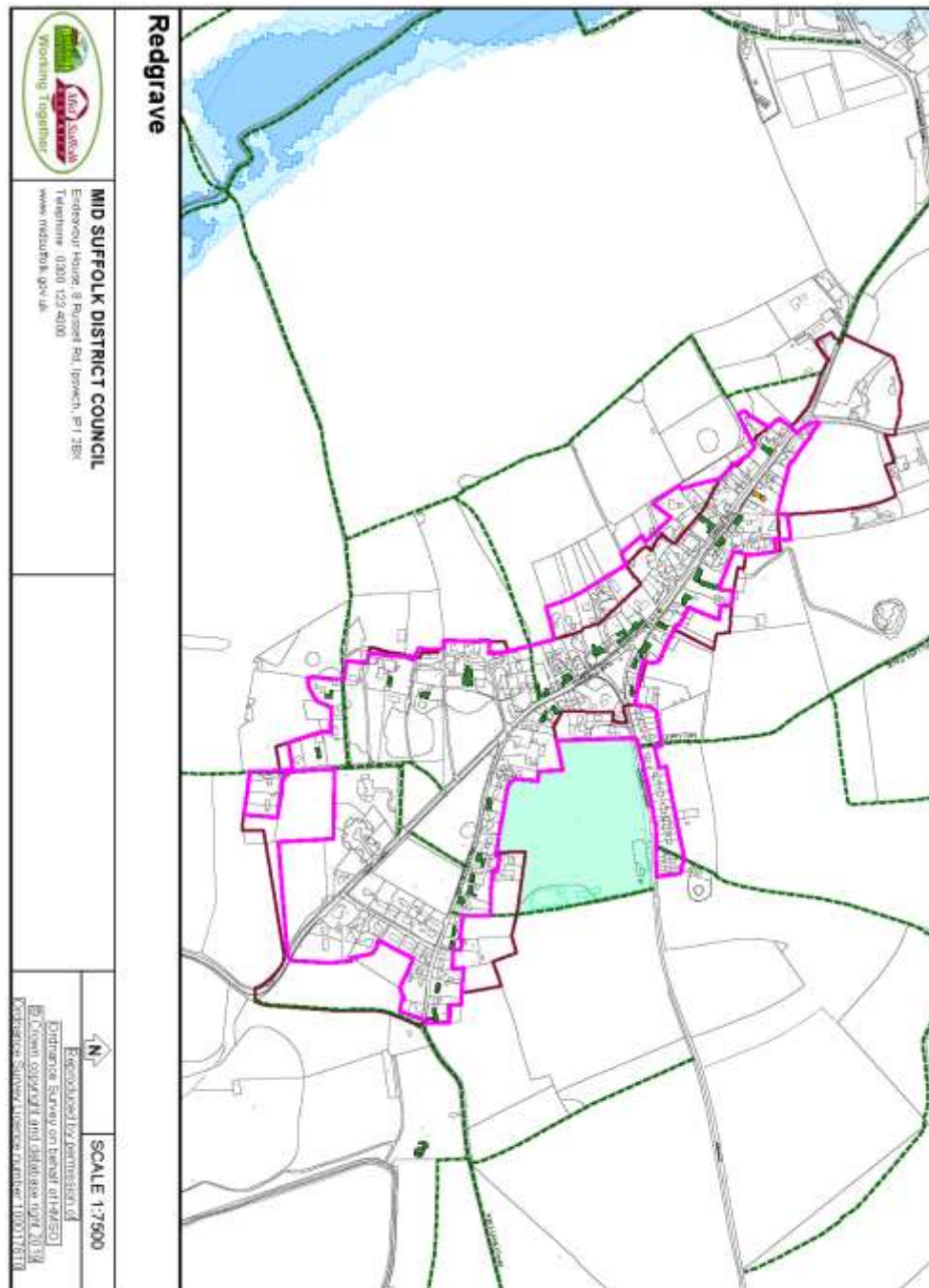
Raydon

1.44 Raydon is located approximately 3km south-east of Hadleigh and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Raydon and the immediate surrounding area is characterised as Ancient Estate Claylands. Dedham Vale AONB lies to the west of the settlement. Raydon falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Redgrave

1.45 Redgrave is located north of Botesdale and the A143 and is identified as a Hinterland Village. The settlement pattern is of linear development along the B1113 and Halfmoon Lane and consists primarily of listed buildings and several 20th century residential developments. The Conservation Area encompasses most of Redgrave. The landscape in Redgrave and the immediate surrounding area is characterised as Ancient Plateau Claylands. Redgrave lies within the Protected Habitats Mitigation Zone.



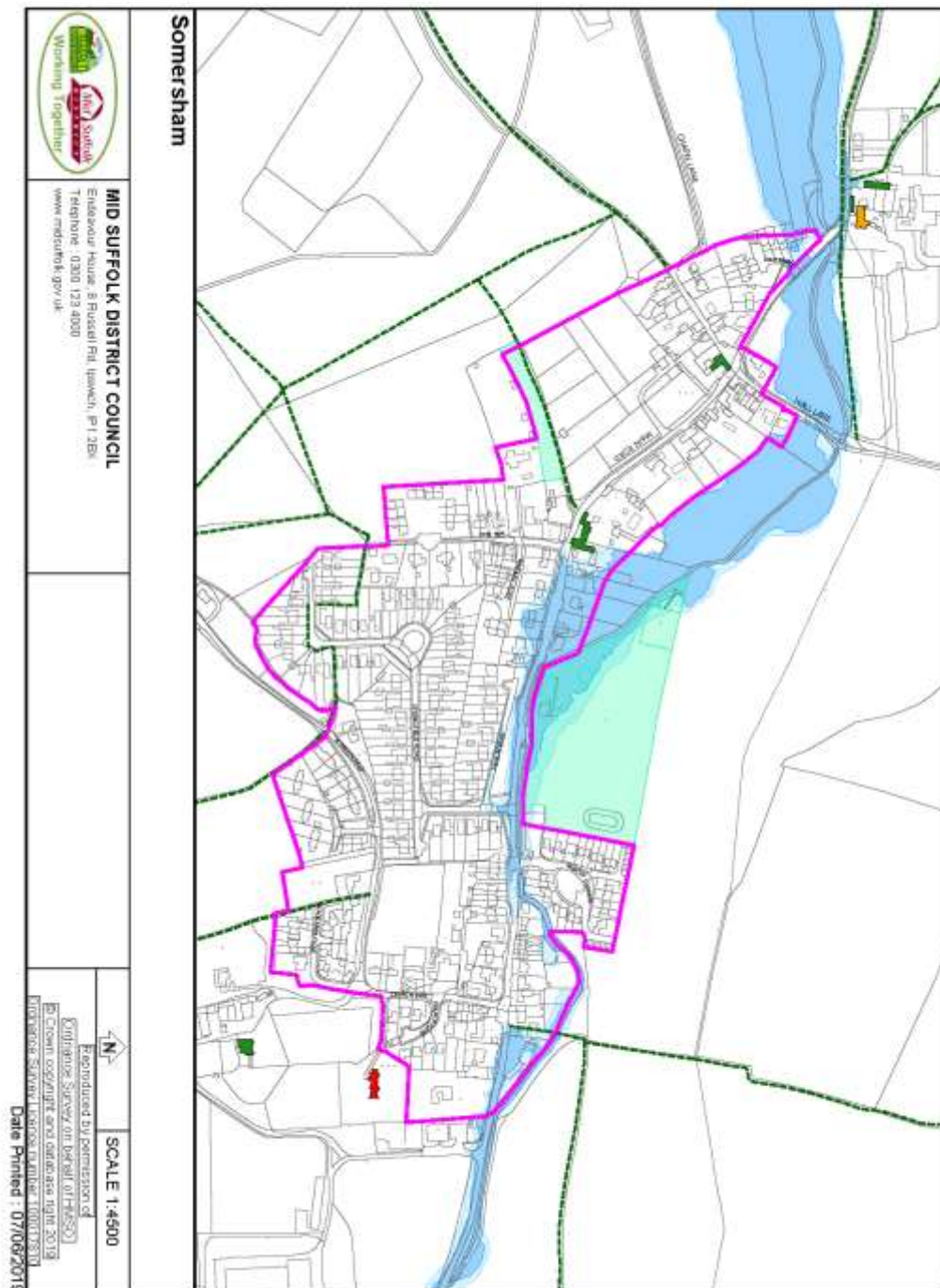
Shotley Gate

1.46 Shotley Gate is located on Shotley Peninsula at the end of the B1456 and is identified as a Hinterland Village. The settlement consists of 20th century residential development. The Conservation Area encompasses the land east of the B1456 which includes the Martello Towers. The landscape concentrated in the central spine of Shotley Gate and stretching northwards is characterised as Ancient Estate Farmlands the land surrounding this spine is characterised as Rolling Estate Farmlands. The Martello Towers and The Shotley Battery are all identified as Scheduled Monuments. North adjoining the settlement boundary is the Suffolk Coast and Heaths AONB and the adjoining estuary west of Shotley Pier, including a small section of the settlement is identified within the proposed extension to the AONB. The estuary that adjoins Shotley Gate on the eastern and western sides are also identified as Special Protection Areas and SSSI sites. Shotley Gate falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



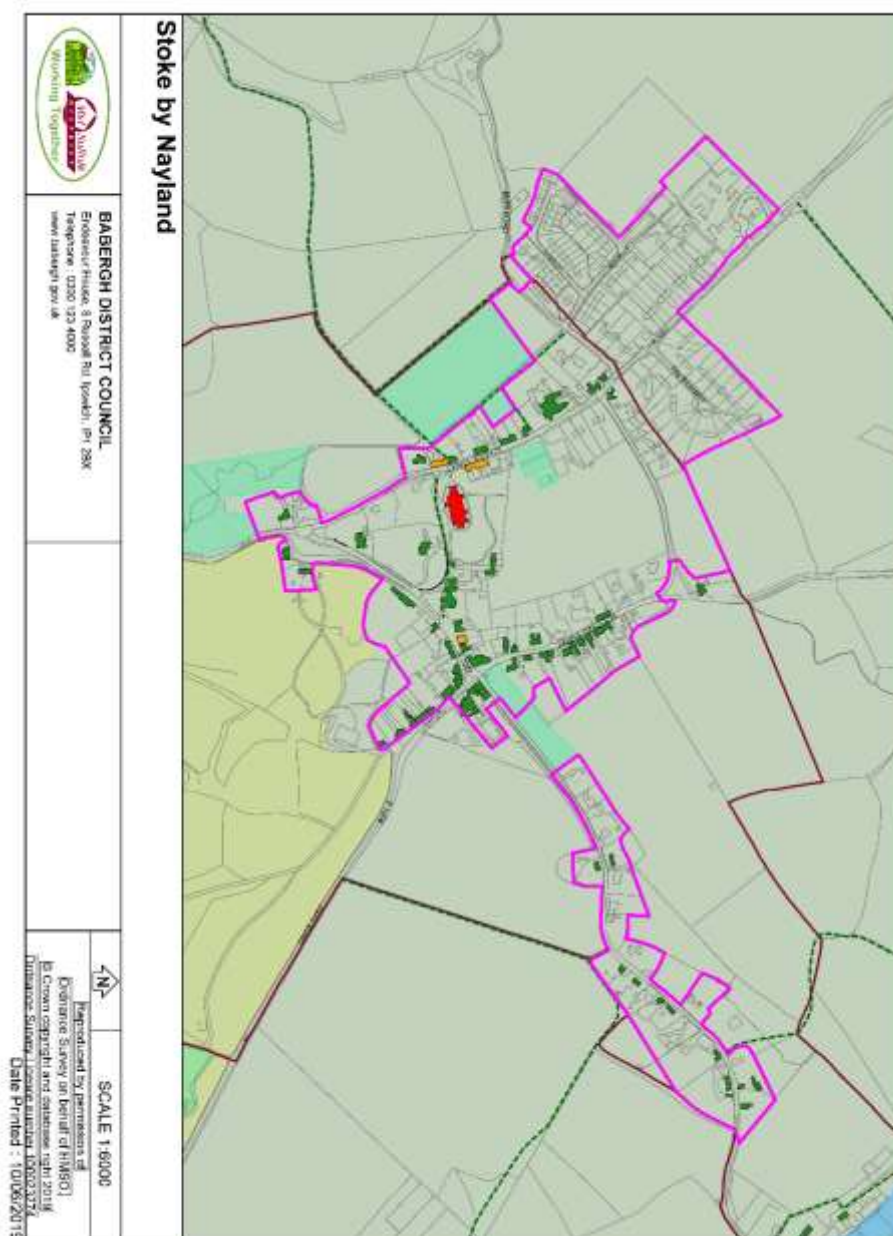
Somersham

1.47 Somersham is located west of the B1113 and the A14 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Somersham and the immediate surrounding area is characterised primarily as Rolling Valley Farmlands. Somersham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



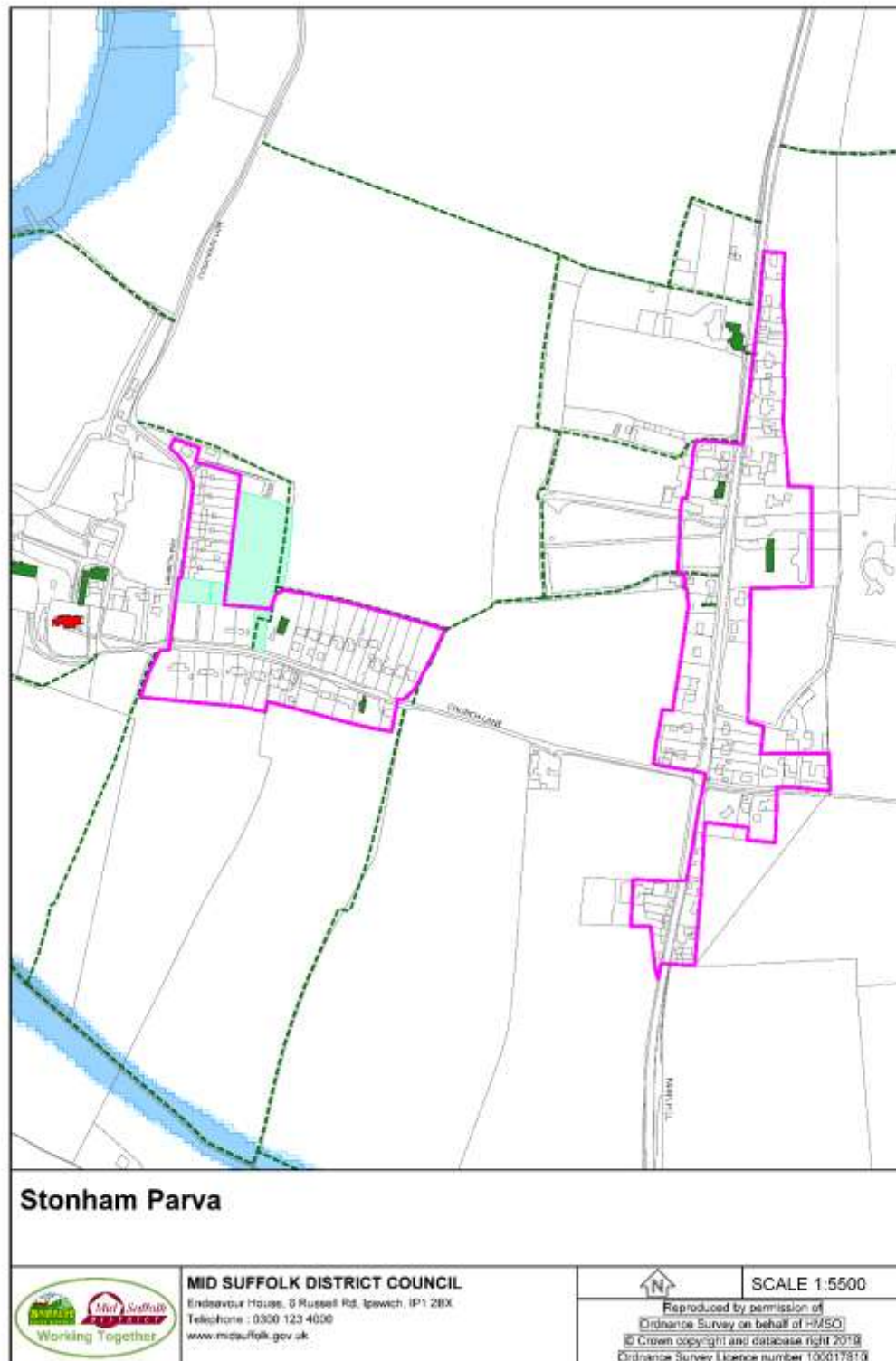
Stoke-by-Nayland

1.48 Stoke-by-Nayland is located approximately 4km from the Essex border and is identified as a Hinterland Village. Thorington Street is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with several listed buildings, primarily. The Conservation Area encompasses a large swathe of land that stretches beyond the settlement boundary, north-east up to Scotland Hall and south to Tendring Hall. The landscape in Stoke-by-Nayland and the immediate surrounding area is characterised primarily as Ancient Rolling Farmlands. Stoke-by-Nayland sites within the Dedham Vale AONB. Stoke-by-Nayland falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



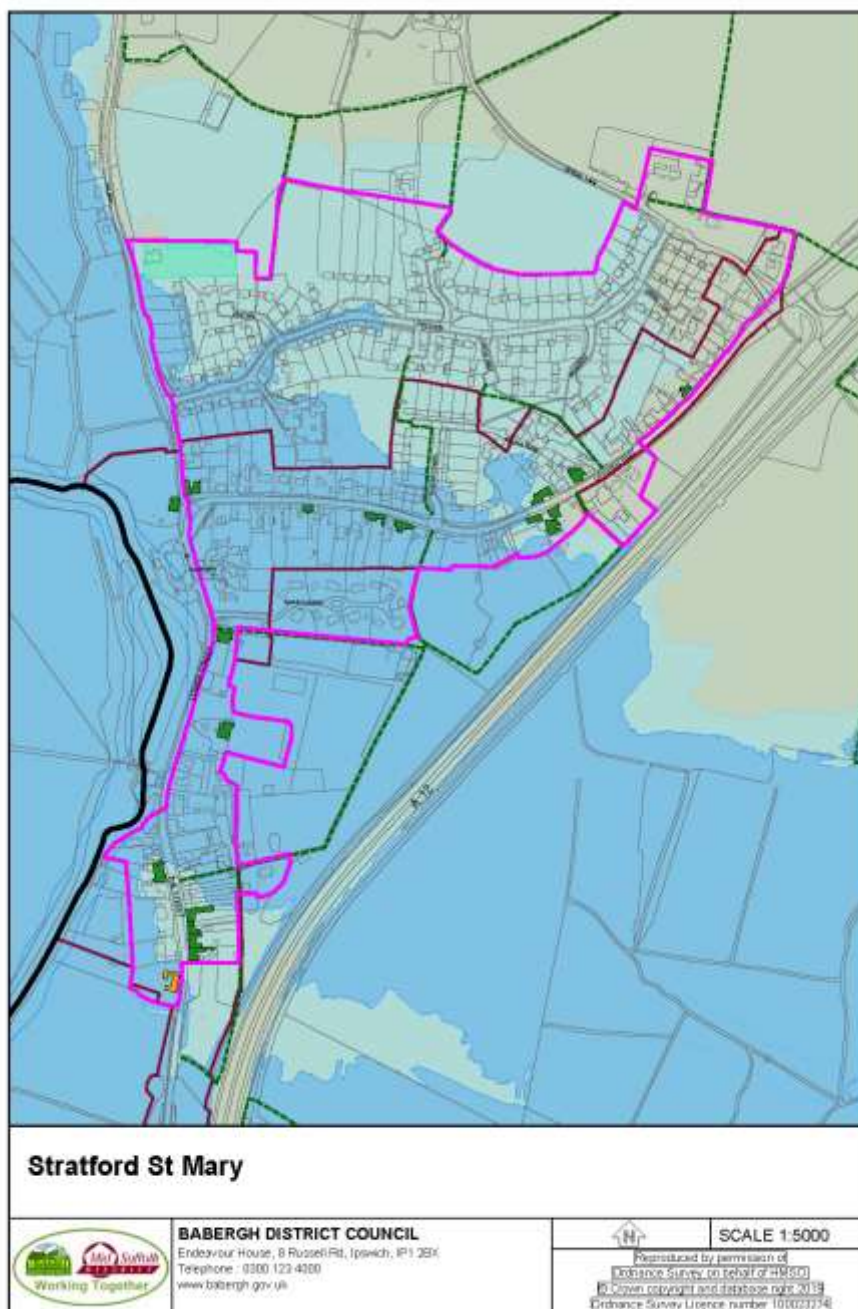
Stonham Parva

1.49 Stonham Parva is located along and west of the A140 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Stonham Parva and the immediate surrounding area is characterised as Plateau Claylands.



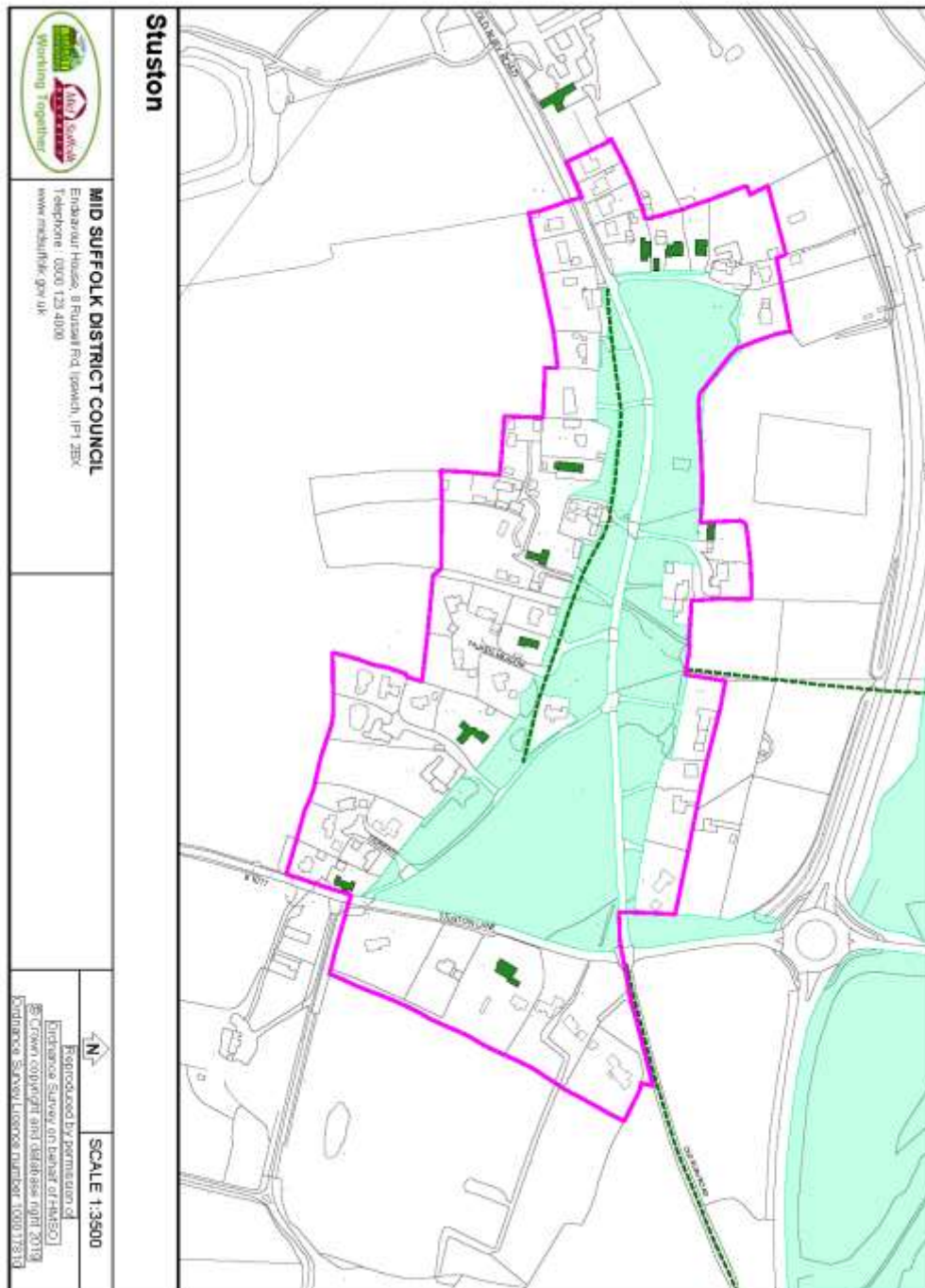
Stratford St Mary

1.50 Stratford St Mary is located north-west of the A12 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. There are two Conservation areas, one encompasses the southern aspect of the settlement the other is located east of the A12 and includes the Church of St Mary (Grade I). The landscape in Stratford St Mary and the immediate surrounding area is characterised primarily as Rolling Valley Farmlands. Stratford St Mary sits within the Dedham Vale AONB. Stratford St Mary falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



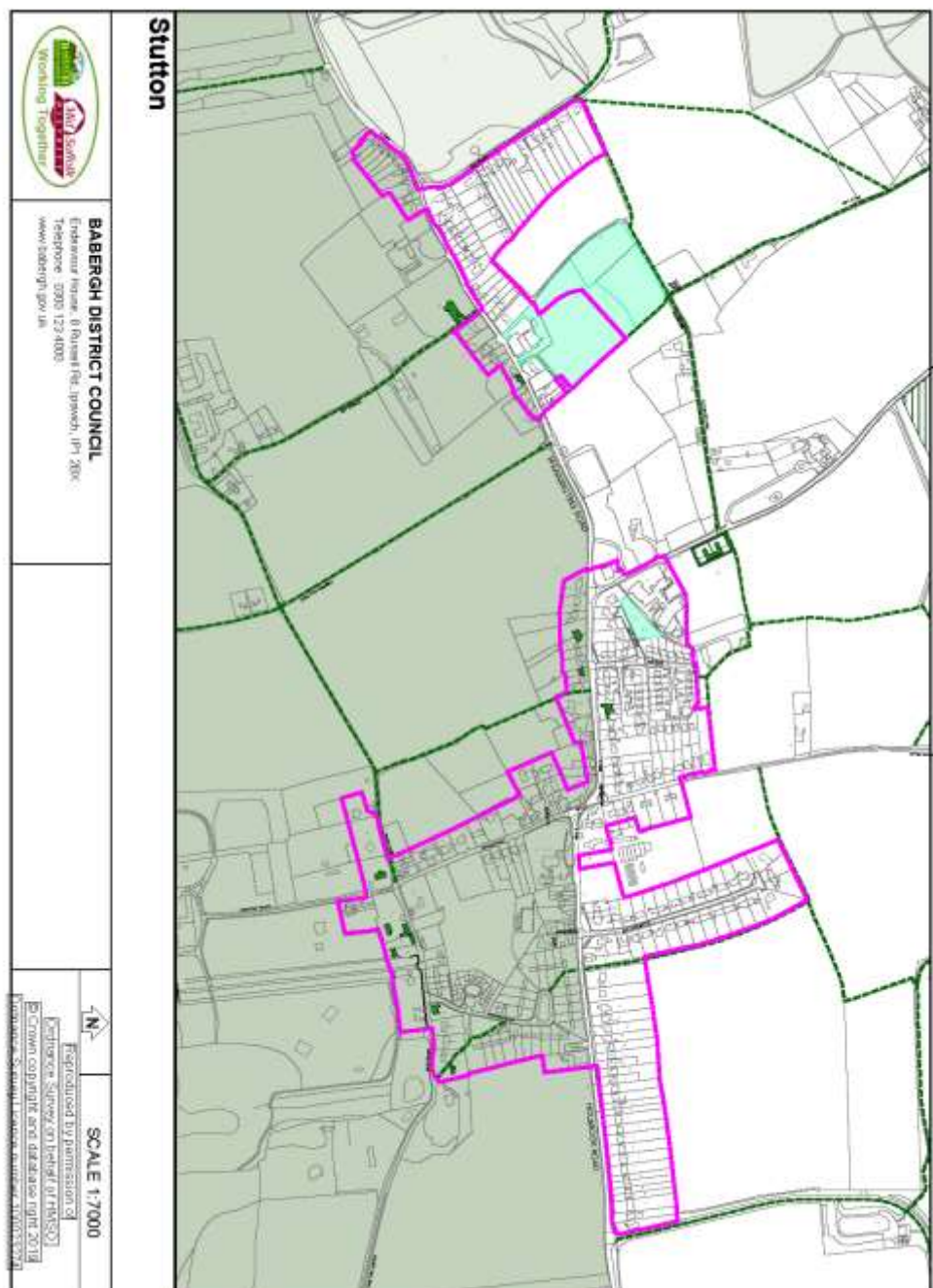
Stuston

1.51 Stuston is located west of the A140, south-east of Diss and the South Norfolk District Boundary and is identified as a Hinterland Village. The linear settlement pattern is concentrated along the Old Bury Road and consists of primarily listed buildings with a small number of 20th century residential development. The landscape in Stuston and the immediate surrounding area is characterised primarily as Rolling Valley Farmlands and Furze with the western aspect of the settlement characterised as Rolling Valley Claylands.



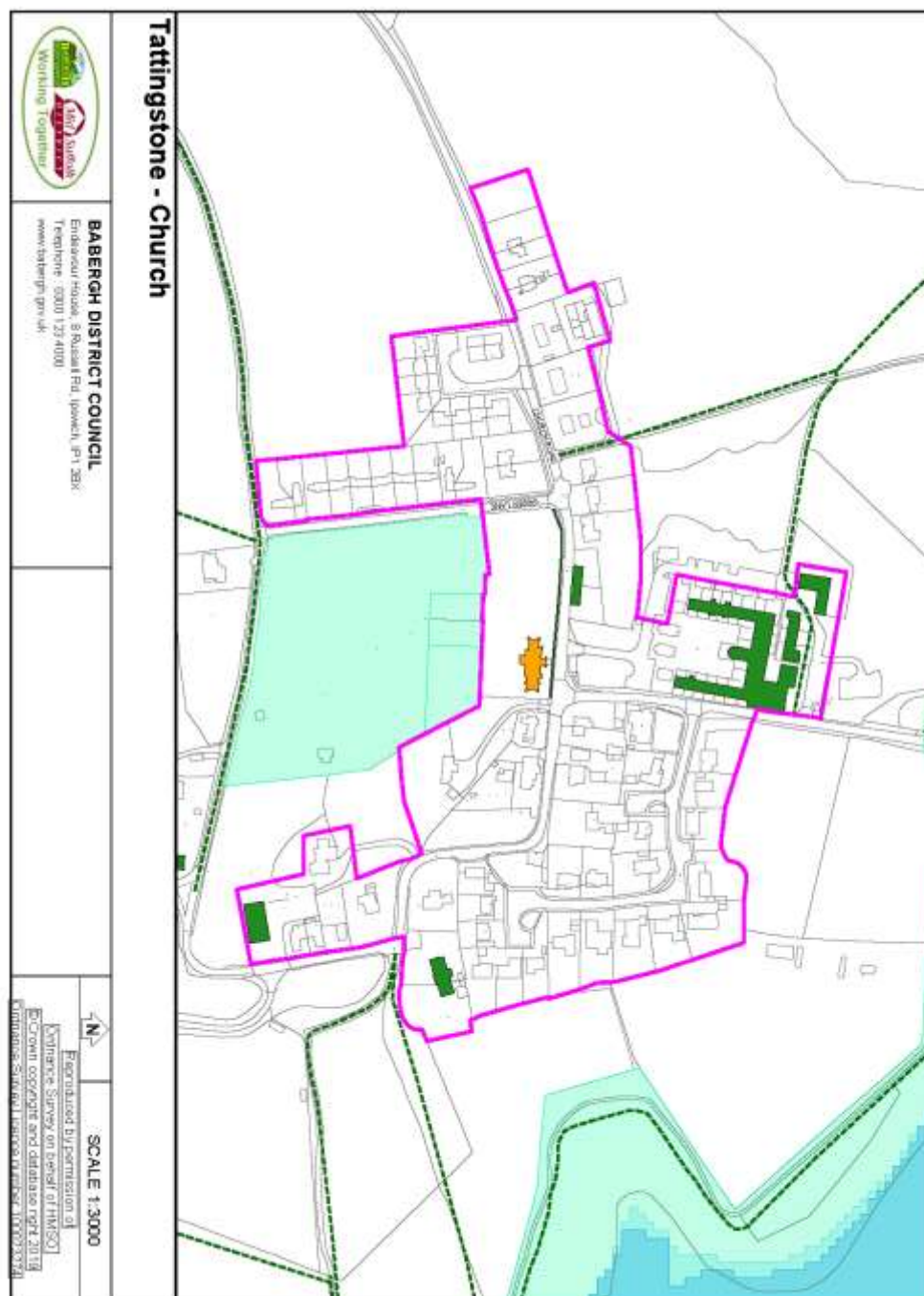
Stutton

1.52 Stutton is located on Shotley Peninsula along the B1080, east of the A137 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Stutton and the immediate surrounding area is characterised as Plateau Estate Farmlands. The settlement south of the B1080 is within the Suffolk Coasts and Heaths AONB. Stutton falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



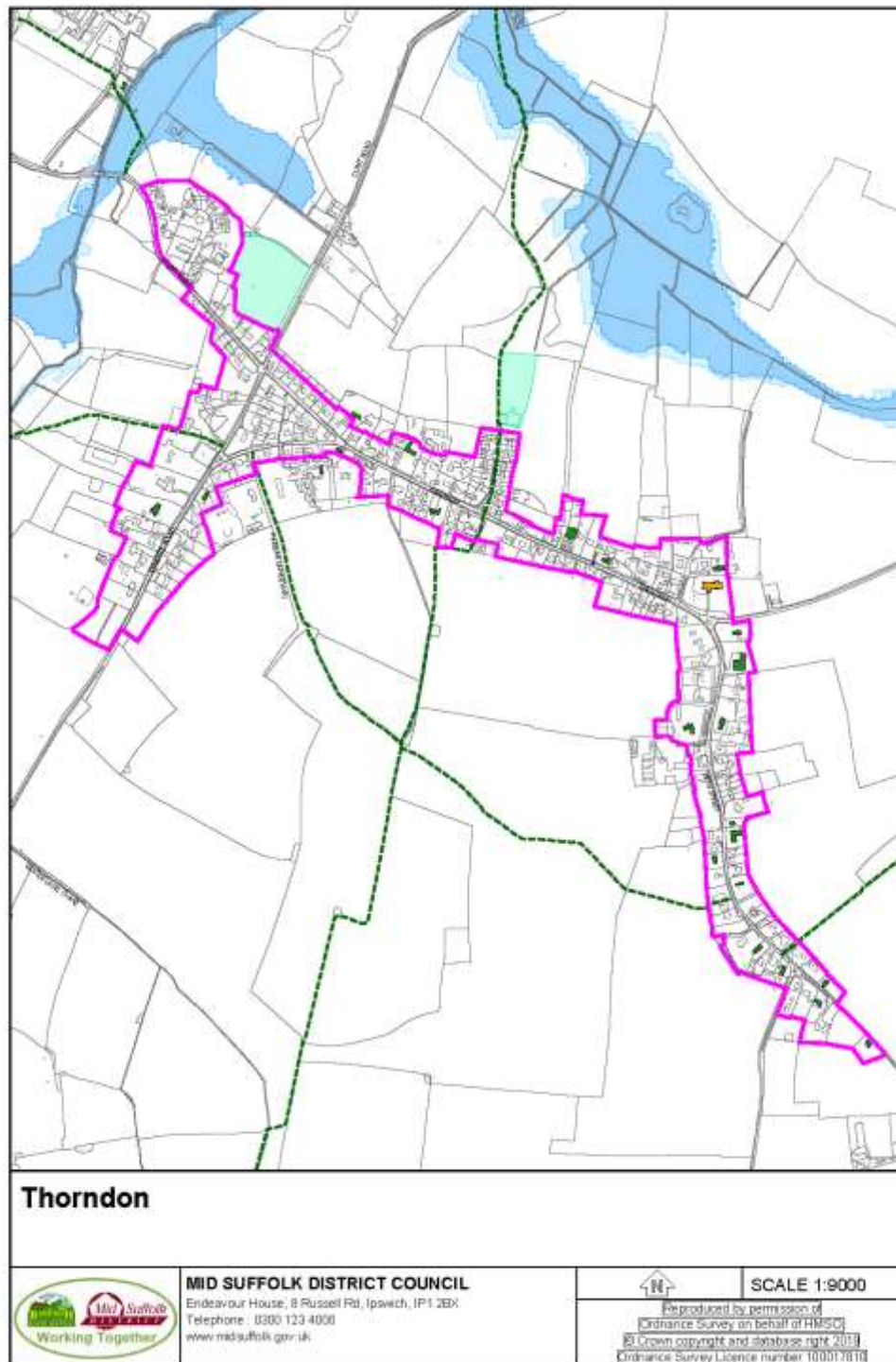
Tattingstone – Church

1.53 Tattingstone is located on the Shotley Peninsula, east of the A137 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Tattingstone and the immediate surrounding area is characterised primarily as Ancient Estate Farmlands. Tattingstone falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



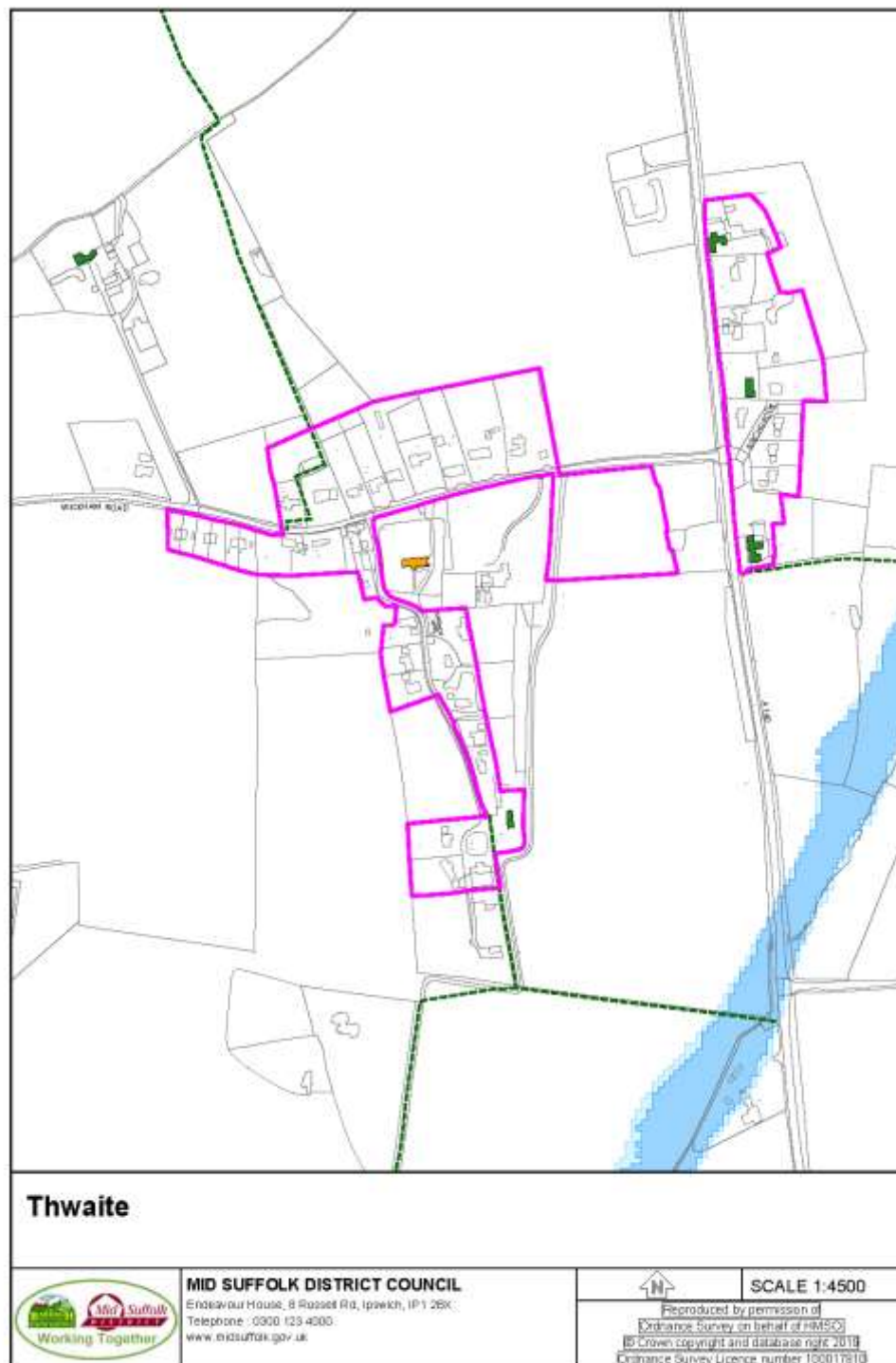
Thorndon

1.54 Thorndon is located east of the A140 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with several listed buildings. The landscape in Thorndon and the immediate surrounding area is characterised primarily as Rolling Valley Claylands with the large area east and south of Post Mill Roundhouse (Grade II) characterised as Plateau Claylands.



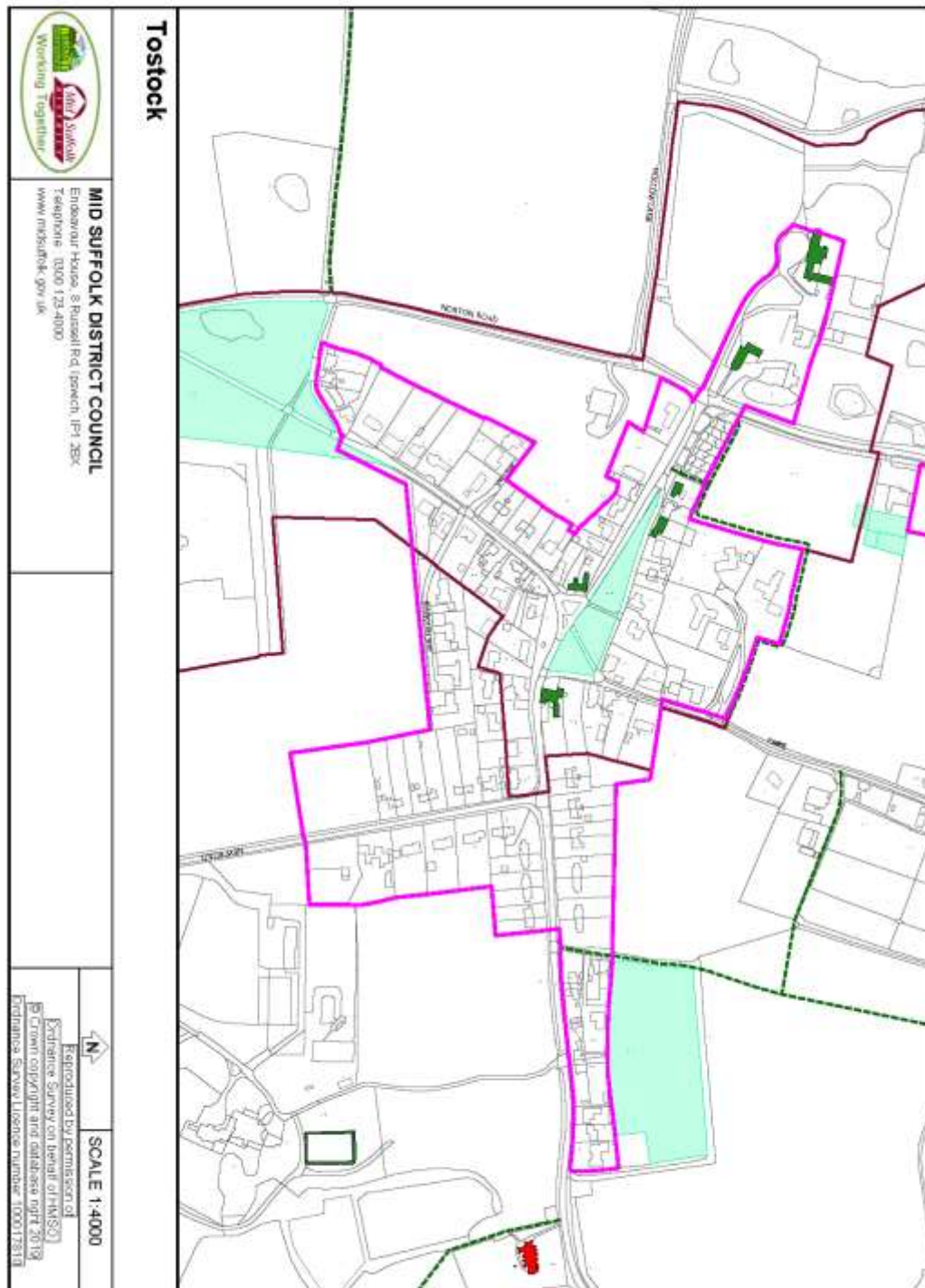
Thwaite

1.55 Thwaite is located west of the A140 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Thwaite and the immediate surrounding area is characterised as Rolling Valley Claylands.



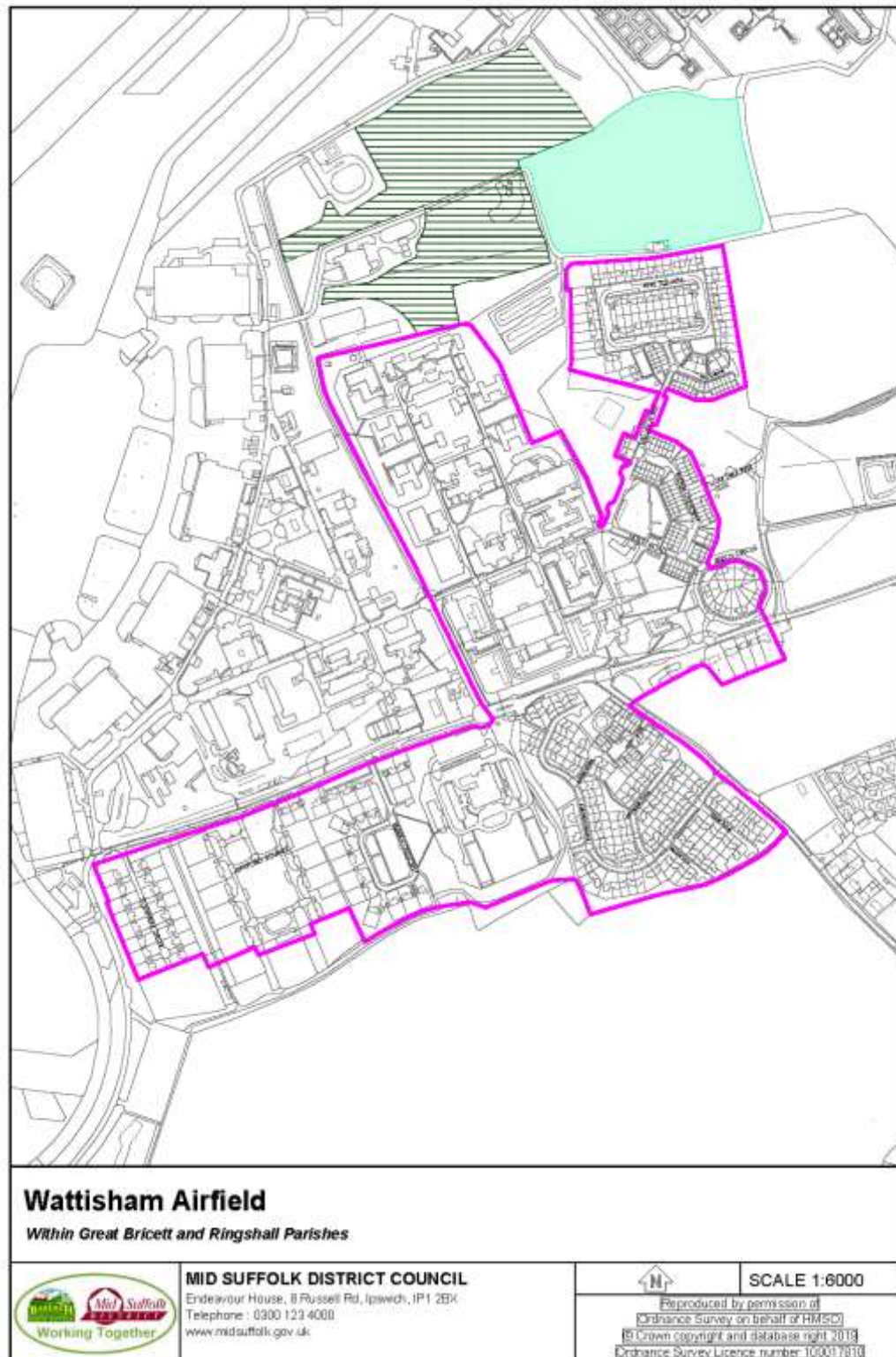
Tostock

- 1.56 Located approximately 2km north of Woolpit and the A14, Tostock is classified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The Conservation Area encompasses most of the settlement including greens and open spaces. The landscape in Tostock and the immediate surrounding area is characterised as Ancient Rolling Farmlands.



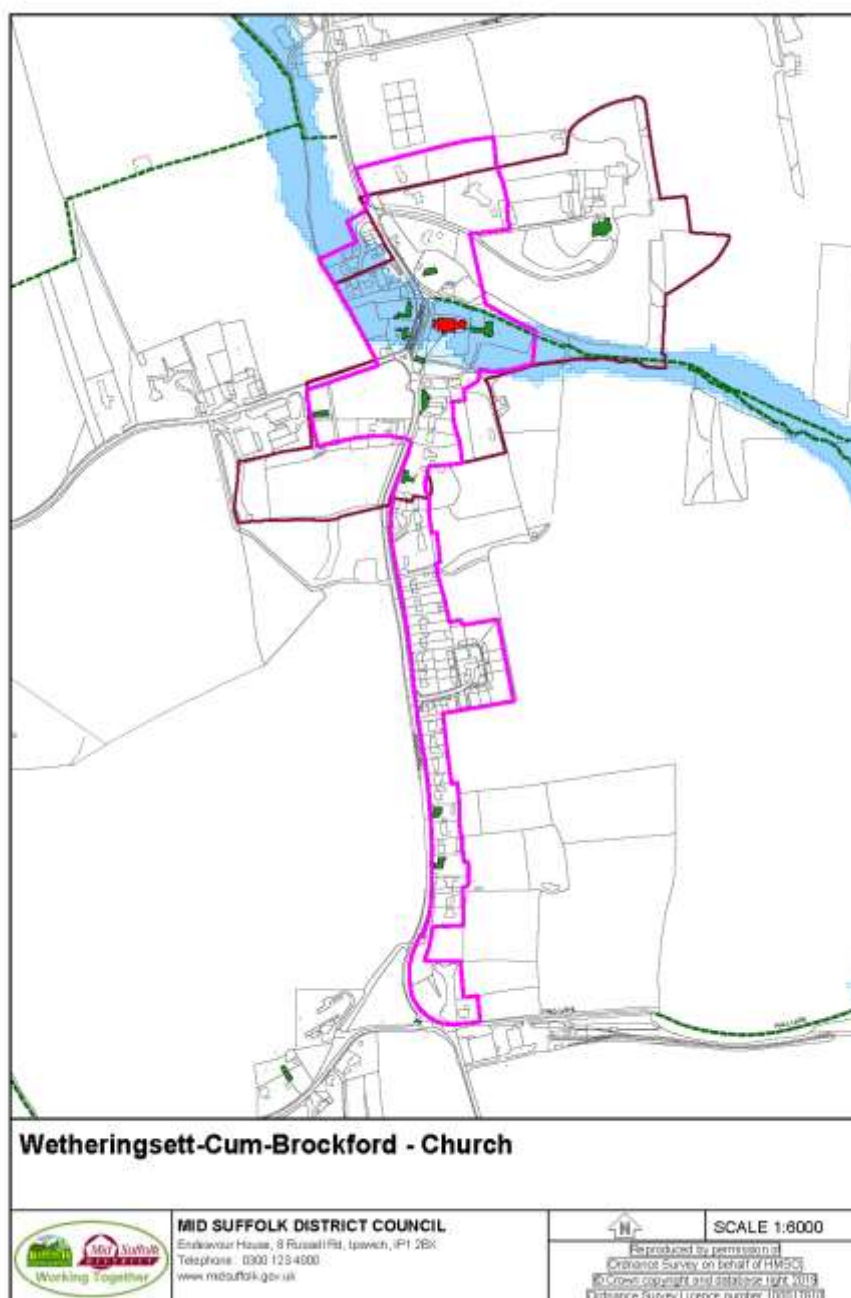
Wattisham Airfield

1.57 Located approximately 7km west of Needham Market, Wattisham Airfield is classified as a Hinterland Village. The majority of the landscape surrounding Wattisham Airfield is classified as Ancient Plateau Claylands with an area of Rolling Valley Farmlands located to the south-east.



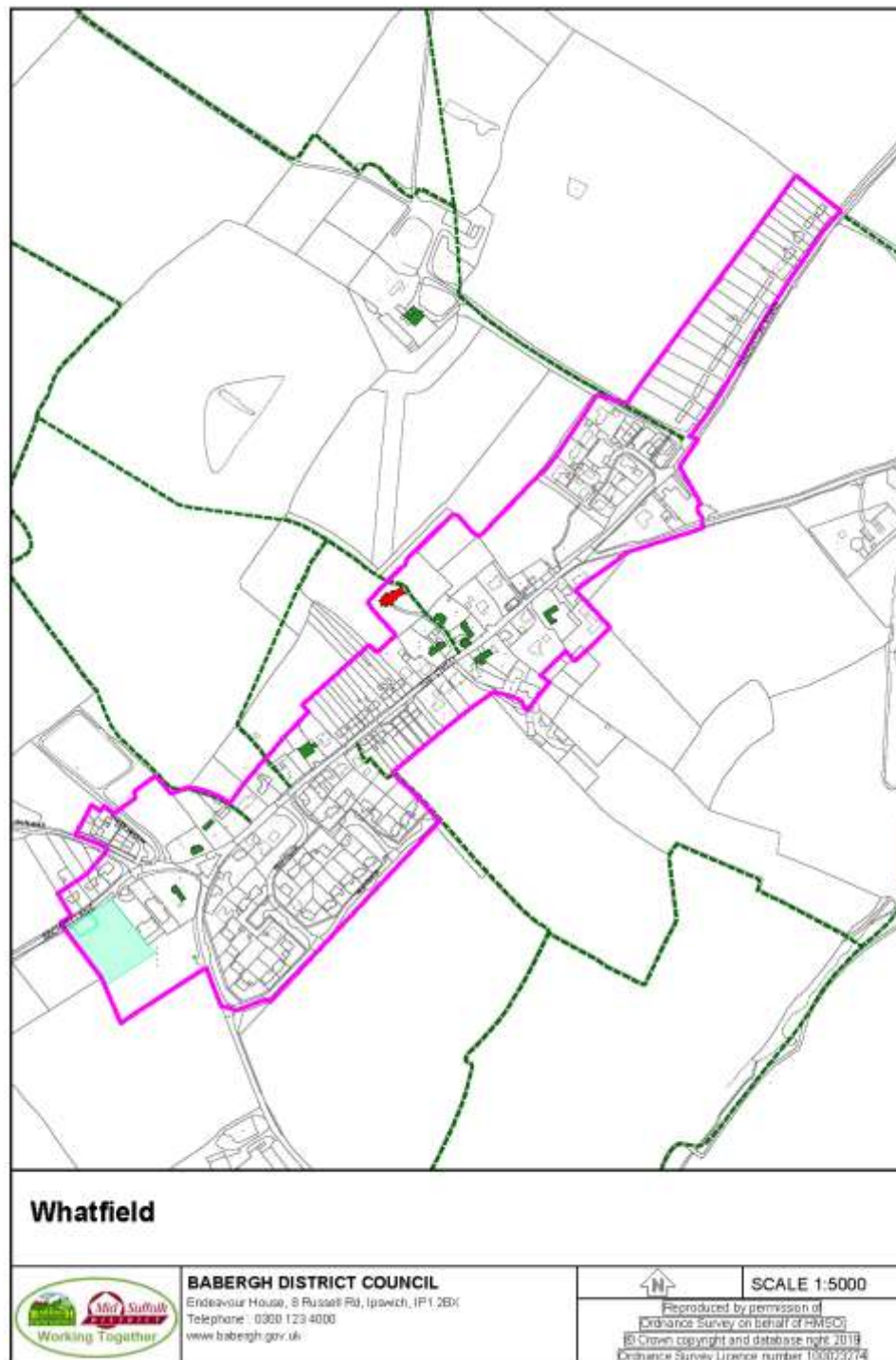
Wetheringsett-cum-Brockford Church

1.58 Wetheringsett-cum-Brockford Church is located east of the A14 and is identified as a Hinterland Village. Wetheringsett-cum-Brockford Brockford Street is classified separately as a Hamlet Village. The settlement consists of primarily 20th century residential development with several listed buildings most notably clustered around the Church of All Saints (Grade I). The Conservation Area encompasses most of the central section including the Church and Wetheringsett Manor. The landscape in Wetheringsett cum Brockford in and around the Church is characterised as Wooded Valley Meadowlands and fens. The immediate landscape surrounding this central core is characterised as Rolling Valley Claylands and the remaining surrounding area is characterised as Plateau Claylands.



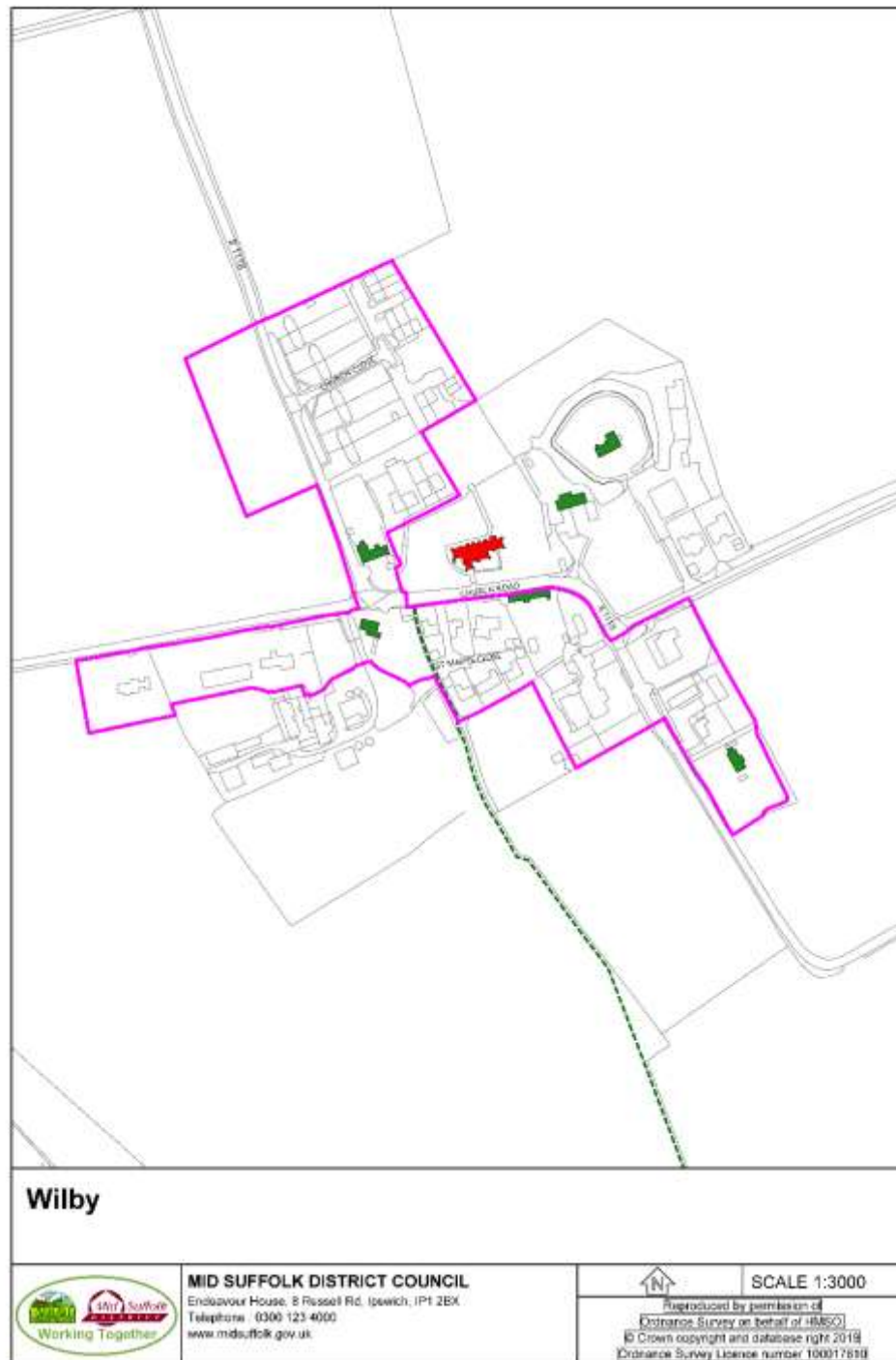
Whatfield

1.59 Whatfield is located between Hadleigh and Needham Market, north east of the A1141 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings most notably clustered around the Church of St Margaret (Grade I). The landscape in Whatfield and the immediate surrounding area is characterised as Ancient Plateau Claylands.



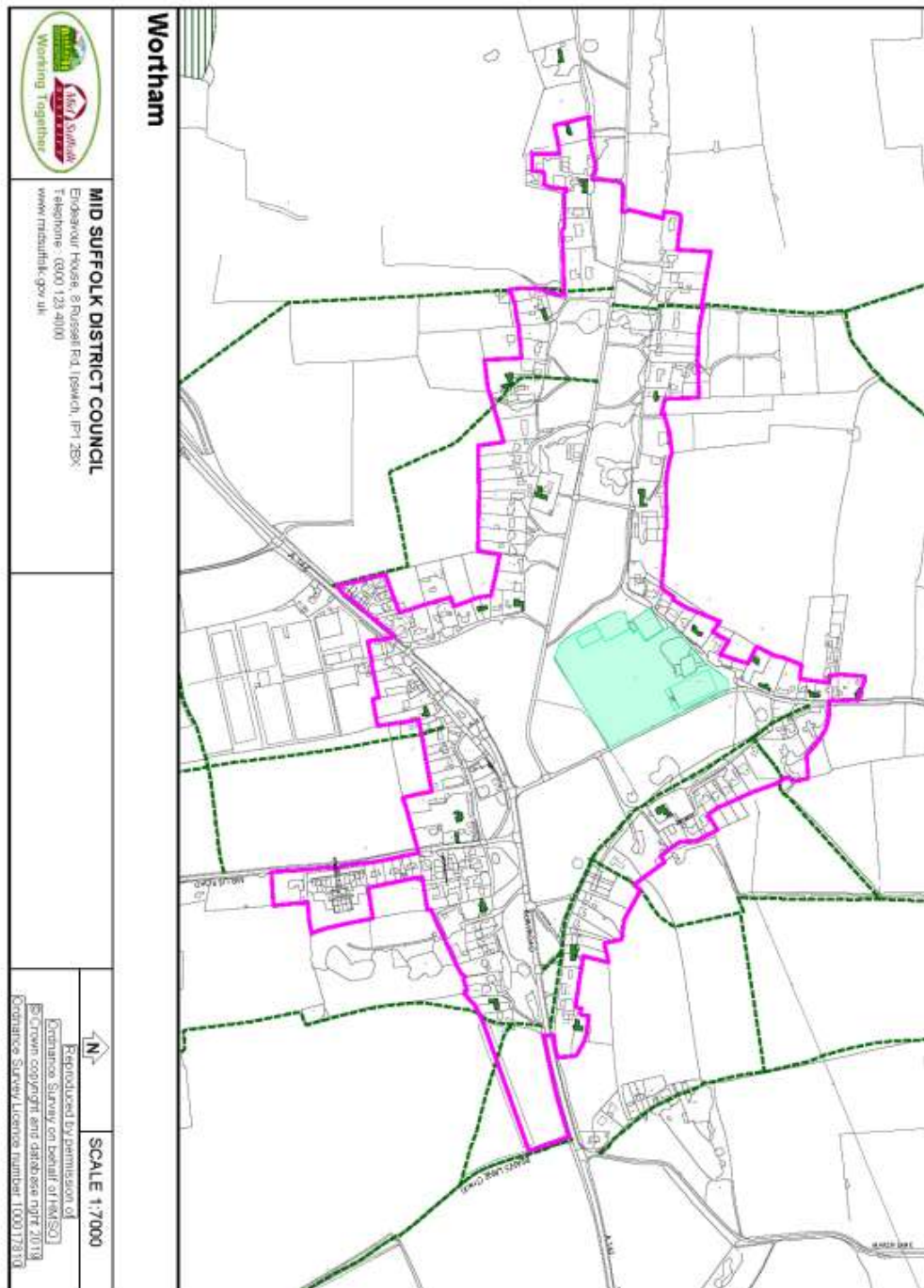
Wilby

1.60 Wilby is located south of Stradbroke along the B1118 and is identified as a Hinterland Village. Russells Green is classified as a separately as a Hamlet Village. The settlement consists of an equal measure of 20th century residential development and listed buildings, with the listed buildings concentrated around The Church of St Mary (Grade I). The landscape in Wilby and the immediate surrounding area is characterised as Plateau Claylands.



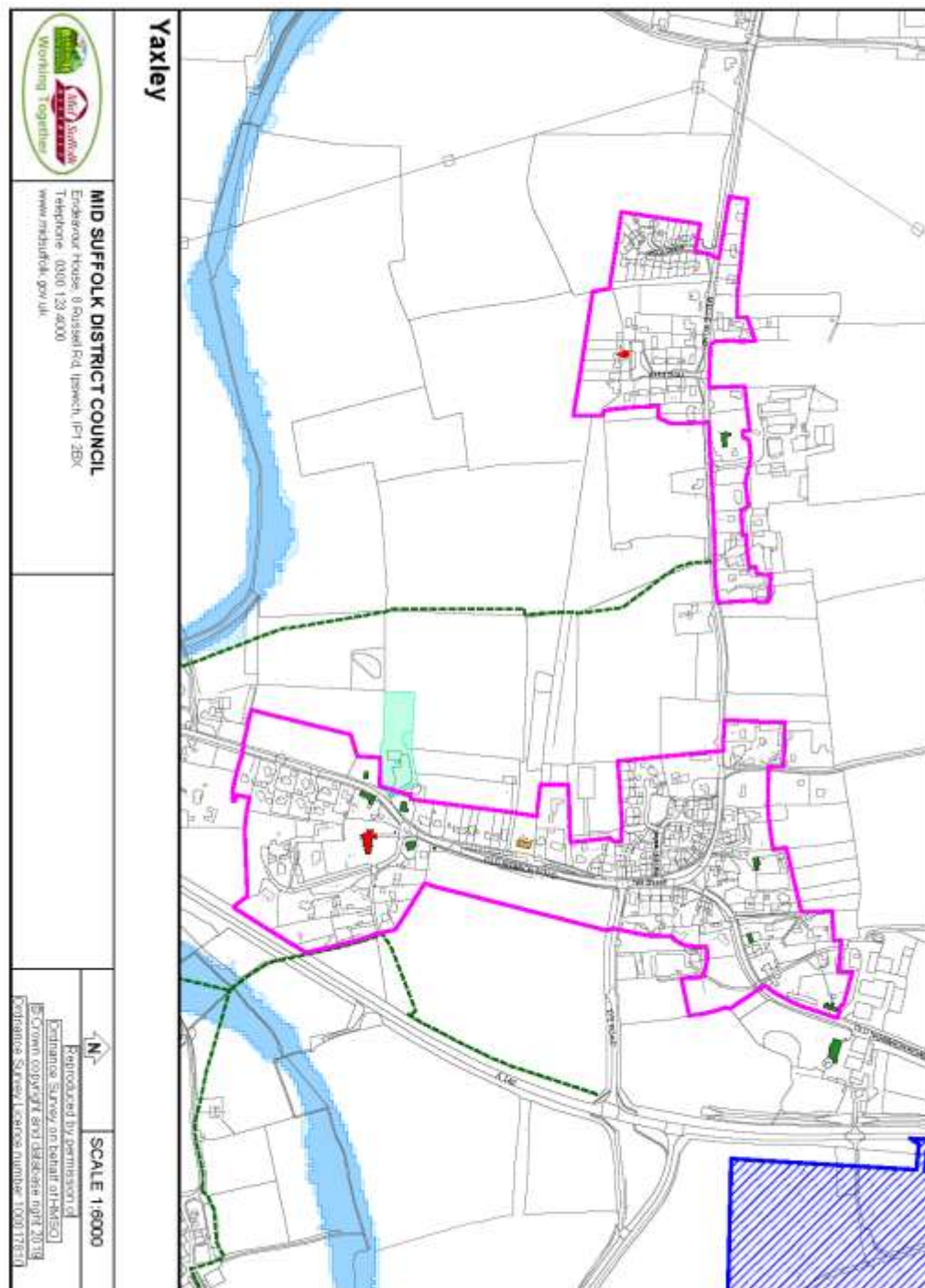
Wortham

1.61 Wortham is located south of the South Norfolk District Boundary, west of Palgrave and is identified as a Hinterland Village. Wortham – Magpie Green and Wortham – Rectory Road are classified separately as a Hamlet Villages. Rectory Road is classified separately as Hamlet Village. The settlement consists of primarily 20th century residential development with several listed buildings. The landscape in Wortham and the immediate surrounding area is characterised as Ancient Plateau Claylands. Wortham lies within the Protected Habitats Mitigation Zone.



Yaxley

1.62 Yaxley is located east of Mellis, west of the A140 and Eye and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Yaxley and the immediate surrounding area is characterised primarily as Ancient Plateau Claylands with the southern aspect characterised as Rolling Valley Claylands.

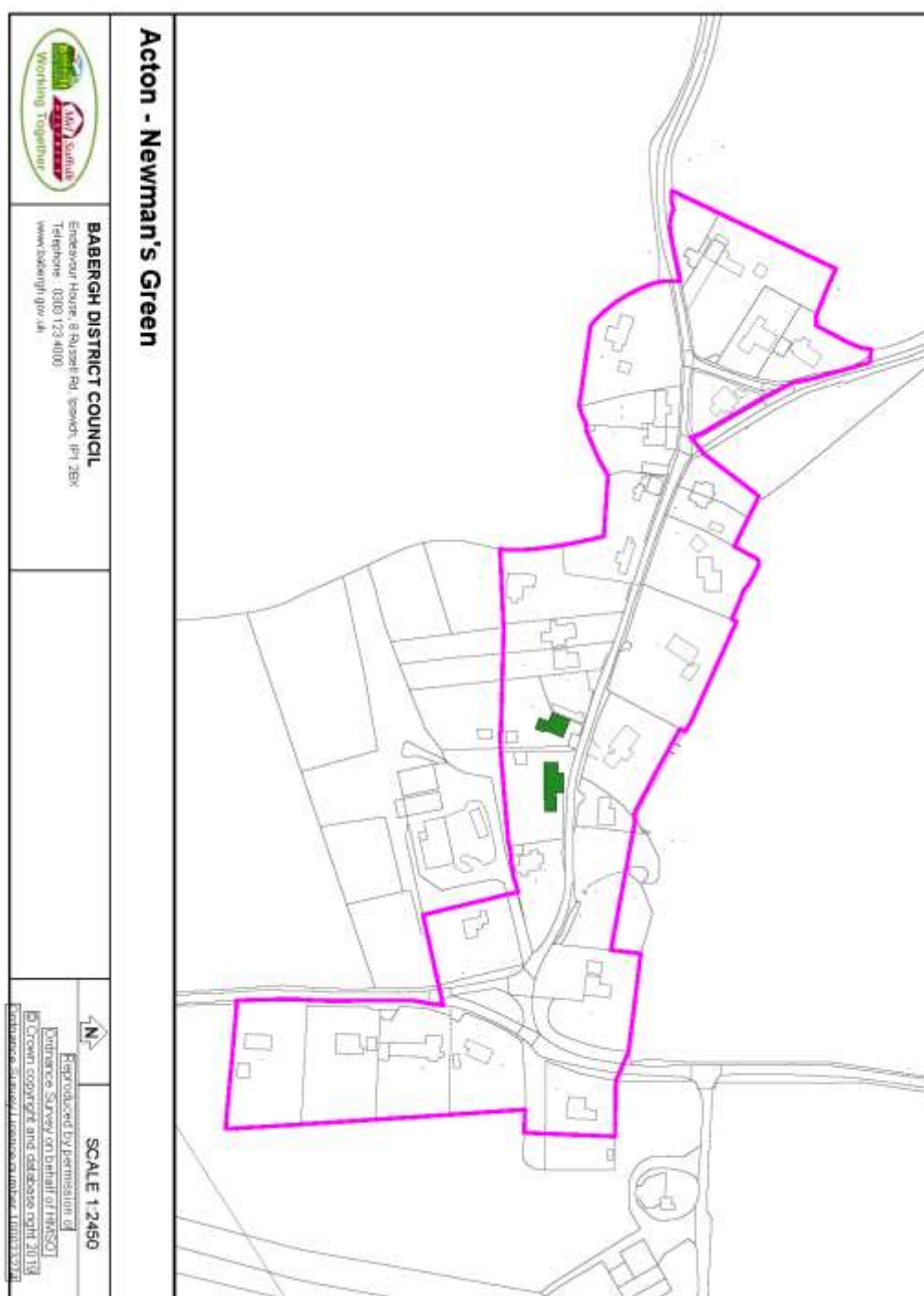


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Hamlets

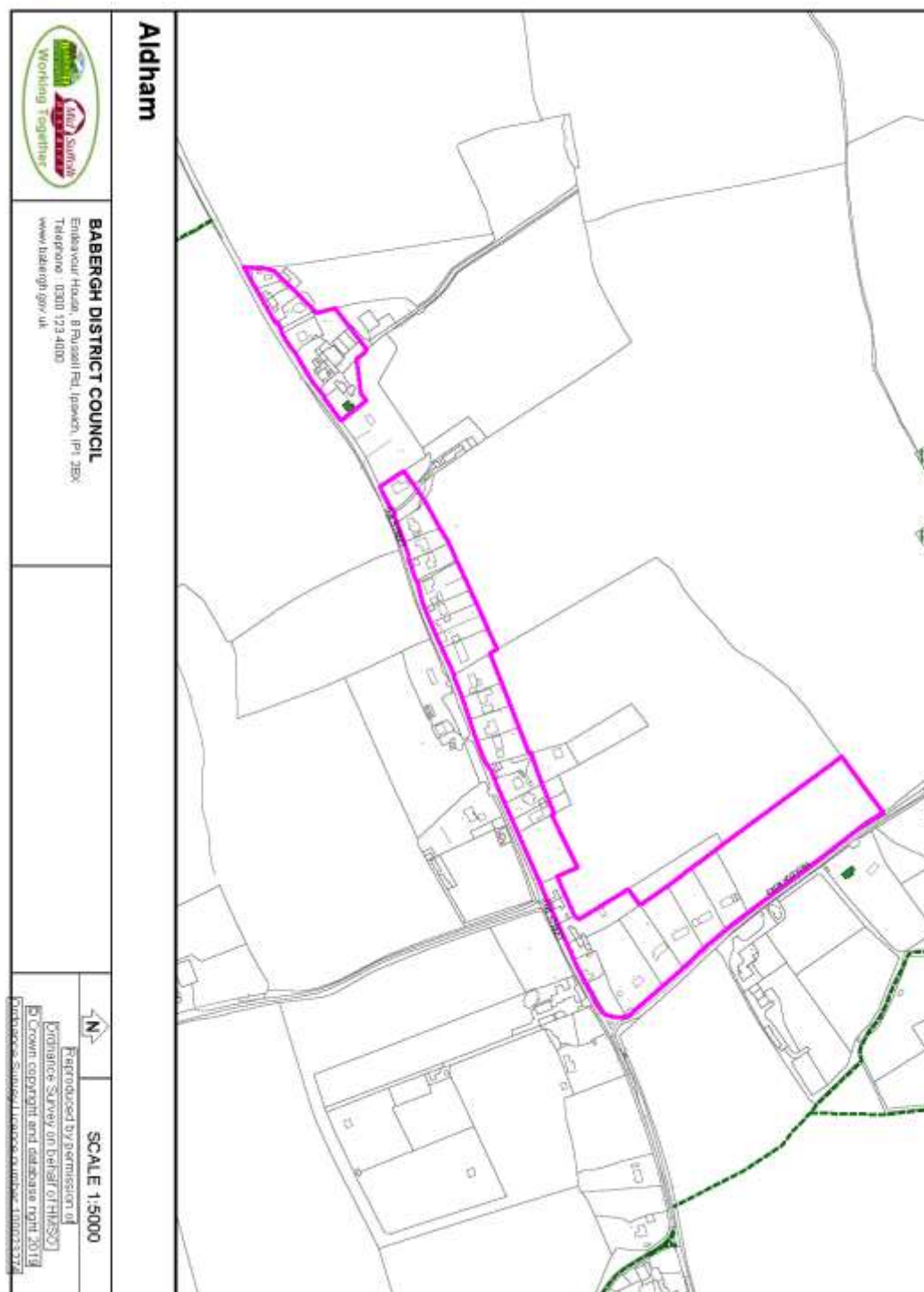
Acton – Newman's Green

1.01 Acton – Newman's Green located approximately 2km north of Sudbury and within the parish of Acton is classified as a Hamlet village. Two Grade II listed buildings are located at the centre of the hamlet.



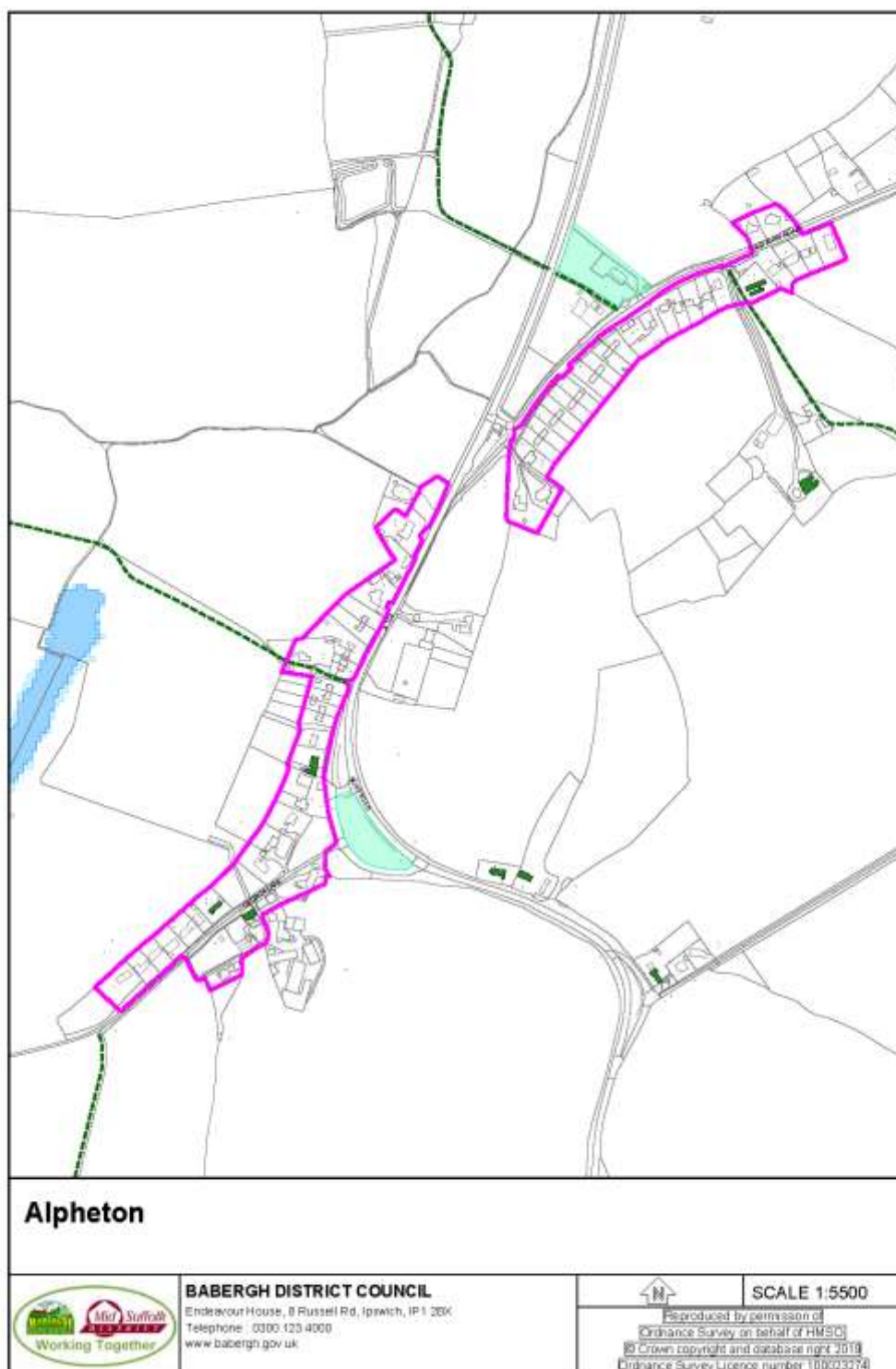
Aldham

17.29 Located approximately 3km north of Hadleigh, Aldham is classified as a Hamlet Village in the Settlement Hierarchy. Grade II listed buildings are located to the western and northern edge of the settlement. Aldham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



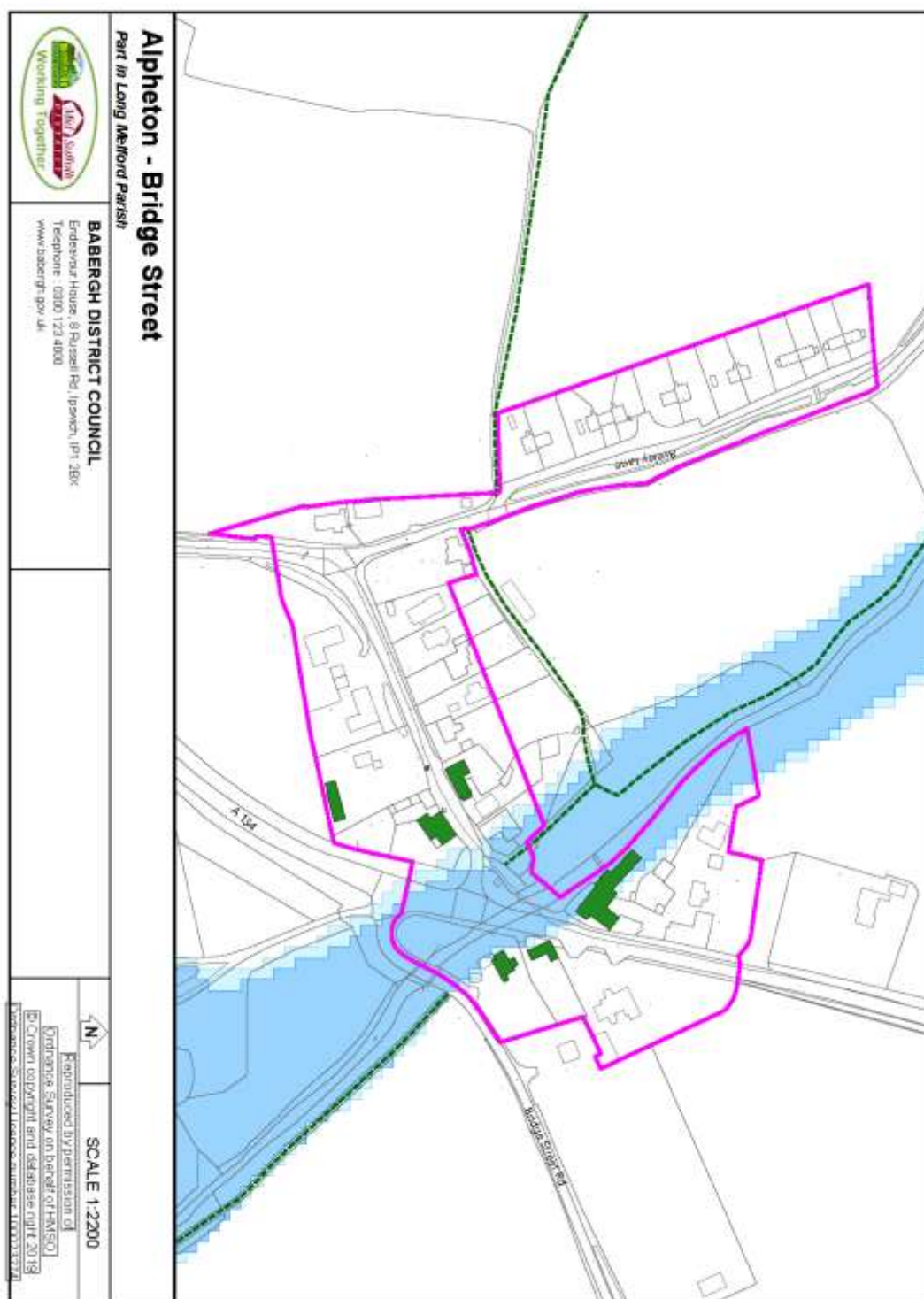
Alpheton

Located approximately 9km north of Sudbury, Alpheton is classified as a Hamlet Village. There are a number of Grade II listed buildings within the settlement, most notably the Grade I listed Church of St Peter and St Paul lies to the west of the settlement and has a cluster of listed buildings around it.



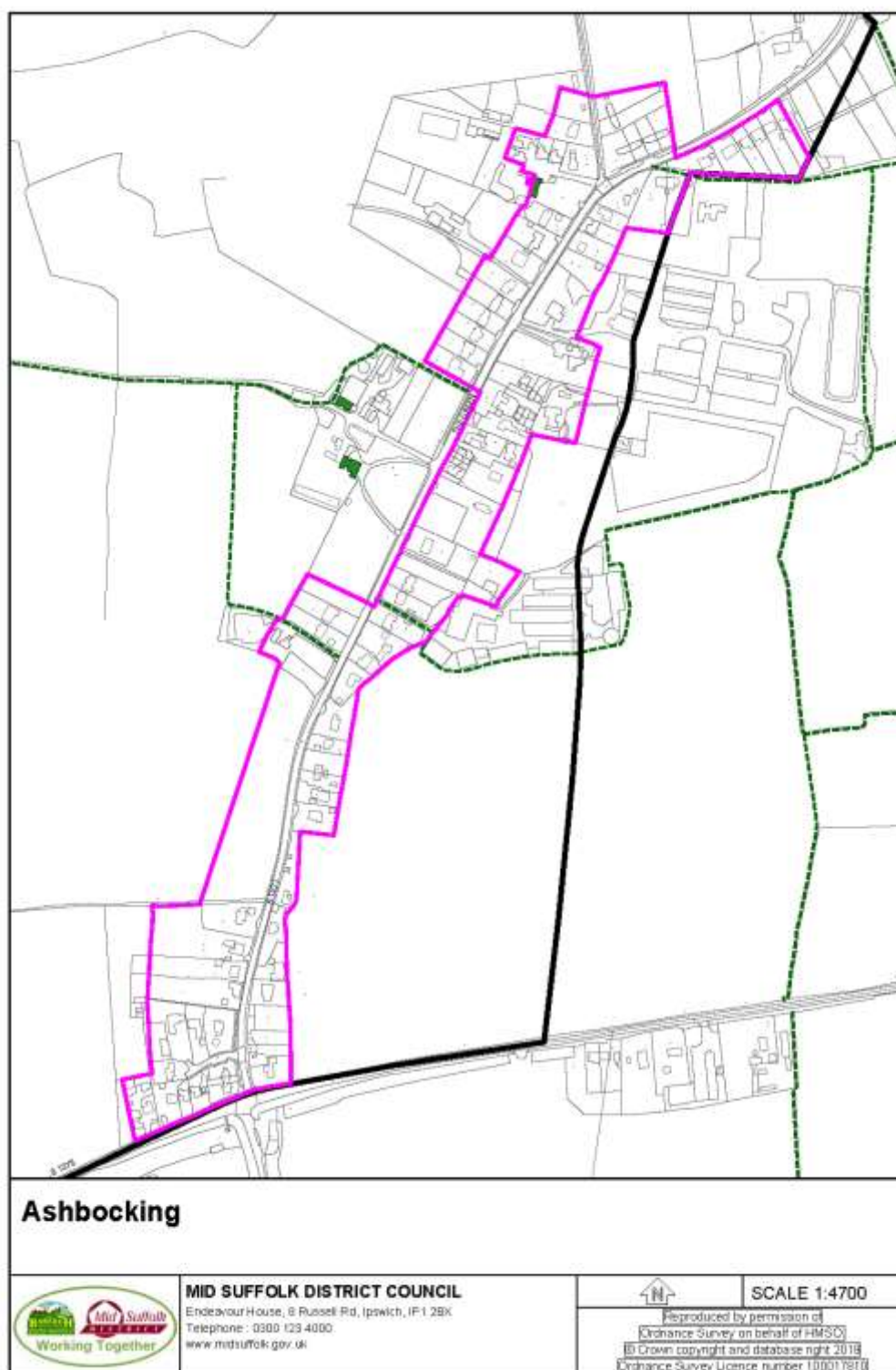
Alpheton – Bridge Street

Located approximately 7k north of Sudbury, Alpheton – Bridge Street is classified as a Hamlet Village. There are a number of listed buildings within the settlement, most notably the Grade II* listed Alpheton Mill, which fronts onto the A134 which passes through the village.



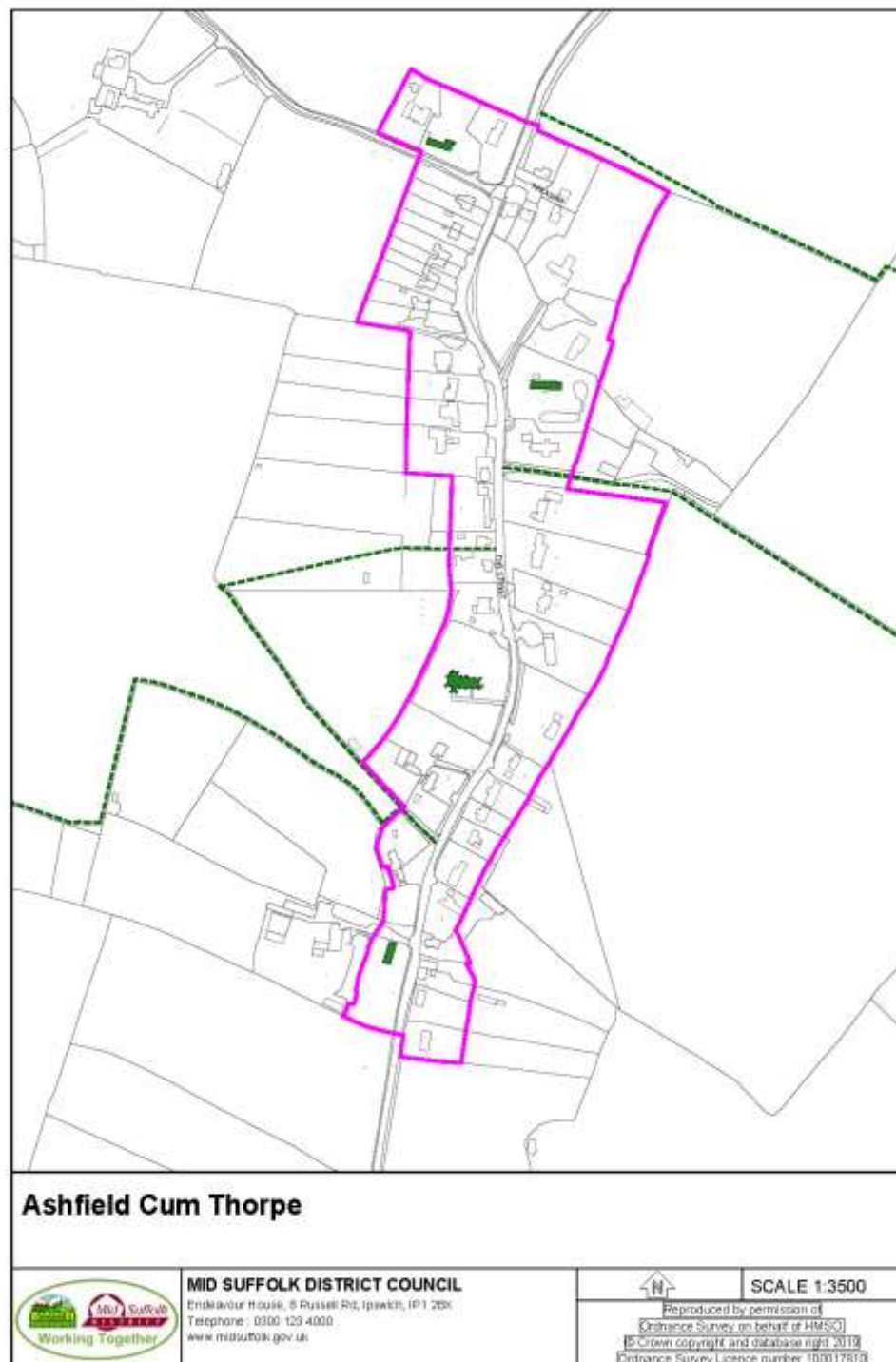
Ashbocking

Ashbocking, classified as a Hamlet Village, is a linear settlement located approximately 11km north of Ipswich. There are three Grade II listed buildings located to west of the B1077. Ashbocking lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



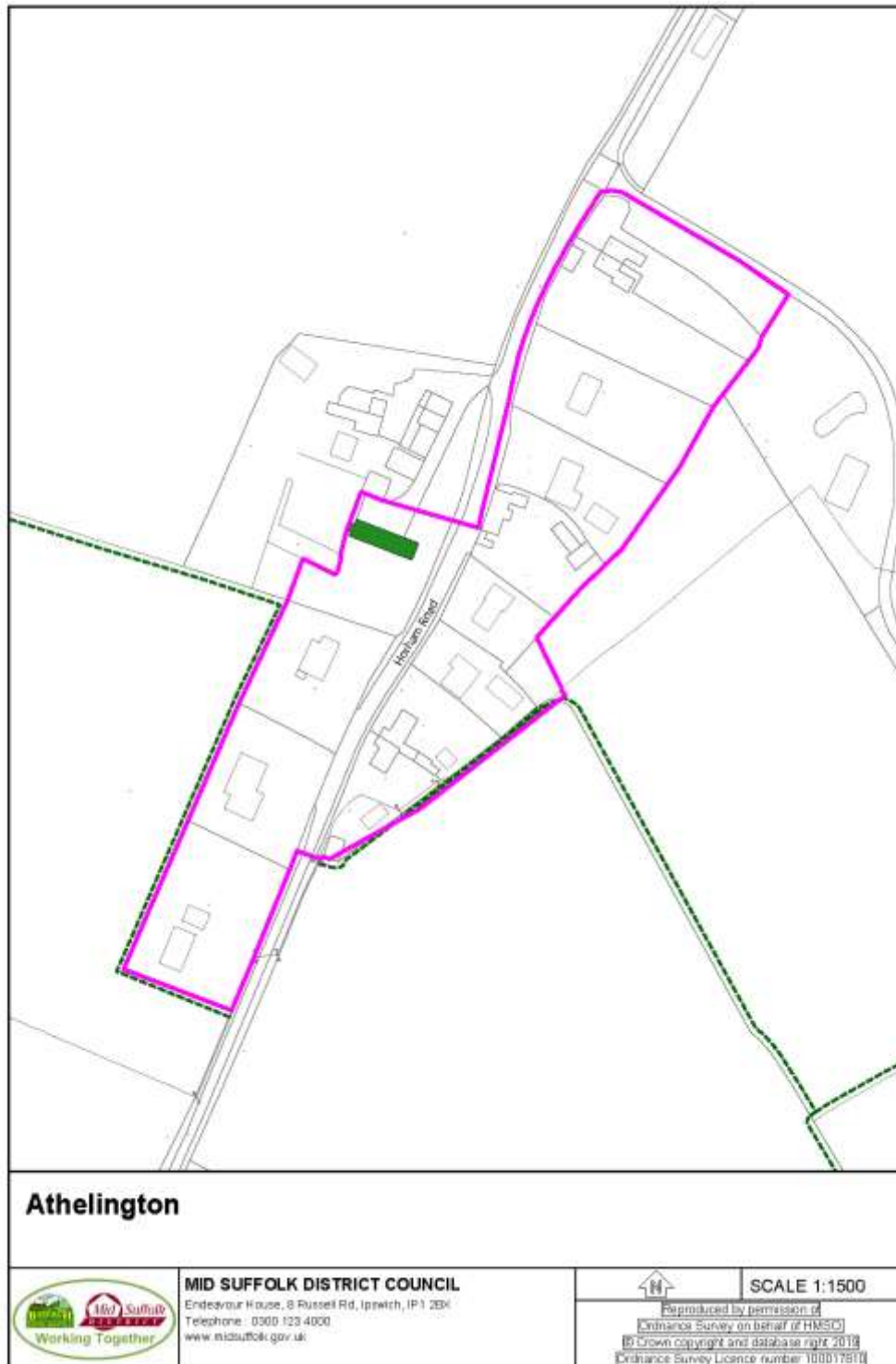
Ashfield cum Thorpe

Located approximately 5km east of the Debenham, Ashfield cum Thorpe is a linear settlement which is classified as a Hamlet Village. The Grade II listed St Mary's Church and Church Farm House are located at the centre of the village, with further listed buildings located to the north and south of the settlement. Ashfield cum Thorpe within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



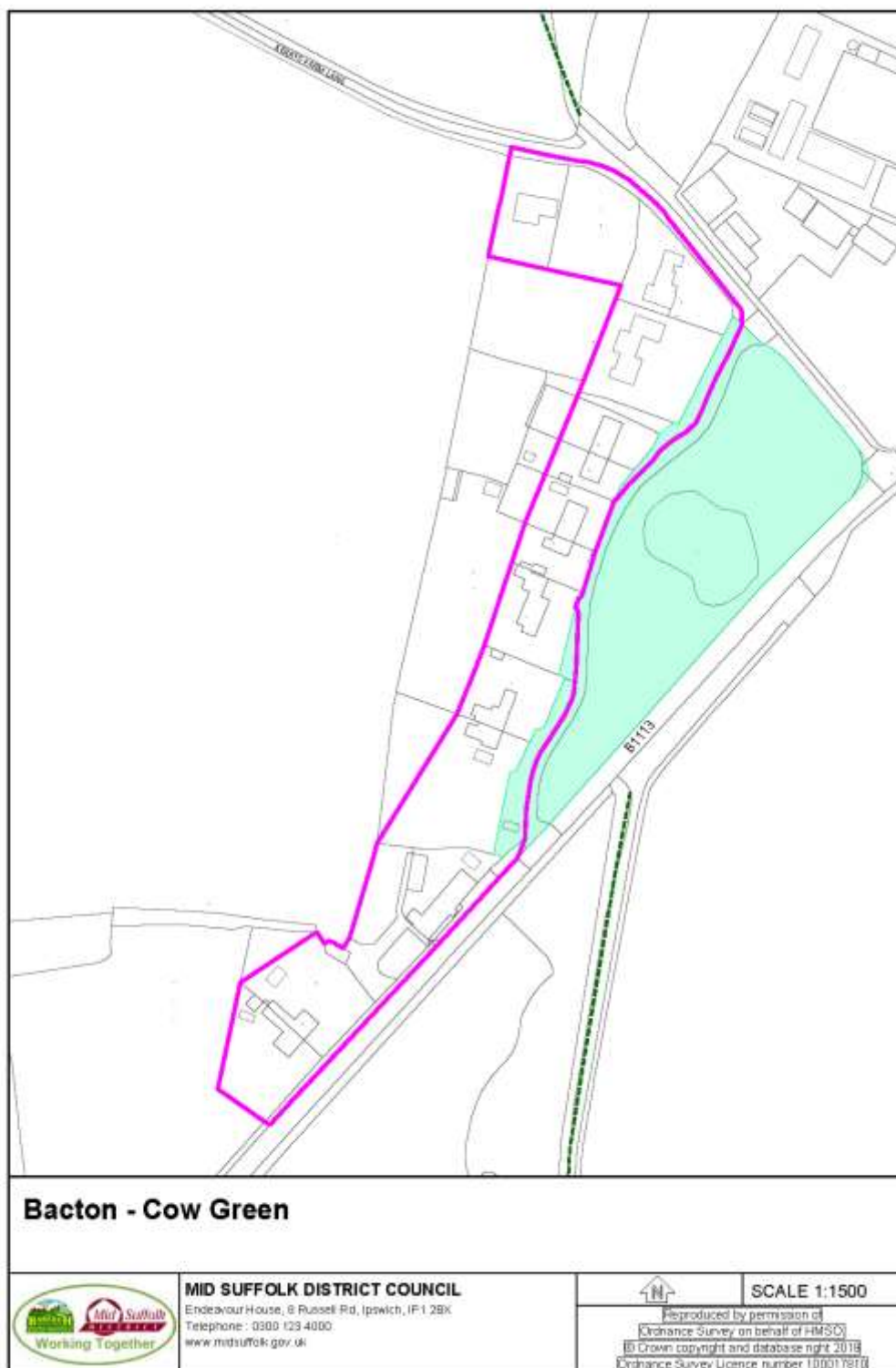
Athelington

Located approximately 5km to the south-west of Stradbroke, Athelington is classified as a Hamlet Village. The Grade II* listed Church of St Peter lies to the south of the settlement, with two listed moated complexes in the surrounding landscape to the west of the settlement.



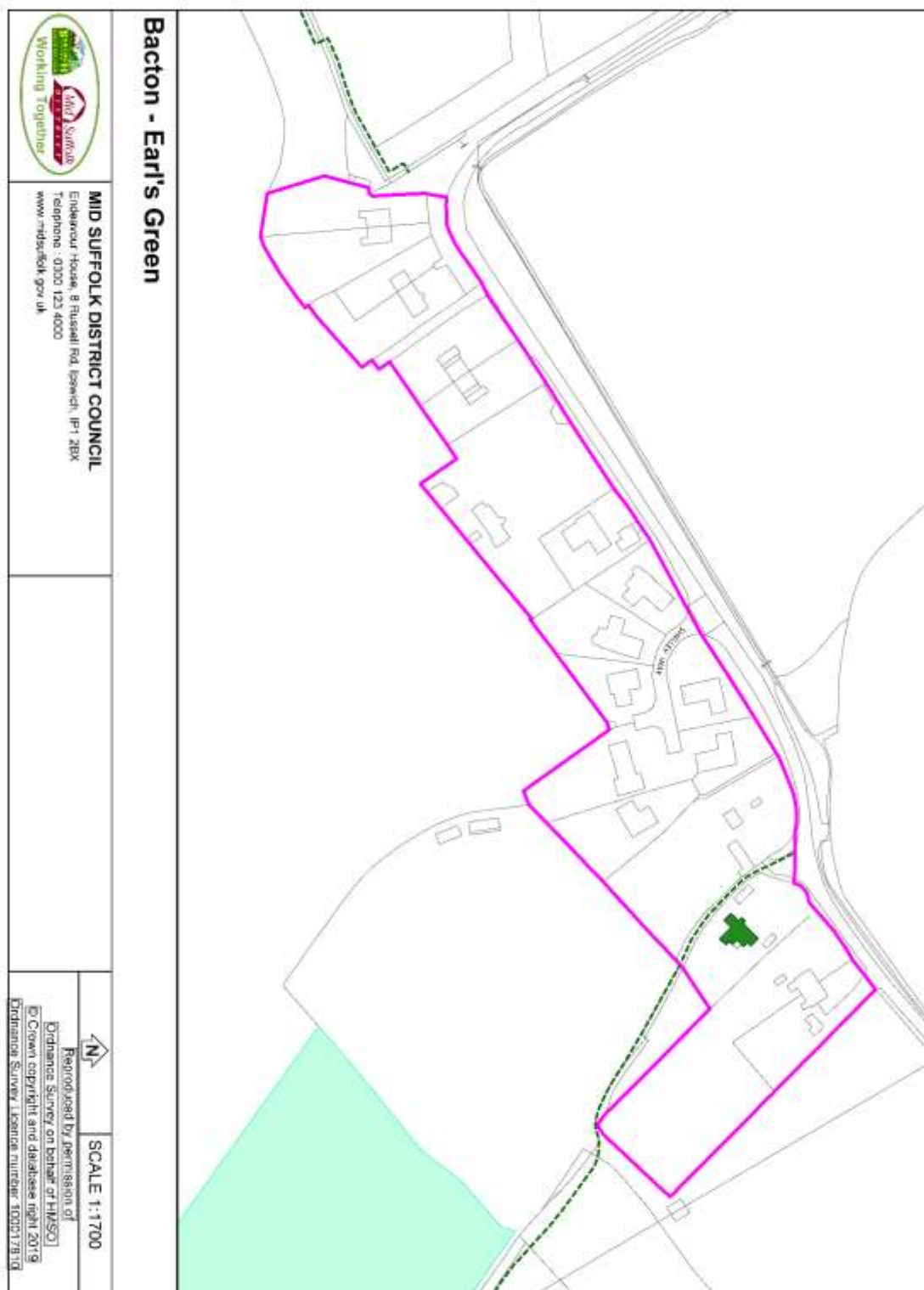
Bacton – Cow Green

Cow Green is located within the parish of Bacton, lies approximately 9km north of Stowmarket. It is classified as a Hamlet Village.



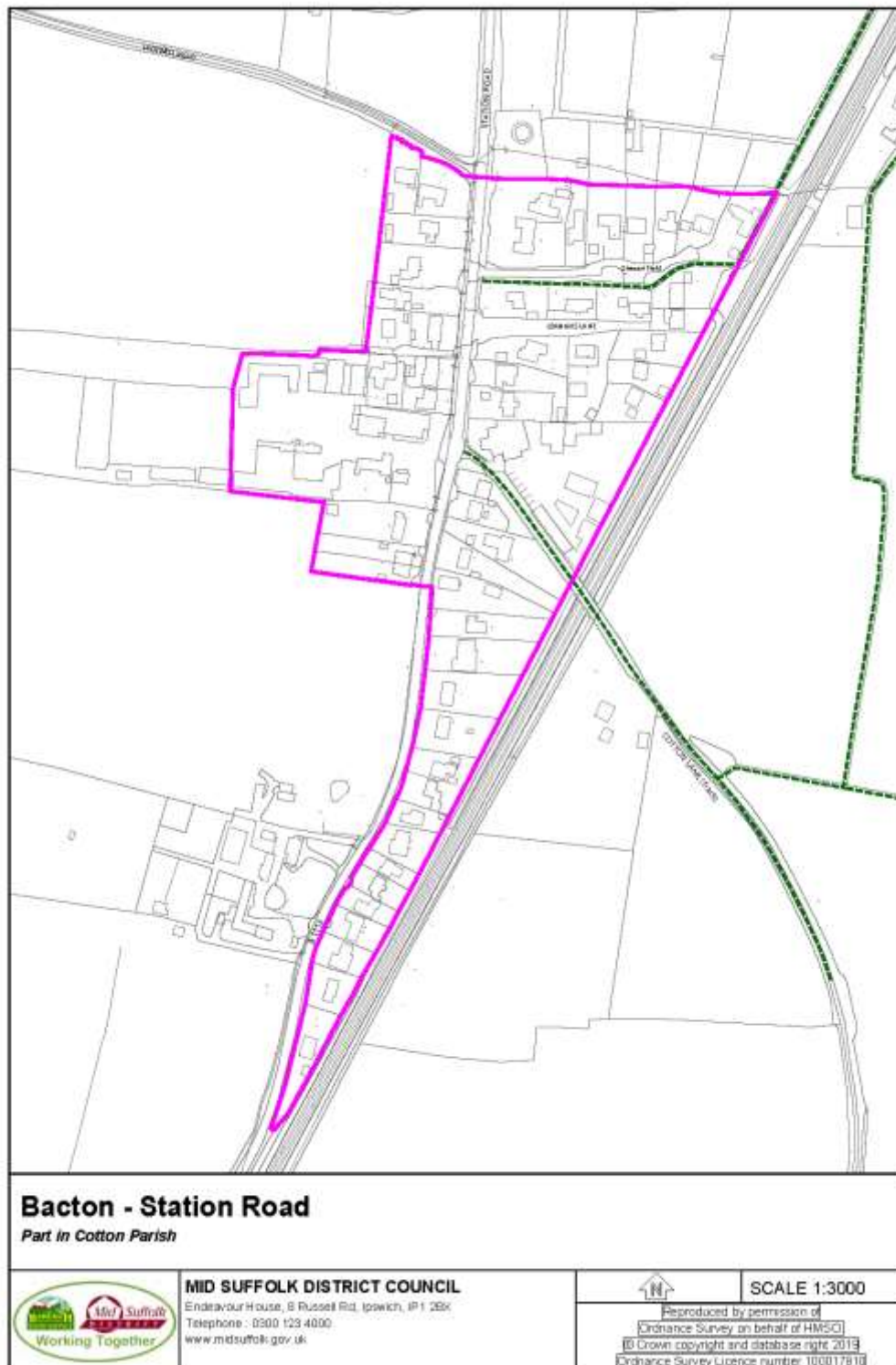
Bacton – Earl's Green

Earl's Green located approximately 9km north of Stowmarket and within the parish of Bacton, is classified as a Hamlet Village. A Grade II listed farmhouse is located within the Hamlet.



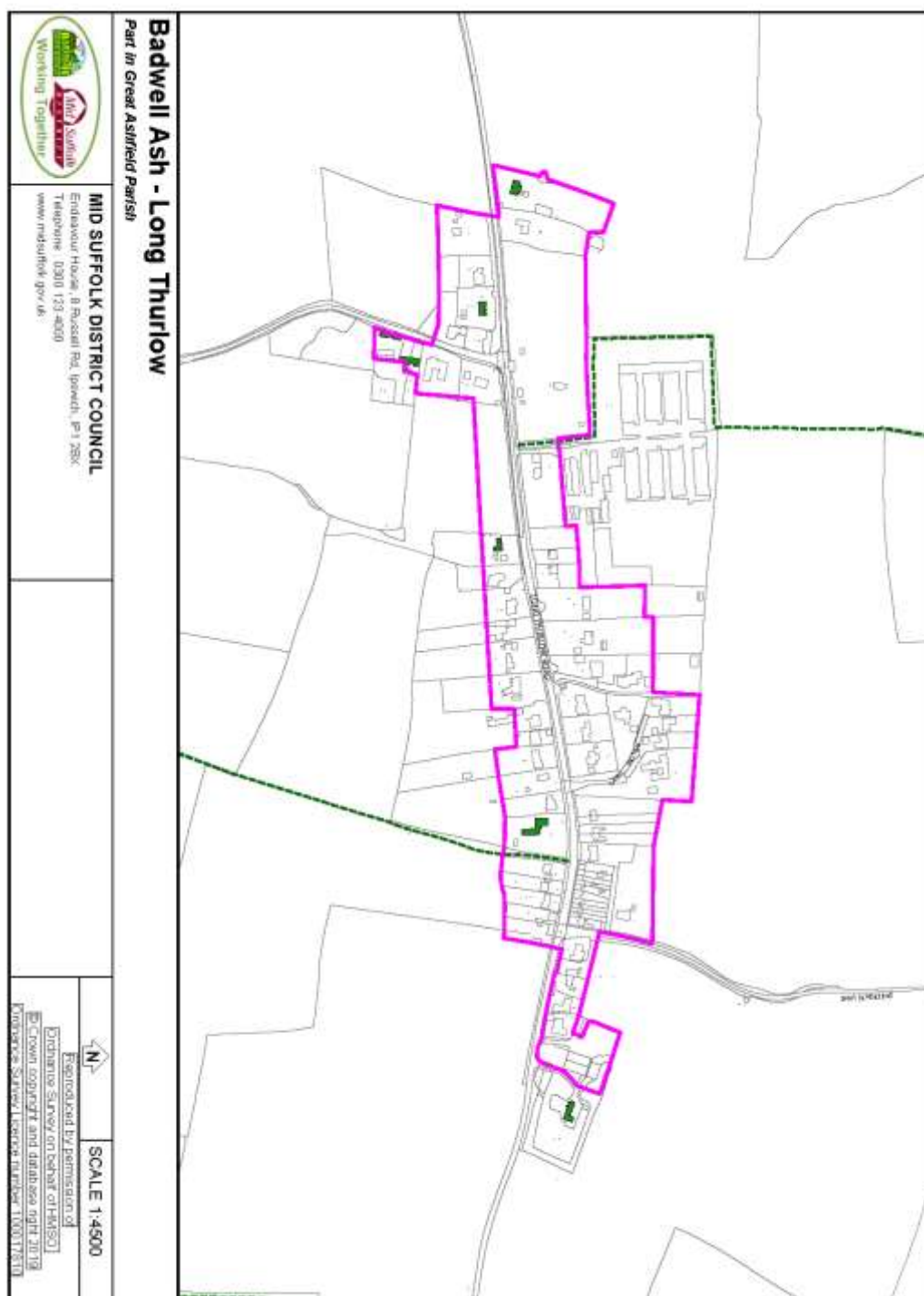
Bacton – Station Road

Bacton – Station Road is located approximately 11km north of Stowmarket, and is classified as a Hamlet Village. There are two Grade II listed buildings located to the north of the settlement.



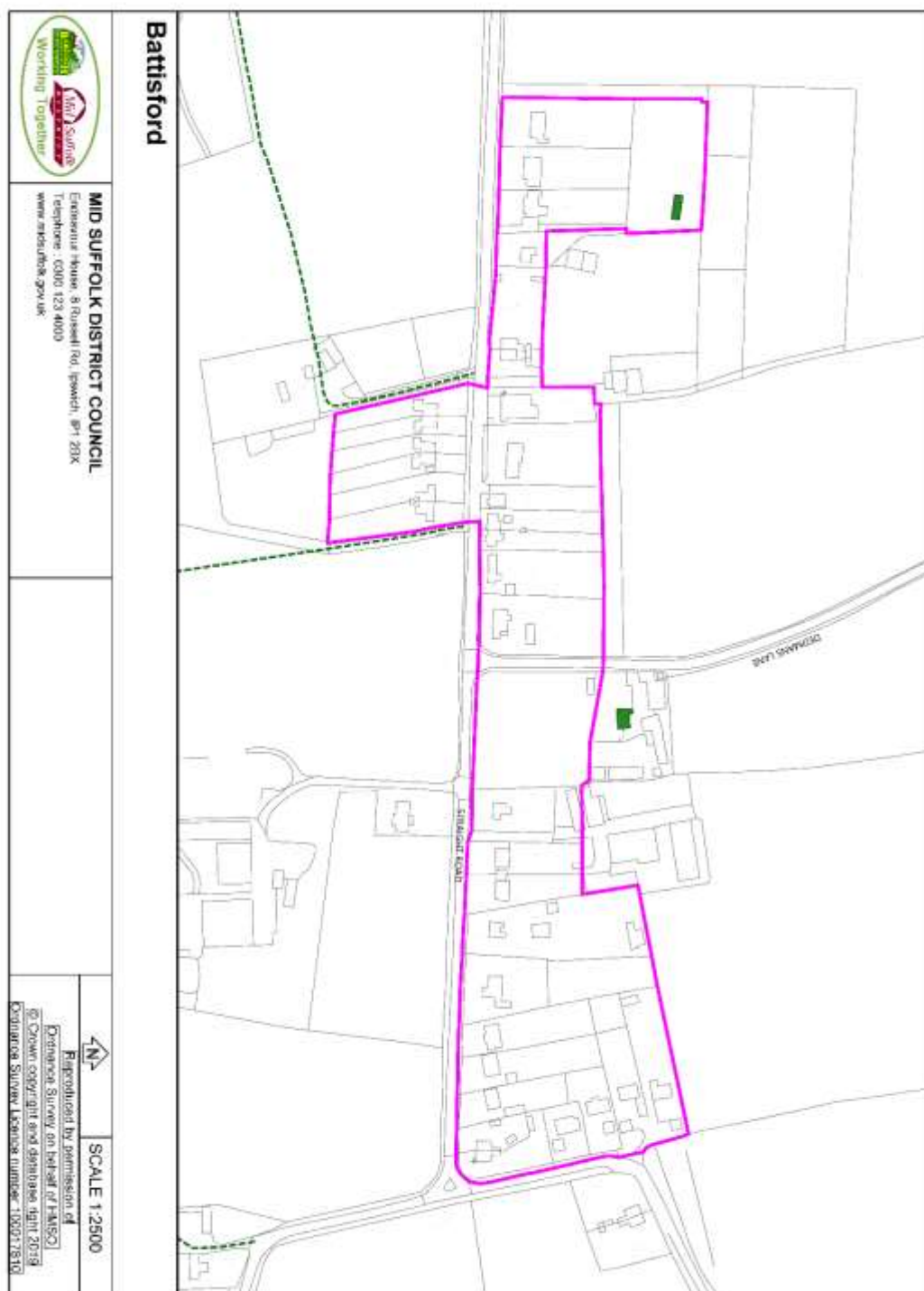
Badwell Ash – Long Thurlow

Located approximately 13km north of Stowmarket, Long Thurlow is classified as a Hamlet Village, within the parish of Badwell Ash. There are a number of Grade II listed buildings within the settlement including listed buildings at the entrances to the settlement from the south, east and west.



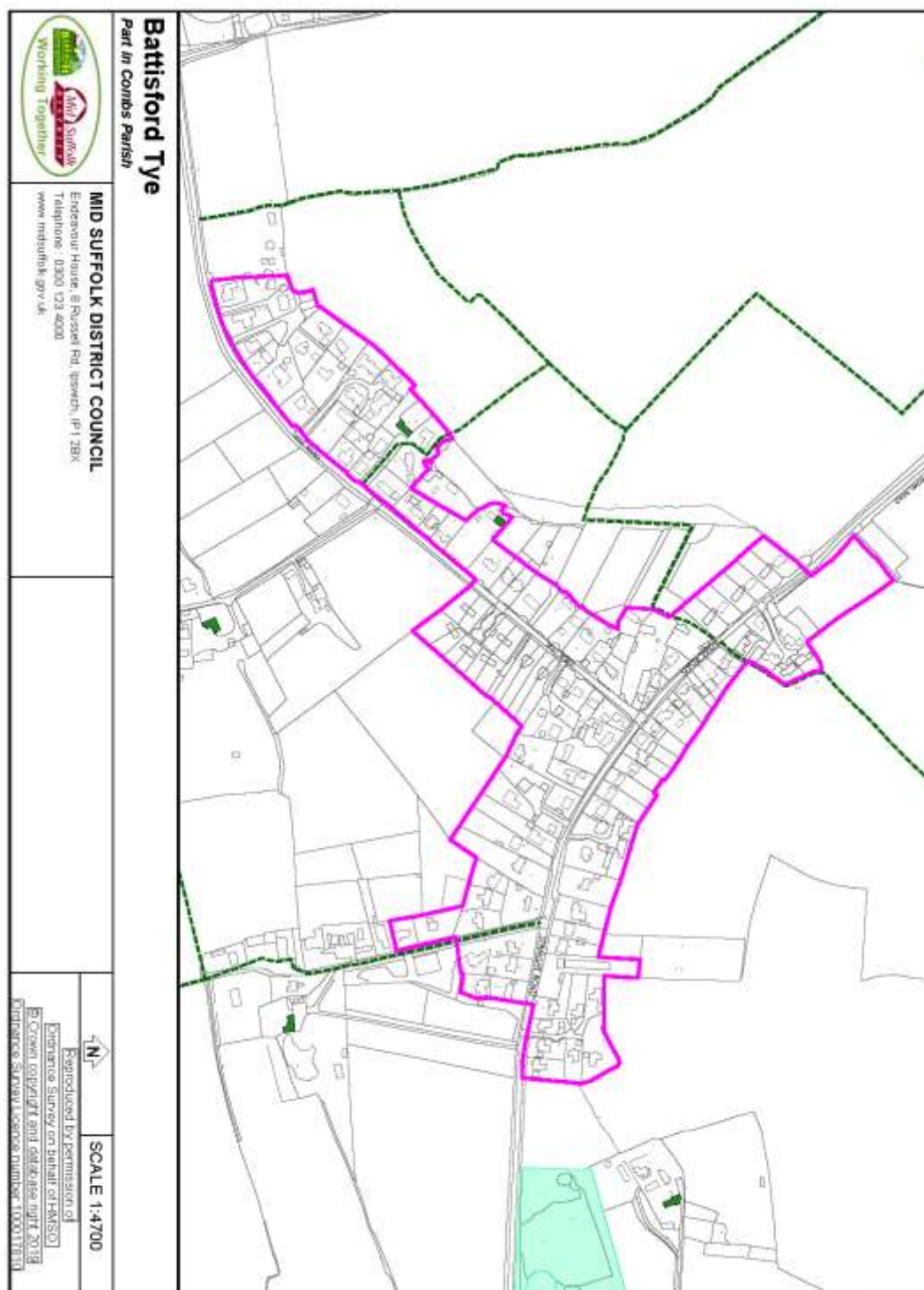
Battisford

Located approximately 4km south of Stowmarket, Battisford is classified as a Hamlet Village. There are two listed buildings within the settlement boundary, and further listed buildings and farmsteads within the surrounding agricultural landscape.



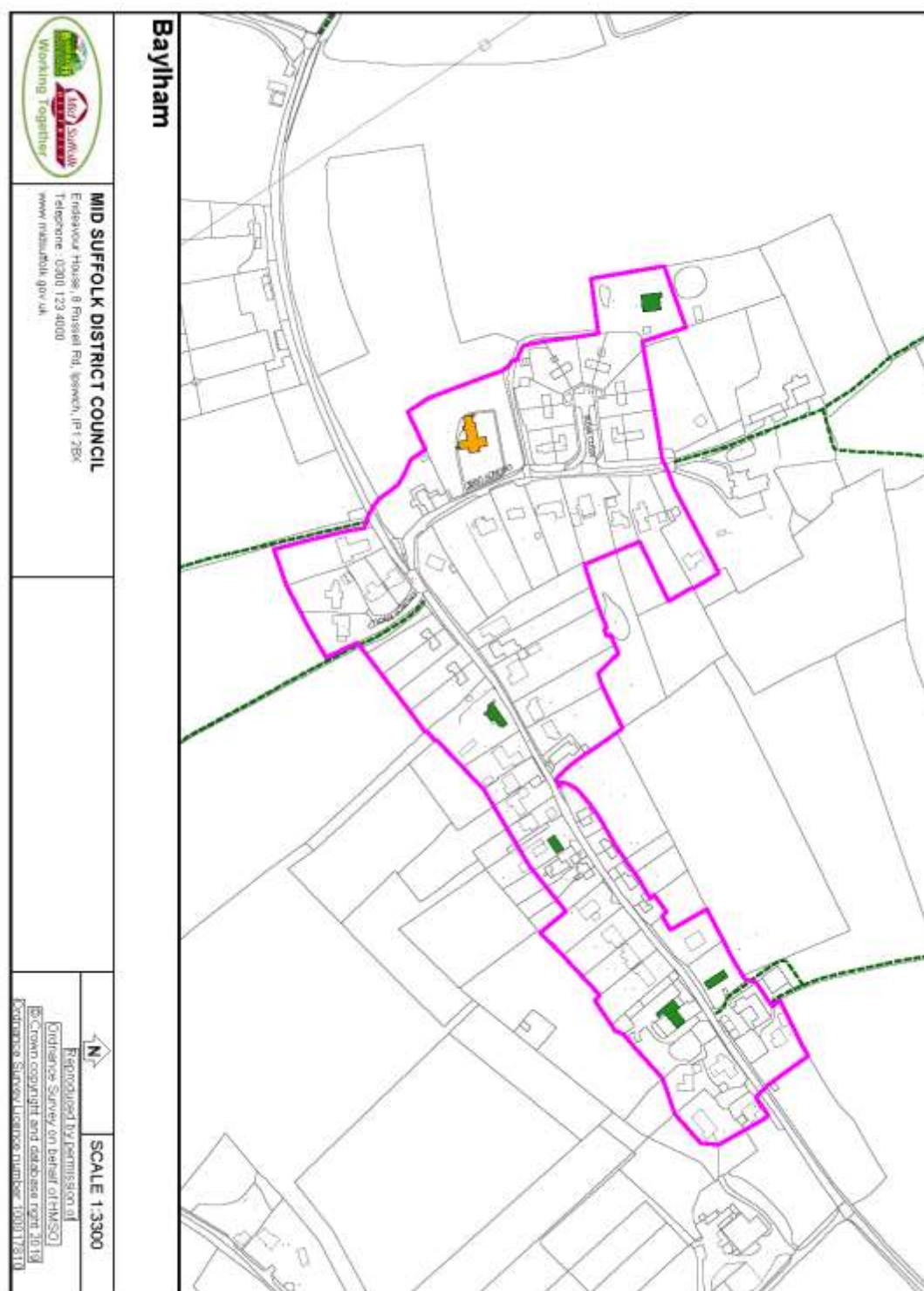
Battisford Tye

Located approximately 4km south of Stowmarket, Battisford Tye is classified as a Hamlet Village. There are areas of archaeological potential within the settlement. There are two listed buildings within the settlement and further listed buildings and farmsteads within the surrounding agricultural landscape.



Baylham

Located approximately 4km south of Needham Market, Baylham is classified as a Hamlet Village. The Grade II* listed Baylham Hall and associated buildings lie to the west of the settlement.



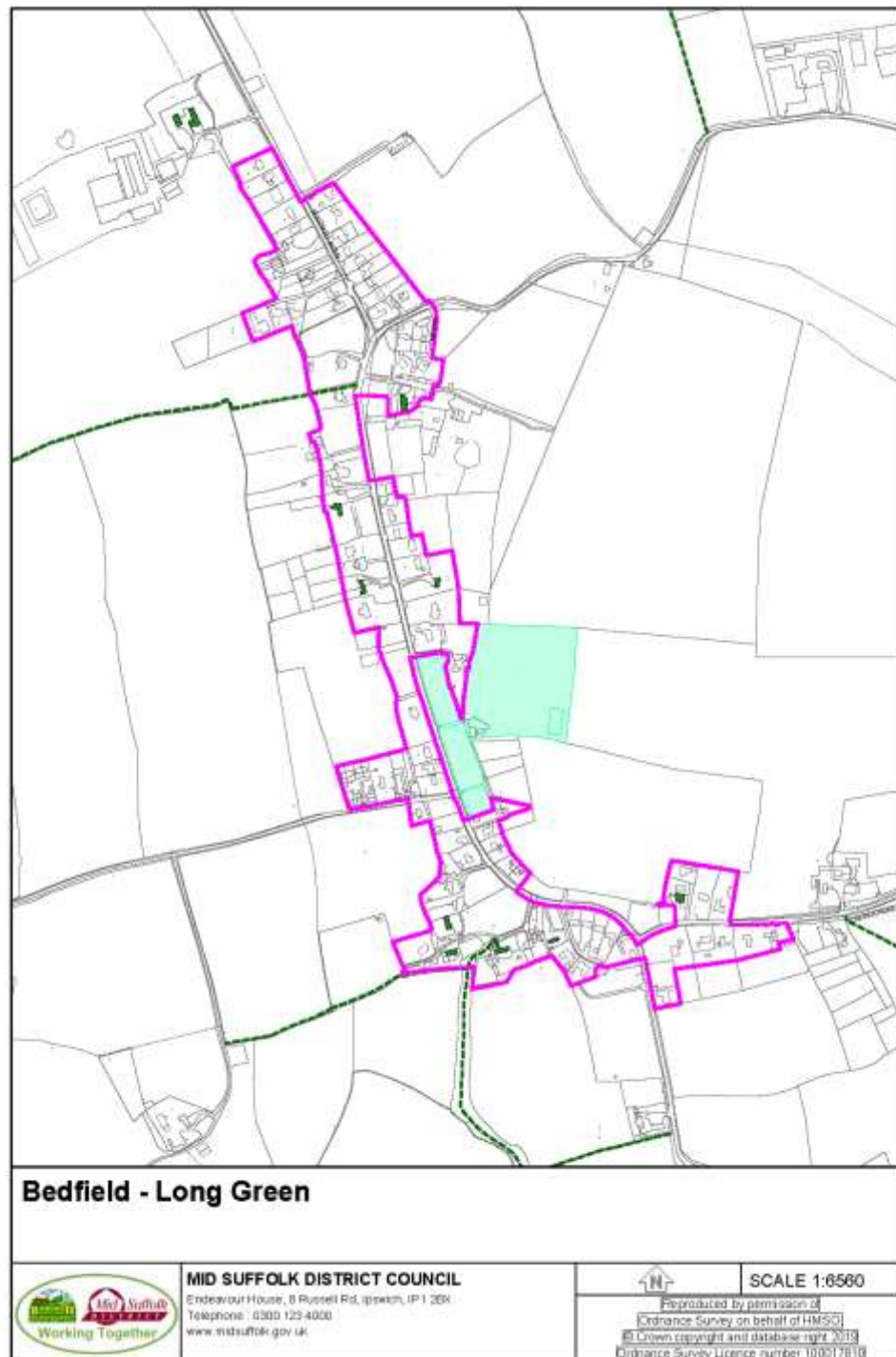
Bedfield – Little Green

Bedfield – Little Green is located approximately 5km north-west of the settlement is classified as a Hamlet Village. There are two Grade II listed buildings on the entrance to the Hamlet from the west and east. There are further listed buildings within the surrounding agricultural landscape.



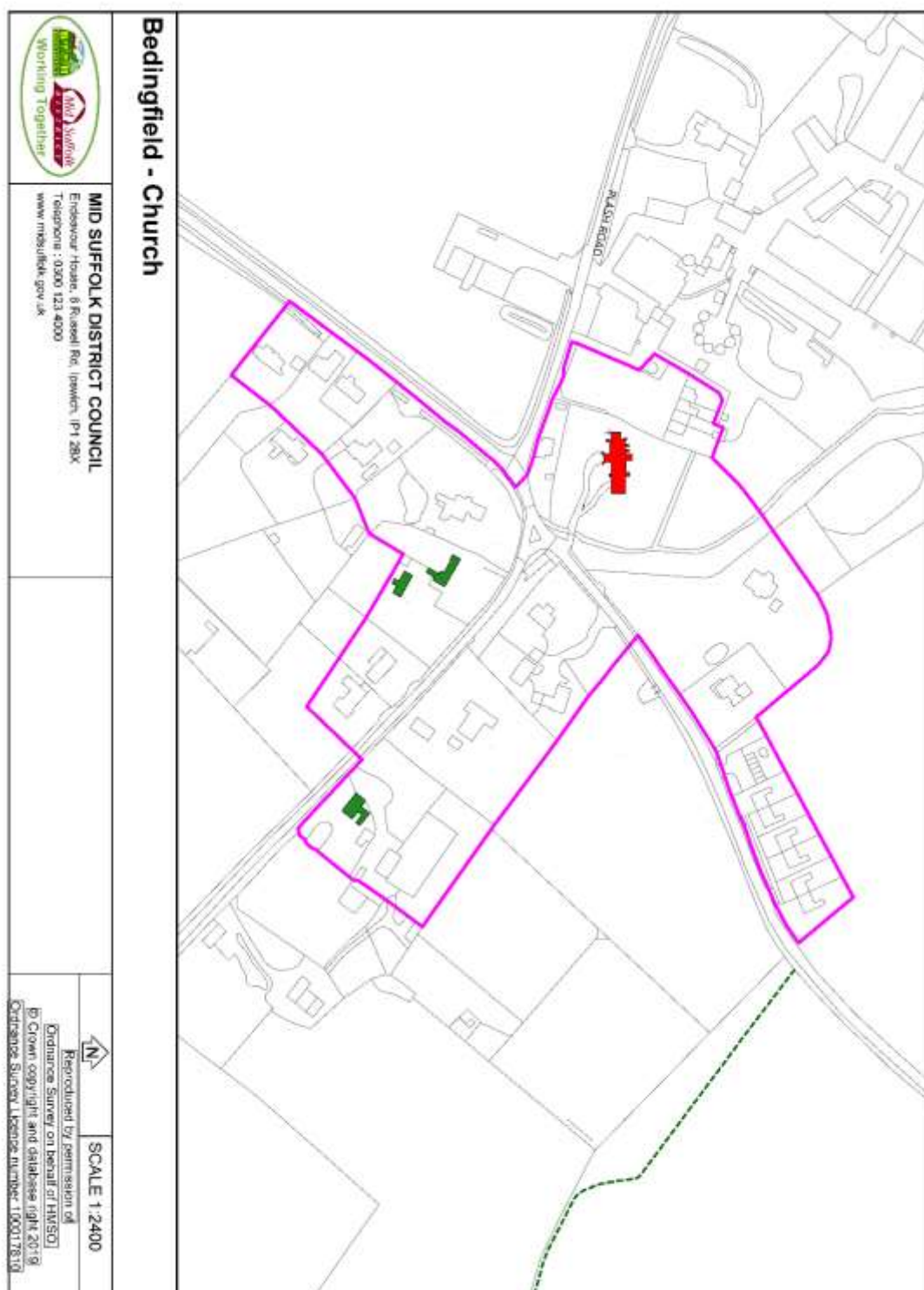
Bedfield – Long Green

Bedfield – Long Green is located approximately 5km north-west of the settlement is classified as a Hamlet Village. To the east of the settlement lies the Grade I listed Church of St Nicholas and Grade II* listed Bedfield Hall. Further listed buildings are located within the settlement boundary, particularly around a green to the south-west.



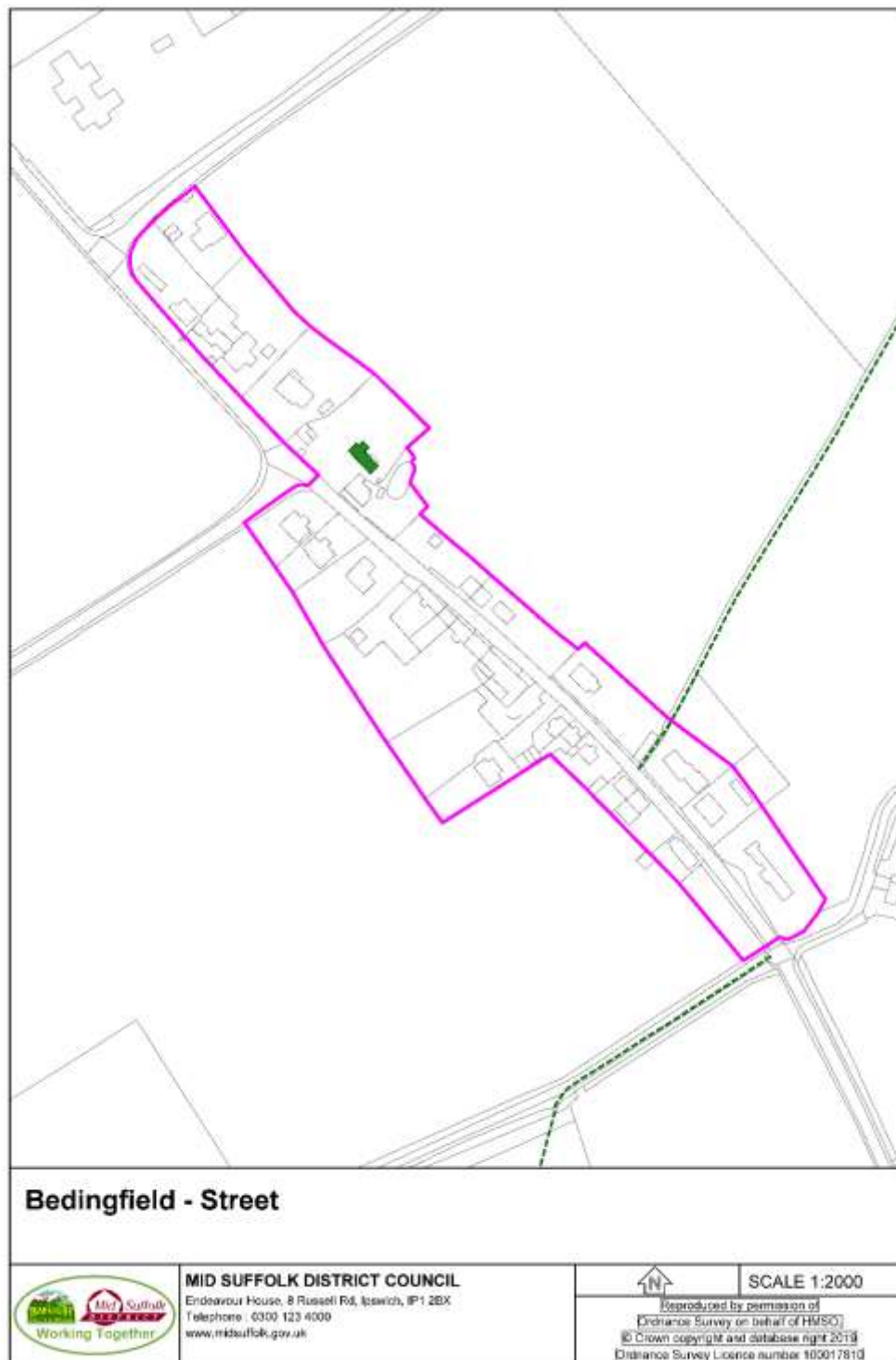
Bedingfield - Church

Bedingfield, located approximately 7km to the south of Eye, is classified as a Hamlet Village. At the centre of the settlement lies the Grade I listed Church of St Mary and further Grade II listed buildings are located within the settlement.



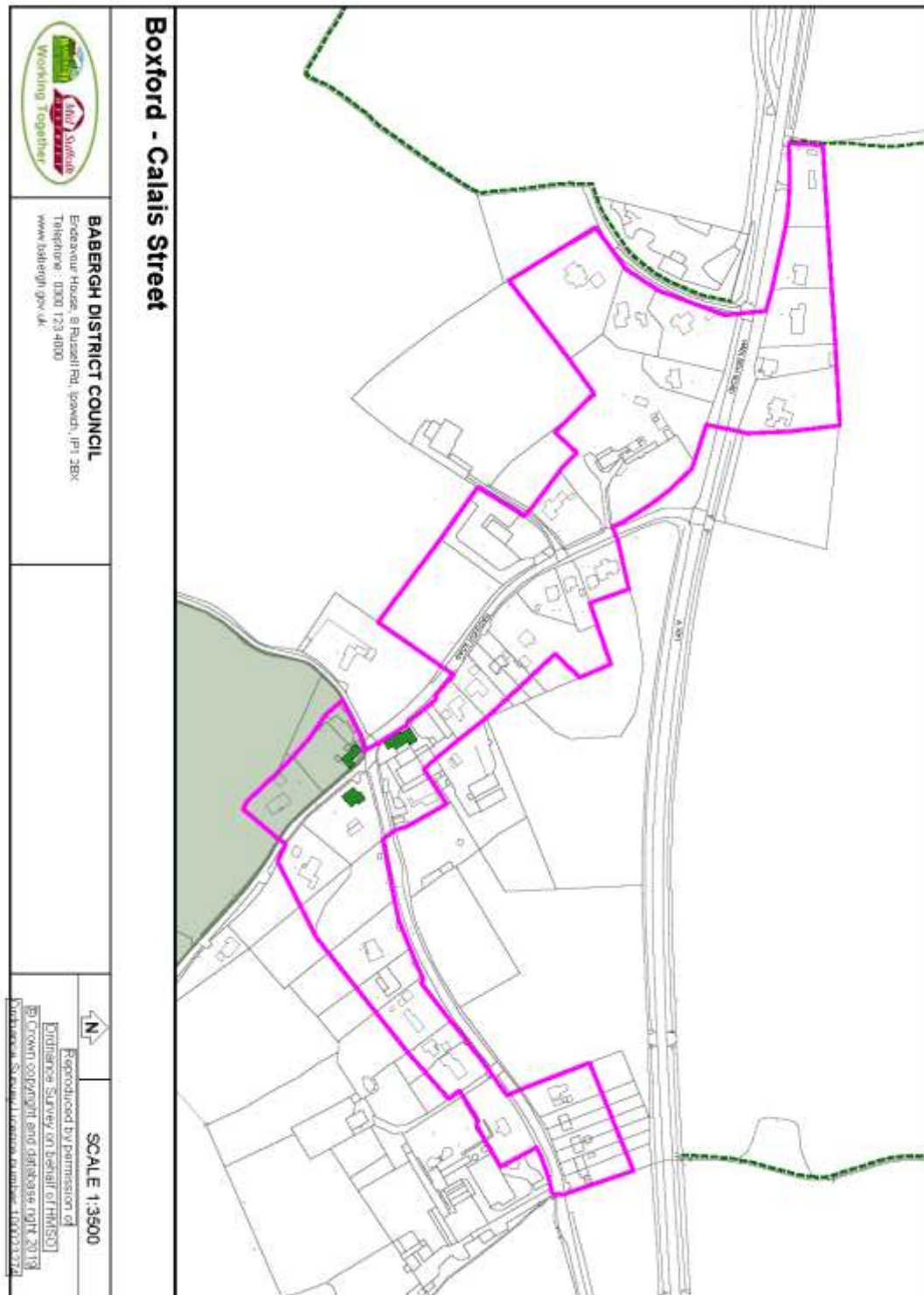
Bedingfield –Street

Bedingfield – Street is located approximately 6km north of Debenham. The settlement comprises of linear development, with the Grade II listed Yew Tree farmhouse at the centre. The landscape surrounding Bedingfield – Street is classified as Plateau Claylands.



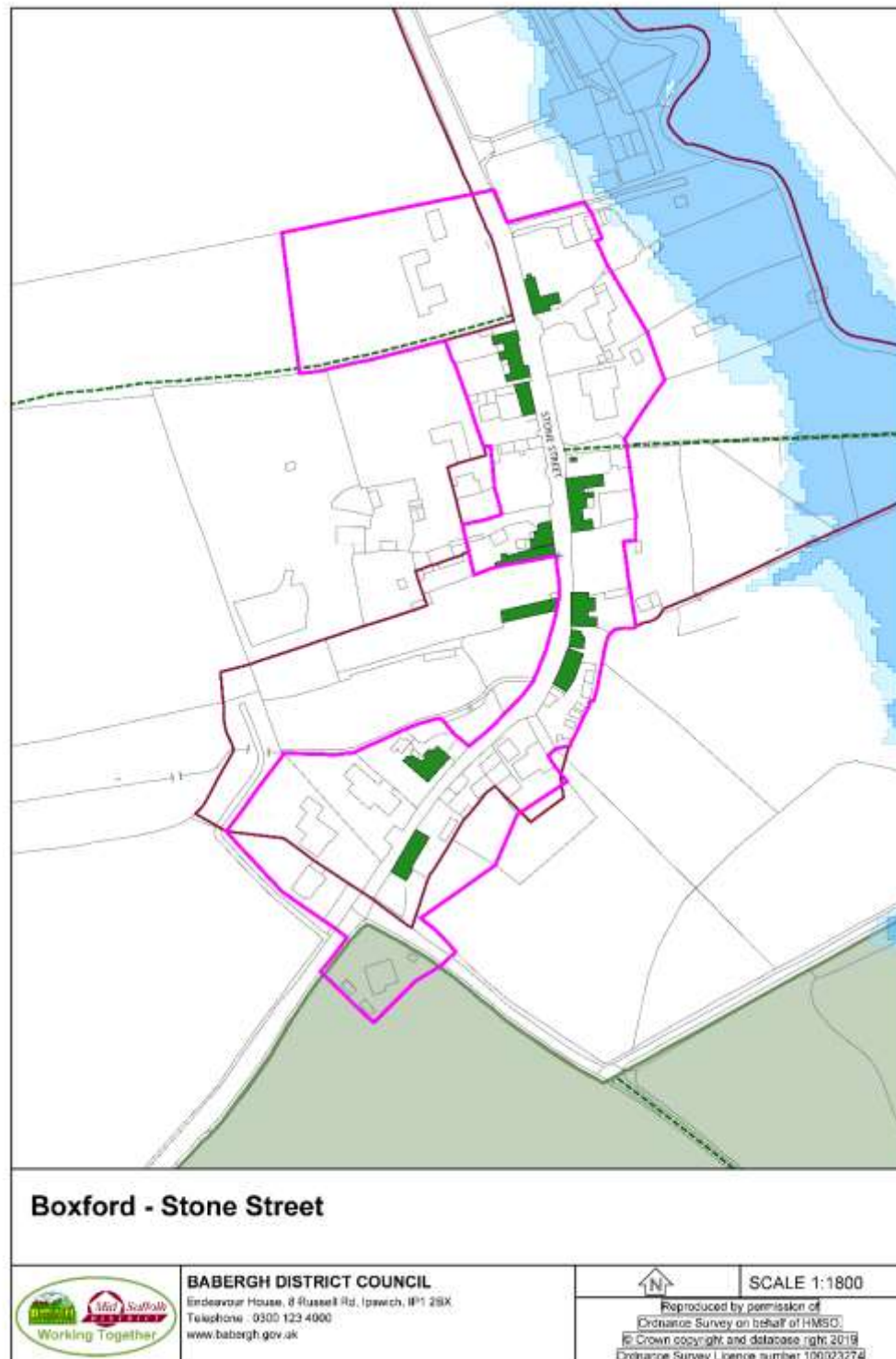
Boxford – Calais Street

Calais Street, with the parish of Boxford, is classified separately as a Hamlet Village. There is a cluster of Grade II buildings at the junction of Hadleigh Road, Calais Street and Wash Lane. The Dedham Vale AONB covers a small section of the settlement boundary to the south of the settlement



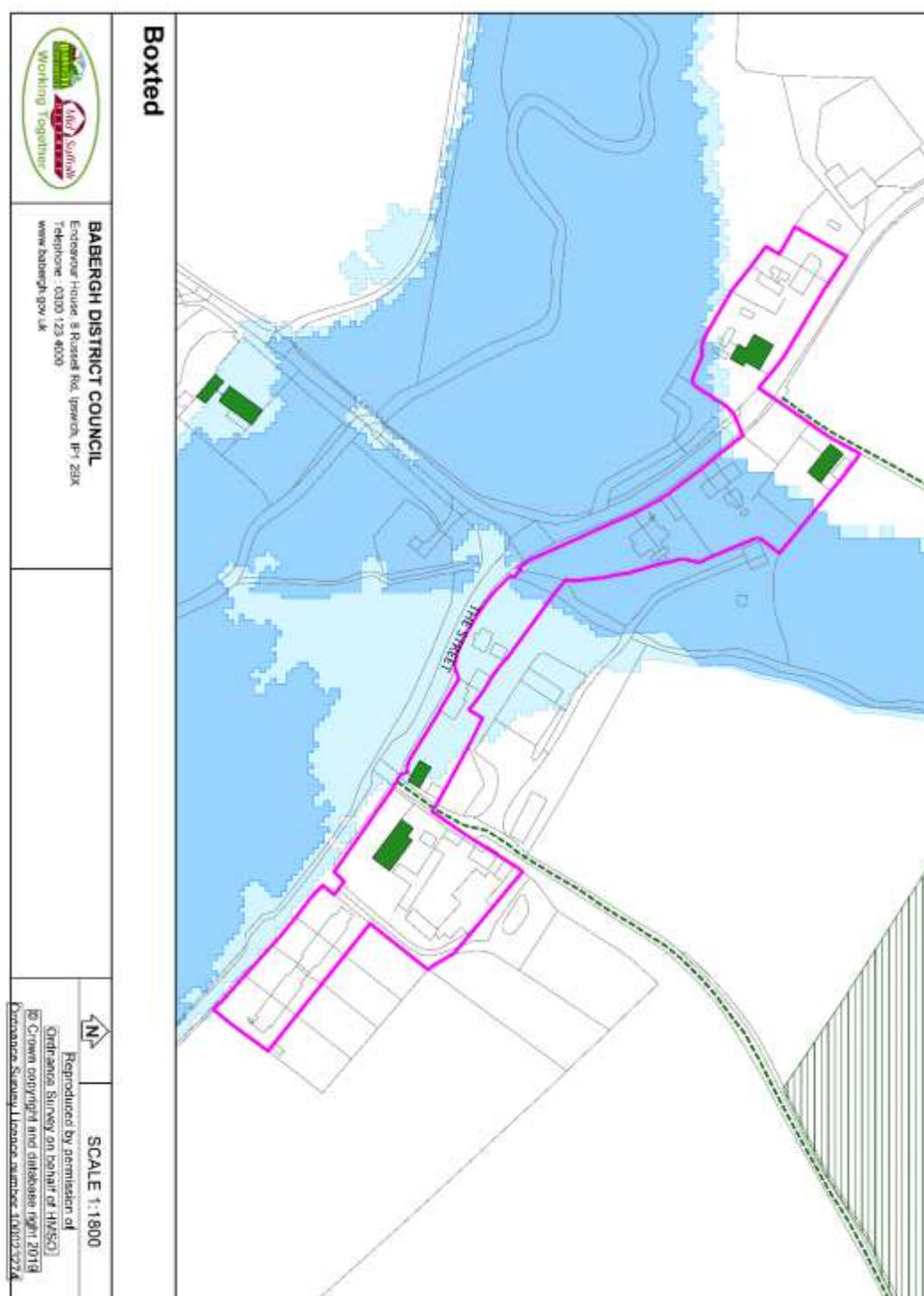
Boxford – Stone Street

Stone Street, within Boxford parish is classified as a Hamlet Village. The Hamlet is covered by the Boxford Conservation Area, and there are a number of Grade II listed buildings fronting Stone Street Road. The Dedham Vale AONB lies to the south of the settlement.



Boxted

Located approximately 11km north of Sudbury, Boxted is classified as a Hamlet Village. There are four Grade II listed buildings within the settlement boundary. Further to the south lies the Grade II* listed Boxted Hall, with associated buildings Grade II listed, and Grade I listed Church of All Saints.

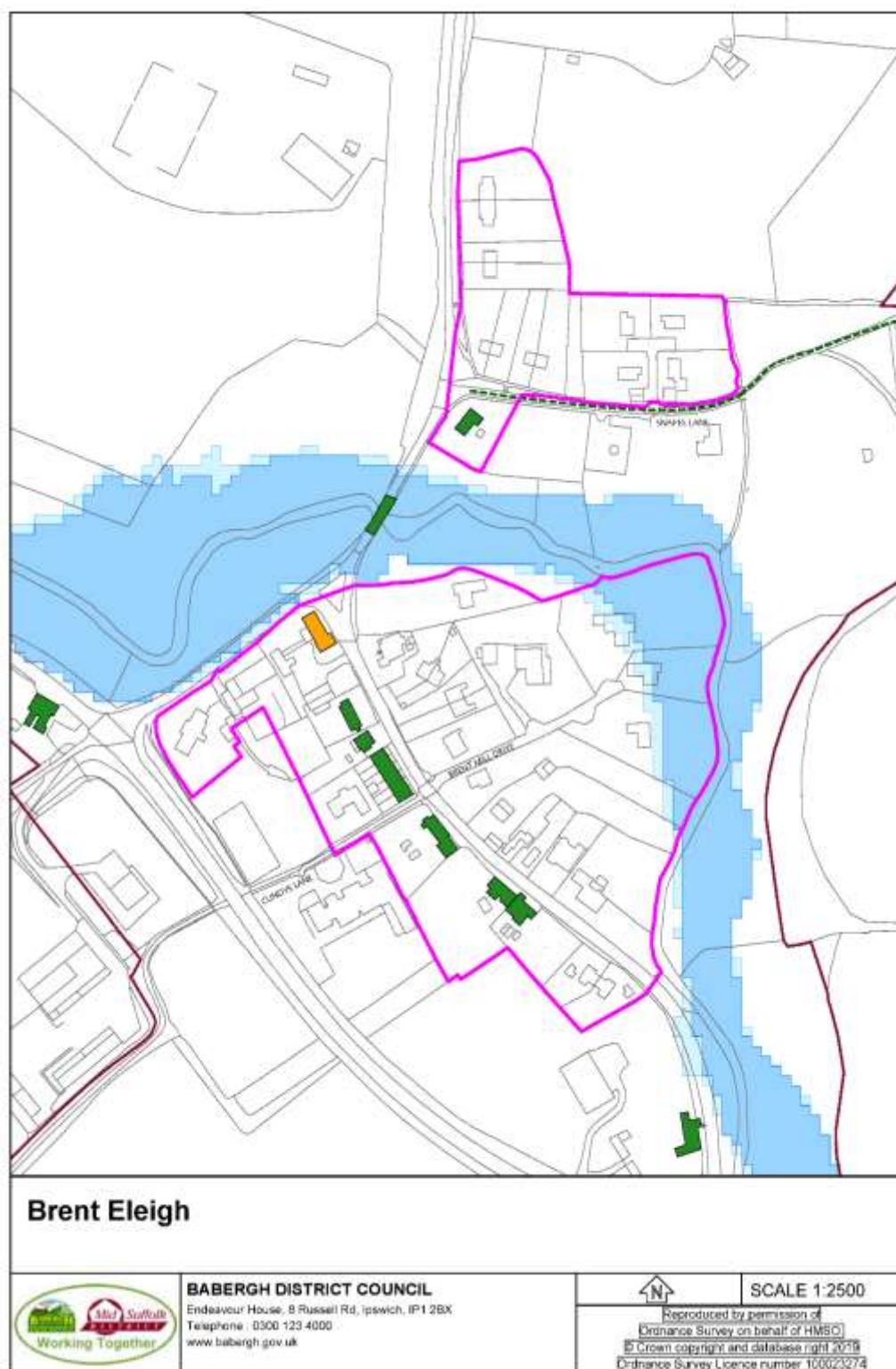


Brantham – Stutton Road is classified as a Hamlet Village. Two Grade II listed buildings are located near to the junction of the A137 and Stutton Road. Land to the south of the A137 and Stutton Road lies within the Suffolk Coast and Heaths AONB. Brantham lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



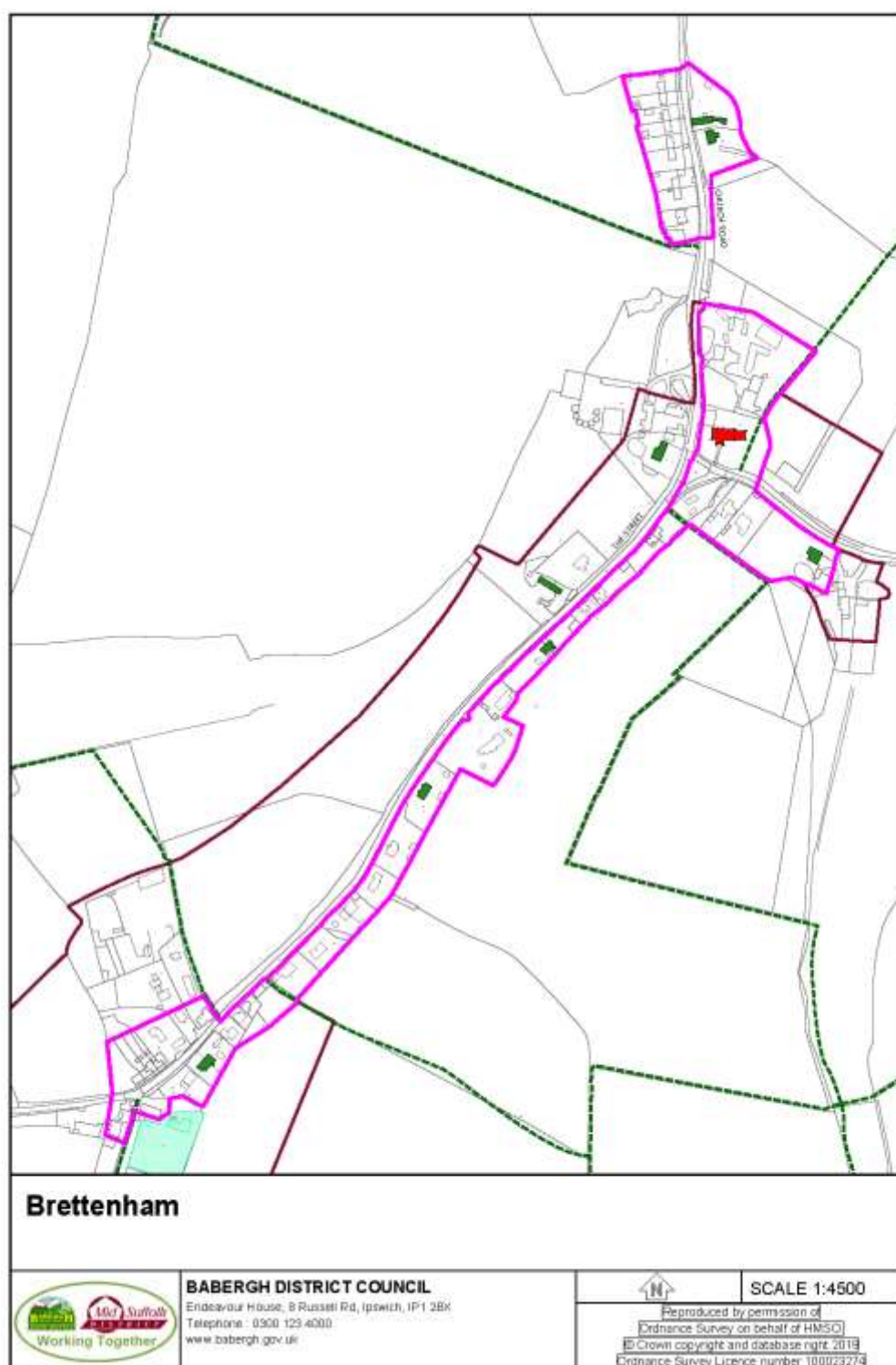
Brent Eleigh

Located between Hadleigh and Lavenham, Brent Eleigh is classified as a Hamlet Village. A Conservation Area covers the whole of the settlement boundary, where a number of listed buildings front The Street. To the north of the settlement lies the Grade I listed Brent Eleigh Hall and Church of St Mary the Virgin.



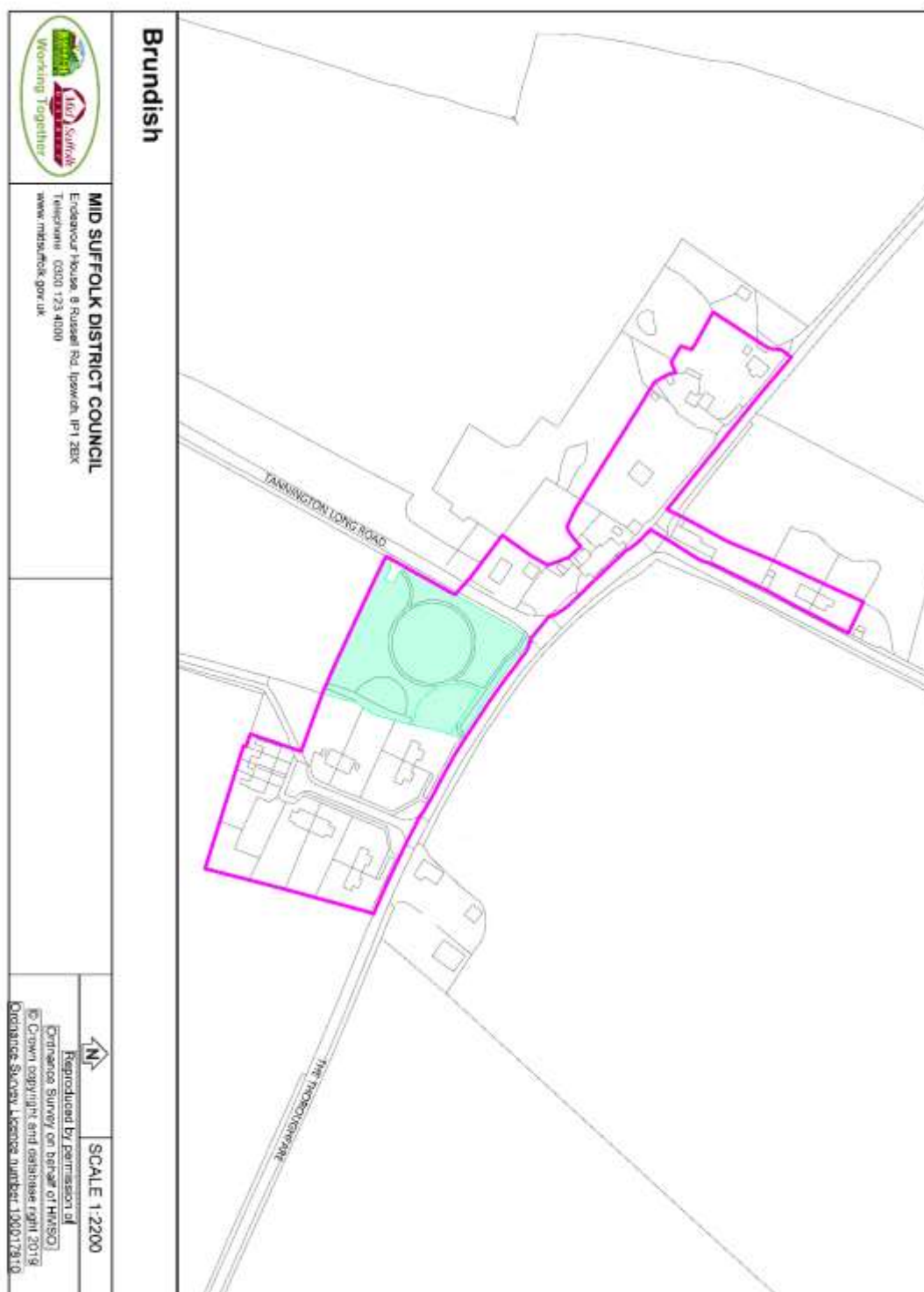
Brettenham

Brettenham lies approximately 8km to the north-east of Lavenham, and is classified as a Hamlet Village. A Conservation Area covers a large proportion of the parish, including the Grade II* listed Old Buckenham Hall School and associated grounds to the south to the Grade I listed Church of St Mary the Virgin to the north.



Brundish

Brundish lies approximately 6km south-east of Stradbroke and is classified as a Hamlet Village. A cluster of houses at Crown Corner is provided with a settlement boundary that does not contain any listed buildings. The surrounding agricultural landscape contains a number of listed buildings, including the Church of St Lawrence to the east.



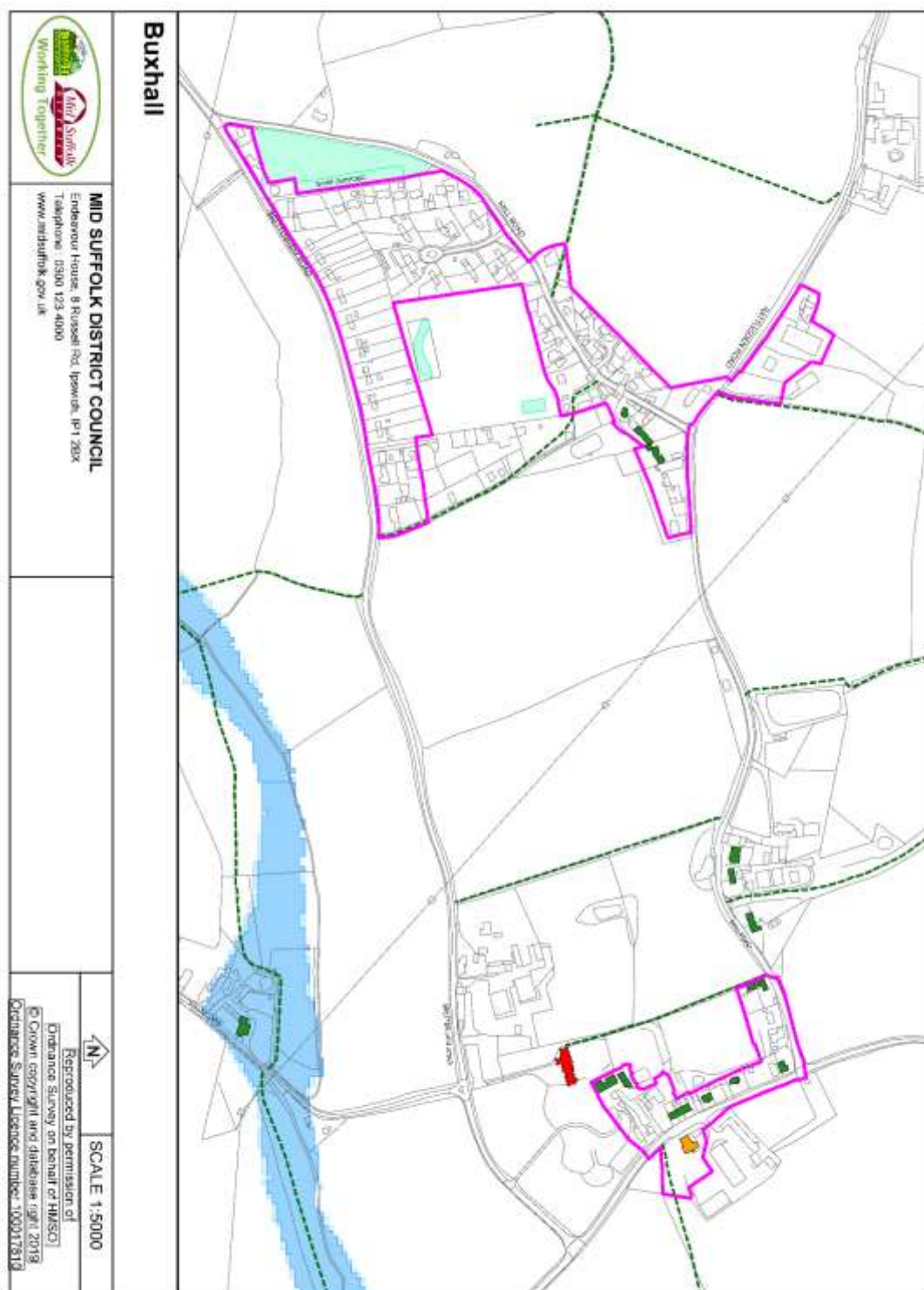
Burgate

Located approximately 8km south-west of Diss, Burgate is classified as a Hamlet. The Grade II* listed Church of St Mary abuts the settlement boundary to the south, and the Grade II* listed Hall Farm House and associated Grade II listed barn is located to the west of the settlement. Burgate lies within the Protected Habitats Mitigation Zone.



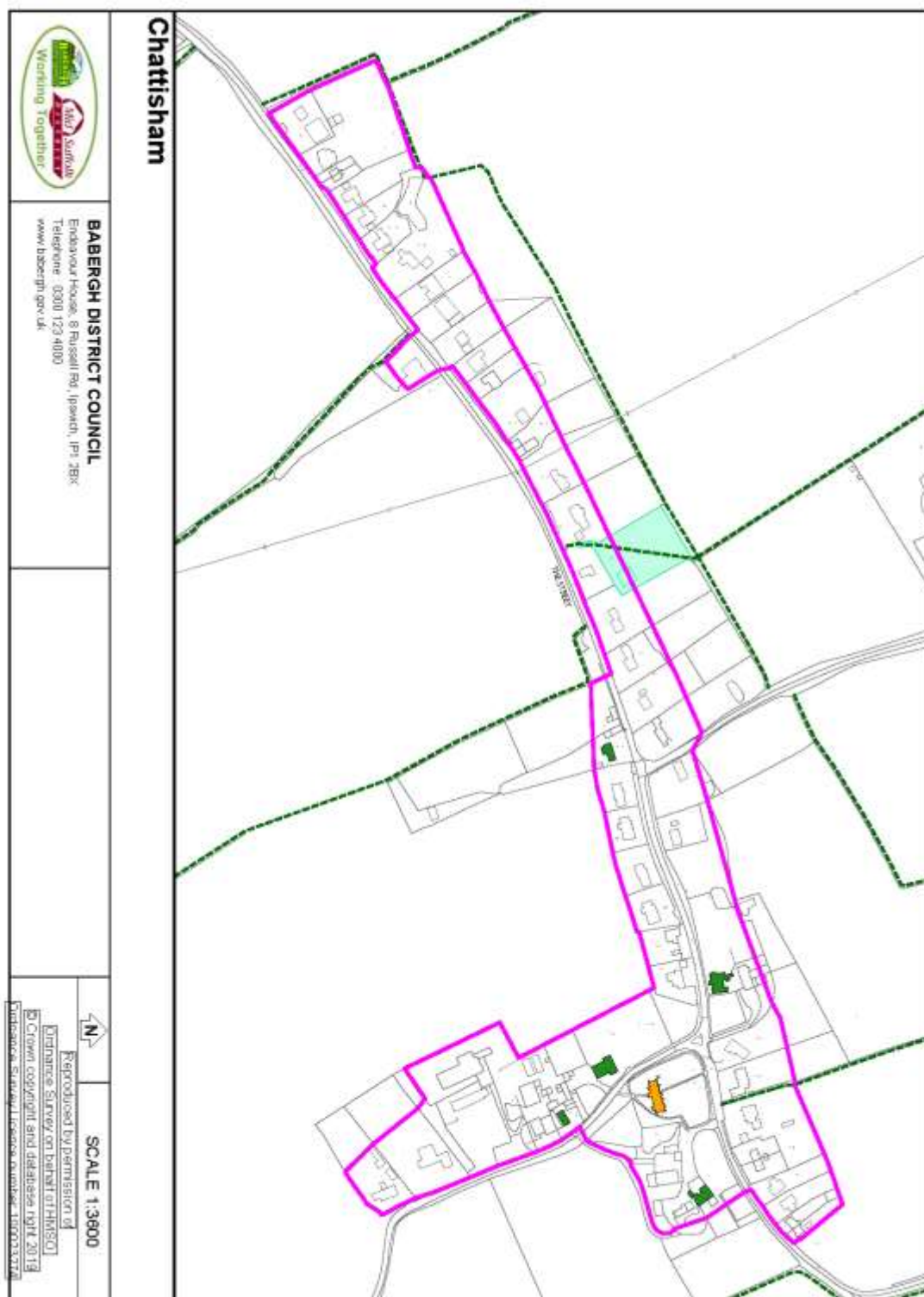
Buxhall

Located approximately 4km west of Stowmarket, Buxhall is classified as a Hamlet. There are three Grade II listed buildings to the south of the junction of Mill Road and Rattlesden Road. The eastern aspect of the settlement contains a number of listed buildings including the Grade I listed Church of St Mary.



Chattisham

Approximately 5km south-west of Ipswich, Chattisham is classified as a Hamlet. There is a cluster of listed buildings surrounding the Grade II* listed Church of All Saints to the east of the settlement.



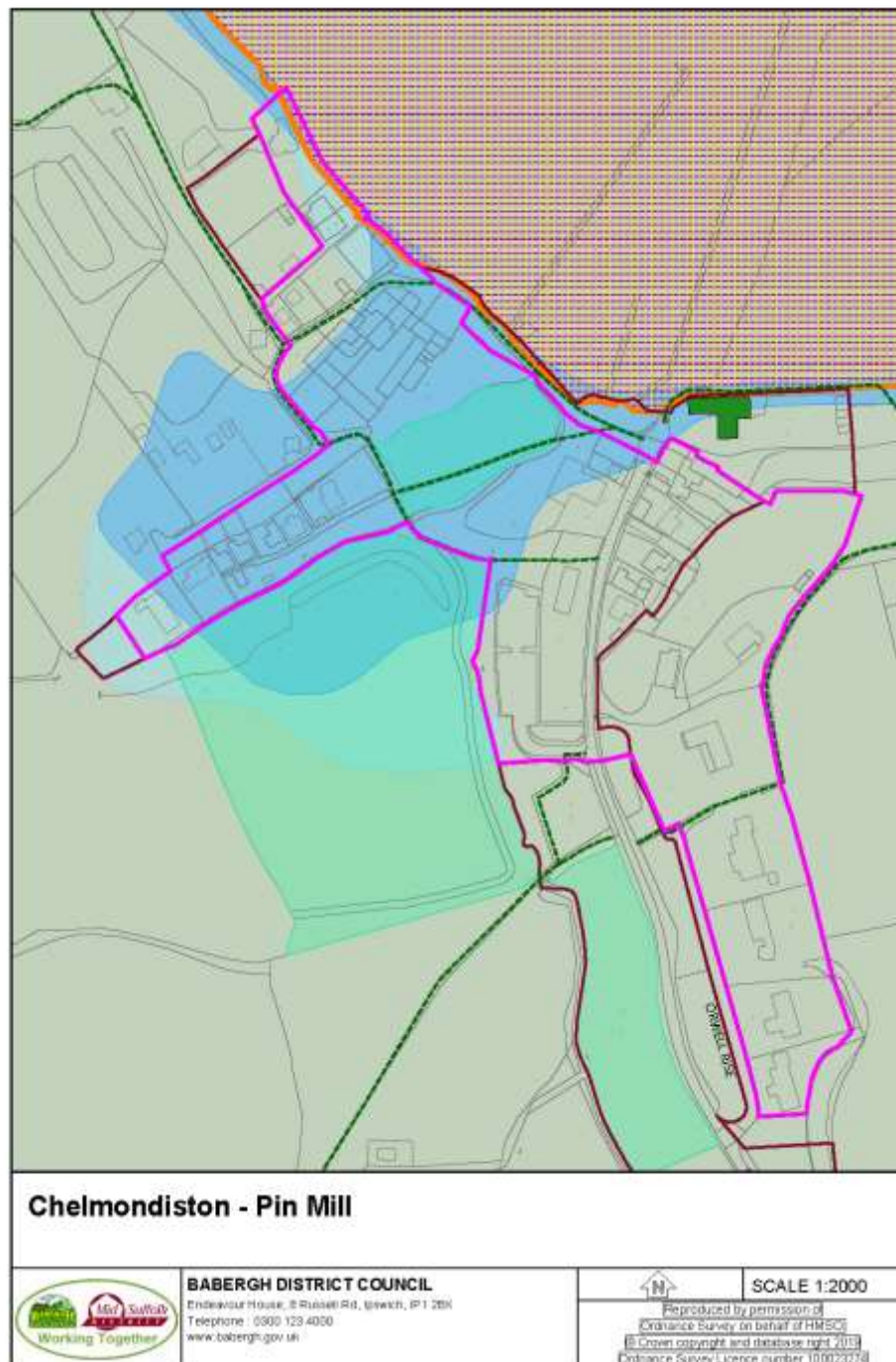
Chelmondiston – Ling's Lane

Chelmondiston – Ling's Lane is classified as a Hamlet Village. The settlement lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



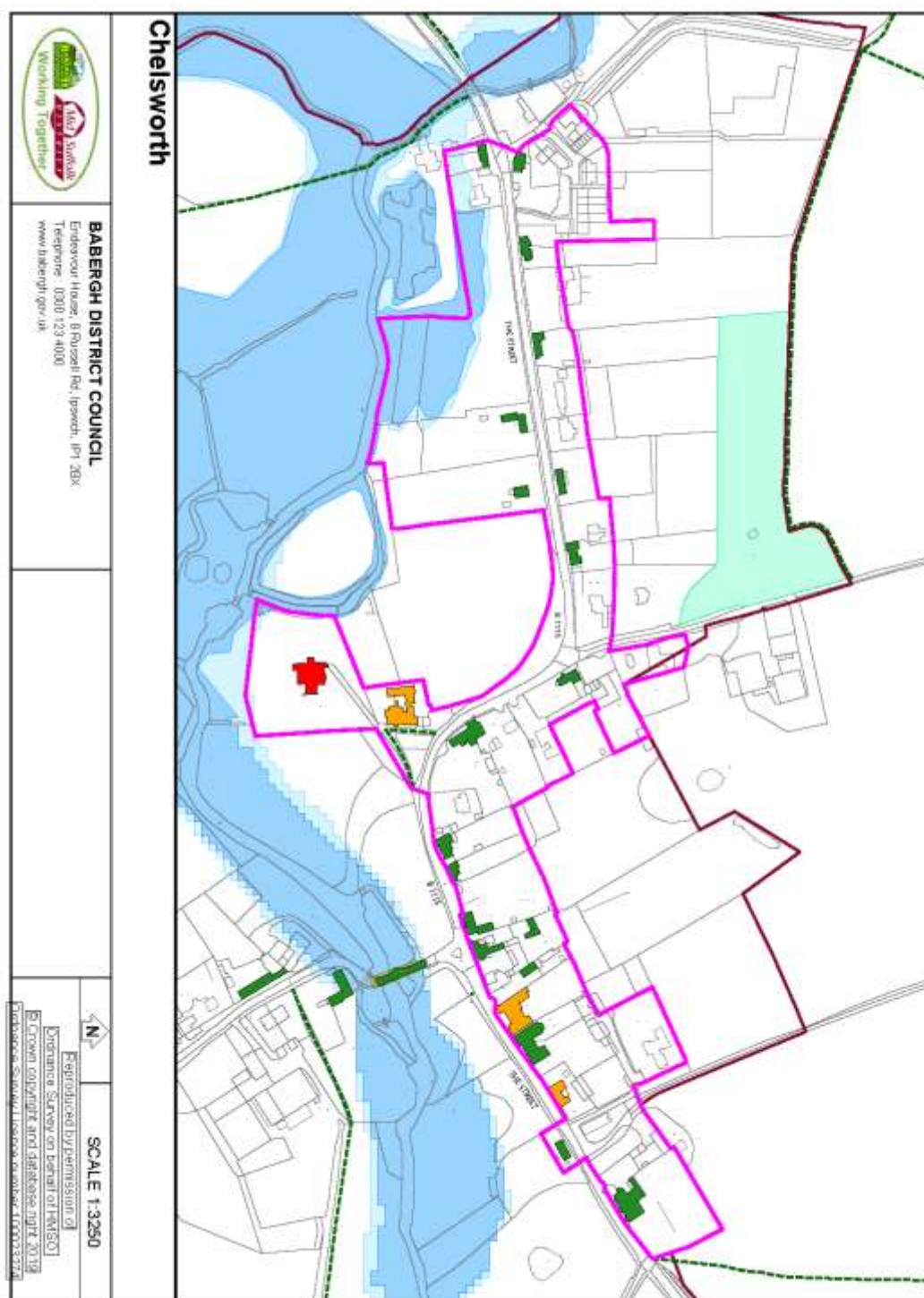
Chelmondiston – Pin Mill

Pin Mill lies within the parish of Chelmondiston and is classified as a Hamlet Village. Pin Mill is covered by a Conservation Area and the Suffolk Coast and Heaths AONB. The hamlet lies on the south bank of the River Orwell, which is a Special Protection Area, Special Area of Conservation, SSSI and a designated Ramsar site. The Grade II listed Butt & Oyster Public House lies on the banks of the River Orwell. Chelmondiston Pill Mill lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



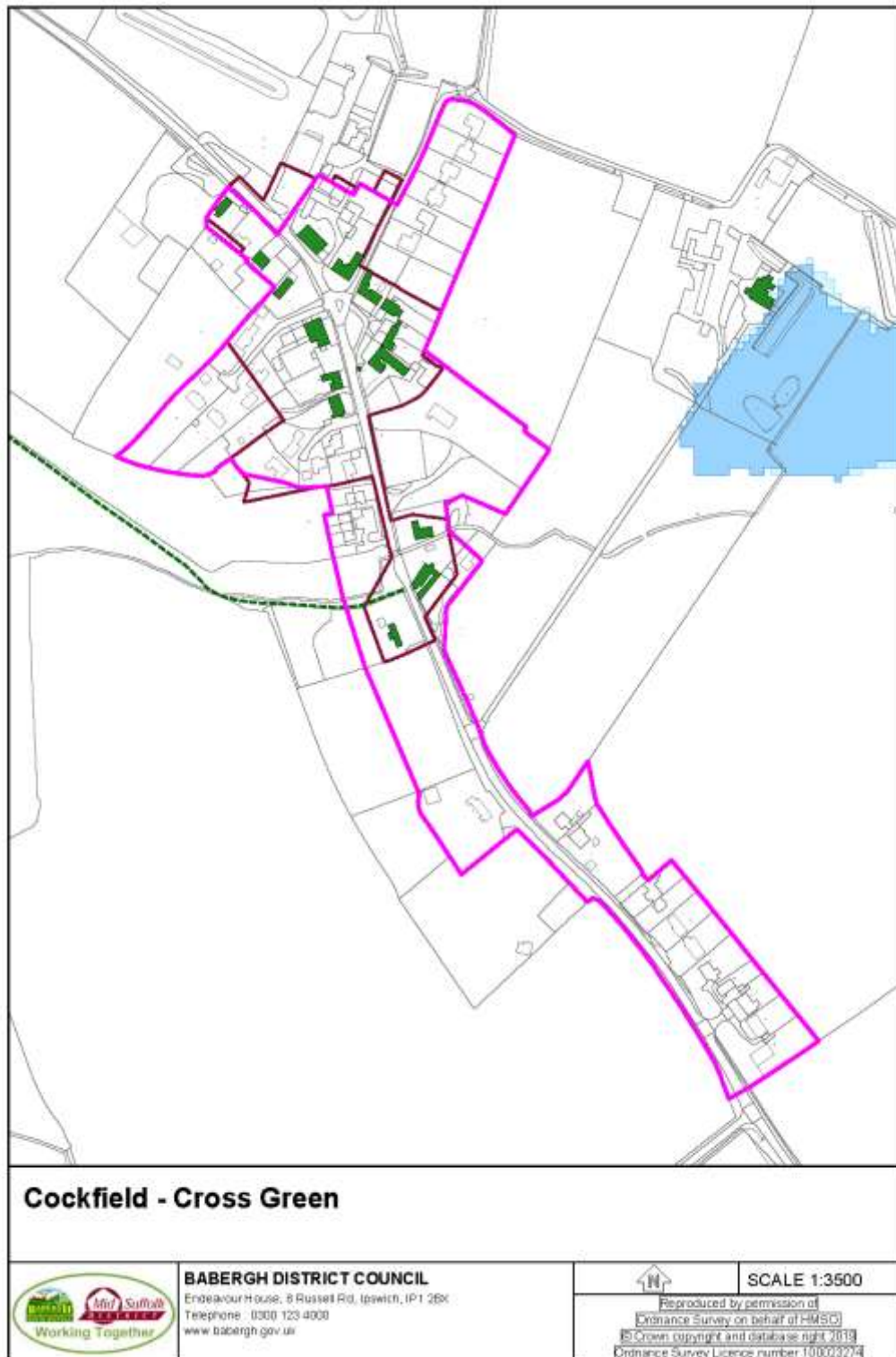
Chelsworth

Chelsworth, a Hamlet Village, is located approximately 8km north-west of Hadleigh. A Conservation Area covers the historic linear core of the settlement which includes a number of listed buildings and extends to include Chelsworth Park to the south.



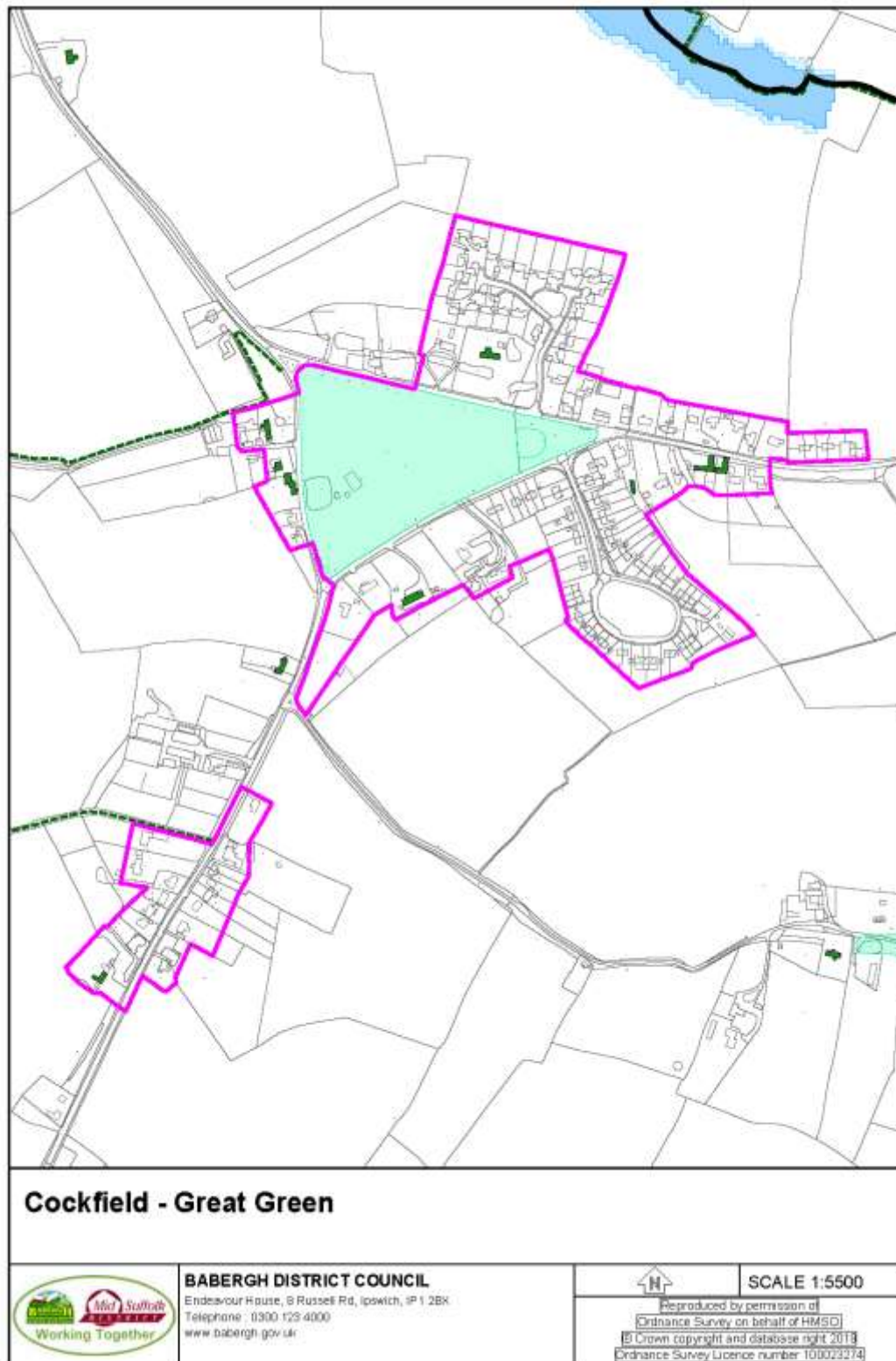
Cockfield – Cross Green

Cockfield – Cross Green is classified as a Hamlet Village. There are a number of listed buildings with the settlement, with the majority of listed buildings located within the Cockfield Conservation Area. The landscape surrounding the settlement is classified as Ancient Rolling Farmlands.



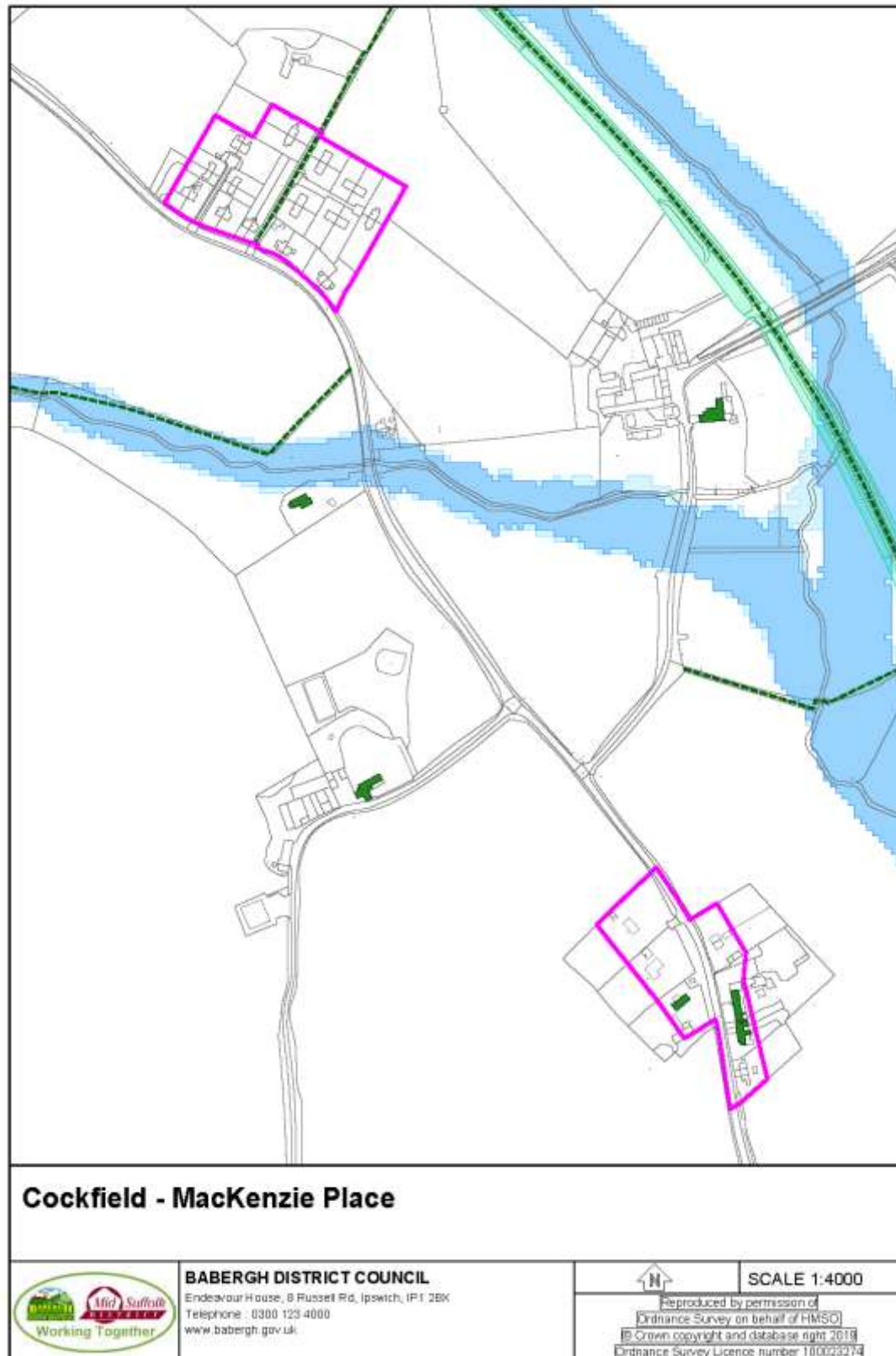
Cockfield – Great Green

Cockfield – Great Green is classified as a Hamlet Village. The settlement is formed around a central triangular village green and contains listed buildings within the settlement boundary and surrounding agricultural landscape.



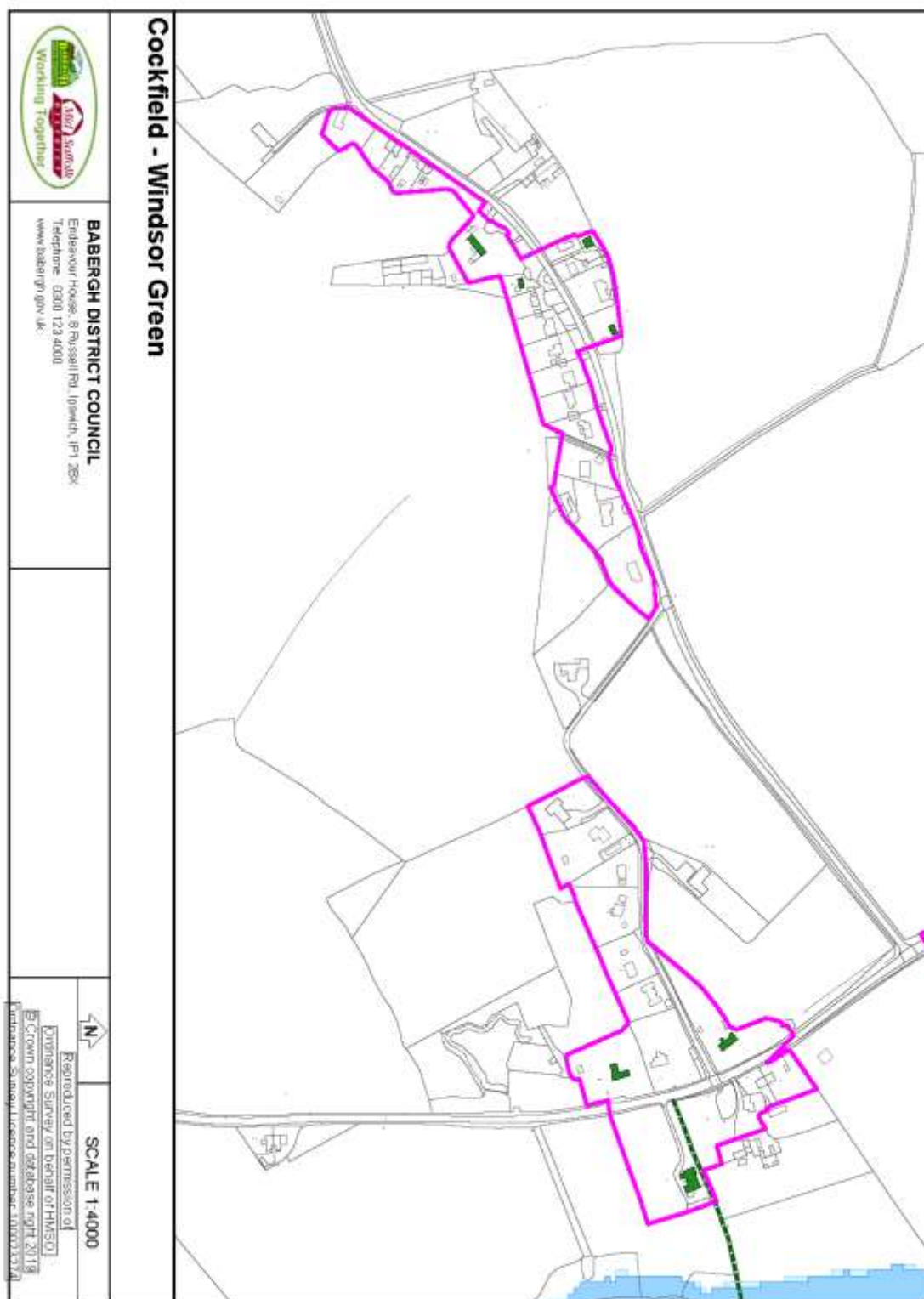
Cockfield – MacKenzie Place

MacKenzie Place is located within the parish of Cockfield, located approximately 6km north of Lavenham. It is classified as a Hamlet Village.



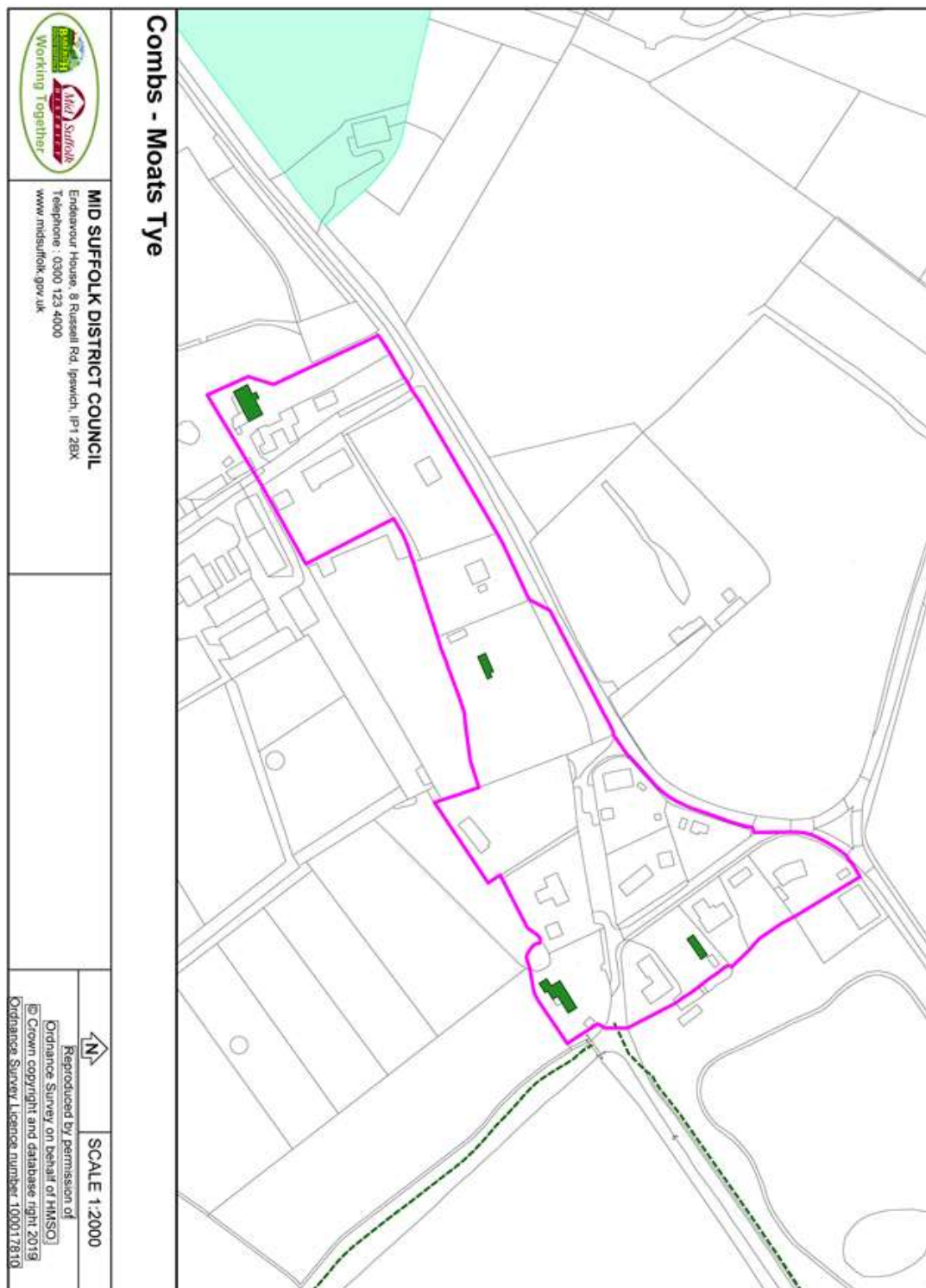
Cockfield – Windsor Green

Windsor Green is a linear settlement within the parish of Cockfield, located approximately 7km north of Lavenham. It is classified as a Hamlet Village. There settlement contains two clusters of built development, both of which contain Grade II listed buildings.



Combs – Moats Tye

Located approximately 2km south-west of Stowmarket, Moats Tye, within the parish of Combs is classified as a Hamlet Village. There are four Grade II listed buildings within the settlement.



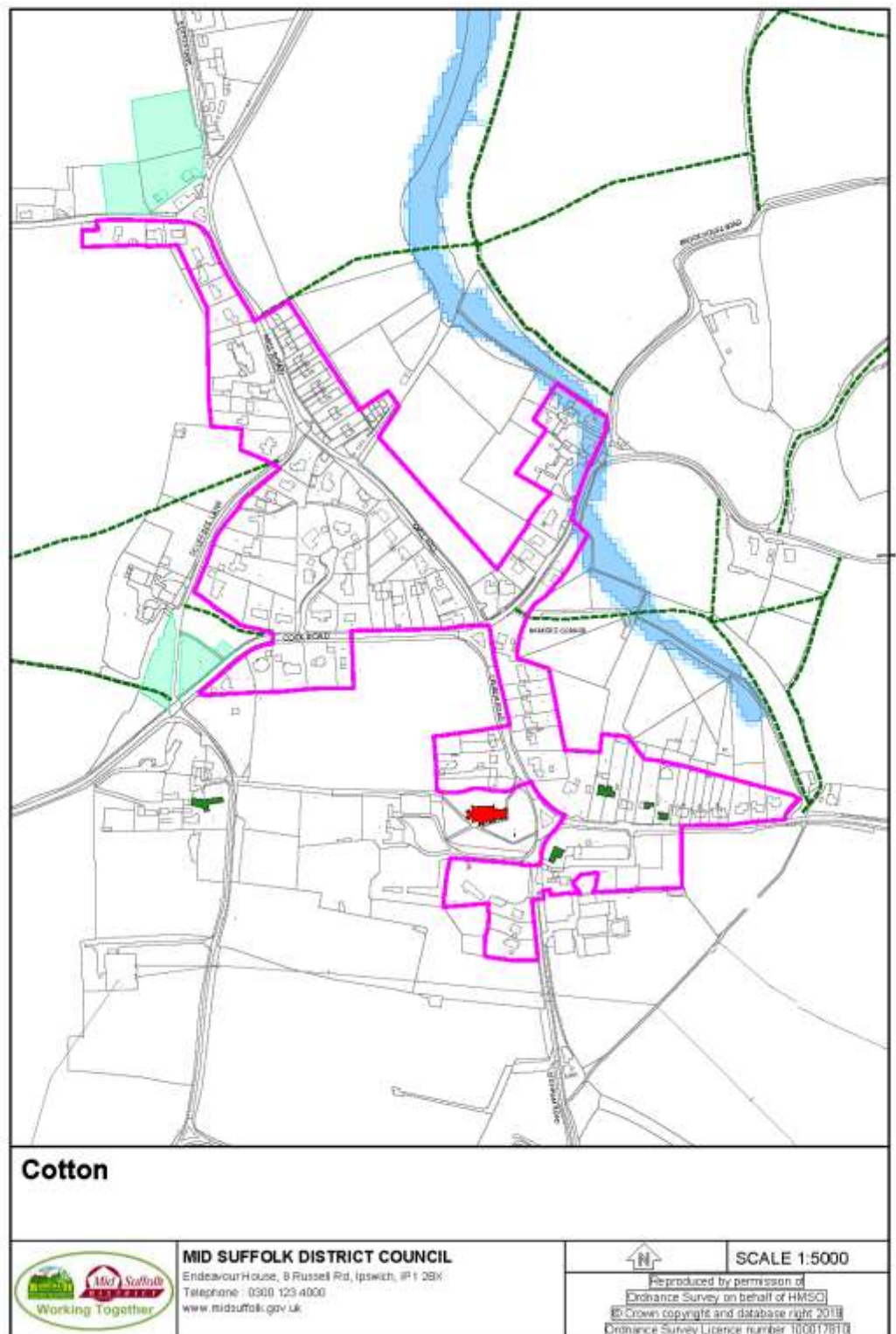
Cornard Tye

Located approximately 2km south-east of Sudbury, Cornard Tye is classified as a Hamlet Village. There is a small cluster of listed buildings around the Grade II* listed Poplars Farmhouse.



Cotton

Located approximately 9km north of Stowmarket and 1km east of Bacton, Cotton is classified as a Hamlet Village. The listed buildings within the settlement are located to the south of the settlement, with a small cluster to the east of the Grade I listed Church of St Andrew.



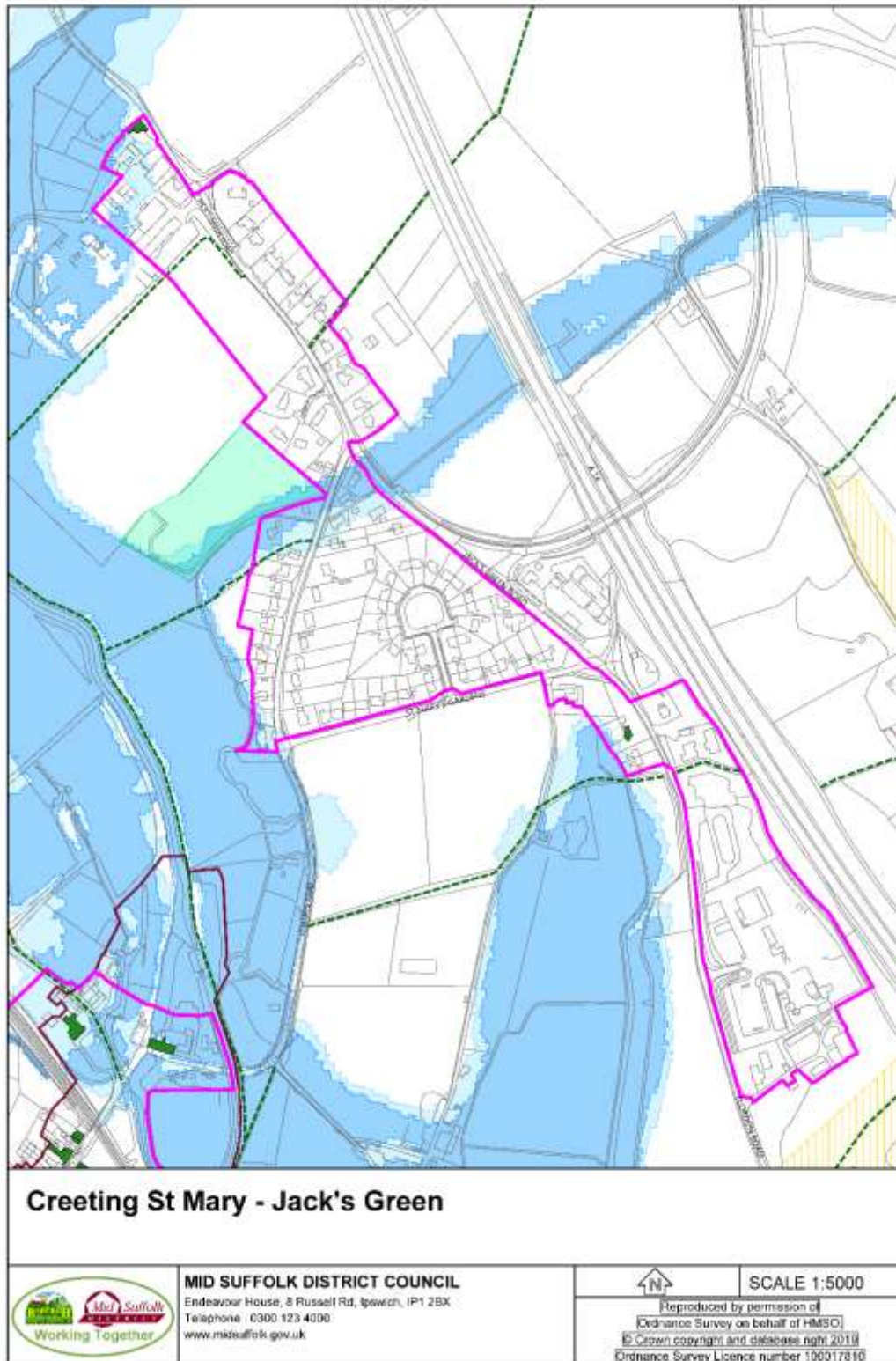
Creetting St Mary – Dunche’s Lane

Located to the north-east of the main settlement of Creetting St Mary, Creetting St Mary – Dunche’s Lane is classified as a Hamlet Village.



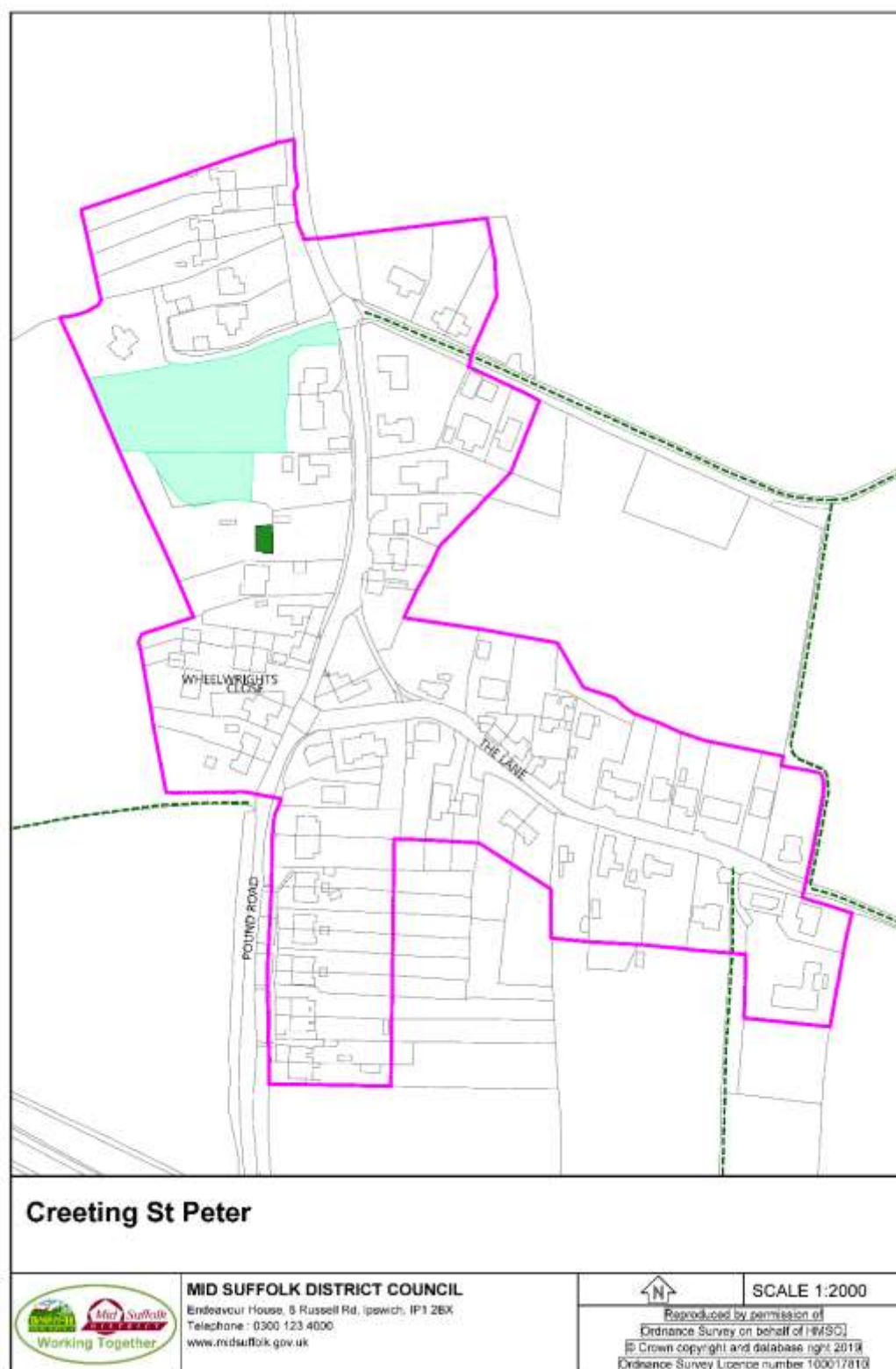
Creting St Mary – Jack’s Green

Located between Needham Market and the A14, Jack’s Green is classified as a Hamlet Village and lies within the parish of Creting St Mary. There are two Grade II listed buildings within the settlement.



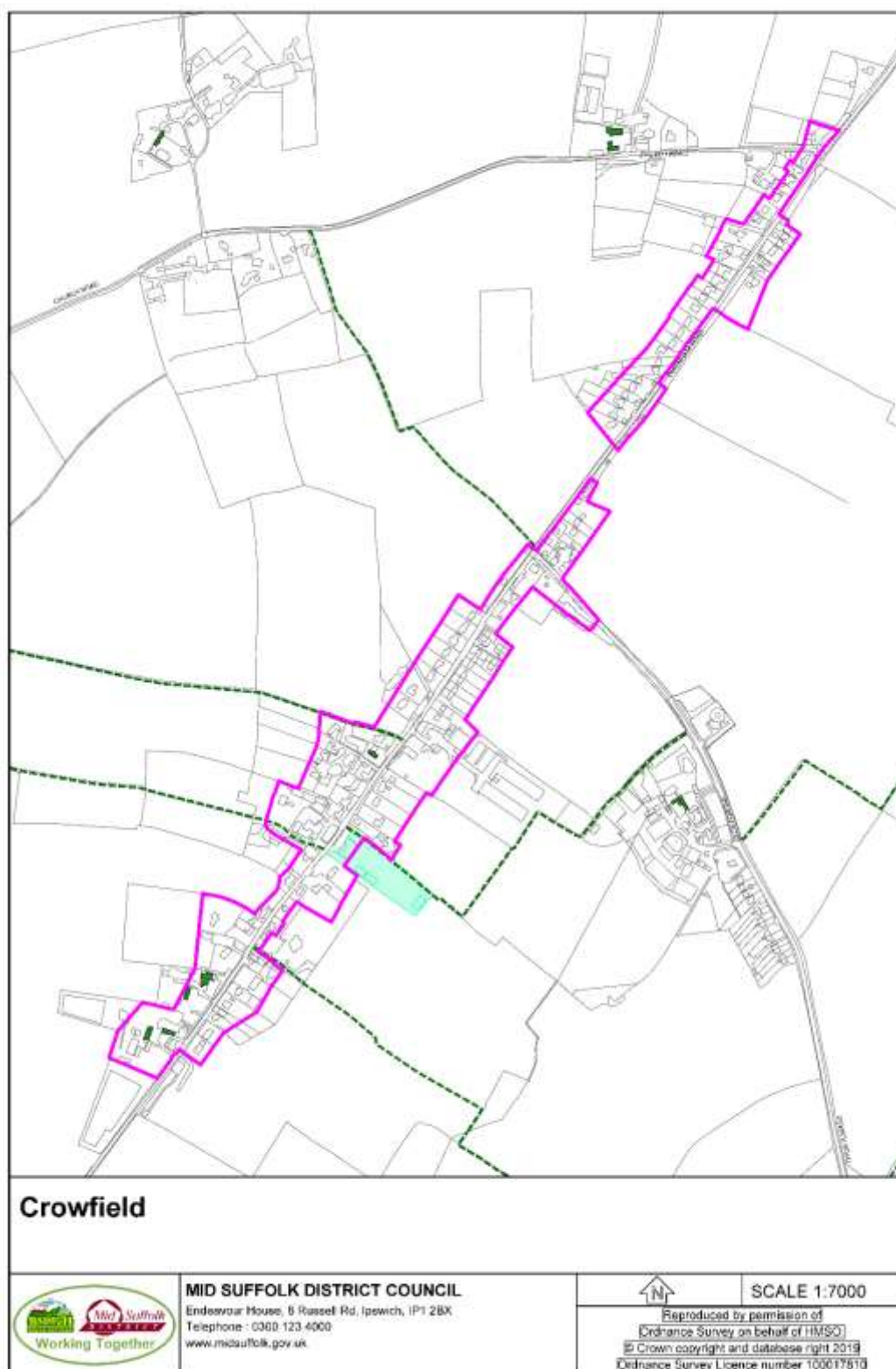
Creeting St Peter

Located just to the north of the A14, Creeting St Peter is classified as a Hamlet Village. The Grade II* listed Roydon Hall lies to the north-east of the village, and there is one Grade II listed building at the centre of the settlement.



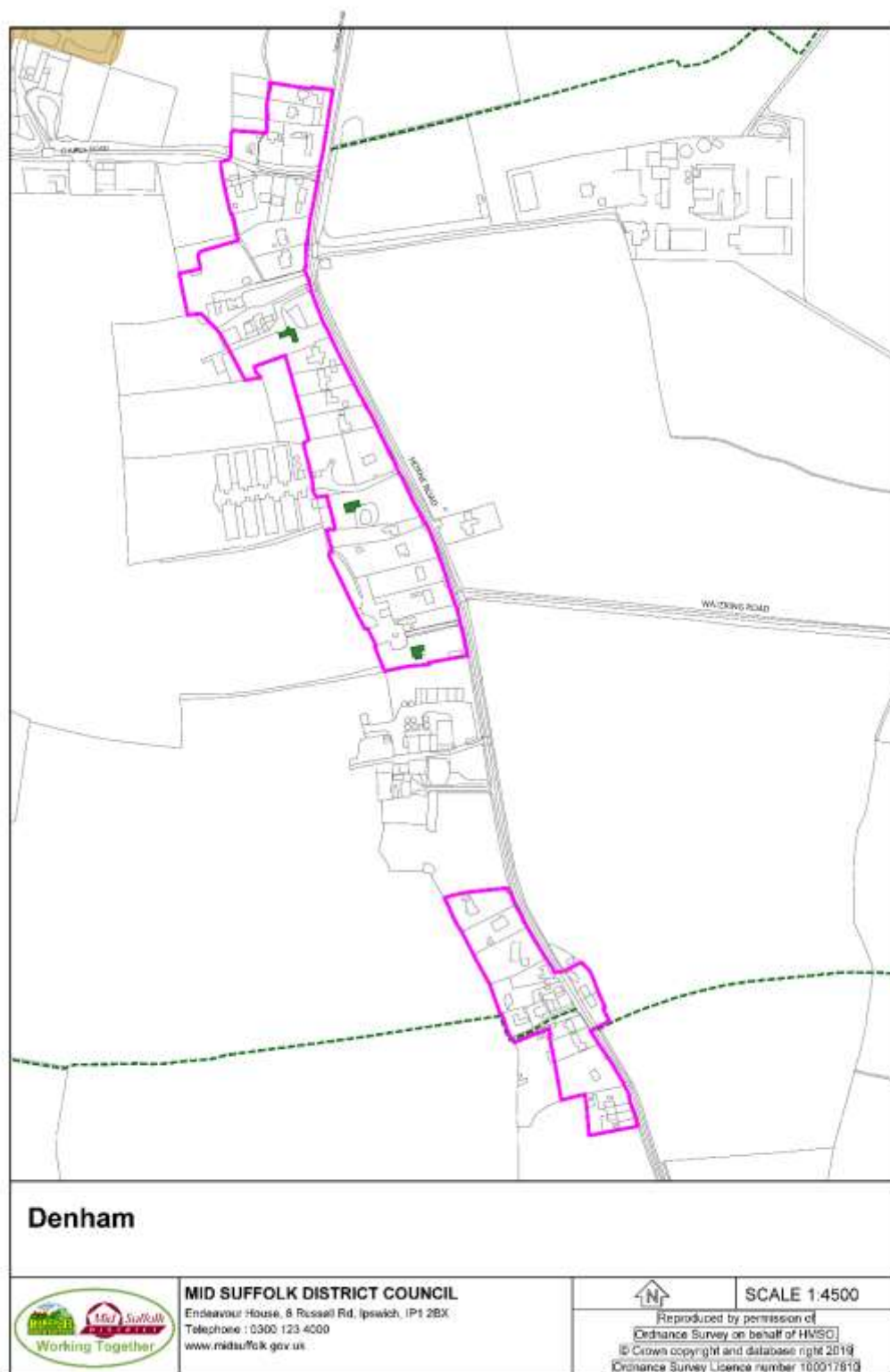
Crowfield

Crowfield, classified as a Hamlet Village, is a long linear settlement approximately 7km from Needham Market. There are a few listed buildings within the settlement, most notably there is a cluster of four Grade II listed buildings on the southern edge of the settlement.



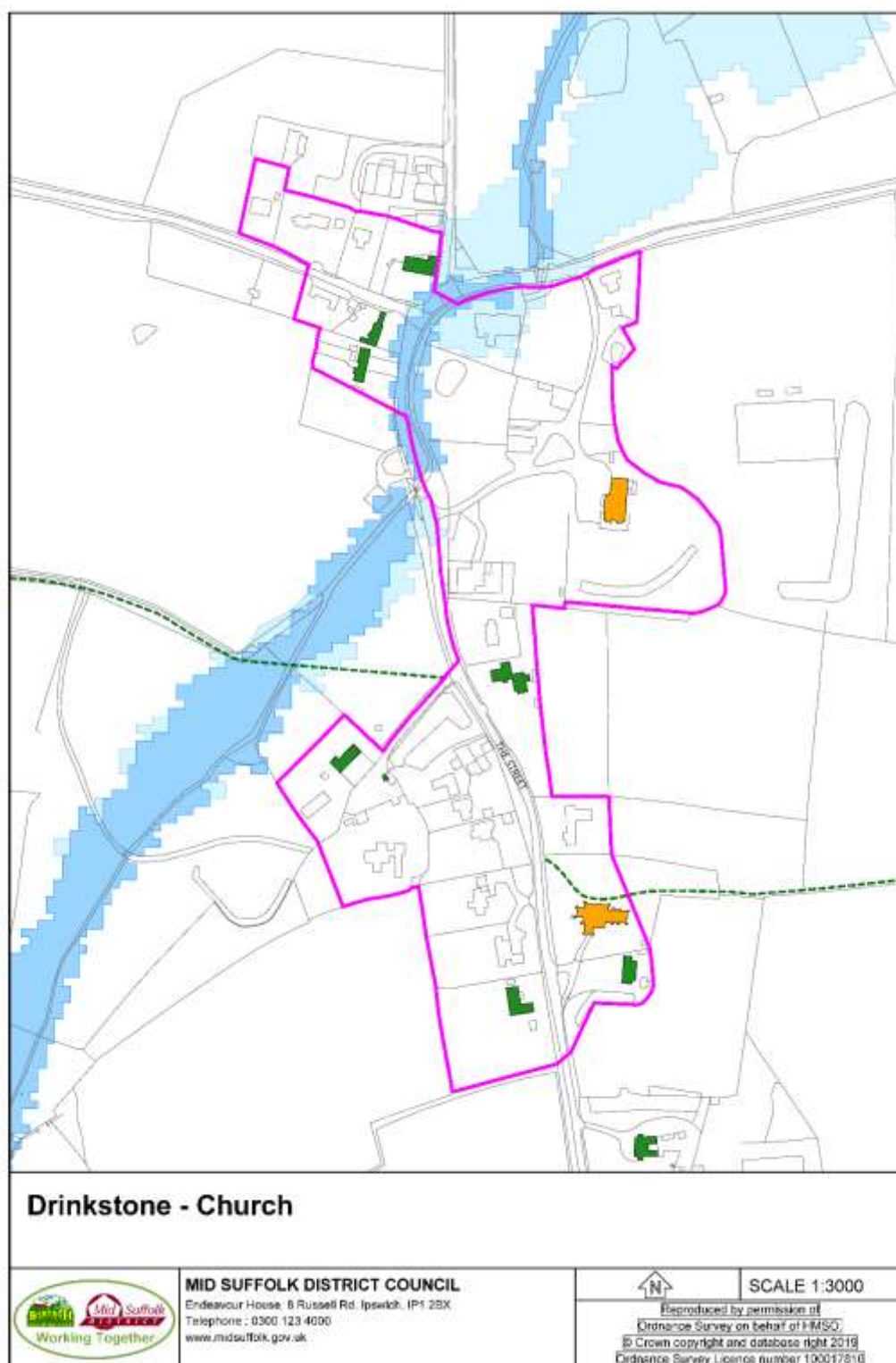
Denham

Located approximately 5km east of Eye, Denham consists of two sections of predominantly linear development and is classified as a Hamlet Village. There are three Grade II listed buildings within the settlement boundary and a number of listed buildings in the surrounding countryside.



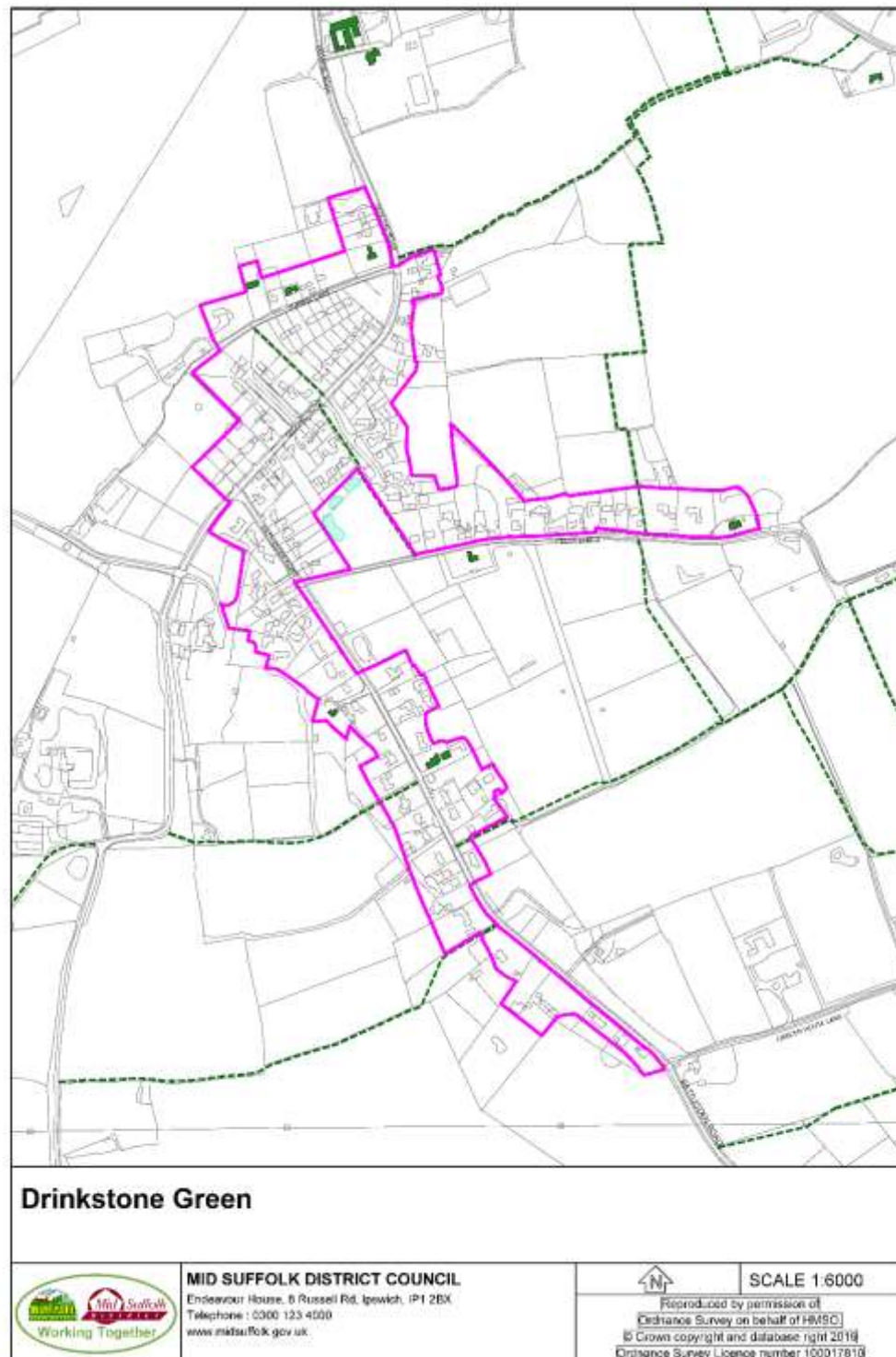
Drinkstone – Church

Located just to the south of the A14, Drinkstone – Church is identified as Hamlet Village. The settlement consists of predominantly linear development. The settlement contains a number of listed buildings including the Grade II* listed Church of All Saints.



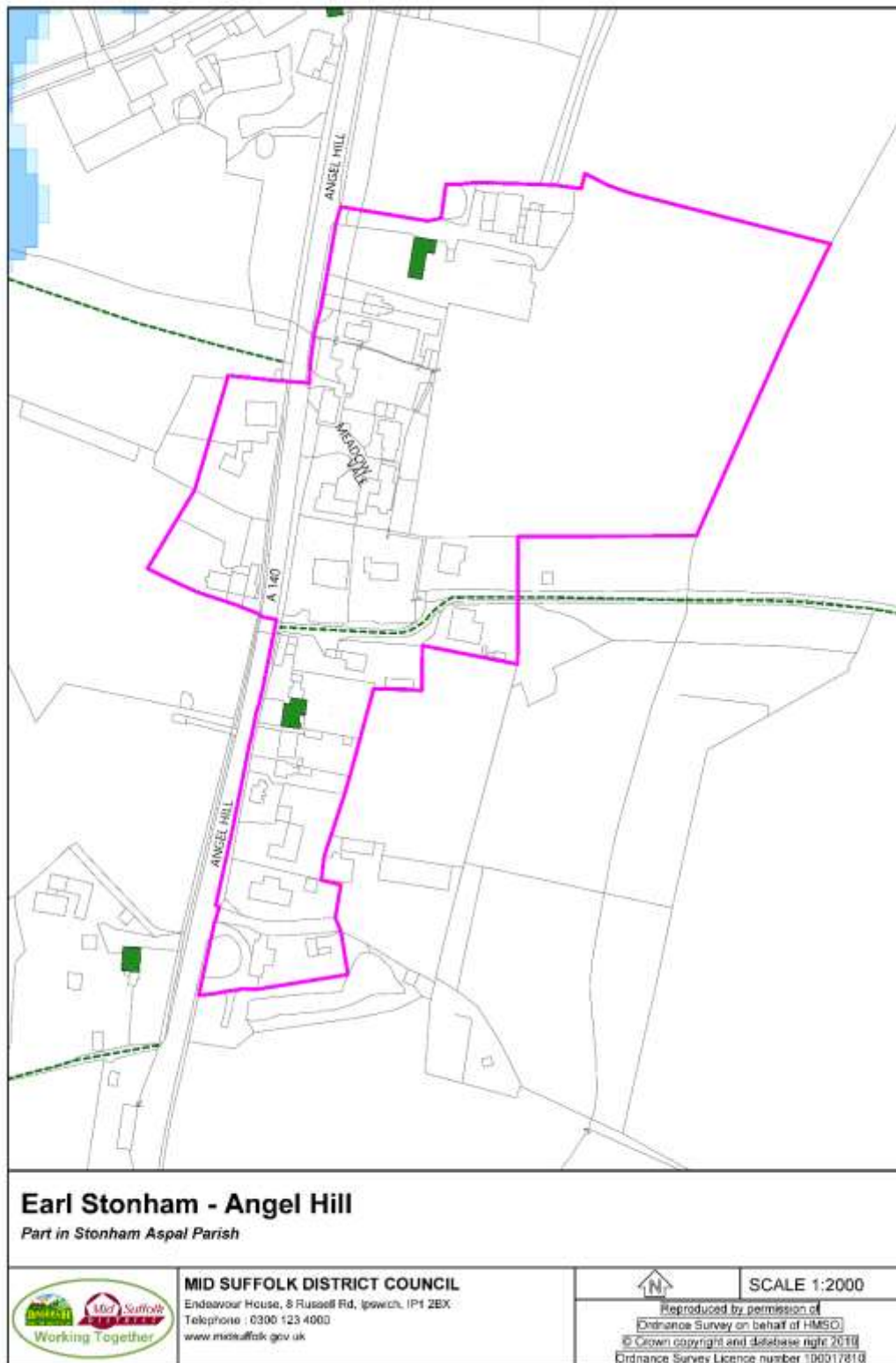
Drinkstone Green

Located approximately 4km south of Woolpit, Drinkstone Green is classified as a Hamlet Village. Drinkstone Green contains a number of Grade II listed buildings scattered across the settlement. To the east of the settlement lies Drinkstone Mills, which is covered by a Conservation Area and includes the Grade I listed Post Mill.



Earl Stonham – Angel Hill

Earl Stonham – Angel Hill located either side of the A140 is classified as a Hamlet Village. The settlement consists of linear development and contains listed buildings spread across the village.



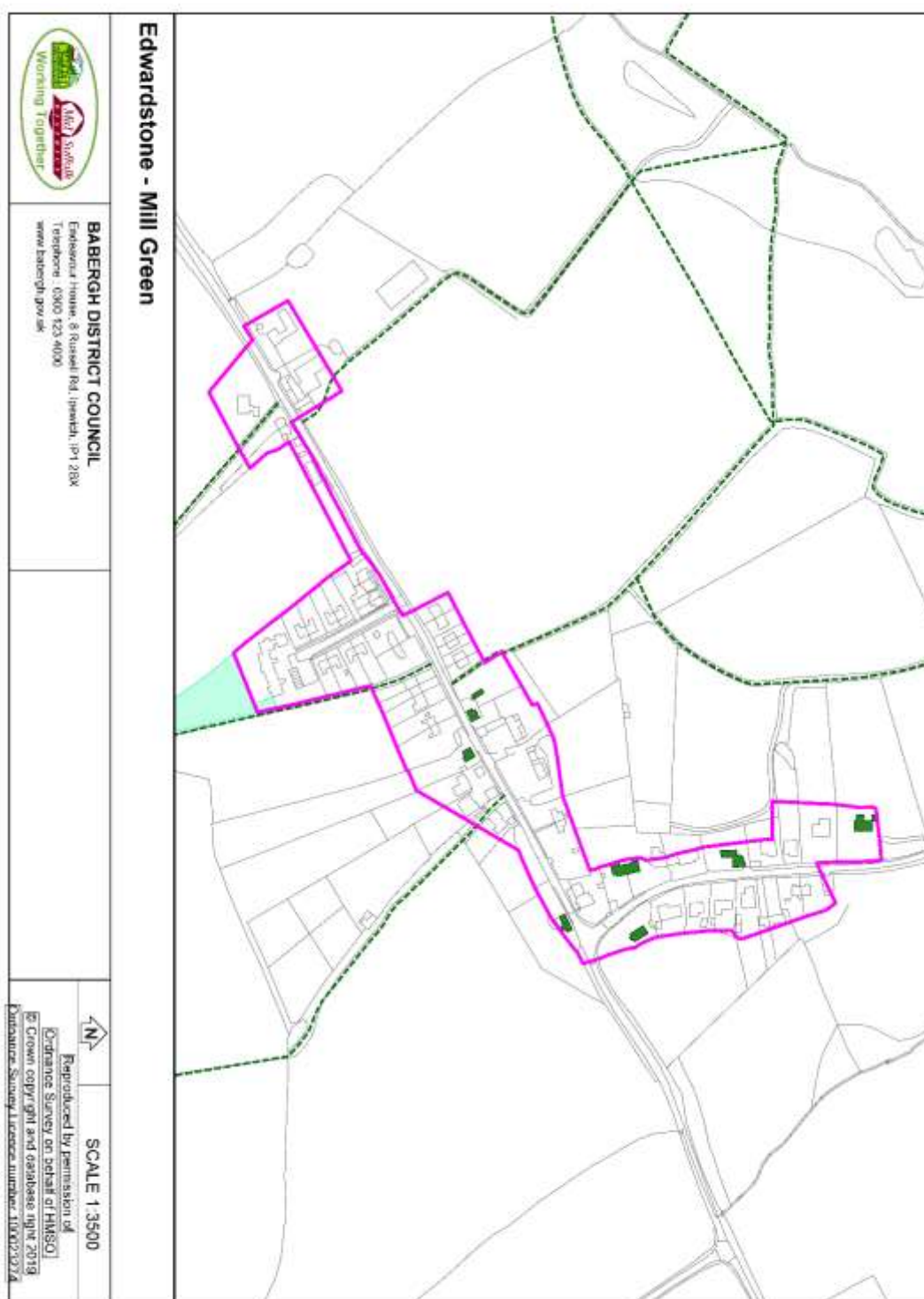
Earl Stonham – Middlewood Green

Located approximately 3km west of the A140, Earl Stonham – Middlewood Green is classified as a Hamlet Village. A Grade II listed farmhouse lies at the centre of the village.



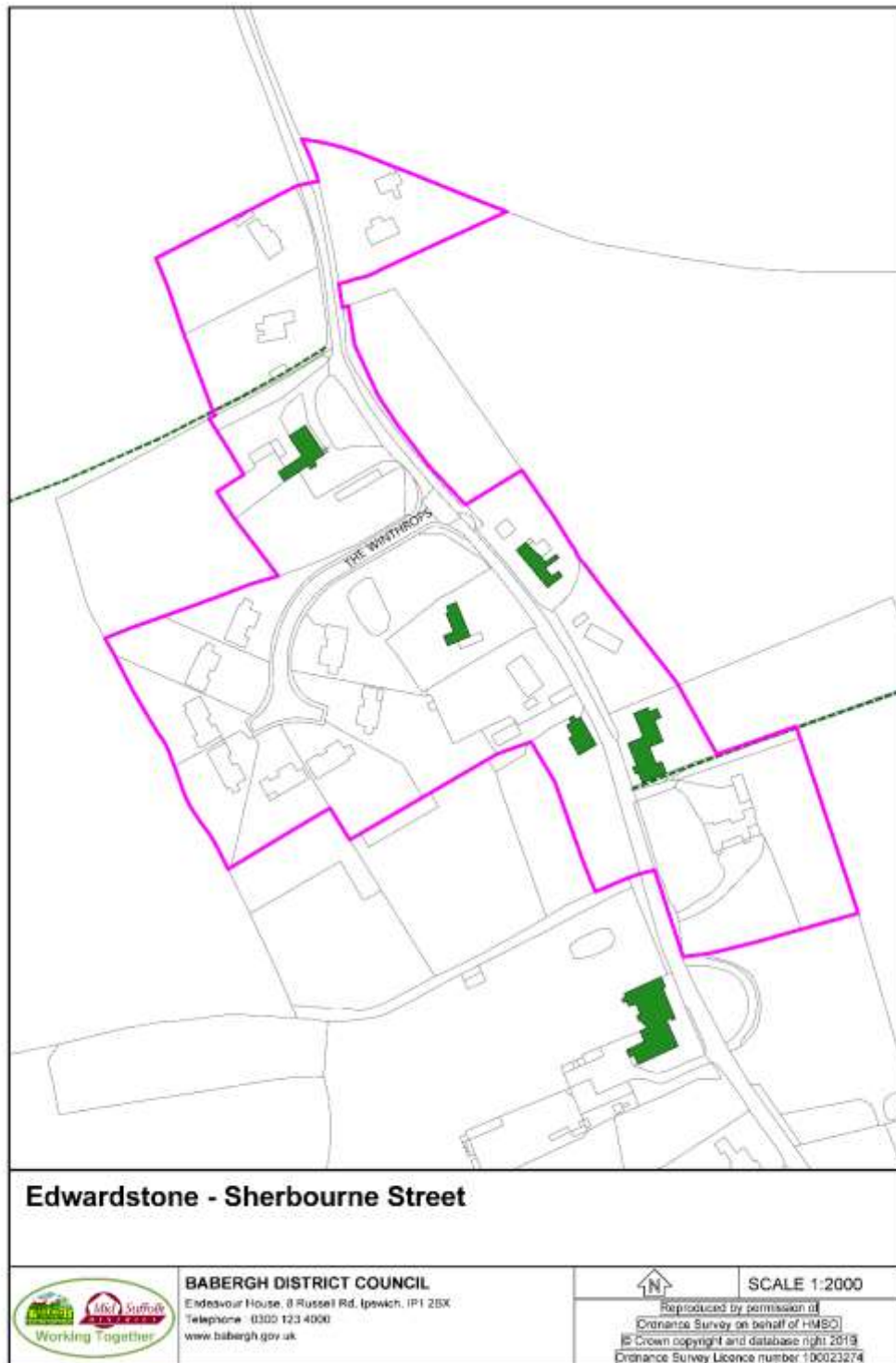
Edwardstone – Mill Green

Located approximately 8km east of Sudbury, Edwardstone – Mill Green is classified as Hamlet Village. The settlement is predominantly linear in character and contains eight Grade II listed buildings.



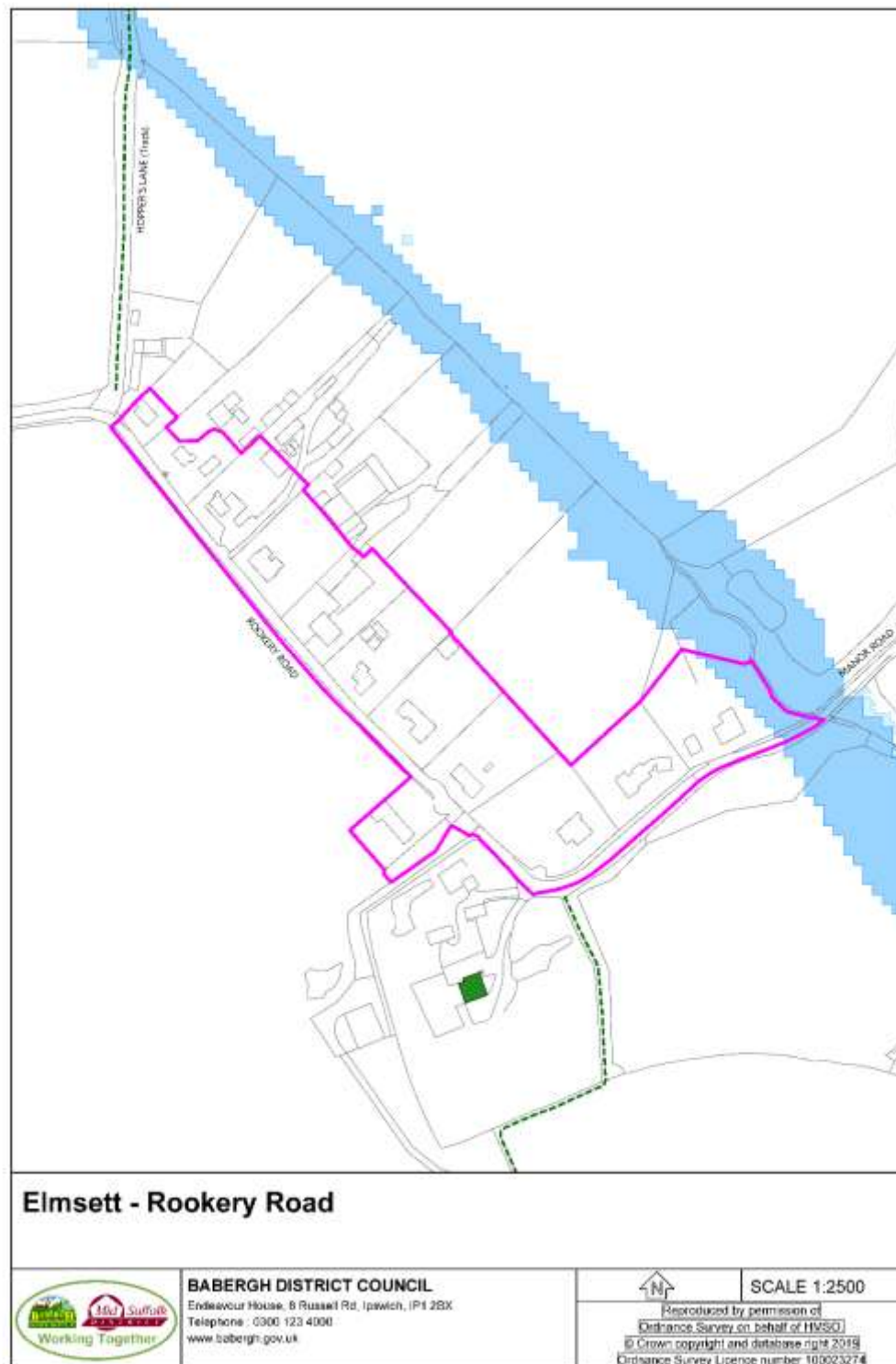
Edwardstone – Sherbourne Street

Located north-west of Boxford, Edwardstone – Sherbourne Street is classified as a Hamlet Village. The settlement predominantly consists of linear residential development, including Grade II listed buildings.



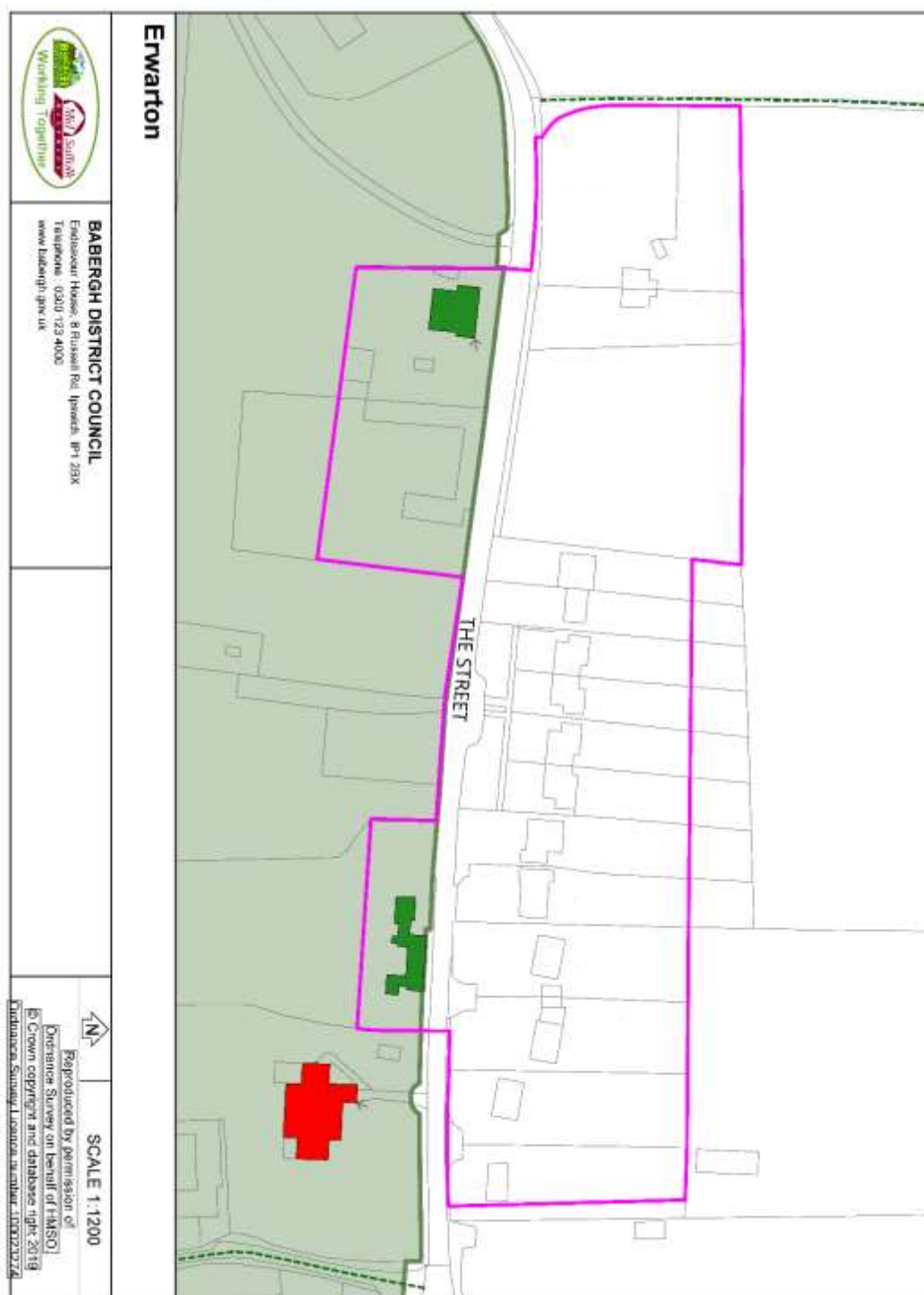
Elmsett – Rookery Road

Located approximately 1km north of the main settlement of Elmsett, Elmsett – Rookery Road is classified as a Hamlet Village. To the south of the settlement lies the Grade II listed Rookery Farmhouse.



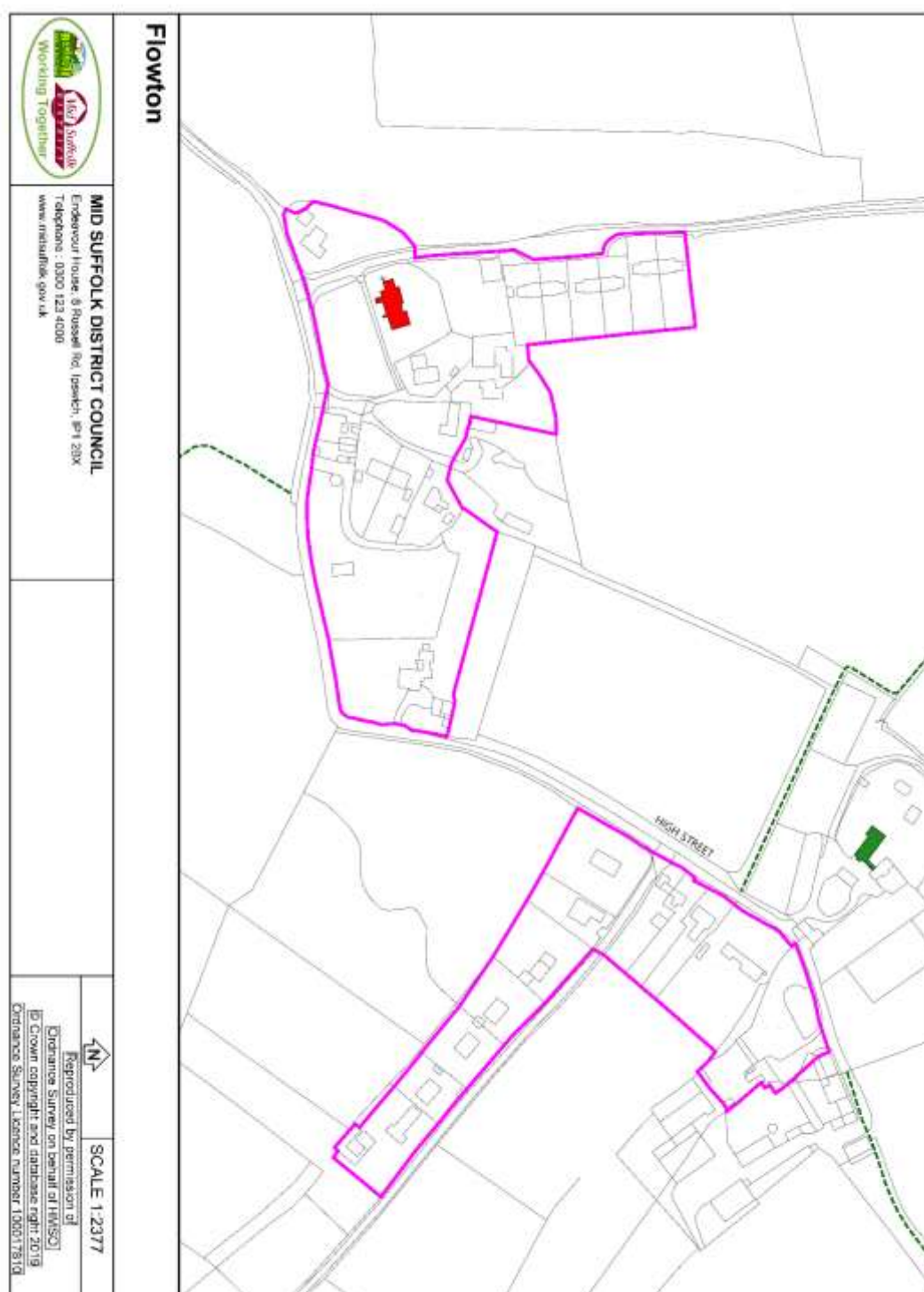
Erwarton

Located on the Shotely Peninsula, Erwarton is classified as a Hamlet Village. Land south of The Street lies within the Suffolk Coast and Heaths AONB. The Grade I listed Church of St Mary lies on the eastern border of the settlement, and the Grade II* listed Erwarton Hall lies to the north-east of the settlement.



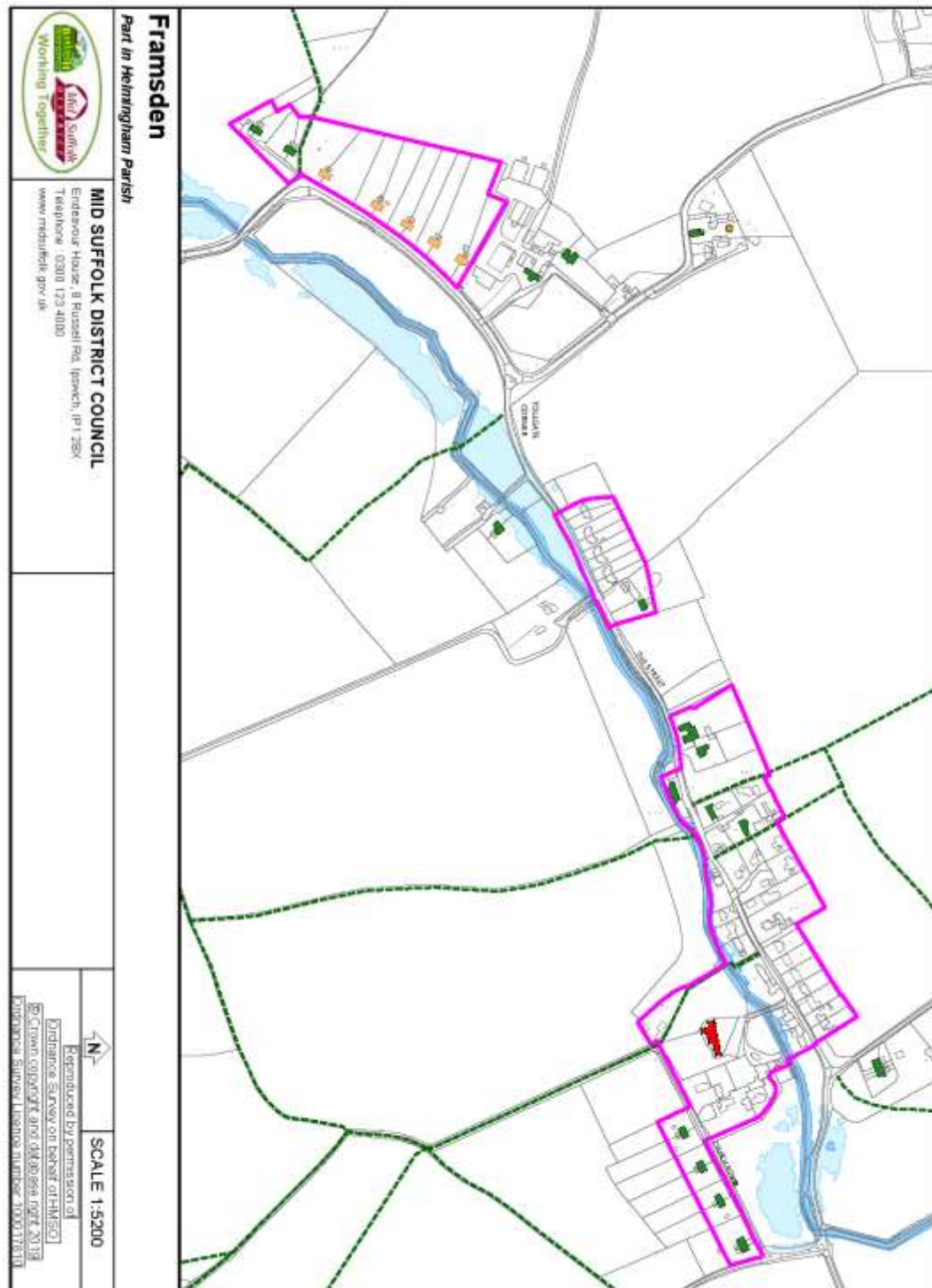
Flowton

Located approximately 6km west of Ipswich, Flowton is classified as a Hamlet Village. The Grade I listed Church of St Mary lies to the south-west of the settlement. Flowton lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



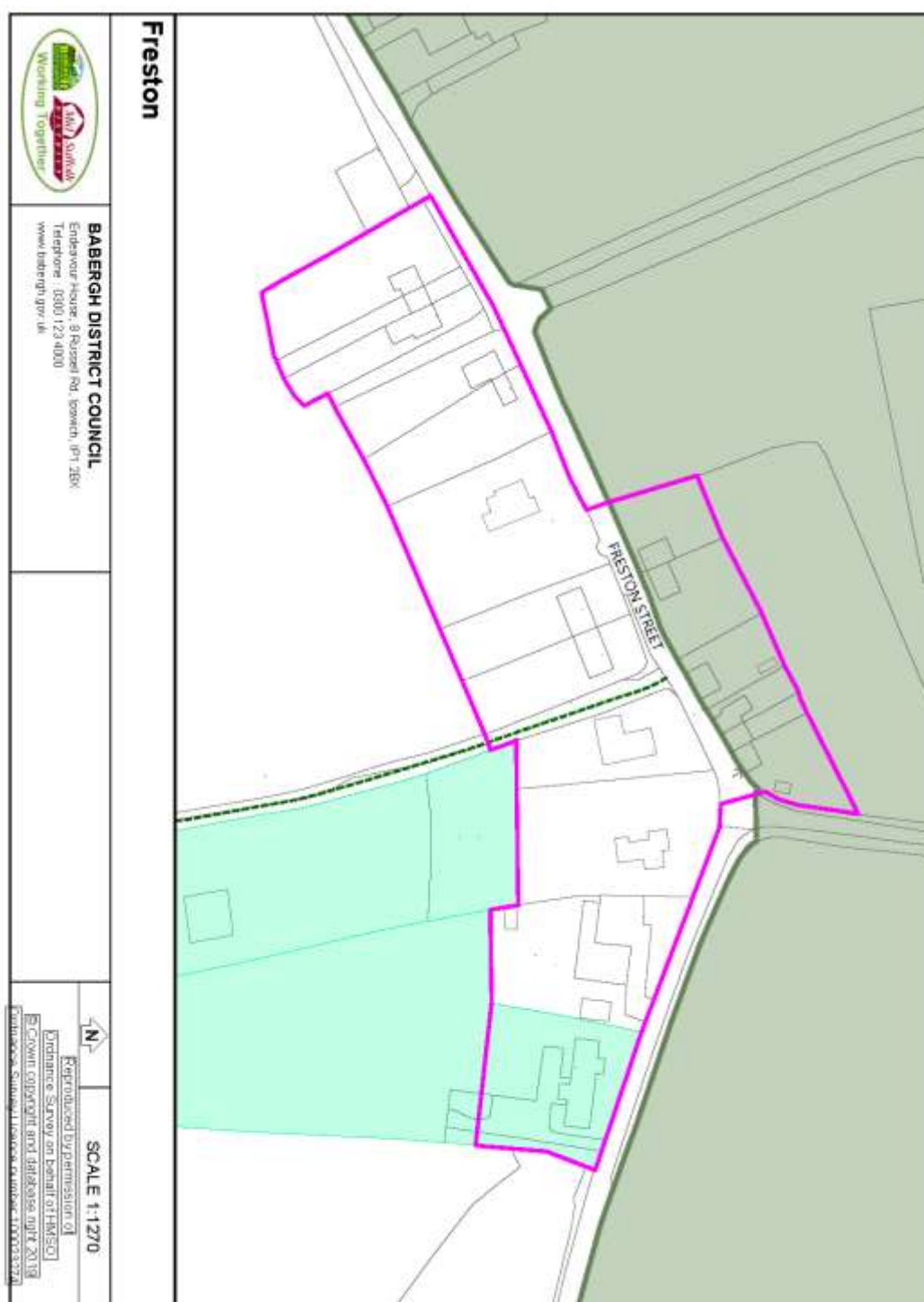
Framsden

Located approximately 5km south of Debenham, Framsden is classified as a Hamlet Village. The village comprises of largely linear development, with the Grade I listed Church of St Mary at the centre of the village, and the Grade II* listed Framsden Hall to the east. Framsden lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



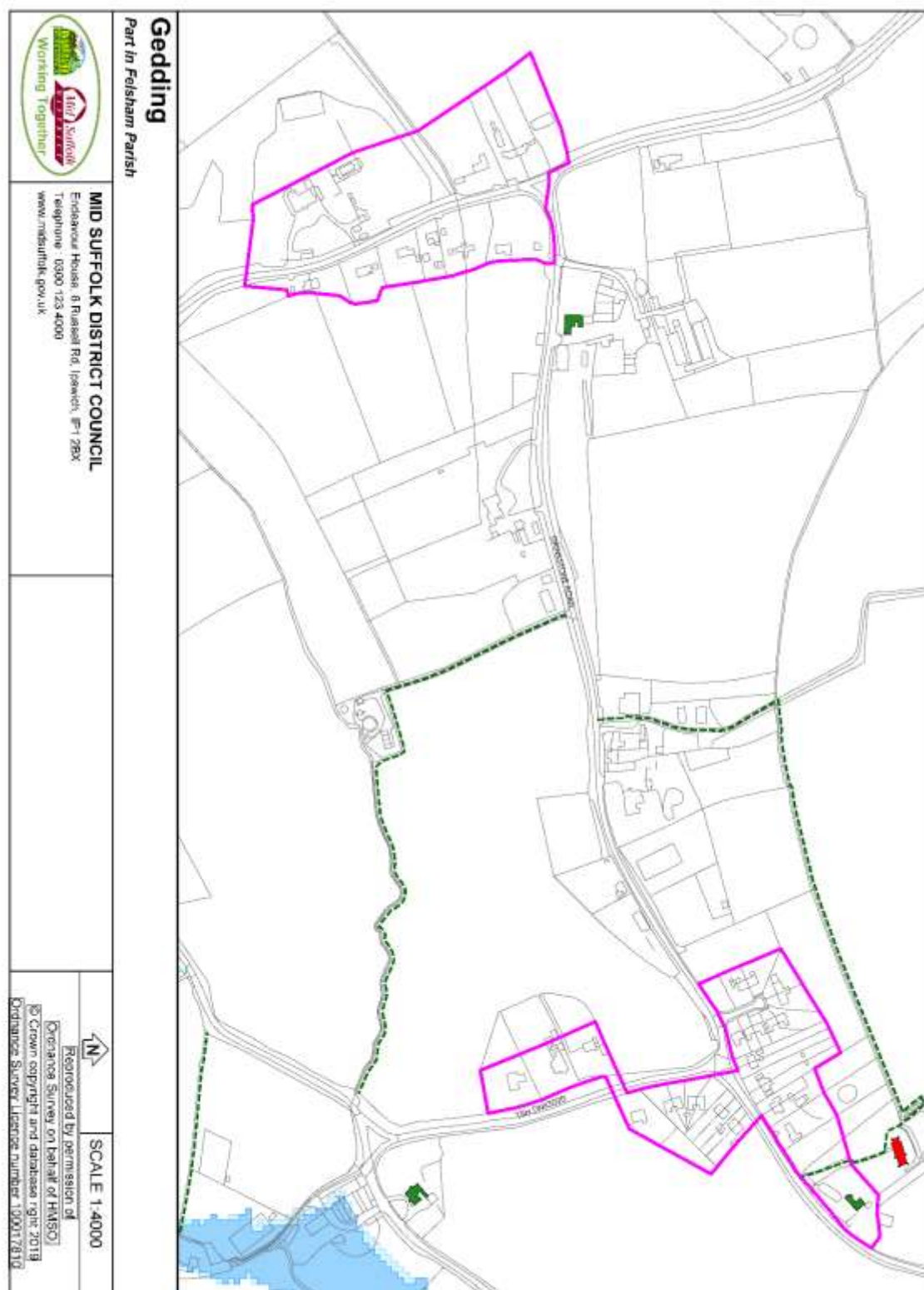
Freston

Freston is a linear settlement located on the Shotley Peninsula. Land to the north of the settlement lies within the Suffolk Coast and Heaths AONB. In the surrounding landscape to the north there are a number of listed buildings, including the Grade II* listed Freston Tower. Freston lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Gedding

Located approximately 10km west of Stowmarket, Gedding is classified as a Hamlet Village. The village consists of two main clusters of housing. The cluster to the east contains the Grade I listed Church of St Mary on its eastern edge.



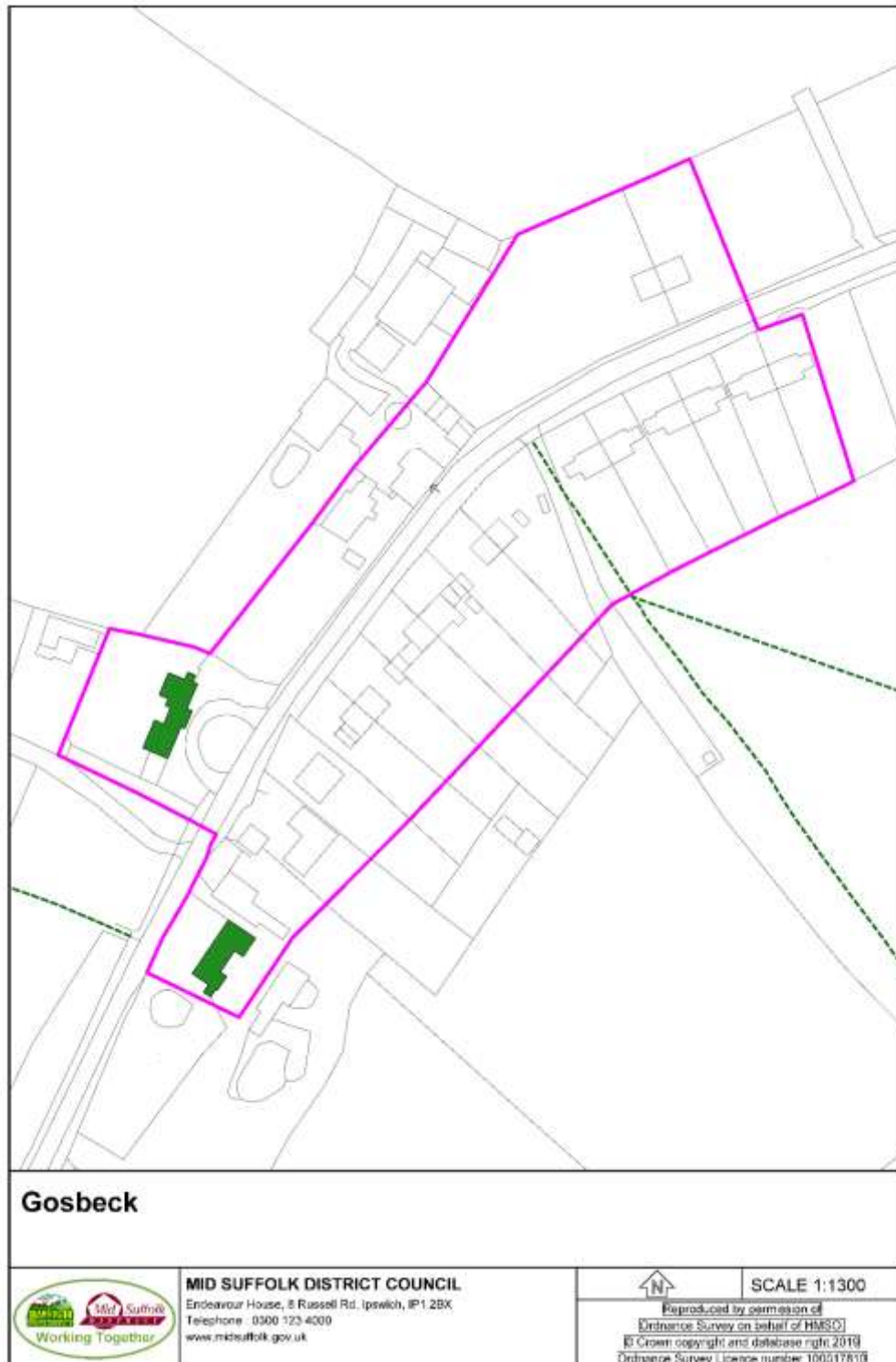
Gipping

Located approximately 6km north-east of Stowmarket, Gipping is classified as a Hamlet Village. Whilst there are no listed buildings with the settlement boundary, there are a number of listed buildings in the surrounding countryside.



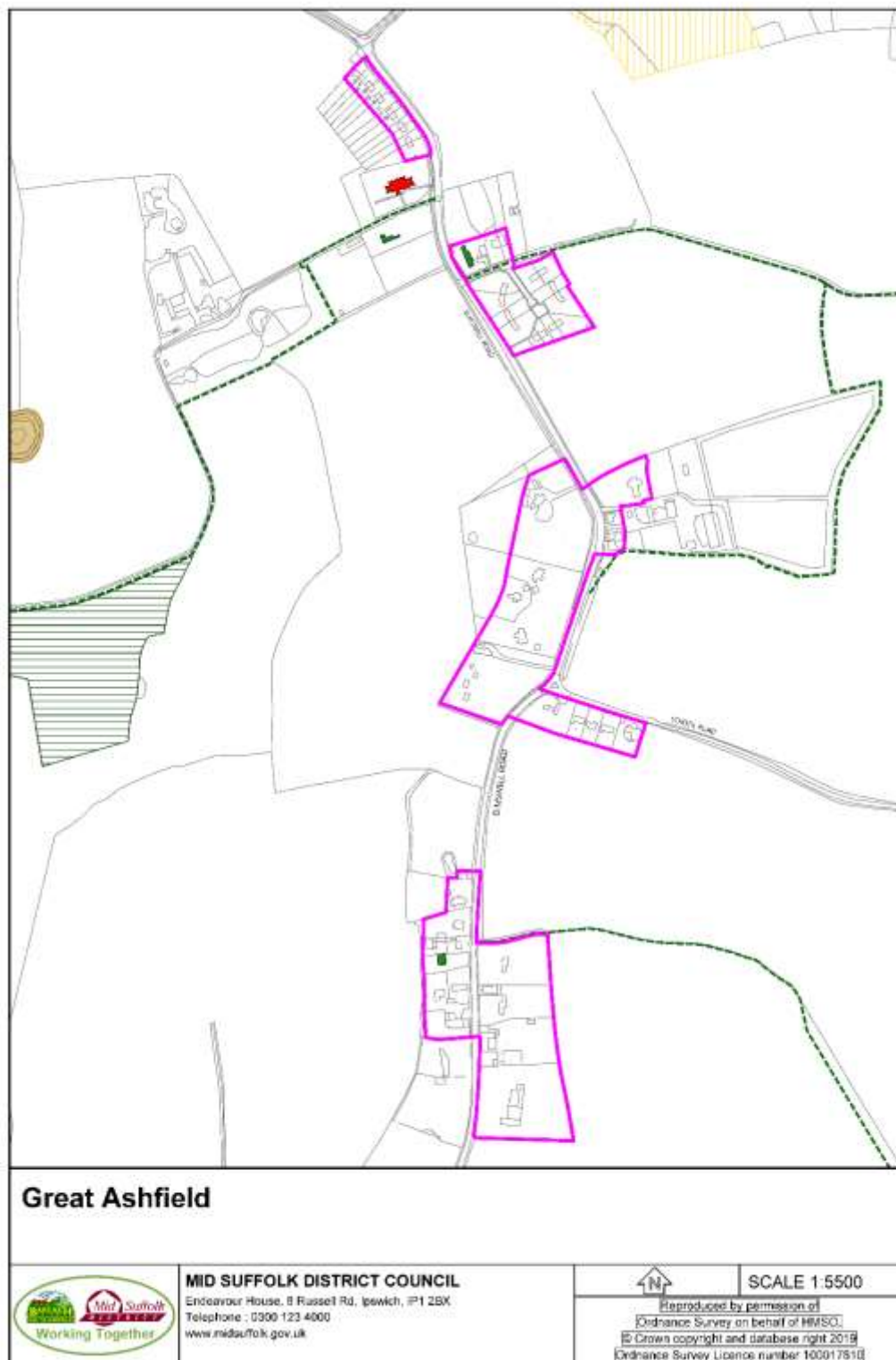
Gosbeck

Located approximately 8km east of Needham Market, Gosbeck is classified as a Hamlet Village. The village comprises of linear development with listed buildings at the entrance from the south and east. Gosbeck lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



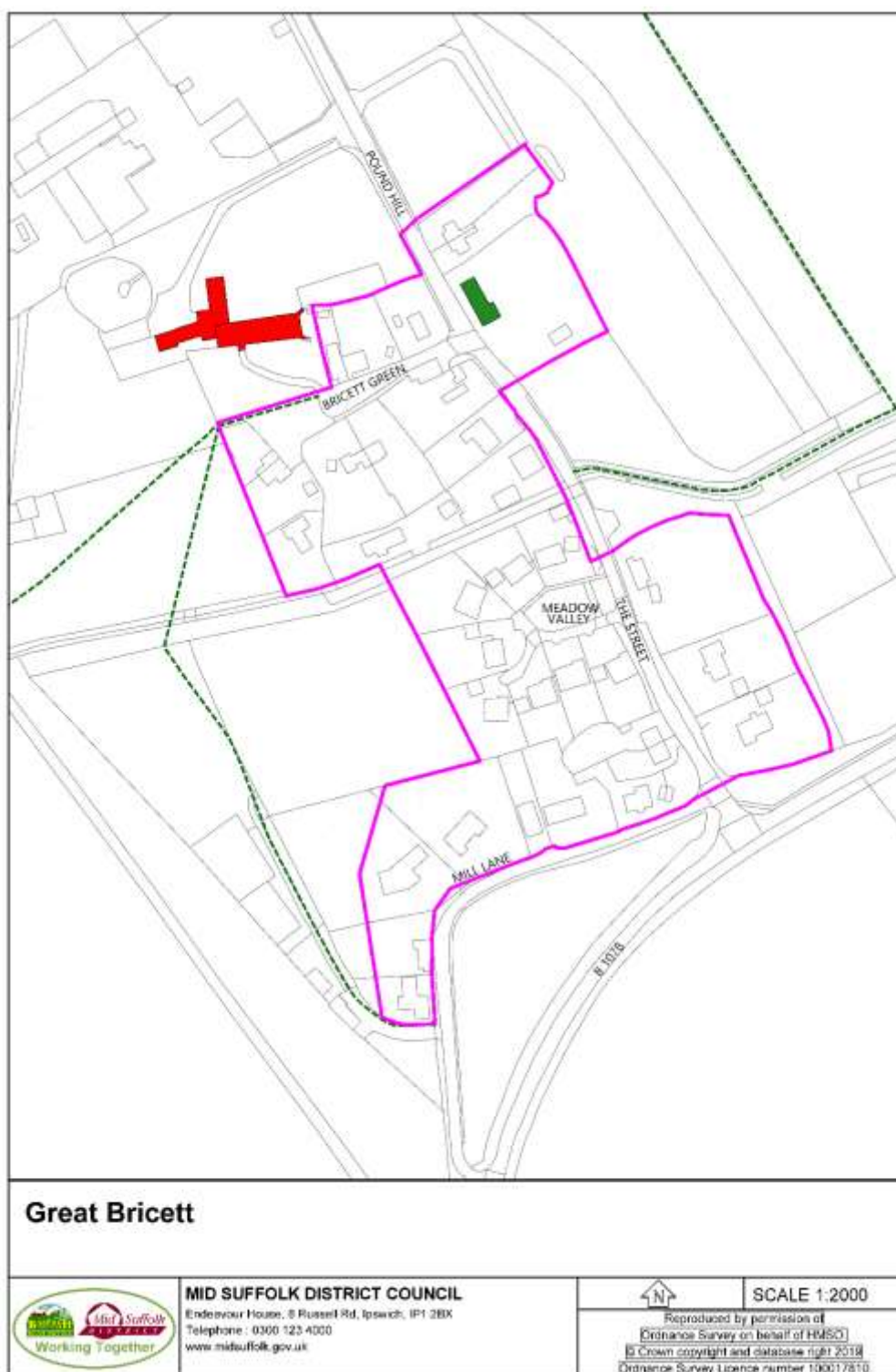
Great Ashfield

Located approximately 4km north of Elmswell, Great Ashfield is classified as a Hamlet Village. The Grade I listed Church of All Saints lies to the north of the settlement, and two Grade II listed buildings lie to the south of the church.



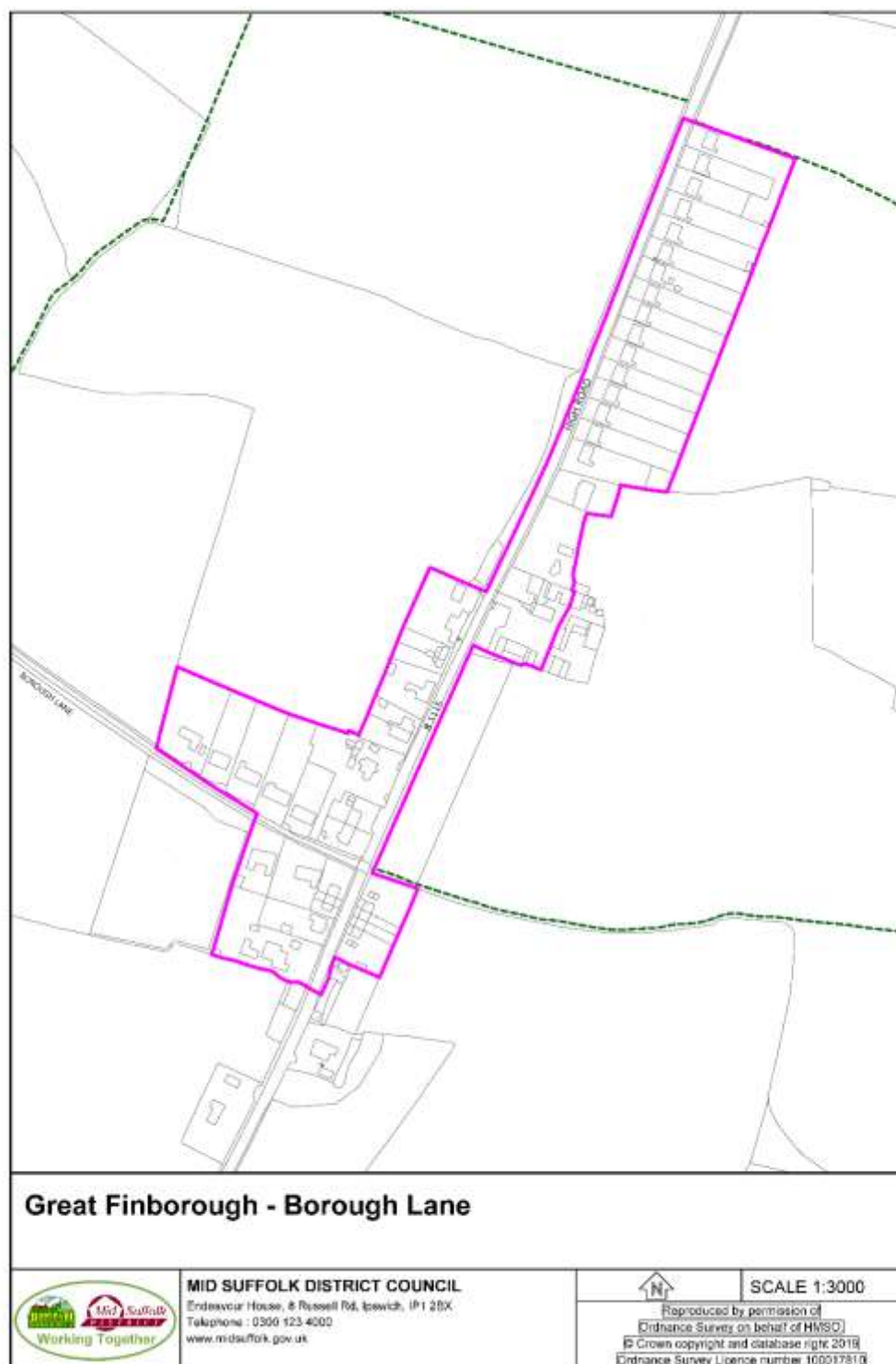
Great Bricett

Located approximately 7km south-west of Needham Market, Great Bricett is classified as a Hamlet Village. At the northern edge of the village lies the Grade I listed Church of St Mary and St Laurence. To the west of the settlement lies the Great Bricett moated site Ancient Monument.



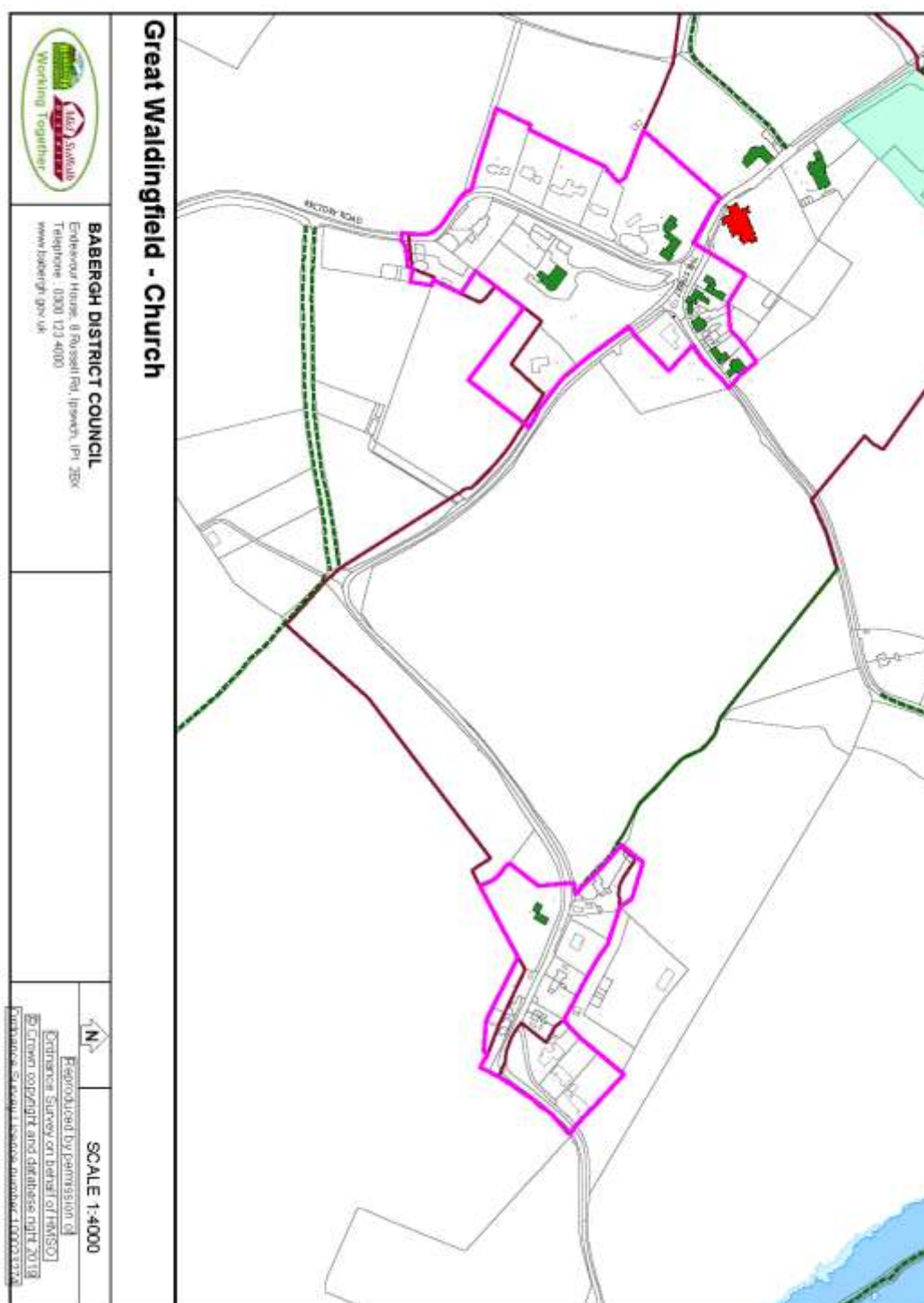
Great Finborough – Borough Lane

Located to the south of Great Finborough, Borough Lane is classified separately as a Hamlet Village. The settlement consists of predominantly linear development along High Road and Borough Lane.



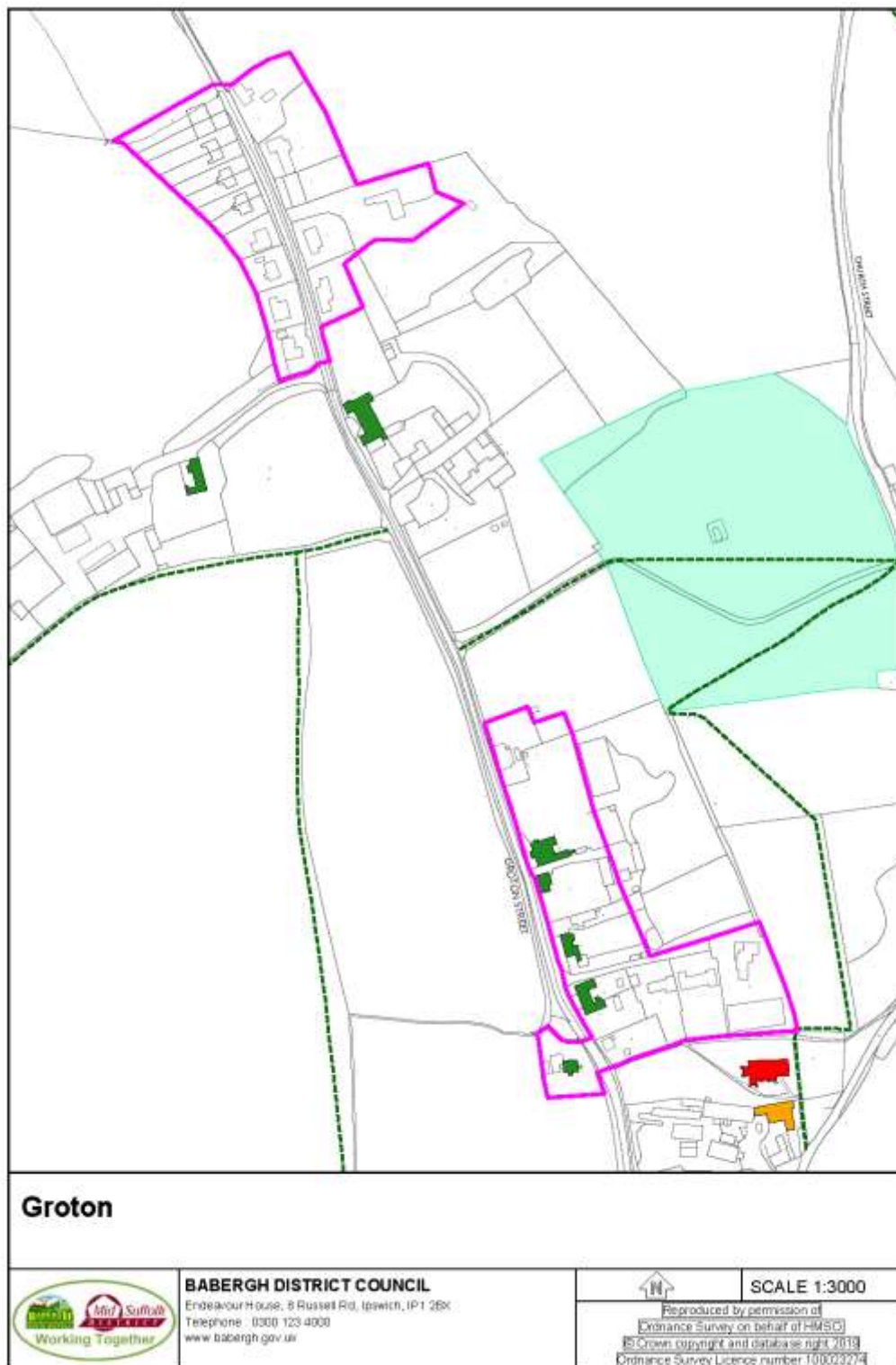
Great Waldingfield – Church & Upsher Green

The historic core of Great Waldingfield is located around the Grade I listed Church of St Lawrence. A cluster of Grade II listed buildings is located around the church, and a Conservation Area covers the historic core of the settlement and extends to Upsher Green to the east. Both settlements are classified as Hamlet Villages.



Groton

Located 1km north of Boxford, Groton is classified as a Hamlet Village. There are a number of listed buildings within the settlement, including the Grade I listed Church of St Bartholomew and Groton Hall to the south.



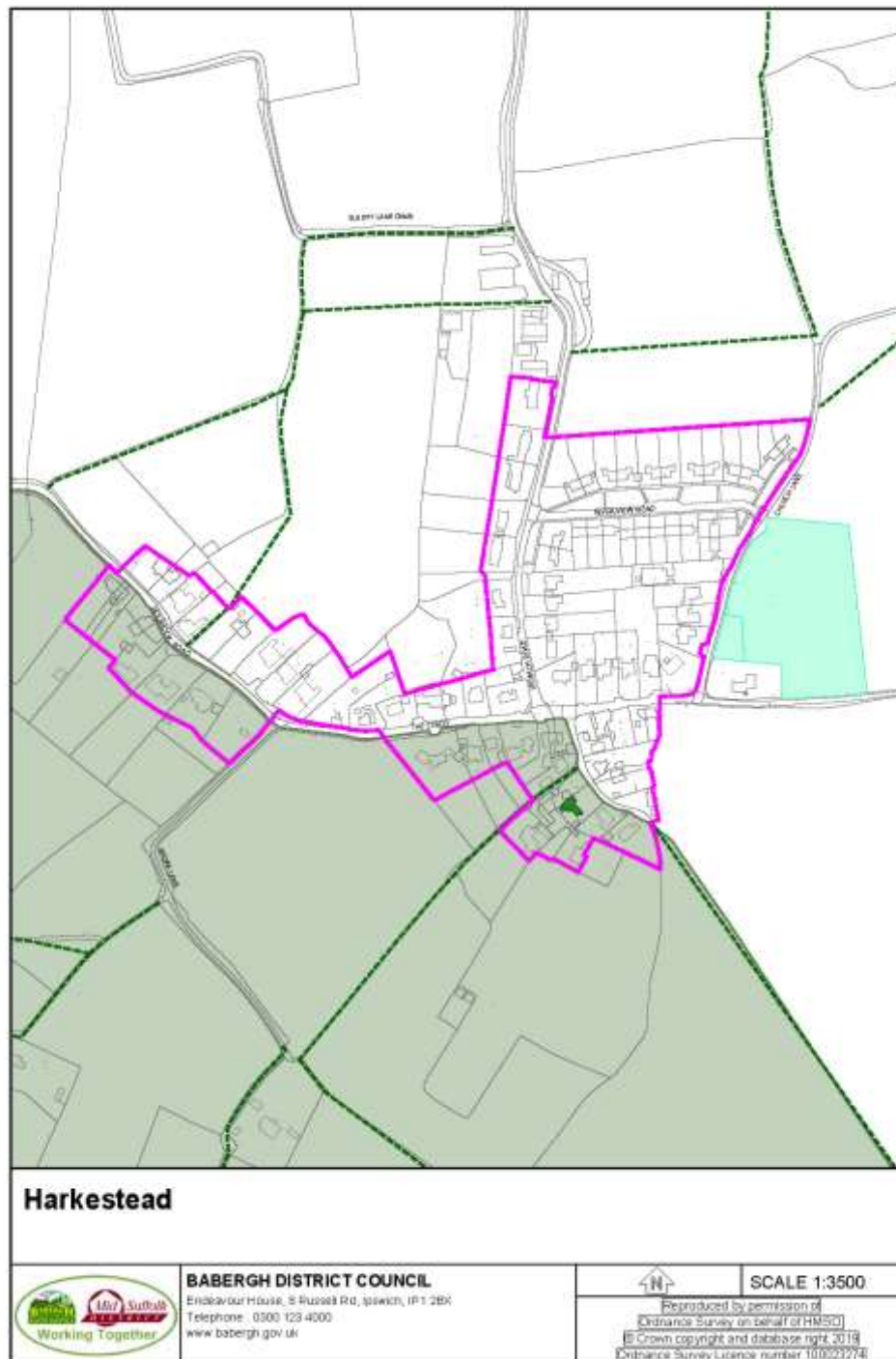
Groton – Castlings Heath

Located approximately 2km north of Boxford, Groton – Castlings Heath is a linear settlement classified as a Hamlet Village. The Grade II listed Groton Manor lies to the north of the settlement.



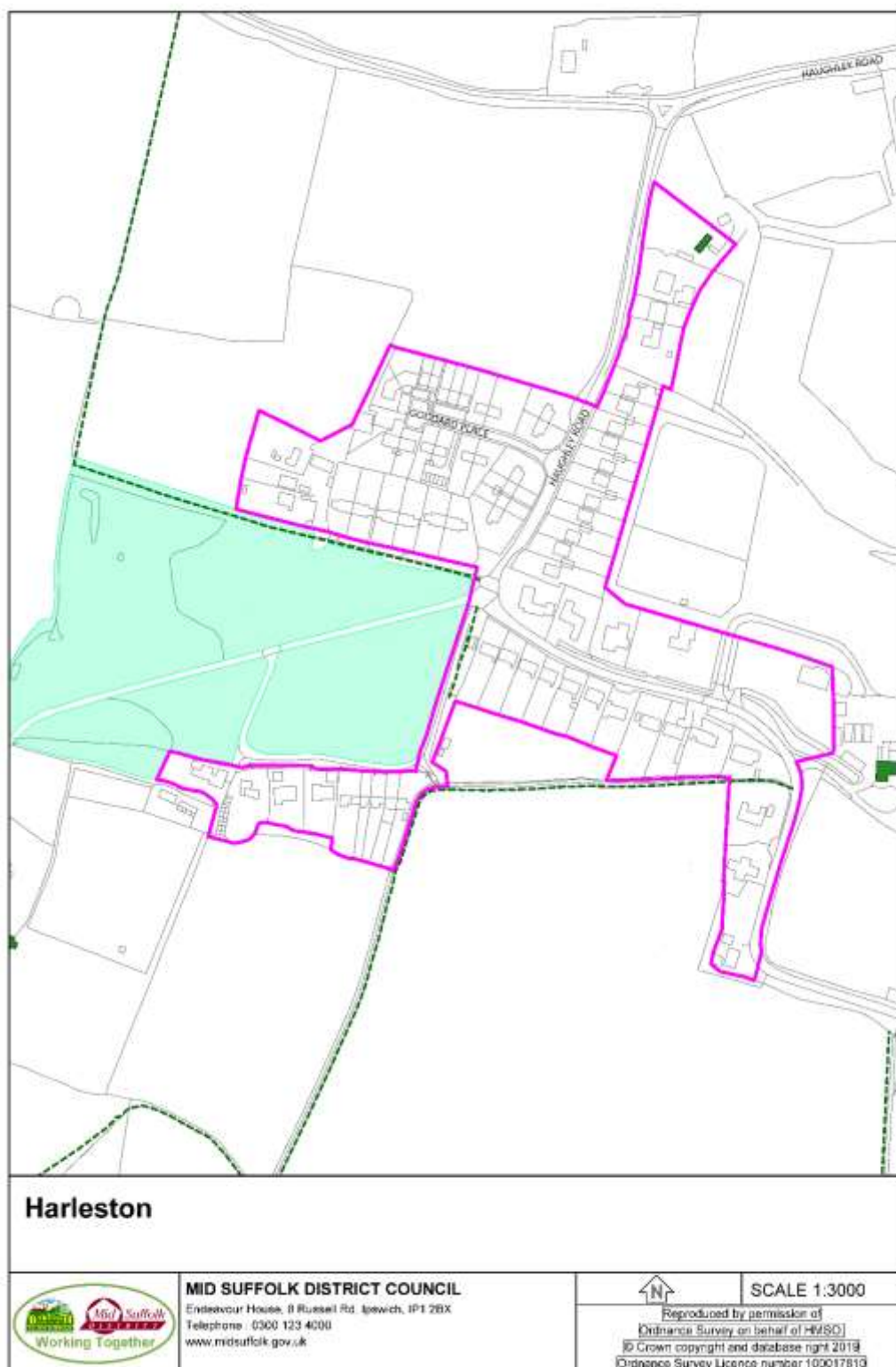
Harkstead

Located on the Shotely Peninsula, Harkstead is classified as a Hamlet Village. Land to the south of The Street/Holbrook Road lies within the Suffolk Coast and Heaths AONB. The Stour Estuary which is a SSSI, Special Protection Area and designated Ramsar site is located just to the south of the settlement. Harkstead lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



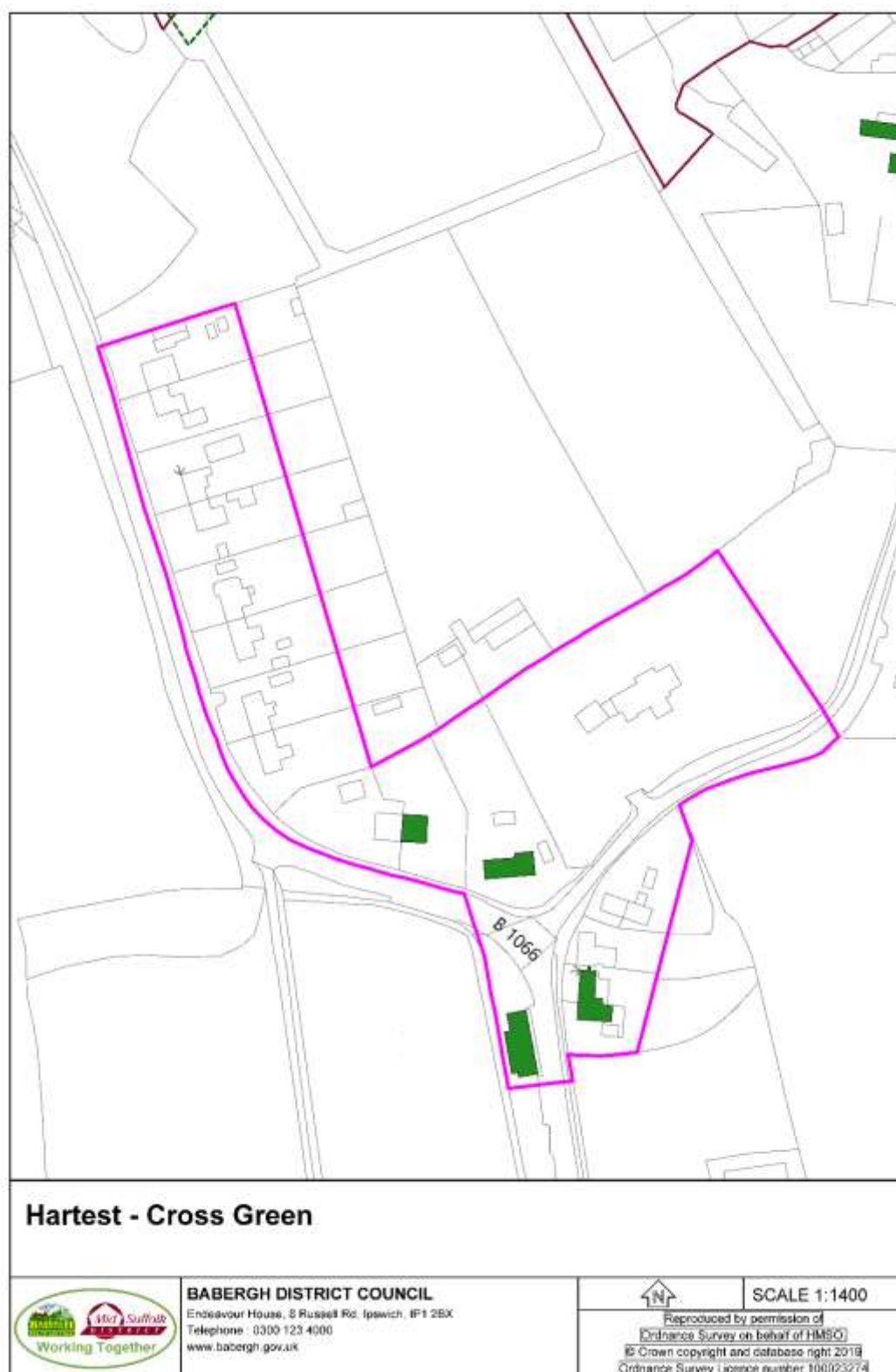
Harleston

Located approximately 4km north-west of Stowmarket, Harleston is classified as a Hamlet Village. Listed buildings lie to the north and south of the settlement, including the Grade I listed Church of St Augustine to the north-east.



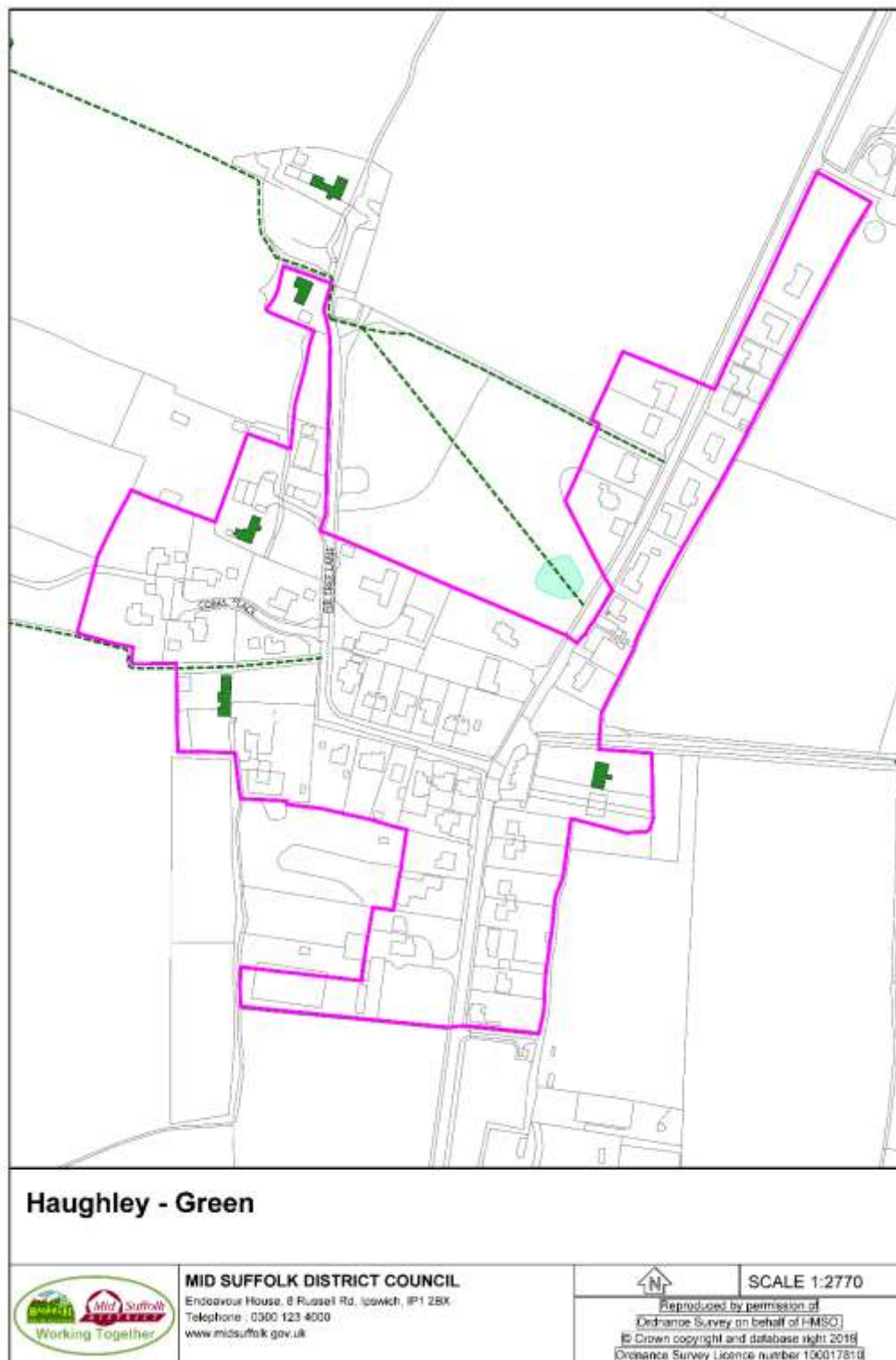
Hartest – Cross Green

Hartest – Cross Green lies to the north of the main settlement of Hartest and is classified as a Hamlet Village. A cluster of Grade II listed buildings is located at the south of the settlement, and further listed buildings are located in the surrounding countryside.



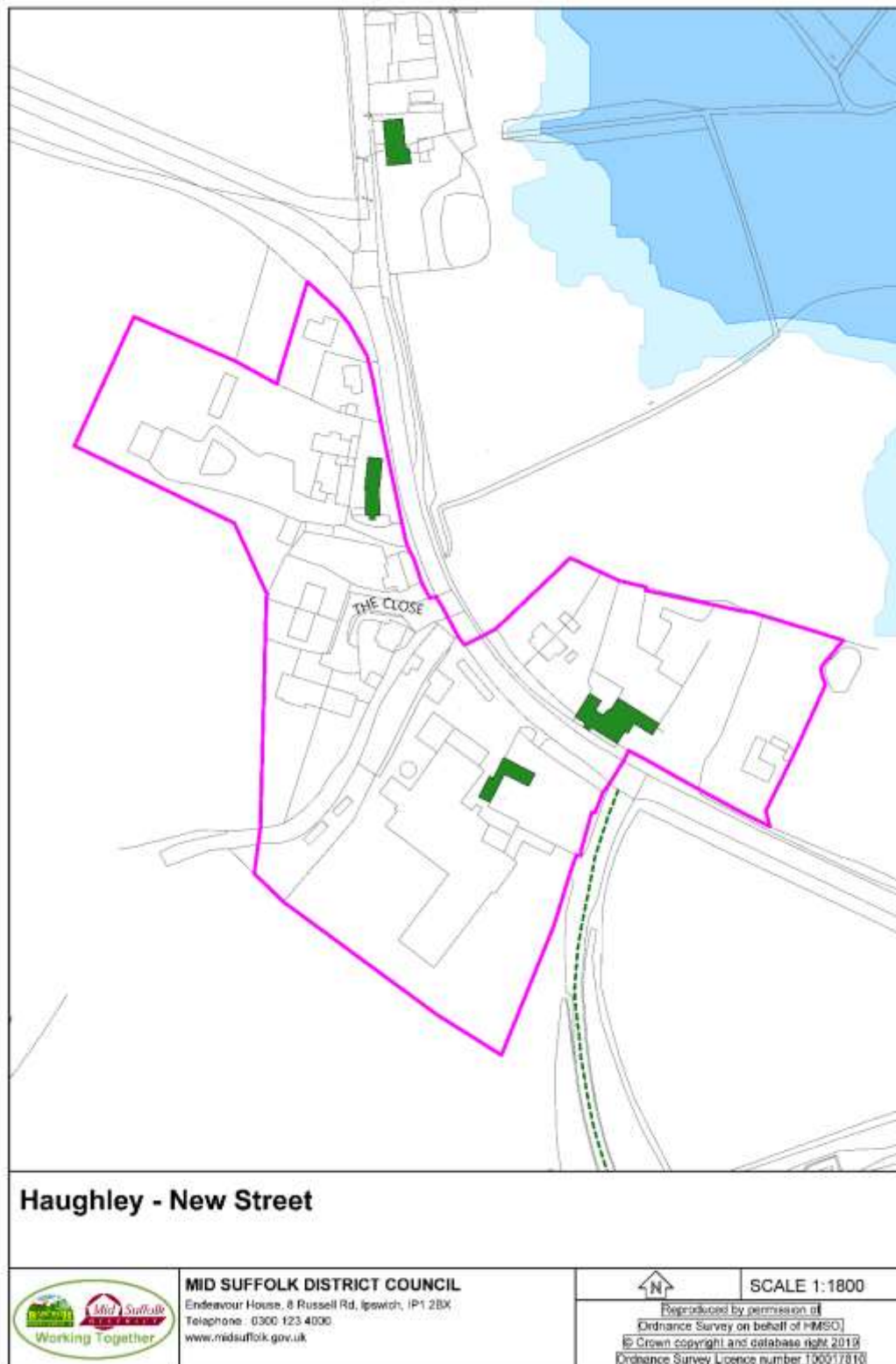
Haughley - Haughley Green

Located approximately 2km north of Haughley, Haughley Green is classified as a Hamlet Village. Grade II listed buildings are located throughout the settlement, with a Grade II* listed moated farmhouse to the east.



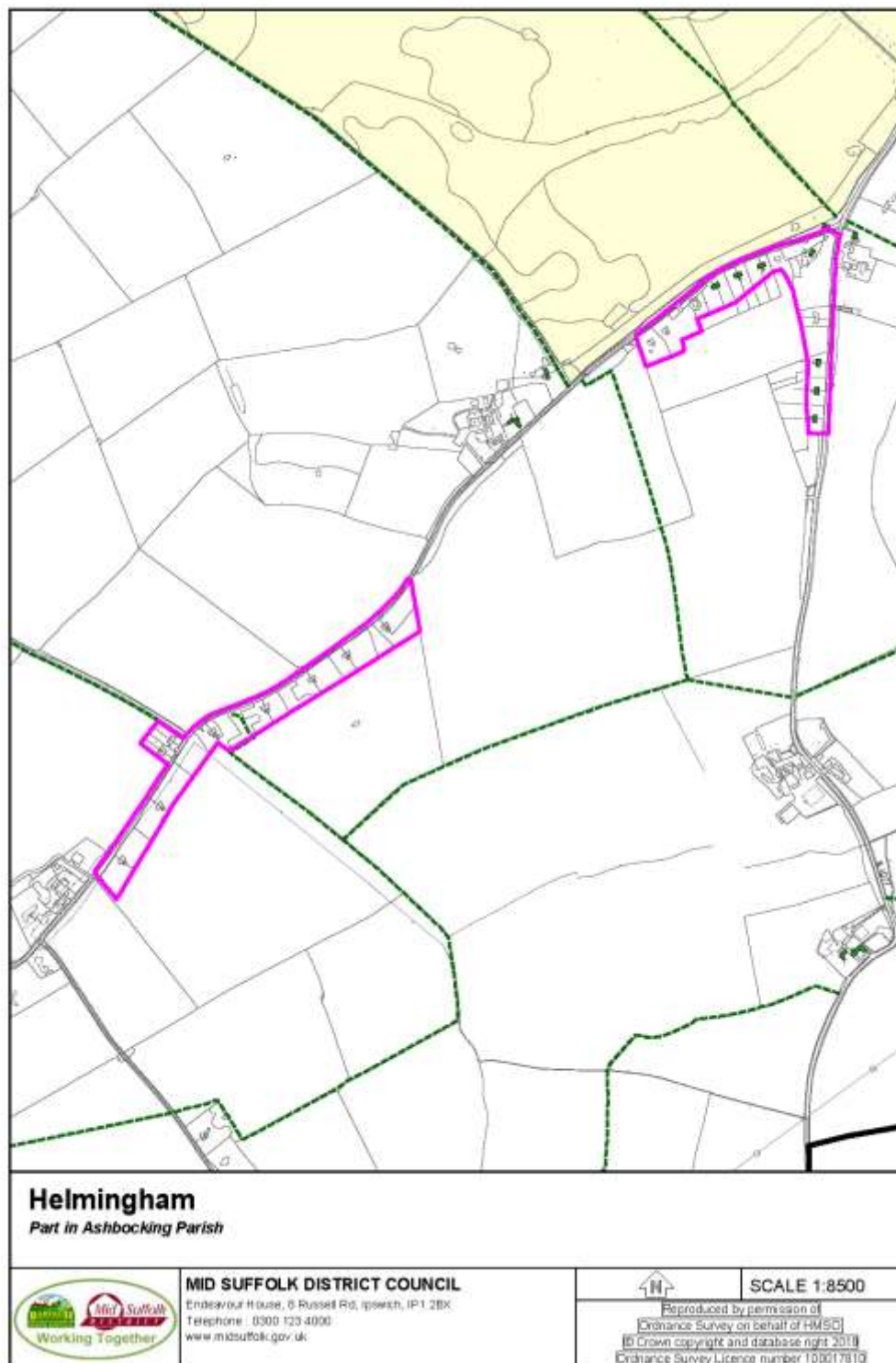
Haugley New Street

Haugley New Street is located just to the north of the A14 and 1km to the west of Haughley. There are four Grade II listed buildings within the settlement, and the Grade I listed Haugley Park and associated grounds lie to the west of the settlement.



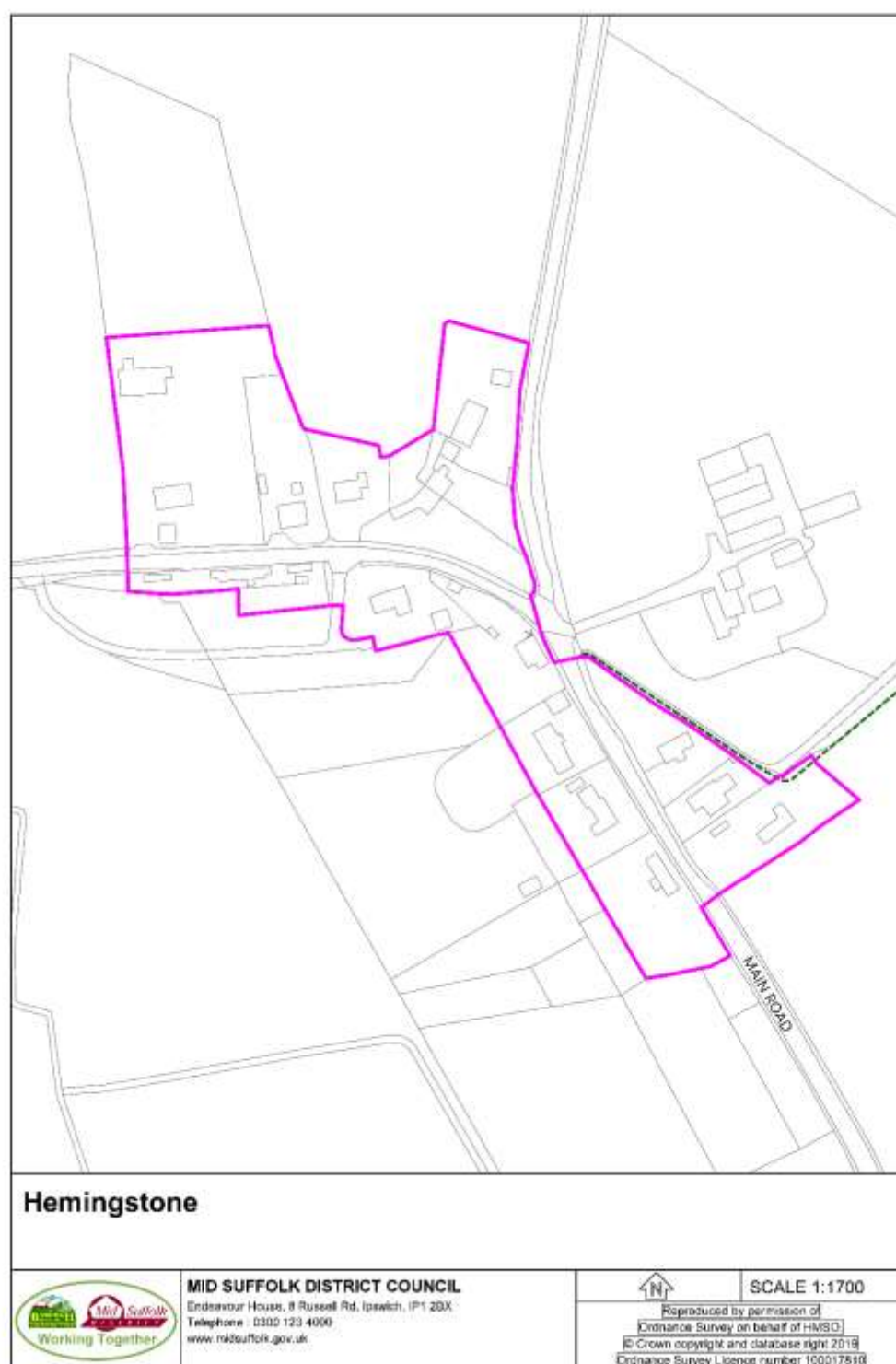
Helmingham

Located approximately 10km to the west of Needham Market, Helmingham is classified as a Hamlet Village. There are a number of listed buildings within the settlement including Helmingham Hall and the Grade I listed Church of St Mary. Helmingham within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



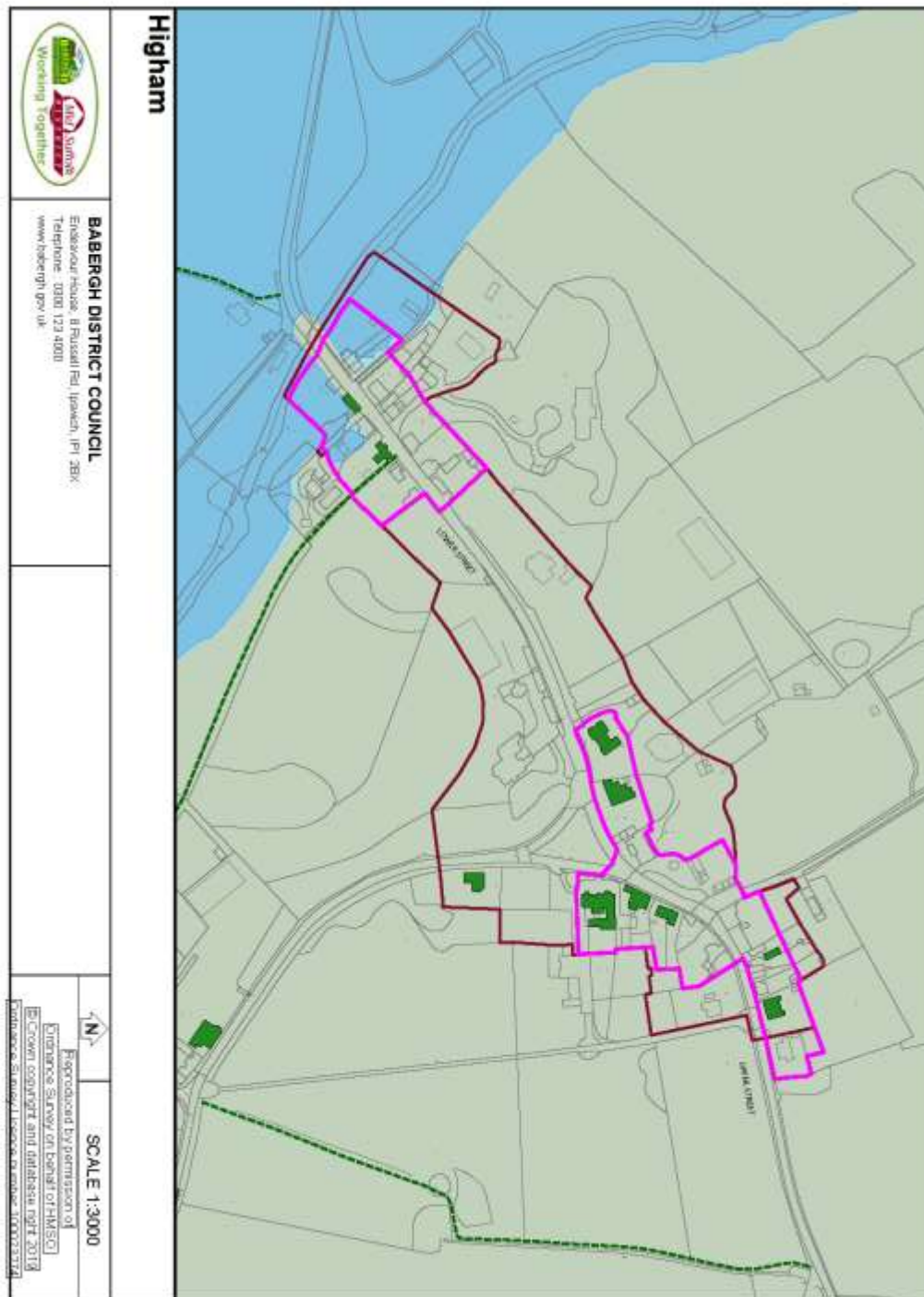
Hemingstone

Located approximately 6km east of Needham Market, Hemingstone is classified as a Hamlet Village. There are no listed buildings within the settlement boundary, however there are a number of listed buildings in the surrounding landscape. Hemingstone lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



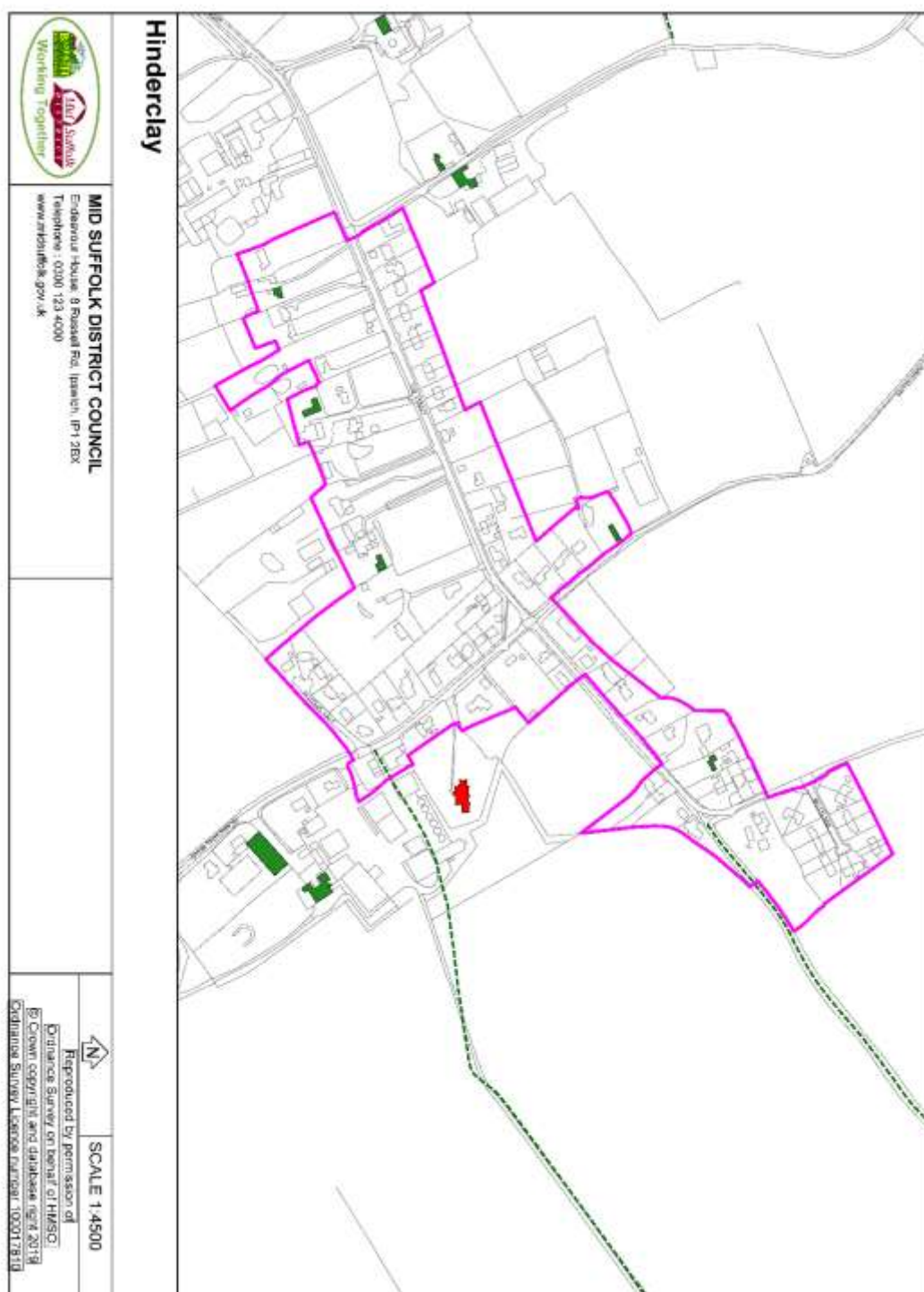
Higham

Located approximately 2km to the north-west of Stratford St Mary, Higham is classified as a Hamlet Village. The whole village lies within the Dedham Vale AONB. A Conservation Area covers the historic linear core of the settlement, including a cluster of Grade II listed buildings around the junctions of Higham Road and Hadleigh Road. Higham falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



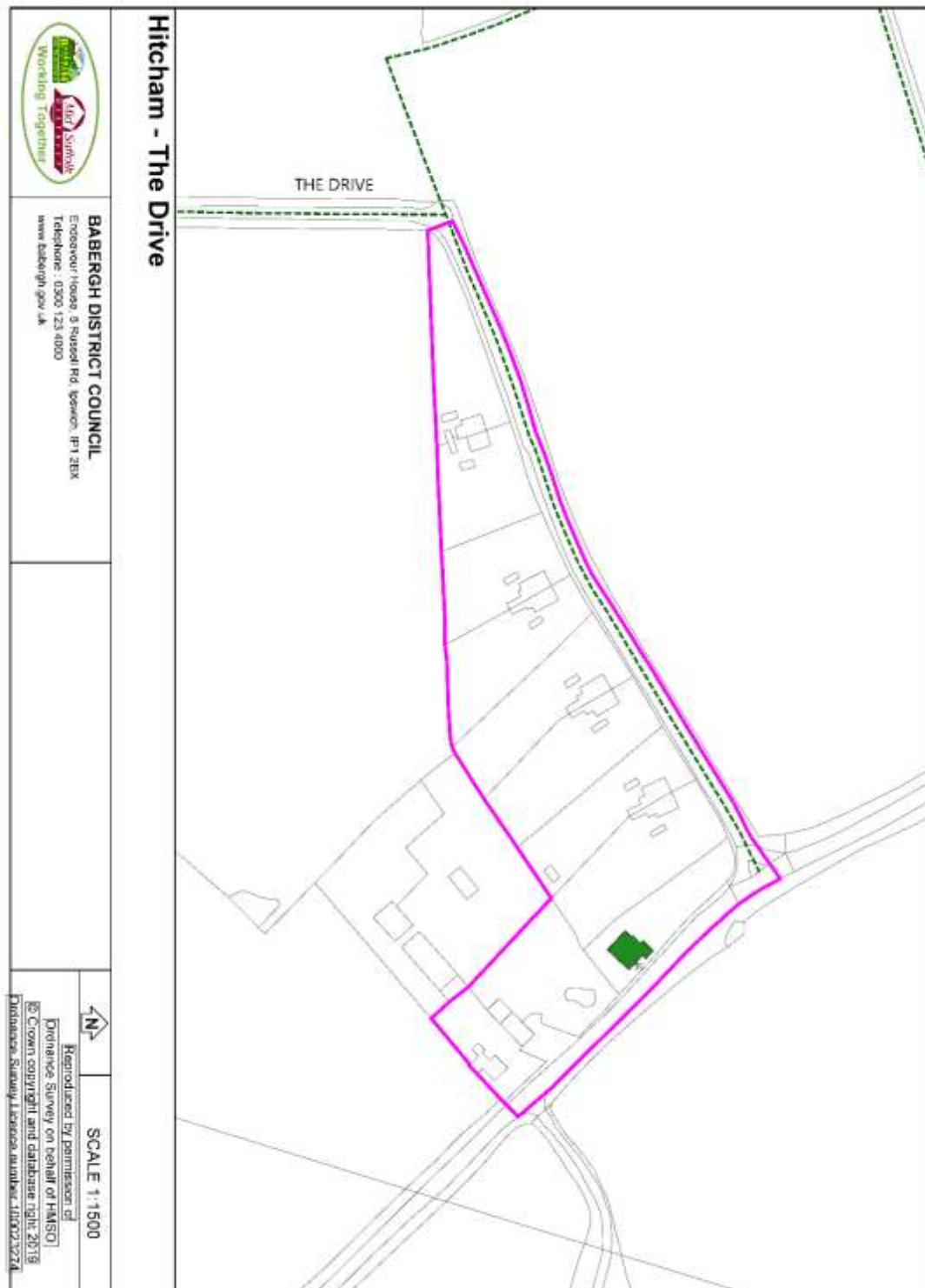
Hinderclay

Located approximately 2.5km north of Botesdale & Rickinghall, Hinderclay is classified as a Hamlet Village. There are a number of listed buildings in and around the settlement, including the Grade I listed Church of St Mary. Hinderclay lies within the Protected Habitats Mitigation Zone.



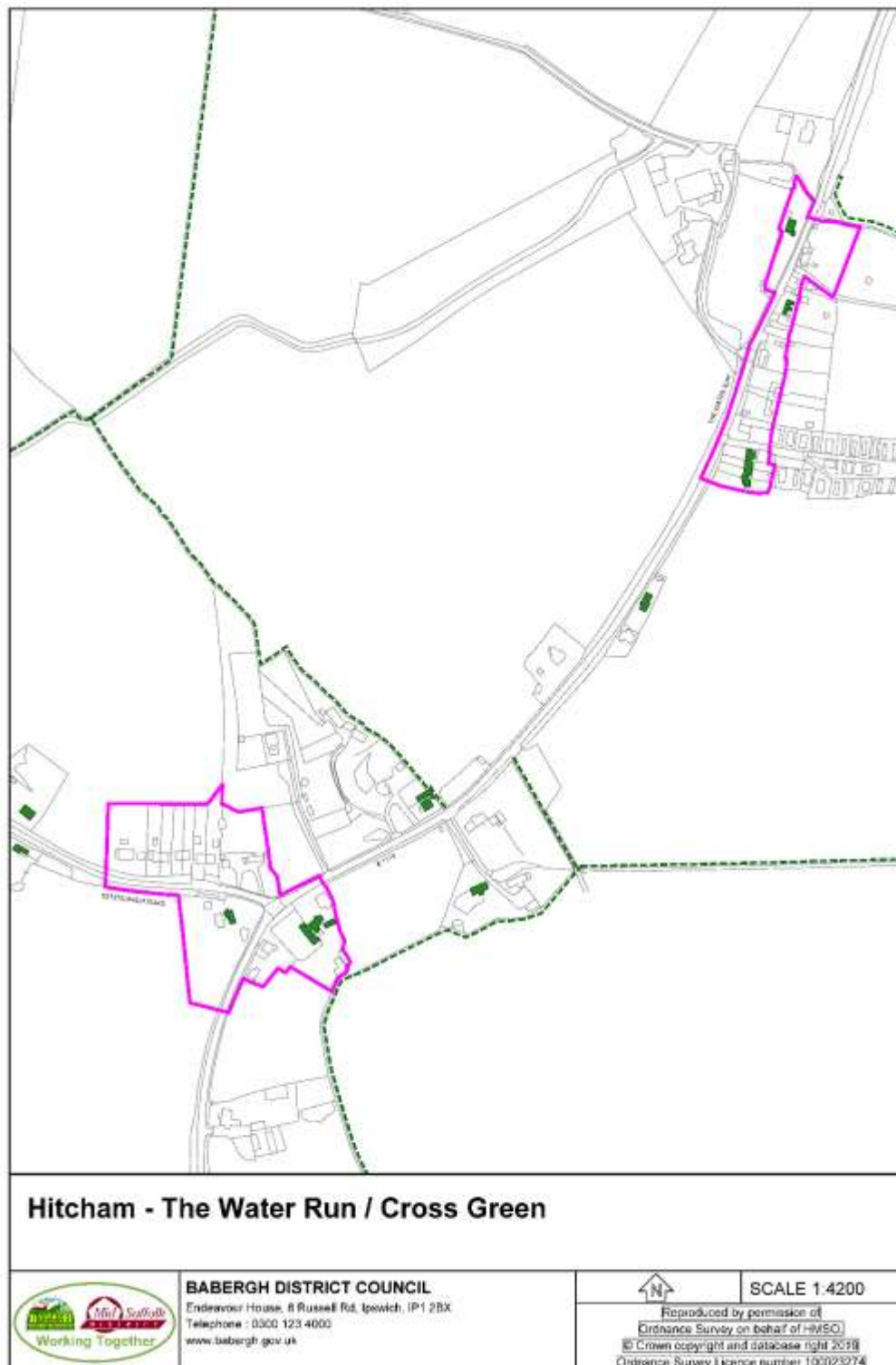
Hitcham – The Drive

Located to the north-east of the main settlement of Hitcham, The Drive is classified as a Hamlet Village. The settlement consists of linear development and includes the Grade II listed Windyridge.



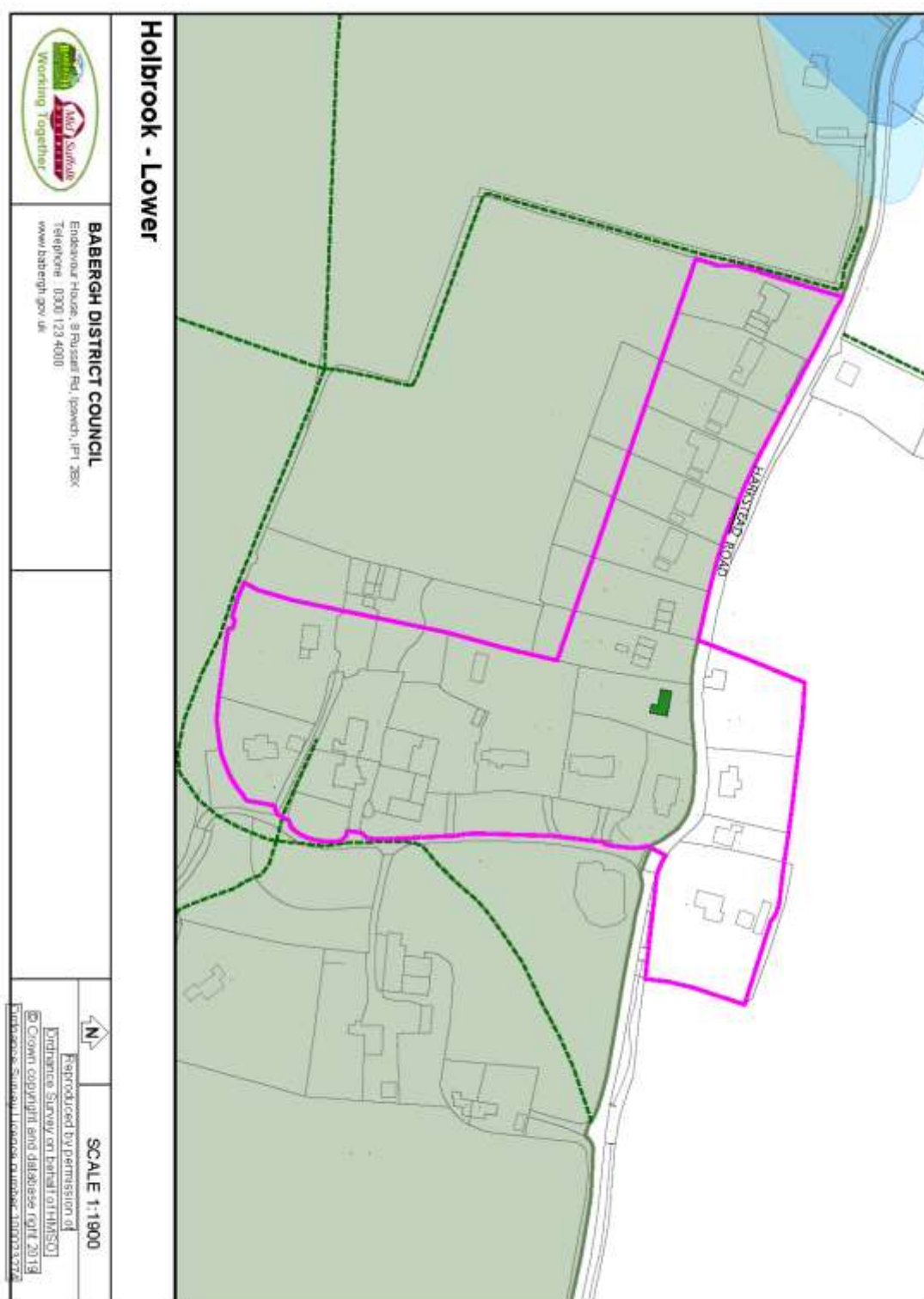
Hitcham – Cross Green/The Water Run

Located to the north-east of the main settlement of Hitcham, Cross Green and The Water Run are classified as Hamlet Villages. A number of Grade II listed buildings are located within the settlement and the surrounding countryside.



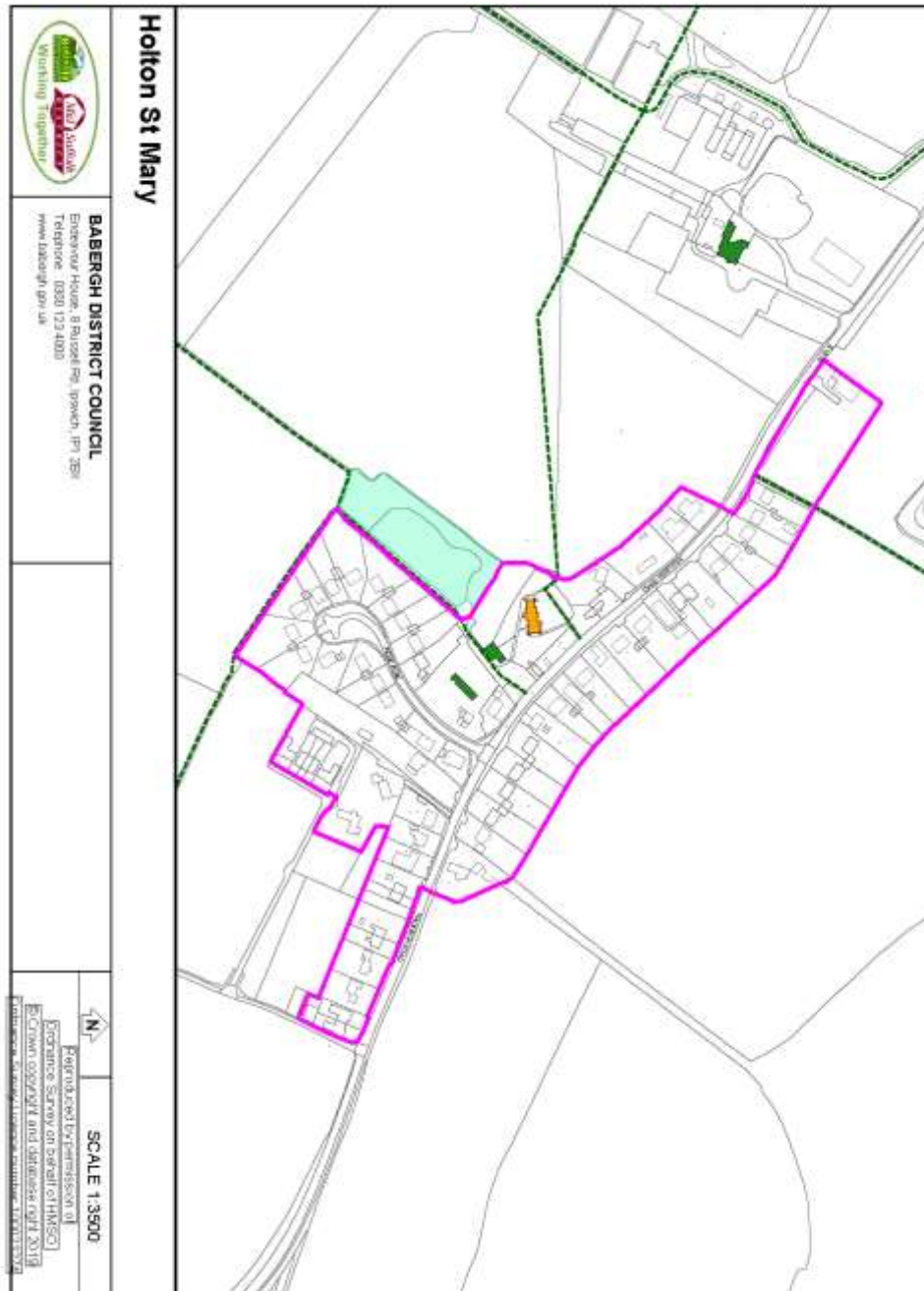
Holbrook - Lower

Located on the Shotley Peninsula, Holbrook – Lower is classified as a Hamlet Village. Holbrook – Lower lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



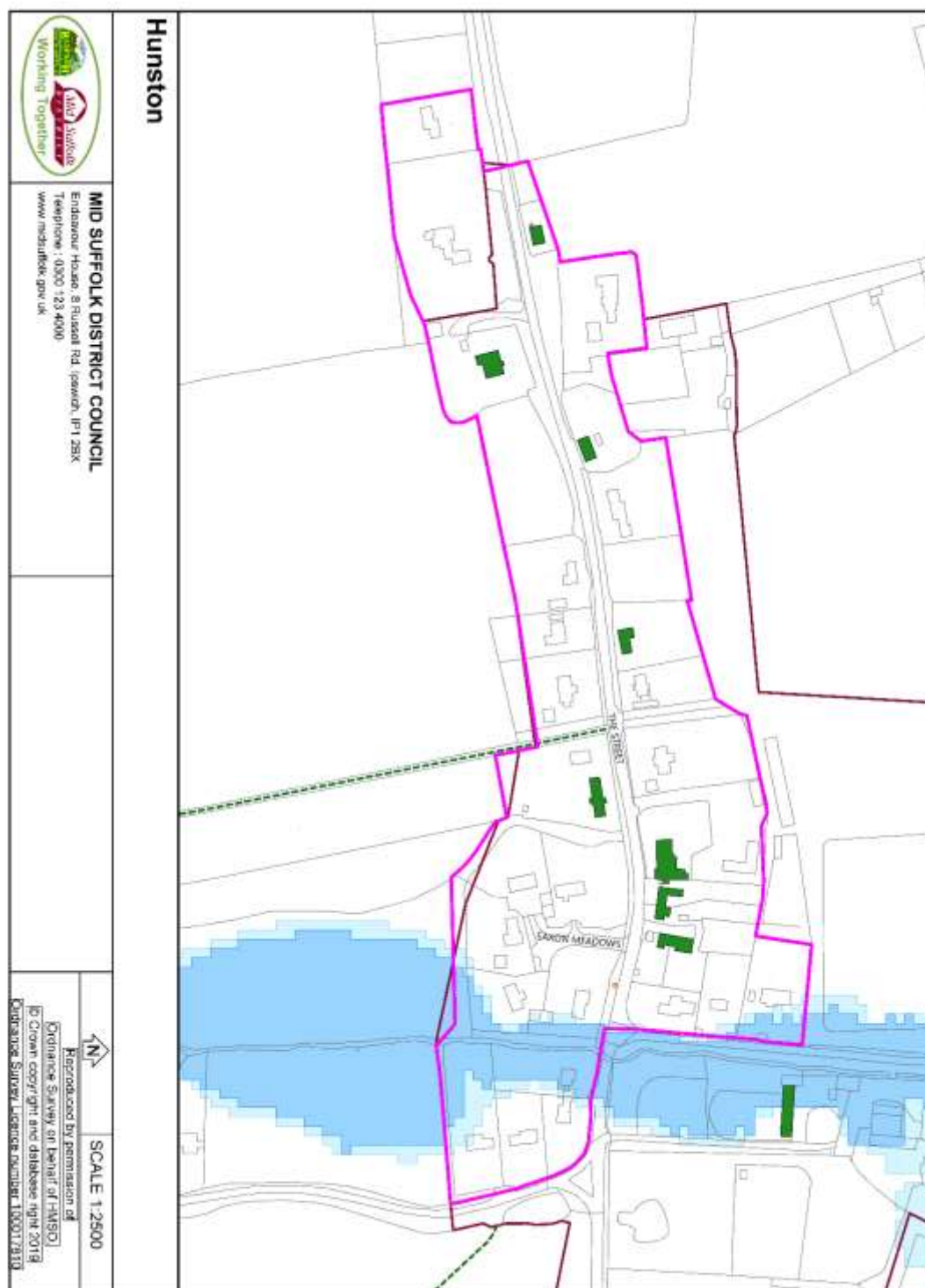
Holton St Mary

Located 1km north of the A12, Holton St Mary is classified as a Hamlet Village. The Grade II* listed Church of St Mary lies at the centre of the village, with the Grade II listed Holton Hall located to the west of the settlement. The Dedham Vale AONB is located approximately 800m south of the settlement. Holton St Mary lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



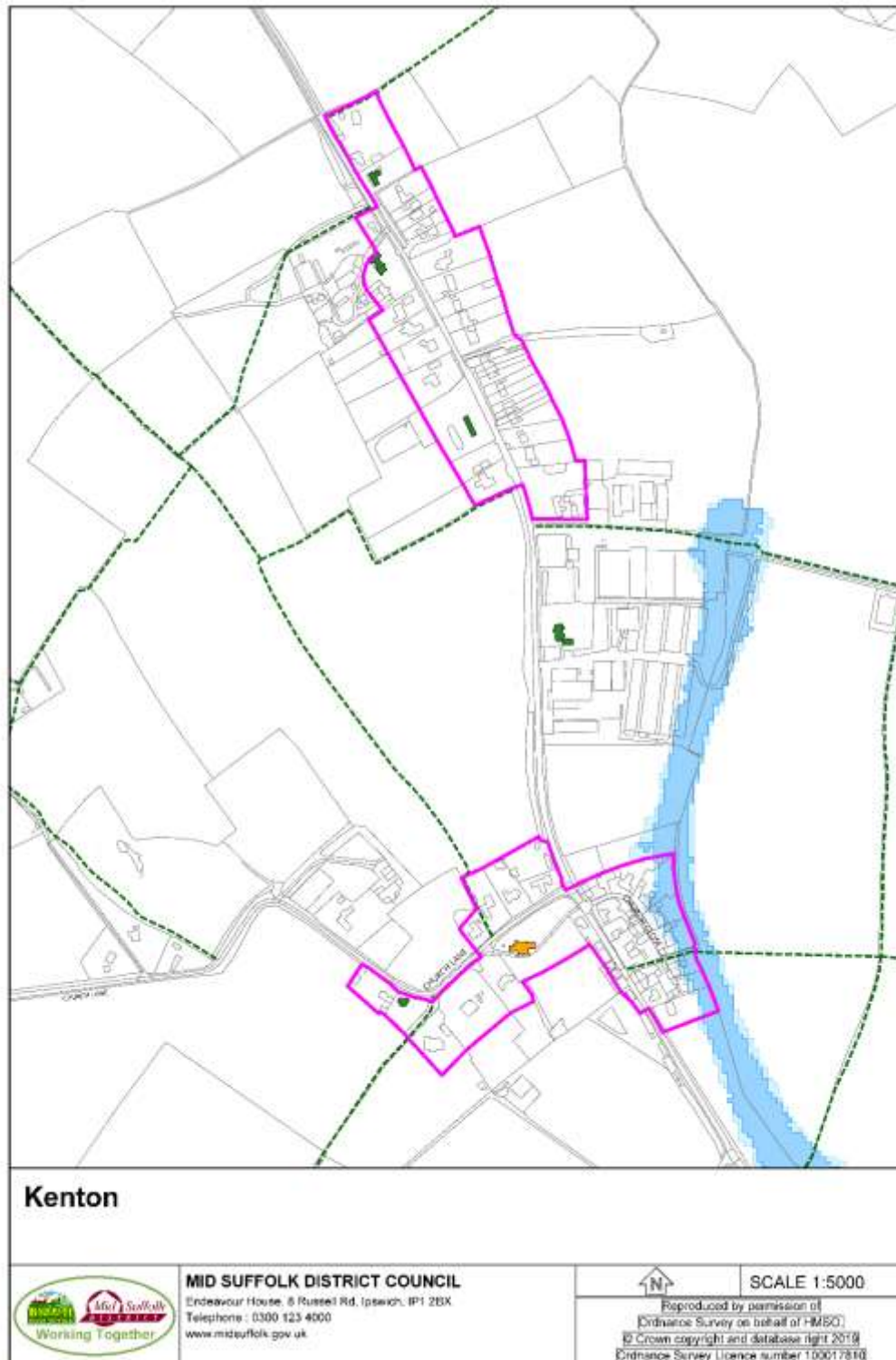
Hunston

Located approximately 1km west of Badwell Ash, Hunston is classified as a Hamlet Village. A Conservation Area covers the historic core of the settlement and extends north to include Langham Hall Farmhouse. Further north, Langham Hall and Church of St Mary are Grade II* listed.



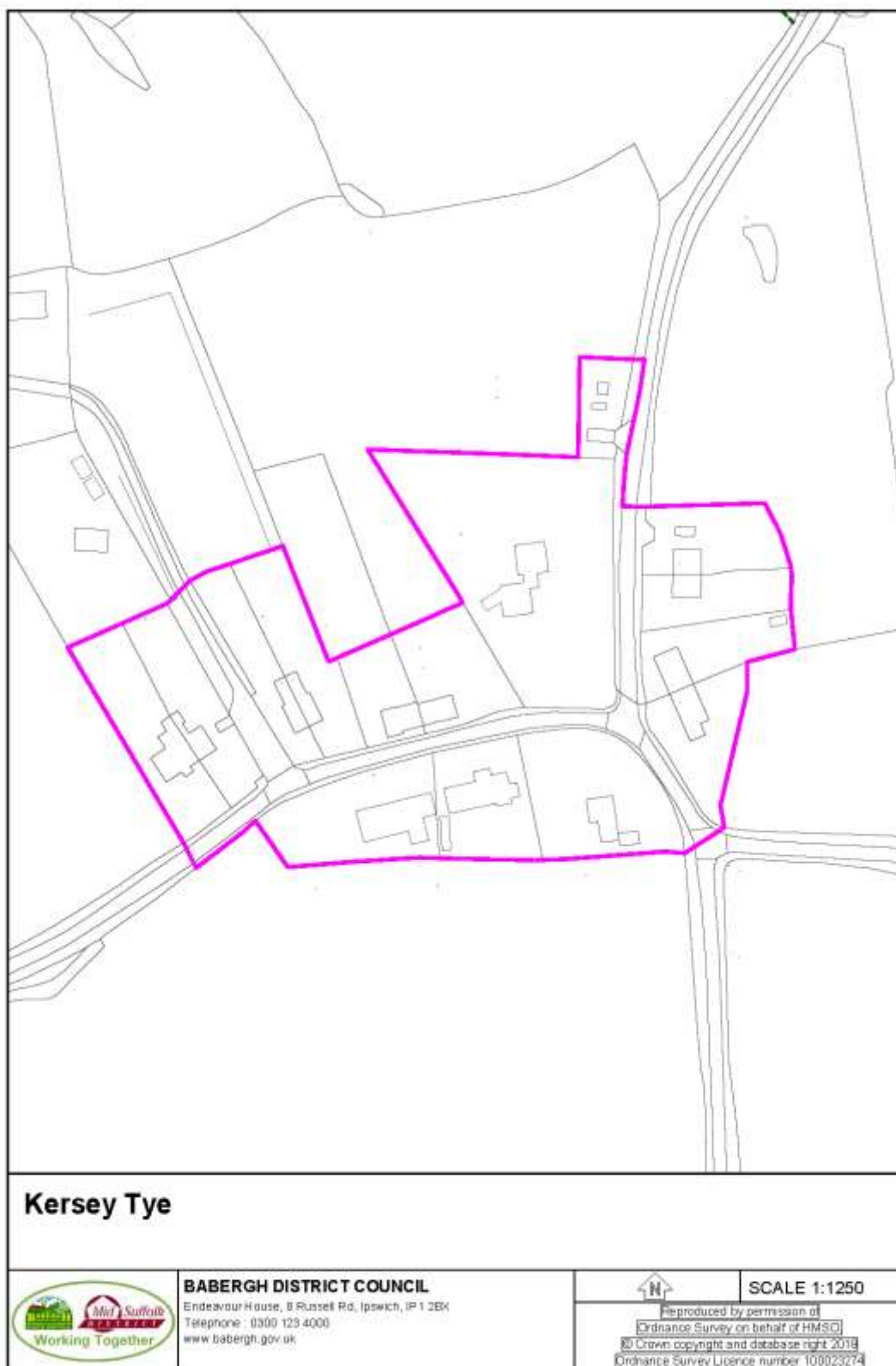
Kenton

Located approximately 4km north-east of Debenham, Kenton is classified as a Hamlet Village. The settlement consists of two clusters of dwellings, with a Grade II listed farmhouse is located between the two. The southern section of the settlement is centred around the Grade II* listed All Saints Church.

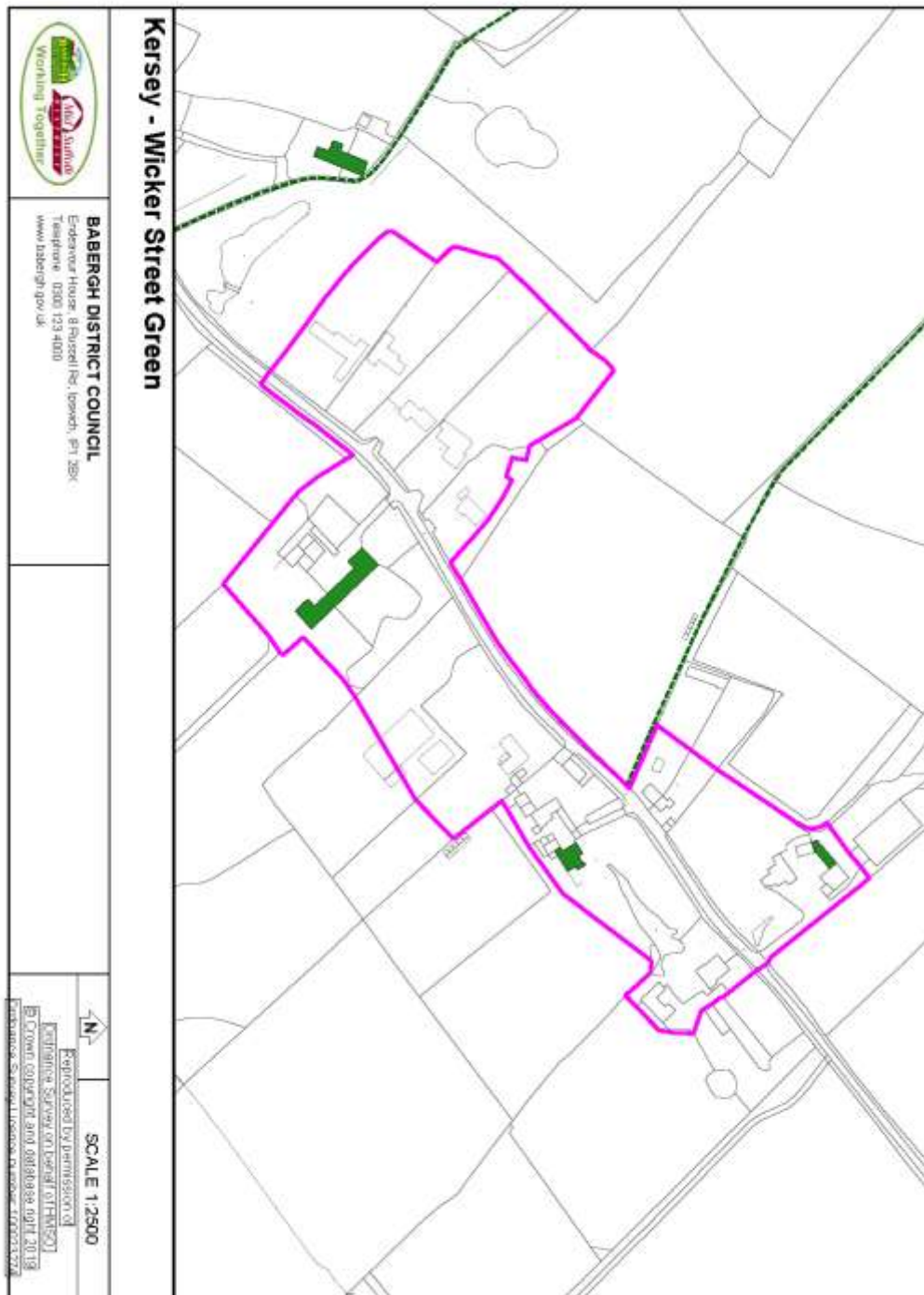


Kersey – Kersey Tye

Located to the west of the main settlement of Kersey, Kersey Tye is classified as a Hamlet Village. The settlement consists of linear development

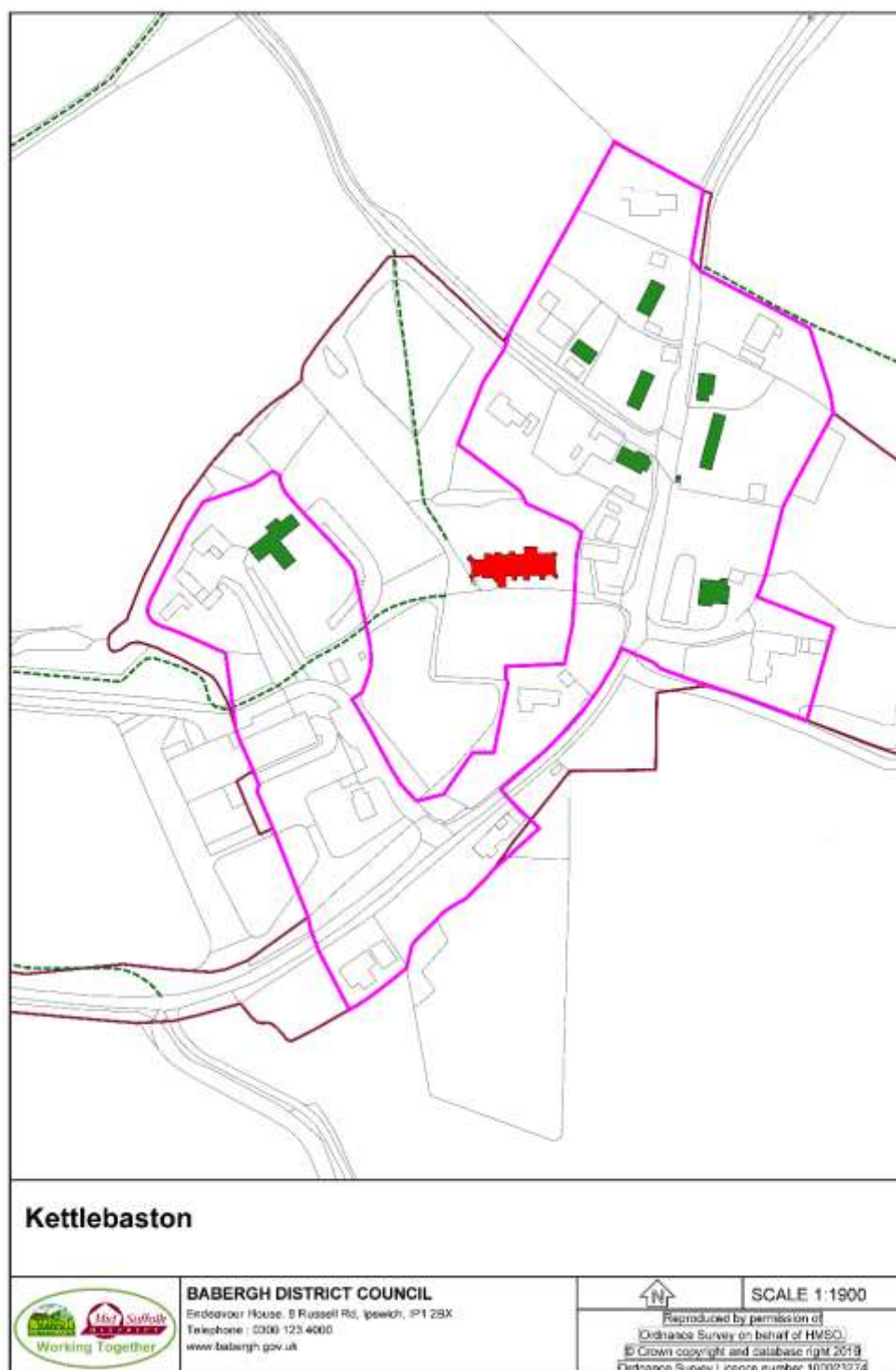


Located between the main settlement of Kersey and Boxford, Kersey – Wicker Street Green is classified as a Hamlet Village. The settlement contains a number of Grade II listed buildings and includes further listed buildings in the surrounding agricultural landscape.



Kettlebaston

Located approximately 2.5km north-west of Bildeston, Kettlebaston is classified as a Hamlet Village. The village is centres upon the Grade I listed Church of St Mary and contains a number of listed buildings within the Kettlebaston Conservation Area.



Langham

Located close to the Suffolk/Norfolk border, Langham is classified as a Hamlet Village. There are three Grade II listed buildings within the settlement boundary and further listed buildings are located in the surrounding countryside.



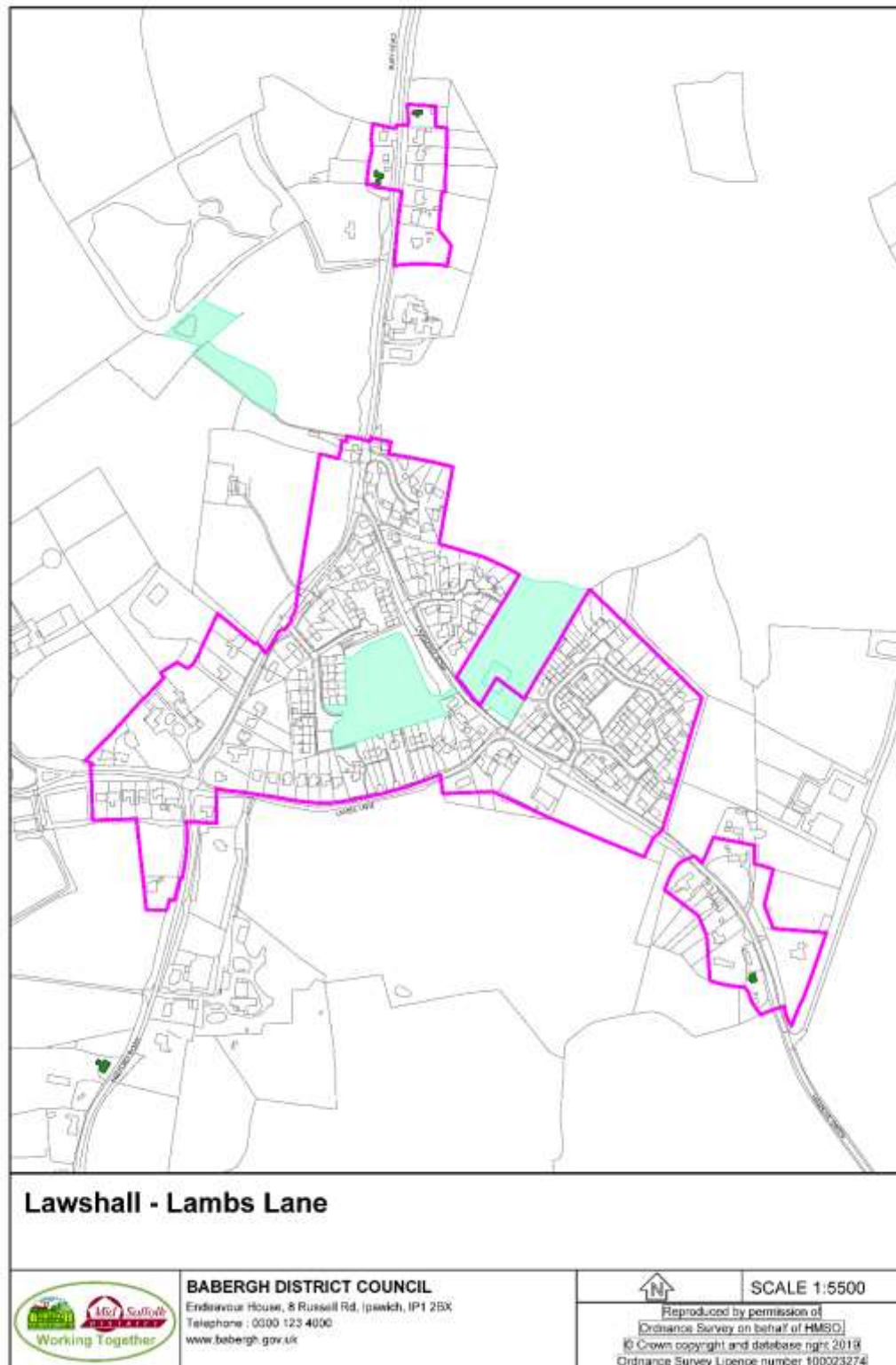
Lawshall – Bury Road

The parish of Lawshall consists of a number of different settlements, each of which have been classified as Hamlet Villages within the settlement hierarchy. Lawshall – Bury Road is classified as a Hamlet village. The Lawshall Neighbourhood Plan was adopted in October 2017. The settlement consists of linear development either side of Bury Road. To the east of the settlement (within the parish of Stanningfield, West Suffolk) lies the Grade I listed Coldham Hall and associated buildings.



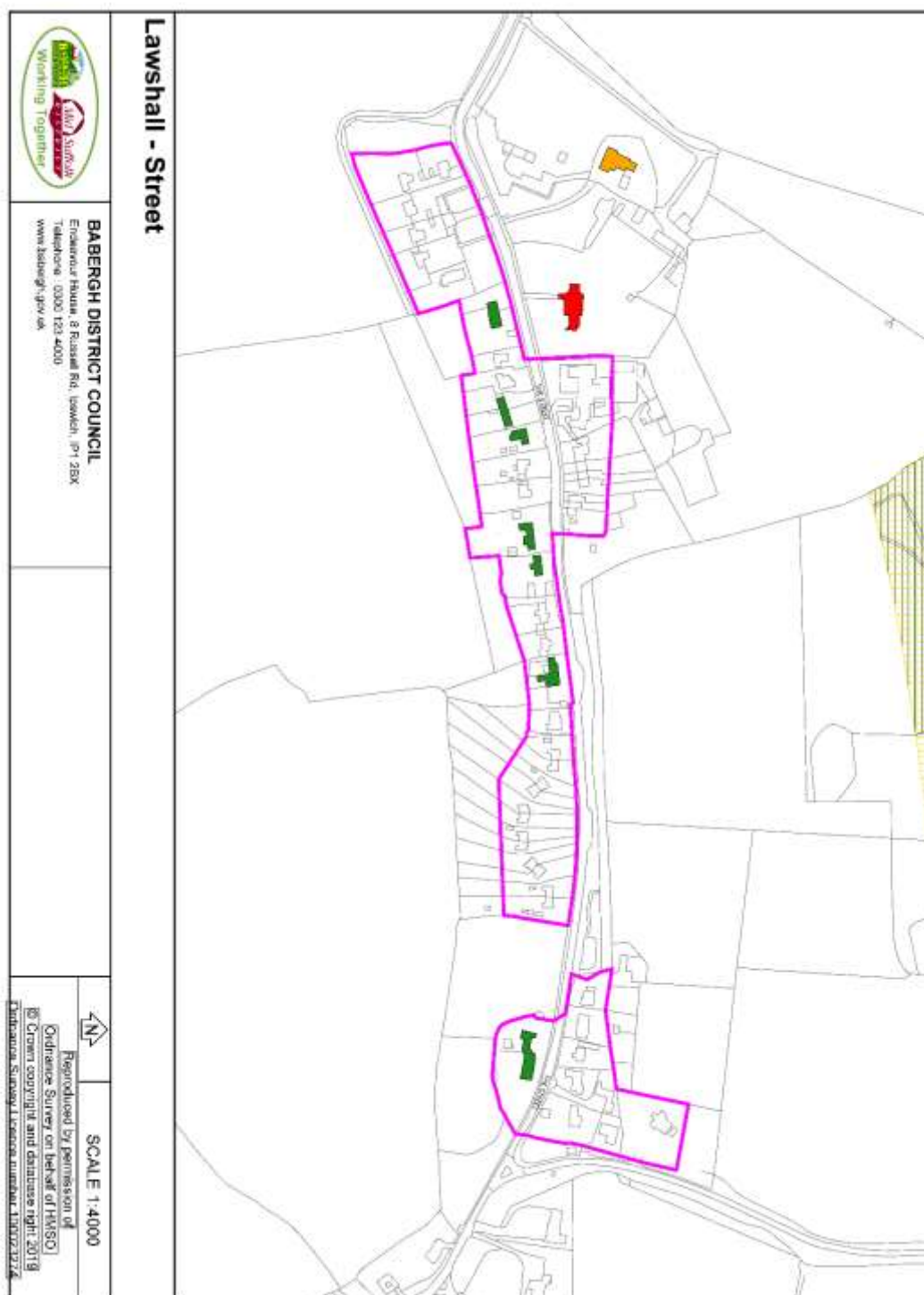
Lawshall – Lambs Lane

Lawshall – Lambs Lane is classified as a Hamlet Village. The Lawshall Neighbourhood Plan was adopted in October 2017. The settlement consists of three parcels of development, with a Grade II listed dwelling located on the south-eastern edge of the settlement.



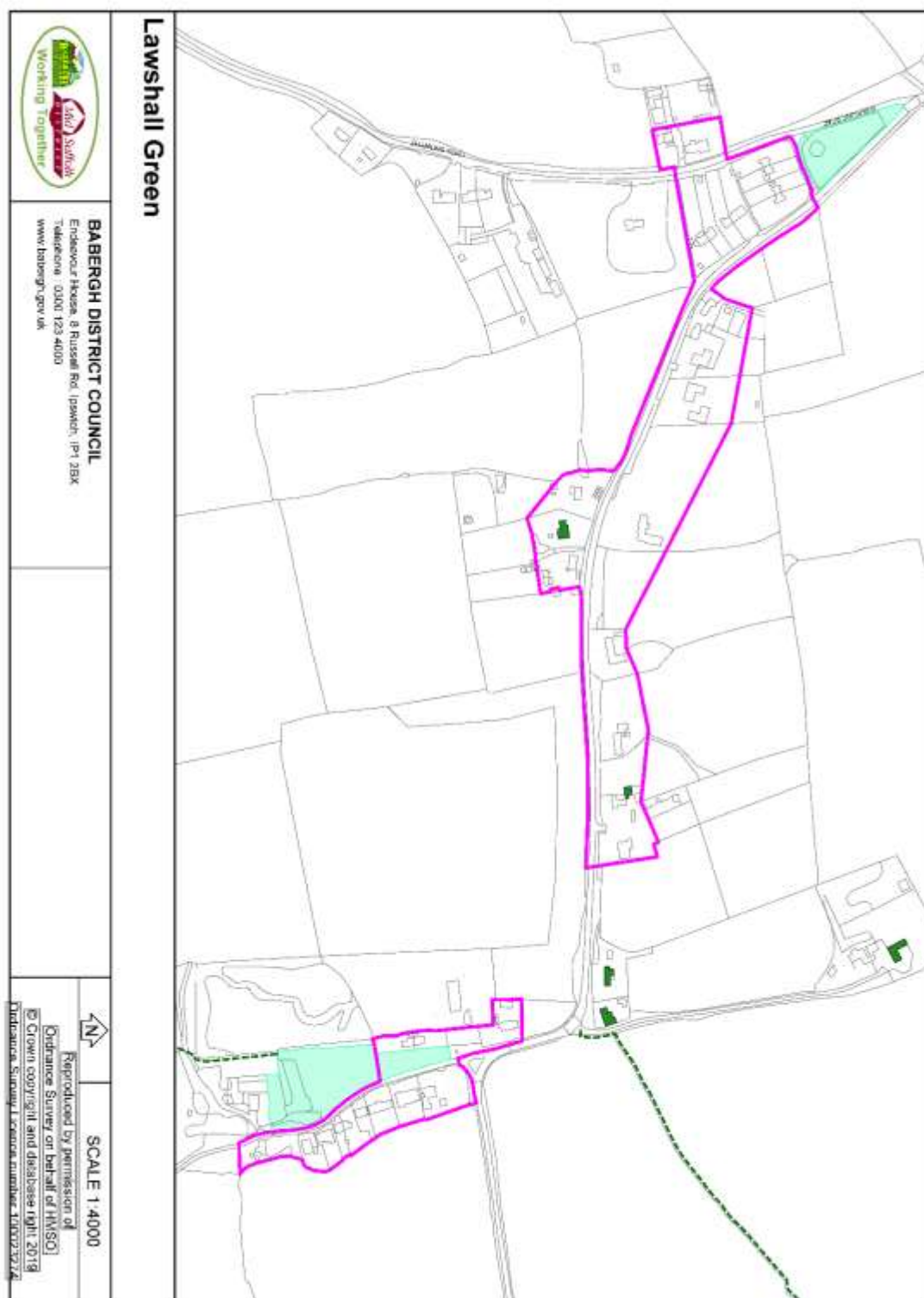
Lawshall – Street

Located along Swansfield, Lawshall – Street consists of linear development and is classified as a Hamlet Village. The Lawshall Neighbourhood Plan was adopted in October 2017. The settlement includes a number of listed buildings, including the Grade II* listed Lawshall Hall and Grade I listed Church of All Saints on the western edge of the settlement.



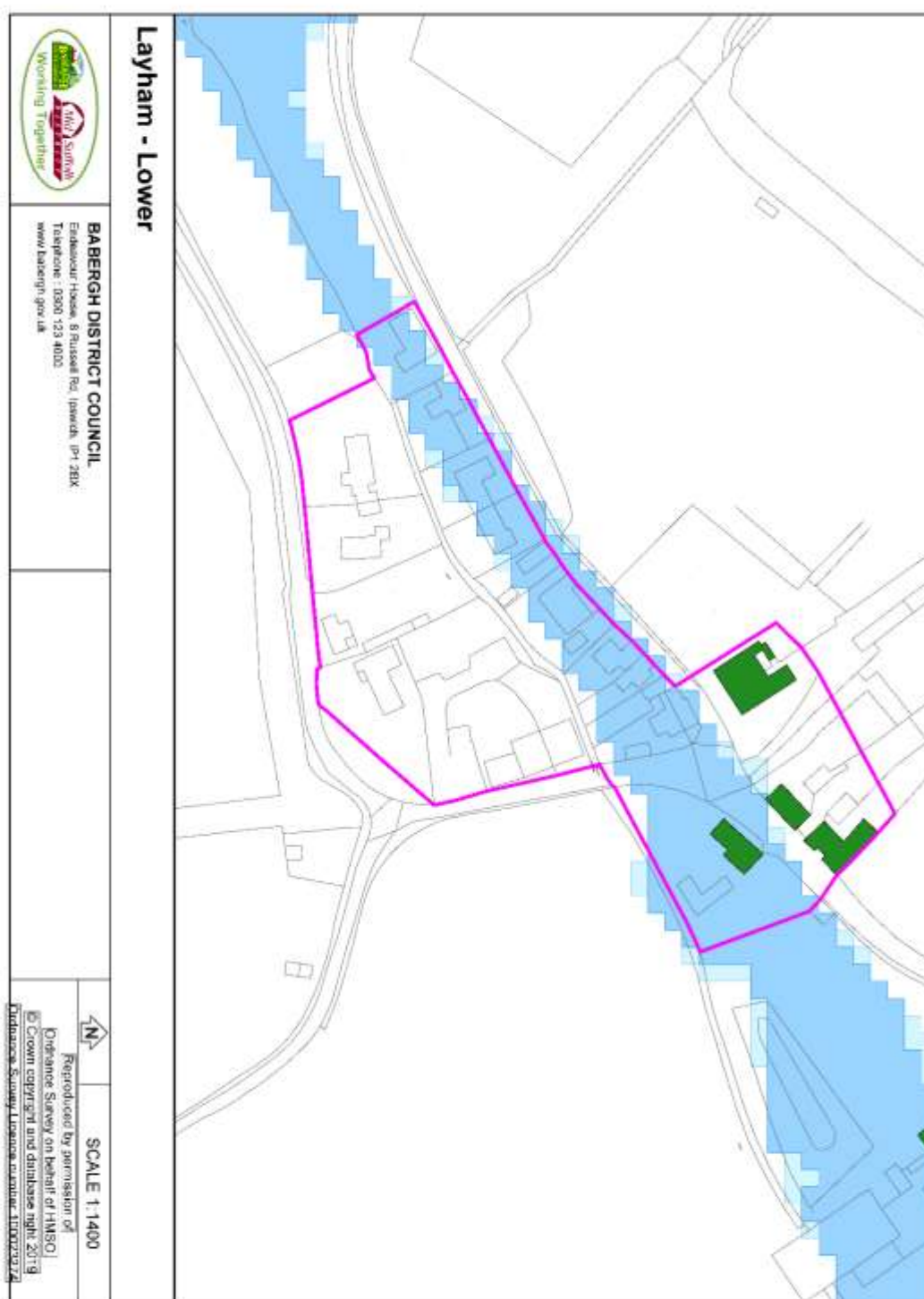
Lawshall – Lawshall Green / Hibb’s Green

Located to the south-east of the main settlement of Lawshall, Lawshall Green and Hibb’s Green is classified as a Hamlet Village. The Lawshall Neighbourhood Plan was adopted in October 2017. The settlement includes two Grade II listed buildings within the settlement boundary with further listed buildings in the surrounding agricultural landscape.



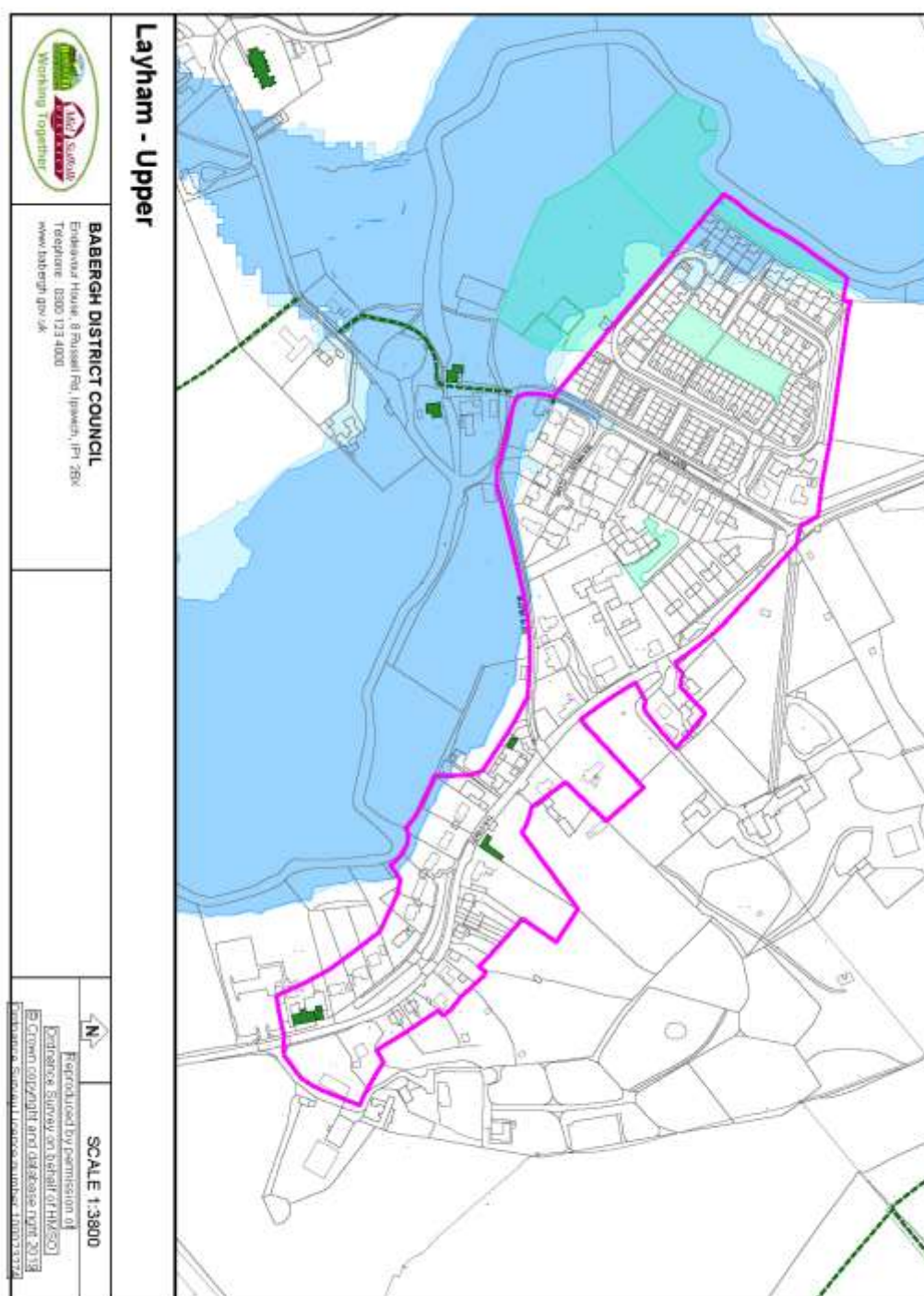
Layham – Lower

Located approximately 2.5km south of Hadleigh, Lower Layham is classified as a Hamlet Village. There is a small cluster of listed buildings to the east of the settlement. Layham - Lower lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Layham - Upper

Located approximately 2km south of Hadleigh, Upper Layham is classified as a Hamlet Village. Three Grade II listed buildings are located within the settlement boundary. Layham – Upper lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Leavenheath – High Road

Located approximately 6km south-east of Sudbury, Leavenheath is classified as a Hamlet. The two Grade II listed buildings are located to the southern aspect of the settlement. The Dedham Vale AONB lies approximately 900m to the east, south and west of the settlement. Leavenheath – High Road lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

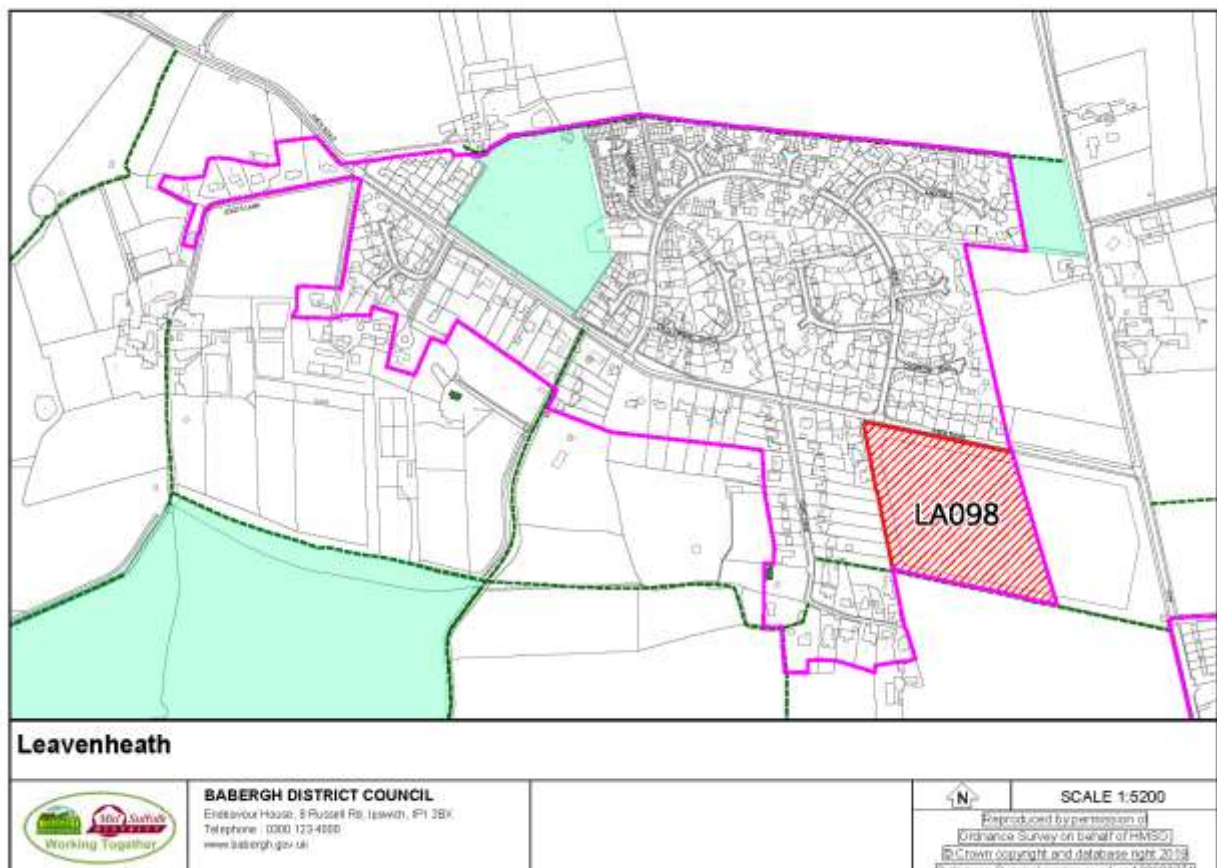
LA098 - Land south of High Road, Leavenheath

Size of site – 5.29ha

No. dwellings - 40 dwellings

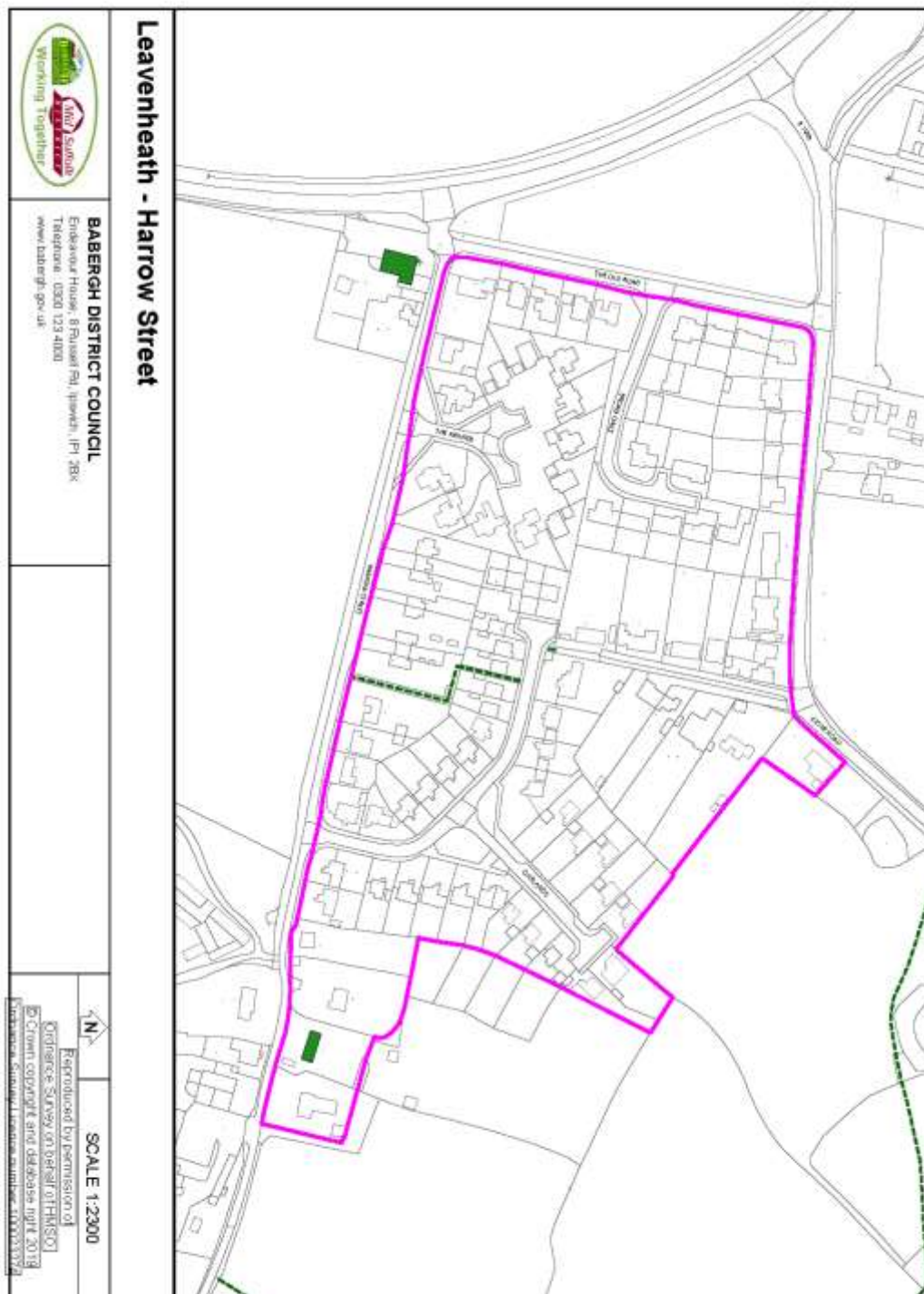
Development of the site will be expected to accord with the following criteria:

- I. The relevant policies of the Joint Local Plan;**
- II. Landscaping will be included to reflect the sensitivity of the landscape the area;**
- III. Contributions to the satisfaction of the LPA, towards healthcare; and**
- IV. Contributions to the satisfaction of the LPA, towards education provision.**



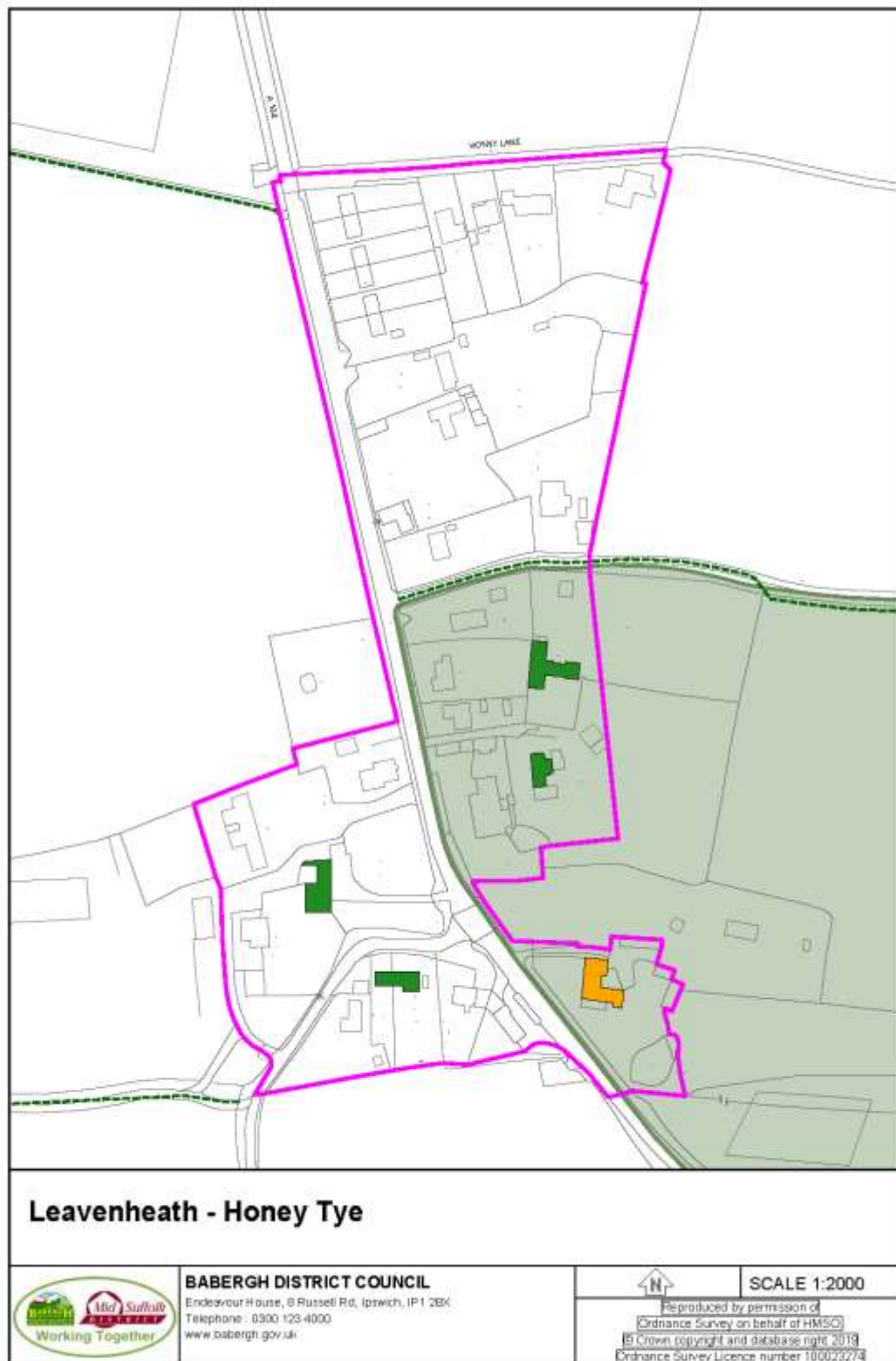
Leavenheath – Harrow Street

Located approximately 6km south-east of Sudbury, Leavenheath is classified as a Hamlet. There are two Grade II listed buildings within the settlement, at the southern and eastern entry to the settlement. The Dedham Vale AONB lies approximately 800m to the east of the settlement. Leavenheath – Harrow Street lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Leavenheath – Honey Tye

Leavenheath – Honey Tye is classified as a Hamlet Village. The settlement contains listed buildings to the south of the settlement, including the Grade II* listed Honey Hall at the southern boundary.



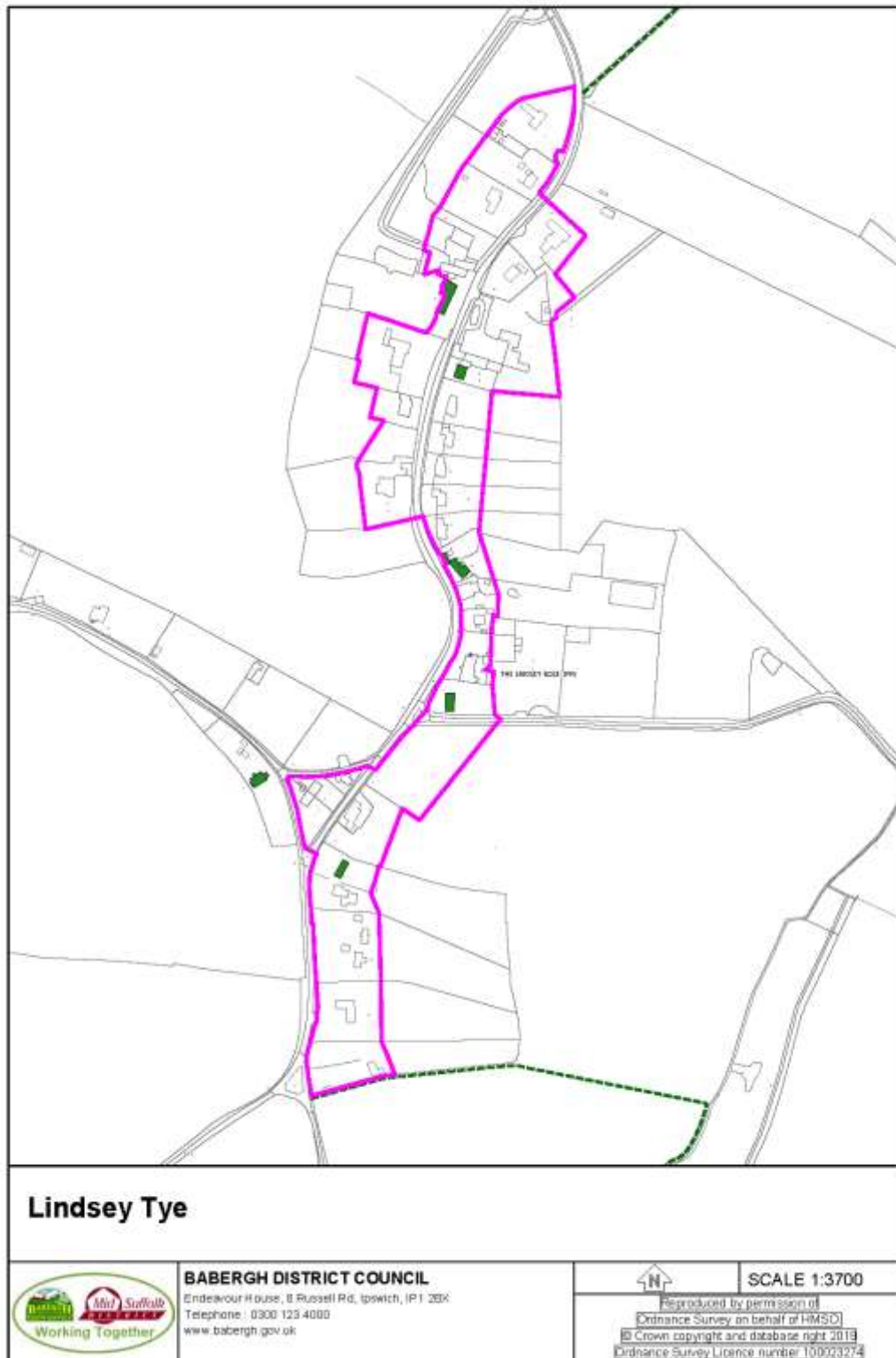
Lindsey - Church

Located approximately 6km north-west of Hadleigh, Lindsey is classified as a Hamlet Village. The village consists of linear development and includes the Grade I listed Church of St Peter.



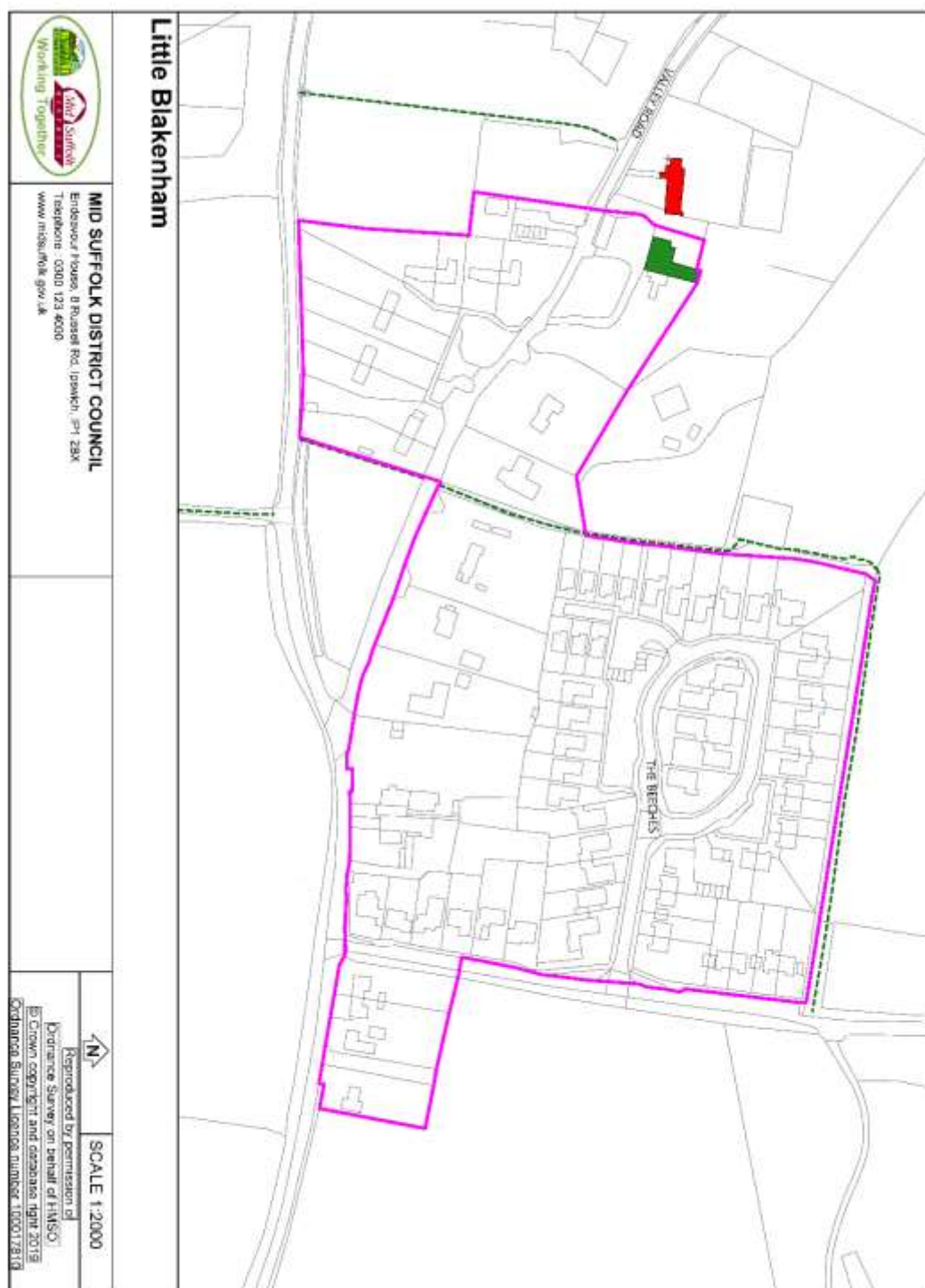
Lindsey Tye

Located approximately 6km north-west of Hadleigh, Lindsey Tye (within the parish of Lindsey) is classified as a Hamlet Village. The village consists of two clusters both of which contain Grade II listed buildings.



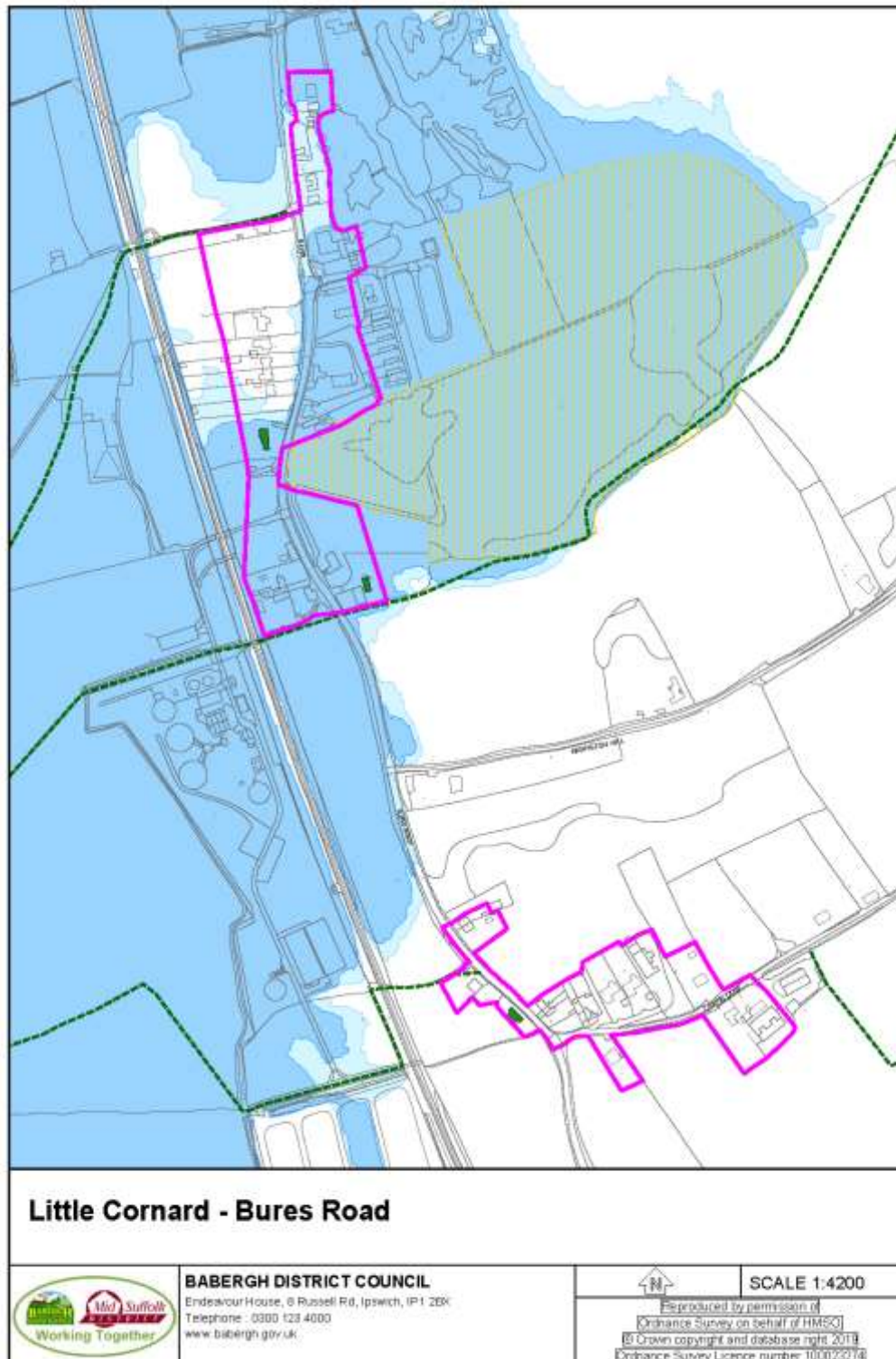
Little Blakenham

Little Blakenham lies to the south-west of Great Blakenham and is classified as a Hamlet Village. Little Blakenham Pit SSSI lies to the north of the settlement. On the western edge of the settlement lies the Grade I listed Church of St Mary and Grade II listed Old Rectory. Little Blakenham lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



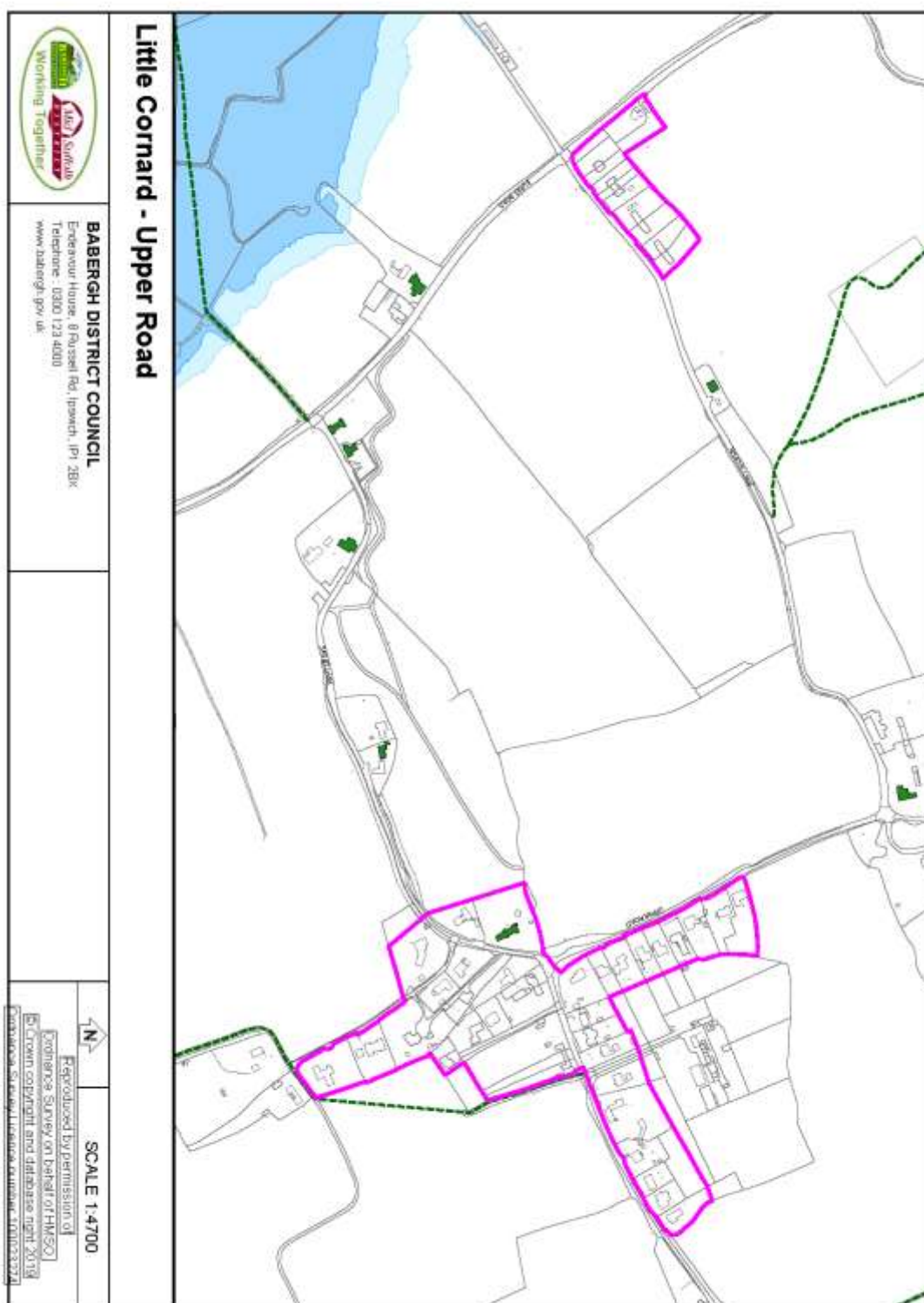
Little Cornard – Bures Road

Located to the south of Sudbury, Little Cornard – Bures Road consists of two parcels of development and is classified as a Hamlet Village. Cornard Mere SSSI adjoins the settlement boundary to the east.



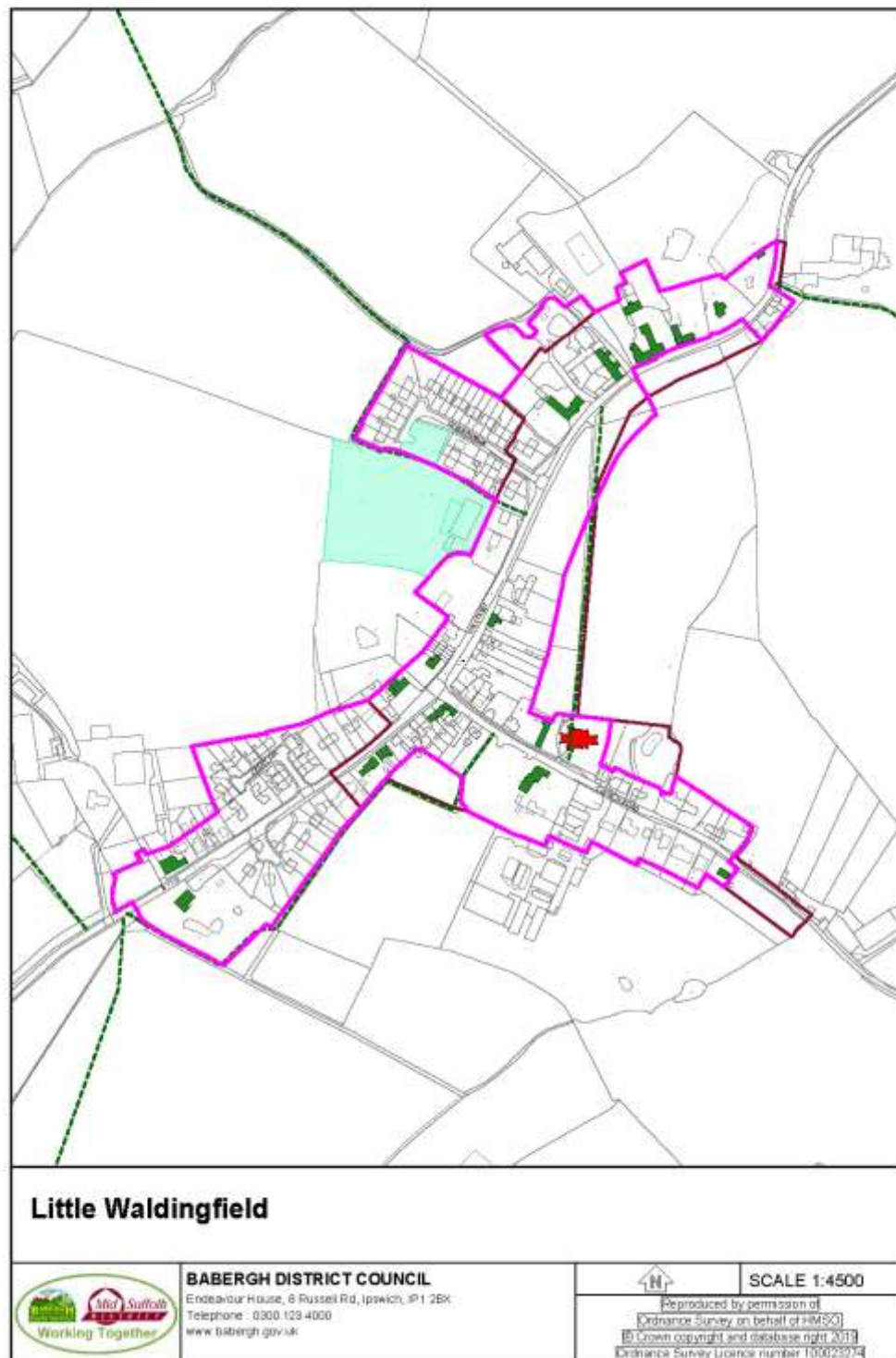
Little Cornard – Upper Green

Located to the south of Sudbury, Little Cornard – Upper Green is classified as a Hamlet Village. The settlement includes listed buildings within the settlement boundary and within the surrounding agricultural landscape.



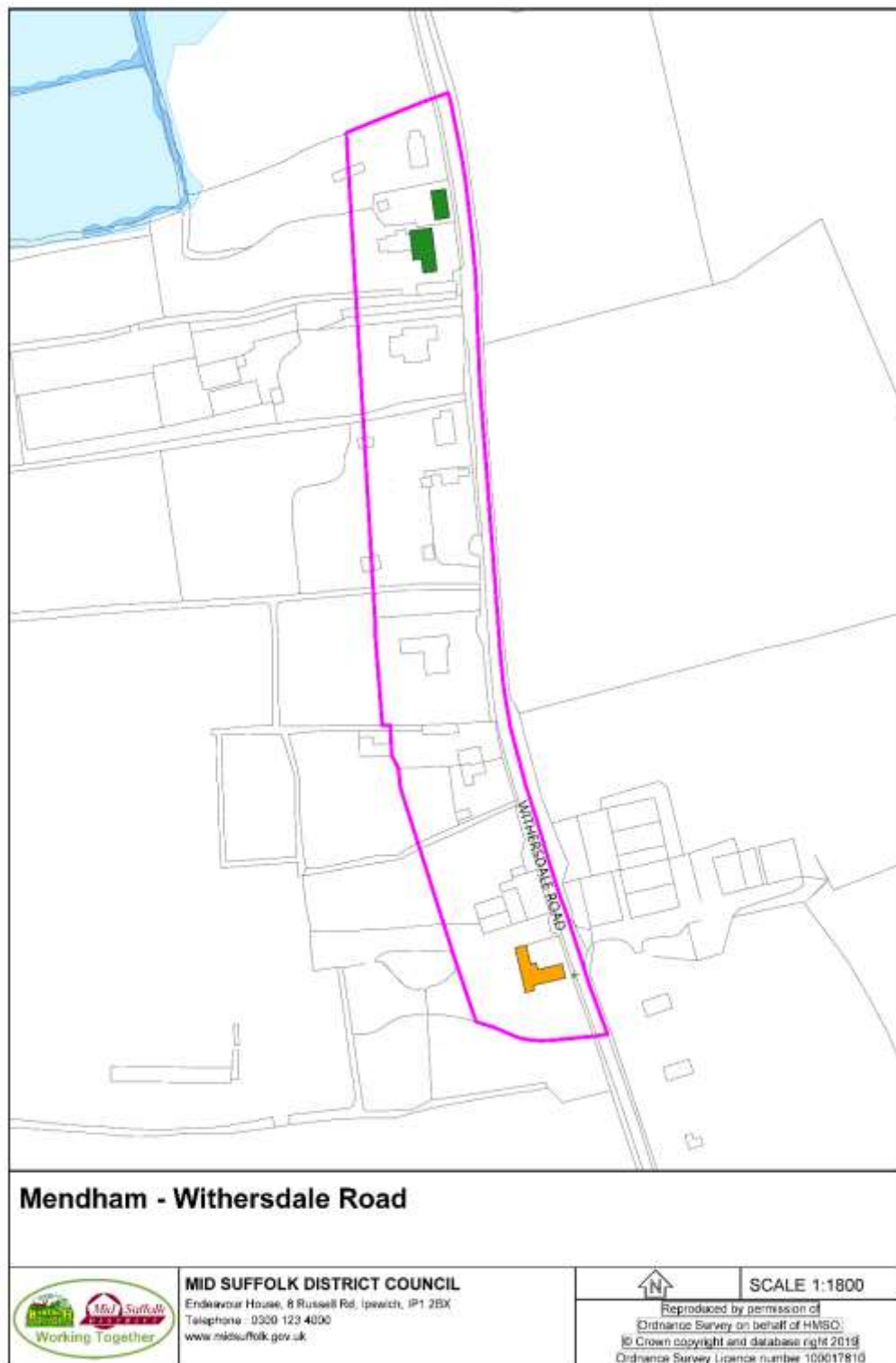
Little Waldingfield

Located approximately 6km north-east of Sudbury, Little Waldingfield is classified as a Hamlet Village. A Conservation Area covers the majority of the settlement. Within the settlement boundary clusters of Grade II listed buildings are located to the south, centre and north of the settlement.



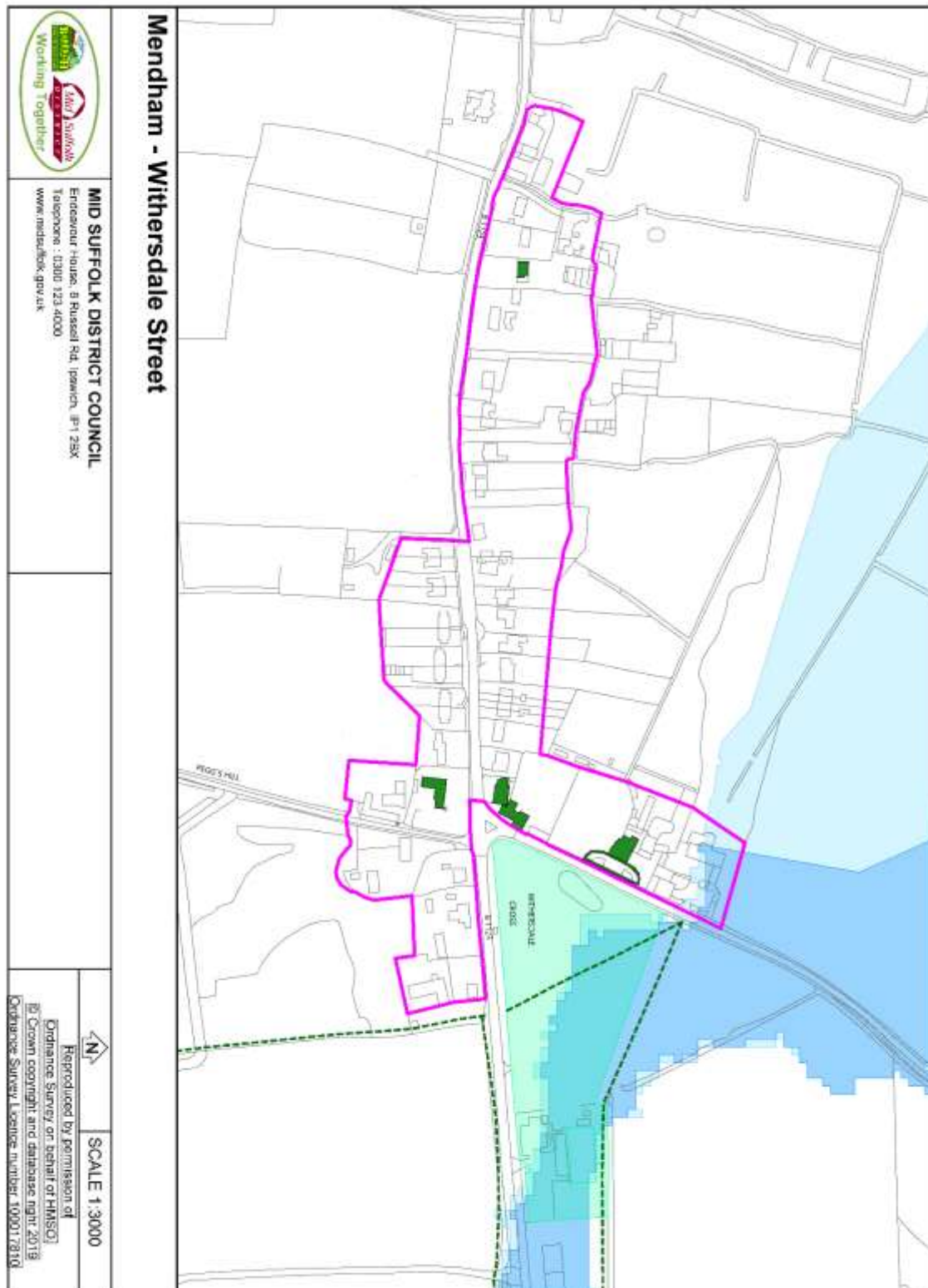
Mendham – Withersdale Road

Mendham – Withersdale Road consists of linear development and is classified as a Hamlet Village. A Grade II* listed building is located at the southern edge of the settlement, and a Grade II listed building is located on the northern edge.



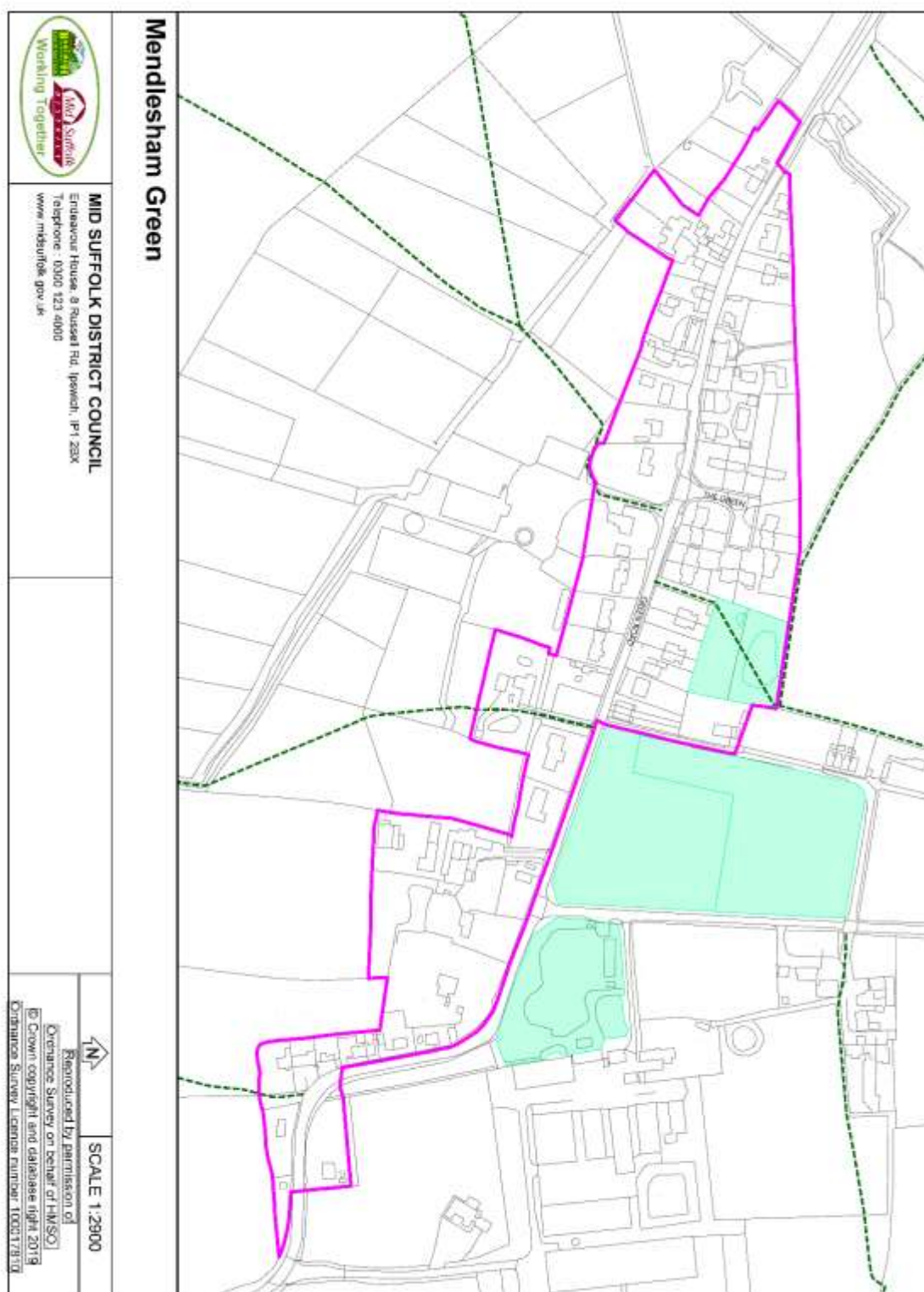
Mendham – Withersdale Street

Within the parish of Mendham, Withersdale Street is classified as a Hamlet Village. There is a small cluster of listed buildings at the junction of Metfield Road and Mendham Road.



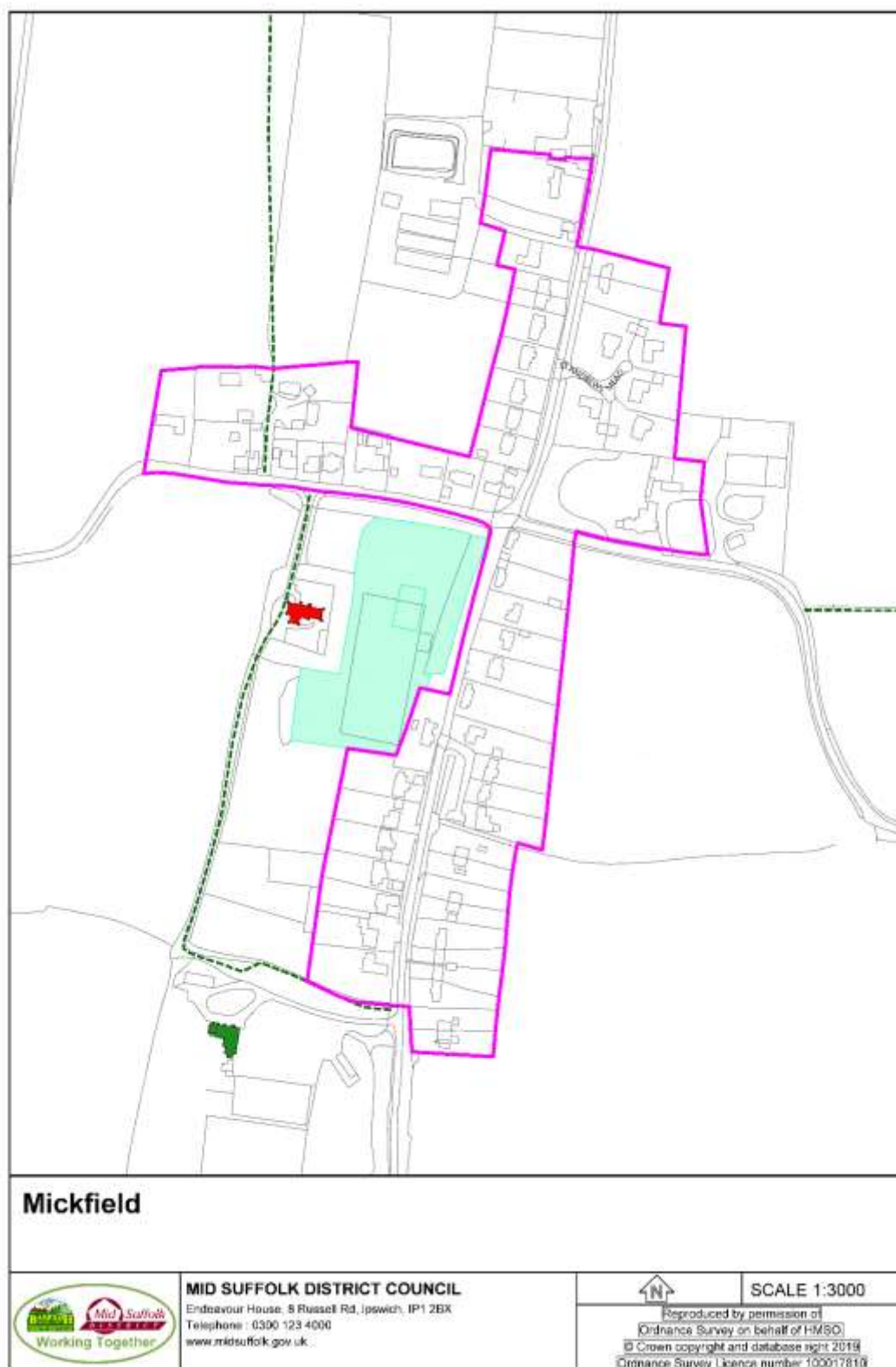
Mendlesham - Mendlesham Green

Within the parish of Mendlesham, Mendlesham Green is classified as a Hamlet Village. There are no listed buildings within the settlement boundary, however there are Grade II listed farmhouses to the north and west of the settlement.



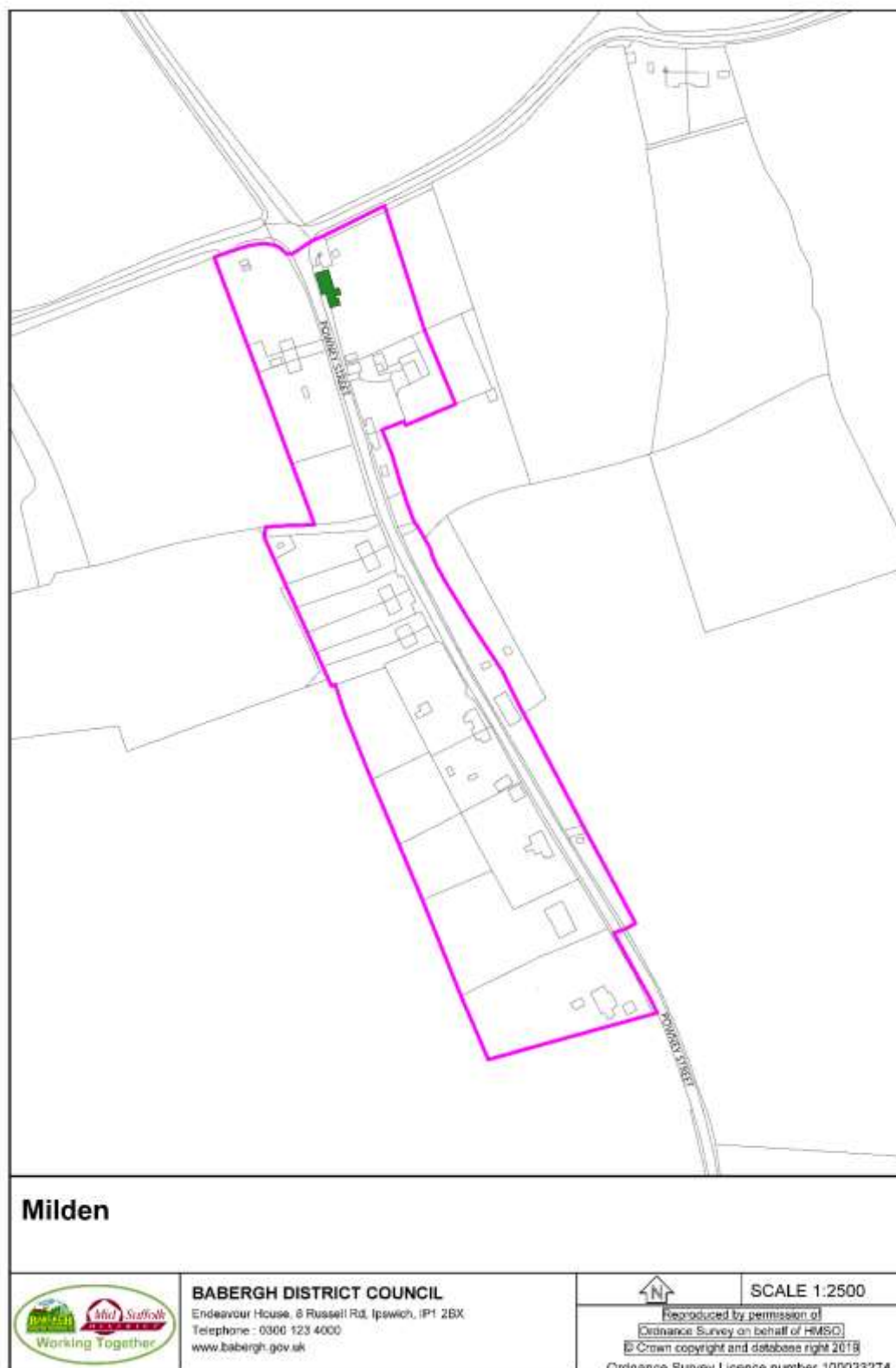
Mickfield

Located approximately 1.5km east of the A140, Mickfield is classified as a Hamlet Village. The Grade I listed Church of St. Andrew lies at the centre of the village.



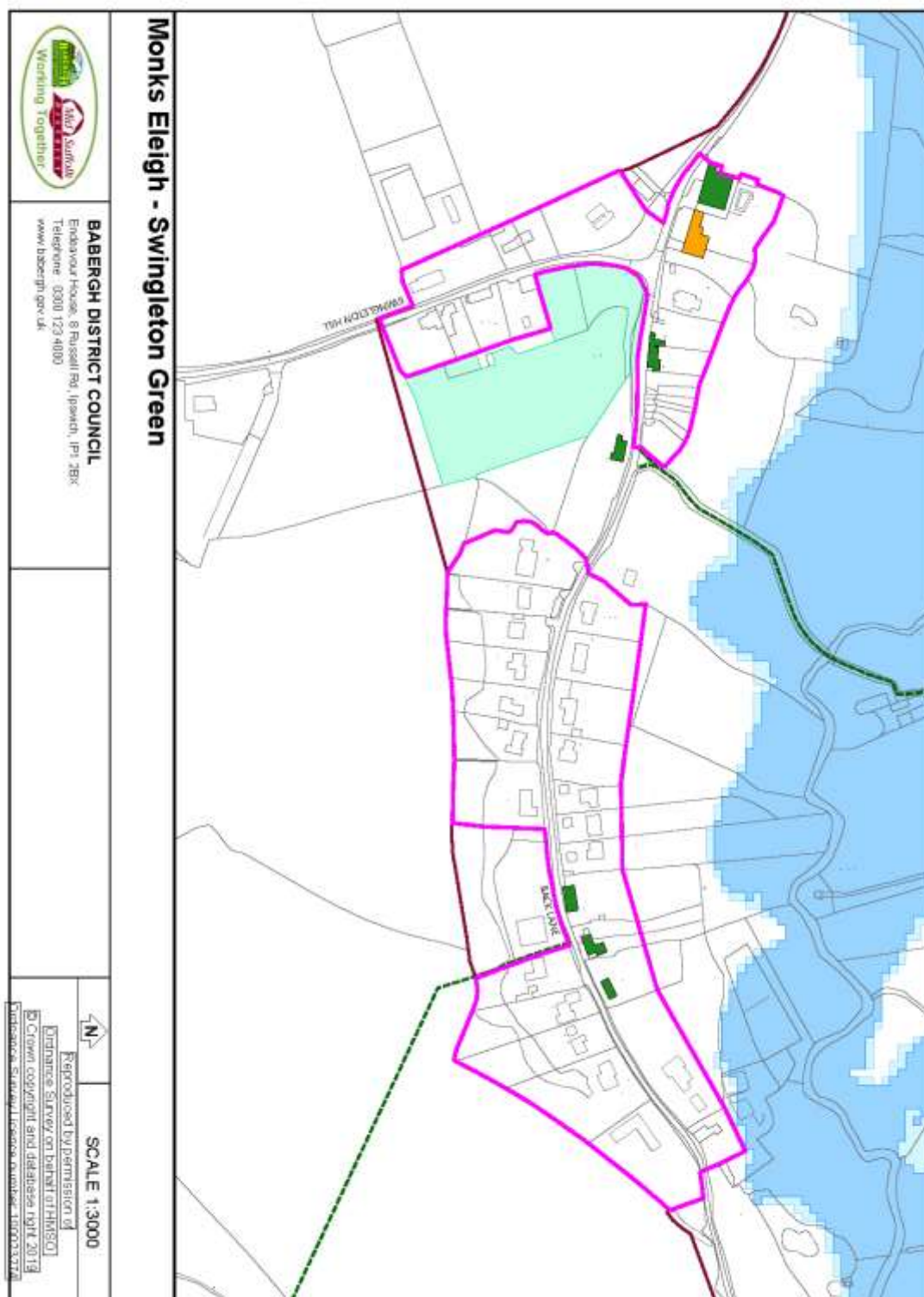
Milden

Located approximately 10km north-east of Sudbury, Milden is classified as a Hamlet Village. The Grade II listed Milden Cottage is located on the northern aspect of the settlement.



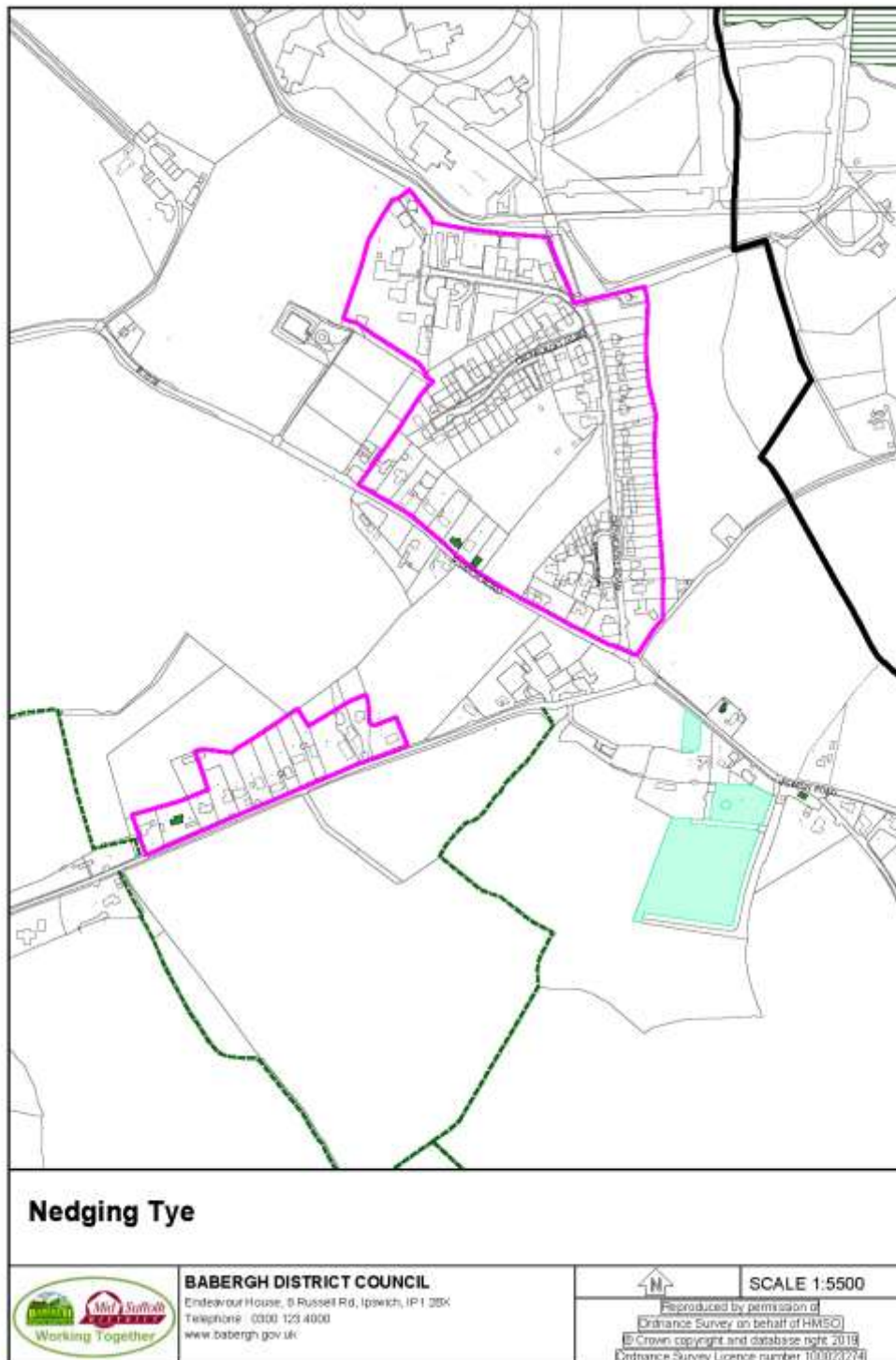
Monks Eleigh – Swingleton Green

Located to the south of the main settlement of Monks Eleigh, Swingleton Green is classified as a Hamlet Village. The hamlet lies within the Monks Eleigh conservation area and includes a number of listed buildings, including a Grade II* building to the west of the settlement.



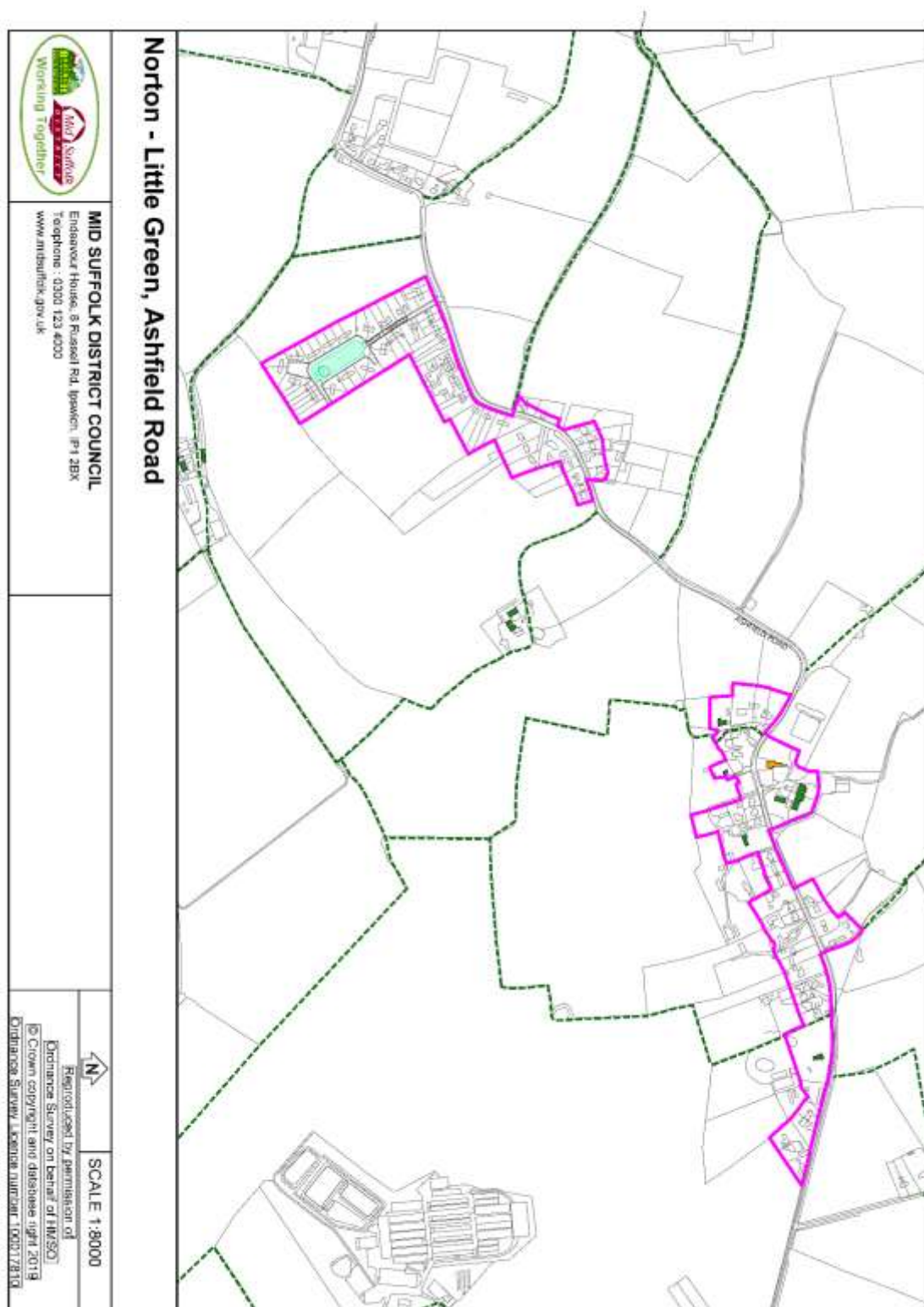
Nedging Tye

Nedging Tye is located along the B1078 east of Bildeston and is identified as a Hamlet Village. The settlement of Nedging Tye consists of primarily 20th century residential development with dispersed individual listed buildings. Small sections of Nedging Tye are identified on the Historic Environment Record for historic and archaeological significance. The landscape in Nedging Tye and the immediate surrounding area is characterised as Ancient Plateau Claylands.



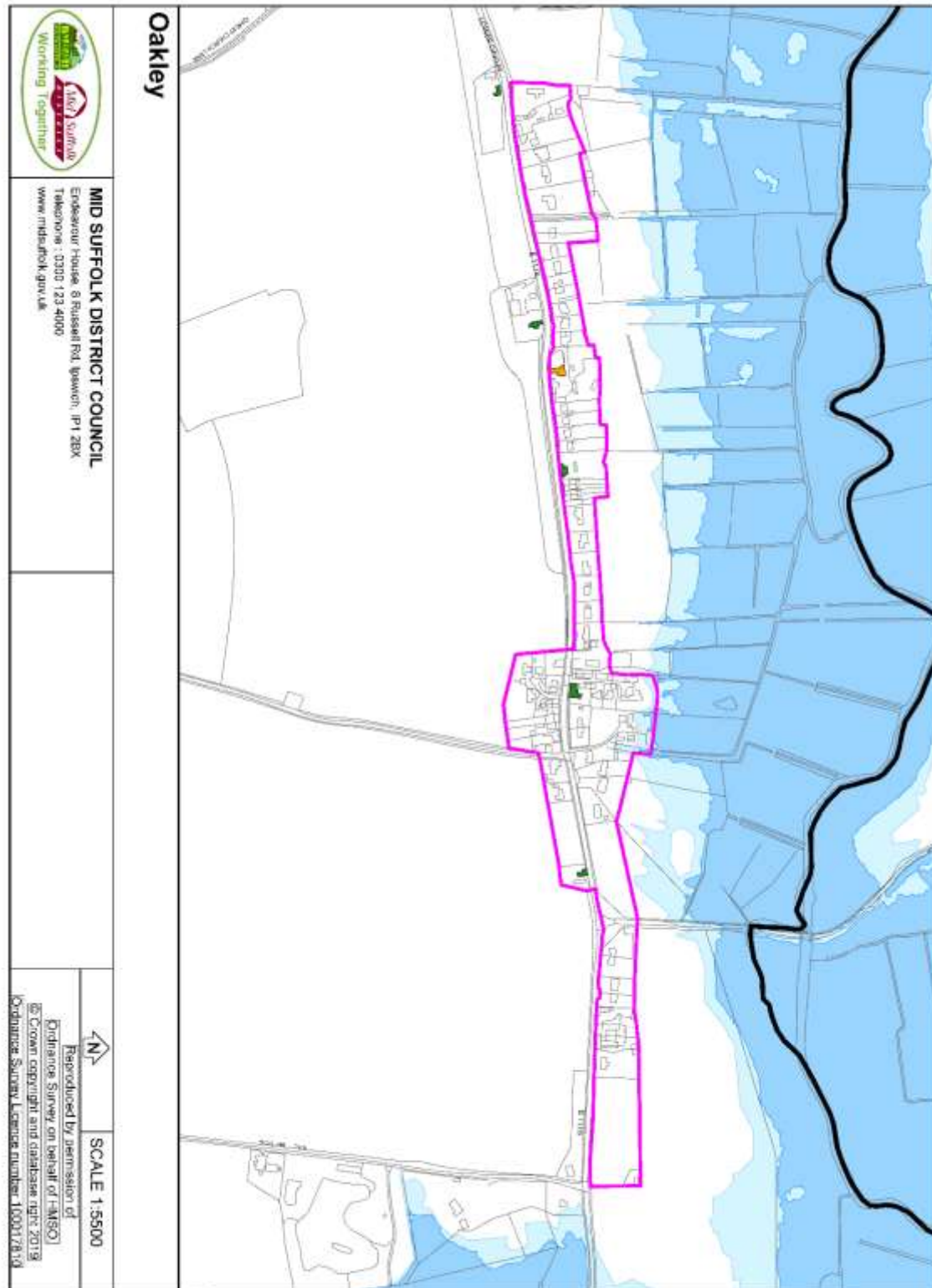
Norton – Little Green & Ashfield Road

Located to the east of Norton, Norton Little Green and Ashfield Road are classified as Hamlet Villages. There is a cluster of listed buildings to the western aspect of Norton Little Green, including the Grade II* listed Manor Farmhouse.



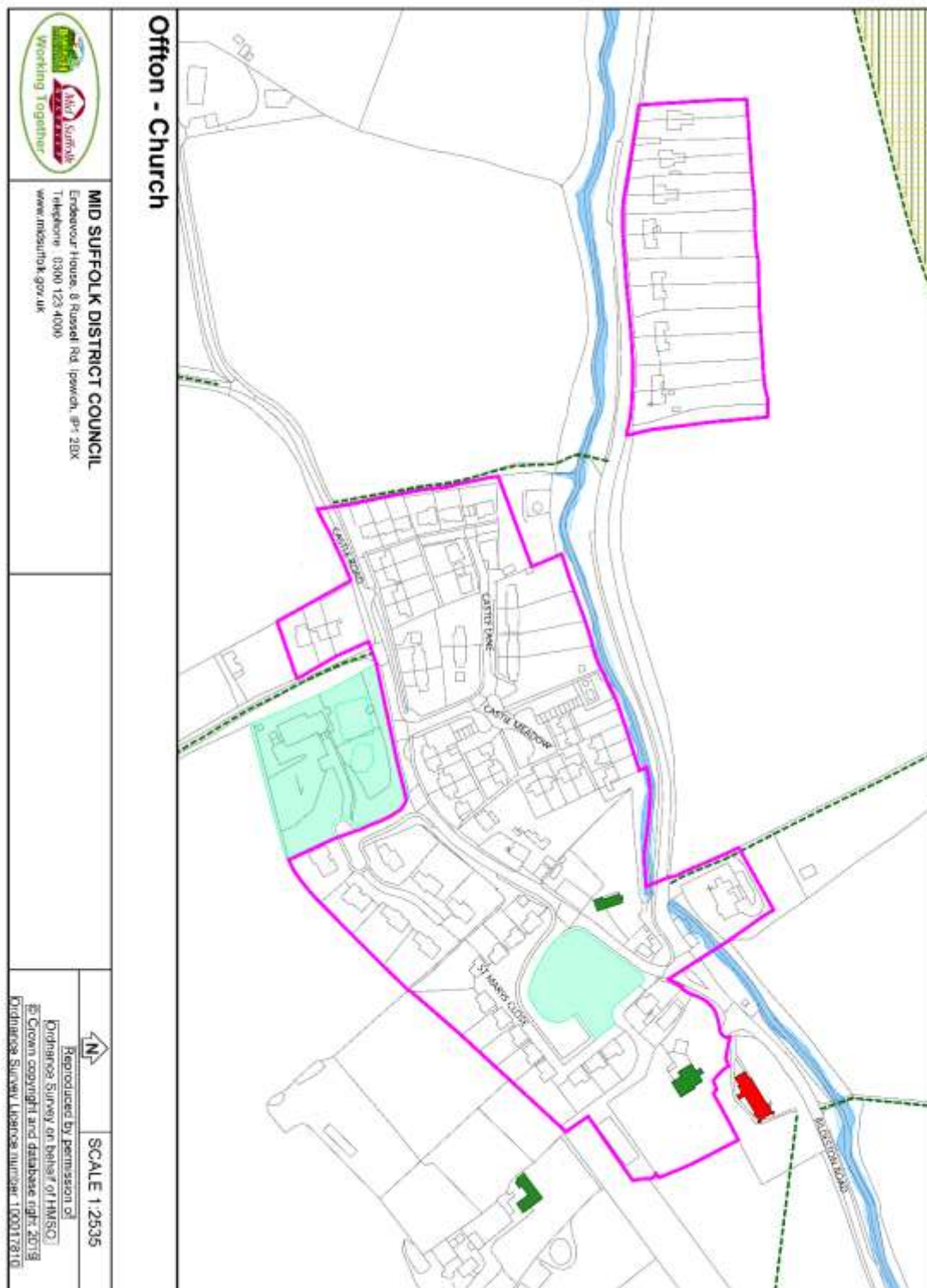
Oakley

Within the parish of Brome & Oakley, Oakley is classified as a Hamlet Village. The village consists of largely linear development, and includes some listed buildings, including the Grade II* listed Poplar Farmhouse.



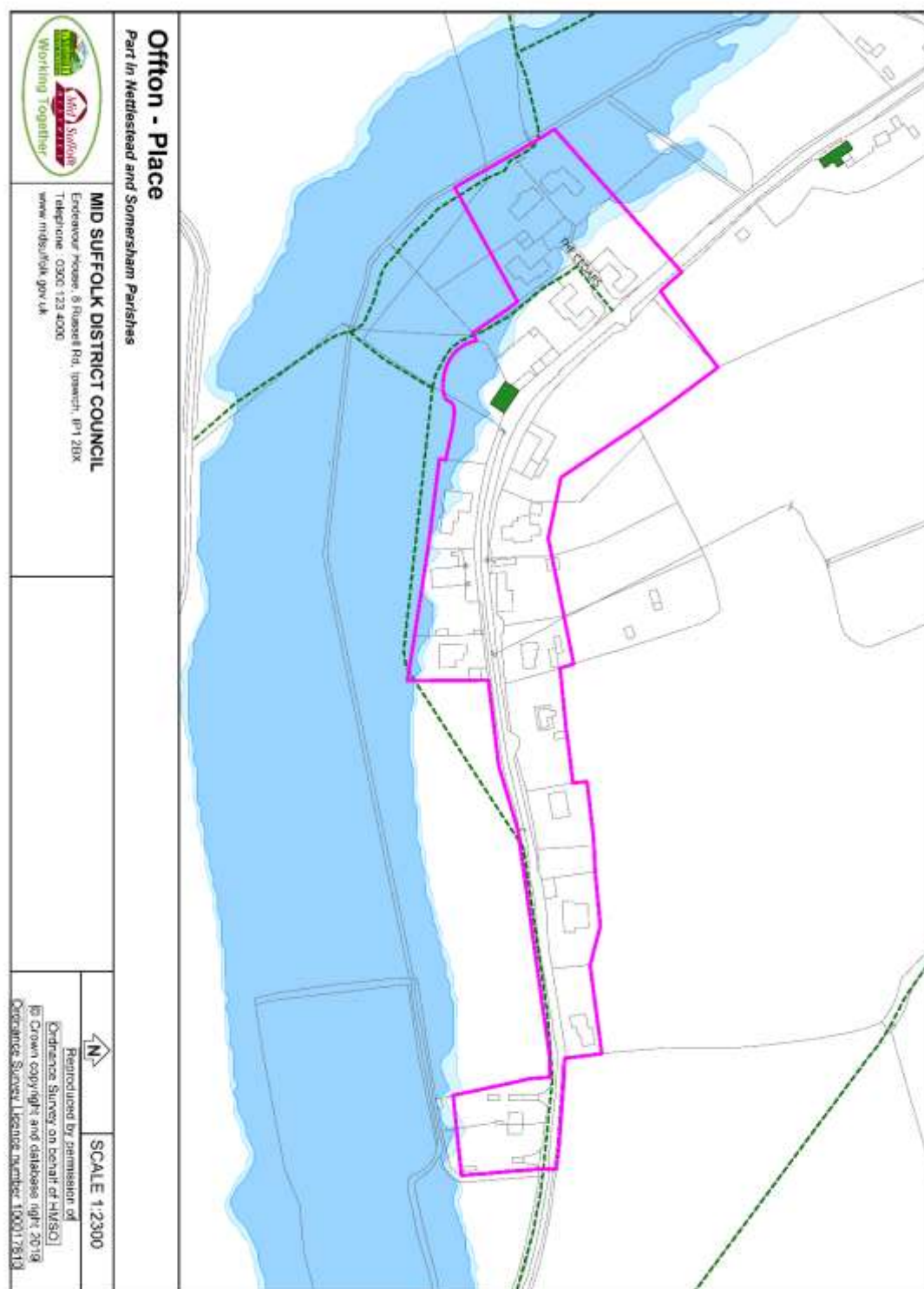
Offton – Church

Located approximately 10km north-west of Ipswich, Offton – Church is classified as a Hamlet Village. The Grade I listed Church of St Mary is located at the entry to the village from the east. Offton – Church lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Offton – Place

Located just to the west of Somersham, Offton – Place is classified as a Hamlet Village. The village largely comprises of linear development, with the Grade II listed Offton Place located at the centre. Offton – Place lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Old Newton – Church

Located around the Grade I listed Church of St Mary, Old Newton – Church is classified as a Hamlet Village. There are three Grade II listed buildings within the settlement boundary, and further listed farmsteads located in the surrounding countryside.



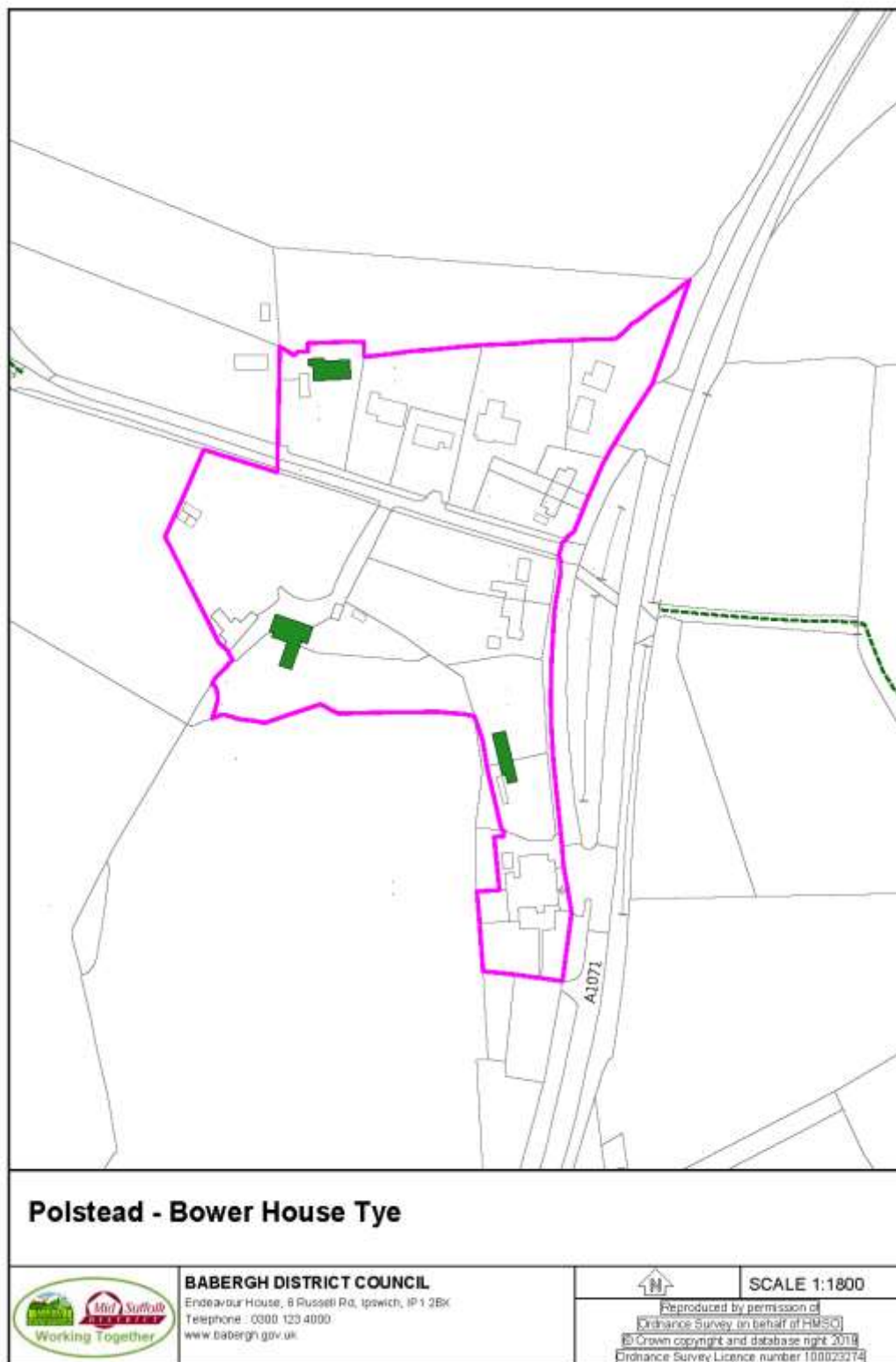
Pettaugh

Located approximately 2.5km east of Stonham Aspell, Pettaugh is classified as a Hamlet Village. On the eastern edge of the village lies the Grade II* listed Church of St Catherine.



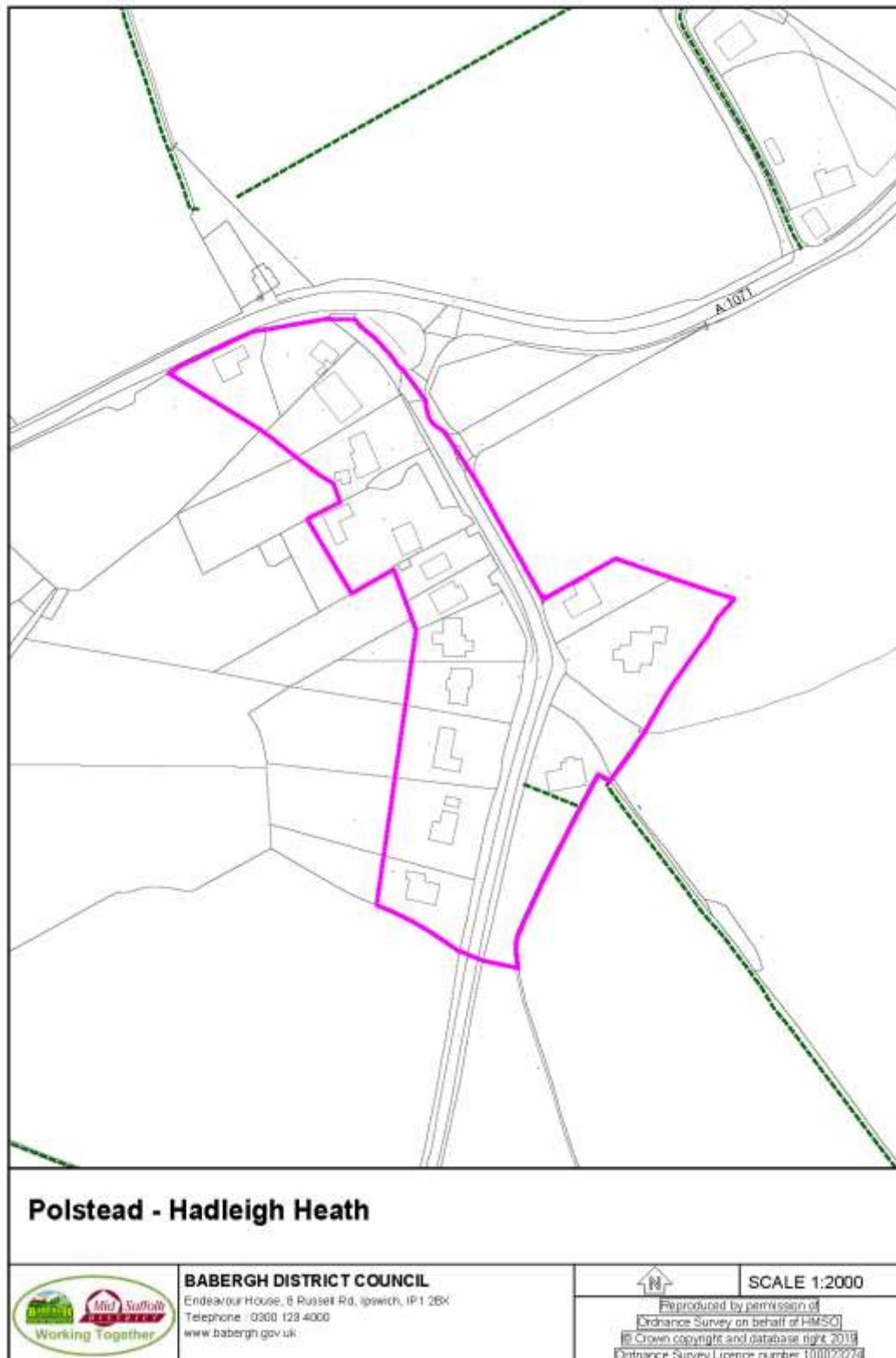
Polstead – Bower House Tye

Located to the west of the A1071 Bower House Tye within the parish of Polstead is classified as a Hamlet Village. Within the settlement boundary there are three listed buildings, and further listed buildings are located within the surrounding landscape.



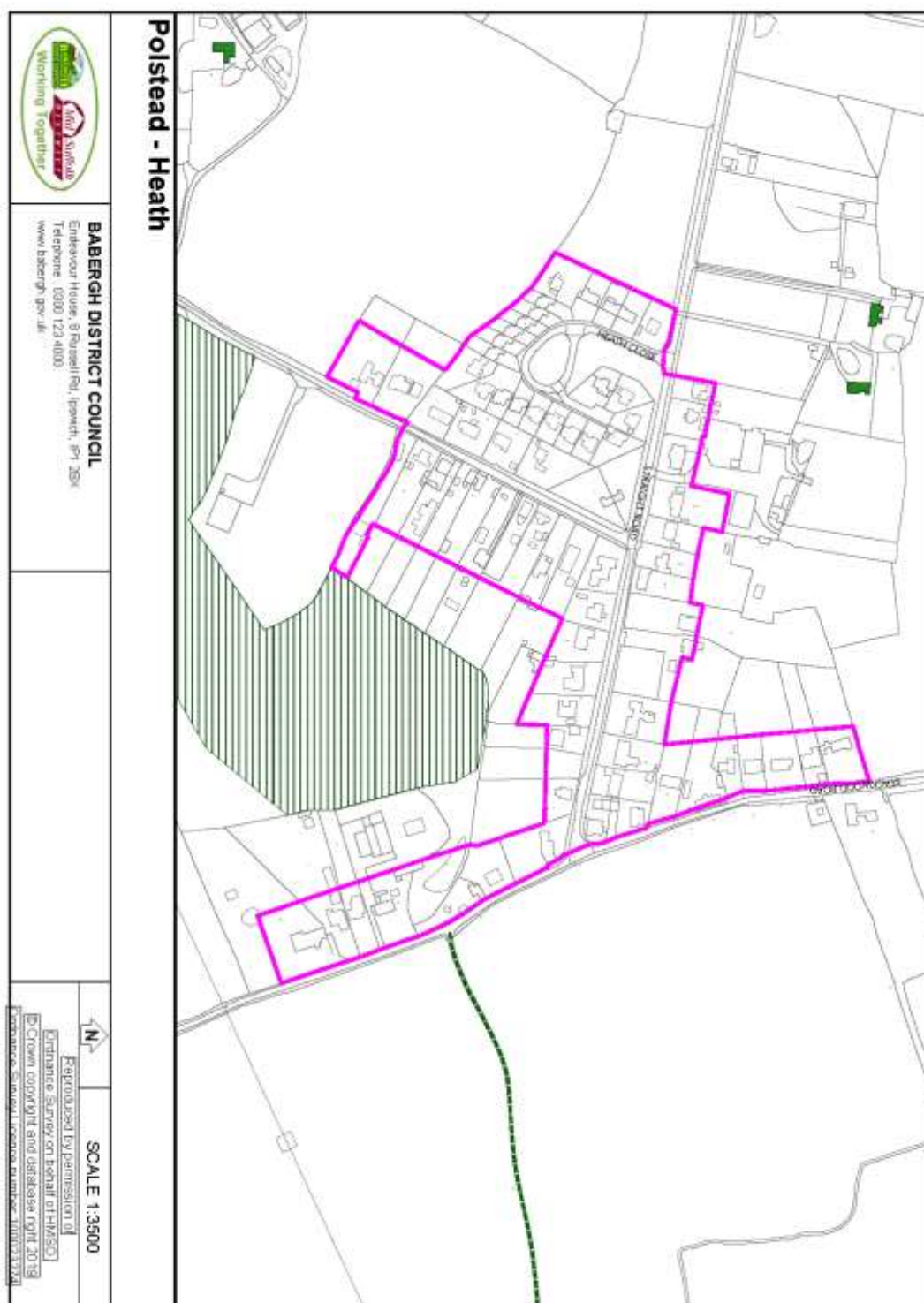
Polstead – Hadleigh Heath

Polstead – Hadleigh Heath lies to the south of the A1071. Polstead – Hadleigh Heath lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



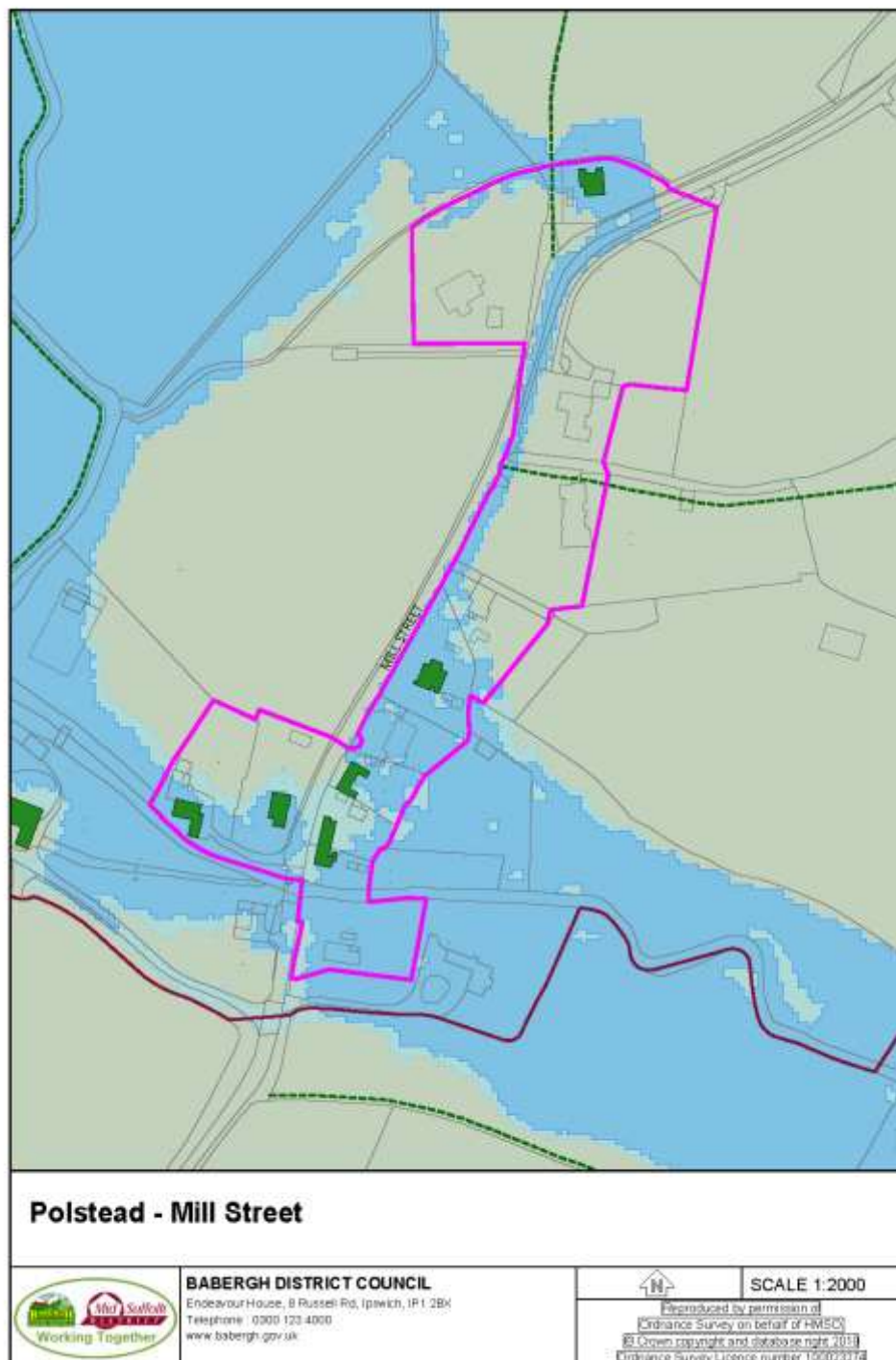
Polstead Heath

Located within the parish of Polstead, Polstead Heath is classified as a Hamlet Village. The Dedham Vale AONB is located approximately 800m to the south of Polstead Heath. Polstead Heath lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



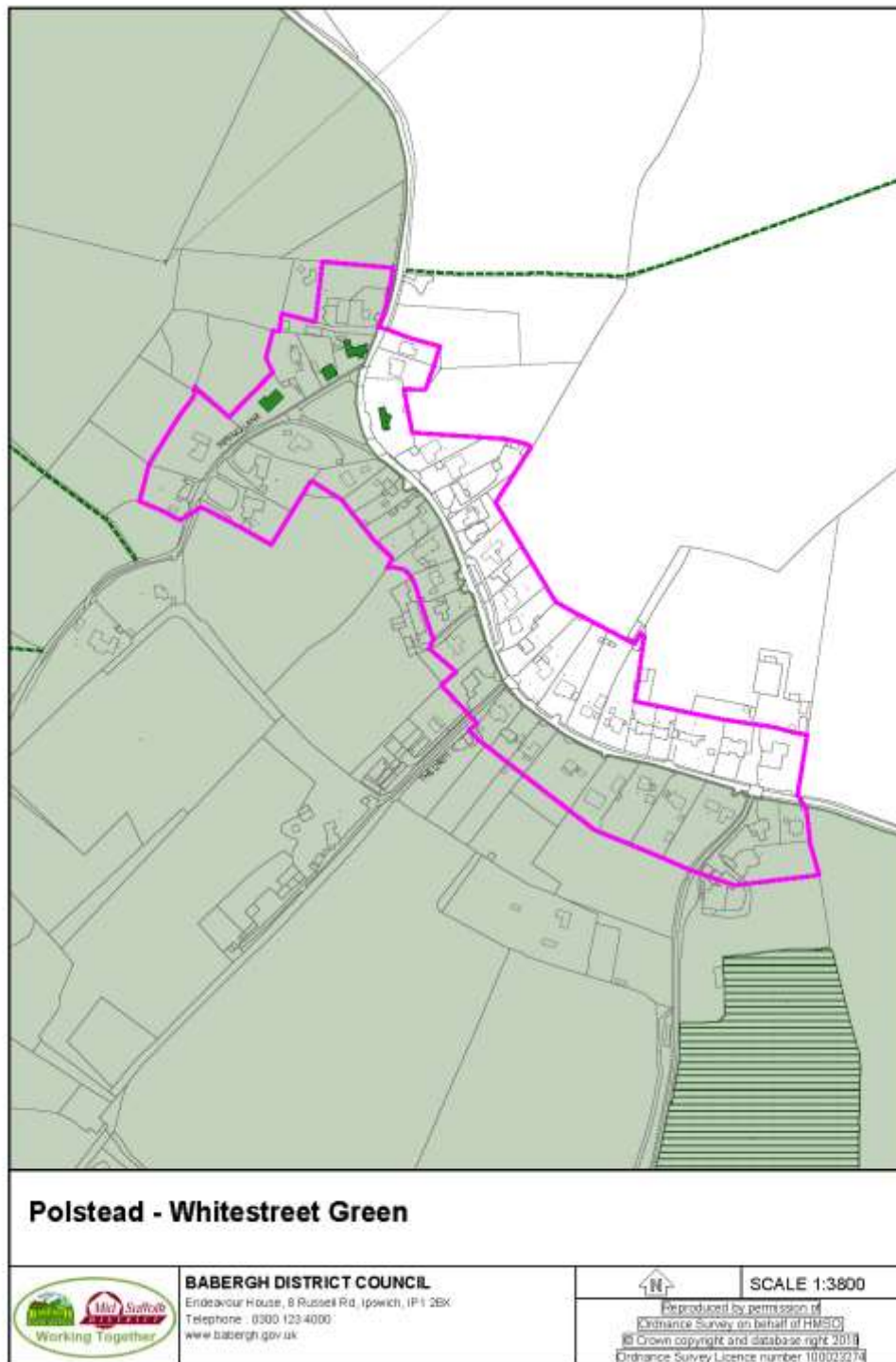
Polstead – Mill Street

Located within the parish of Polstead, Mill Street is classified as a Hamlet Village. The entire settlement boundary is located within the Dedham Vale AONB and Polstead Conservation Area. There are a number of listed buildings within and around the settlement, with a cluster of Grade II listed buildings at the southern end of the settlement. Polstead – Mill Street lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



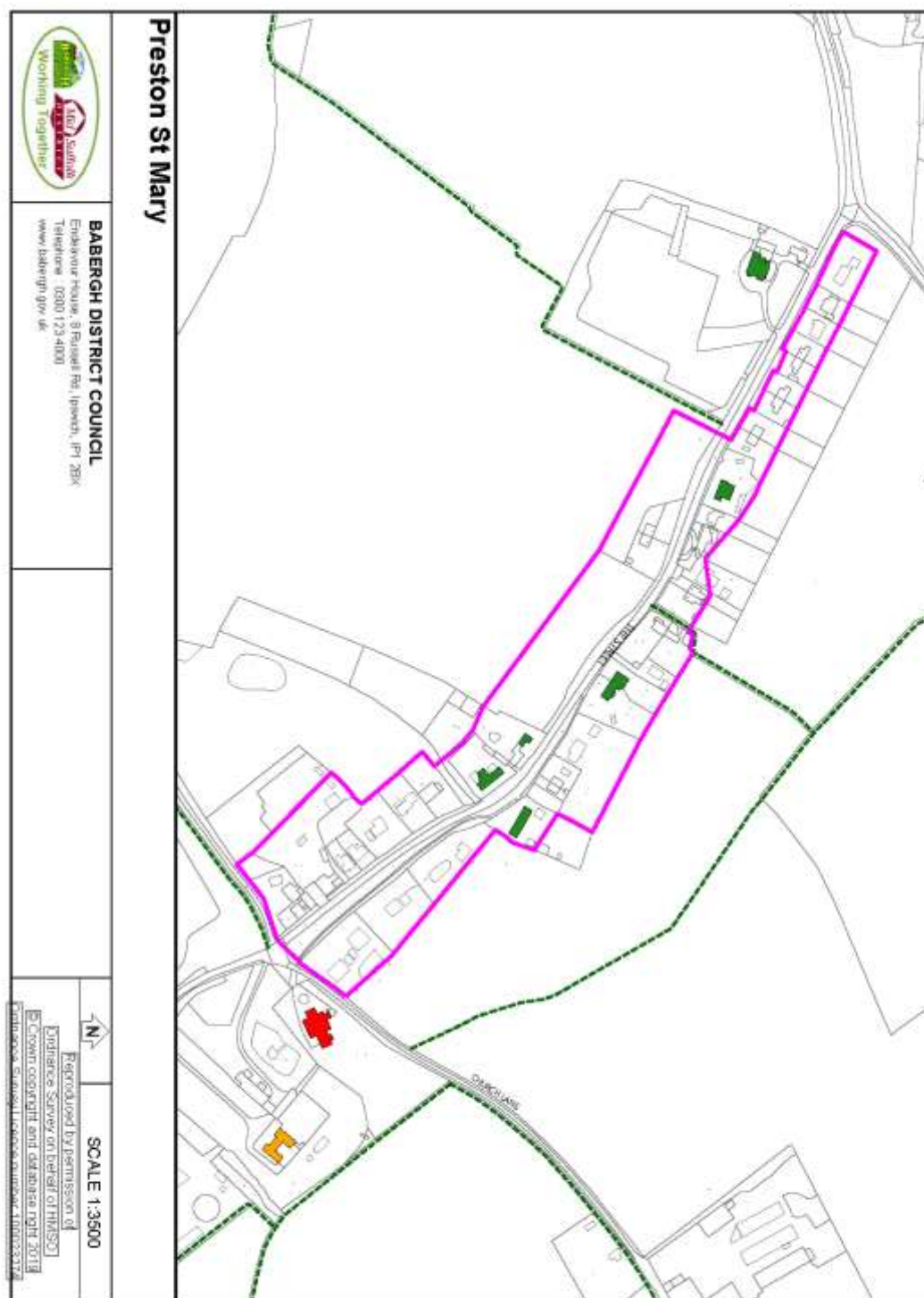
Polstead – Whitestreet Green

Located within the parish of Polstead, Whitestreet Green is classified as a Hamlet Village. The village largely comprises of linear development. The southern and western aspects of the settlement are located within the Dedham Vale AONB. At the north of the settlement there is a cluster of Grade II listed buildings surrounding a small green. Polstead – Whitestreet Green lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



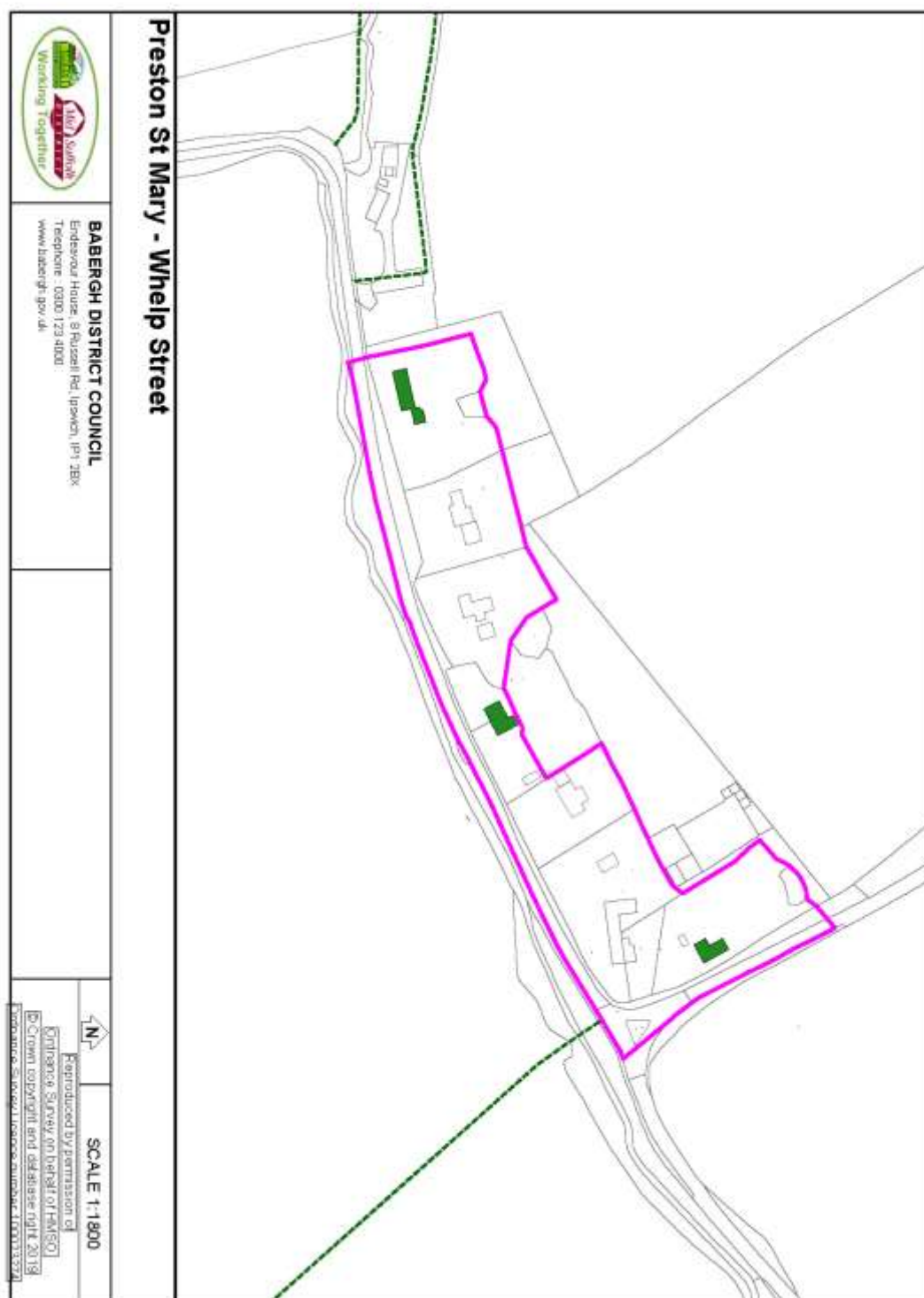
Preston St Mary

Located approximately 3km north-east of Lavenham, Preston St Mary is classified as a Hamlet Village. The settlement predominantly comprises of linear development and includes the Grade I listed Church of St Mary and Grade II* listed Preston Hall to the south-east of the settlement.



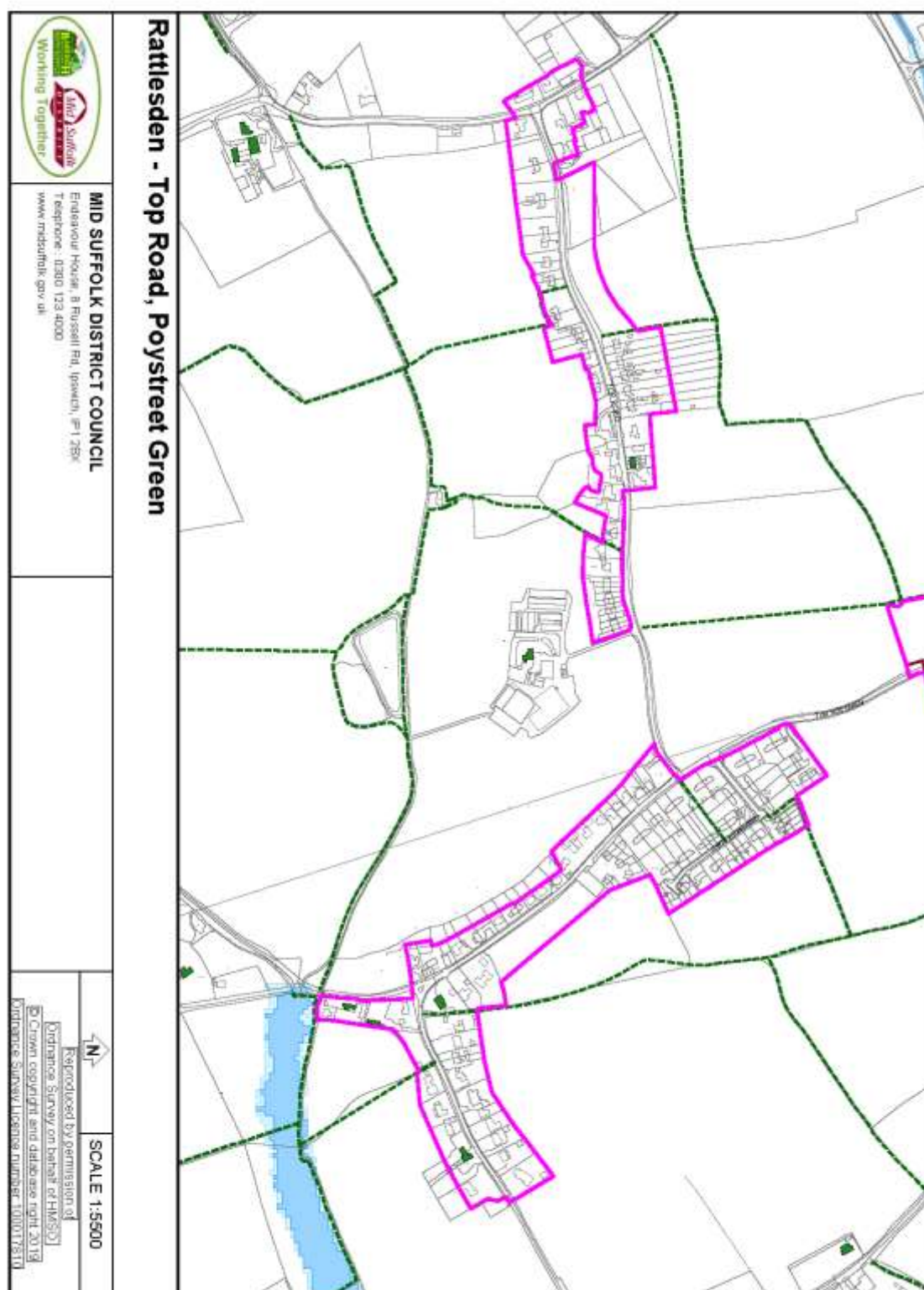
Preston St Mary – Whelp Street

Preston St Mary – Whelp Street is classified as a Hamlet Village. There is a Grade II listed building located at the eastern and western edge of the settlement, with a further Grade II listed building at the centre of the settlement.



Rattlesden – Poystreet Green & Top Road

Within the parish of Rattlesden, Poystreet Green & Top Road are classified as a Hamlet Villages. Both sections of the settlement include Grade II listed buildings.



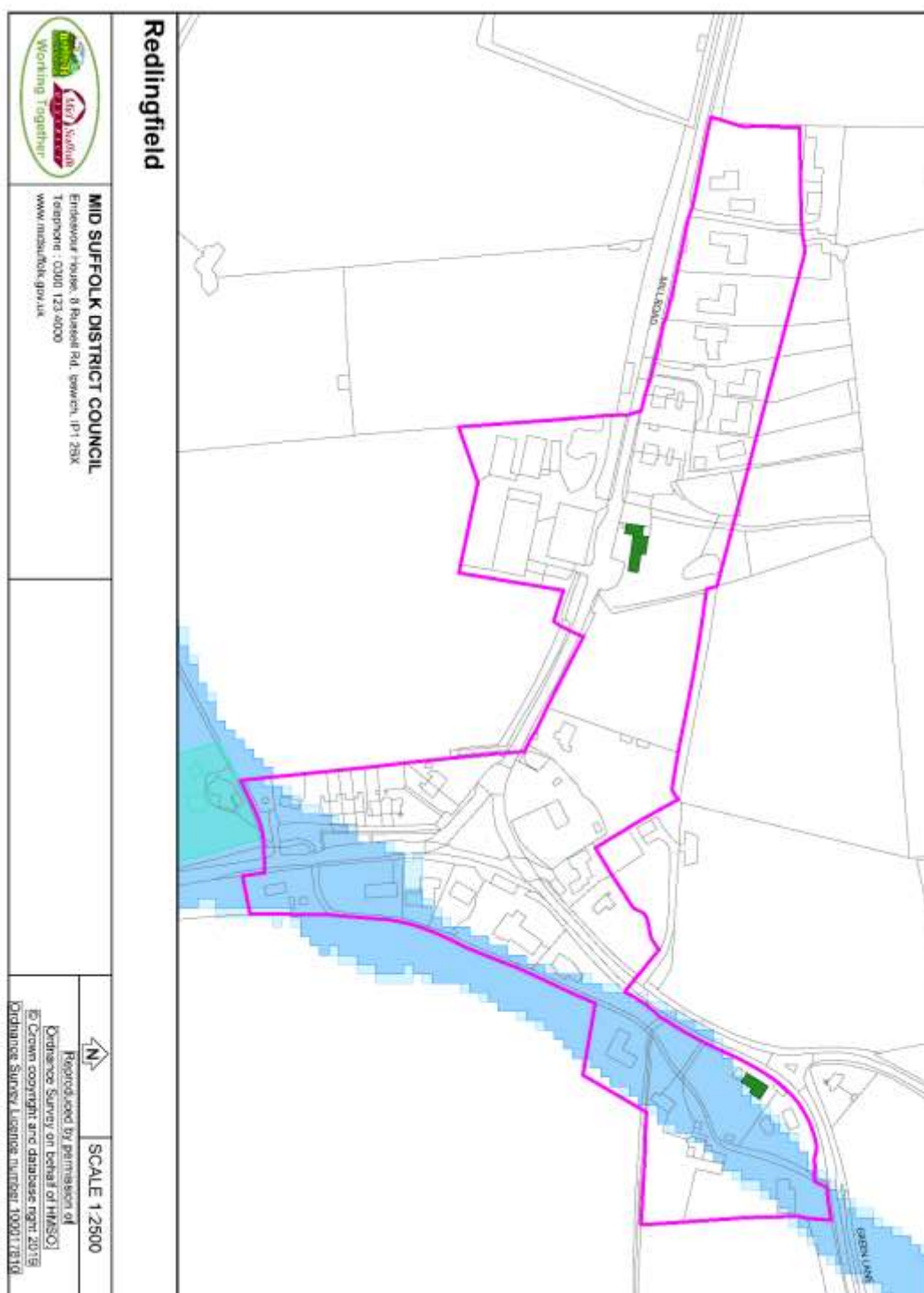
Raydon – Lower Raydon

Located to the west of the main settlement of Raydon, Lower Raydon is classified as a Hamlet Village. The whole settlement lies within the Dedham Vale AONB. Lower Raydon lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



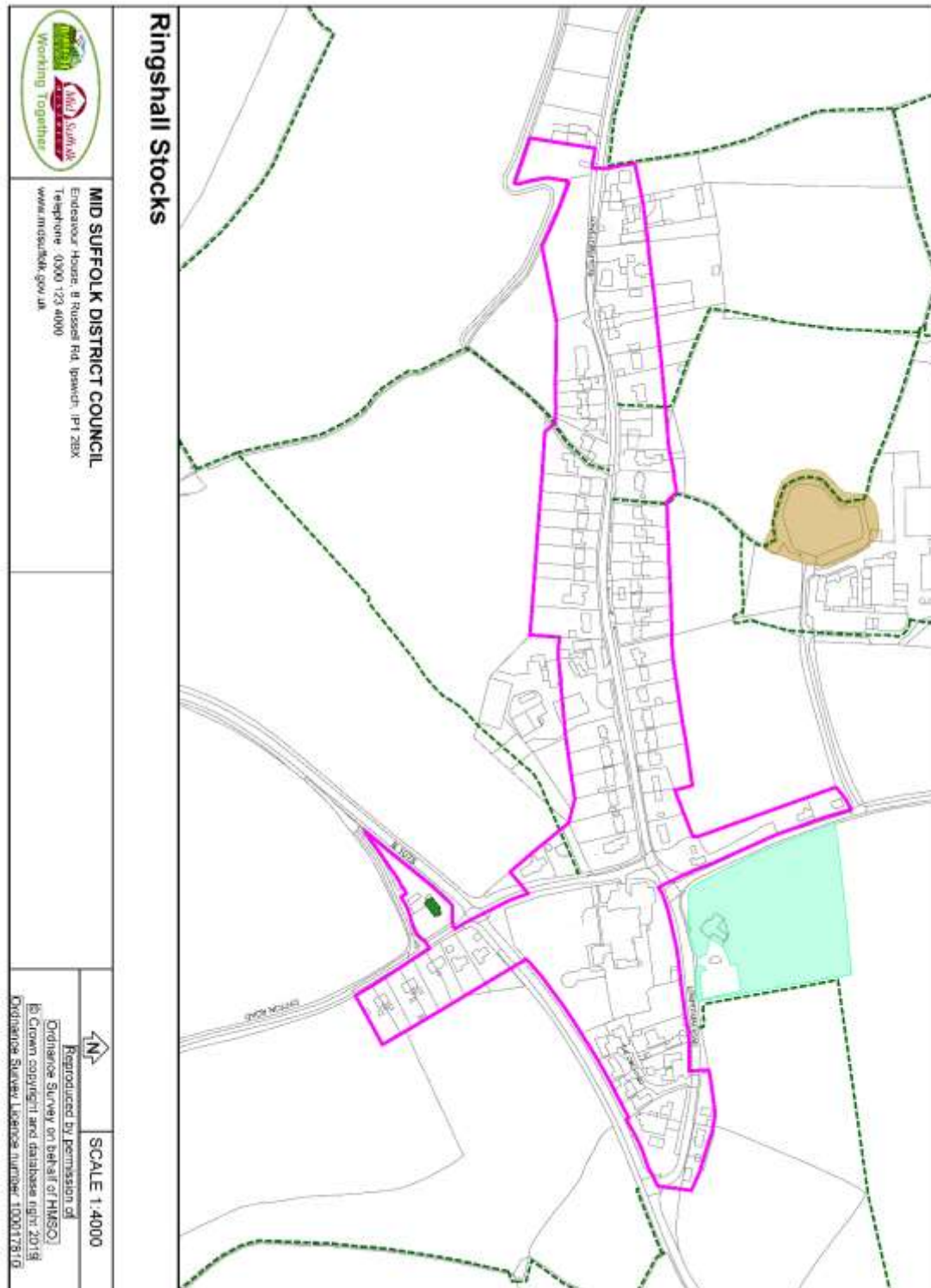
Redlingfield

Located approximately 5km south-east of Eye, Redlingfield is classified as a Hamlet Village. A Grade II listed building is located at the centre of the village and towards the eastern aspect.



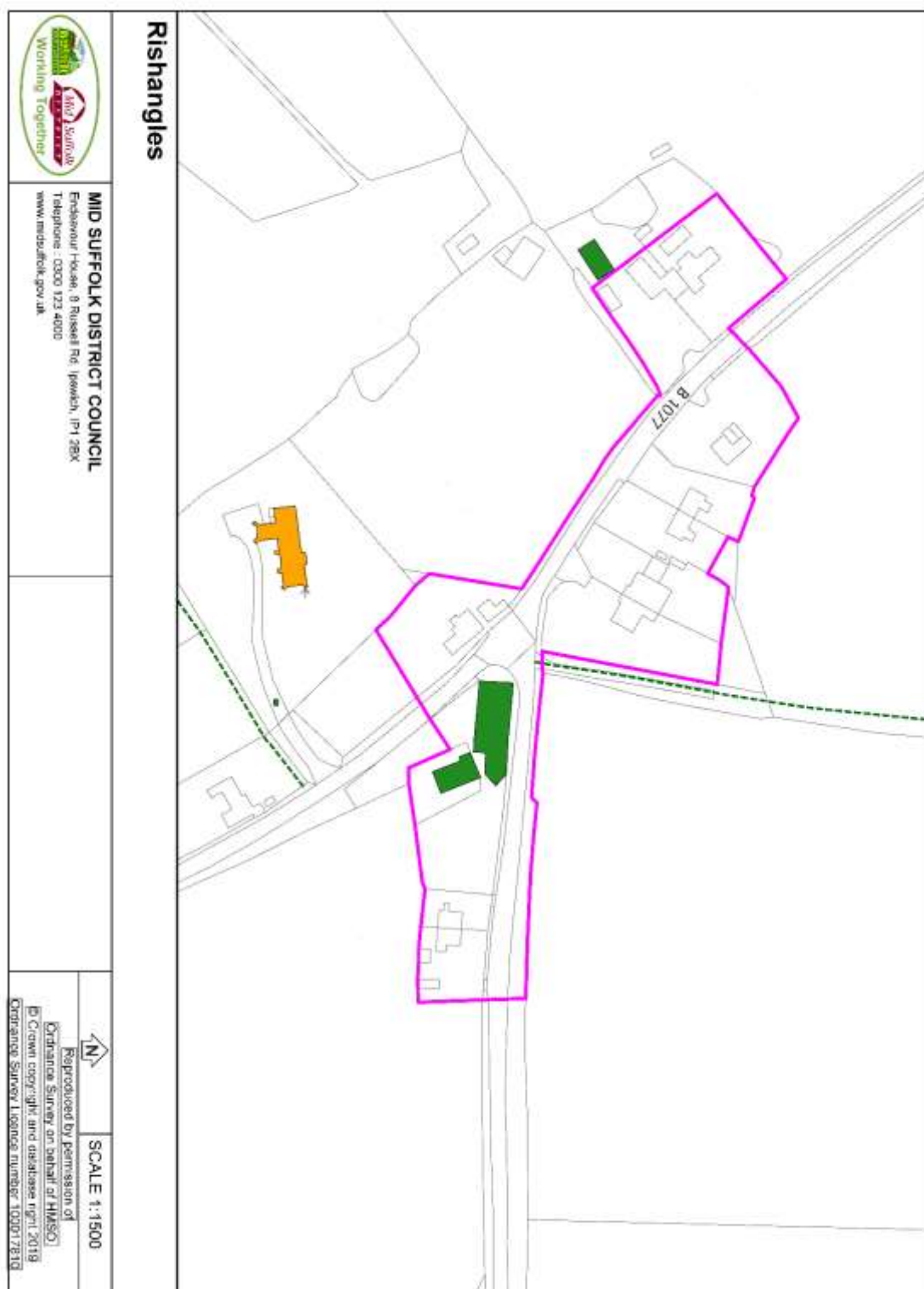
Ringshall Stocks

Located approximately 5km south-west of Needham Market, Ringshall Stocks (within the parish of Ringshall) is classified as a Hamlet Village. The one Grade II listed building within the settlement boundary lies to the south of the settlement.



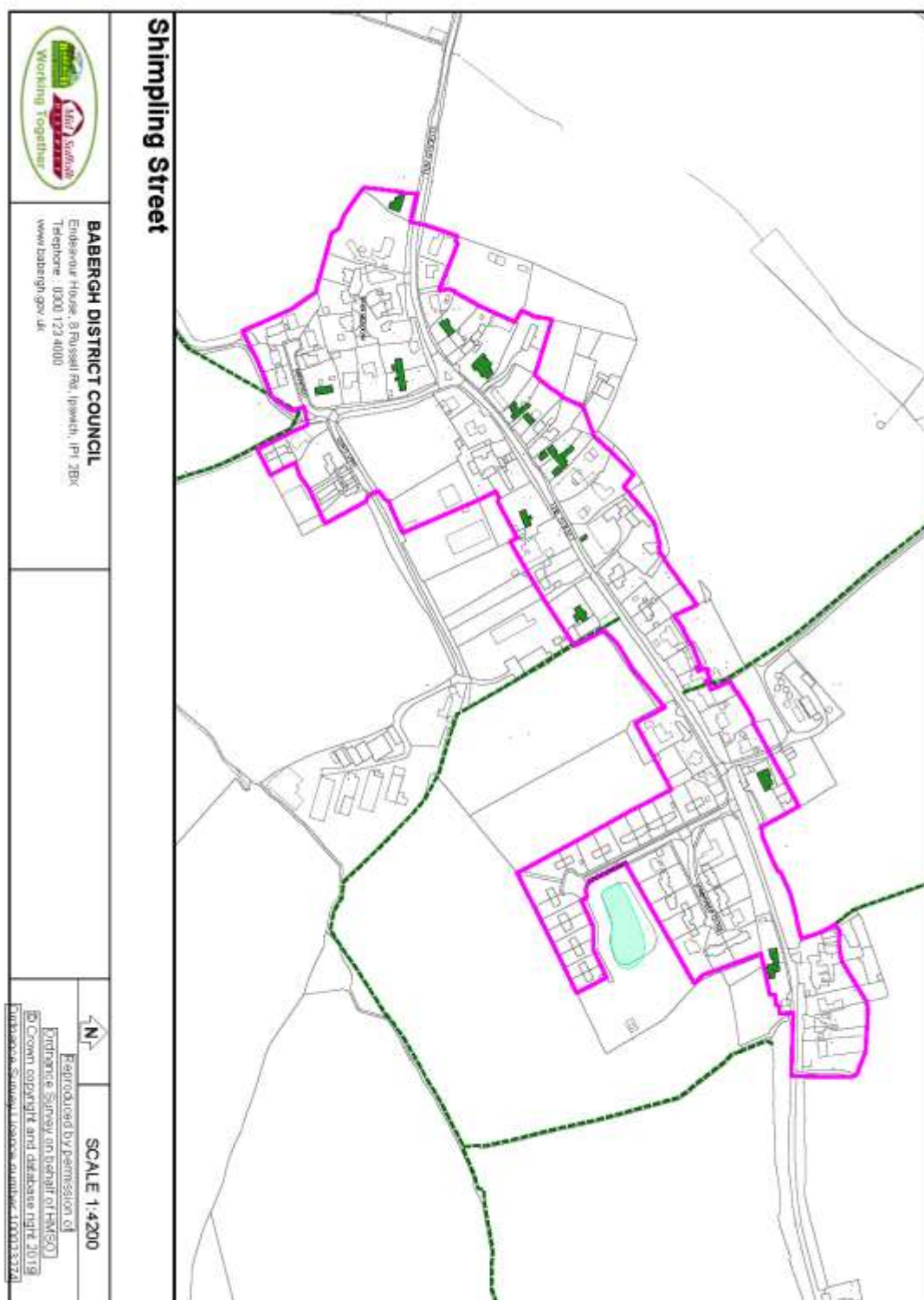
Rishangles

Located approximately 6km south of Eye, Rishangles is classified as a Hamlet Village. There are a number of listed buildings within the settlement and the surrounding countryside, including the Grade II* church at the centre of the settlement.



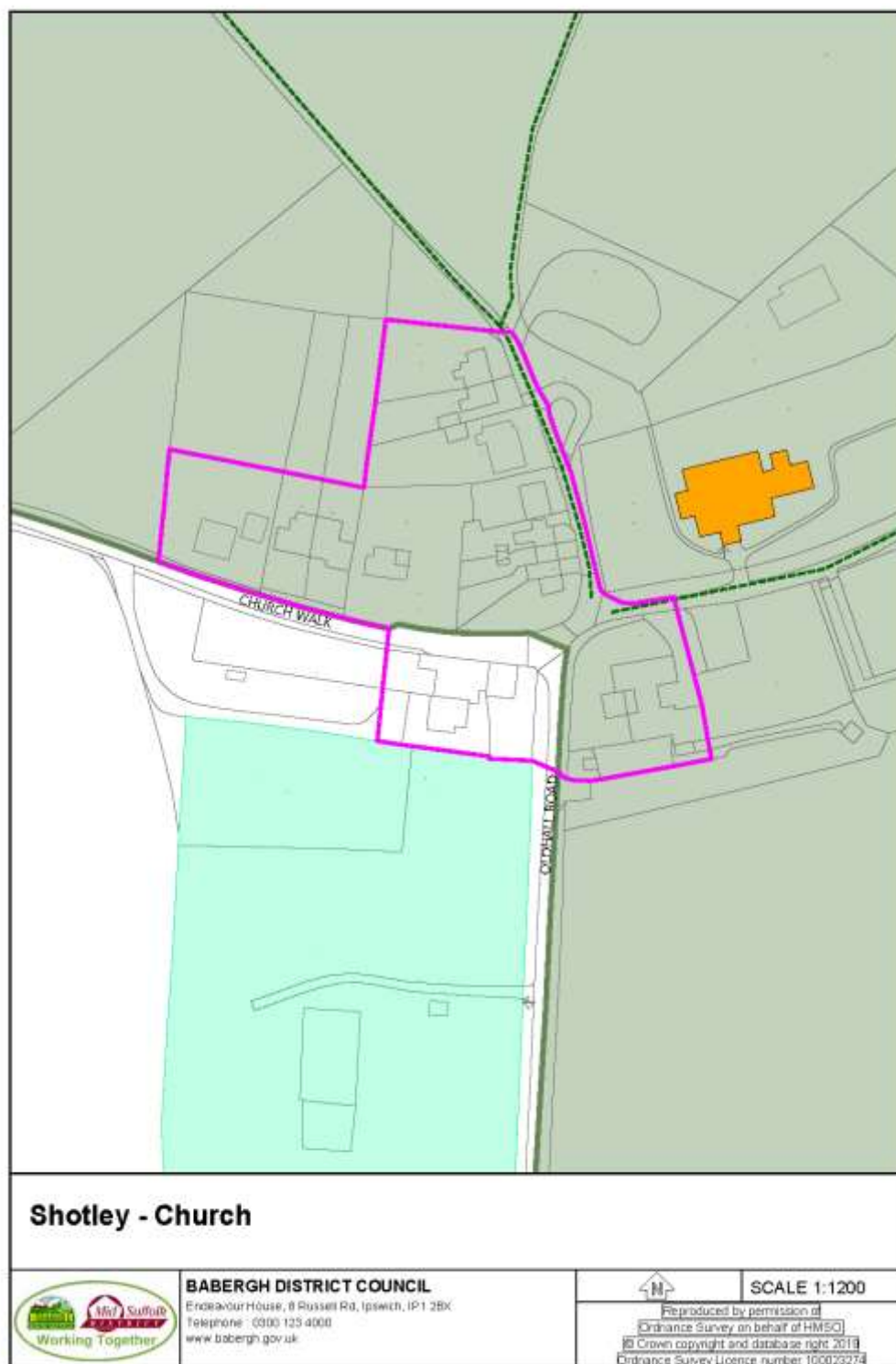
Shimpling Street

Located approximately 6km north-west of Lavenham, Shimpling Street (within the parish of Shimpling) is classified as a Hamlet Village. There is a number of Grade II listed buildings within the settlement boundary – particularly towards the south-west of the settlement.



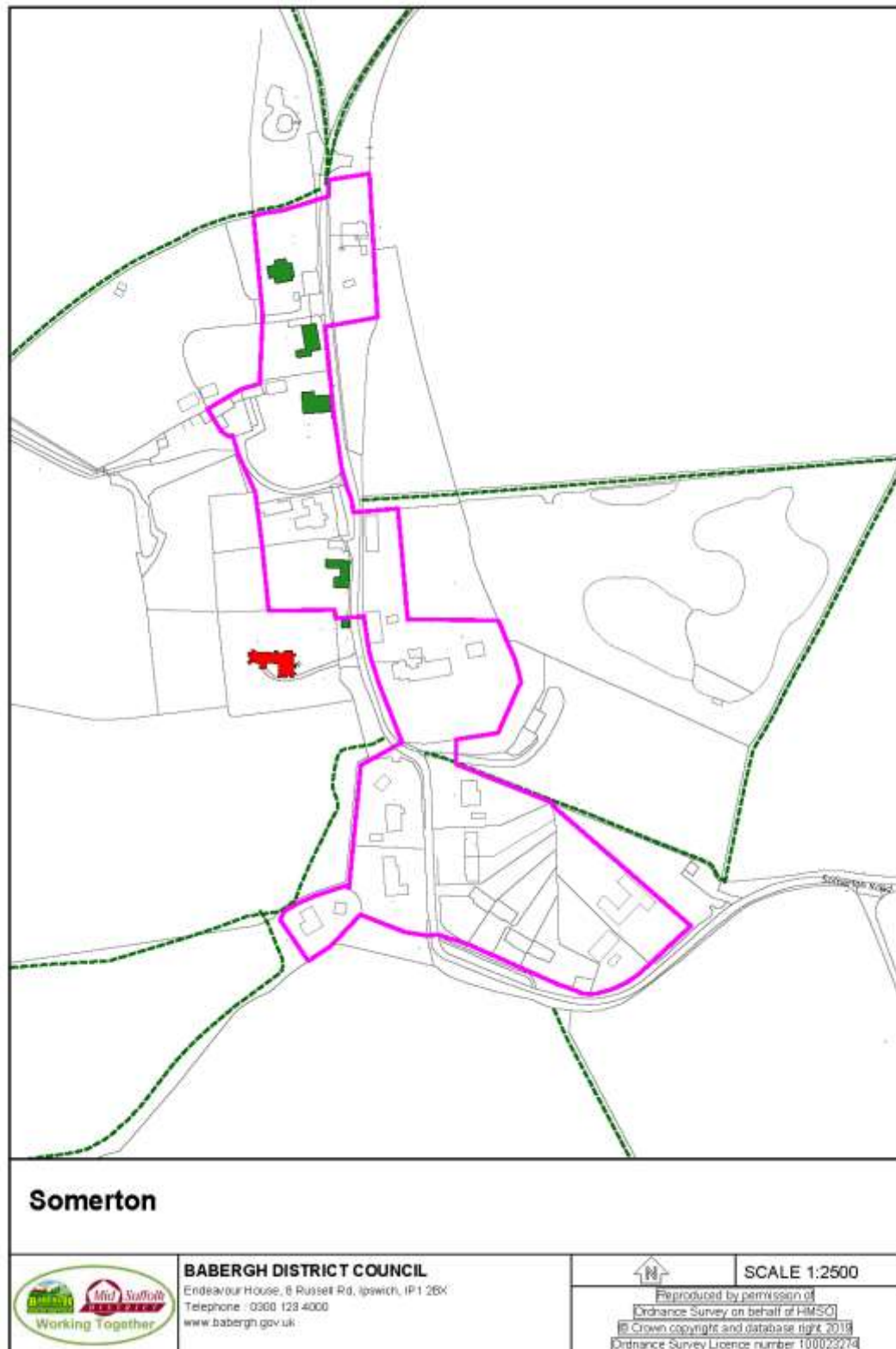
Shotley – Church

Located to the north of Shotley Street, Shotley – Church is classified as a Hamlet Village. Land to the north of Church Walk and east of Oldhall Road lies within the Suffolk Coast and Heaths AONB. The Grade II* listed St Mary Church lies Shotley - Church lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



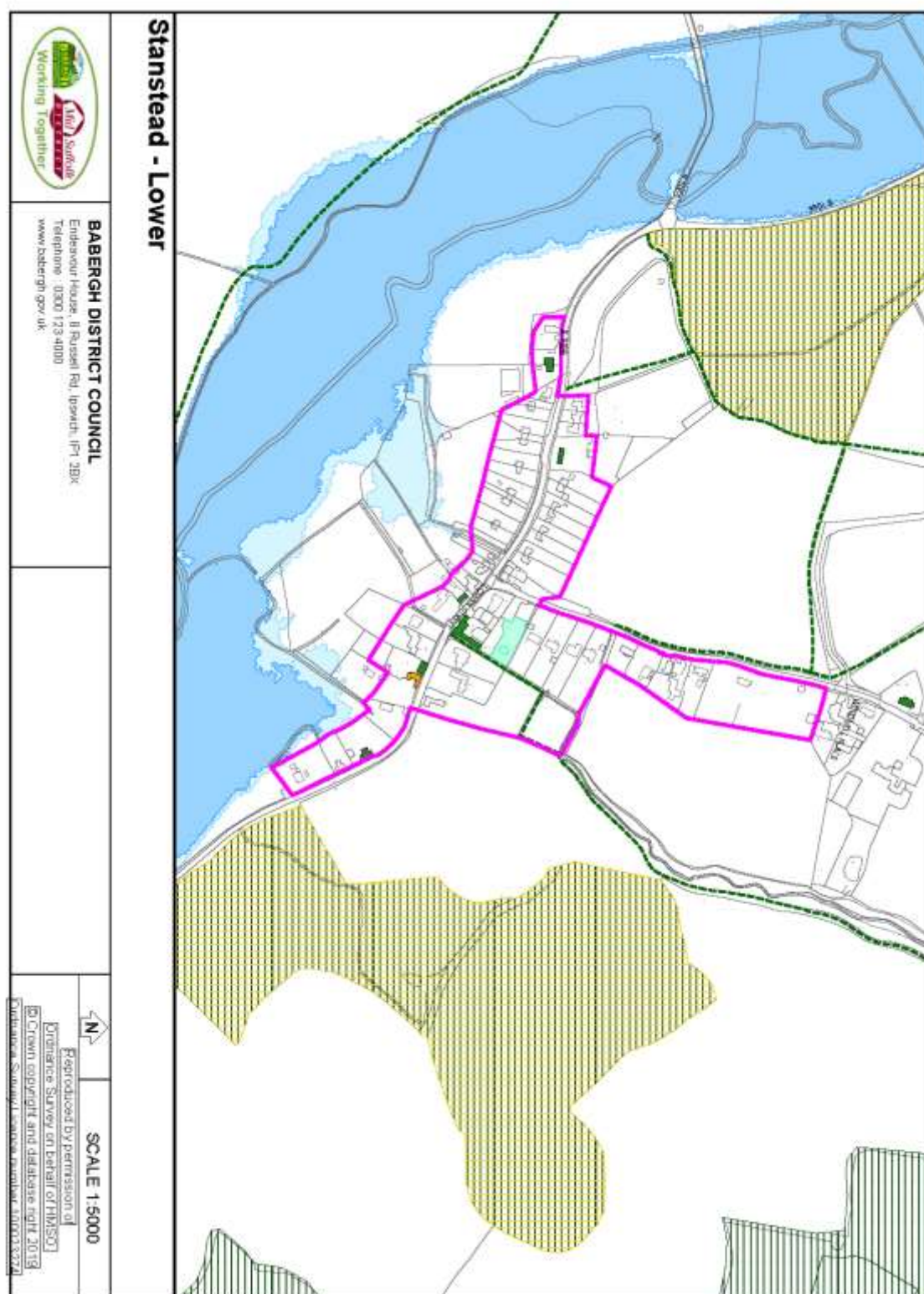
Somerton

Located approximately 6km north of Glemsford, Somerton is classified as a Hamlet Village. The village is predominantly linear in form, with some listed buildings within the settlement boundary including the Grade I listed Church of All Saints.



Stanstead – Lower

Stanstead is split into two halves with the Grade II listed Stanstead Hall between the two. Both sections of Stanstead are classified as Hamlet Villages within the settlement hierarchy. The listed buildings within Stanstead – Lower are located along Lower Street,



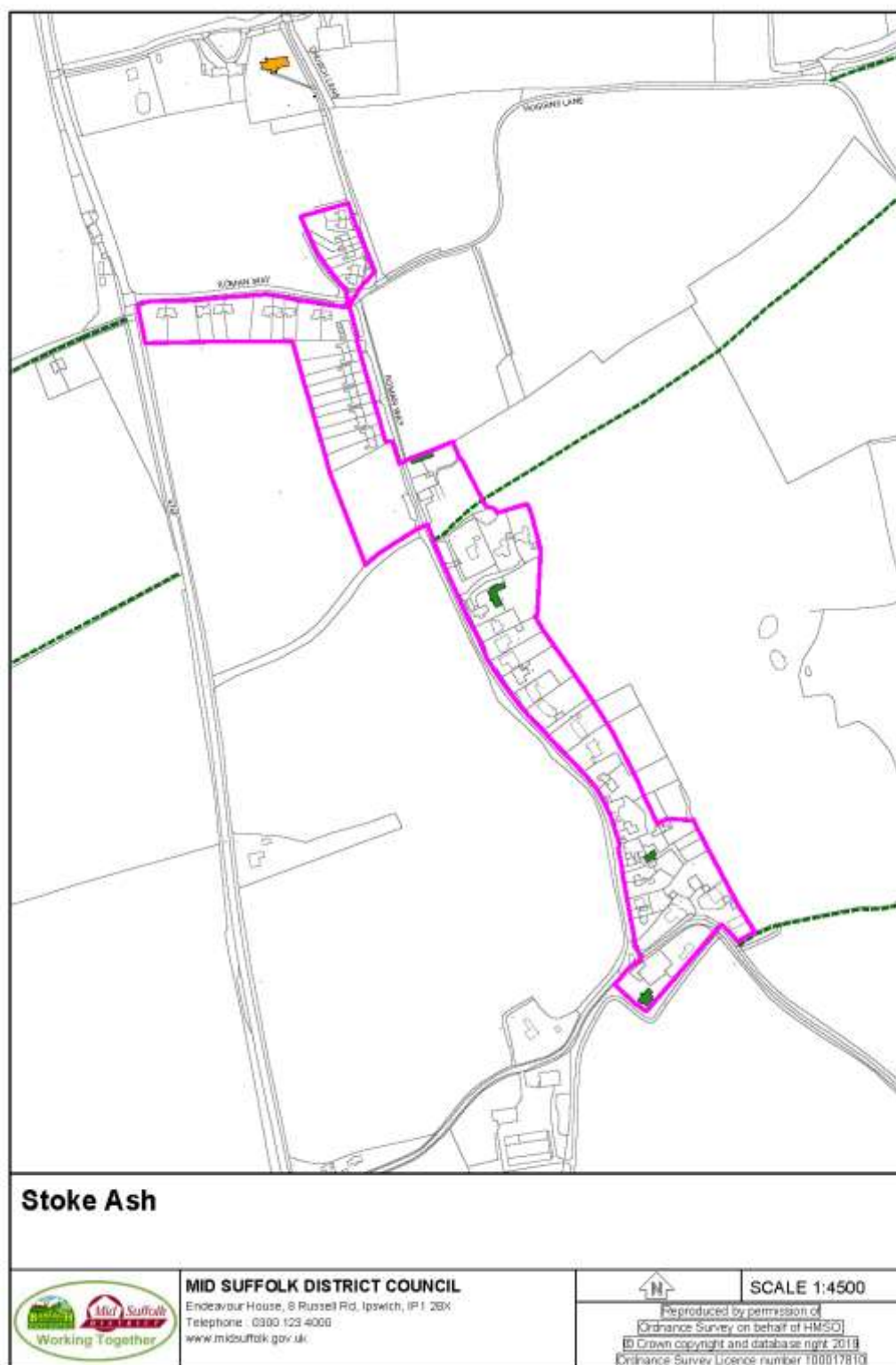
Stoke-by-Nayland – Thorington Street

Located to the south-east of Stoke-by-Nayland, Thorington Street is classified as a Hamlet Village. The settlement is entirely within the Dedham Vale AONB. A number of Grade II listed buildings are located within Thorington Street which also covered by the Stoke-by-Nayland Conservation Area.



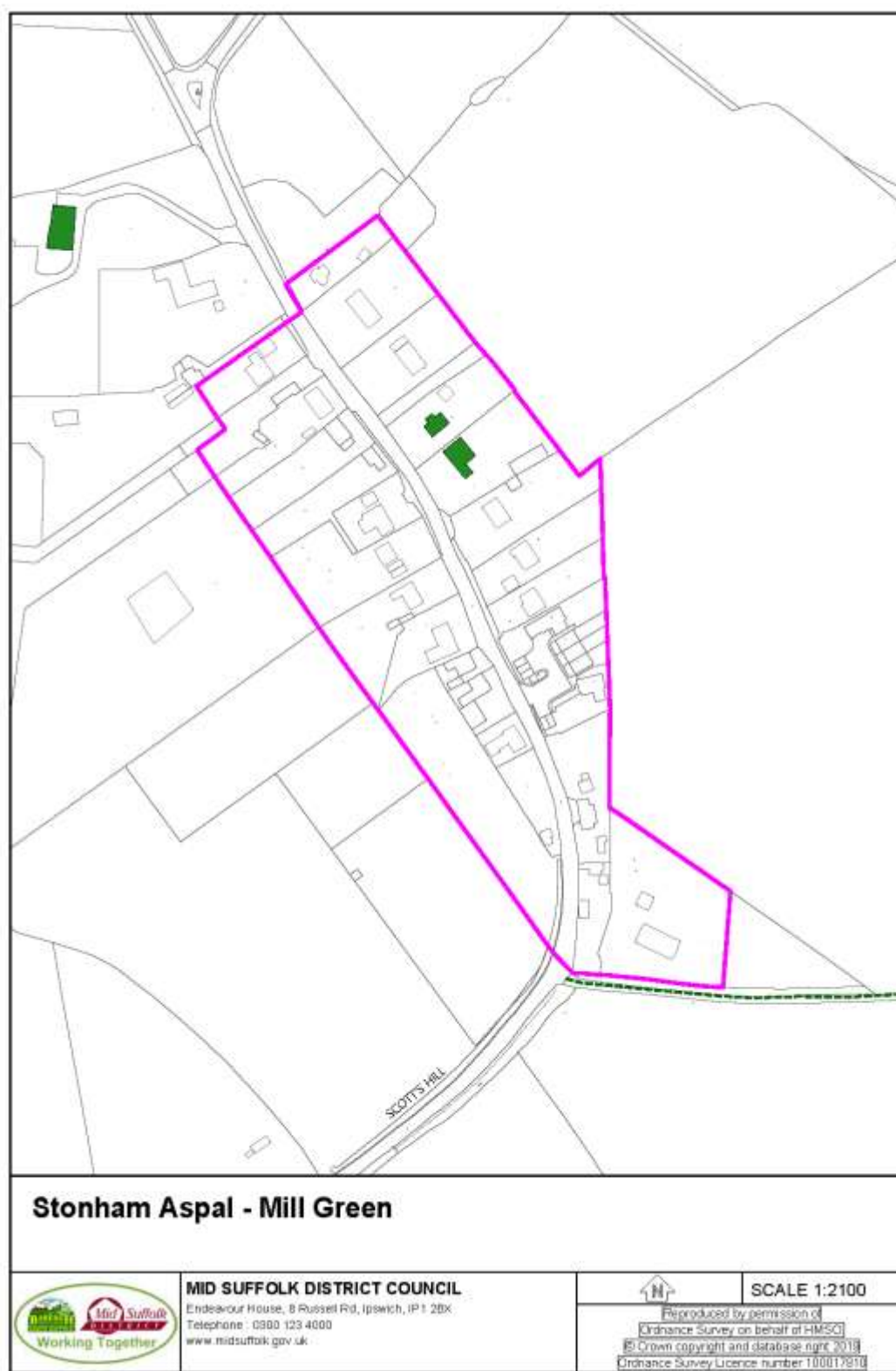
Stoke Ash

Located just to the east of the A140, Stoke Ash is classified as a Hamlet Village. There are four Grade II listed buildings within the settlement boundary, and the Grade II* listed Church of All Saints is located to the north of the settlement.



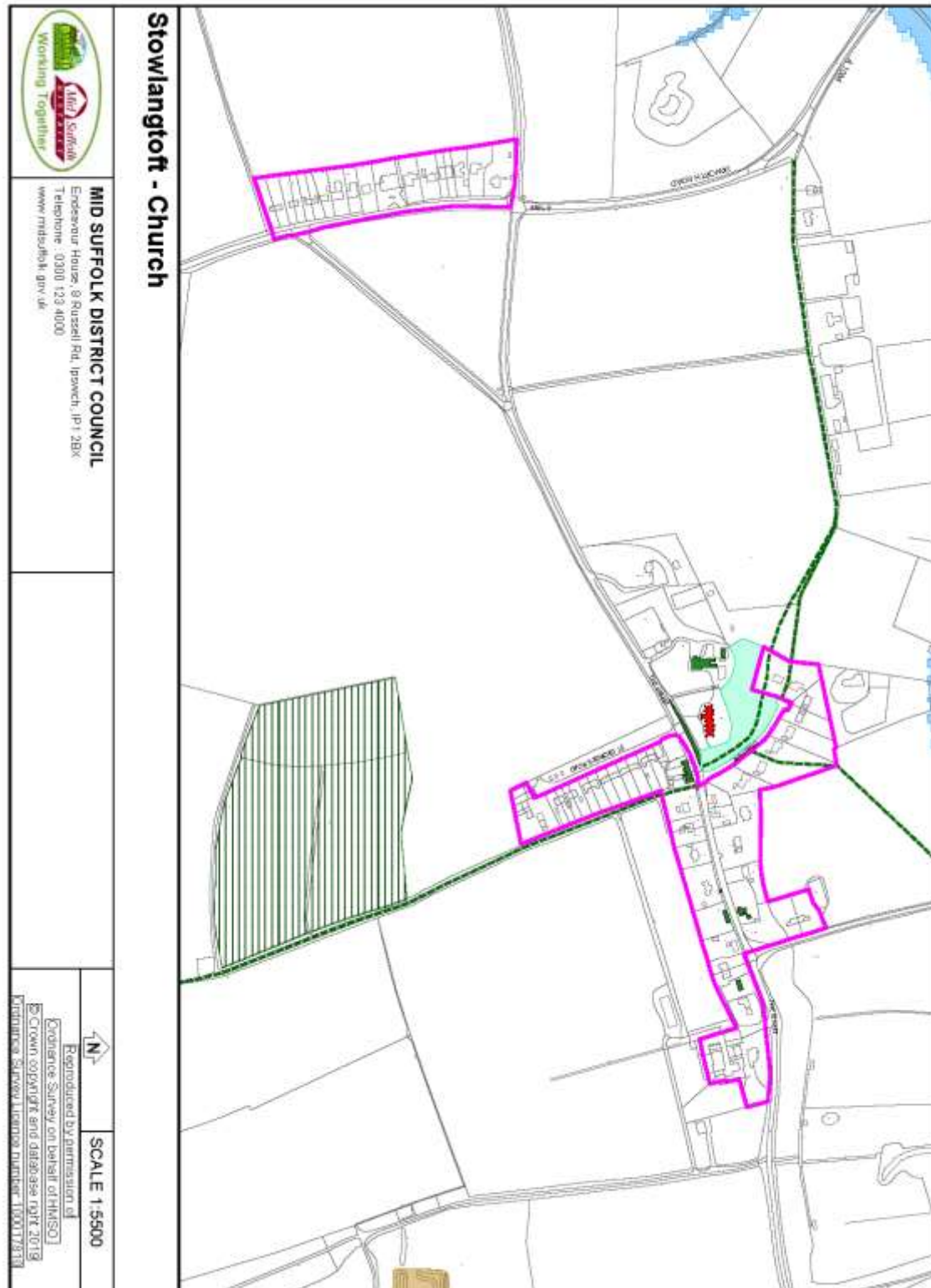
Stonham Aspal – Mill Green

Located within the parish of Stonham Aspal, Mill Green is classified as a Hamlet Village. There are two Grade II listed buildings within the settlement boundary, and a further Grade II listed building to the north-west of the settlement



Stowlangtoft - Church

Located approximately 5km north of Elmswell and Thurston, Stowlangtoft is classified as a Hamlet Village. The Grade I listed Church of St. George lies on the western edge of the settlement.



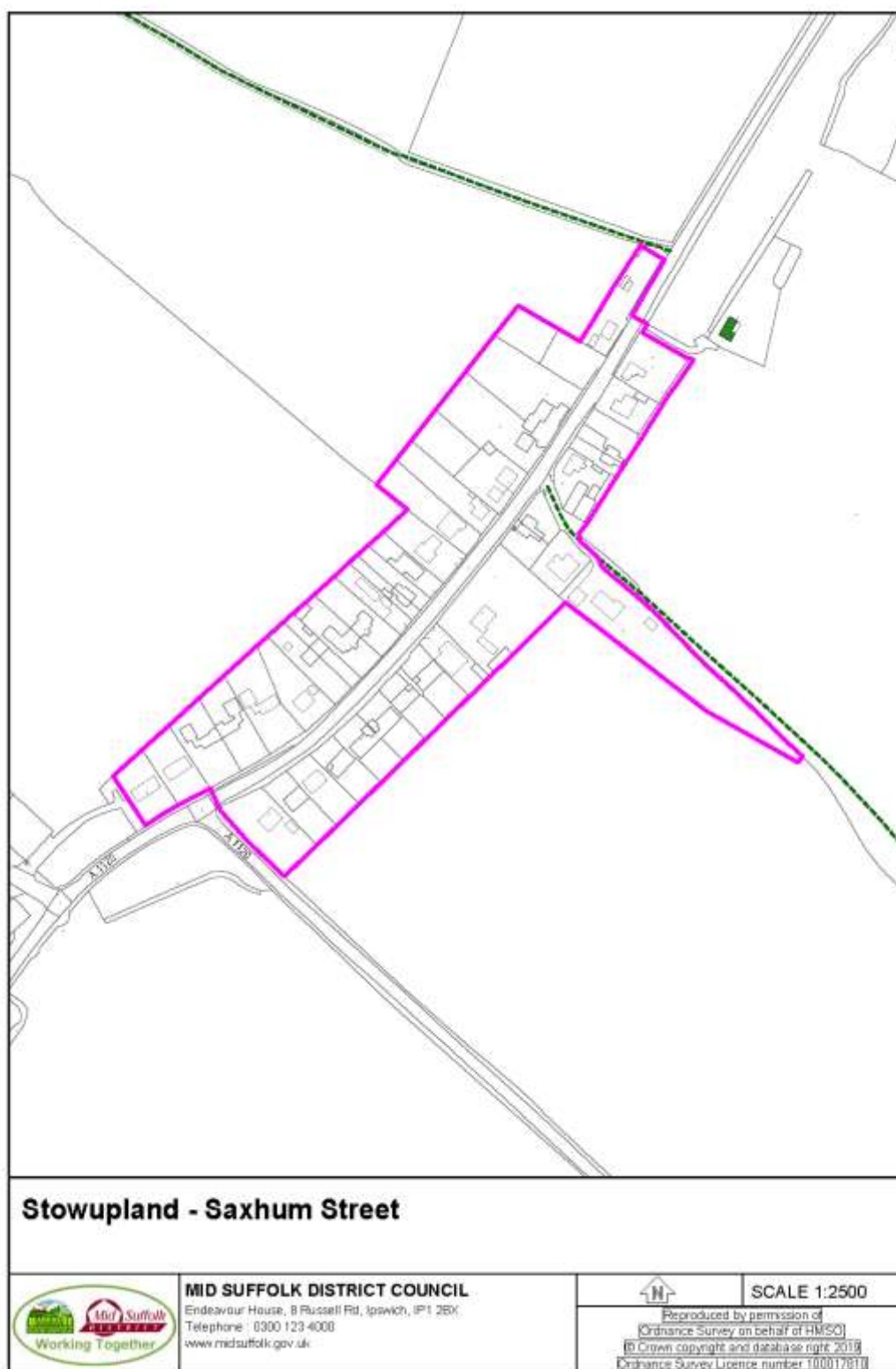
Stowlangtoft – Kiln Lane

Located to the north of the main settlement of Stowlangtoft – Kiln Lane is classified as a Hamlet Village.



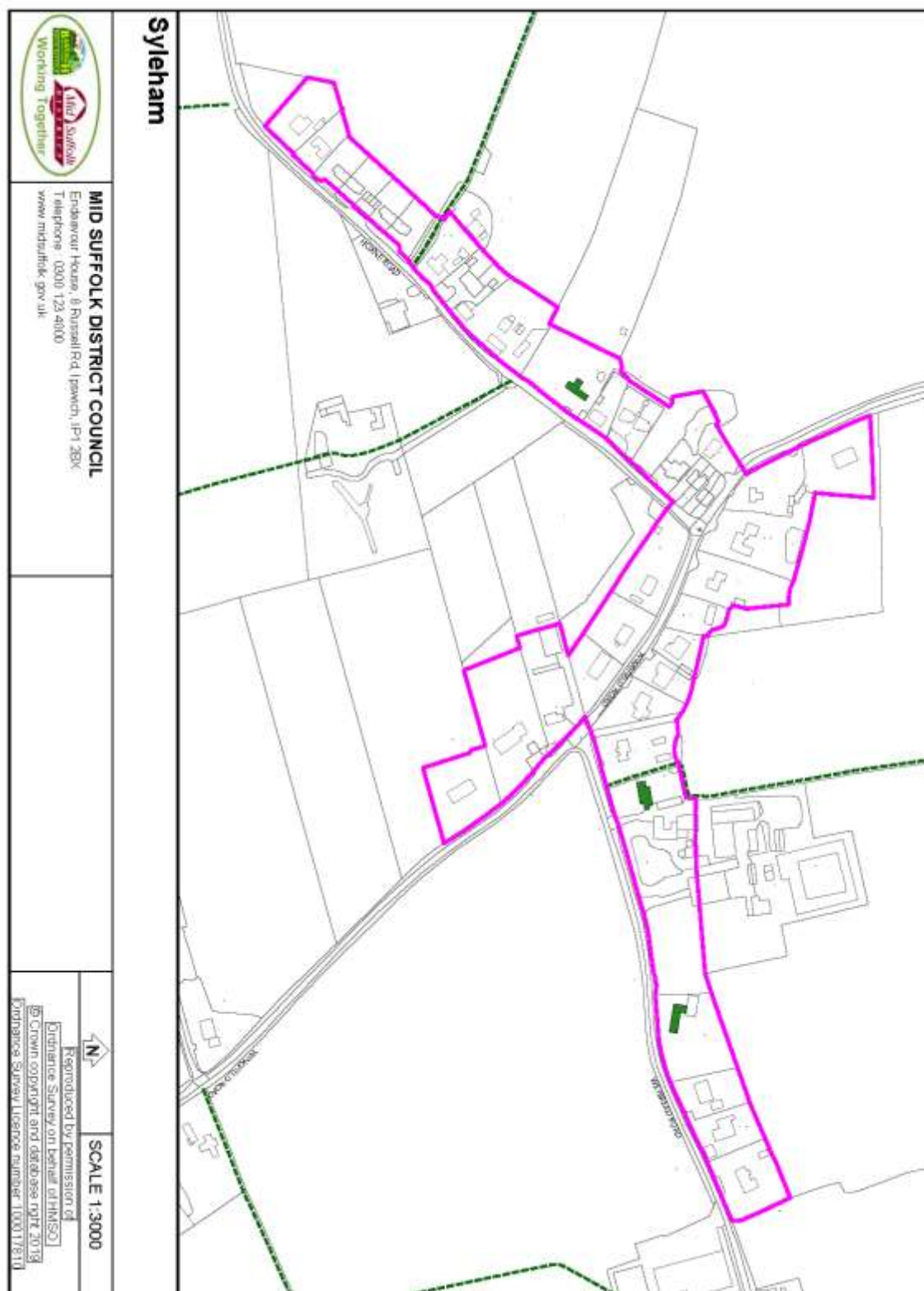
Stowupland – Saxham Street

Located to the north-east of the main settlement of Stowupland, Saxham Street is classified separately as a Hamlet Village. A Grade II listed building is located at the northern edge of the settlement.



Syleham

Located approximately 8km north-east of Eye, Syleham is classified as a Hamlet Village. There are three Grade II listed buildings within the settlement boundary.



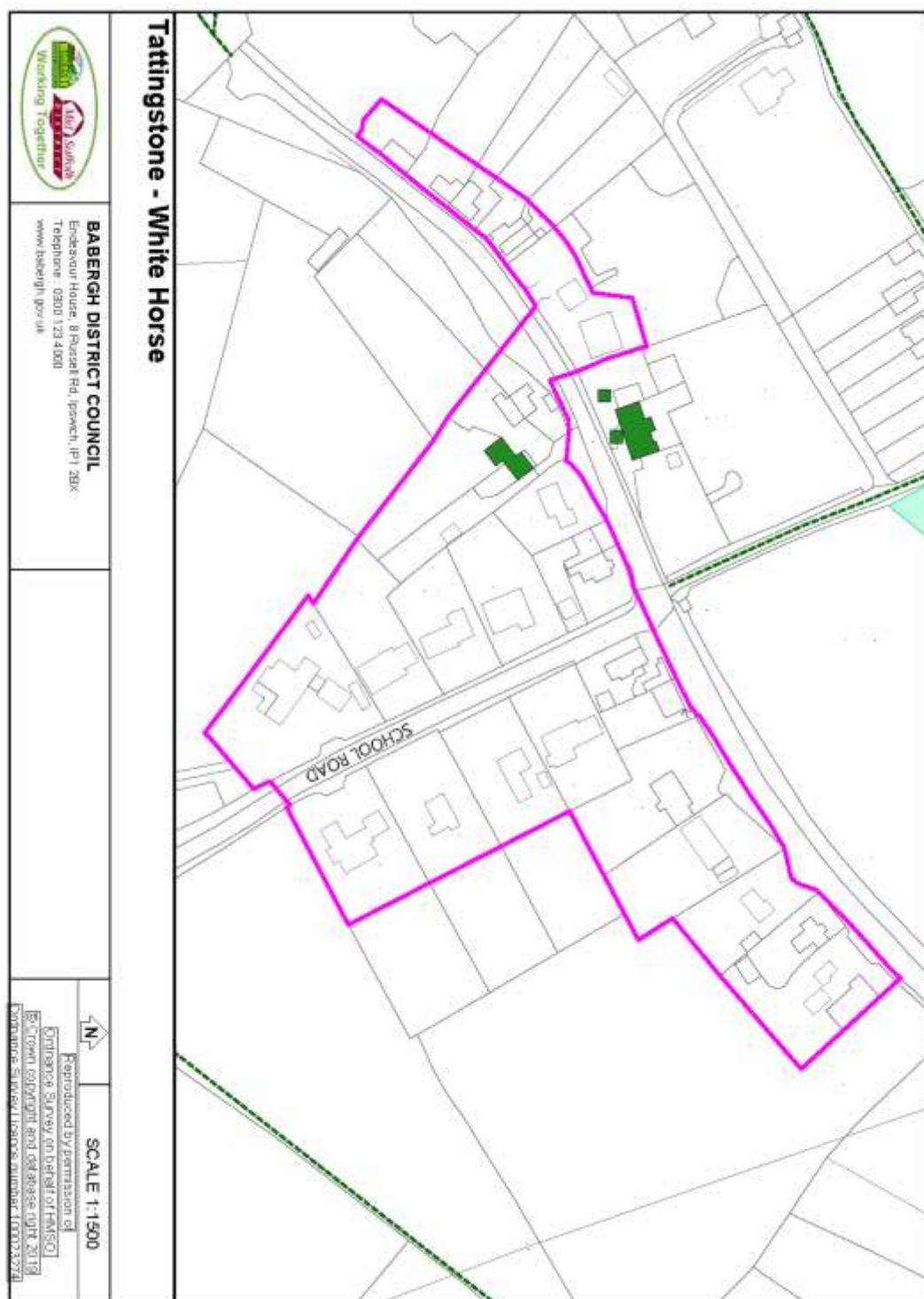
Tattingstone – The Heath

Located within the parish of Tattingstone, The Heath is classified as a Hamlet Village. Tattingstone – The Heath lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s)



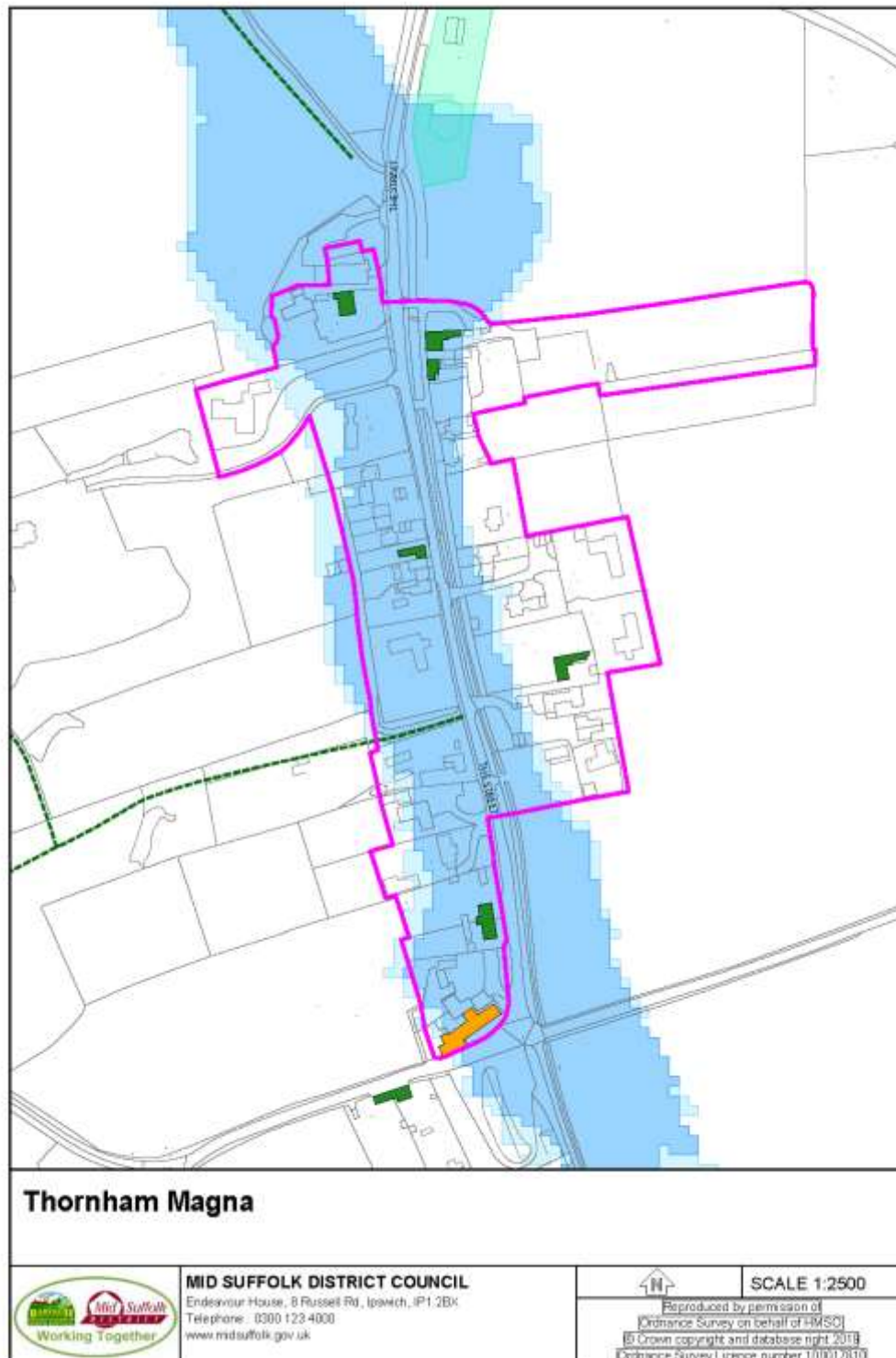
Tattingstone – White Horse

Tattingstone – White Horse is classified as a Hamlet Village. Holbrook Park SSSI site is located approximately 400m to the north-east of the village. Tattingstone – White Horse lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



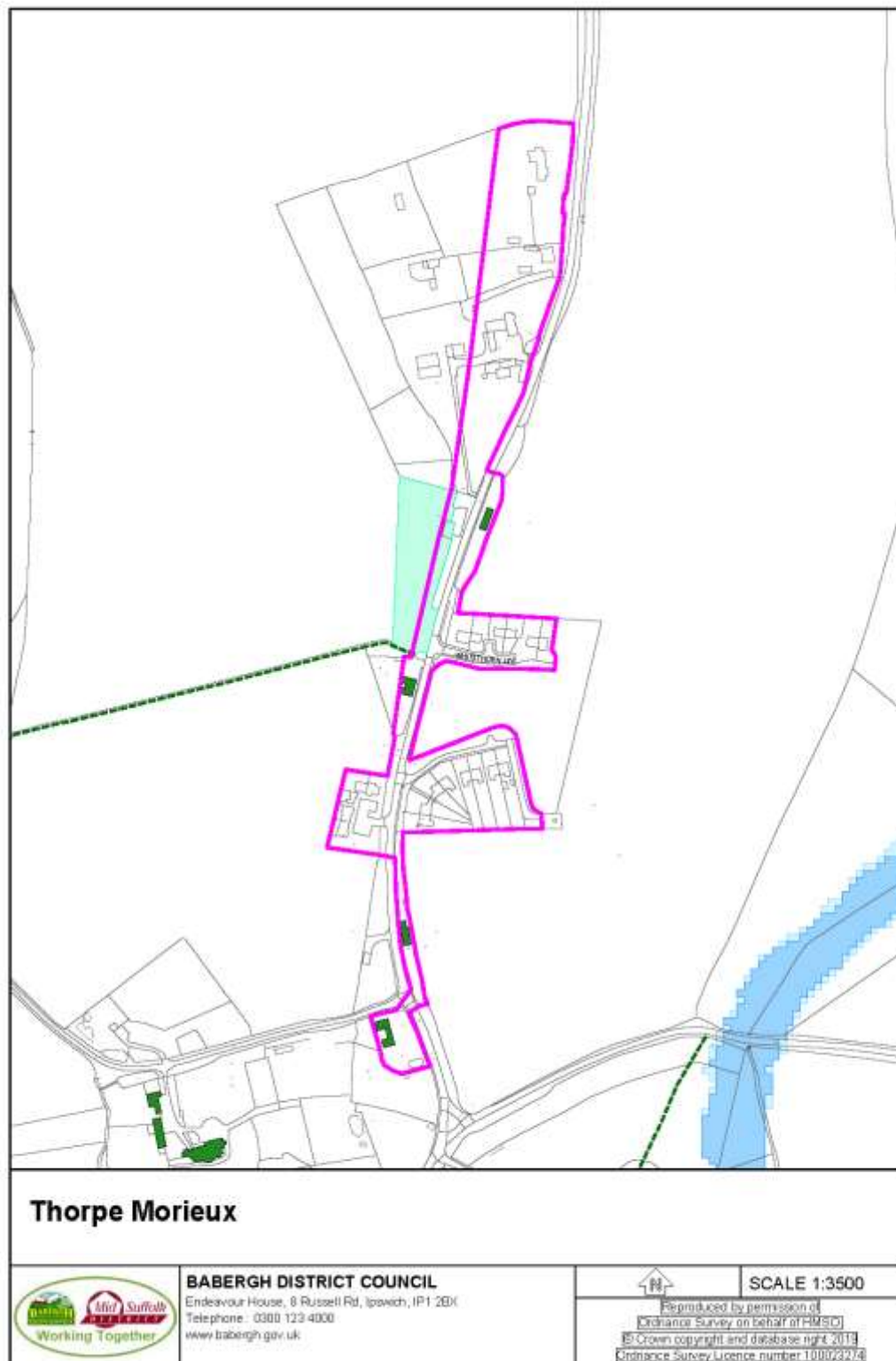
Thornham Magna

Located approximately 1km west of the A140, Thornham Magna is classified as a Hamlet Village. A number of listed buildings are located within and around the settlement including the Grade II* Four Horseshoes Public House on the southern edge of the village.



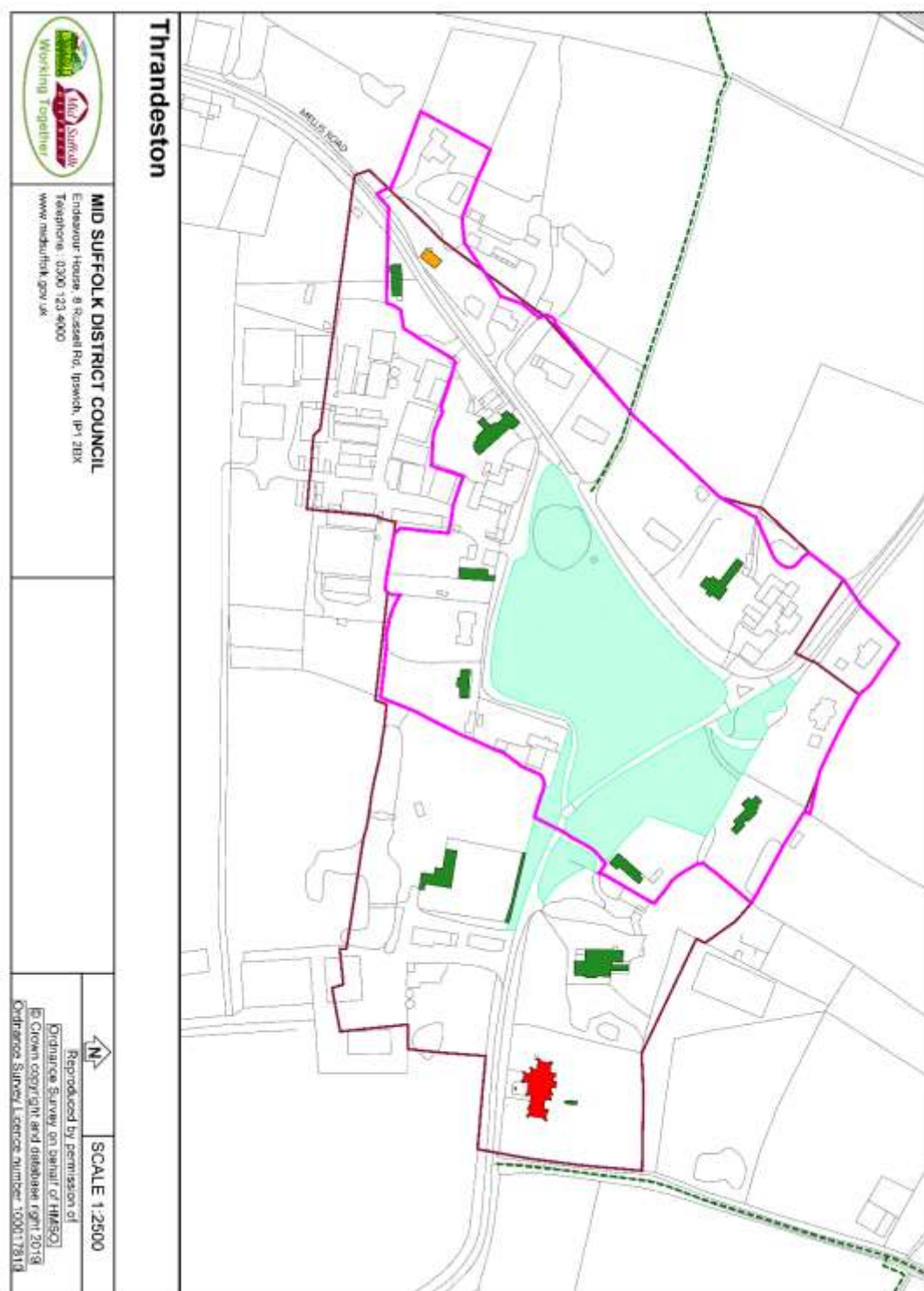
Thorpe Morieux

Located approximately 5km north of Lavenham, Thorpe Morieux is classified as a Hamlet Village. There are some Grade II listed buildings within the settlement boundary. To the south of the village, there is a Grade I listed Church of St Mary The Virgin and the Grade II* listed Thorpe Morieux Hall.



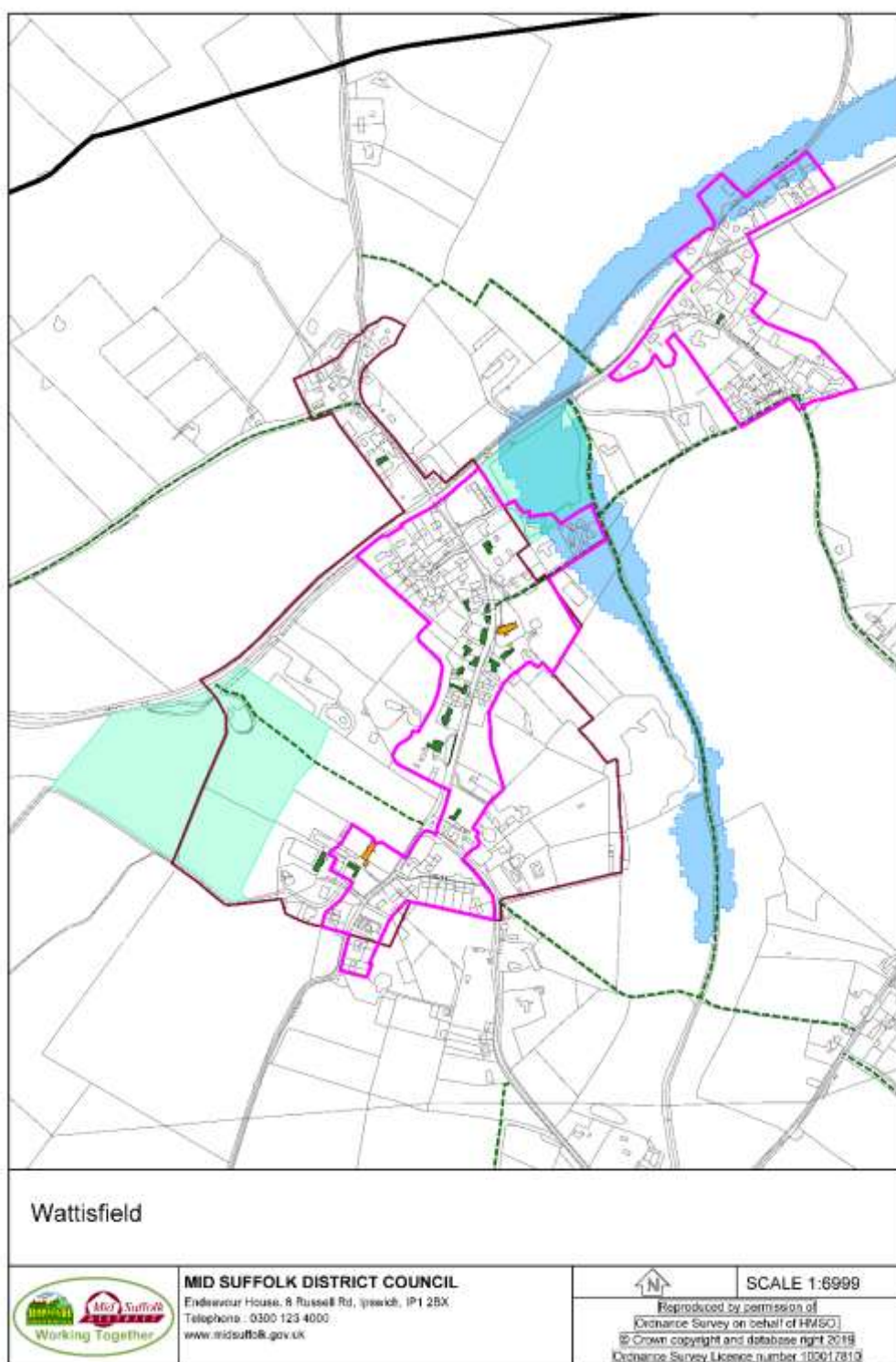
Thrandeston

Located approximately 4km north-west of Eye, Thrandeston is classified as a Hamlet Village. The village contains a Conservation Area which is centred around a green at the centre of the village. The Grade I listed Church of St Margaret lies at the eastern edge of the settlement.



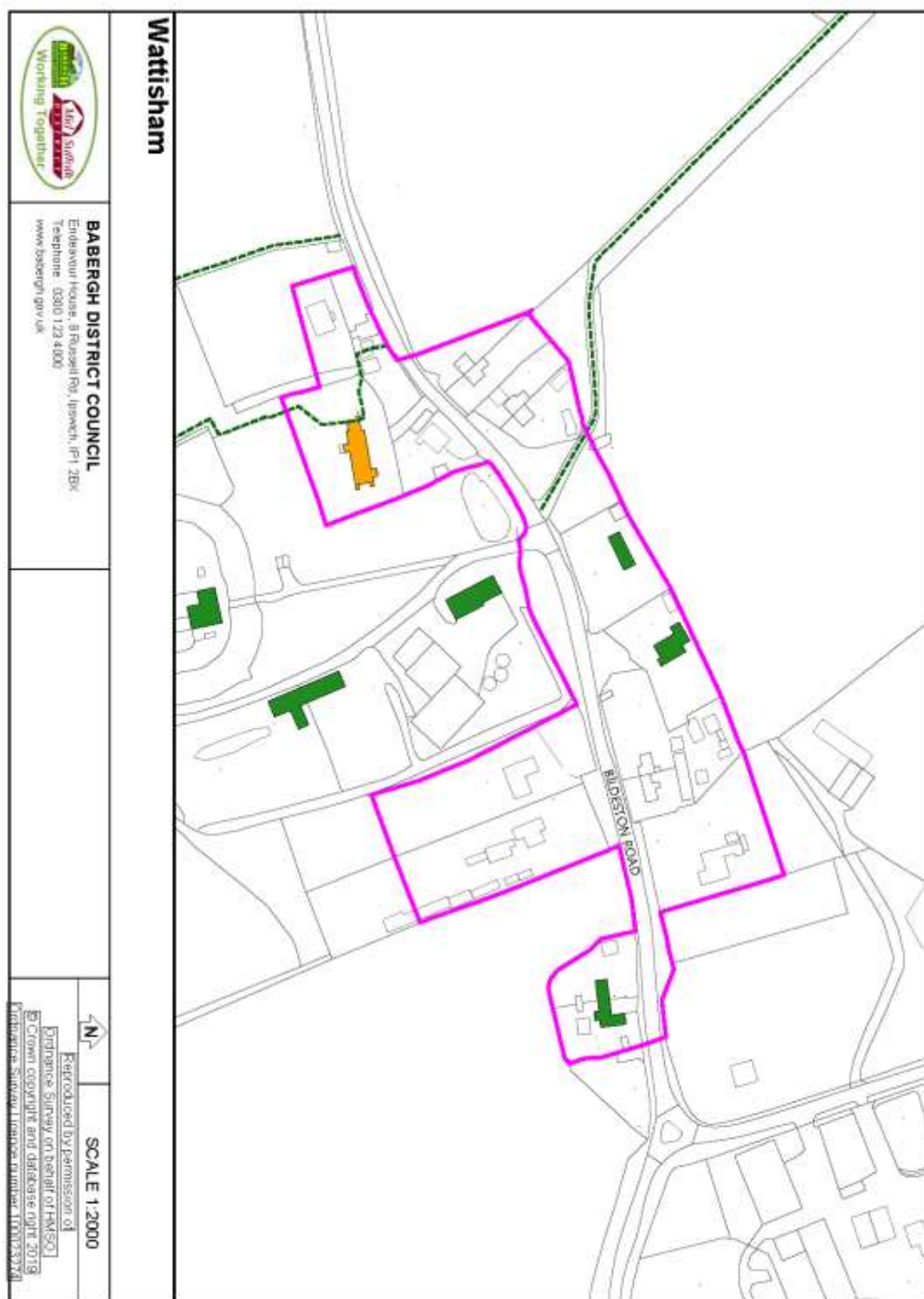
Wattisfield

Approximately 4km west of Botesdale and Rickinghall, Wattisfield is classified as a Hamlet Village. The village comprises of two main clusters of housing. A Conservation Area covers a large area and includes several listed buildings, including the Grade II* listed Church of St Margaret is located at the centre of the village. Wattisfield lies within the Protected Habitats Mitigation Zone.



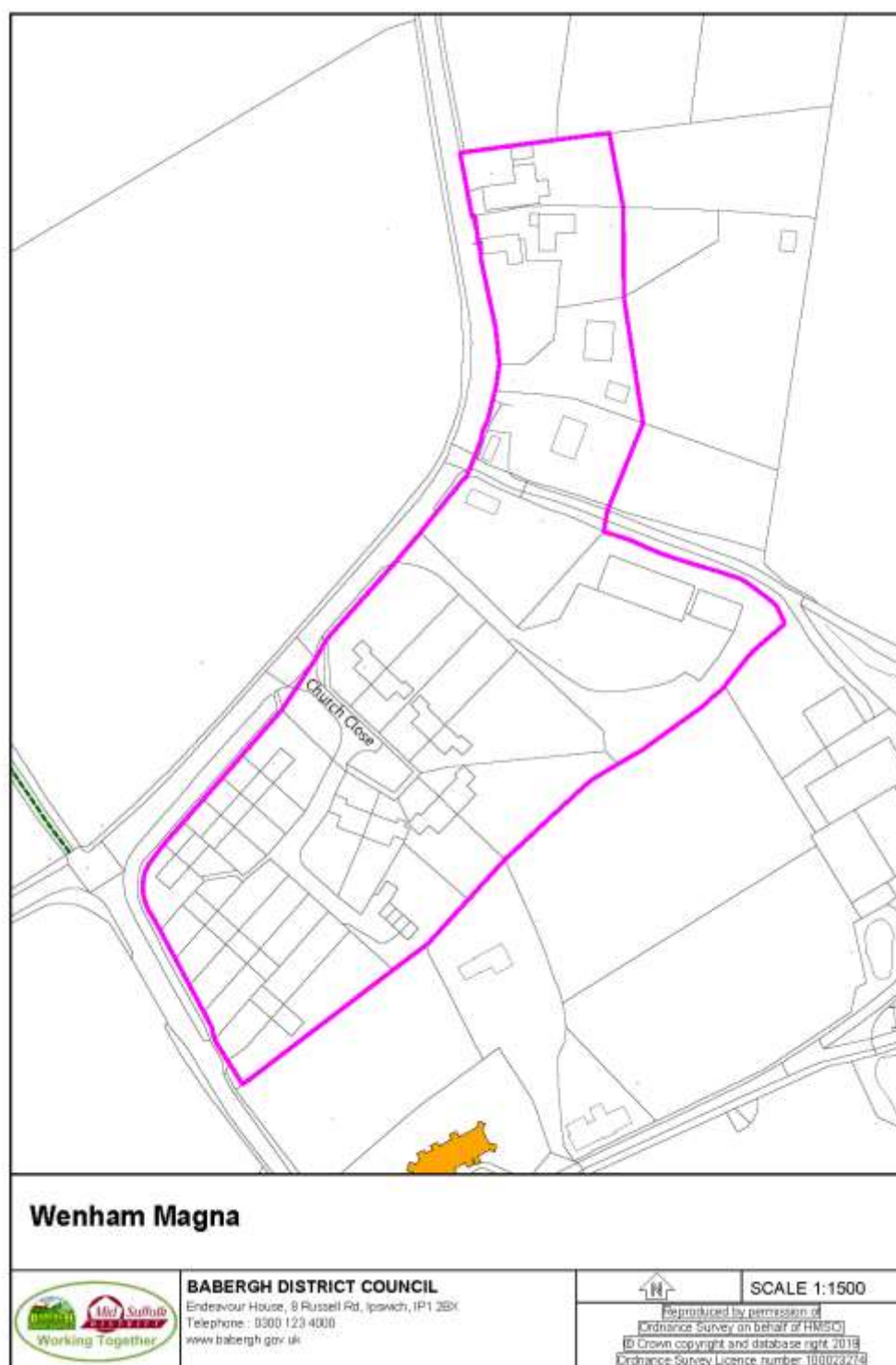
Wattisham

Located approximately 10km west of Needham Market, Wattisham is classified as a Hamlet Village. There are a number of listed buildings within the settlement boundary, including the Grade II* listed Church of St Nicholas on the western aspect of the village.



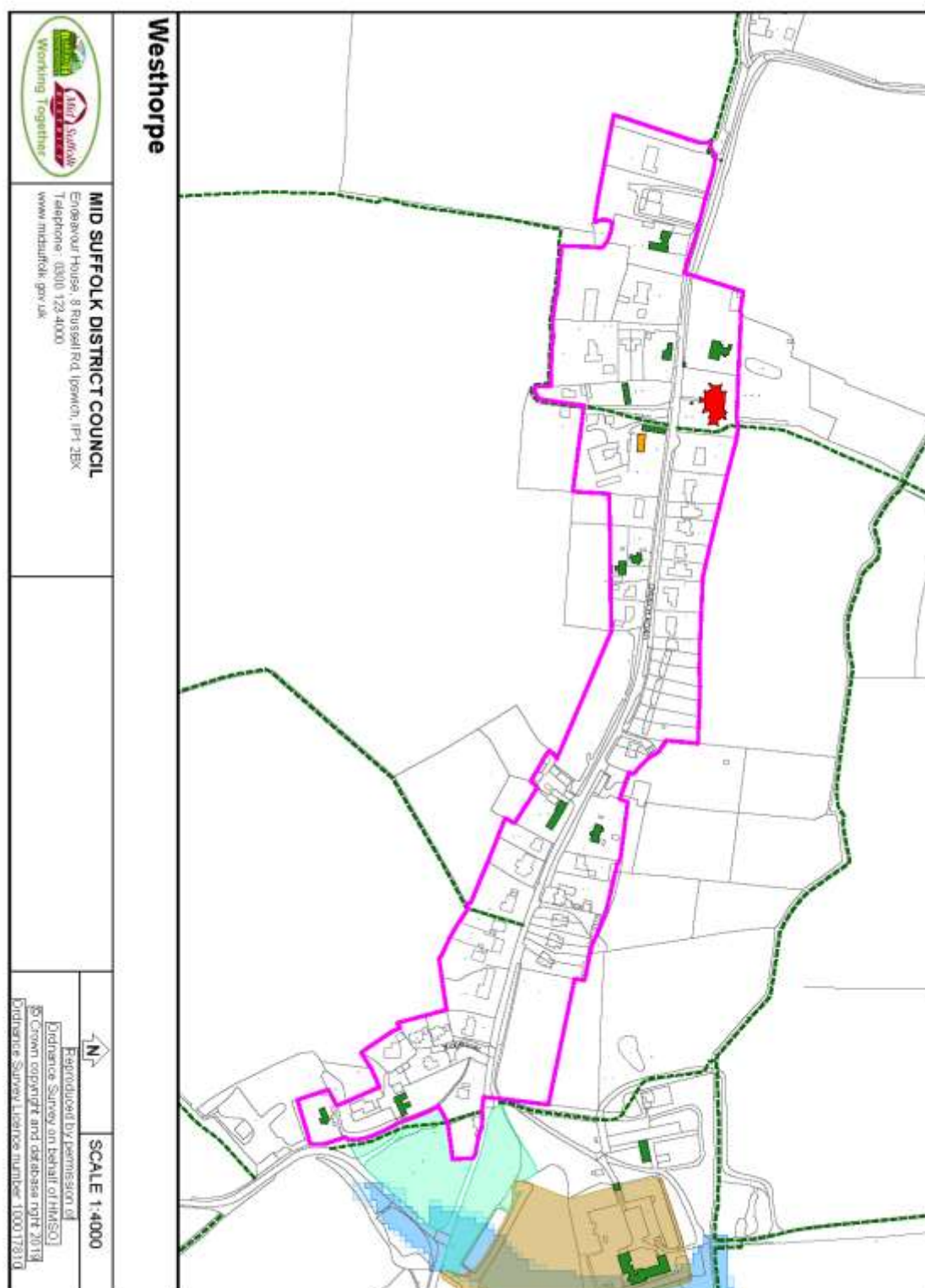
Wenham Magna

Located approximately 2km north of the A12, Wenham Magna is classified as a Hamlet Village. There are no listed buildings within the settlement boundary, however the Grade II* Church of St John and Priory Farmhouse is located to the south of the settlement. Wenham Magna lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



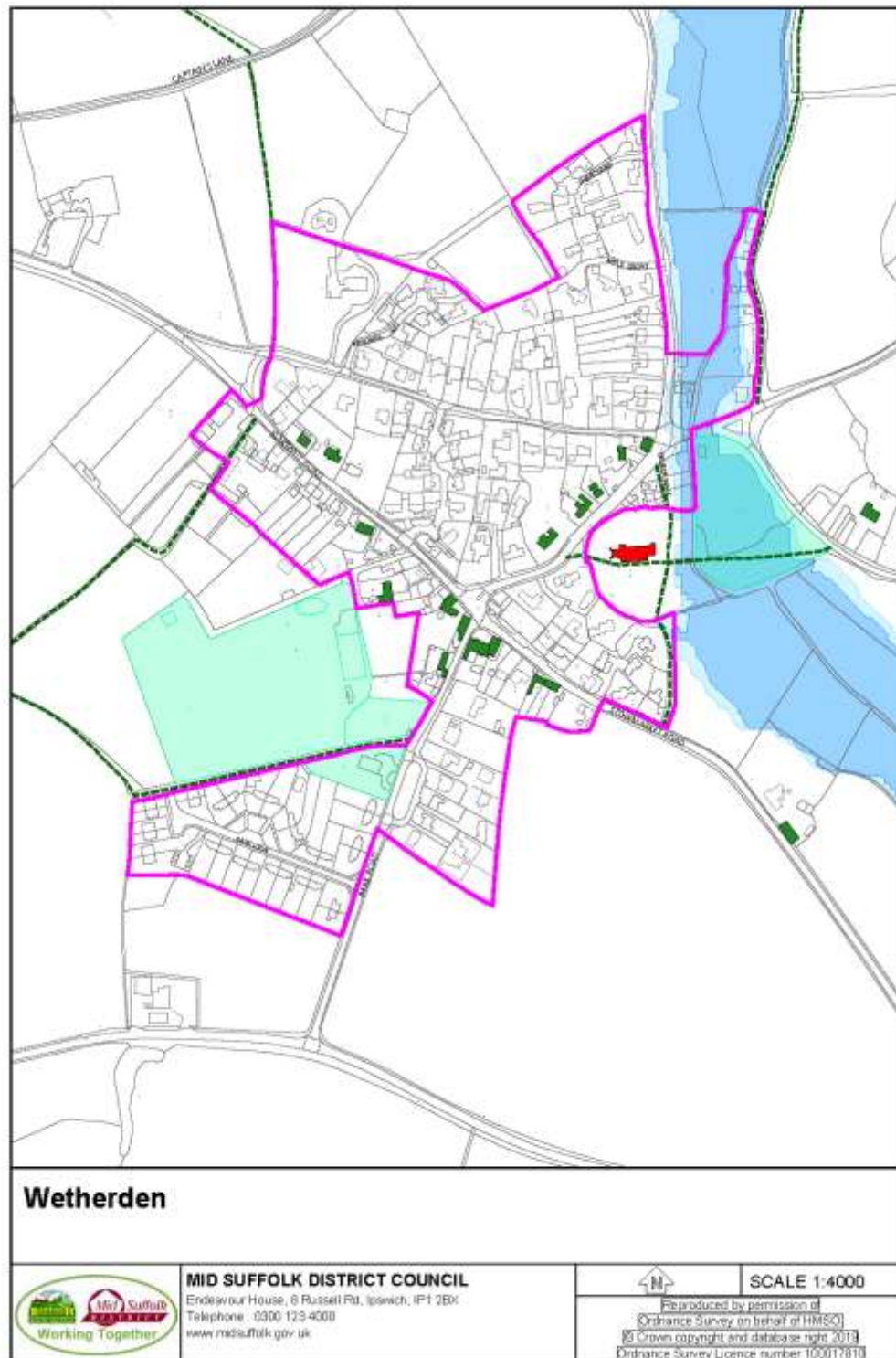
Westhorpe

Located approximately 3km north of Bacton, Westhorpe is classified as a Hamlet Village. There are several listed buildings within the settlement boundary. The Grade II listed Westhorpe Hall is located outside of the settlement boundary to the east of the settlement.



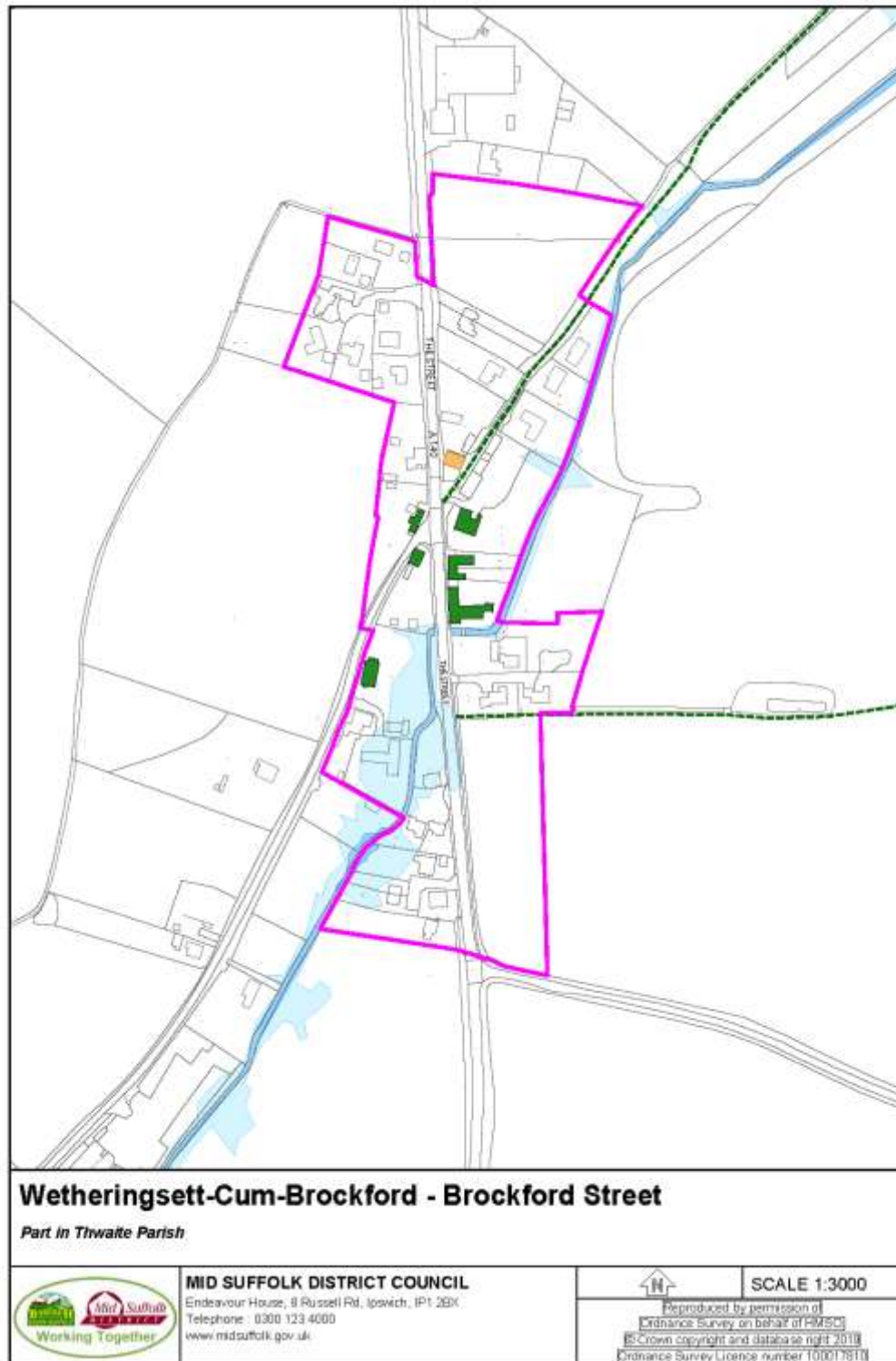
Wetherden

Located between Elmswell and Haughley, Wetherden is classified as a Hamlet Village. There are a number of listed buildings within the settlement, located on Church Street, Elmswell Road and Stowmarket Road.



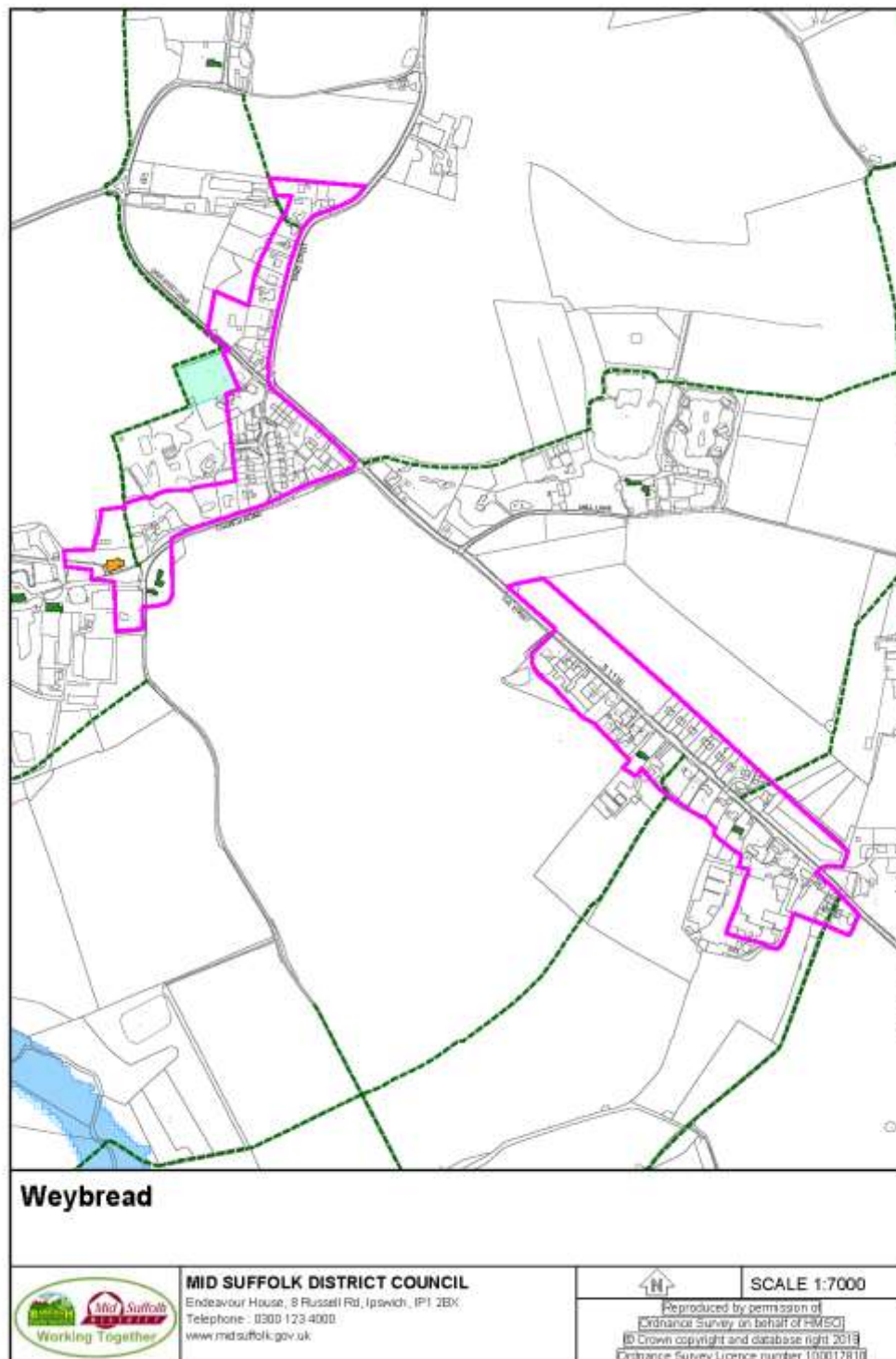
Wetheringsett-cum-Brockford – Brockford Street

Within the parish of Wetheringsett-cum-Brockford, Brockford Street is classified as a Hamlet Village. The A140 runs through the centre of the village. There is a cluster of listed buildings located at the junction of Brockford Road and the A140.



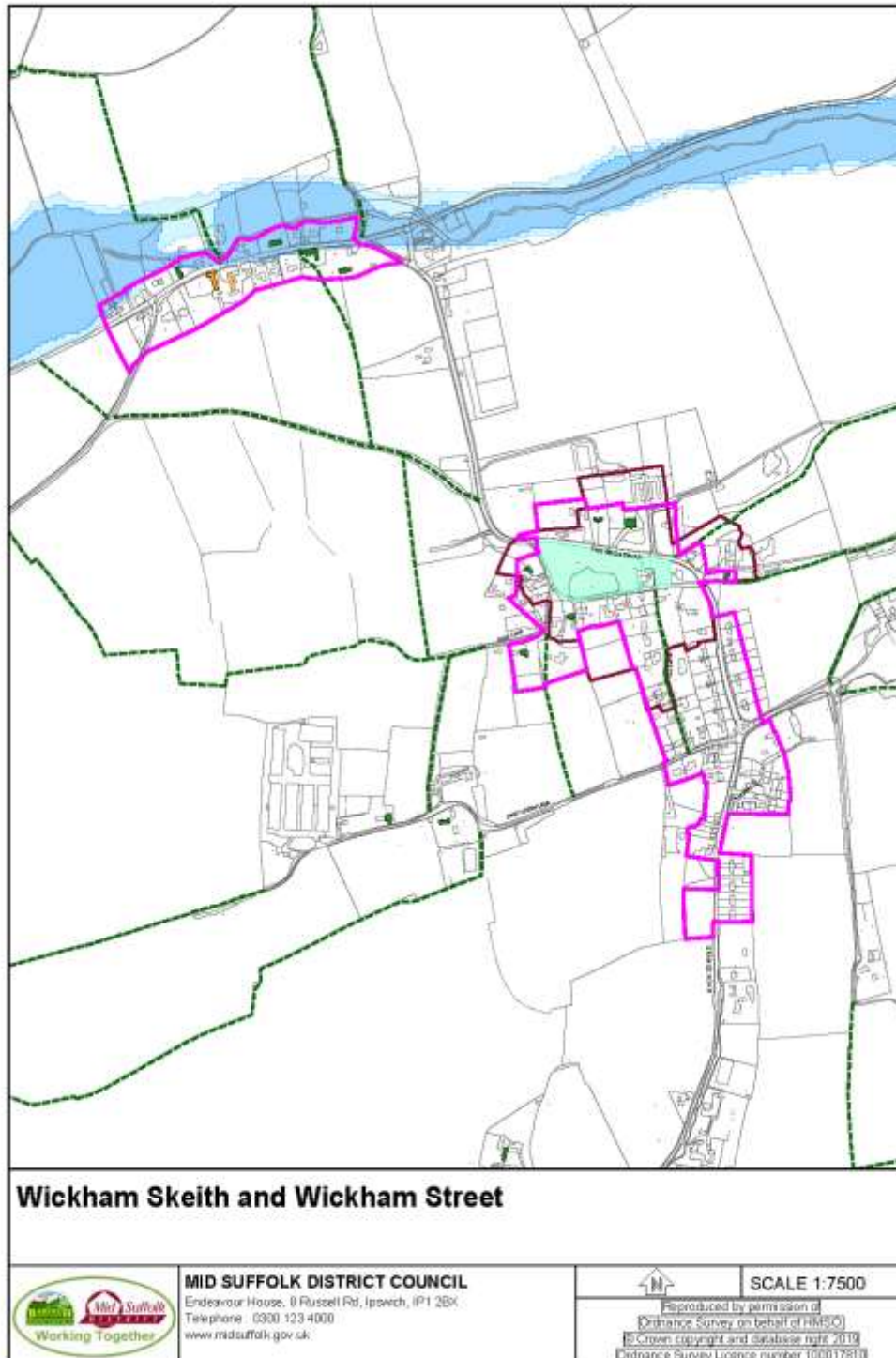
Weybread

Weybread is located approximately 8km north of Stradbroke. The settlement consists of two separate clusters of housing Weybread – Church to the north, and Weybread Street to the south, both are classified as a Hamlet Village. There is a cluster of listed buildings to the south-west of the Weybread - Church, in close proximity to the Grade II* listed Church of St Andrew.



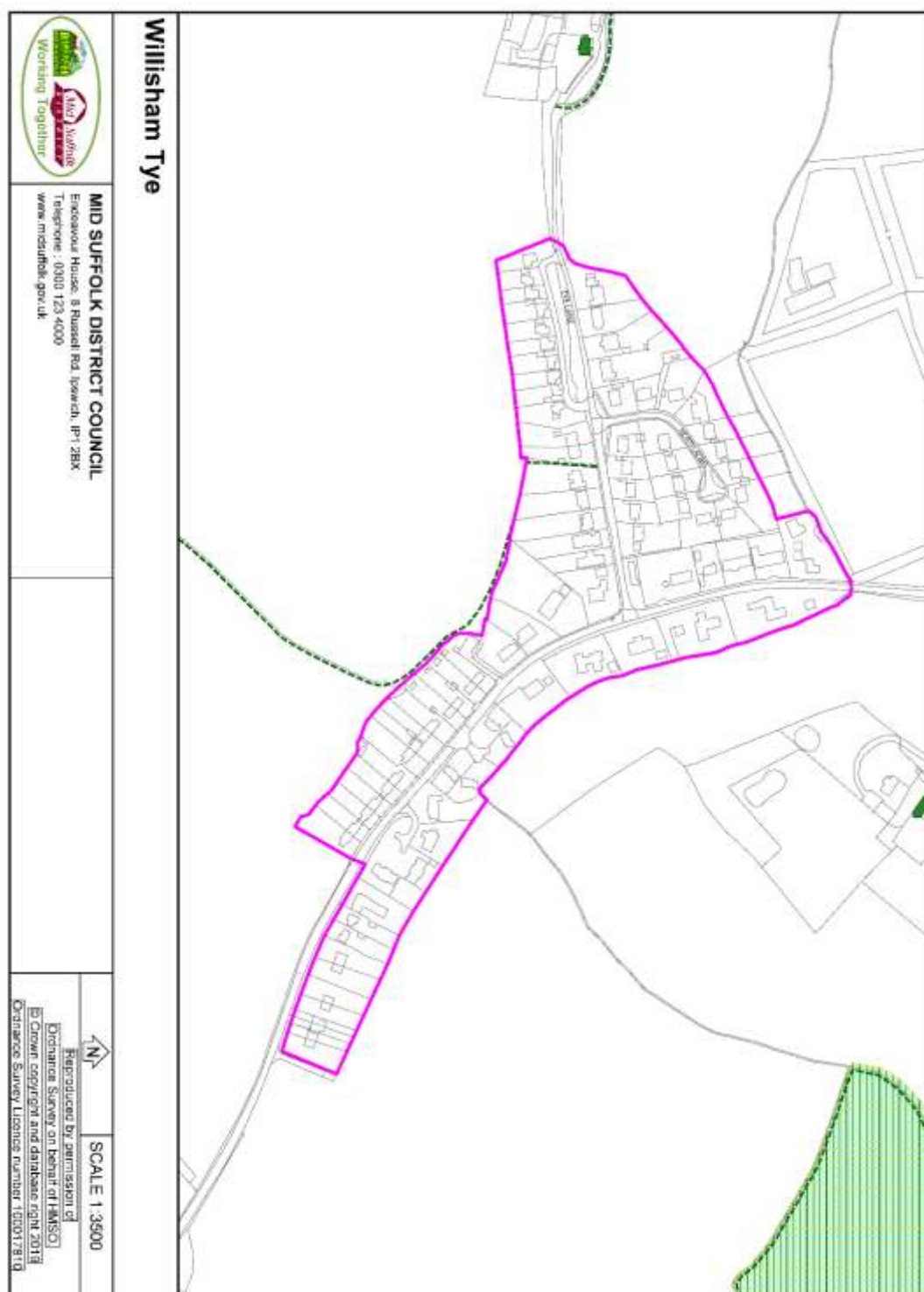
Wickham Skeith & Wickham Street

The parish of Wickham Skeith contains two settlements, Wickham Skeith and Wickham Street, both of which are classified as Hamlet Villages. Located to the south, Wickham Skeith a Conservation Area is centred on the village green and includes five Grade II listed buildings. To the east of the settlement lies the Grade I listed Church of St Andrew. To the north, contains several listed buildings including a Grade II* listed Street Farmhouse at the centre of the village.



Willisham Tye

Located approximately 5km south-west of Needham Market, Willisham is classified as a Hamlet Village. There are no listed buildings within the settlement boundary, however there are listed farmhouses to the west and east of the settlement. Willisham lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



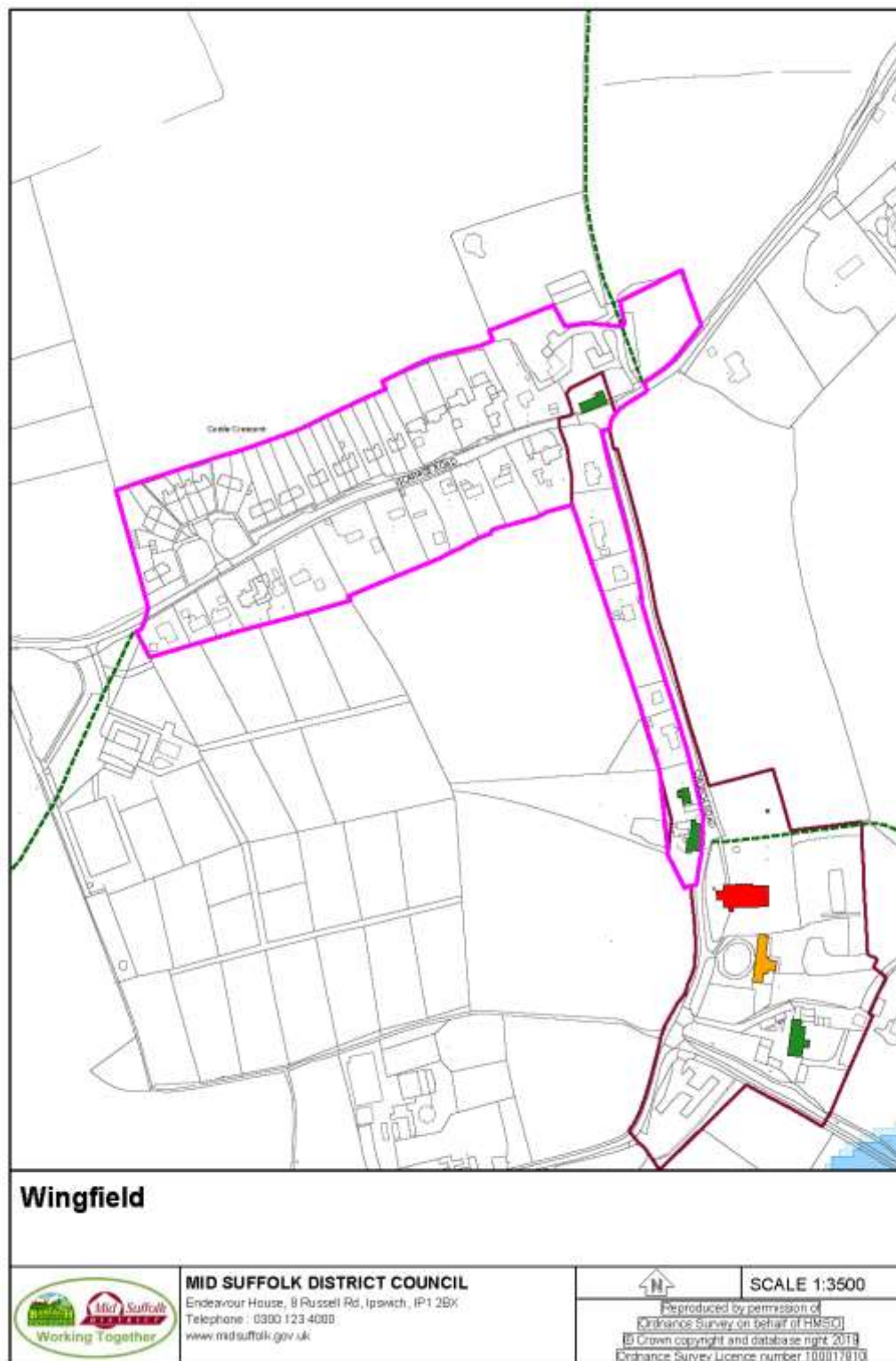
Wilby – Russel's Green

Located approximately 3km south-east of Stradbroke, Wilby – Russel's Green is classified as a Hamlet Village.



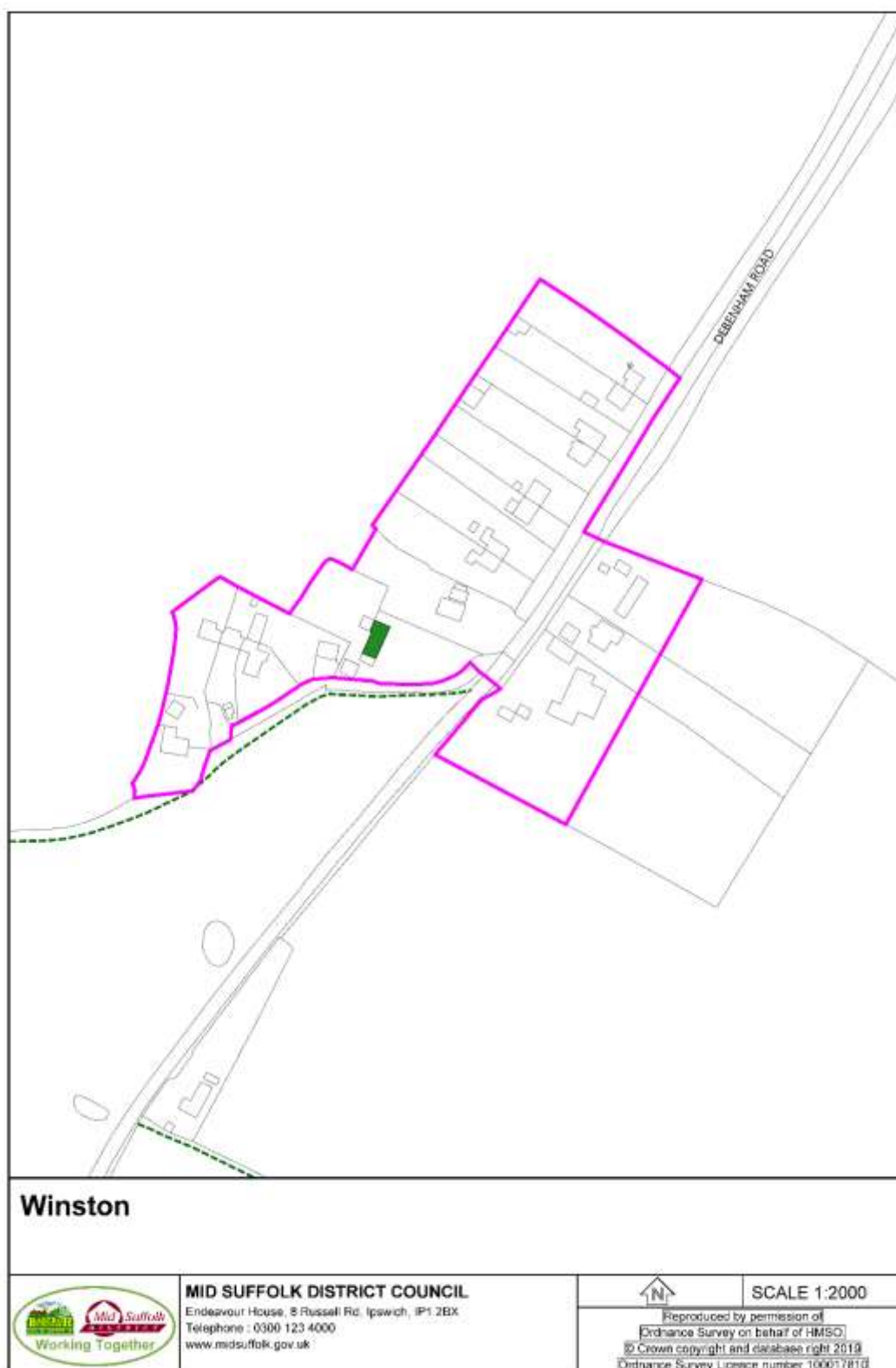
Wingfield

Located approximately 10km east of Eye, Wingfield is classified as a Hamlet Village. A Conservation Area covers the historic core of the settlement. The Grade I listed Wingfield Castle is located to the south of the settlement boundary.



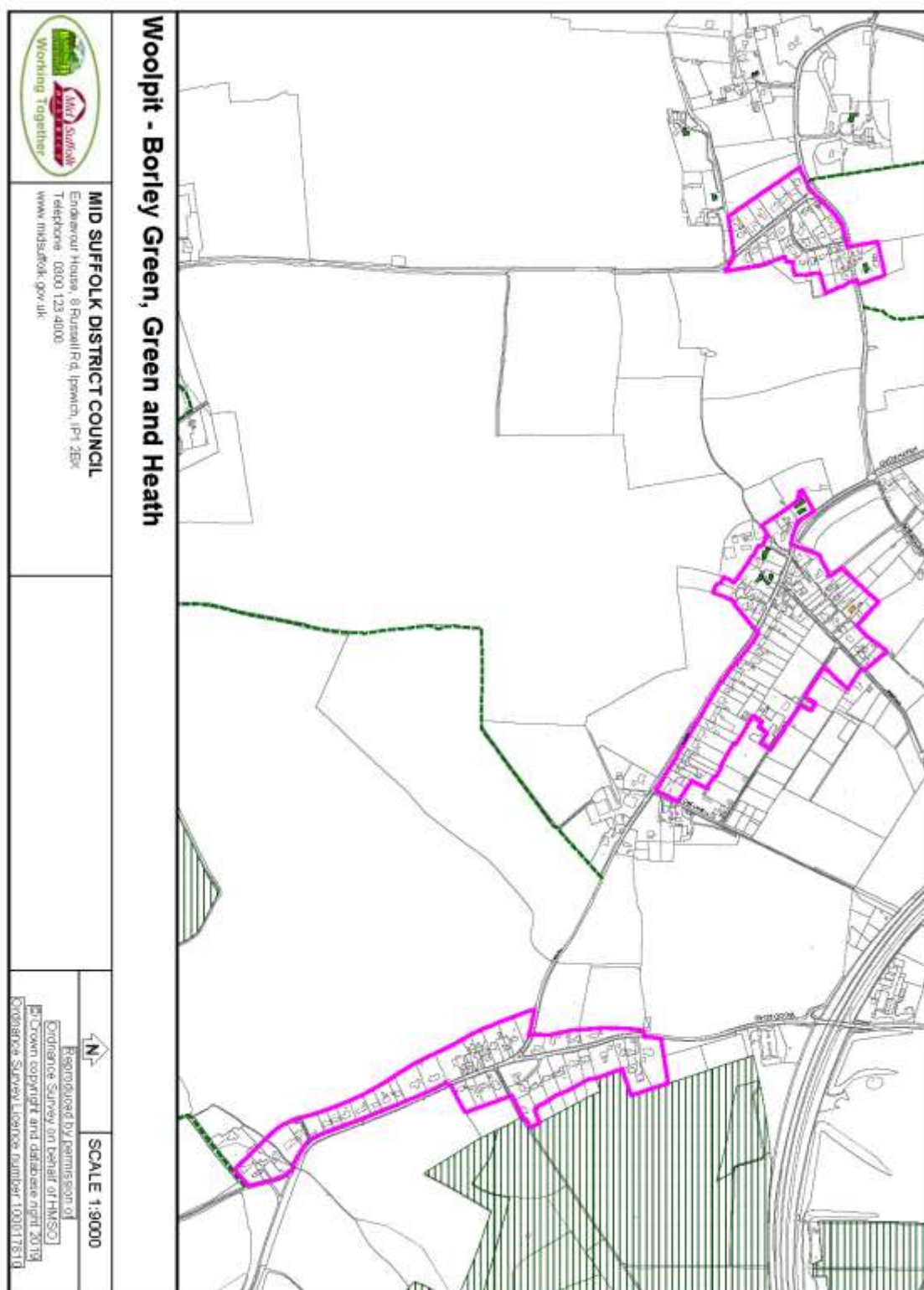
Winston

Located approximately 2.5km south of Debenham, Winston is classified as a Hamlet Village. A Grade II listed farm cottage lies within the settlement boundary.



Woolpit – Borley Green, Woolpit Green and Heath

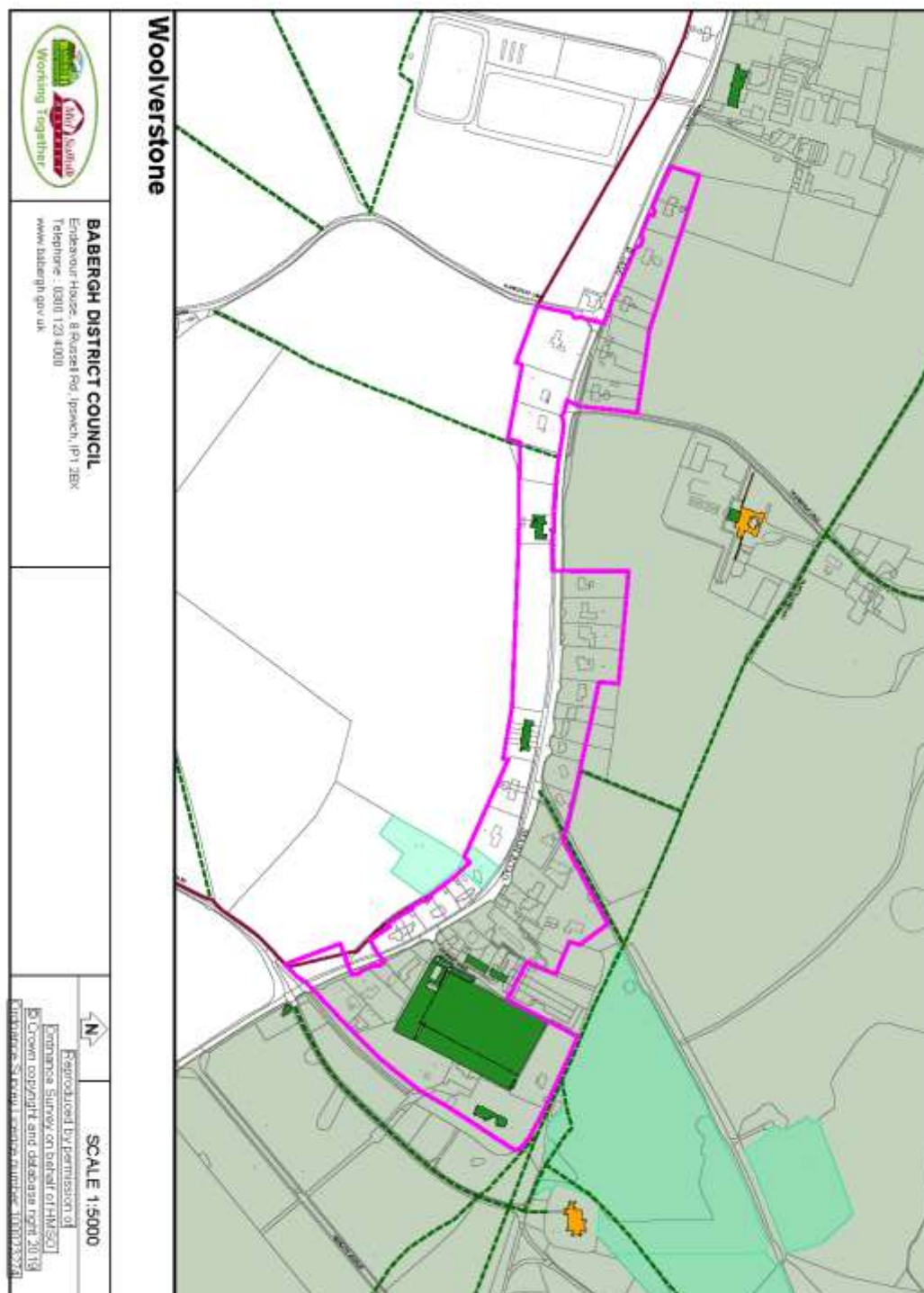
Located to the south of Woolpit, Borley Green, Woolpit Green and Woolpit Heath are classified as Hamlet Villages. Woolpit Heath and Borley Green contain listed buildings, with a clusters of Grade II listed buildings located south of the junction with Heath Road and



Warren Lane.

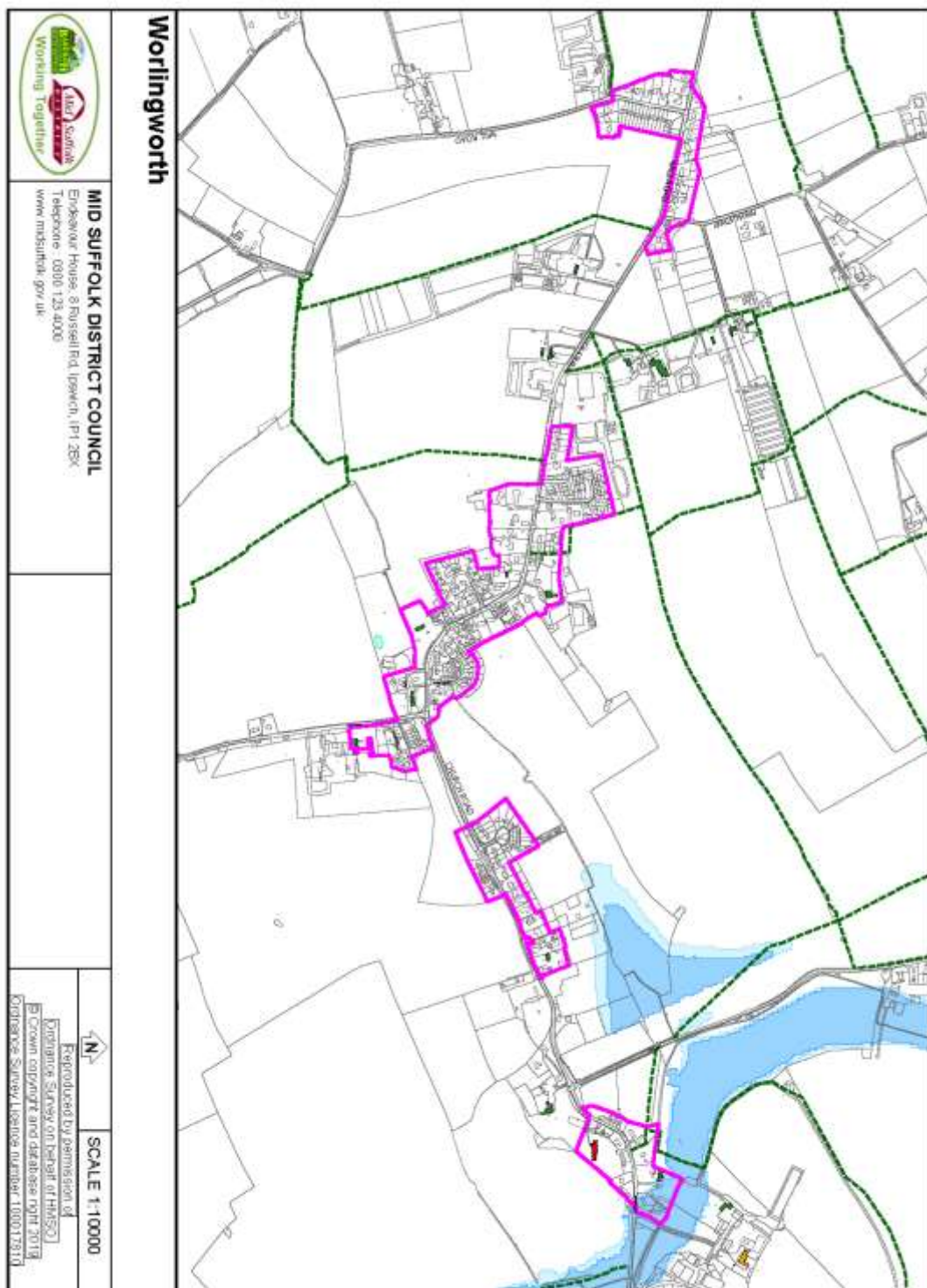
Woolverstone

Located on the Shotley Peninsula, Woolverstone is classified as a Hamlet Village. Land to the north of Main Road lies within the Suffolk Coast and Heaths AONB. A Conservation Area covers the village and extends to include the Grade I listed Woolverstone Hall, its parkland setting and some waterside development. Woolverstone lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



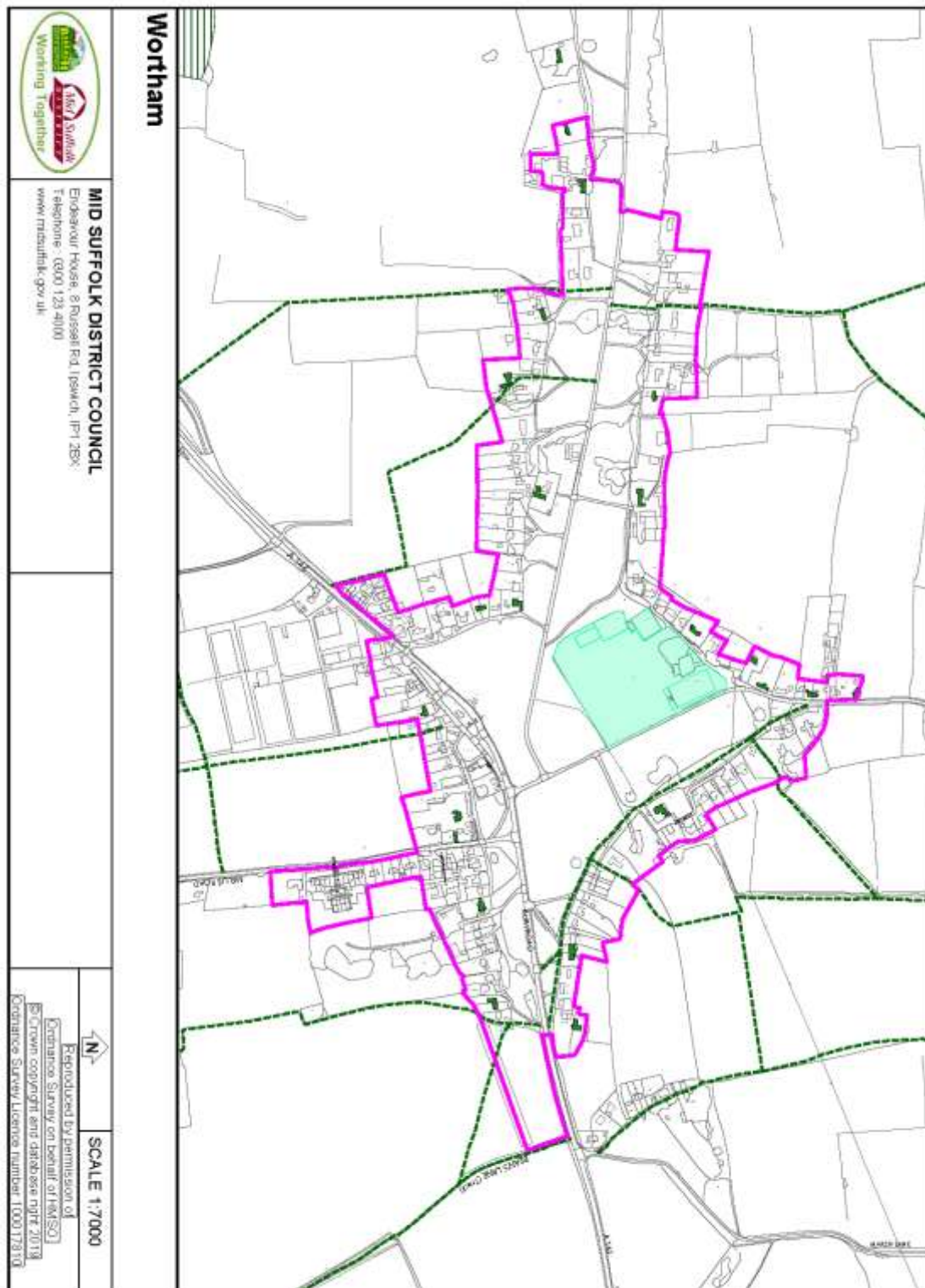
Worlingworth

The parish of Worlingworth contains four different settlements, all of which are classified as Hamlet Villages. Worlingworth – Church is located to the east, and contains the Grade I listed St Mary's Church. Worlingworth – Shop Street and Church Road are located at the centre of the parish, and Worlingworth – Mill Road is located to the west. Listed buildings are spread out across the parish.



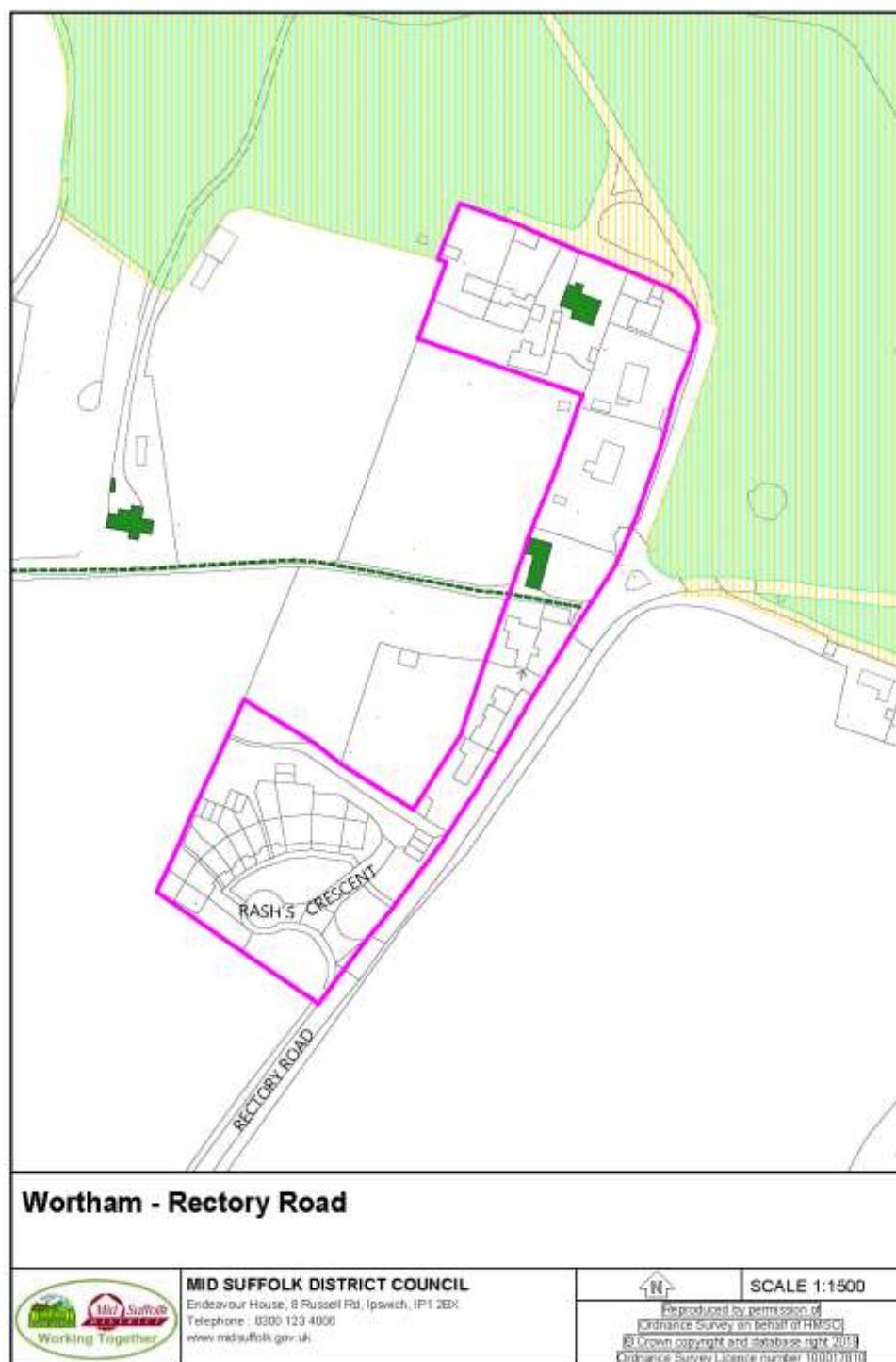
Wortham – Magpie Green

Located close to the Suffolk/Norfolk border, Wortham – Magpie Green is classified as a Hamlet Village. There are two Grade II listed buildings within the settlement boundary and a number of listed buildings in the surrounding countryside, including the Grade I listed Church of St Mary the Virgin which lies to the south-west of the settlement.



Wortham – Rectory Road

Wortham – Rectory Road is located near to the Suffolk/Norfolk border and is classified as a Hamlet Village within the settlement hierarchy. Two Grade II listed buildings are located within the settlement, and further listed buildings are located within the surrounding agricultural landscape. The landscape surrounding the settlement is classified as Rolling Valley farmlands and furze.



Wyverstone

Located approximately 2km from Bacton, Wyverstone is split between several historic centres as well as a complex of dispersed farmsteads. The Grade I listed Church of St George is located at the east of the settlement.

