BABERGH AND MID SUFFOLK JOINT LOCAL PLAN

PRE-SUBMISSION (REG19) DOCUMENT

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STRATEGIC PLANNING TEAM
Babergh and Mid Suffolk District Councils

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01 - Introduction

01.01 The Babergh and Mid Suffolk Joint Local Plan (hereafter referred to as 'the Plan') 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 2037, including land allocations. Once adopted, the Plan will replace the existing local planning policies for both Babergh and Mid Suffolk.

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

01.02 Planning involves weighing up economic, social and environmental factors to achieve the most balanced and sustainable way forward.

01.03 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) and Planning Practice Guidance, but also within documents covering specific topics such as the Marine Policy Statement and Planning Policy for Travellers Sites.

01.04 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 Plan policies for Babergh and Mid Suffolk will sit alongside the NPPF 2019, and where appropriate, supplement policies based upon local circumstances.

01.05 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) the policies and allocations set out in the Development Plan, once adopted, will provide the primary consideration in determining applications, unless material considerations indicate otherwise.

Babergh and Mid Suffolk's Current Development Plan

01.06 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 plans[1]. 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 Plans[2]. The Minerals Core Strategy (incorporating Development Control Policies) (2008), the Minerals Specific Site Allocation Plan (2009), and the Waste Core Strategy Development Plan Document (2011) produced by Suffolk County Council (SCC) also form part of the Development Plan. The Plan will replace the Local Plans and alterations (saved policies), the Core Strategies, and the Stowmarket Area Action Plan.

[1] https://www.babergh.gov.uk/planning/neighbourhood-planning/
[2] https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/

01.07 When made (adopted), any new Neighbourhood Plans shall also become part of the development plan and shall be considered alongside the Plan when determining planning applications. 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 Plan.

The Joint Local Plan

01.08 The Plan will set out planning policies to set the context for protecting the Districts' valuable natural and built environment and ensure that new development is delivered in a sustainable way.

01.09 The Plan 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?

01.10 In accordance with the NPPF standard methodology, the Plan must accommodate identified housing needs along with employment and community facilities and services in Babergh and Mid Suffolk respectively. The 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.

01.11 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 is fundamental to shaping future delivery and provides a mechanism to coordinate the delivery of infrastructure necessary to support growth. 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

01.12 The Plan will be set out in 3 parts:

I. Part 1 – Objectives and Strategic Policies
II. Part 2 – Non Strategic Delivery Policies
III. Part 3 – Non Strategic Place and Allocation Policies.

01.13 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.

01.14 Part 2 will include more detailed policies for management and delivery of types of development and Part 3 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.

01.15 The Plan will articulate policies to influence delivery across four priority areas that district councillors have identified will have the most positive impact on that future:

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

01.16 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.

01.17 Viability is a factor which has a significant role and influence over planning policies and development proposals. The Plan 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

01.18 The Plan 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.

01.19 The Plan 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.

02 - Babergh & Mid Suffolk Profile, Context & Key Issues

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 1463 square kilometres.

02.02 Babergh and Mid Suffolk Councils work collectively to deliver shared priorities, as set out in the Joint Corporate Plan (2019 – 2027). The main priority areas are the economy, environment, housing, wellbeing, communities and customers. The Plan provides the mechanism to enable the delivery of the spatial elements of the 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.

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 & Ageing 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% respectively[3]. The increasing age of the population is a significant factor contributing to the overall level of population growth. Both Districts have an ageing 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)[4]. 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 approximately 11 times above the average earnings of residents in Babergh and approximately 9 times above the average earnings in Mid Suffolk and rural parts of the Districts are unaffordable for many[5].

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.

[3] ONS 2016-based population projections
[4] ONS 2016-based population projections
[5] ONS Affordability Ratio - March 2020

iii. **Further diversification of the economic base and encouraging investment in infrastructure, skills and innovation is a priority.**

iv. **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.

v. **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 (including archaeology), with a number of protected areas such as Sites of Special Scientific Interest (SSSI) sites, Special Protection Areas (SPAs) and Areas of Outstanding Natural Beauty (AONBs).
There are a number of priority habitats / species identified as being in an adverse condition. The rural areas of both districts contain biodiversity importance.
Babergh is part of the Suffolk Coast and Heaths AONB and Dedham Vale and Stour Valley AONB. Suffolk Coasts and Heaths AONB have extended their boundary which includes significant areas north of the River Stour.
Cross Street Sudbury is identified as an Air Quality Management Area and the 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 (including settings). In Babergh there are 29 designated conservation areas, 2,985 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, 3,419 listed buildings, 36 scheduled monuments and 2 registered parks and gardens, which represents more than a quarter of all Heritage Assets in Suffolk[6]. There are also non-designated heritage assets and opportunities to address Heritage at risk.

iii. Climate Change

There is a national requirement to future proof against climate change including reducing carbon emissions, diversifying energy provision and using sustainable construction and design methods and promote sustainable modes of transport.

For Babergh and Mid Suffolk, there is a particular need to introduce measures that address water scarcity. There is also a need to improve ground water quality, potable water supply and the wastewater infrastructure.

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

PART 1 – OBJECTIVES AND STRATEGIC POLICIES

03 - Vision and Objectives

03.01 The Plan sets the spatial vision of the place that Babergh and Mid Suffolk will become by 2037, based upon the following key priorities:

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

03.02 To contribute to the delivery of the vision and priority areas, the Plan will set out an ambitious growth agenda. This 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.

Vision for Babergh and Mid Suffolk

By 2037, Babergh and Mid Suffolk Districts will have transitioned to a low carbon future, with the ambition to be carbon neutral by 2030. Significant growth will have occurred, embedding the principles of sustainable development, balancing social, economic and environmental issues.

Major new housebuilding will have taken place, including the delivery of affordable housing for first time buyers and those on low incomes, whilst recognising the Districts have an ageing population. Strategic employment sites will be protected, and their proposed expansion supported in principle to ensure jobs are retained locally and created where opportunities exist, allowing businesses to expand and new businesses to invest in the area.

There will be enhanced biodiversity through the delivery of measurable net gains across the Districts, supported by an identified ecological network. The historic and landscape character of the Districts will be apparent with development being sensitive to this character and applying good design principles.

There will be a clear vision for the towns of Hadleigh and Sudbury in Babergh, and for Eye, Needham Market, and Stowmarket in Mid Suffolk. Many communities will have adopted neighbourhood plans, adding locally to the decision-making process.

A significant amount of growth will have taken place within the strategic transport corridors, recognising the opportunities that exist to move around the area and the relationship with the wider housing market area and functional economic area.

Infrastructure including education, health and transport will have been delivered, including school extensions, expanded health facilities and more opportunities for walking, cycling and use of public transport, as communities grow with active and healthy futures.

Objectives

03.03 The 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 The Port of Felixstowe and strengthen the Districts' links to The Port of Felixstowe and the rest of the UK.

Environment:

iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations.

v. Ensure new development avoids areas of flood risk and reduces future flood risk.

vi. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.

Healthy Communities & Infrastructure

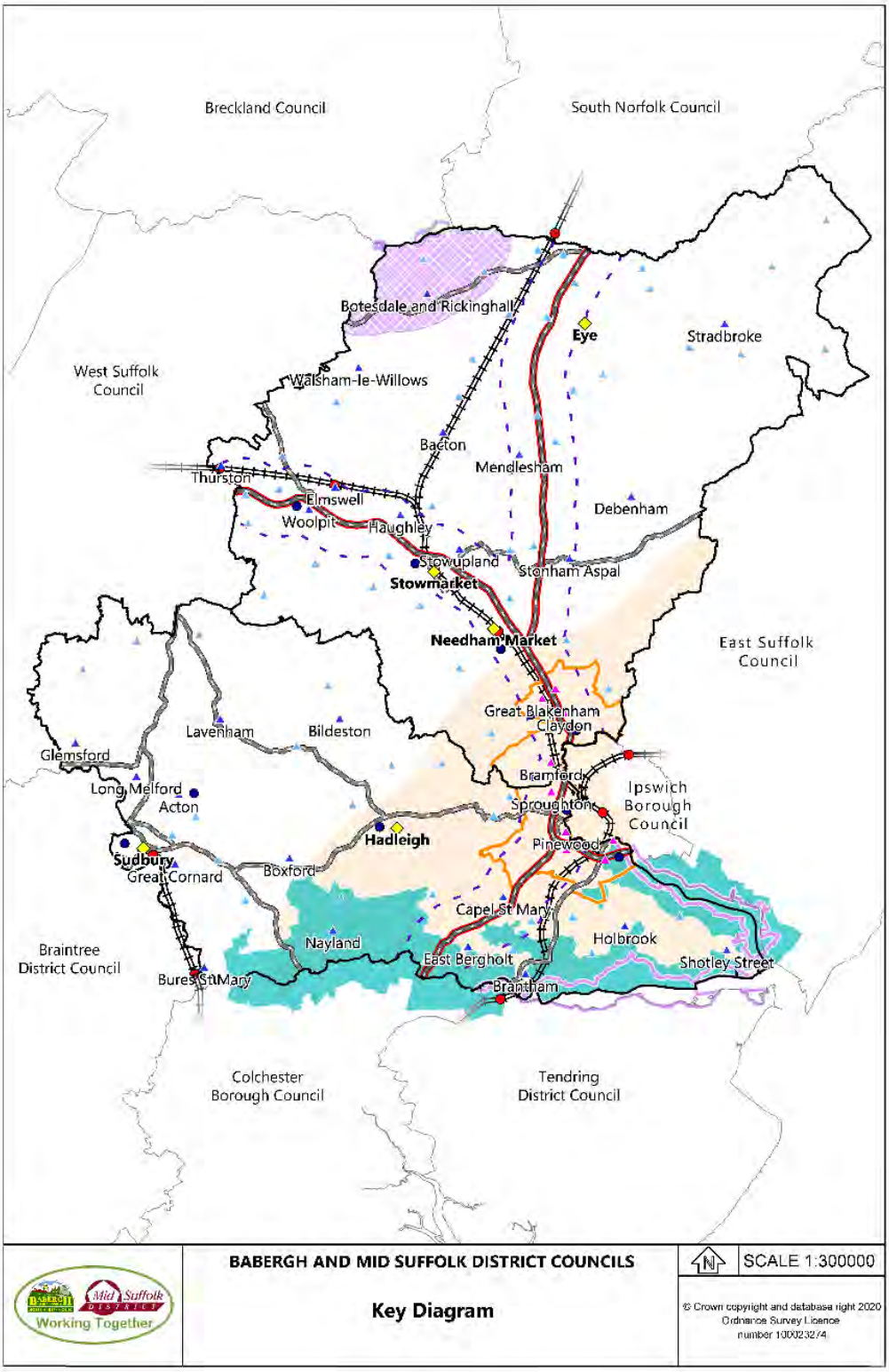
vii. To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure, and encouraging more sustainable travel.

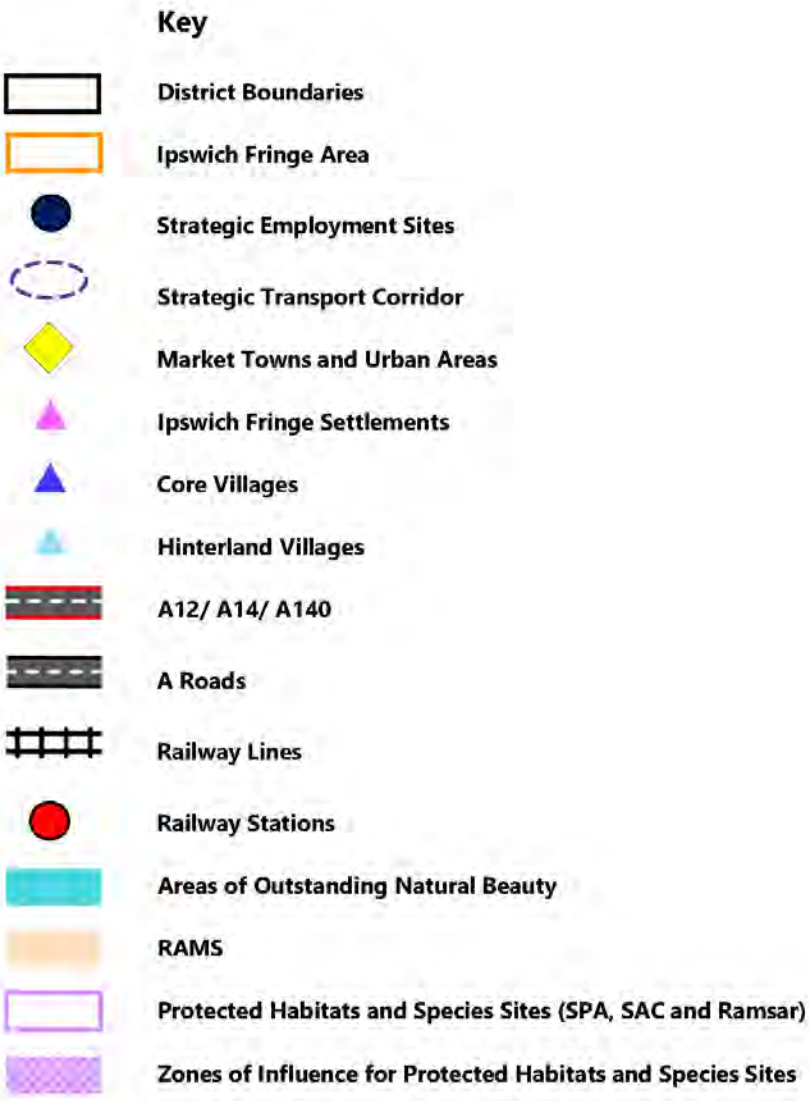
viii. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans.

ix. To work with the communities of Hadleigh and Sudbury in Babergh and Eye, Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.

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 Fringe Area
Strategic Employment Sites
Strategic Transport Corridor
Market Towns and Urban Areas
Ipswich Fringe Settlements
Core Villages
Hinterland Villages
A12/ A14/ A140
A Roads
Railway Lines
Railway Stations
Areas of Outstanding Natural Beauty
RAMS
Protected Habitats and Species Sites (SPA, SAC and Ramsar)
Zones of Influence for Protected Habitats and Species Sites

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 Plan (such as housing delivery), and other planning document production progress will be reported in the Annual Monitoring Report (AMR). The requirements for the 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 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.

04.04 The following related sections are set out in the Appendices to the Plan

Appendix 01 – Housing trajectory
Appendix 02 – Monitoring framework
Appendix 03 – Schedule of superseded policies

[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 Cooperate 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]

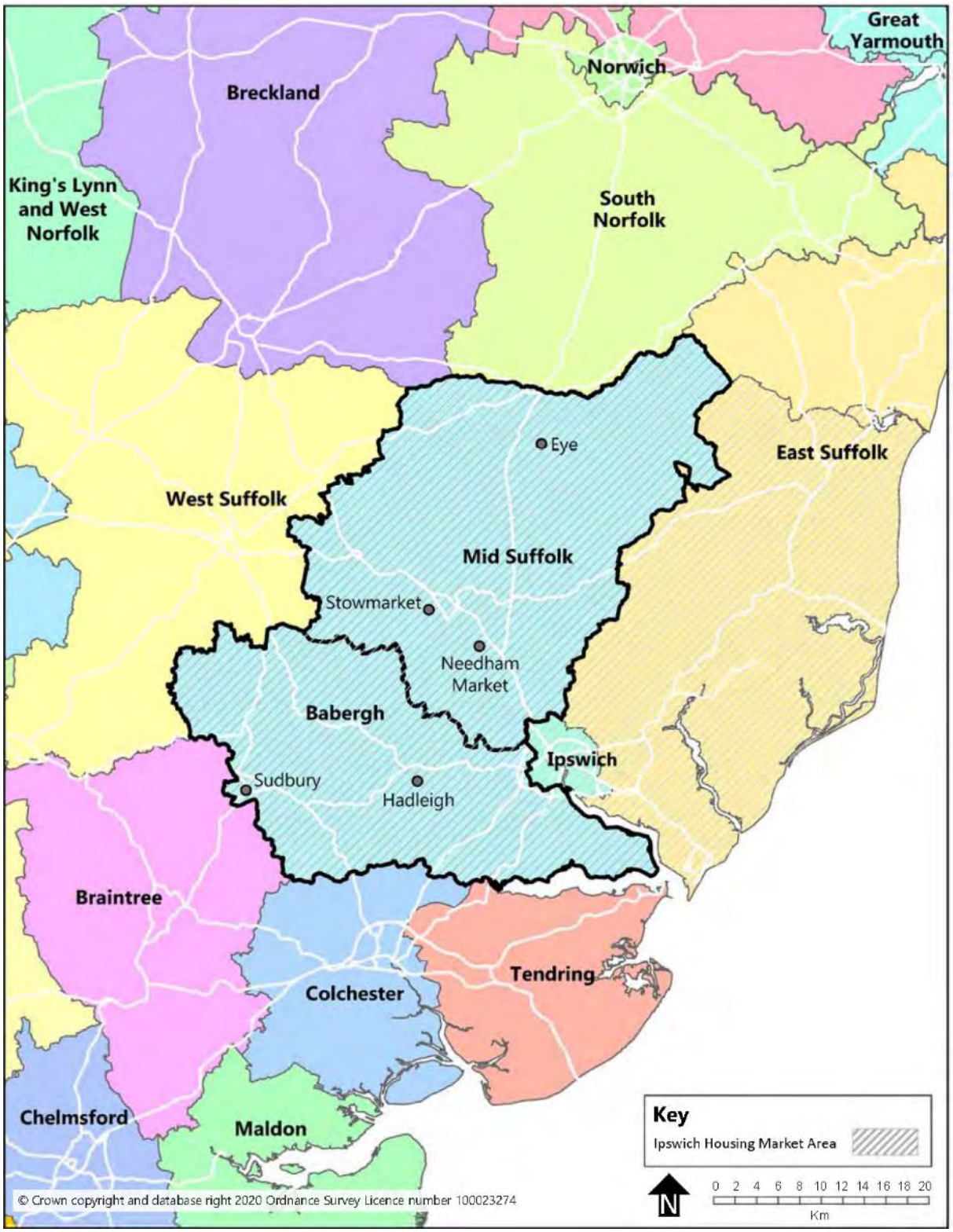
05.03 National planning policy in the NPPF (paragraph 27) also identifies that strategic policy-making authorities should maintain one or more statements of common ground to document the cross-boundary matters being addressed and the process in cooperating to address these. Further information regarding 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 (SCC).

05.07 A summary of the current key issues and identified partners which the Councils are cooperating with is identified in Table 1 below. As the Plan (and other neighbouring Local Plans) develop, there may be additional key issues which also need to be considered.

Table 1 – Duty to Cooperate Key Issues

Key Planning Issue	Key Duty to Cooperate Partners
Housing	
1) Defining housing market area and objectively assessed need (OAN). 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). This corresponds with the Ipswich Strategic Planning Area (ISPA). The Government introduced a standard method for calculating local housing need in 2018, which identifies a minimum local housing need per local authority area. 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. 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.	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.
2) Resolving if unmet housing need is identified and the approach to delivery of the housing requirement. No duty to cooperate partners have identified any unmet need to be met by Babergh or Mid Suffolk District Councils.	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.

Key Planning Issue	Key Duty to Cooperate Partners
Each local authority area produces a Strategic Housing and Economic Land Availability Assessment (SHELAA) to assess housing supply potential.	
3) Impact of bordering strategic housing developments. The ISPA authorities have jointly commissioned transport modelling evidence with SCC. The impact of which is considering potential modal shift mitigation within the ISPA. SCC 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. The ISPA authorities 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.	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.
Employment	
4) Defining functional economic market area and OAN. The Employment Land Needs Assessment (ELNA) (March 2016) defines the functional economic area to cover the same area as the ISPA. This evidence identified employment need. The distinct economic geographies identified by the ELNA included the Felixstowe / A14	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.

Key Planning Issue	Key Duty to Cooperate Partners
corridor recognising the strategic importance of the Port of Felixstowe, the wider Ipswich Market Area, the A140 corridor, and rural and agricultural areas.	
5) Enterprise Zones and Local Development Orders 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.	Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, New Anglia Local Enterprise Partnership.
6) Impact of bordering strategic employment land developments The ISPA authorities have jointly commissioned transport modelling evidence with SCC. The impact of which is considering potential modal shift mitigation within the ISPA. SCC 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. The ISPA authorities 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.	East Suffolk Council, Ipswich Borough Council, West Suffolk Council, Braintree District Council, Colchester Borough Council, Tendring District Council, Breckland Council, South Norfolk Council.
Retail, leisure & other commercial	

Key Planning Issue	Key Duty to Cooperate Partners
7) Enhancement and regeneration of retail centres Acknowledgement of the role of Ipswich town centre within the Functional Economic Area.	Ipswich Strategic Planning Area (ISPA) authorities, New Anglia Local Enterprise Partnership
Infrastructure provision	
8) Provision and enhancement of strategic infrastructure improvements Strategic infrastructure provision to be identified through the Infrastructure Delivery Plan, in particular education, health, wastewater infrastructure and transport matters.	Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, Essex County Council, Norfolk County Council, Highways England, Office of Rail and Road, Network Rail, Local Train Operator, West Suffolk Clinical Commissioning Group, Ipswich and East Suffolk Clinical Commissioning Group, Environment Agency, Anglia Water and Essex and Suffolk Water.
Environmental protection	
9) Conservation and enhancement of natural and historic environment, including cross-boundary climate change matters. A Suffolk Coast recreational disturbance avoidance and mitigation strategy has been developed between the ISPA authorities and the entire East Suffolk Council areas.	Ipswich Strategic Planning Area (ISPA) authorities, Suffolk County Council, Natural England, Historic England, Environment Agency and Marine Management Organisation.

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. SCC 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 transport. The Councils have also engaged with all partners through the preparation of the 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 (now part of East Suffolk 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 calculating local housing need[10]. The methodology is made up of a calculation involving key, publicly available data from Office for National Statistics (ONS) on household growth projections and local housing affordability ratios.

06.03 Babergh and Mid Suffolk have undertaken to produce a joint 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 Plan is April 2018, with the Plan end date of March 2037 (19 years). Using the standard methodology, the local housing need for Babergh and Mid Suffolk is as follows:

Local Authority	Standard Method Total (2018 – 2037)	Annual Local Housing Need Target
Babergh	7,904	416
Mid Suffolk	10,165	535

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 Economic 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 significantly higher (approx. 30%-40%) than the current levels of housing delivery. This Plan aims to set out a proactive approach which can significantly boost 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. An Ipswich Strategic

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

Planning Area (ISPA) statement of common ground is agreed between authorities in the Ipswich HMA detailing a process to follow should unmet needs become identified. Should it be determined through the plan making process that another authority within the ISPA is unable to meet its minimum housing need, the Councils will, under the duty to co-operate, work collaboratively to determine whether housing development needs that cannot be met wholly within a particular area, could be met elsewhere. An agreement to seek to accommodate unmet housing need would trigger an immediate review of the strategic policies of this Plan.

06.06 As of April 2018, a substantial 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 2037)	*Outstanding Planning Permissions (dwellings) as at 01/04/2018	Residual requirement (Local Housing Need minus outstanding planning permissions)
Babergh	7,904	4,036	3,868
Mid Suffolk	10,165	3,831	6,334

* Major sites with significant delivery uncertainty have been discounted

06.07 Delivery is a key challenge of the 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 proactive measures to improve delivery rates including, reviewing stalled planning permissions and investing in building new local houses. In order to help maintain a consistent and favourable supply and delivery of development throughout the Plan period, the policies aim to identify and create flexibility for sufficient housing development. To achieve this, the Plan has identified a buffer of approximately 20% in the supply of new land (see Spatial Distribution chapter). This will give greater confidence to meeting delivery targets and also to communities knowing that land for future needs is identified rather than unknown.

06.08 The NPPF recognises that small and medium sized sites can play an important role in meeting housing requirements and can improve delivery as they can be built out relatively quickly. Paragraph 68 of the NPPF requires local planning authorities to identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare. This requirement is met by the Plan.

06.09 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 SHMA (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 appropriate new evidence is produced on the mix and type of housing required during the plan period, this will be made available on the Councils' websites in due course. In addition to the District wide SHMA, local housing needs surveys may give a more localised

view on the type and size of new housing required. The appropriate tenure mix of housing development is set out in the relevant affordable housing policies of the Plan.

Policy SP01 – Housing Needs

1. **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, or any local housing needs surveys where relevant.**

   Babergh:

2. **The Joint Local Plan will seek to deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district over the plan period (2018 – 2037).**

   Mid Suffolk:

3. **The Joint Local Plan will seek to deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district over the plan period (2018 – 2037).**

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 (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 District[11]

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 other[12] 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 requirement[13]) reflecting the mix of housing that would best address the needs of the local population. However, 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.

[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 District[14]

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 other[15] 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 requirement[16]) 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..

Mid Suffolk Affordable Housing Mix (tenure & size) 2018 – 2036					
Tenure & size	1 bed	2 bed	3 bed	4 or more bed	Total

[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.

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.

Policy SP02 – Affordable Housing

1. **A contribution of 35% affordable housing[18] will be required on sites of ten or more dwellings or 0.5ha or more.**

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

3. **The Plan will assist to deliver 2,096 affordable dwellings in Babergh and 2,428 affordable dwellings in Mid Suffolk up to 2037.**

4. **Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment evidence supported by the Council. 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. An agreed viability assessment format will be required to demonstrate this.**

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

[18] In accordance with relevant evidence base, such as SHMA, Housing Survey and any Housing Supplementary Planning Document/Guidance, which would set out dwelling mix, size, tenure and type.

08 - Settlement Hierarchy

Policy background and explanation

08.01 In considering the broad locations for new development, national planning policy requires that sustainable development be 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.

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, infrastructure capacity and considerations of the built and natural environment.

Policy SP03 - Settlement Hierarchy

1. **In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.**

2. **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 Plan and/or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.**

3. **Settlement boundaries have been created as defined on the Policies 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. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries in isolated locations development will only be permitted in exceptional circumstances.**

4. **Development within settlement boundaries will be permitted where:**
    a) **Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan;**
    b) **A high standard of hard and soft landscaping, appropriate for the location is used;**
    c) **Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and**
    d) **The cumulative impact of proposals will be a material consideration.**

Table 2 – 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 with Wissington** **Shotley Street** **Sproughton***
Babergh Hinterland Villages	**Assington** **Belstead*** **Bentley** **Burstall** **Chelmondiston** **Chilton** **Cockfield - Howe Lane** **Copdock and Washbrook***	**Kersey** **Monks Eleigh** **Newton** **Polstead – Church** **Raydon** **Shotley Gate** **Stoke by Nayland** **Stratford St Mary**

Classification	Settlement	
	East Bergholt - East End **Elmsett** **Great Waldingfield** **Hartest** **Hintlesham** **Hitcham**	**Stutton** **Tattingstone – Church** **Whatfield** **Wherstead - Bourne Hill*** **Wherstead Park***
Babergh Hamlet Villages	**Acton – Newman's Green** **Aldham** **Alpheton** **Alpheton – Bridge Street** **Boxford – Calais Street** **Boxford – Stone Street** **Boxted** **Brantham – Stutton Road** **Brent Eleigh** **Brettenham** **Chattisham** **Chelmondiston – Pin Mill** **Chelmondiston – Ling's Lane** **Chelsworth** **Cockfield – Cross Green** **Cockfield – Great Green**	**Lawshall – Bury Road** **Lawshall – Lambs Lane** **Lawshall – Street** **Lawshall – Lawshall Green** **Layham – Lower** **Layham - Upper** **Leavenheath – Harrow Street** **Leavenheath – High Road** **Leavenheath – Honey Tye** **Lindsey - Church** **Lindsey Tye** **Little Cornard – Bures Road** **Little Cornard – Upper Road** **Little Waldingfield**

Classification	Settlement	
Babergh Hamlet Villages *Continued.*	**Cockfield - Mackenzie Place** **Cockfield - Windsor Green** **Cornard Tye** **Edwardstone – Mill Green** **Edwardstone – Sherbourne Street** **Elmsett – Rookery Road** **Erwarton** **Freston** **Great Cornard – Prospect Hill** **Great Waldingfield - Church** **Great Waldingfield – Upsher Green** **Groton** **Groton – Castlings Heath** **Harkstead** **Hartest – Cross Green** **Higham** **Hitcham – Cross Green** **Hitcham – The Drive** **Hitcham – The Water Run** **Holbrook - Lower** **Holton St Mary**	**Milden** **Monks Eleigh – Swingleton Green** **Nedging Tye** **Polstead – Bower House Tye** **Polstead – Hadleigh Heath** **Polstead - Heath, Mill Street, Whitestreet Green** **Preston St Mary** **Preston St Mary – Whelp Street** **Raydon – Lower Raydon** **Shimpling Street** **Shotley – Church** **Somerton** **Stanstead** **Stoke by Nayland – Thorington Street** **Tattingstone - Heath** **Tattingstone - White Horse** **Thorpe Morieux** **Wattisham** **Wenham Magna**

Classification	Settlement	
	Kersey – Kersey Tye **Kersey –Wickerstreet Green** **Kettlebaston**	**Woolverstone**

**Located within the Ipswich Fringe*

Table 3 - 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** **Stowupland** **Stradbroke** **Thurston** **Walsham-le-Willows** **Woolpit**
Mid Suffolk Hinterland Villages	**Badwell Ash** **Barham - Sandy Lane*** **Barking**	**Mendham - Church** **Metfield** **Norton**

Classification	Settlement	
	Beyton	**Occold**
	Brome	**Old Newton**
	Coddenham	**Onehouse**
	Combs	**Palgrave**
	Creeting St Mary	**Rattlesden**
	Earl Stonham - Forward Green	**Redgrave**
	Felsham	**Somersham**
	Finningham	**Stonham Aspal**
	Fressingfield	**Stonham Parva**
	Gislingham	**Stuston**
	Great Blakenham*	**Thorndon**
	Great Finborough	**Thwaite**
	Henley	**Tostock**
	Hessett	**Wattisham Airfield**
	Horham	**Wetheringsett-Cum-Brockford - Church**
	Hoxne - Cross Street/Heckfield Green	**Whitton***
	Hoxne - Low Street	
	Laxfield	**Wortham**
	Mellis	**Yaxley**
Mid Suffolk Hamlet Villages	**Ashbocking**	**Kenton**
	Ashfield cum Thorpe	**Langham**
	Athelington	**Little Blakenham**

Classification	Settlement	
Mid Suffolk Hamlets *Continued.*	**Bacton - Earl's Green** **Bacton - Station Road** **Bacton – Cow Green** **Badwell Ash - Long Thurlow** **Barham – Bell's Cross Road*** **Battisford** **Battisford Tye** **Baylham** **Bedfield - Little Green** **Bedfield - Long Green** **Bedingfield – Church** **Bedingfield – Street** **Brundish** **Burgate** **Buxhall** **Combs - Moats Tye** **Cotton** **Creeting St Mary – Dunche's Lane** **Creeting St Mary – Jack's Green** **Creeting St. Peter** **Crowfield** **Denham**	**Mendham – Withersdale Road** **Mendham - Withersdale Street** **Mendlesham - Green** **Mickfield** **Norton - Little Green, Ashfield Road** **Oakley** **Offton – Church** **Offton – Place** **Old Newton – Church** **Pettaugh** **Rattlesden - Poystreet Green, Top Road** **Redlingfield** **Ringshall Stocks** **Rishangles** **Stoke Ash** **Stonham Aspal - Mill Green** **Stowlangtoft – Church** **Stowlangtoft – Kiln Lane** **Stowupland – Saxham Street**

Classification	Settlement	
Mid Suffolk Hamlets *Continued.*	**Drinkstone** **Drinkstone Green** **Earl Stonham - Angel Hill** **Earl Stonham – Middlewood Green** **Flowton** **Framsden** **Gedding** **Gipping** **Gosbeck** **Great Ashfield** **Great Blakenham – Old Bell House*** **Great Bricett** **Great Finborough – Borough Lane** **Harleston** **Haughley - Green** **Haughley - New Street** **Helmingham** **Hemingstone** **Hinderclay** **Hunston**	**Syleham** **Thornham Magna** **Thrandeston** **Wattisfield** **Westhorpe** **Wetherden** **Wetheringsett-Cum-Brockford - Brockford Street** **Wetheringsett-Cum-Brockford, Wetherup Street and Park Green** **Weybread** **Wickham Skeith** **Wickham Street** **Wilby** **Wilby – Russel's Green** **Willisham** **Wingfield** **Winston** **Woolpit - Borley Green, Green, Heath** **Worlingworth** **Wortham – Magpie Green**

Classification	Settlement	
		Wortham – Rectory Road **Wyverstone**

**Located within the Ipswich Fringe*

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 in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. 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 from April 2018 up to March 2037. 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 Planning permissions yet to be completed as of 1st April 2018 are counted, 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 permissions as of 1st April 2018, with new development locations set out in the Plan.

09.05 Cumulatively, allocations of importance to delivery of the 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, A140 and railway lines within the area have 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 diversity with policies for appropriate rural growth.

Spatial 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. A diversity of site sizes and locations are proposed which will help to maintain delivery at the scale to meet district targets. 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 Policies Maps 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 and evidence base outcomes have been proposed in this document.

09.09 Windfall sites are defined as sites not specifically identified in the development plan. As evidenced in the latest Annual Monitoring Report[19], 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 Councils have also included an allowance for new 'windfall' development of 500 dwellings (28 dwellings per annum) for each district. This is considered a measured and reasonable allowance given the recent historic rates of windfall and abundance of new allocations identified in the Plan.

09.10 Whilst a new settlement approach has been discounted in this Plan, 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; and
e. Opportunities to optimise new infrastructure delivery.

[19] https://www.babergh.gov.uk/planning/planning-policy/evidence-base/annual-monitoring-report-amr/

Policy SP04 - Housing Spatial Distribution

From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:

Babergh

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2037)	Total homes (2018-2037)
Ipswich Fringe	289	1,757	2,046 (21%)
Market Towns and Urban Areas	1,731	1,430	3,161 (33%)
Core Villages	1,288	1,411	2,699 (28%)
Hinterland Villages	582	284	866 (9%)
Hamlets	146	193	339 (4%)
'Windfall'	-	500	500 (5%)
Total	4,036	5,575	9,611

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

Mid Suffolk

Settlement Hierarchy	OPPs* (at 01/04/18)	New homes (2018-2037)	Total homes (2018-2037)
Ipswich Fringe	526	1,192	1,718 (14%)
Market Towns and Urban Areas	1,124	2,842	3,966 (31%)
Core Villages	1,464	3,297	4,761 (38%)
Hinterland Villages	517	750	1,267 (10%)
Hamlets	200	204	404 (3%)
'Windfall'	-	500	500 (4%)
Total	3,831	8,785	12,616

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

All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies 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 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.

Table 4 – Minimum housing requirement for NP Areas

Babergh

09.11 The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1st April

2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement

Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required
Aldham	1	13
Assington	38	38
Bentley	32	52
Boxford	8	13
Capel St Mary	142	792
Chelmondiston	13	52
Chilton	11	161
Copdock and Washbrook	36	274
East Bergholt	12	241
Elmsett	8	49
Glemsford	37	37
Great Waldingfield	7	39
Hadleigh	125	871
Hartest	12	12
Hitcham	5	17
Holbrook	58	65
Lavenham	98	118
Lawshall	3	23
Leavenheath	4	44

Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required
Little Cornard	3	3
Little Waldingfield	4	4
Long Melford	217	367
Newton	23	23
Sproughton	84	1,514
Stoke by Nayland	1	27
Stutton	11	65
Whatfield	1	1
Woolverstone	16	26

Mid Suffolk

09.12 The numbers contained within the table include outstanding planning permissions granted as of 1st April 2018. If outstanding planning permissions (OPPs) granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total requirement.

Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required
Ashbocking	4	19
Battisford	3	12
Beyton	11	30
Botesdale & Rickinghall	43	194
Debenham	16	261

Neighbourhood Plan Area	Identified OPPs (as of 01/04/18)	Total homes required
Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)	49	64
Drinkstone	1	1
Elmswell	480	834
Eye	291	663
Fressingfield	38	56
Haughley	7	199
Hoxne	13	43
Laxfield	35	97
Mendlesham	86	161
Needham Market	311	512
Old Newton with Dagworth	11	141
Redgrave	2	11
Stowupland	191	652
Stradbroke	67	282
Thorndon	55	75
Thurston	490	1,489
Walsham le Willows	8	90
Wilby	7	7
Woolpit	18	717

Economic

Economic Growth

09.13 Babergh and Mid Suffolk District Council's support a strong, responsive and competitive economy, by supporting economic activity and encouraging investment in skills and innovation in order to drive and increase productivity (Joint Strategic Plan 2016 – 18 / Open for Business, Economic Strategy, 2018).

09.14 Overall, the Lichfields Sector Needs Assessment (2017) indicates that Babergh and Mid Suffolk have modest net additional employment land requirements. In quantitative terms, there is considered to be adequate land to meet baseline objectively assessed need (OAN) over the plan period, given the modest baseline forecast in both areas. The allocations are predominantly on the former Sproughton Sugar Beet site / Sproughton Enterprise Park and the Stowmarket Mill Lane/Gateway 14 site, supported by small parcels of available land across the Districts' identified employment locations along the strategic transport corridors, a number of which have planning permission. Planning permissions yet to be completed as of 1st April 2018 have been assumed, leaving a residual amount to be found from new development locations

09.15 However, whilst the baseline land forecast indicates modest land requirements over the Plan period, it is important that there is flexibility to meet the changing demands of the economy, 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 infrastructure in road, rail, and high-speed broadband and 5G is important for maintaining economic prosperity. The future prosperity of the Districts is dependant upon the diversity of available employment land and, where possible, retaining the existing economic base. This is not necessarily in terms of maintaining a land area, but rather being flexible in securing business retention and expansion in challenging economic circumstances.

09.16 Flexibility to accommodate net strategic growth on strategic employment sites is essential to securing the future prosperity of the area. There are 9 main Strategic employment areas:

- Stowmarket
- Sudbury
- Villages around Ipswich (Claydon & Great Blakenham, Sproughton, Wherstead)
- Acton
- Eye
- Hadleigh
- Needham Market
- Raydon
- Woolpit

09.17 It is important that the flexibility to enable economic investment is balanced with the need to safeguard the network of sites, which have a central role in supporting economic activity across Babergh and Mid Suffolk. Proposals for net additional land must demonstrably enhance overall economic position and will not jeopardise the ongoing retention of the existing employment uses. There is a need to ensure that employment opportunities exist throughout the Districts' villages, to help to create sustainable communities and reduce

the 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.

09.18 With the aim of supporting key employment sectors in the locality there are 3 enterprise zones designated across Babergh and Mid Suffolk:

1. Stowmarket Enterprise Park, Gateway 14, Mill Lane - a designated Enterprise Zone (EZ) site that extends to approximately 52 ha, of which 34 ha is developable land. The Enterprise Parksits within Gateway 14. The EZ site is also a designated Food Enterprise Zone (FEZ). This designated Enterprise Zone site will focus upon providing serviced employment land for development focussed upon business and employment use and distribution.
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, offers business incentives to businesses in the food and beverage industries.

Policy background and explanation

Context

09.19 Babergh and Mid Suffolk are located within the Ipswich Economic Area (IEA), along with Ipswich and Suffolk Coastal (now part of East Suffolk). Within the IEA, the A14 road and rail corridor is the main arterial route for goods between Europe and the distribution warehouses in the English midlands. The corridor also aligns with the key commercial property market in the IEA from Felixstowe westwards to Stowmarket (Lichfields, 2017). The Cambridge Economic Area adjoins further to the west at Bury St Edmunds. The A140 and A12 also provide key arterial routes for the movement of goods and business activity. Elsewhere in the IEA the commercial centres of Hadleigh and Sudbury contain localised markets. Rural and agricultural areas make up the rest of the IEA with 11,300 square kilometres (or 4,366 square miles) classified as rural representing 94% of the total area (Lichfields, 2017).

09.20 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 (Lichfields, 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 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.

09.21 Babergh District is also largely rural in nature, with the economic hubs located in the market towns of Sudbury and Hadleigh. Employment is concentrated around the Ipswich

administrative area at Copdock Interchange Retail Park and 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.

09.22 The approach set out in the Plan seeks to maintain the geographical range and diversity of employment land across the District areas, whilst also recognising that there is a need for policy flexibility to enable the demands of future economic needs and investment to be accommodated. A balance must be struck between safeguarding existing sites, which are vital to the area, whilst supporting new investment, which will enhance the overall economic base.

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

Strategic Employment Locations

- These employment sites are of strategic importance 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.

- Sudbury, Hadleigh, Acton, Claydon and Great Blakenham, Sproughton, Wherstead, Stowmarket, Needham Market, Woolpit & Eye.

- Within the Strategic sites are three (Food) Enterprise Zones: Sproughton Sugar Beet Regeneration site, Mill Lane/Gateway14 Stowmarket, and at Wherstead.

09.24 Strategic Regeneration opportunities are provided at the former Sugar Beet Factory at Sproughton and Brantham Regeneration Site in the South of Babergh; both of which have a long-established industrial heritage.

Business and Enterprise Hubs

- Cumulatively important, the hubs provide a network of over 100 smaller sites are dispersed throughout the Districts, providing lower-cost premises to SME businesses in the many small settlements.
- Clusters containing multiple, often self supporting businesses.
- Often converted from agricultural use these areas have developed organically over time.

Policy SP05 – Employment Land

1) In order to support and encourage sustainable economic growth and ensure a continuous range and diversity of sites and premises are available to meet current and potential future economic needs the strategic employment sites (as identified on the policies map) shall be protected and their proposed expansion supported in principle:

a) Stowmarket - Charles Industrial Estate; Gipping Employment Corridor; Mill Lane

b) **Sudbury – Chilton Industrial Estate, Delphi Site Churchfield Road (part Chilton parish) and Northern Road; Wood Hall Business Park**
c) **Villages around Ipswich**
    a) **Claydon & Great Blakenham – Gipping and Claydon Business Park**
    b) **Wherstead – Wherstead Business Park**
    c) **Sproughton – Former Sugar Beet Factory Site; Farthing Road Industrial Estate**
d) **Acton – Bull Lane**
e) **Eye – Eye Airfield**
f) **Hadleigh – Lady Lane**
g) **Needham Market – Lion Barn**
h) **Raydon – Notley Enterprise Park**
i) **Woolpit – Lady's Well; Lawn Farm; Brickworks; Woolpit Business Park**

2) **The ongoing economic led regeneration at Brantham and at the Former Sproughton Sugar Beet Factory regeneration sites is supported. Development at the Brantham site must be sensitive to the estuarine/coastal location, which is in close proximity to the AONB, in relation to landscape, biodiversity, potentially flood risk, and, where relevant, the historic environment. This site could offer significant potential for biodiversity net gain as well as landscape improvements to reflect its location close to the AONB and coast. Similarly, regeneration at the Former Sproughton Sugar Beet Factory, must be sensitive to landscape, biodiversity (with consideration given to potential for biodiversity new gain) and heritage assets and sensitivity.**

3) **Existing employment uses should be retained. 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.**

4) **Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the Local Planning Authority (LPA) to agree the required assessment work in support of any proposal**

5) **In determining applications for new employment development weight shall be given to proposals which make provision for skills and training packages which are supported by the LPA.**

6) **To ensure a deliverable supply of employment sites to meet accommodate the changing needs of the economy, development of net additional employment uses along the strategic transport corridors (A12, A14 and A140) shall be supported in principle, subject to:**

    a. **The applicant demonstrates that any proposal is deliverable and would enhance provision which can not be accommodated on existing employment sites;**

b. All proposals demonstrate adequate highway capacity and access. There must be included sufficient off-road parking for the use on site to the satisfaction of the LPA;
c. All proposals ensure provision of accessibility to public transport, including walking and cycling provision
d. The site design and layout must be sensitive to the surroundings, including any landscape, heritage and biodiversity assets;
e. Prioritisation must be given to development on brownfield PDL.
f. All new buildings must demonstrate high-quality design, by having regard to the relevant policies of the Plan.

RETAIL

Town centres, Retail & Leisure

09.25 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.

09.26 In order to maintain the vitality and viability of existing town and retail centres, new retail,leisure and community facilities 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.

09.27 The sequential approach ensures retail development will be in sustainable locations with good means of accessibility supported by regular public transportation.Where proposals are in out of town locations, developers will be required to provide evidence to justify location by demonstrating there are no suitable alternative sites within or adjacent to a town centre.

09.28 A number of town centres fall within Conservation Areas where a number of Listed Buildings are present therefore development proposals will need to take into consideration the effect it may have on the townscape.

Policy SP06 – Retail and Town Centre Use

1) **Proposals for new retail and town centre uses[20] in the Plan area should be supported in the defined town centre areas. Settlements with a defined area are in Sudbury, Hadleigh, Stowmarket, Needham Market, Eye and Debenham.**

2) **A sequential test should be provided for retail and town centre uses proposed outside of the defined town centre areas.**

3) **In order to protect and enhance the historic environment of the settlements, development proposals will need to demonstrate they have been designed with the setting and townscape taken into consideration.**

[20] Town centre uses include 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, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) [NPPF, 2019].

10 – THE ECONOMY – TOURISM

Policy background and explanation

10.01 NPPF paragraph 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 They include 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. Tourism in Babergh has an estimated worth of £188 million and provides 3,067 full-time equivalent (FTE) jobs (11% of all employment in the district). In Mid Suffolk, it is worth around £167million and provides 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 Lake;
- Gainsborough's 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, Aspall, Copella and Jimmy's Farm. Specialist related events are also held around the stately halls of Helmingham, Melford and Kentwell Halls. Both Districts are rich with heritage assets and rural landscapes. Heritage/landscape-led tourism which seeks to bring back disused or under–used heritage assets into appropriate productive use or that enables the enhancement and protection of the landscape character is encouraged

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 AONBs.

10.09 In order to ensure tourism can be sustainable, facility proposals that are adapted to meet existing and potential climate change issues and can demonstrate a contribution to

climate change mitigation (such as access by other modes of transport other than the car) will be supported.

10.10 In terms of commercial leisure capacity, the 2015 study identifies capacity for 4 new cinema screens in both districts. In 2018, The Regal Theatre in Stowmarket received a grant form 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.

10.11 To encourage visitors to support the economy of the 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.

Policy SP07 – Tourism

1) **Settlements across Babergh and Mid Suffolk, many of which contain historic assets, tourism and leisure facilities, play an important role within the Districts. New development that supports this role will be encouraged, where appropriate in the scale, character and nature of their locality.**

2) **Historic, recreational and landscape-based tourism proposals that demonstrate protection and enhancement of heritage, the environment and landscape assets will be actively encouraged.**

3) **All tourism and leisure proposals will be required to demonstrate how they contribute to climate change adaption and mitigation.**

4) **All proposals for development should comply with other policies in the Plan.**

11 – STRATEGIC INFRASTRUCTURE

Policy background and explanation

11.01 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 necessary at both a local and strategic level. It is critical that the strategic and cumulative infrastructure needs are considered and addressed at a strategic district wide level. This will then inform how individual developments can contribute and support the delivery of such strategic infrastructure, as well as understanding the more localised and scheme specific infrastructure capacity issues and needs.

11.02 The key strategic infrastructure projects relevant to the Plan area include key transport improvements, a schools expansion programme, environmental protection of internationally important environmental designations in and around the Plan area, improvements to digital infrastructure and the water supply and treatment network. A comprehensive list of all strategic and local infrastructure is set out in the Babergh and Mid Suffolk Infrastructure Delivery Plan.

11.03 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. As such, development in the Ipswich Strategic Planning Area (ISPA) is predicted to add significant strain on the transport network. Therefore, a Transport Mitigation Strategy, which provides a package of transport measures, has been identified to reduce vehicle movements arising from new development and existing communities.

11.04 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).

11.05 To support the delivery of growth across Babergh and Mid Suffolk, the Councils 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.

11.06 Monitoring of infrastructure delivery and re-assessment of infrastructure requirements will be undertaken regularly.

11.07 All allocation sites must have a project level HRA if they are within the zone of influence of protected habitats sites. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes for planning applications will be required.

Policy SP08 – Strategic Infrastructure Provision

1) The Councils will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects[21] affecting the plan area which include:

a. Transportation improvements (including modal shift) to the strategic infrastructure along the A12 and A14 corridors, and the delivery of the Ipswich Strategic Planning Area Transport Mitigation Strategy to mitigate cumulative transport and air quality impacts.
b. A district wide education expansion programme to match projected population growth.
c. Protected Habitats Mitigation Zones
d. Upgrade from 2025 to the Hartismere water supply infrastructure network.
e. Improvements to digital technology infrastructure

2) 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.

3) 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.

Community Infrastructure

11.08 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.

11.09 Many communities within the Babergh and Mid Suffolk area need improvements to community infrastructure, to support the overall and proposed distribution of growth. The Infrastructure Delivery Plan has identified which improvements to community infrastructure are required 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.

[21] Detailed information on strategic infrastructure projects are set out in the most recently published Babergh and Mid Suffolk Infrastructure Delivery Plan.

12 - Protection and Management of the Environment

Strategic Issues

12.01 The aims of the 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. This includes 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.

NATURAL AND LOCAL ENVIRONMENT

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

ENVIRONMENTAL PROTECTION

12.04 Babergh and Mid Suffolk have a rich and varied natural environment, including rivers and estuaries, open spaces and countryside, but some local resources are under pressure.

12.05 Environmental protection measure provides a managed policy framework which is adaptable and can respond to pressures through measures such as prevention, management, mitigation or adaptation from flood risk, water resources, land resources, pollution and climate change.

GREEN INFRASTRUCTURE

12.06 All components of the green infrastructure network must be managed at a strategic level to ensure cross cutting and cumulative issues and impacts are effectively managed at a strategic level. This includes natural components, such as biodiversity, geodiversity and landscape, as well assets within settlements, including historic assets, green spaces and recreational areas.

BIODIVERSITY & GEODIVERSITY

12.07 Local sites of biodiversity and geodiversity value are identified in this Plan to ensure consideration can be given to the level of protection provided to these local sites – including County Wildlife Sites, County Geodiversity Sites, Local Nature Reserves and priority species and habitats

LANDSCAPE

12.08 In districts, such as Babergh and Mid Suffolk, future development must be managed to respect the key features and local distinctiveness.

12.09 Along with Areas of Outstanding Natural Beauty (AONB), Sites of Scientific Interest (SSSI) and Conservation Areas, there are also less well known features that makes all landscape character areas significant and worthy of protection. It is important to recognise these elements, in order to balance interests and consider potential impacts in the future, as well as, to identify any further management or guidance which may be required that goes beyond the boundaries of defined designations covered by legislation. Furthermore, in cases where mitigation measures are necessary, it may help inform the type of measures which could be appropriate

12.10 There are approximately 16 identified Landscape Characters within Babergh and Mid Suffolk. Babergh makes a valuable and varied contribution to this, with the Suffolk Coasts and Heaths AONB and Dedham Vale AONB, including the Stour Valley, covering a considerable part of the district. Legislation provides protection and guidance within these areas and both have Management Groups providing a robust framework for management of challenges facing these areas in the future.

THE HISTORIC ENVIRONMENT

12.11 The importance of heritage assets to the historic character and distinctive appearance of both districts should not be underestimated. The historic environment is a precious resource valued by residents, visitors and local businesses, and the attractive historic character of many of the villages and wealth of traditional buildings is the focus of a healthy and growing tourism sector.

12.12 To continue to conserve and enhance the heritage assets throughout the district, for the benefit of all to enjoy. To enrich the quality of life through learning from local historic knowledge and thereby ensure assets are safeguarded for future generations.

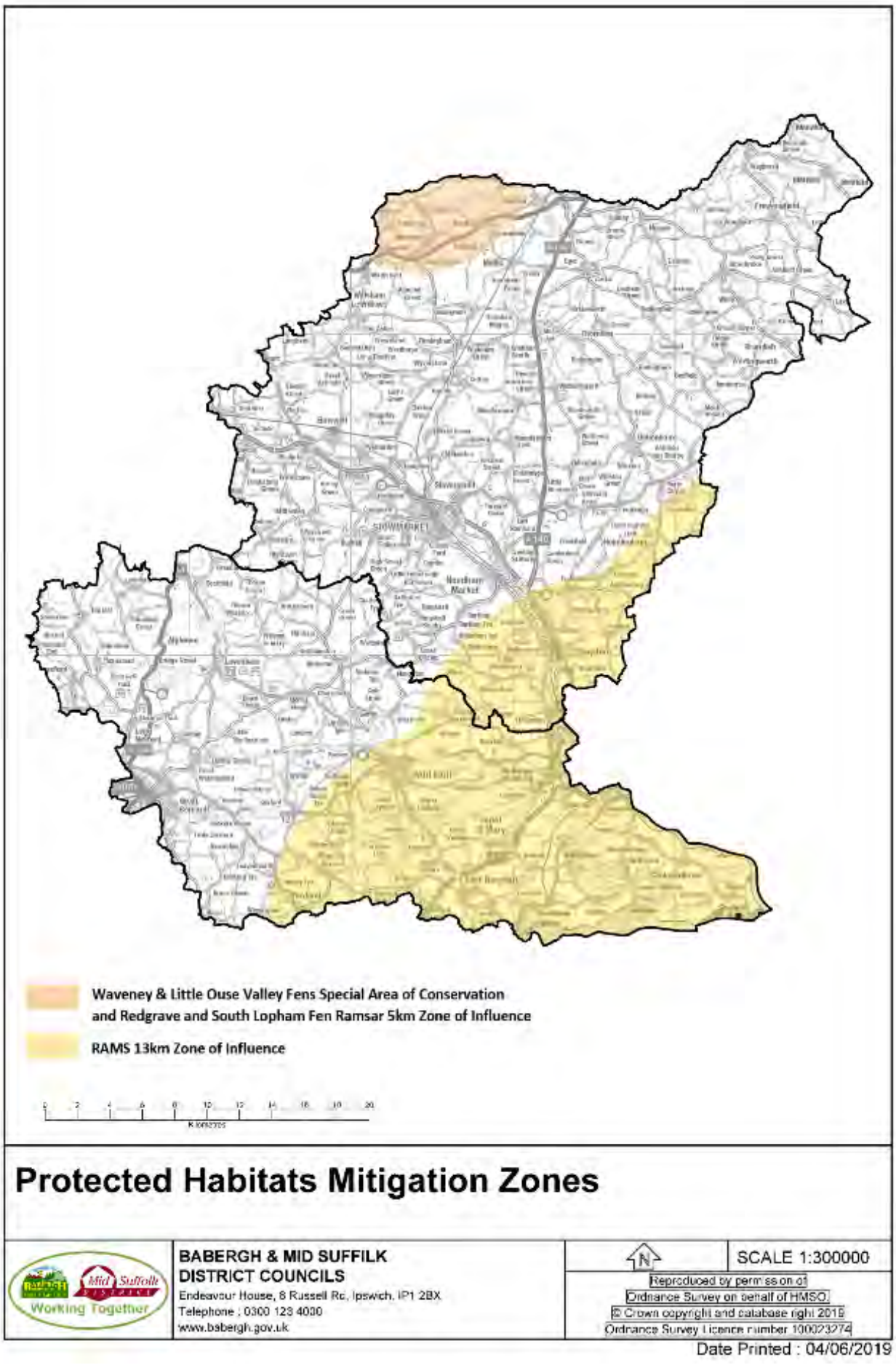
CROSS BOUNDARY MITIGATION FOR PROTECTED HABITATS SITES

12.13 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.

12.14 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 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 have produced a Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), which identifies and costs the measures necessary to mitigate recreational and leisure impacts and confirms 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 Plan.

12.15 Strategic projects may require joint working by public bodies, to ensure the requirements of the Habitat Regulations are met.



Protected Habitats Mitigation Zones

12.16 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 consider these designations, particularly where they are identified within the relevant Impact Risk Zones and Protected Habitats Sites Mitigation Zone.

12.17 Development that falls within the Impact Risk Zones for Redgrave & Lopham Fens SAC & Ramsar and Waveney & Lt Ouse Valley Fens SAC will trigger consultation with Natural England.

12.18 The Councils will continue to work with other authorities throughout the 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.

12.19 The Councils are also currently working in a county-wide partnership on a cross-boundary project, to identify wildlife corridor networks. This will be used as baseline data for creating, protecting and enhancing wildlife corridors and to support biodiversity net gain requirements.

12.20 Monitoring of biodiversity net gain will be undertaken annually on a District level, in line with government requirements.

Policy SP09 –Enhancement and Management of the Environment

1) **The Council will require development to support the enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape; biodiversity geodiversity and the historic environment and historic landscapes through detailed development management policies set out in the Plan, including environmental protection measures, such as biodiversity net gain and sustainable urban drainage systems.**

Cross-boundary mitigation of effects on Protected Habitats Sites

2) **Development that creates new dwelling(s) within the identified Protected Habitats Sites Mitigation Zone will be required to make appropriate contributions through legal 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. Development will otherwise need to submit separate evidence of compliance with the Habitats Regulations Assessment regarding predicted impacts upon relevant designated sites.**

3) **All development proposals will be required to support and contribute to the Councils' project to maintain, enhance and protect biodiversity net gain, the networks of habitats and green infrastructure.**

Climate Change

12.21 The 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. This should underpin both plan-making and decision-taking (NPPF Para. 20). The Plan seeks to meet these aims through a combination of Climate Change policies, including issues on sustainable construction, design, energy, flood risk and water management.

12.22 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.

12.23 The Plan recognises that both Babergh and Mid Suffolk District Councils support the County-wide aim for a zero carbon/ carbon neutral future by 2030, and the policies within provide the framework to achieve this aim.

Policy SP10 - Climate Change

1. **The Councils will:**

   a. **Require all developments to take a proactive approach to mitigate and adapt 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; Proactive approaches may include sustainable construction techniques that regulate building temperatures, tree planting and shelter in public realms including public transport nodes and stops and biodiversity net gain.**
   b. **Require a sequential risk-based approach taking into account future-proofing measures for impacts of flooding**;
   c. **Encourage and promote the principle of Holistic Water Management;**
   d. **Encourage and support innovative approaches to sustainable design;**
   e. **Require proactive approaches and identify opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.**

PART 2 – LOCAL POLICIES

(Development Management policies)

13 LOCAL POLICIES – HOUSING

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.

13.04 It is known the Districts have an ageing population with physical disabilities. Therefore, there is an identified need to meet future housing demands regarding accessible and adaptable dwellings. This windfall policy will support the delivery of M4(2) standards, along with other measures set out in the Plan.

Policy LP01 – Windfall development in hamlets and dwellings clusters

1. **Proposals for windfall development within dwelling clusters[22] and/or a defined hamlet may be acceptable, subject to all the following criteria applied:**

   a) **It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.**
   b) **It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.**
   c) **The scale of development is infill only for a single dwelling and or pair of semi detached dwellings.**
   d) **Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.**

[22] *A dwelling cluster is defined as a nucleus of at least 10 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 are referred to as hamlets*

e) All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.

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. 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 restrictions[23]. 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. It may also 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.

[23] Such as immediate family/personal consent that may be in place.

Policy LP02 - Residential Annexes

1. **Proposals for residential annexe accommodation attached to the main dwelling 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.**

2. **An annexe proposal not attached to the main dwelling 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[24] issues for the main dwelling or proposed annexe, when assessed against other relevant policies.**

4. **Where a proposal harms heritage assets the local planning authority will resist the proposal.**

5. **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.**

6. **Proposals that are considered acceptable are required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use (see sustainable construction and design policy).**

7. **Where applicable, proposals must protect and enhance biodiversity and geodiversity affected by the development.**

8. **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.**

[24] Material consideration examples (but not limited to), impact on residential amenity, light, noise, odour, smoke, dust, privacy, visual impacts, overbearing, overshadowing, scale, form, mass, design, material and any other pollutants.

LP03 - Residential Extensions and Conversions

Policy background and explanation

13.10 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.

13.11 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.

13.12 The LPA 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.

13.13 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.

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) 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.

c) Incorporate 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.

d) Will not materially, unacceptably or detrimentally affect the amenities of neighbouring properties or adversely affect neighbouring commercial uses.

e) 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. Ecology/biodiversity may be a material consideration as part of the assessment.

f) Have safe vehicular access, and sufficient space remains available to park vehicles in the curtilage of the dwelling. Consideration will be given to any relevant parking standards that may need to be taken into consideration.

g) Where a proposal affects and harms a heritage asset the local planning authority will resist the proposal.

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

Policy background and explanation

13.14 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.

13.15 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. This 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 Plan and national planning policy, unless there is an exceptional circumstance (for example, residential annexe accommodation and rural exception site).

13.16 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.

13.17 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.

13.18 The LPA 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.

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 (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 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 proposal must be well designed, sensitively integrated and respect any heritage value of the area including setting value.

c. The existing dwelling to be replaced must not be a listed building or a building of historic or architectural importance and merit or a non-designated heritage asset.

d. 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 consideration will need to be made to the Hamlets and Clusters of development in the countryside policy and settlement hierarchy policy.

e. The proposal must not take place on the best and most versatile agricultural land.

f. 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.

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

Policy background and explanation

13.19 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.

13.20 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.

13.21 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 LPA will need to assess layout, design, scale, amenity and how this relates to spatial context and surroundings.

13.22 All proposals are advised to have regard to any existing Supplementary Planning documents or guidance by the LPA on good quality design principles and standards.

13.23 The LPA 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.

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 providing the proposal complies with policy (Residential extensions and conversions policy) criteria the proposal will be permitted. 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. Acceptable private amenity and utility space compatible with the area's context.**
- **d. Acceptable access and parking.**
- **e. Acceptable levels of amenity with reasonable access to light, privacy, free from unacceptable noise, odour, smoke, dust, light or any other pollutants and impacts.**
- **f. The proposal must not result in inappropriate sub-division of plots/curtilages that would be out of keeping with existing context.**
- **g. The proposal must not harm a listed building and/or its setting.**

LP06 – Scheme composition and LP07 - Supported and Special Needs Housing

Policy background and explanation

13.24 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.

13.25 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) (May 2017 and January 2019 update). The SHMA data for the Ipswich Housing Market Area is a key piece of data to identify the housing needs across the districts.

13.26 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. This 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.

13.27 This policy is to ensure development meets a 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. Supported and special needs housing includes accommodating care for older, disabled or vulnerable people and care leavers, people with learning difficulties, mental illness and physical disabilities.

13.28 The SHMA indicates the population of older persons is currently 26.2% in Babergh and 24.8% in Mid Suffolk. The OAN projections indicate the population aged 65 or over is going to increase dramatically by 57.8%[25] in the Ipswich Housing Market Area over the plan period. The Councils have recognised this need through the adopted 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 that a growing number of households will include one or more persons with a disability, and more households with people living with long-term health conditions.

13.29 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 requirements[26]. LPAs 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 Districts during the Plan period.

[25] Strategic Housing Market Assessment, Section 6 (May 2017)
[26] Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.

13.30 The SHMA[27] 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. 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, which means an additional 572 registered care accommodation will be required over the plan period.

13.31 There is also a recognised trend within the SHMA[28] 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. 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, which means an additional 1004 registered care accommodation will be required over the plan period.

13.32 It is also recognised that the numbers and type of specialised accommodation needed may depend on changes in patterns of demand and expectations it includes the following types of accommodation: residential institutions with care, including residential and nursing care homes; housing with care and support, including sheltered, enhanced sheltered or extra care housing; and, other housing identified for those with specific housing-related care or support needs, such as physical or sensory disabled people, people with learning difficulties, care leavers or people with mental health support needs. SCC 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.

13.33 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 standard[29]. 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.

13.34 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 if 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.

13.35 To achieve a greater mix of housing types, 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.

13.36 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.

[27] Strategic Housing Market Assessment, Appendix 6 (January 2019)
[28] Strategic Housing Market Assessment Appendix 6 (January 2019)
[29] Technical housing standards – national described space standard (March 2015)

13.37 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.

Policy LP06 – Mix and type of composition

1) For all major housing development proposals for ten units or more, or sites of 0.5ha or more, including supported and special needs housing, the scheme composition:

a) Must accommodate 35% affordable housing to meet affordable housing need.

b) Must accommodate 50% of the dwellings which meet the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).

c) Will be expected to reflect the mix and type (including bungalows) of housing needs identified in the most relevant district needs assessment evidence supported by the Council. Any 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.

Policy LP07 - Supported and Special Needs Housing

1) **Proposals for supported and special needs housing, including extensions, conversions and new developments, 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) **Have sufficient amenity standard, including access to open space for the residents.**

   d) **Well designed to a high quality standard and meet any special needs of the residents of the property and is sympathetic to the surrounding townscape and/or landscape.**

   e) **Give special regard to protecting and enhancing biodiversity and geodiversity affected by the proposal.**

   f) **Ensures heritage assets and their settings are maintained, protected and enhanced.**

   g) **Meets necessary adequate shared facility standards[33].**

   h) **Meets the requirements for accessible and adaptable dwellings under Part M4(2) of Building Regulations (or any relevant regulation that supersedes and replaces).**

2) **If bungalows, the proposal 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 planning obligation/legal agreement.**

3) **Adopted Neighbourhood Plans may choose to set out an approach to help influence housing type and mix specific to the local area. Equally, necessary regard will also need to be had to the Plan and any supporting evidence to ensure the local housing needs of the district are adequately met. Any local aspirations not compatible with the district's plan-led approach will not be supported.**

LP08 - Affordable Housing

Policy background and explanation

13.38 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.

13.39 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.

13.40 In exceptional circumstances[30], 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.

13.41 Local need for affordable housing may be identified through a local housing needs survey (LHNS)[31]. 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.

13.42 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 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.

[30] 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.

[31] 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.

Policy LP08 – Affordable, community led and rural exception housing

1. **Affordable housing:**

a) **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.**

b) **Should be tenure blind when being designed and integrated within a development that contains other types of housing (for example, market housing).**

c) **Must be upheld by avoiding proposals that create artificial or contrived subdivision of a site to circumvent requirements. If there is reasonable expectation of adjoining land coming forward for housing development, the Council 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 requirement thresholds.**

d) **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. Where affordable housing cannot be secured in perpetuity, it will be expected for the funds to be ringfenced for reinvestment back into affordable housing provision[32].**

2. **Community Led Housing proposals must demonstrate that:**

a) **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**

b) **The scheme has general community support, with evidence of meaningful public engagement.**

3. **Rural Exception Housing**

Up to 35% of market housing on rural exception sites will be supported, only where it is financially necessary in order to secure and deliver additional local affordable housing. A financial appraisal must be submitted to evidence the need for open market housing to cross-subsidise affordable housing on the rural exception site.

[32] The Housing supplementary planning document will detail what would be expected for types of schemes that could not be secured in perpetuity. For example, but not limited to Right to Buy legislation, shared ownership dwellings, shared equity, discount market sales (linked to clawback in some cases).

LP09 - Provision for Gypsy and Traveller and Travelling Showpeople

Policy background and explanation

13.43 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.

13.44 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.'

13.45 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.'

13.46 All allocated sites must have a project level HRA if they are within the zone of influence of coastal habitat sites. This will also identify whether allocated sites will result in a likely significant effect to functionally linked land and water quality, and will determining whether further mitigation is required. Where relevant, project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes will be required for planning applications..

13.47 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 in the Plan period (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.

13.48 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. In accordance with the Babergh and Mid Suffolk Gypsy and Traveller monitoring of January 2020, there are currently 88 pitches in Mid Suffolk.

The data in the table above includes temporary planning permissions and unauthorised developments.

Definitions of Gypsy and Traveller uses:

- 'Plots' refer to Travelling Showpeople only
- 'Pitches' refer to Gypsies and Travellers only

13.49 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

13.50 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, Marinas and Houseboats.

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

Policy LP09 – 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 vehicle (e.g. car);**
   d. **The site is designed with regard to established design guidance documents and best practice;**
   e. **The proposal must not cause any detrimental affects to amenity. For example (but not limited to) noise, light and water pollution.**
   f. **Special regard shall be given to protecting and enhancing landscape, biodiversity and geodiversity affected by the proposal.**
   g. **Any employment use on the site is compatible with residential and local amenity;**
   h. **The proposal must ensure heritage assets and their settings are maintained, protected and enhanced where the opportunity arises.**
   i. **The proposal must not result in loss of best and most versatile agricultural land.**

3. **The Council will prepare a project level Habitat Regulation Assessment (HRA) to assess the likely impacts from development if proposed sites are situated within the SSSI zone of influence of Habitat Sites.**

4. **Conditions will normally be applied to limit the number of pitches/plots on the site, or to safeguard occupancy by the Gypsy/Traveller community.**

*** Neighbourhood Plans may allocate sites for Gypsy and Traveller use.**

LP10 – Moorings, Marinas & Houseboats

Policy background and explanation

13.52 The Councils will work with partner agencies to identify suitable moorings to meet the needs identified in an up to date needs assessment. An area of the mooring is shown on the Policies Map at Pin Mill Chelmondiston, Woolverstone, Shotley and Fox's at Wherstead.

13.53 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, Construction Environment Management Plan (CEMP) and lighting design schemes to assess the likely impacts from development.

13.54 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.

13.55 Many activities that take place in or over the marine plan area require a marine licence. Early consultation with the Marine Management Organisation is recommended for appropriate proposals.

LP10 - Moorings, Marinas and Houseboats

1. **Outside of the defined moorings and marinas located at Pin Mill, Woolverstone, Shotley and Fox's at Wherstead, there will be no introduction or extension of moorings, marinas and houseboats or the ancillary land based activities across the Stour and Orwell estuaries SPA and Ramsar site (Suffolk Coast RAMS zone of influence).**

2. **Within the defined moorings and marinas, planning permission will only be granted if all of the following criteria are met to the satisfaction of the LPA:**

a) **The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar sites and the Suffolk Coast and Heath AONB. If planning permission is granted a CEMP must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.**

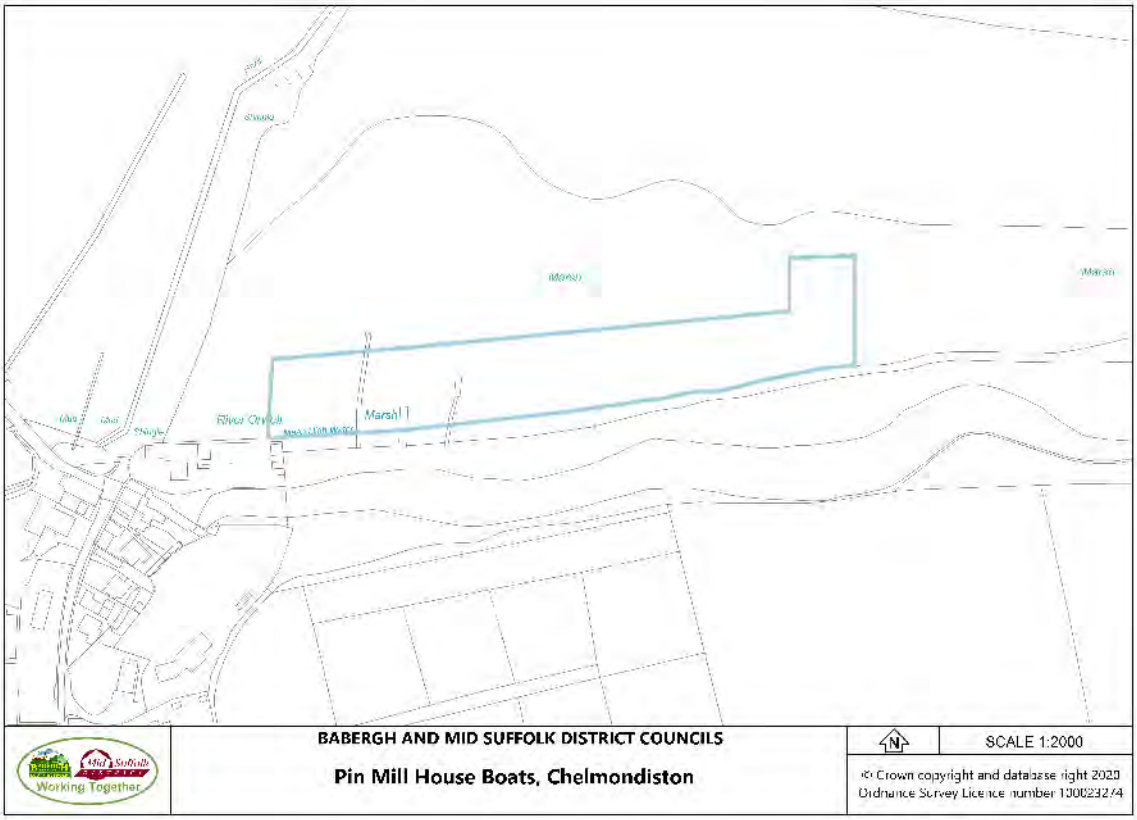
b) **The proposal must demonstrate appropriate measures to ensure there is no risk of deterioration in Water Framework Directive (WFD) status for the River Stour and Orwell.**

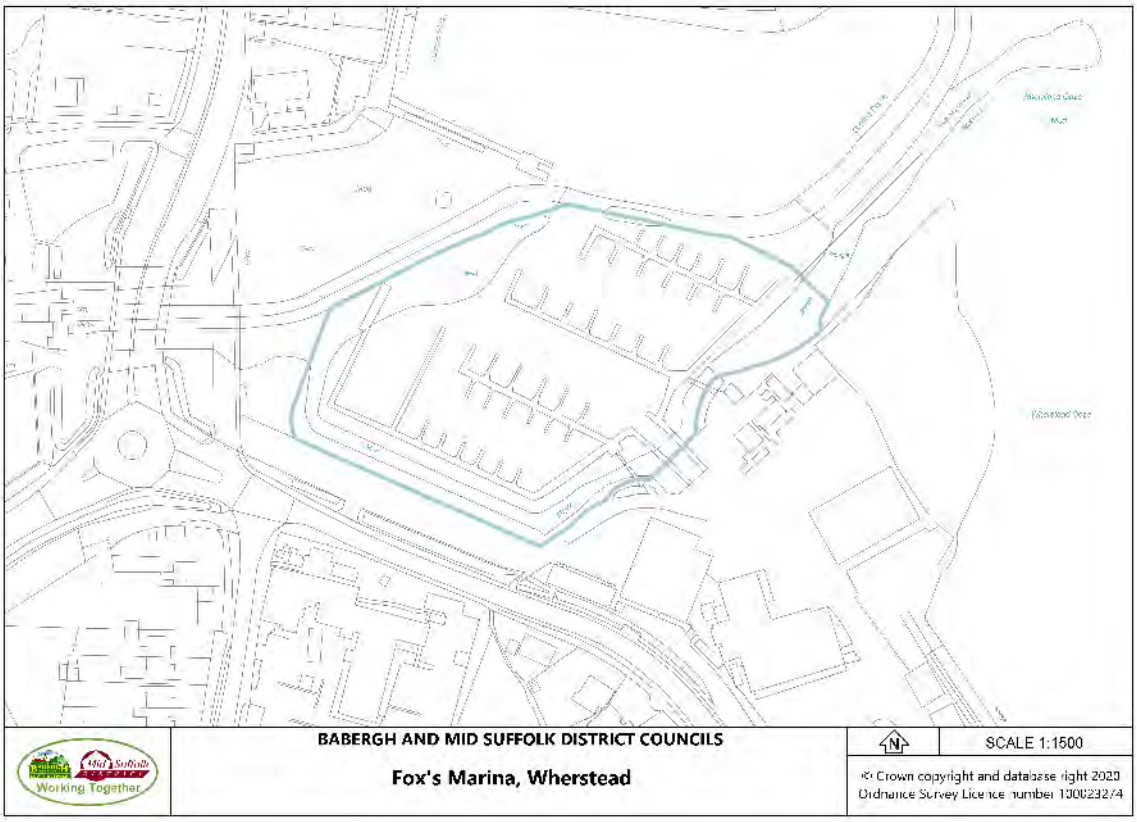
2) **A project level HRA will be required for each houseboat planning application and all proposals will need to demonstrate acceptable environmental protection measures and a Construction and Environment Management Plan will be required.**

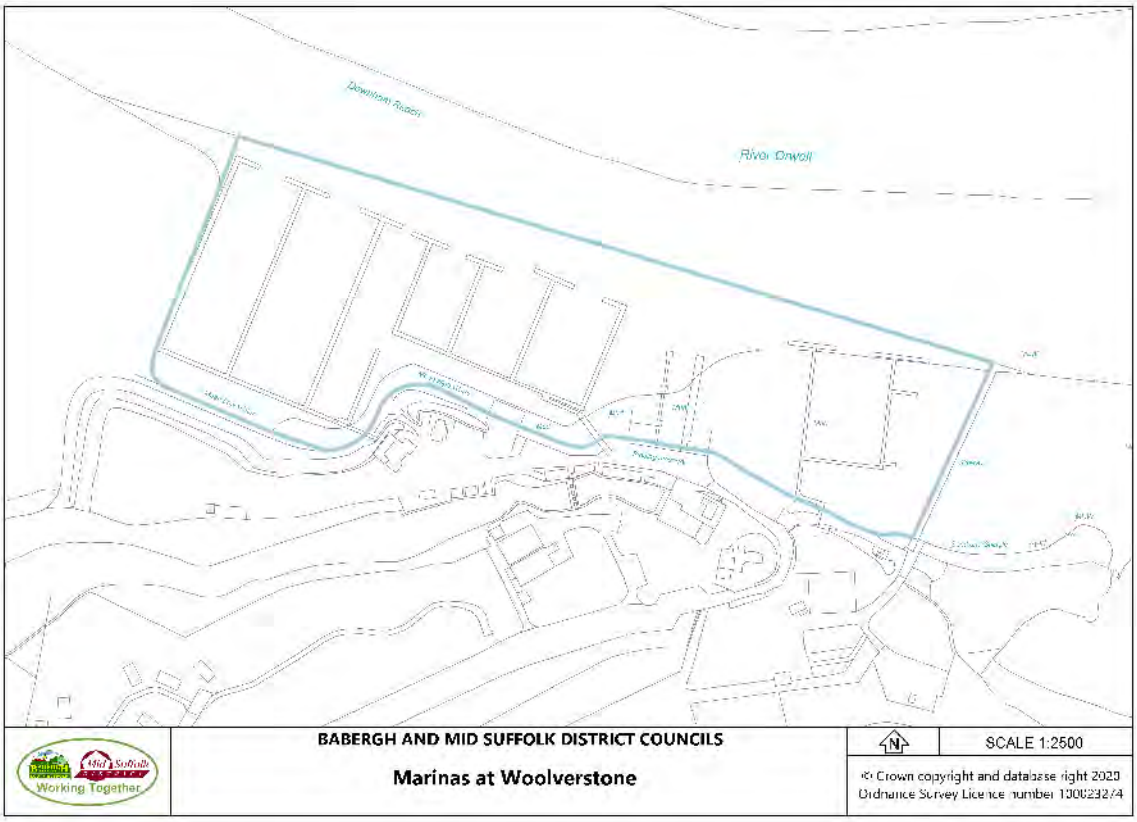
a) If planning permission is granted a Construction Environment Management Plan must be agreed prior to commencement of development to demonstrate mitigation of construction impacts.

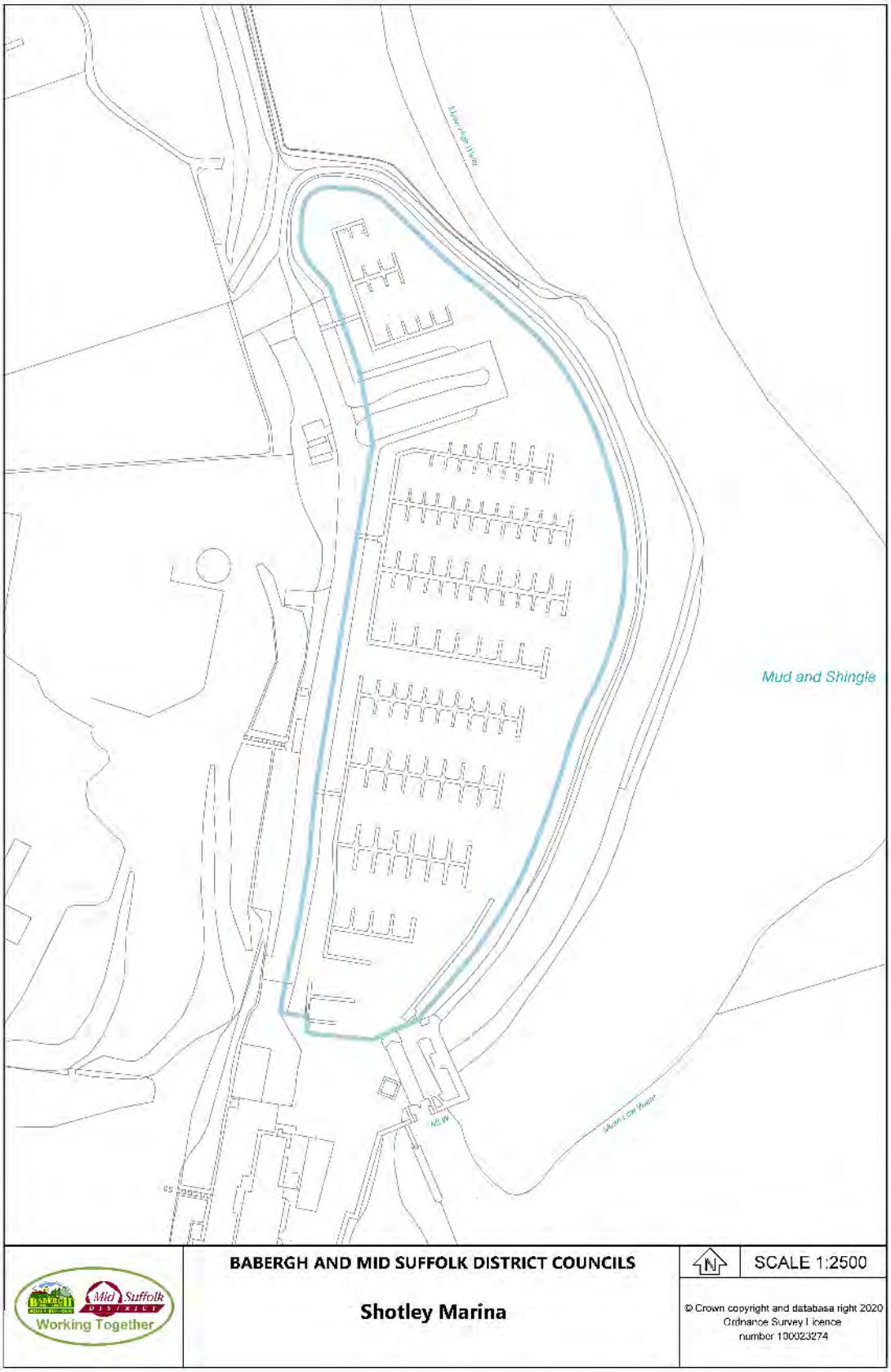
b) Additionally, for houseboat proposals within the defined area of Pin Mill, Chelmondiston:

i. **The total number of houseboats is no greater than 28 units.**
ii. **The vessels must be river worthy and capable of floating**
iii. **Access must be via a jetty**
iv. **The boat is secured to the access jetty and or a mooring post.**
v. **The applicant enters into a legal agreement for the removal of any vessel that becomes unfit for habitation or is abandoned.**




BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Fox's Marina, Wherstead
SCALE 1:1500
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River Orwell
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Marinas at Woolverstone
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Mud and Shingle
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Working Together

LP11 - Self-Build and Custom-Build

Policy background and explanation

13.56 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.

Policy LP11 - 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 Plan.**
2. **Special protection must be given to the landscape, biodiversity and the historic environment.**
3. **The proposal must not cause significant harm to residential amenity.**
4. **The proposal must minimise the impact of development on climate change and will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.**

14 LOCAL POLICIES – ECONOMY

LP12 - 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 The purpose of this section is to provide a planning framework which;

I. Encourages 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.
II. Encourage inward investment to the Districts by supporting infrastructure improvements that will enable the continued growth of the Port of Felixstowe and strengthen the Districts' links to the Port of Felixstowe and the rest of the UK.
III. Supports the tourism sector as one of the key drivers of economic growth.
IV. Provides sufficient flexibility to be responsive to changing behaviours, innovation and sectoral advancements to enable business to be competitive and improve productivity.

Supporting A Prosperous Economy

14.03 Alongside the major strategic employment sites located in the towns, Ipswich Fringe and along the transport corridors, the rural economy also plays a fundamentally important role in the prosperity of the Districts as a whole, and the vitality of local communities. Many of the rural employment sites have grown organically over time responding to changes in demand and will inevitably continue to change. The aim of the Plan is to provide a framework to effectively manage development requirements for employment land.

14.04 The policy on small scale employment and flexible working practices recognises the importance of micro and Small and Medium-sized Enterprises (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.

Policy LP12 - Employment Development

1. **Proposals for employment use must:**
    a. **Be sensitive to the surroundings, including any residential and other amenity, landscape and heritage assets;**
    b. **Demonstrates high-quality sustainable design;**
    c. **Minimise impact from development on climate change through the implementation of sustainable construction practices and /or renewable energy technologies;**
    d. **Maximise the use of sustainable and active modes of transport through footpath and cycle route improvements as part of development, or to be sited where it can be easily accessed by public transport;**
    e. **Provide adequate servicing, access and off-road parking for its type, mix, use and location;**
    f. **Where necessary, provide contributions to the enhancement of the digital infrastructure network;**
    g. **Have good highway access and not have severe impact on highway network;**
    h. **Protect and enhance biodiversity and geodiversity affected by the development.**

2. **Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal.**

3. **Change of use to small scale employment use, predominantly residential curtilage, 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.**

LP13 - Safeguarding Economic Opportunities

Policy background and explanation

Ensuring an Adequate Supply of Land and Premises for Economic Growth

14.05 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 can be damaging to the local economic resilience. The policy seeks to retain viable employment use on existing employment premises, but also enable other commercial uses, such as small scale retail, services and other facilities.

14.06 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.

14.07 The policy aims to achieve 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.

14.08 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 require demonstrable economic benefit to the locality in terms of retention and enhancement of economic opportunities.

Policy LP13 - Safeguarding Economic Opportunities

1. In order to protect the operation 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. 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[33] have been explored by a period of sustained marketing for 6 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 proposal would not give rise to amenity conflicts with existing or proposed employment uses/activities in the vicinity of the site.**

3. Where relocation of an employment use is proposed which would result in full or partial loss of the existing employment site to an alternative use the proposer will need to demonstrate 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. In this situation the Council may also 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.**

[33] Community uses - includes facilities, services and infrastructure that can be easily accessible and used by the community

LP14 - Retail and Town Centres

14.09 The aim of the policy is to promote competitive town centre environments that provide customer choice and a town centre offer. It is also aimed at supporting the viability and vitality of town centres in the Babergh and Mid Suffolk districts.

14.10 In accordance with the NPPF a threshold of 2,500m^2 has been set for requiring retail and leisure development outside of town centres, which are not in accordance with an up to date plan, to provide an impact assessment. The level of detail to be included in the impact assessment should be proportionate to the scale and type of 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 frontages and town centre boundaries for Hadleigh, Stowmarket and Sudbury are set out in the relevant Policies Maps.

14.11 To maintain and improve the vitality and viability of the town centres a mix of uses will be supported whilst safeguarding retail uses. These types of uses could include but are not limited to: “above the shop” homes; leisure and cultural activity including support for evening economy and improvements to the public realm, such as tree planting and green infrastructure. Proposals that implement adaption measures to combat climate change will be encouraged.

Policy LP14 - Town Centre and retail

1. **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.**

2. **<u>To maintain vitality and viability of town centres, proposals;</u>**

a. That include 'above the shop' homes, and/or a mix of retail and other leisure and cultural activity, including support for the evening economy, and improvements to the public realm (such as tree planting and green infrastructure) will be encouraged.

b. That ensure new and existing open spaces, community facilities, including meeting places that are accessible to all will be supported in principle.

3. **<u>Out of Town Centre Applications</u>**

Where an application for Class E (retail and leisure development outside of town centre boundaries), is in excess of 2,500m² 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.

LP15 - Tourism and Leisure

14.12 The NPPF para 83. states the Local Plan should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

14.13 The 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 28 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 letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.

14.14 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. the 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.

14.15 Proposals for tourism and tourist accommodation development needs to consider all environmentally sensitive characteristics of both districts. This includes but is not limited to: future proofing all development from the impact of climate change; protecting and enhancing heritage assets and their setting and protecting and enhancing biodiversity and geodiversity, as a result of development.

Policy LP15 - Tourism and Leisure

1. Proposals for new tourism and leisure facilities, or improvements/extensions to existing facilities, will 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) Are accessible by public transport and facilitates walking and cycling;**
- **d) Includes facilities which are open to the wider community, to enhance both accessibility and the range of facilities available;**
- **e) Uses brownfield land and or avoids the best and most versatile agricultural land.**
- **f) Enhances the vitality and viability of settlement centres.**
- **g) Protects the landscape, biodiversity and the historic environment.**

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;**
- **f) Is of an appropriate scale for their context; and**
- **g) Safeguarding and where possible enhancing the historic interest of the asset including its setting.**

LP16 – Countryside Tourist Accommodation

Policy LP16 - Countryside Tourist Accommodation

1. In rural locations applications for new tourist accommodation will be considered on an exceptional basis. In addition, applications must:

a. Demonstrate an overriding business need to be in that location.
b. Be sympathetic to the character of the area and meet environmental standards;
c. Protect and enhance heritage assets and their setting;
d. Protect and enhance biodiversity and geodiversity as a a result of development;
e. Minimise the impact of development on climate change, through sustainable construction practices and/or renewable energy technologies; and
f. Be accessible by a range of transport modes.

2. In addition to criterion at 1 (a – f) proposals to extend or upgrade tourism facilities must provide a balanced mix of economic, social and environmental benefits New tourism development will be controlled by planning conditions which take account of the individual business models and or locational ecological impacts.

3. The Councils will only support the removal of a holiday occupancy condition if evidence is provided that there is no demand for the ongoing use of the tourist accommodation, as evidenced by a sustained marketing for 6 months.

15 LOCAL POLICIES – ENVIRONMENT

LP17 - 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.

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 and its associated impact on wildlife.

15.04 In line with the National Planning Policy Framework the 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.

15.05 The 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.

15.06 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.

Policy LP17 - Environmental Protection

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

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. where development needs to take place on greenfield land, avoidance of the best and most versatile agriculture land should be prioritised.**
- **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.**
  These measures must be compatible with the relevant 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. This must be demonstrated to the satisfaction of the LPA by the impact assessments where appropriate.**
- **b. Amenity impacts are avoided where it is located adjacent to or close to existing uses with the potential to have amenity impacts. This would include an assessment of any identified amenity impacts and how the continued operation of existing use(s) would not be prejudiced.**

3. WATER

- **a. Development will be required to comply with the relevant SCC Construction Surface Water Management Plan.**
- **b. Development proposals will need to demonstrate it protects and enhances groundwater, surface water features and must not lead to a deterioration in the quality of the environment to help achieve the objectives[34] of the Water Framework Directive.**

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

LP18 - Biodiversity and Geodiversity

Policy background and explanation

15.08 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.

15.09 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.

15.10 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.

15.11 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.

15.12 In order to meet the biodiversity net gain initiative, development proposals will be required to meet a minimum of 10% increase or in line with Government requirements.

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 Local Nature Reserves, 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. Work to deliver an up to date Babergh and Mid Suffolk Joint Green Infrastructure Strategy is to be undertaken.

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, Local Nature Reserves 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.

15.21 Enhancement for biodiversity could include; watercourse improvements (such as along river corridors and undisturbed river banks) 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.

Policy LP18 - Biodiversity & Geodiversity

1) All development should follow a hierarchy of seeking firstly to; enhance habitats, avoid impacts, mitigate against harmful impacts, or as a last resort compensate for losses that cannot be avoided or mitigated for. Adherence to the hierarchy should be demonstrated.

2) Development should:

a) Protect designated and, where known, potentially 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 biodiversity or geological features or habitats (such as ancient woodland and veteran/ancient trees) will not be supported.

b) Protect and improve sites of geological value and in particular geological sites of international, national and local significance.

c) Conserve, restore 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.

d) 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) Identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity. Where biodiversity assets cannot be retained or enhanced on site, the Councils will support 'biodiversity offsetting' to deliver a net gain in biodiversity off-site in accordance with adopted protocols.

f) Apply additional measures to assist with the recovery of species listed on S41 of the NERC Act 2006

3) Development which would have an adverse impact on species protected by legislation[35], 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.**

4) 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.

[35] 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)

LP19 - 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 its historic environment, as well as traditional villages and historic townscapes. Equally, the landscape can be important to the setting of a historic asset.

15.23 Parts of Babergh lie within the designated landscapes of The Dedham Vale Area of Outstanding Natural Beauty (AONB) and the Suffolk Coast and Heaths AONB, however, all landscape whether designated or not, has its own character, sense of place and local values. These include areas with uninterrupted or panoramic views of surrounding landscapes, landmarks and distinctive field patterns with associated hedges, woodlands and corpse of trees, as well as areas of tranquillity, dark skies and strong rural character.

15.24 Landscape character assessments of the area have been carried out and provide information on the different landscape character types of the area[36]. These assessments recognises particular characteristics, qualities and features of landscapes to provide an understanding of distinct sense of place and sensitivities to development and change. They 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 and enhancement.

15.25 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.

15.26 The Plan seeks to protect and enhance the landscape, taking account of its natural beauty, characteristics and features of natural, archaeological or historic interest. All new development proposals need to ensure it responds to and reinforces the local distinctiveness of the area in scale, form, design, materials and location.

Policy LP19 - Landscape

1. To protect and enhance landscape character development must:

- **a. Integrate positively with the existing landscape character of the area and reinforce the local distinctiveness and identity of individual settlements.**
- **b. Proposals must be sensitive to their landscape and visual amenity impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures;**
- **c. Enhance and protect landscape character and values and heritage assets such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use[37] and**

[36] Landscape Character Types as defined in The National Character Area's and The Landscape Character Assessments.

designations; being demonstrably informed by local guidance, in particular the Council's Joint Landscape Guidance, the Suffolk Landscape Character Assessment and Settlement Sensitivity Assessment.

d. Consider the topographical cumulative impact on landscape sensitivity.

2. Where significant landscape or visual impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) or Landscape Appraisal should be prepared. This should identify ways of avoiding, reducing and mitigating any adverse effects and opportunities for enhancement.

[37] 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.

LP20 – Area of Outstanding Natural Beauty

15.27 Babergh and Mid Suffolk have a diverse landscape character, with parts of Babergh lying within Dedham Vale 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. The Suffolk Coast and Heaths AONB also has a project area which encompasses the Shotley Peninsula These project areas, however, do not currently benefit from the same protection as an AONB.

15.28 The protection of AONB's is not just the land within the designation, but also to its setting. In line with The National Planning Policy Framework great weight is given to conserving and enhancing the landscape and scenic beauty in the AONB and the conservation and enhancement of wildlife and cultural heritage are important considerations.

Policy LP20 – Area of Outstanding Natural Beauty

1. The Councils will support development in or near the AONBs that:

- **a. Conserves and enhances the landscape and scenic beauty;**
- **b. Integrates positively with the character of the area and reinforces local distinctiveness of the AONB;**
- **c. Are sensitive to their landscape and visual impacts (including on dark skies and tranquil areas); subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures**
- **d. Supports the provision and maintenance of local services and facilities and assets (including affordable housing), so long as it is commensurate with the character and objectives of the AONB.**
- **e. Demonstrates special regard to proposals that enhance and protect landscape character and values and heritage assets in the AONB such as; locally characteristic landscape features, for example by use of materials which complement the local individual landscape character, archaeological and historic patterns of settlement and land use[1] and designations;**

2. Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and respects the character of the AONB and demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plan[38] which includes the AONB and identified Project Area.

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

LP21 - The Historic Environment

Policy background and explanation

15.29 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.

15.30 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.

15.31 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 identify. An Historic Environment Record is maintained by SCC, which includes details of local archaeological sites and finds, historic buildings and historic landscapes.

15.32 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.

15.33 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.

15.34 Proposals which physically affect Scheduled Monuments require Scheduled Monument Consents in addition to any planning permission and/or listed building consent required. Applications for Scheduled Monument Consents must be made to the Secretary of State for Digital, Culture, Media and Sport before any work may be carried out which might affect a monument either above or below ground level. Further information on the application process for Scheduled Monument Consent is available on Historic England's website[39].

[39] https://historicengland.org.uk/advice/planning/consents/smc/

Policy LP21 - The Historic Environment

1. **Where an application potentially affects heritage assets[40], the Councils will:**
   a. **Depending on the nature of the works/development proposed, require the applicant to submit a heritage statement that demonstrates:**
      i. **The significance of the heritage asset is appropriately understood (statement of significance);**
      ii. **The potential impacts on the heritage asset's significance, including the contribution made by setting, are understood (impact assessment)**
      iii. **That the proposal has been fully justified in light of the significance and impact identified above (statement of justification);**
      iv. **If relevant, that the proposal has considered how preservation in situ of archaeological assets can be achieved through the design of the site;**
      v. **An effective conservation strategy, including details of recording, mitigation, repair, preservation, protection and management as appropriate.**
   b. **Where development includes (or has the potential to include) heritage assets with archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation by a suitably qualified person is required.**

2. **The Councils will support:**
   a. **The re-use/ redevelopment of a heritage asset, including Heritage at Risk, where it would represent optimal viable use, including assets in isolated locations, and the proposal preserves the building, its setting and any features which form part of the building's special interest and complies with the relevant policies of the Plan;**
   b. **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. **Proposals to enhance the environmental performance of heritage assets, where the special characteristics of the heritage asset are safeguarded and a sensitive approach to design and specification ensures that the significance of the asset is not compromised by inappropriate interventions.**

3. **In order to safeguard and enhance the historic environment, harm to heritage assets should be avoided in the first instance. Only where harm cannot be avoided should mitigation be considered. When considering applications where a level of harm is identified to heritage assets (including historic landscapes) the Councils will:**
   a. **Have regard (or Special Regard where appropriate) to the historic environment and take account of the contribution any designated or non-designated heritage assets 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 tests[41] and their significance, including consideration of any contribution made to that significance by their setting; and**
   b. **Have regard to the planning balance whilst considering the extent of harm and significance of the asset in accordance with the relevant national policies.**

4. **Proposals which potentially affect heritage assets should have regard to all relevant Historic England Advice and Guidance.**

5. Where development is otherwise considered acceptable, planning conditions/obligations will be used to:

a. Secure an appropriate programme of archaeological investigation, recording, reporting, archiving, publication, and community involvement; to advance public understanding of the significance of any heritage assets to be lost (wholly or in part); and to make this evidence and any archive generated publicly accessible.

[40] Including Scheduled Monuments

[41] Planning Listed Building and Conservation Area Act 1990, Sections 16, 66 and 72.

LP22 - Change in Land Use for Equestrian or other animal/rural land base uses

Policy background and explanation

15.35 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.

15.36 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.

15.37 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.

15.38 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 unnecessary 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.

15.39 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.

Policy LP22 – 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. There must be clearly established existing functional* need which relates to a full time worker or one who is primarily employed in equestrian or other animal/rural land based uses.**
- **b. The location, size and scale of the site must be appropriate and necessary for the proposal in question.**
- **c. The site must be sensitively sited to protect the amenity of the locality from an environmental and social perspective.**
- **d. 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.**
- **e. There being no significant detriment to amenity in terms of noise, odour, light or any other forms of pollution and disturbance.**
- **f. The proposal must include a satisfactory scheme for the disposal of waste (if appropriate).**
- **g. The proposal must integrate with existing features and respect and enhance the character of the surrounding landscape/area through sensitive integration.**
- **h. The proposal must protect and enhance any existing heritage assets and their settings.**
- **i. 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;**
- **j. The proposal must not create significant detriment to biodiversity, geodiversity or the interlinked surroundings;**
- **k. The proposal should not result in the loss of best and most versatile 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.**
- **l. The proposal must not cause any adverse impacts to highways safety.**

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 reasonable 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 residentialaccommodation in the location proposed.**
h. **The proposal must not cause any adverse impacts to highway safety.**

3) **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.**

** *A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:*

(i) in case animals or agricultural processes require essential care at short notice; (ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

LP23 – Agricultural land to residential garden land

Policy LP23 – 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;**
- **c. The site must not intrude into the open countryside, or result in the loss of trees and hedgerows which contribute to the character of the area;**
- **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.

LP24 - New Agricultural/Rural Buildings in the Countryside

Policy background and explanation

15.40 The NPPF encourages and supports a prosperous rural economy and to ensure the natural environment is protected and enhanced.

15.41 The National Planning Policy Framework requires that new development can be integrated effectively with existing businesses. Proposals for new agricultural/commercial/business activity and facilities should not place unreasonable restrictions on existing agricultural/commercial/business as a result of the new proposal. Therefore, often to prevent conflicts of uses and impacts to existing agricultural business operation any agricultural diversification proposal must be ancillary/subsidiary component of the main farm enterprise/existing business operation and is to contribute to the continuing viability of the agricultural/rural business as a whole.

15.42 Suitably and sustainable located new buildings for where appropriate ancillary/subsidiary use in connection with existing agricultural/rural business may be favoured where it can be demonstrated that such uses would not create or cause significant levels of traffic, particularly lorries/HGV's on rural roads. The proposal must not adversely impact on character and landscape of the area, ecology and biodiversity; and must not have any significant impacts on any listed buildings, listed building settings, including any existing buildings that may be curtilage listed. All agricultural applications must include environmental protection measures, a Construction Environment Management Plan (CEMP) and demonstrate that relevant guidance for pollution prevention (GPPs – Netregs.org.uk) will be adhered to throughout the development.

15.43 Proposals must ensure the location, design and scale of the proposal does not have a significant adverse effect on the character and appearance of the locality; must not cause any significant amenity impacts; must avoid adverse effects to site integrity to Habitats Sites via reductions in air or water quality; and must not cause any conflict of uses through any impacts on existing rural commercial activity/business. All allocation sites must have a project level HRA if they are within the zone of influence of protected habitats sites. Where relevant, project level Habitat Regulation Assessments (HRA), CEMP (as stipulated above) and lighting design schemes for planning applications will be required.

15.44 It is recognised there has been an increase in intensified farming activity within rural areas, which has seen the increase of large commercial buildings within the countryside. Equally, it is also recognised there is a need to manage effectively agricultural related development within the countryside. To ensure the fine balance between ensuring a prosperous rural economy and ensuring the rural countryside character and environment is maintained, protected and enhanced. Not all locations in the countryside will be considered suitable or sustainable for new buildings and uses due to sustainability objectives of the Plan.

15.45 Proposals for new isolated, remote and detached buildings away from settlements and clustered development will be resisted. Unless it can be justified and evidenced in terms of sustainable development objectives of the Plan.

Policy LP24 – New agricultural/Rural buildings in the Countryside

1) **There must be appropriate justification and demonstrable evidence for any new proposals which are remote, isolated or detached within the countryside. Not all locations in the countryside will be considered suitable or sustainable for new buildings and/or uses.**

2) **All relevant planning applications will be subject to the following considerations:**

   a) **The suitability and sustainability of the location proposed (including access and surrounding road networks)**
   b) **The nature of any proposal in the locality and its relationship and impacts with surroundings (including but not limited to landscape, design and amenity, habitats sites and protected species, heritage assets and their settings).**
   c) **To be compatible with the purpose, function and relationship to any existing agricultural farm and/or business.**
   d) **Proposals within rural areas must provide safe access. It must be demonstrated that such proposal would not cause significant levels of traffic, particularly lorries/HGV's on rural roads.**

LP25 - Sustainable Construction and Design

Policy background and explanation

15.46 The NPPF (Para.148) states that the Plan should help shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience.

15.47 The NPPF advocates good design whilst optimising the potential of the site for the use of alternative heat and energy initiatives.

15.48 The 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.

15.49 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.

15.50 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 CO_2 emissions performance above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations.

15.51 The Plan expects and actively supports developers to explore innovative ways to cut CO_2 emissions.

15.52 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 Water and Anglian Water areas are classified as experiencing 'serious' water stress (www.gov.uk/government/publications/water-stressed-areas-2013-classification) therefore, the 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.

15.53 The Anglian Water and Essex and Suffolk Water regions are 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. Therefore all new commercial development is expected to give due consideration to water efficiency along with new residential development for the reasons set out in NPPF. In order to future-proof against climate change the 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).

15.54 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.

15.55 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. BREEAM measures environmental performance by; energy use and the emissions it generates, water use, materials and waste management, land use and ecology, pollution, health and well-being and transport

Policy LP25 - 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. Where construction may cause potential adverse impacts, measures proposed must include Construction Environment Management Plans (CEMPs).

3. All new residential development is required to:

- **a. Achieve reductions in CO_2 emissions of 19% below for the Target Emissions Rate of the 2013 Edition of 2010 Building Regulations (Part L) or any subsequent more recent legislation or council policy which would lead to a greater reduction in CO_2 emissions';**
- **b. Meet the higher water efficiency standards of 110 litres per person per day, as set out in building regulations part G2 (or any subsequent more recent legislation).**
- **c. Demonstrate climate change adaptation and mitigation measures by adopting effective design principles (including shading, landscaping, site layout and building orientation); be designed to minimise the energy demand of the building through maximising natural sunlight and ventilation, effectively utilising solar gains and to help buildings respond to winter and summer temperatures and incorporate flood mitigation measures, such as sustainable urban drainage systems.**
- **d. 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;**
- **e. 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 CO_2 savings achieved with each to allow the greatest CO_2 reduction is selected);

f. Development that incorporates a high level of building materials with low embodied carbon will be encouraged; and

g. 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. In meeting the above, all major developments[42] are required to submit a Sustainability Design and Construction Statement that demonstrates how the principles set out in 3c)-3g) will be incorporated into the design of the development.

5. 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. All new developments will also be expected to meet the higher water efficiency standards as set out in 2b).

6. All residential developments are encouraged to achieve 100 litres per person per day. This is in addition to criterion 3.b in accordance with recommendation from Anglian Water. Water reuse and recycling and rainwater and stormwater harvesting and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.'

[42] Major Development – as defined in NPPF 2019

LP26 - Design and Residential Amenity

Policy background and explanation

15.56 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 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 local design codes and documents endorsed by the Councils, where appropriate.

15.57 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.

15.58 The Plan seeks new dwellings to be designed to meet these needs using the Building for Life Standard or other similar design standards or equivalent replacement standards, as appropriate.

Policy LP26 - 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. High quality design and architecture with climate change adaptation should be in all development design. Adaptation could include to protect against extreme weather events including heat and excessive rain**
- **d. Be designed for health, amenity, well-being and safety;**
- **e. Meet Space Standards[43]; and**
- **f. Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards.**

2. In order to achieve this development proposals shall:

- **a. Respond to the wider townscape/landscapes and safeguarding the historic assets/ environment and natural and built features of merit;**
- **b. Be compatible/harmonious with its location and appropriate in terms 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**

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

connectivity. Schemes of exceptional design and /or development within a sensitive area/ landscape 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. Prioritising 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;**
- **j. Provide a reasonable standard of accommodation for future occupants in terms of privacy and adequate facilities such as bin storage (including recycling and re-use bins), secure cycle storage and garden space;**
- **k. Where appropriate demonstrate that the design considers the needs of disabled people and an ageing population and follow Dementia-Friendly Design principles[44]**

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 maintain and improve the quality and character of the area will not be supported.

[44] https://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

LP27 - Energy Sources, Storage and Distribution

Policy background and explanation

15.59 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.

15.60 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.

15.61 The Plan supports proposals for renewable energy development providing that any identified potential harm on Special Protection Areas, Special Areas of Conservation, Sites of Special Scientific Interest, AONB designations or Local Wildlife Designations can be effectively mitigated.

15.62 The 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.

15.63 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 Plan seeks to support proposals which are appropriate in scale, design and location.

Policy LP27 - 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 six 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 areas[45], 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. This includes providing underground power lines and cabling.

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

LP28 – Water resources and infrastructure

15.64 Water is a key resource in the area which has recognised issues. Due to water being imported from elsewhere in the country, there must be effective and reliable water systems in place to reduce any harms associated with droughts, ranging from small scale water inefficiencies to large-scale ones. Water quality is also a recognised issue where plans and strategies are seeking to improve the baseline position. The Environment Agency has published national guidance on ground water protection and is the relevant statutory environmental body on water matters.

15.65 As part of the Government's Water Abstraction Plan (2017), in May 2018, Suffolk was designated as a pilot catchment area for testing innovative approaches to reforming water abstraction. Suffolk's Holistic Management Approach links all aspects of water management to develop new ways of delivering flood alleviation, to provide more reliable water resources for all users and to improve water based ecosystems and water quality.

15.66 The two operating water companies in Babergh and Mid Suffolk areas are Anglian Water, and Essex & Suffolk Water - the areas are classified as experiencing serious water stress. The relevant authority for liaison with waste water treatment and capacity within the foul sewerage network is Anglian Water. Applicants should refer to these companies for further information and guidance on relevant water network policies and adoption handbooks.

15.67 It is essential that new development makes efficient use of water resources and where possible and necessary, contributes to water quality enhancements. Water recycling measures should be applied such as rainwater harvesting and grey water recycling. 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. Further information on local SuDS guidance can be found in the Suffolk Flood Risk Management Strategy.

15.68 In line with Environment Agency guidance further attention should be given to the importance of geomorphological impacts on rivers. Developments which often use hard engineering and culverts along river corridors often lead to a reduction of wildlife value due to an un-natural change in watercourse function which can also lead to flooding. The Environment Agency will therefore only approve an application to culvert a watercourse if there is no reasonably practicable alternative or if the detrimental effects of culverting would be so minor that they would not justify a more costly alternative. In all cases where it is appropriate to do so adequate mitigation must be provided for damage caused. Wherever practical the Environment Agency will seek to have culverted watercourses restored to open channels.

Policy LP28– Water resources and infrastructure

Development will be supported where it:

1. **Conforms to the principle of Holistic Water Management including the use of appropriate water efficiency and re-use measures, together with surface water drainage which provides community and environmental benefits;**
2. **Considers its impact on water resources and the capacity of water supply infrastructure, taking into account the effects of climate change;**
3. **Demonstrates the applicant has consulted with the relevant authority regarding wastewater treatment and that capacity within the foul sewerage network and receiving water recycling centre is available or can be made available in time to serve the development.**
4. **Separates foul and surface water flows wherever possible.**
5. **Complies with the relevant statutory environmental body policy on culverts.**
6. **The proposal will not result in any adverse effect (either through construction and or operation) on the integrity of the Stour and Orwell SPA and Ramsar and the Suffolk Coast and Heath AONB.**
7. **All proposals must demonstrate Environmental Policies measures and will require a CEMP to be agreed prior commencement**

LP29 – Flood risk and vulnerability

15.69 The National Planning Policy Framework sets out what the planning and flood risk requirements are for local authorities in producing Local Plans and for decision taking on planning applications. Incidents of flooding are expected to increase due to the effects of climate change. The sources of flooding can vary and include rivers and streams, the sea, surface water, groundwater and drainage systems. The Strategic Flood Risk Assessment is a key evidence document to identify and manage flood risk from all sources across the Plan area.

15.70 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.

15.71 The general approach to flood risk is to seek to direct development away from the areas at highest risk or where this is unavoidable, that development is made safe for its lifetime without increasing flood risk elsewhere. Applicants are required to have regard to the relevant Strategic Flood Risk Assessment when proposing development. Where necessary, a site specific flood risk assessment should be carried out. The sequential test set out in national planning policy should be followed.

15.72 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. The Lead Local Flood Authority is SCC. Further information on local SuDS guidance can be found in the Suffolk Flood Risk Management Strategy.

COASTAL CHANGE

15.73 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.

Policy LP29 – Flood risk and vulnerability

Proposals for new development can be approved where:

1. **The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date;**
2. **In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes the 'sequential test'; where needed the 'exception test' and also a sitespecific flood risk assessment.**
3. **Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, surface, coastal and sewer flooding) through application of a sequential approach to flood risk, the implementation of Sustainable Drainage Systems (SuDS), and risks to ground or surface water quality.**
4. **Above ground, appropriate SuDS are incorporated within new developments wherever possible, and take opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement.**
5. **Proposals are submitted appropriate to the scale of development detailing how on-site surface water drainage will be managed so as to not cause, or increase flooding elsewhere. This includes the cumulative impact of minor developments.**
6. **Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible.**
7. **In circumstances requiring surface water management measures (including rain water harvesting and greywater recycling), adequate mitigation which avoids any risks and/or detrimental impacts are provided to the Lead Local Flood Authority.**
8. **Further details of maintenance and adoption by an appropriate body are provided at application stage.**
9. **There is no site conflict with areas identified as vulnerable to coastal erosion.**

16 LOCAL POLICIES – HEALTHY COMMUNITIES & INFRASTRUCTURE

LP30 - Designated Open Spaces

Policy background and explanation

16.01 Access to high quality open spaces and opportunities for sport and recreation makes 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 Policies 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 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 and natural green spaces 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.

16.03 Open spaces includes:

- Allotments which 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).
- 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.

16.04 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.

16.05 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).

16.06 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.

16.07 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.

Policy LP30 - Designated Open Spaces

1. The total or partial loss of designated open spaces[46] (as defined on the Policies 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.**
- **e. Proposals improve the biodiversity interest of designated open space, including as part of wider ecological networks, and improve accessibility for all.**

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).

[46] Including those identified in 'made' Neighbourhood Plans

LP31 - Services and Facilities Within the Community – Provision / Retention

Policy background and explanation

16.08 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.

16.09 While it is not the intention of this policy to protect facilities which are not economically viable or feasible (either in its current or future form), the loss of community facilities must be justified. This needs to be demonstrated through submission of evidence as identified in the policy. This required evidence must be agreed through discussion with the LPA to ensure that consultation is considered appropriate and robust.

16.10 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.

Policy LP31 - 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. The facility should be 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.

b. Development should be of a high-quality development and sympathetic to the surrounding landscape and townscape, with no adverse effects on heritage assets and their settings.

c. To minimise the impact of development on climate change, sustainable construction practices and/or renewable energy technologies should be incorporated into proposals.

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 6 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 Plan policies.

LP32 - Safe, Sustainable and Active Transport

Policy background and explanation

16.11 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.

16.12 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. SCC have produced new guidance for Travel Plans, for use as a material planning consideration. Furthermore, the National Planning Policy Framework, paragraph 34 states that:- 'Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

16.13 With regards to home to school transport contributions are already being secured through the planning process, where relevant to the development. This is done in accordance with the Department for Education (DfE) publication 'Securing developer contributions for education' (April 2019), which should be read in conjunction with the Planning Practice Guidance (PPG) advice on planning obligations (revised March 2019). Paragraph 19 of the DfE guidance. It is therefore appropriate for the policy to require development contributions to provide for home to school transport where necessary.

16.14 The health benefits of 'Active Transport' are widely understood and supported, as such Sport England have recently published 'Active Design' which seeks to promote sport and physical activity in new and existing developments, to create an active environment, through designing and adapting where we live to encourage activity in everyday lives.

16.15 In relation to Public Rights of Ways, the County Council are also preparing a new strategy, "Rights of Way Improvement Plan: Green Access Strategy, which will also need to be considered in light of development proposals.

16.16 Future alternative transport solutions (such as driverless and autonomous vehicle technology) which for example will be used in the future as an alternative to taxis or public transport. Although not specifically covered within the policy, they are measures which would be encouraged as they develop in the future.

Policy LP32 - Safe, Sustainable and Active Transport

1) Development proposals that are expected to, or likely to cause a significant increase in transport movements:

a. Will be required to provide a travel plan in accordance with the County / National Guidance[47] to mitigate the highway impact of development and help maximise sustainable transport;

[47] Such as Suffolk Travel Plan Guidance and any National Government Transport Guidance

b. Should also be supported by a transport statement or transport assessment. As indicative thresholds a transport statement will be required for residential developments between 50 and 80 dwellings and a transport assessment should accompany residential developments of over 80 dwellings, however other circumstances will also be considered. Non-residential development will be considered on a case by case basis.

2) All developments are to maximise the uptake in sustainable and active transport in accordance with the transport hierarchy. This will prioritise the following modes of transport in order – walking, cycling, public transport and car sharing. Where possible, active travel to be tied in with the green infrastructure network thereby providing additional positive effects for access to green spaces and wildlife habitats.

3) Proposals for all development shall, where relevant, incorporate:

- **a. Pedestrian routes suitable for disabled persons and those with impaired mobility;**
- **b. Cyclists facilities, including routes, secure and covered cycle parking, showers and changing facilities;**
- **c. Public transport, such as new or revised services, and physical measures such as bus stops, improvements to bus and railway stations, and access to bus and railway stations to reduce dependency on private vehicles;**
- **d. Incentives to use sustainable modes of transport;**
- **e. Linkages to existing pedestrian and cycle networks;**
- **f. Enhancement to the Public Rights of Way network and protection of the existing network;**
- **g. Facilities to allow for multi-modal interchanges;**
- **h. Access to car park facilities in accordance with the relevant parking guidance[48];**
- **i. Electric vehicle charging in line with current parking guidance;**
- **j. Servicing and emergency vehicles; and**
- **k. Sustainable modes of transport for freight.**

4) Development will be expected to contribute to the delivery of sustainable transport strategies for managing the cumulative impacts of growth.

5) Where necessary development will be expected to provide home to school transport contributions.

[48] Currently the Suffolk Guidance for Parking (updated May 2019)

LP33 - Managing Infrastructure Provision

Policy background and explanation

16.17 Infrastructure is defined on the Council's Community Infrastructure Levy (CIL) CIL Position Statements and the supporting Infrastructure Delivery Plan (IPD). The provision of infrastructure is fundamental to maintaining quality of life, economic prosperity and the environmental assets of the districts. The aim of this policy is to secure 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 development.

16.18 There are a wide range of infrastructure types including transport, telecommunications, security, green infrastructure, waste management, water supply, waste water, flood and coastal change management, minerals, energy supply as well as community facilities (such as health, education, police, emergency services and cultural infrastructure). The Councils have worked closely with infrastructure providers to ascertain infrastructure requirements related to growth planned in the Plan and will continue to work with service providers, statutory bodies and neighbouring authorities to ensure the timely and coordinated delivery of infrastructure. The Infrastructure Delivery Plan (IDP) provides an up to date position on known infrastructure capacity and requirements.

16.19 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.

Policy LP33 - Managing Infrastructure Provision

1. When determining planning applications, adequate regard must be given to the Council's latest Infrastructure Delivery Plan and consultation responses received from infrastructure providers. All new development must be supported by, and have good access to, all necessary infrastructure[49]. 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 at the time of application submission and determination, and cumulative impacts if the proposal forms one of a number of growth projects in a locality and or infrastructure catchment area.

[49] Infrastructure includes all infrastructure as identified in the Infrastructure Delivery Plan.

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 timing and level 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.**

LP34 - Health and Education Provision

Policy background and explanation

16.20 New development must provide for the educational needs of new residents. Educational needs include provision for early years, primary, secondary and post 16 education as well as Special Educational Needs. The NPPF (paragraph 94) sets out that 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 weight to the need to create, expand or alter schools. This involve both the expansion of existing schools where feasible and identification of opportunities to create new schools. Further to the above, paragraph 104 of the NPPF states that, in relation to education facilities, planning policies should minimise the number and length of journeys. Therefore, early years settings and schools will aim to be placed in the best possible location to promote sustainable modes of travel and enable good access.

16.21 The Councils have worked closely with SCC through the IDP to identify the educational requirements needed to accommodate growth in the Plan. The IDP highlights that in order to accommodate planned growth, a combination of school expansions and new schools will be required. The Councils will support the creation of well-designed 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.

16.22 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.

Policy LP34 – Health and Education Provision

1. **Sites proposed, or in current health and educational use, 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**
    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. **Further to the above, in order to prevent land-locking of schools, development adjacent to existing schools should not compromise the ability of the school to expand to an appropriate size in the future.**

3. **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. The Council will be supportive of proposals that enable dual use of new facilities within school grounds which can also be used by the community and agreed under a Community Use Agreement. As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Councils will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications, and ensure thatearly years settings and schools are placed in the best possible location to promote sustainable modes of travel and enable good access. Where necessary, the Councils 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.**

LP35 - Developer Contributions and Planning Obligations

Policy background and explanation

16.23 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.

16.24 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.

16.25 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.

Policy LP35 - Developer Contributions and Planning Obligations

1. **The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions.**

2. **When making planning decisions, regard will be given to the Infrastructure Delivery Plan, the consultation responses received from infrastructure providers and the associated Plan evidence base. Applicants are required to mitigate the additional impacts their development will place on infrastructure through Planning Obligations and Community Infrastructure Levy (CIL) contributions.**

3. **The delivery of planned growth set out in The 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.**

4. **Applicants shall adhere to the relevant documents endorsed by the Council detailing the types and priorities of infrastructure provision required for the districts.**

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/

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.

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 District Councils 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.

Community uses

Facilities, services and infrastructure that can be easily accessible and used by the community

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 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 also includes adopted Minerals and Waste plans, which are produced by SCC. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions '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 Econometricsand 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 (now part of East Suffolk) 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 tis 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 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.

Houseboat

A houseboat is defined for the purposes of VAT as being a floating decked structure which:

a) is designed or adapted for use solely as a place of permanent habitation;
b) does not have the means of, and which is not capable of being readily adapted for, self-propulsion.

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 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 part of East Suffolk Council (former Suffolk Coastal area).

Ipswich Strategic Planning Area (ISPA)

The Ipswich Strategic Planning Area includes the whole area of Babergh District, Mid Suffolk District, Ipswich Borough and part of East Suffolk Council (former Suffolk Coastal Area). 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 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.

Major Development

As defined in the NPPF (2019): For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015. Other than for the specific purposes of paragraphs 172 and 173 in this Framework

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' websites.

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 have developed a new Economic Strategy, the delivery of which will act alongside the delivery of the new Plan.

Non-Designated Heritage Asset

As defined in the Planning Practice Guidance para.38
Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

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 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 is 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 Council) are taking a joined-up approach to facilitate development whilst at the same time adequately protect Habitats/European wildlife sites (European Sites) along the Suffolk Coast, from harm, 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 have produced a Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) whichl identifies 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 Plan.

Ramsar

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. An assessment of potential effects arising through the production of the Plan is undertaken through carrying out a Habitats Regulations Assessment.

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.

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 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.

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 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 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 that £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 Economic Land Availability Assessment

The Strategic Housing and Economic 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 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 (SHMA) 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 from 1st September 2020 are defined as:

Class B2 – General industry
Class B8 – Storage and distribution

Class C1 – Hotels
Class C2 – Residential institutions
Class C2a – Secure residential institutions
Class C3 – Dwelling houses
Class C4 – Houses in multi occupation

Class E – Commercial, business and service (shops, financial and professional services, food and drink, business, non-residential institutions - part, assembly and leisure -part)

Class F1 – Learning and non-residential institutions
Class F2 – Local community uses

Sui generis – uses which do not fall within the specific use classes above.

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.

Appendix 01 - Housing trajectory

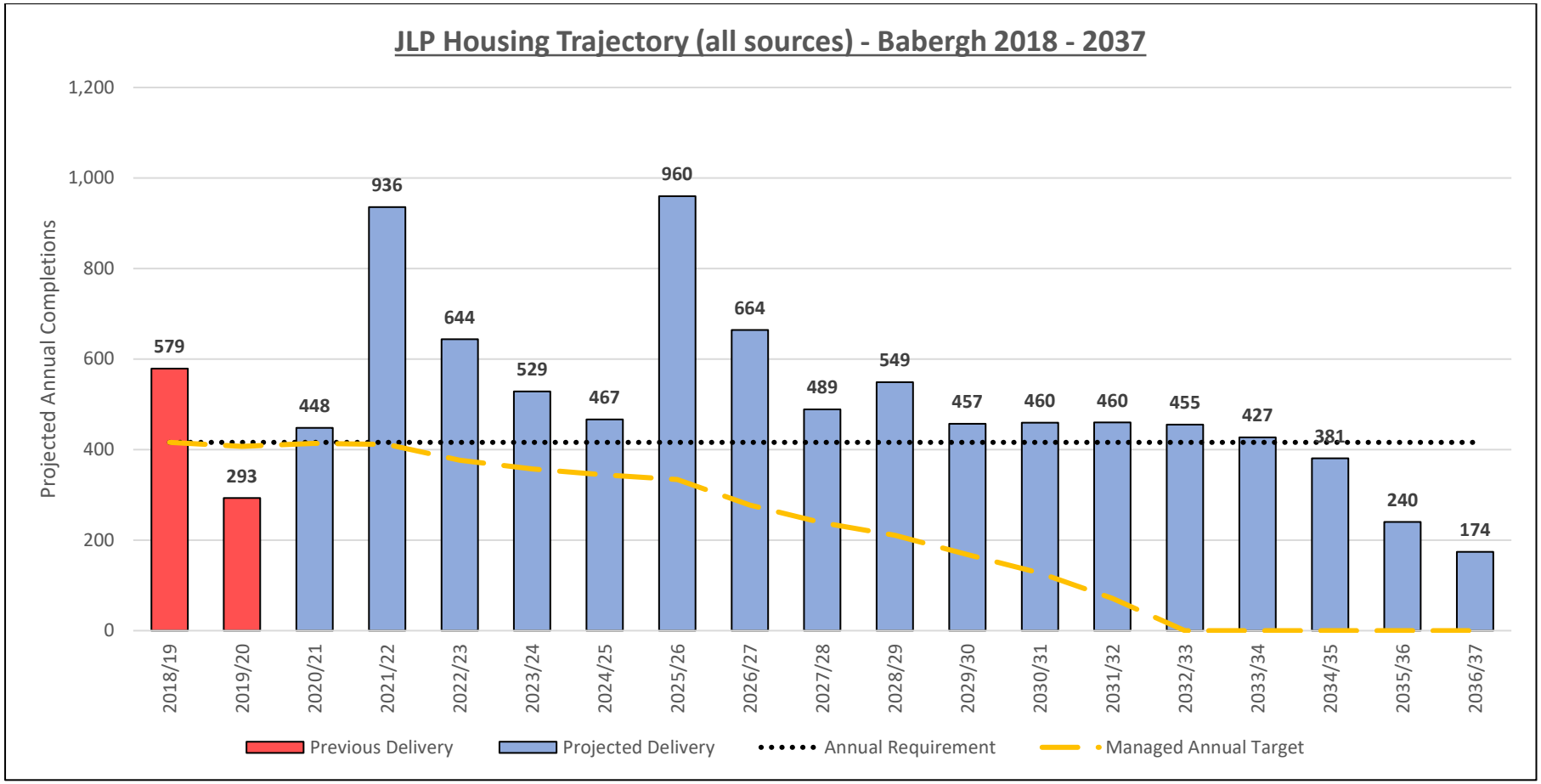
All of the sites are specifically identified in Part 3 of the Plan through individual allocation policies (with LA### referencing) or through Policy LS01. A housing trajectory has been produced for each district area which sets out the anticipated delivery pattern of new dwellings across the Plan period. The performance of new housing delivery will be carefuly tracked through the proposals set out in the Monitoring Framework within this Plan.

Babergh JLP allocations

BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Acton	LA045	100							33	33	33	1							
Aldham	LS01	7			7														
Aldham	LS01	5						5											
Belstead	LA005	14						13	1										
Bentley	LS01	20						13	7										
Bildeston	LA048	75						32	32	11									
Boxford	LS01	5						5											
Brantham	LA053	125						32	32	32	29								
Bures St Mary	LS01	5						5											
Capel St Mary	LA055	520									68	68	68	68	68	68	68	46	
Capel St Mary	LA054	100		3	33	33	31												
Capel St Mary	LA055	30						13	13	4									
Chelmondiston	LS01	24		13	11														
Chelmondiston	LS01	15						13	2										
Chilton	LA041	130		22	33	33	33	9											
Chilton	LS01	20						13	7										
Cockfield	LS01	51	18	32	1														
Cockfield	LS01	10		10															

BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Copdock and Washbrook	LA008	226							33	33	33	33	33	33	28				
Copdock and Washbrook	LA009	12						12											
East Bergholt	LA060	144			33	33	33	33	12										
East Bergholt	LA061	75						32	32	11									
East Bergholt	LA059	10			10														
Elmsett	LS01	41						13	13	13	2								
Great Cornard	LA042	500									68	68	68	68	68	68	68	24	
Great Cornard	LA040	46						13	13	13	7								
Great Cornard	LA039	8			7														
Great Waldingfield	LS01	32	7	13	12														
Hadleigh	LA028	600									68	68	68	68	68	68	68	68	56
Hadleigh	LA114	75						32	32	11									
Hadleigh	LA027	50						32	18										
Hadleigh	LA115	21		10	11														
Hintlesham	LS01	6	6																
Hitcham	LS01	12						12											
Holbrook	LA068	7			7														
Holton St Mary	LS01	12						12											
Lavenham	LA069	20						13	7										
Lawshall	LS01	15						13	2										
Lawshall	LS01	5			5														
Leavenheath	LA098	40						13	13	13	1								
Lindsey	LS01	5																	5
Long Melford	LA113	150		11	33	33	33	33	7										
Nedging-with-Naughton	LS01	9		9															

BDC Parish	JLP Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Raydon	LS01	24	3	3															
Raydon	LS01	10						10											
Shotley	LA075	50						32	18										
Sproughton	LA013	475								33	33	33	33	33	33	33	33	33	66
Sproughton	LA014	475	18	33	33	33	33	33	33	33	33	33	33	33	33	33	28		
Sproughton	LA013	300								33	33	33	33	33	33	33	33	33	3
Sproughton	LA012	105						32	32	32	9								
Sproughton	LA116	50						32	18										
Sproughton	LA013	25						13	12										
Stanstead	LS01	8						8											
Stoke By Nayland	LS01	10						10											
Stoke by Nayland	LS01	8																	8
Stoke by Nayland	LS01	8						8											
Stutton	LS01	34	7	13	13	1													
Stutton	LS01	14						13	1										
Stutton	LS01	6		6															
Tattingstone	LS01	5						5											
Wenham Magna	LS01	6						6											
Wherstead	LA016	75			10	32	33												
Woolverstone	LS01	5						5											
Woolverstone	LS01	5						5											


JLP Housing Trajectory (all sources) - Babergh 2018 - 2037
Projected Annual Completions
1,200
1,000
800
600
400
200
0
579
293
448
936
644
529
467
960
664
489
549
457
460
460
455
427
381
240
174
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37
Previous Delivery
Projected Delivery
Annual Requirement
Managed Annual Target

Mid Suffolk JLP allocations

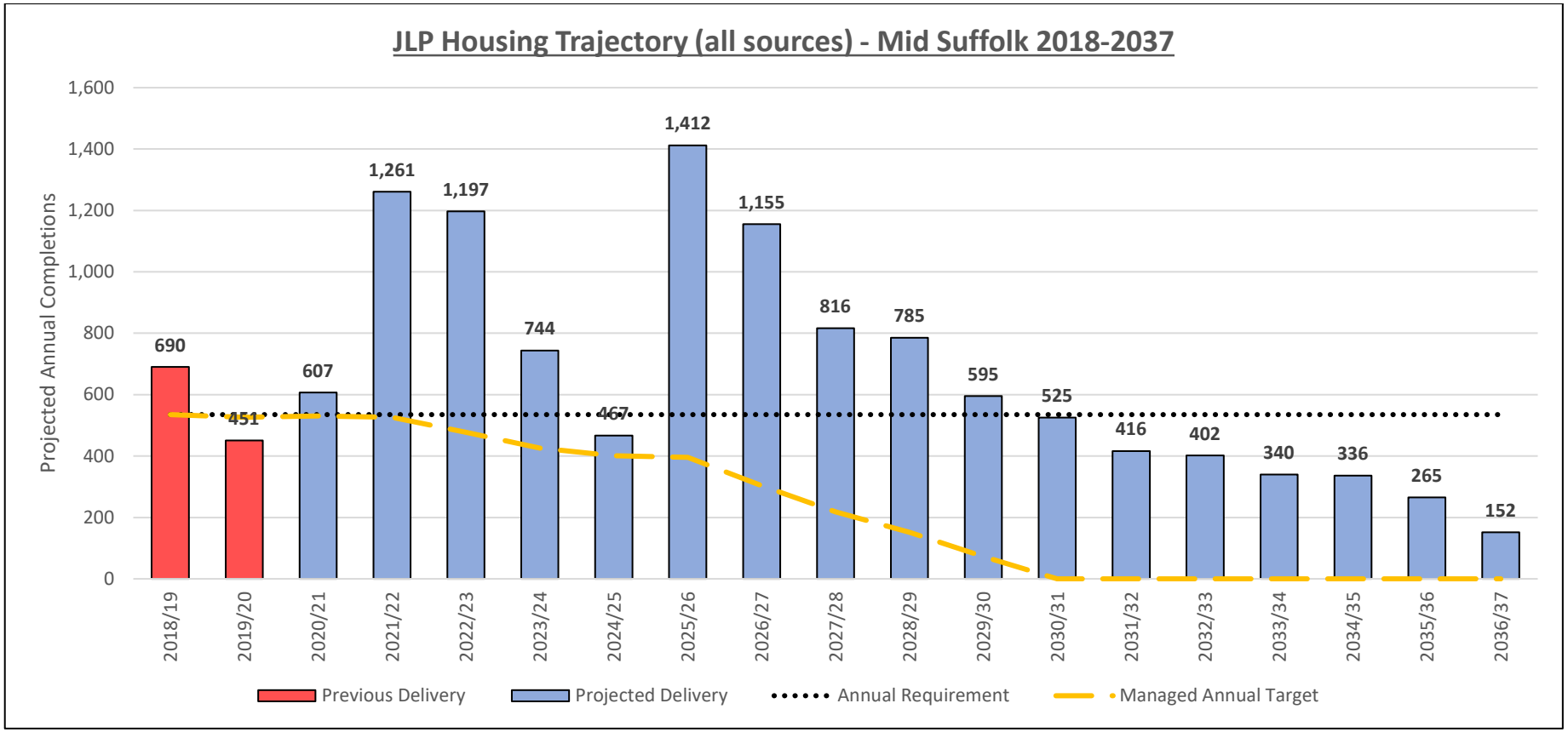
MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Ashbocking	LS01	15						13	2										
Bacton	LA106	85		5	32	32	16												
Bacton	LA105	81						32	32	17									
Bacton	LA047	51						32	19										
Bacton	LA046	50						32	18										
Badwell Ash	LS01	52						32	20										
Badwell Ash	LS01	33						13	13	7									
Badwell Ash	LS01	21		4	13	4													
Badwell Ash	LS01	13		13															
Badwell Ash	LS01	10						10											
Badwell Ash	LS01	5						5											
Barham	LA001	325								33	33	33	33	33	33	33	33	33	28
Barham	LA002	270								33	33	33	33	33	33	33	33	6	
Barham	LA119	20						13	7										
Barking	LS01	10						10											
Battisford	LS01	9	9																
Beyton	LS01	10						10											
Beyton	LS01	9		9															
Botesdale & Rickinghall	LA052	69						32	32	5									
Botesdale & Rickinghall	LA050	42						13	13	13	3								
Botesdale & Rickinghall	LA049	40		8	32														
Bramford	LA007	190						33	33	33	33	33	25						
Bramford	LA006	100							33	33	33	1							
Bramford	LA107	14						13	1										

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Brome & Oakley	LS01	10						10											
Brome & Oakley	LS01	5						5											
Claydon	LA003	75						32	32	11									
Combs	LS01	5						5											
Cotton	LS01	5																	5
Creeting St Mary	LS01	43						13	13	13	4								
Creeting St Mary	LS01	5						5											
Debenham	LA057	140							33	33	33	33	7						
Debenham	LA058	87						32	32	23									
Debenham	LA056	18						13	5										
Elmswell	LA062	106		11	33	33	29												
Elmswell	LA066	100							33	33	33	1							
Elmswell	LA064	60						32	30										
Elmswell	LA065	50						32	18										
Elmswell	LA063	38						13	13	12									
Eye	LA109	174							33	33	33	33	33	9					
Eye	LA020	80						32	32	16									
Eye	LA111	72						32	32	8									
Eye	LA110	34						13	13	8									
Eye	LA021	12						12											
Finningham	LS01	10						10											
Finningham	LS01	10						10											
Fressingfield	LS01	18						13	5										
Great Blakenham	LA010	8						8											
Great Bricett	LS01	51						32	19										

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Great Finborough	LS01	21	7																
Haughley	LA067	98		8	33	33	24												
Haughley	LA104	65		13	32	20													
Haughley	LA117	29						13	13	3									
Henley	LS01	45						13	13	13	6								
Hessett	LS01	5						5											
Hoxne	LS01	30						13	13	4									
Laxfield	LS01	49						13	13	13	11								
Laxfield	LS01	13		11	2														
Mellis	LS01	5						5											
Mendham	LS01	6			6														
Mendlesham	LA073	75						32	32	11									
Metfield	LS01	25																	25
Needham Market	LA030	66						32	32	2									
Needham Market	LA032	64		12	16	30	6												
Needham Market	LA031	41		9	13	13	6												
Needham Market	LA032	30		12	16	2													
Norton	LS01	8	8																
Old Newton	LS01	64						32	32										
Old Newton	LS01	56						33	23										
Old Newton	LS01	10						10											
Onehouse	LS01	10						10											
Pettaugh	LS01	10						10											
Rattlesden	LS01	22		4	13	5													

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Rattlesden	LS01	8		8															
Redgrave	LS01	9		9															
Somersham	LS01	30						13	13	4									
Stoke Ash	LS01	8						8											
Stonham Aspal	LA076	35						13	13	9									
Stonham Earl	LS01	20						13	7										
Stonham Parva	LS01	5						5											
Stonham Parva	LS01	5						5											
Stowmarket	LA034	600									68	68	68	68	68	68	68	68	56
Stowmarket	LA035	575									68	68	68	68	68	68	68	68	31
Stowmarket	LA036	300	10	30	30	36	36	36	36	36	36	14							
Stowmarket	LA036	100							33	33	33	1							
Stowmarket	LA033	68		32	32	4													
Stowmarket	LA112	60						32	28										
Stowmarket	LA037	40						13	13	13	1								
Stowmarket	LA038	25						13	12										
Stowupland	LA078	300								33	33	33	33	33	33	33	33	33	3
Stowupland	LA100	143		30	30	30	30	23											
Stowupland	LA077	18						13	5										
Stradbroke	LA080	75						32	32	11									
Stradbroke	LA082	60						32	31										
Stradbroke	LA081	45						13	13	13	6								
Stradbroke	LA083	35						13	13	9									
Thorndon	LS01	20						13	7										
Thurston	LA088	250		33	33	33	33	33	33	33	19								
Thurston	LA089	200								33	33	33	33	33	33	2			
Thurston	LA087	200								33	33	33	33	33	33	2			
Thurston	LA090	129		25	30	30	30	14											
Thurston	LA086	110							33	33	33	11							

MSDC Parish	JLP Site Ref	Net Dwellings	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
Thurston	LA084	64		32	32														
Thurston	LA085	25						13	13										
Thurston	LA118	15						13	2										
Thurston	LA103	6			6														
Thwaite	LS01	10						10											
Thwaite	LS01	5						5											
Tostock	LS01	5						5											
Walsham-le-Willows	LA091	60		16	32	12													
Walsham-le-Willows	LA092	22						13	9										
Wattisfield	LS01	8		8															
Westhorpe	LS01	10						10											
Wetheringsett	LS01	10						10											
Wetheringsett	LS01	10						10											
Weybread	LS01	15						13	2										
Whitton	LA102	190						33	33	33	33	33	25						
Wickham Skeith	LS01	5						5											
Woolpit	LA095	500									68	68	68	68	68	68	68	24	
Woolpit	LA094	120		11	33	33	33	10											
Woolpit	LA093	49	7	13	13	13	3												
Woolpit	LA097	30						13	13	4									
Worlingworth	LS01	26						13	13										
Worlingworth	LS01	5						5											
Yaxley	LS01	20						13	7										
Yaxley	LS01	15						13	2										


JLP Housing Trajectory (all sources) - Mid Suffolk 2018-2037
Projected Annual Completions
1,600
1,400
1,200
1,000
800
600
400
200
0
690
451
607
1,261
1,197
744
467
1,412
1,155
816
785
595
525
416
402
340
336
265
152
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
2032/33
2033/34
2034/35
2035/36
2036/37
Previous Delivery
Projected Delivery
Annual Requirement
Managed Annual Target

Appendix 02 - Monitoring framework

Monitoring is an essential and necessary part of the planning system in order to check that strategic and local policies are having the desired effect. Monitoring relates both to contextual indicators and also to specific planning outcomes. This is part of the plan-making process.

A Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been conducted as part of the production of the Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the Plan. A monitoring framework and indicators has been developed as work on the Sustainability Appraisal has progressed throughout the production of the Plan. Further details around monitoring related to Sustainability Appraisal objectives are contained in the Sustainability Appraisal Report.

The Council reports on monitoring and delivery in its Annual Monitoring Report. In some instances, it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge.
All indicators will be annually reviewed unless otherwise specified. The targets and indicators will be monitored against the aims, objectives and policies of the Plan.

MONITORING FRAMEWORK

Housing Objective : i. Delivery of the right types of homes, of the right tenure in the right place meeting need.			
Policies	**Targets**	**Indicators (by District)**	**Sources**
SP01, SP02, SP03, SP04, LP01, LP02, LP03, LP04, LP05, LP06, LP07, LP08, LP09, LP10, LP11	a) Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037) by settlement category. b) Deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district (2018 – 2037), by settlement category.	1) Net additional new housing 2) Number of windfall homes completed 3) Type and mix of dwellings completed. 4) Five-Year Housing Land Supply (expressed as a percentage and years)	Babergh and Mid Suffolk monitoring of planning applications. Data from Registered Providers Five-Year Housing Land Supply Statements

	c) A contribution of 35% affordable housing will be required on sites of ten or more dwellings or 0.5ha or more. d) The requirement for affordable housing in Babergh is 2,096 dwellings and in Mid Suffolk is 2,429 dwellings e) 50% of dwellings on developments of 10 or more dwellings to be built to accessible and adaptable dwellings standards (Part M4(2) of Building Regulations) f) An additional 572 registered care accommodation spaces identified for Babergh and an additional 1,004 spaces for Mid Suffolk g) Provision of 1 permanent Gypsy and Traveller pitch in Babergh.	5) Net additional affordable housing, and as percentage of total net additional new housing 6) Median house price to workplace-based earnings ratio. 7)Indices of Multiple deprivation – indicator of housing affordability. 8) Statutory Homelessness 9) Net additional new homes built to accessible and adaptable dwelling standards (Part M4 (2)). 10) Net additional care/nursing homes 11) Net additional sheltered homes 12) Net addition of Gypsy and Traveller pitches.	Babergh and Mid Suffolk monitoring of planning applications. Data from Registered Providers ONS ONS MHCLG Homelessness Statistics Building Regulation Records Babergh and Mid Suffolk monitoring of planning applications: Housing (C3) Residential institutions (C2) Data from Registered Providers Babergh and Mid Suffolk monitoring of planning applications.

	h) Provision of 9 permanent Gypsy and Traveller pitches in Mid Suffolk i) Provide serviced dwelling plots for self / custom build provided as part of new development	13) Number of households registered on the 'Self-Build Register.' 14) Number of serviced dwelling plots completed, for self/custom build.	Babergh and Mid Suffolk Self-build register.
Economy objectives: 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 The Port of Felixstowe and strengthen the Districts' links to The Port of Felixstowe and the rest of the UK.			
Policies	**Targets**	**Indicators**	**Sources**
SP05, SP06, SP07, LP12, LP13, LP14, LP15, LP16.	a) To maintain designated strategic employment sites in nine locations. b) To support and encourage sustainable economic growth. c) To support new retail and town centre uses in defined centres.	15) Net gain / loss per sq.m. of development on strategic employment sites. 16)Net gain/ loss per s.qm. of employment land across the District. 17) Net change of use of land to Use Class E (either for full flexibility or one or more uses within Use Class E)– 18)Net additional sq.m of Use Class E within and outside of designated centres.	Babergh and Mid Suffolk monitoring of planning applications: Babergh and Mid Suffolk monitoring of planning applications: Town Centre Monitoring (BMSDC)

	d) To support sustainable tourism development.	19) Number of vacant units in designated town centres 20) Tourism jobs as a % of total employment.	ONS/ Census
Environment objectives: iv. To protect and enhance environmental assets (including designated sites, landscapes, heritage, biodiversity net gains, green spaces, air and water quality, and river corridors) for current and future generations. v. Ensure new development avoids areas of flood risk and reduce future flood risk. vi. To reduce the drivers of climate change as much as possible from a social, economic and environmental perspective, with the ambition to be carbon neutral by 2030.			
Policies	**Targets**	**Indicators**	**Source**
SP08, SP09, SP10 LP17, LP18, LP19, LP20, LP21, LP23, LP25, LP27, LP28, LP29, LP30	a) To support the delivery of the Suffolk Climate Action Plan.	21)Specific indicators to be set out in the Climate Change Action Plan	Monitoring of Suffolk Climate Change Partnership
	b) Implementation of measures in Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).	22) Specific indicators to be set out in Suffolk Coast RAMS	Monitoring of Suffolk Coast RAMS
	c) Improvement in the condition status of 'designated sites'; namely: • SSSI • Ramsar • Special Areas of Conservation (SAC) • Special Areas of Protection (SPA) • County Wildlife Sites • Local Nature Reserves	23) status and condition of all designated habitats sites and protected species	Natural England designated site condition surveys. Suffolk Biodiversity Information Service

	d) Support the delivery of biodiversity net gain.	24) Measurable Net gain in biodiversity from identified baseline through planning permissions.	Suffolk Biodiversity Information Service Babergh and Mid Suffolk monitoring of planning applications
	e) Reductions in CO2 emissions of 19% below for the Target Emissions Rate for new residential development.	25) Target Emission Rate of the 2013 Edition of the 2010 Building (Part L) Regulations. Or any subsequent more recent legislation	Babergh and Mid Suffolk monitoring of planning applications Building Control monitoring
	f) Improved water efficiency standards of 110 litres or 100 litres per person per day.	26)Fittings based specifications for 110L/person/day from DCLG Building Regs 2010) (2016 amendments) part G2. Or any subsequent more recent legislation.	Babergh and Mid Suffolk monitoring of planning applications Building Control monitoring
	g) Non-residential development of 1,000sqm and above must achieve a minimum of BREEAM 'Very Good' standard or equivalent.	27)BREAM certifications on non-residential development over 1,000 sq.m.	Certification evidence of the levels for BREEAM at design stage and on completion of development (Building Control)
	h) To minimise the impact of flood risk.	28)Development identified in Flood zones 2 and or 3 .	Babergh and Mid Suffolk monitoring of planning applications
	i) To protect and increase designated open space provision.	29)Incidence of flood risk.	SCC

	j) Support sustainable renewable, decentralised an d community energy generating proposals	30) Net losses or gains of open space/ applications permitted on designated ₋open spaces.	Babergh and Mid Suffolk monitoring of planning applications
		31) No. of renewable energy schemes permitted or net additional (kW) generated.	Babergh and Mid Suffolk monitoring of planning applications.
	k) PDL	32) Number of community-led renewable energy schemes permitted.	
	l) Air quality	33) Net % & area of development taking place on previously developed land.	Brownfield site register and Babergh and Mid Suffolk monitoring of planning applications
		34)Air Quality Management Areas & threshold areas. Where appropriate, nitrogen dioxide and ammonia monitoring from any road 200m (from SPA).	Babergh and Mid Suffolk monitoring of planning applications Environmental Health Data
	m) To ensure effective water resource and infrastructure n) Protect and enhance heritage & archaeology assets	35) Water supply network capacity.	Anglian Water and Essex and Suffolk Water.
		36) Number of designated assets: Number of Listed Buildings Number of Scheduled Monuments Number of Conservation Areas Number of Archaeological Priority Areas Number of buildings on Heritage at Risk list.	Historic England Babergh and Mid Suffolk monitoring of planning applications

Healthy Communities & Infrastructure Objectives: vii. To enable all communities to thrive, grow, be healthy, active and self-sufficient through supporting the provision of the necessary infrastructure and encouraging more sustainable travel. viii. To support communities to deliver plans and projects at the district and neighbourhood levels, specifically providing opportunities for the District Councils supporting communities on the development on neighbourhood plans. ix. To work with the communities of Hadleigh and Sudbury in Babergh and Eye, Needham Market and Stowmarket in Mid Suffolk in the development of a vision and strategy for these towns.			
Policies	**Targets**	**Indicators**	**Source**
SP08, SP09 LP31, LP32, LP33, LP34, LP35	a) To support and enable the delivery of key strategic infrastructure projects. b) To ensure development makes appropriate contribution towards community infrastructure. c) To support the enhancement and management of the natural and local environment and networks of green infrastructure and biodiversity. d) To ensure development within the Protected Habitats Sites Mitigation Zone makes contributions to mitigate impacts on protected areas.	37)Total spend on delivery of projects within the infrastructure delivery plan by infrastructure type. 38) Total spend on delivery of community infrastructure projects which are identified in the infrastructure delivery plan. 39) Total spend on delivery of environmental projects which are identified in the infrastructure delivery plan. 40) Total spend on delivery on Recreational Avoidance Mitigation Strategy.	Infrastructure Funding Statement Infrastructure Funding Statement Infrastructure Funding Statement Infrastructure Funding Statement Babergh and Mid Suffolk monitoring of planning applications Babergh and Mid Suffolk monitoring of planning applications

	e) To support and safeguard community services and facilities. f) To support delivery of safe, sustainable and active transport	41) Net loss/gain of community services and facilities. 42) Net change of use of land to Use Class F (either for full flexibility or one or more uses within Use Class F) 43) Total spend on delivery of sustainable and active transport projects as identified in the infrastructure delivery plan. 44) Percentage of journeys made by public transport or active transport.	Infrastructure Funding Statement SCC
Site Allocations	**Targets**	**Indicators**	**Source**
All site allocations identified in JLP	Deliver a minimum of 7,904 net additional dwellings (416 dwellings per annum) within the Babergh district (2018 – 2037) Deliver a minimum of 10,165 net additional dwellings (535 dwellings per annum) within the Mid Suffolk district (2018 – 2037)	45) Number of dwellings completed 46) LA allocations committed, commenced and completed. 47) Monitoring of windfall committed, commenced and completed.	Babergh and Mid Suffolk monitoring of planning applications Performance will be regularly monitored for annual housing completions and 5 year for housing land supply assessments

Appendix 03 - Schedule of superseded policies

Babergh Policies

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy	CS1	Applying the presumption in Favour of Sustainable Development in Babergh	NPPF para: 11 - 14, 117
Core Strategy	CS2	Settlement Pattern Policy	Superseding policy: SP03 NPPF para: 72, 78, 84, 118
Core Strategy	CS3	Strategy for Growth and Development	Superseding policy: SP04, SP05, SP06 NPPF para: 8, 11, 80, 83, 85, 103
Core Strategy	CS4	Chilton Woods Strategic Land Allocation and Strategy for Sudbury/Great Cornard	Site has planning permission
Core Strategy	CS5	Strategic Broad Location- East of Sudbury/ Great Cornard	Superseding policy: LA042 NPPF para: 11, 103
Core Strategy	CS6	Hadleigh	Superseding policy: LA028
Core Strategy	CS7	Strategic Site Allocation - Babergh Ipswich Fringe	Superseding policy: LA014
Core Strategy	CS8	Sproughton Strategic Employment Land Allocation	Superseding policy: LA018
Core Strategy	CS9	Wherstead Strategic Employment Land Allocation	No superseding policy.
Core Strategy	CS10	Brantham Regeneration Area Allocation	Development commenced on site.
Core Strategy	CS11	Strategy for Development for Core and Hinterland Villages	Superseding policy: SP03, SP04 NPPF para: 11, 103
Core Strategy	CS12	Sustainable Design and Construction Standards	Superseding policy: LP25 NPPF para: 11, 124 – 132, 153, 154

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy	CS13	Renewable / Low Carbon Energy	Superseding policy: LP27 NPPF para 151, 152, 154
Core Strategy	CS14	Green Infrastructure	Superseding policy: LP30 NPPF para: 96 – 101
Core Strategy	CS15	Implementing Sustainable Development in Babergh	Superseding policies: SP09, SP10, LP17, LP18, LP19, LP20, LP21, LP25, LP26, LP27, LP28, LP29, LP30, LP31, LP32, LP33 NPPF para: 7 – 14, 72, 102, 110, 124-132, 149 – 154
Core Strategy	CS16	Town, Village and Local Centres	Superseding policies: SP06, SP07, LP14, LP15, LP31 NPPF para: 11, 103
Core Strategy	CS17	The Rural Economy	Superseding policies: SP05, LP15, LP16, LP22, LP24, LP31 NPPF para: 83, 84
Core Strategy	CS18	Mix and Type of Dwellings	Superseding policies: SP01, LP06 NPPF para: 60, 61, 123
Core Strategy	CS19	Affordable Homes	Superseding policies: SP02, LP08 NPPF para: 61 – 64, 71, 77
Core Strategy	CS20	Rural Exception Sites	Superseding policies: LP08 NPPF para: 64, 71, 77
Core Strategy	CS21	Infrastructure Provision	Superseding policies: SP08, LP33, LP34 NPPF para: 8, 41, 72, 122
Core Strategy	CS22	Monitoring	Superseding policy: LP35 NPPF para: 54 – 57
Local Plan	EN22	Light Pollution - Outdoor Lighting	Superseding policies: LP05, LP17, lP22, LP26, NPPF para: 8, 180,
Local Plan	EN26	Telecommunications	Superseding policy: LP33

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 41, 112 – 116
Local Plan	HS05	Replacement Dwellings	Superseding policies: LP04, LP05
Local Plan	HS11	Head Lane, Great Cornard	No superseding policy
Local Plan	HS12	William Armes Factory, Cornard Road, Sudbury	Development completed
Local Plan	HS13	High Bank, Melford Road, Sudbury	Development completed
Local Plan	HS14	Peoples Park, Sudbury	Development completed
Local Plan	HS15	Grays Close, Hadleigh	Development completed
Local Plan	HS16	Gallows Hill, Hadleigh	Development completed
Local Plan	HS17	Carsons Drive, Great Cornard	Development commenced on site.
Local Plan	HS18	Bures Road, Great Cornard	Development completed
Local Plan	HS19	Rotherham Road, Bildeston	Development completed
Local Plan	HS20	Friends Field/Tawney Rise, Bures	Development completed
Local Plan	HS21	Goodlands Farm, Daking Avenue, Boxford	Development completed
Local Plan	HS22	Folly Road, Great Waldingfield	Development completed
Local Plan	HS23	Church Farm, Whatfield	Development completed

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	HS24	Church Lane, Sproughton	Planning permission granted prior to the basedate of the plan.
Local Plan	HS25	Land at Crownfield Road, Glemsford	Development completed
Local Plan	HS28	Infilling	Superseding policy: SP03, LP01 NPPF para: 78
Local Plan	HS31	Public Open Space (Sites of 1.5 ha and above)	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	HS32	Public Open Space (New dwellings and Amended HS16 Sites up to 1.5ha)	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	HS33	Extensions to Existing Dwellings	Superseding policy: LP03
Local Plan	HS35	Residential Annexes	Superseding policy: LP02
Local Plan	HS39	Special Needs Housing	Superseding policy: LP07
Local Plan	HS40	Special Needs Housing: Conversions/Change of Use	Superseding policy: LP07
Local Plan	EM02	General Employment Areas - Existing and New Allocations	Superseding policy: SP05 NPPF para: 80, 82, 83
Local Plan	EM03	Land to south-east of Lady Lane Hadleigh	Superseding policy: SP05, LA028
Local Plan	EM04	Former 'British Sugar' Sproughton	Superseding policies: SP05, LA018
Local Plan	EM05	Wherstead Office Park, Wherstead	Superseding policy: SP05
Local Plan	EM06	Land at Brantham Industrial Area	Development commenced on site
Local Plan	EM07	Land at Bures Road, Great Cornard	Development completed

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	EM08	Warehousing & Distribution	Superseding policies: SP05, LP12 NPPF para: 82, 107
Local Plan	EM09	Leisure & Sport at Employment Areas	No superseding policy
Local Plan	EM11	Notley Enterprise Park, Raydon/Great Wenham	Superseding policies: SP05, LP12
Local Plan	EM12	Bull Lane/Acton Place	Superseding policy: SP05
Local Plan	EM13	Pond Hall Industrial Estate, Hadleigh	Superseding policies: SP05, LP12
Local Plan	EM14	Tentree Road, Great Waldingfield	Superseding policies: SP05, LP12
Local Plan	EM15	Off Brook Street, (E W Downs) Glemsford	Development completed
Local Plan	EM16	London Road, Capel St Mary	Superseding policies: SP05, LP12
Local Plan	EM17	Sprites Lane, Ipswich Western Fringe	Development completed
Local Plan	EM18	Land on the east bank of the River Orwell	No superseding policy
Local Plan	EM19	High Technology Employment Provision	No superseding policy
Local Plan	EM20	Expansion/Extension of Existing Employment Uses	Superseding policy: SP05 NPPF para: 80, 82, 83
Local Plan	EM21	Redundant Airfields	No superseding policy
Local Plan	EM23	Workshop Scale Employment Sites	Superseding policy: LP12 NPPF para: 80, 83
Local Plan	EM24	Retention of Existing Employment Sites	Superseding policy: SP05, LP12 NPPF para: 80, 83

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	SP03	Retail Development Outside Town Centres	Superseding policy: LP14 NPPF para: 85, 89
Local Plan	SP04	Shopping in Local Centres and Villages	Superseding policies: SP06, LP14, LP31 NPPF para: 85 - 90
Local Plan	SP05	Farm Shops	Superseding policy: SP06, LP14, LP31 NPPF para: 83, 84
Local Plan	CR02	AONB Landscape	Superseding policy: LP20 NPPF para: 170 - 172
Local Plan	CR04	Special Landscape Areas	Superseding policy: LP19 NPPF para: 127, 170 - 172
Local Plan	CR07	Landscaping Schemes	Superseding policy: LP19 NPPF para: 127, 170 - 172
Local Plan	CR08	Hedgerows	Superseding policy: LP19 NPPF para: 170
Local Plan	CR09	Agricultural Reservoirs	No superseding policy
Local Plan	CR10	Change of use from Agricultural Land	Superseding policy: LP22, LP23
Local Plan	CR13	Removal of Agricultural Occupancy Restrictions	No superseding policy
Local Plan	CR14	Houseboats - Estuarial/or Inland Waters	Superseding policy: LP10
Local Plan	CR15	Houseboats at Pin Mill	Superseding policy: LP10
Local Plan	CR16	Jetties at Pin Mill	Superseding policy: LP10
Local Plan	CR18	Buildings in the Countryside - Non Residential	Superseding policy: LP24 NPPF para: 148

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CR19	Buildings in the Countryside - Residential	Superseding policy: LP04 NPPF para: 79, 148
Local Plan	CR22	Proposed LNR Belstead	No superseding policy.
Local Plan	CR24	Village Schools	Superseding policy: LP34 NPPF para: 94, 121
Local Plan	CN01	Design Standards	Superseding policies: LP25, LP26 NPPF para: 8, 79, 95, 124 –132,
Local Plan	CN03	Open Space within Settlements	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	CN04	Design & Crime Prevention	Superseding policy: LP26 NPPF para: 91, 127
Local Plan	CN06	Listed Buildings - Alteration/Extension/Change of Use	Superseding policy: LP03, LP21 NPPF para: 79, 184 - 202
Local Plan	CN08	Development in or near conservation areas	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	CN14	Historic Parks & Gardens - National	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	CN15	Historic Parks & Gardens - Local	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	RE04	Quay Lane, Sudbury Open Space	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RE05	Shawlands Avenue, Great Cornard	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RE06	Small and Medium - Scale Recreation	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RE07	Large Scale Recreation	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	RE11	Land between A137, A14 and The Strand, Wherstead	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RE13	Gt Cornard Country Park	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RE14	Stour & Orwell Estuaries	Superseding policy: LP10, LP15 NPPF para: 83
Local Plan	RE15	Moorings and Marinas	Superseding policy: LP10 NPPF para: 83
Local Plan	RE16	Land-based Sailing Facilities on Estuaries	Superseding policies: LP10, LP15 NPPF para: 83
Local Plan	RE17	Land-based Facilities at Alton Water	Superseding policy: LP15 NPPF para: 83
Local Plan	RE18	Rivers Stour and Gipping	Superseding policy: LP15 NPPF para: 83
Local Plan	TP04	New Cycle Links	Superseding policy: LP32, LP35 NPPF para: 54 – 57, 102, 103, 108, 110
Local Plan	TP05	New cycle Link - Sproughton	No superseding policy
Local Plan	TP07	Expansion of Copdock Park & Ride Facility	No superseding policy
Local Plan	TP08	Proposed Park and Ride-Wherstead	No superseding policy
Local Plan	TP10	Sudbury Western Bypass route protection	No superseding policy
Local Plan	TP13	Lorry Parking in Hadleigh	Superseding policy: LP32 NPPF para: 102, 107
Local Plan	TP15	Parking Standards - New Development	Superseding policy: LP32 NPPF para: 102
Local Plan	TP16	Green Travel Plans	Superseding policy: LP32

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 111
Local Plan	TP18	Airports	No superseding policy
Local Plan	TP19	Boxford Community Car Park	No superseding policy
Local Plan	SD01	Principal Shopping Area	Superseding policy: SP06, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD02	Mixed Use Areas - Business & Service	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD03	Mixed Use Areas - Shopping and Commerce	Superseding policy: SP05, SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD04	Mixed Use Areas - Residential Development	Superseding policy: LP31 NPPF para: 91, 118
Local Plan	SD05	Bus/Rail Interchange	No superseding policy
Local Plan	SD06	Land around Bus Station & Borehamgate Precinct	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD07	Land to rear of Market Hill	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD08	North St/Gainsborough Rd Junction	Superseding policy: SP06, LP13, LP14 NPPF para: 85, 86, 87, 89
Local Plan	SD10	Bus Station	No superseding policy
Local Plan	SD11	Industrial Areas	Superseding policy: SP05, SP06, LP13, LP14 NPPF para: 86, 87, 89
Local Plan	SD13	Walnut tree Hospital	Site has planning permission.

BDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	SD14	Market Hill, New Service Road	No superseding policy
Local Plan	SD15	Alternative Hospital Site	No superseding policy
Local Plan	HD01	Shopping - Foodstore between Pound Lane and Bridge Street	Site has planning permission.
Local Plan	HD03	Prime Shopping Area	Superseding policy: SP06, LP13, LP14 NPPF para 85, 86, 87, 89
Local Plan	HD05	Hadleigh Health Centre	Development completed
Local Plan	CP01	Chilton Mixed Use Development Package	Site has planning permission.
Local Plan	CP02	Chilton Cemetery	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121

Mid Suffolk Policies

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Stowmarket Area Action Plan SAAP	4.1	SAAP - Presumption in Favour of Sustainable Development	NPPF para: 11 - 14, 117
SAAP	4.2	SAAP - Providing a Landscape Setting for Stowmarket	Superseding policy: LP19 NPPF para: 127, 170 - 172
SAAP	5.1	SAAP - General Retail Policies For All of The SAAP	Superseding policies: SP06, LP14, LP25, LP32 NPPF para: 127, 170 - 172
SAAP	5.2	SAAP - Principle Shopping Area (Primary and Secondary Shopping Frontages)	Superseding policy: SP06, LP14 NPPF para: 85 - 90
SAAP	5.3	SAAP - Ipswich Street	No superseding policy
SAAP	5.4	SAAP - Complementary Uses	Superseding policies: SP06, LP14 NPPF para: 85 - 90
SAAP	5.5	SAAP - Retail in The Surrounding Villages and Local Shopping Centres	Superseding policies: SP06, LP14, LP31 NPPF para: 85 - 92
SAAP	5.6	SAAP - Allocation for Mixed Use Development - The Station Quarter Allocation	No superseding policy.
SAAP	5.7	SAAP - Allocation for Mixed Use Development - The Station Quarter Guidelines and Principles	No superseding policy
SAAP	5.8	SAAP - Allocation for Mixed Use Development - The	No superseding policy

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
		Station Quarter Wider Setting	
SAAP	6.1	SAAP - Housing and Waste Storage	Superseding policy: LP26 NPPF para: 8, 124 - 132
SAAP	6.2	SAAP - Land Adjoining Paupers Graves, Union Road, Stowmarket	Superseding policy: LA033
SAAP	6.3	SAAP - Land Adjoining Church Meadows, Stowmarket	LNR - Superseding policy: LP18 NPPF para: 149, 170, 174 - 177
SAAP	6.4	SAAP - Development in The Villages	Superseding policy: SP03, SP04, LP01 NPPF para: 78
SAAP	6.5	SAAP - Stowmarket North and North -West - Development around Chilton Leys Allocation	Superseding policy: LA033
SAAP	6.6	SAAP - Stowmarket North and North-West - Development around Chilton Leys Development Brief	Superseding policy: LA033
SAAP	6.7	SAAP - Stowmarket North and North-West - Development around Chilton Leys Paupers Graves	Superseding policy: LA033
SAAP	6.8	SAAP - Stowmarket North and North-West - Development around Chilton Leys Link to the A14	Superseding policy: LA033
SAAP	6.9	SAAP - Stowmarket North and North - West - Development around Chilton Leys Transport - buses/cycle/walking	Superseding policy: LA033

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
SAAP	6.10	SAAP - Stowmarket North and North-West - Development around Chilton Leys SAAP Stowmarket High School/relocation of the Leisure Centre	Superseding policy: LA033
SAAP	6.11	SAAP - Stowmarket north and North-West - Development around Chilton Leys other site issues	Superseding policy: LA033
SAAP	6.12	SAAP - Stowmarket North and North-West - Development around Chilton Leys Infrastructure Delivery Programme (IDP)	Superseding policy: LA033
SAAP	6.13	SAAP - Stowmarket North - the Ashes Allocation	Superseding policy: LA035
SAAP	6.14	SAAP - Stowmarket North - the Ashes Development Briefs	Superseding policy: LA035
SAAP	6.15	SAAP - Landscaping, setting and views	Superseding policy: LA035
SAAP	6.16	SAAP - Transport - buses/cycle/walking	Superseding policy: LA035
SAAP	6.17	SAAP - Allotments	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
SAAP	6.18	SAAP - Other site issues	Superseding policy: LA035
SAAP	6.19	SAAP - Infrastructure Delivery Programme (IDP)	Superseding policy: LA033
SAAP	6.20	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill Allocation	Development commenced on site.

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
SAAP	6.21	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill Development Briefs	Development commenced on site.
SAAP	6.22	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill Landscaping, setting and views	Development commenced on site.
SAAP	6.23	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill Transport - buses/cycle/walking	Development commenced on site.
SAAP	6.24	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill other site issues	Development commenced on site.
SAAP	6.25	SAAP - Stowmarket South - Land off Farriers Road/Poplar Hill Infrastructure Delivery Programme (IDP)	Development commenced on site.
SAAP	7.1	SAAP - Sustainable Employment Sites	Superseding policies: SP05, LP12 NPPF para: 82, 107
SAAP	7.2	SAAP - Employment on Mixed Use Sites	Superseding policy: LP31 NPPF para: 91, 118
SAAP	7.3	SAAP - Tourism	Superseding policies: SP07, LP15 NPPF para: 83
SAAP	7.4	SAAP - Museum of East Anglian Life (MEAL)	Superseding policies: SP07, LP15 NPPF para: 83
SAAP	7.5	SAAP - Established Employers and Industrial	Superseding policies: SP05, LP13 NPPF para: 82
SAAP	7.6	SAAP - Narrow Mixed Use Corridor	Superseding policies: SP05, LP12, LP13 NPPF para: 82, 107

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
SAAP	7.7	SAAP - Local Plan Employment Allocations	Superseding policy: SP05
SAAP	7.8	SAAP - Cedars Park Employment Site	Part site – works completed No employment policy to supersede
SAAP	7.9	SAAP - Stowmarket Business and Enterprise Park Allocation	Superseding Policy: SP05 NPPF para: 107
SAAP	7.10	SAAP - Development Briefs	No superseding policy.
SAAP	7.11	SAAP - Landscaping and setting	Superseding policy: LA044
SAAP	7.12	SAAP - Transport - buses/cycle/walking	Superseding policy: LA044
SAAP	7.13	SAAP - other site issues	Superseding policy: LA044
SAAP	7.14	SAAP - Infrastructure Delivery Programme (IDP)	Superseding policy: LA044
SAAP	8.1	SAAP - Developer Contributions to a Sustainable Transport network	Superseding policy: LP35 NPPF para: 54 - 57
SAAP	8.2	SAAP - A14 Trunk Road	No superseding policy
SAAP	9.1	SAAP - Biodiversity Measures	Superseding policy: LP18 NPPF para: 149, 170, 174 - 177
SAAP	9.2	SAAP - River Valleys	Superseding policies: LP18, LP19, LP20 NPPF para: 127, 149, 170, 172, 174 - 177
SAAP	9.3	SAAP - River Rattlesden	Superseding policies: LP18, LP19 NPPF para: 127, 149, 170, 172, 174 - 177
SAAP	9.4	SAAP - River Gipping	Superseding policies: LP18, LP19

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
			NPPF para: 127, 149, 170, 172, 174 - 177
SAAP	9.5	SAAP - Historic Environment	Superseding policies: LP21 NPPF para: 79, 184 – 202, 205
SAAP	10.1	SAAP - Protection and Enhancement of Cultural Facilities	Superseding policies: LP15, LP21, LP30, LP31, NPPF para: 79, 83, 92, 96-101, 121 184 – 202, 205
SAAP	10.2	SAAP - Provision of Accessible Natural Green Space	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
SAAP	10.3	SAAP - Improving the Quality of Open Space	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
SAAP	11.1	SAAP - Developer Contributions to Infrastructure Delivery	Superseding policy: LP33, LP35 NPPF para: 41, 54 - 57, 72, 102, 112, 114, 122
Core Strategy Focussed Review	FC1	Presumption in Favour of Sustainable Development	No superseding policy NPPF para 11 - 14, 117
Core Strategy Focussed Review	FC1.1	Mid Suffolk Approach to Delivering Sustainable Development	No superseding policy NPPF para 11 - 14, 117
Core Strategy Focussed Review	FC2	Provision and Distribution of housing	Superseding policy: SP01, SP04 NPPF para: 32
Core Strategy Focussed Review	FC3	Supply of Employment Land	Superseding policy: SP05 NPPF para: 80, 82, 83
Core Strategy	CS1	Settlement Hierarchy	Superseding policy: SP03 NPPF para: 72, 78, 84, 118

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Core Strategy	CS2	Development in the Countryside and Countryside Villages	Superseding policies: SP03, LP01, LP04 NPPF para: 78, 79
Core Strategy	CS3	Reduce Contributions to Climate Change	Superseding policies: SP10, LP25, LP27, LP28 NPPF para: 148 - 169
Core Strategy	CS4	Adapting to Climate Change	Superseding policies: SP10, LP17, LP18, LP29 NPPF para: 148 - 169
Core Strategy	CS5	Mid Suffolk's Environment	Superseding policies: LP18, LP19, LP21, LP26 NPPF para: 71, 79, 110, 124 -132, 149, 170, 172, 174 – 177, 184 – 202, 205
Core Strategy	CS6	Services and Infrastructure	Superseding policies: LP32, LP34, LP33 NPPF para: 41, 72, 102, 112, 114, 122
Core Strategy	CS7	Brown field Target	No superseding policy NPPF para: 117 – 119
Core Strategy	CS9	Density and Mix	Superseding policy: SP01, LP06 NPPF para: 91, 129
Core Strategy	CS10	Gypsy and Travellers	Superseding policy: LP09 Planning Policy for Travellers Sites
Core Strategy	CS12	Retail Provision	Superseding policy: SP06, LP14 NPPF para: 85 - 90
Local Plan	SB2	Development appropriate to its setting	Superseding policy: LP26 NPPF para: 102, 110, 124 - 132
Local Plan	SB3	Retaining visually important open spaces	Superseding policies: LP19, LP30 NPPF para: 83, 92, 96 - 101, 121, 127, 149, 170, 172,
Local Plan	GP1	Design and layout of development	Superseding policy: LP26 NPPF para: 102, 110, 124 - 132
Local Plan	GP2	Development briefs	No superseded policy.

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	Prop 1	Settlement Boundaries and Visually Important Open Spaces	Superseding policy: SP03, LP19, LP30 NPPF para: 83, 92, 96 - 101, 118, 121, 127, 149, 170, 172
Local Plan	HB1	Protection of historic buildings	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB2	Demolition of listed buildings	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB3	Conversions and alterations to historic buildings	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB4	Extensions to listed buildings	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB5	Preserving historic buildings through alternative uses	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB6	Securing the repair of listed buildings	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB7	Protecting gardens and parkland of historic interest	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB8	Safeguarding the character of conservation areas	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB9	Controlling the demolition in conservation areas	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB10	Advertisements in conservation areas	Superseding policy: LP21 NPPF para: 79, 132, 184 - 202
Local Plan	HB13	Protecting ancient monuments	Superseding policy: LP21 NPPF para: 79, 184 - 202
Local Plan	HB14	Ensuring archaeological remains are not destroyed	Superseding policy: LP21 NPPF para: 79, 184 - 202

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	H2	Housing development in towns	Superseding policy: SP01, SP03 SP04 NPPF para: 11, 64, 103, 123
Local Plan	H3	Housing development in villages	Superseding policies: SP01, SP03, SP04, LP01 NPPF para: 11, 64, 78, 103, 123
Local Plan	H4	Provision for affordable housing in larger schemes	Superseding policies: SP02, LP08 NPPF para: 61 – 64, 71, 77
Local Plan	H5	Affordable housing in countryside	Superseding policies: SP02, LP08 NPPF para: 61 – 64, 71, 77
Local Plan	H7	Restricting housing development unrelated to needs of countryside	Superseding policy: SP03, LP01, LP04 NPPF para: 78, 79
Local Plan	H8	Replacement dwellings in the countryside	Superseding policy: LP04
Local Plan	H9	Conversion of rural buildings to dwellings	Superseding policy: LP03 NPPF para: 79
Local Plan	H10	Dwellings for key agricultural workers	No superseding policy NPPF para: 79
Local Plan	H11	Residential caravans and other mobile homes	Superseding policy: LP02, LP09 NPPF para: 61
Local Plan	H13	Design and layout of housing development	Superseding policy: LP26 NPPF para: 95, 102, 110, 124 - 132
Local Plan	H14	A range of house types to meet different accommodation needs	Superseding policies: SP01, LP06, LP07 NPPF para: 91, 129
Local Plan	H15	Development to reflect local characteristics	Superseding policies: LP26 NPPF para: 102, 110, 124 - 132
Local Plan	H16	Protecting existing residential amenity	Superseding policy: LP17 NPPF para: 117, 170

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	H17	Keeping residential development away from pollution	Superseding policy: LP17 NPPF para: 170, 180, 183
Local Plan	H18	Extensions to existing dwellings	Superseding policy: LP03
Local Plan	H19	Accommodation for special family needs	Superseding policy: LP02, LP07
Local Plan	Prop.5	Housing development at: Lime House Quarry Site, Church Lane, Claydon and Reeds Way, Stowupland	Developments completed
Local Plan	CL2	Development within special landscape areas	Superseding policy: LP19 NPPF para: 127, 170 - 172
Local Plan	CL3	Major utility installations and power lines in countryside	Superseding policy: LP27 NPPF para: 112- 116
Local Plan	CL5	Protecting existing woodland	Superseding policies: LP18, LP19 NPPF para: 127, 149, 170, 172, 174 - 177
Local Plan	CL6	Tree preservation orders	No superseding policy
Local Plan	CL8	Protecting wildlife habitats	Superseding policy: LP18 NPPF para: 149, 170, 174 - 177
Local Plan	CL9	Recognised wildlife areas	Superseding policy: LP18 NPPF para: 149, 170, 174 - 177
Local Plan	CL11	Retaining high quality agricultural land	Superseding policy: LP17 NPPF para: 170
Local Plan	CL12	The effects of severance upon existing farms	No superseding policy
Local Plan	CL13	Siting and design of agricultural buildings	Superseding policy: LP24 NPPF para: 83

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	CL14	Use of materials for agricultural buildings and structures	No superseding policy
Local Plan	CL15	Livestock buildings and related development	Superseding policy: LP24 NPPF para: 83
Local Plan	CL16	Central grain stores, feed mills and other bulk storage	No superseding local plan policy NPPF para 83
Local Plan	CL17	Principles for farm diversification	Superseding policy: LP22 NPPF para: 83
Local Plan	CL18	Change of Use for agricultural and other rural buildings to non-residential uses	Superseding policy: LP22 NPPF para: 83
Local Plan	CL19	Farm Shops	Superseding policy: LP22 NPPF para: 83
Local Plan	CL20	Garden Centres	Superseding policy: LP22 NPPF para: 83
Local Plan	CL21	Facilities for horse riding	Superseding policy: LP22 NPPF para: 83
Local Plan	CL22	Advertisements in a countryside setting	No superseding policy NPPF para: 132
Local Plan	CL23	After use of sites following mineral extraction	No superseding policy
Local Plan	CL24	Wind Turbines in the countryside	Superseding policy: LP27 NPPF para: 151 - 154
Local Plan	Prop.6	Existing Special Landscape Areas (SLA)	Superseding policy: LP19 NPPF para: 127, 170 - 172
Local Plan	Prop.7	New Special Landscape Areas and extensions to existing SLAs	Superseding policy: LP19 NPPF para: 127, 170 - 172

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	E2	Industrial uses on allocated sites	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 82, 107
Local Plan	E3	Warehousing, storage, distribution and haulage depots	Superseding policies: LP12 NPPF para: 80, 82, 107
Local Plan	E4	Protecting existing industrial/business areas for employment generating uses	Superseding policies: SP05, LP13 NPPF para: 80, 82
Local Plan	E5	Change of Use within existing industrial/commercial areas	Superseding policies: SP05, LP12 NPPF para: 80, 82
Local Plan	E6	Retention of use within existing industrial/commercial areas	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 83
Local Plan	E7	Non-conforming industrial uses	Superseding policy: LP12 NPPF para: 80
Local Plan	E8	Extensions to industrial and commercial premises	Superseding policies: SP05, LP12, LP13 NPPF para: 80, 82
Local Plan	E9	Location of new businesses	Superseding policy: SP05, LP12 NPPF para: 80, 83
Local Plan	E10	New Industrial and commercial development in the countryside	Superseding policy: SP05, LP12 NPPF para: 80, 83, 84
Local Plan	E11	Re-use and adaption of agricultural and other rural buildings	Superseding policy: LP12, LP22 NPPF para: 80, 83, 84
Local Plan	E12	General principles for location, design and layout	Superseding policy: SP05, LP12, LP26, LP32, NPPF para: 83, 127
Local Plan	Prop.8	New sites for industrial and commercial development	Superseding policy: SP05, LP12 NPPF para: 80 - 82

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	Prop.9	New land for warehousing, storage and distribution	Superseding policy: SP05, LP12 NPPF para: 82, 107
Local Plan	S3	Amusement Centres	Superseding policy: LP15 NPPF para: 83
Local Plan	S4	Avoiding the loss of residential accommodation	Superseding policy: SP06, LP14 NPPF para 86, 87, 89
Local Plan	S5	Living accommodation above shops and other commercial premises	Superseding policy: SP06, LP14 NPPF para: 118
Local Plan	S6	Provision of office accommodation	Superseding policy: LP12, LP14 NPPF para: 80 – 82, 85, 86, 87, 88, 90
Local Plan	S7	Provision of local shops	Superseding policy: LP13, LP31 NPPF para: 86 - 92
Local Plan	S8	Shop front design	No superseding policy
Local Plan	S9	Retaining traditional shop fronts	No superseding policy
Local Plan	S10	Convenience good store	Superseding policy, SP06, LP13, LP14, LP31 NPPF para: 86 - 92
Local Plan	S11	Retail warehousing	Superseding policy: SP06, LP12 NPPF: 85 – 90
Local Plan	S12	Retail on industrial estates and commercial sites	Superseding policy: LP12. LP13, LP14 NPPF para: 80, 82, 85, 87, 89, 90
Local Plan	S13	Ancillary retail uses	Superseding policy: SP06, LP12, LP13, LP14 NPPF para: 85 – 90, 127
Local Plan	Prop.10	Principal shopping areas for Stowmarket,	Superseding policy: SP06, LP14 NPPF para: 85 - 90

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
		Eye, Needham Market and Debenham	
Local Plan	Prop.11	Primary and secondary shopping frontage	Superseding policy: SP06, LP14 NPPF para: 85 - 90
Local Plan	T1	Environmental impact of major road schemes	Superseding policy: SP08, SP09, SP10, LP17 NPPF para: 170,
Local Plan	T2	Minor Highway improvements	Superseding policy: LP33 NPPF para: 102, 103, 109, 110, 111
Local Plan	T4	Planning Obligations and highway infrastructure	Superseding policy: LP33, LP35 NPPF para: 41, 54 - 57, 72, 102, 122
Local Plan	T5	Financial contributions to B1115 Relief road	Development completed.
Local Plan	T6	Petrol filling stations and other road side services	Superseding policy: LP12 NPPF para: 80, 82
Local Plan	T7	Provision of public car parking	Superseding policy: LP32 NPPF para: 102, 103,
Local Plan	T8	Lorry parking facilities in towns	Superseding policy: LP32 NPPF para: 102, 103, 107,
Local Plan	T9	Parking Standards	Superseding policy: LP32 NPPF para: 102.
Local Plan	T10	Highway considerations in development	Superseding policy: LP26, LP32 NPPF para: 102, 103, 109, 110, 111
Local Plan	T11	Facilities for pedestrians and cyclists	Superseding policy: LP26, LP32 NPPF para: 102, 103, 108, 110
Local Plan	T12	Designing for people with disabilities	Superseding policy: LP32 NPPF para: 102, 103, 108, 110
Local Plan	T13	Bus Service	Superseding policy: LP32 NPPF para: 102,103, 108, 110

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	T14	Rail Service	Superseding policy: LP32 NPPF para: 102, 103, 108, 110
Local Plan	RT1	Sports and recreation facilities for local communities	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT2	Loss of existing sports and recreation facilities	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT3	Protecting recreational open space	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT4	Amenity open space and play areas within residential development	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT5	Recreational facilities as part of other development	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT6	Sport and recreational facilities in the countryside	Superseding policy: LP30 NPPF para: 83, 92, 96 –101, 121
Local Plan	RT7	Noisy Sports	No superseding policy
Local Plan	RT8	Motor Sports	No superseding policy
Local Plan	RT9	Facilities for air sports	No superseding policy
Local Plan	RT10	Golf Courses	No superseding policy
Local Plan	RT11	Facilities for informal countryside recreation	Superseding policy: LP15 NPPF para: 83
Local Plan	RT12	Footpaths and bridleways	Superseding policy: LP23, LP32 NPPF para: 98, 102, 103
Local Plan	RT13	Water-based recreation	Superseding policy: LP15 NPPF para: 83

MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	RT14	Art in public places	No superseding policy
Local Plan	RT15	Safeguarding arts and entertainments venues	Superseding policies: LP31 NPPF para: 83, 92
Local Plan	RT16	Tourism facilities and visitor attractions	Superseding policy: SP07, LP15 NPPF para: 83
Local Plan	RT17	Serviced tourist accommodation	Superseding policy: LP16 NPPF para: 83
Local Plan	RT18	Touring caravan and camping sites	Superseding policy: LP16 NPPF para: 83
Local Plan	RT19	Static caravans and holiday chalets	Superseding policy: LP16 NPPF para: 83
Local Plan	Prop. 16	Town centre park and arboretum at Milton Road, Stowmarket	No superseding policy
Local Plan	Prop.17	Informal amenity area and riverside footpath at Takers Lane, Stowmarket	No superseding policy
Local Plan	Prop.19	Pay and play golf course at Creeting Hill, adjacent to Beacon Hill	No superseding policy
Local Plan	Prop.20	Visitor centre at Needham lake, Needham Market	Planning permission granted, no superseding policy
Local Plan	Prop.21	Water sports and recreational activities at Bramford Lake	Development completed
Local Plan	Prop.22	Water sports and recreational activities at Weybread Lake	Development completed
Local Plan	Prop.23	Extension to the Museum of East Anglian Life, Stowmarket	Development completed

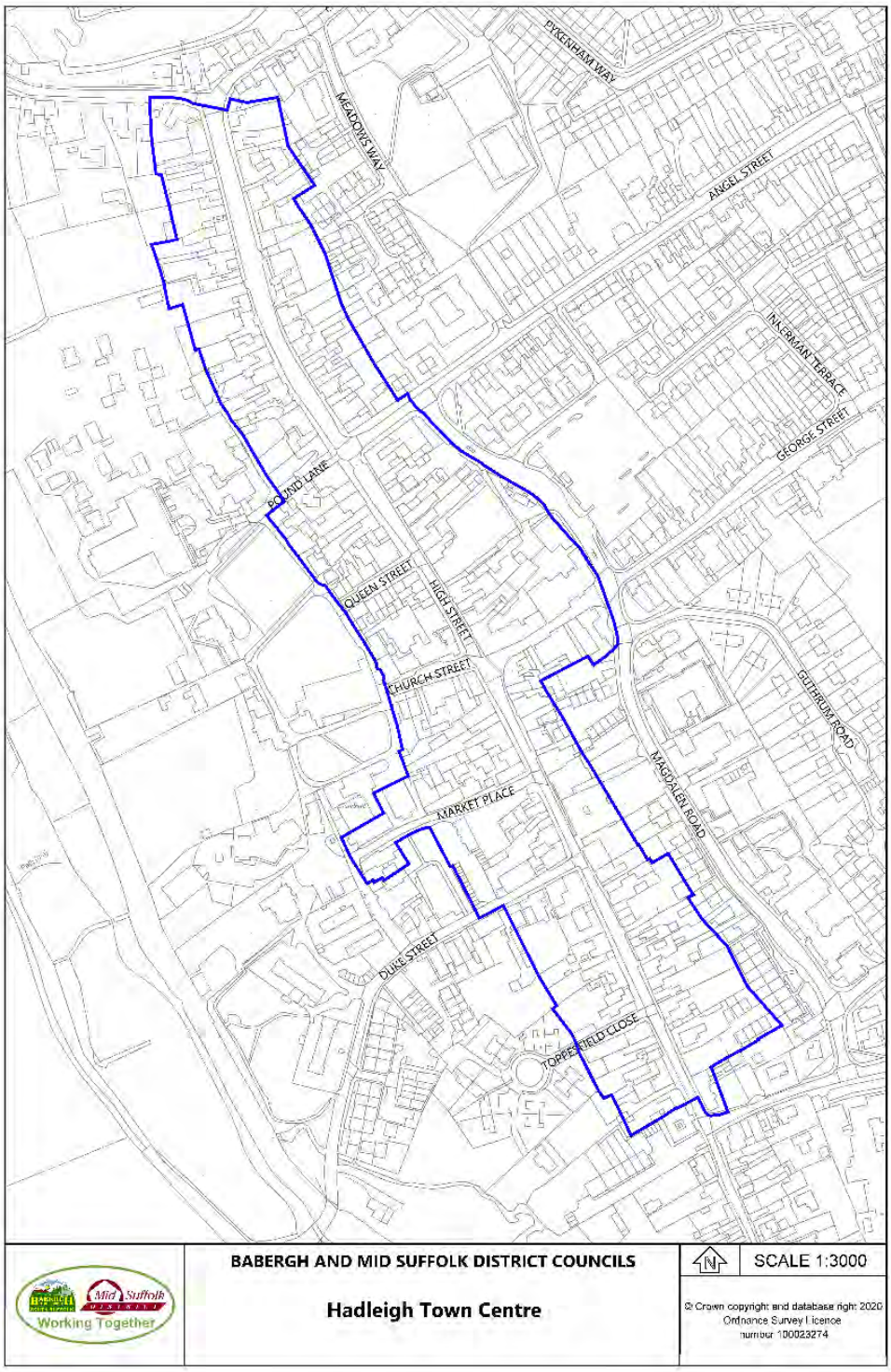
MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	Prop.24	Heritage centre adjacent to the Castle Mound, Eye	No superseding policy
Local Plan	SC2	Septic tanks	No superseding policy
Local Plan	SC3	Small sewage treatment plants	No superseding policy
Local Plan	SC4	Protection of groundwater supplies	Superseding policy: LP17 NPPF para: 178, 179
Local Plan	SC6	Recycling centres	No superseding policy
Local Plan	SC7	Siting of telecommunications equipment	No superseding policy
Local Plan	SC8	Siting of new school buildings	Superseding policy: LP34 NPPF para: 94
Local Plan	SC9	Conversion of premises to residential homes	Superseding policy: LP03 NPPF para: 79
Local Plan	SC10	Siting of local community health services	Superseding policy: LP34
Local Plan	SC11	Accommodation for voluntary organizations	No superseding policy
Local Plan	Prop.25	Sites for new primary schools	No superseding policy
Local Plan	SDA1	Programmed B1115 Relief Road	Development completed
Local Plan	SDA2	Additional sources of funding for B1115 Relief Road	Development completed
Local Plan	SDA3	Comprehensive development within the SDA	Development completed
Local Plan	SDA4	Sustainable development	Development completed

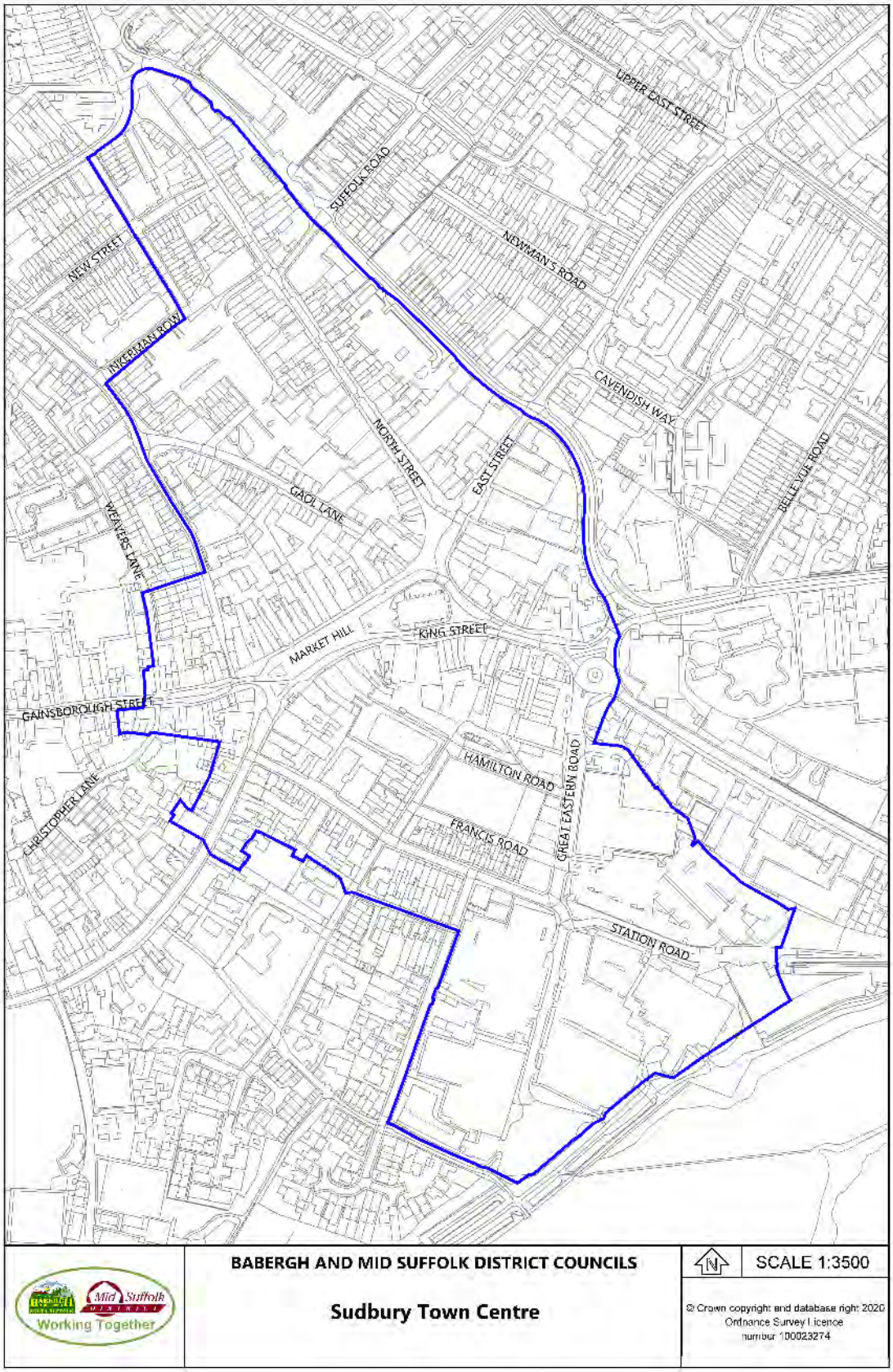
MSDC Plan	Saved Policy	Saved Policy Title	Replacement Local Plan Policy
Local Plan	SDA5	Affordable housing within the SDA	Development completed
Local Plan	SDA6	Employment Land	Development completed
Local Plan	SDA7	Local Shopping facilities	Development completed
Local Plan	SDA8	Principle issues to be included in SDA obligations	Development completed
Local Plan	Prop.26	1,000 Houses in the SDA	Development completed
Local Plan	Prop.27	Land at Stowmarket is allocated as a strategic development area	Development completed

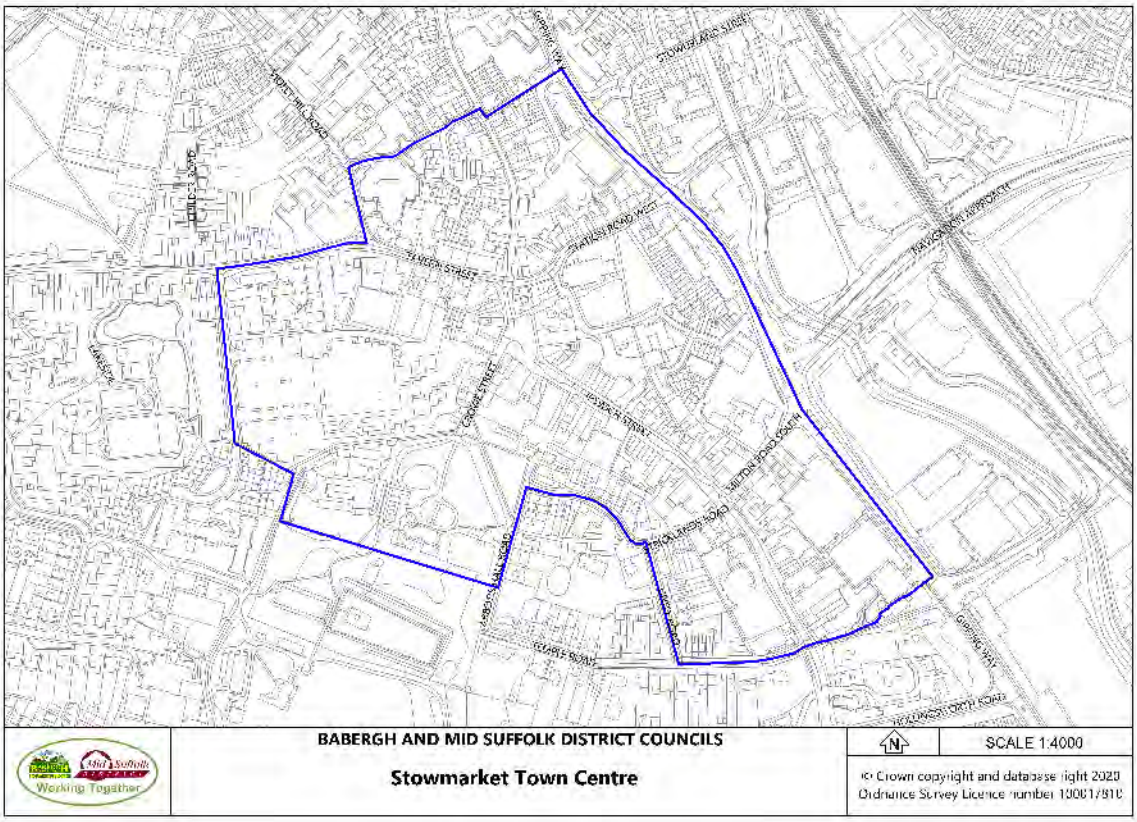
PART 3 – PLACE AND ALLOCATIONS POLICIES

The maps presented in this section form the main Policies Maps for the Plan.

Appendix 04 - Town Centre Maps




UPPER EAST STREET
SUFFOLK ROAD
NEWMAN'S ROAD
NEW STREET
NICEBRIAN RISE
CAVENDISH WAY
NORTH STREET
EAST STREET
BELLEVUE ROAD
GAOL LANE
WEAVERS LANE
MARKET HILL
KING STREET
GAINSBOROUGH STREET
HAMILTON ROAD
GREAT EASTERN ROAD
CHRISTOPHER LANE
FRANCIS ROAD
STATION ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sudbury Town Centre
SCALE 1:3500
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BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stowmarket Town Centre
SCALE 1:4000
Working Together

LS01 – Hinterland and hamlet sites

Policy LS01 – Hinterland and hamlet sites

The following sites are allocated under LS01 as identified on the relevant Policy Maps. Development of these sites shall be expected to comply with the relevant other policies of the Plan, and have regard to the Council's latest Infrastructure Delivery Plan for infrastructure capacity and requirements.

Babergh

1) Aldham: Land north of The Street - 5 dwellings
2) Aldham: Land west of Hadleigh Road – 7 dwellings
3) Bentley: Land west of Church Lane – 20 dwellings
4) Boxford: Land south of Hadleigh Road – 5 dwellings
5) Bures St Mary: Claypits Aveneue (garages) – 5 dwellings
6) Chelmondiston: Land south of B1456 – 15 dwellings
7) Chelmondiston: Land east of Richardson Lane – 24 dwellings
8) Cockfield: Land north of Mackenzie Place – 51 dwellings
9) Cockfield: Land east of Bury Road – 10 dwellings
10) Elmsett: Land west of Hadleigh Road – 42 dwellings
11) Great Waldingfield: Land east of Valley Road – 32 dwellings
12) Great Waldingfield: Land south of Waldingfield Road – 20 dwellings (within parish of Chilton)
13) Hintlesham: Land south-east of Duke Street – 6 dwellings
14) Hitcham: Land west of The Causeway – 12 dwellings
15) Holton St Mary: Land adjacent to B1070 – 12 dwellings
16) Lawshall: Land east of Bury Road – 15 dwellings
17) Lawshall: Land south-west of Harrow Green – 5 dwellings
18) Lawshall: Land west of Melford Road – 5 dwellings
19) Nedging Tye: Land north of Ipswich Road – 9 dwellings
20) Raydon: Land north of Woodlands Road – 10 dwellings
21) Raydon: Land east of The Street – 24 dwellings
22) Stanstead: Land east of Upper Street – 8 dwellings
23) Stoke by Nayland: Land north of B1068 – 8 dwellings
24) Stoke by Nayland: Land south-east of Butt Road – 8 dwellings
25) Stoke by Nayland: Land north of Goldenlond – 10 dwellings
26) Stutton: Land east of Church Road – 34 dwellings
27) Stutton: Land north of Holbrook Road – 6 dwellings
28) Stutton: Land north of Manningtree Road – 14 dwellings
29) Tattingstone: Land west of A137 – 5 dwellings
30) Wenham Magna: Council Depot – 6 dwellings
31) Woolverstone: Land south of Main Road – 5 dwellings
32) Woolverstone: Land north of Glebe Lane – 5 dwellings

Mid Suffolk

33) Ashbocking: Land west of B1077 – 15 dwellings
34) Badwell Ash: Land north of The Broadway – 33 dwellings
35) Badwell Ash: Land south of The Broadway – 13 dwellings
36) Badwell Ash: Land west of The Street – 21 dwellings
37) Badwell Ash: Land south-east of Hunston Road – 52 dwellings
38) Badwell Ash - Long Thurlow: Land south of Long Thurlow Road – 10 dwellings

39) Badwell Ash - Long Thurlow: Land north of Long Thurlow Road – 5 dwellings
40) Barking: Land north of Barking Road – 10 dwellings
41) Battisford: Land east of Bowl Road – 9 dwellings
42) Beyton: Land north of Tostock Road – 9 dwellings
43) Beyton: Land west of Church Road – 10 dwellings
44) Combs: Land west of Bildeston Road – 5 dwellings
45) Cotton: Land north of Mendlesham Road – 5 dwellings
46) Creeting St Mary: Land between Jacks Green Road and A14 – 43 dwellings
47) Creeting St Mary: Land west of Jacks Green Road – 5 dwellings
48) Finningham: Land south of Wickham Road – 10 dwellings
49) Finningham: Land west of Gislingham Road – 10 dwellings
50) Fressingfield: Land between Oatfields and Stradbroke Road – 18 dwellings
51) Great Bricett: Land south of Great Bricett Business Park – 51 dwellings
52) Great Finborough: Land east of Pear Tree Place – 21 dwellings
53) Henley: Land west of Main Road – 45 dwellings
54) Hessett: Land south of Hubbard's Lane – 5 dwellings
55) Hoxne: Land south of Denham Road – 30 dwellings
56) Laxfield: Land south of Framlingham Road – 49 dwellings
57) Laxfield: Land east of Mill Road – 13 dwellings
58) Mellis: Land south-west of Yaxley Road – 5 dwellings
59) Mendham: Land east of Withersdale Road – 6 dwellings
60) Metfield: Land north of B1123 – 25 dwellings
61) Norton: Land north of Ashfield Road – 8 dwellings
62) Oakley: Land south of B1118 – 5 dwellings
63) Oakley: Land north of B1118 – 10 dwellings
64) Old Newton: Land north of Falconer Avenue – 56 dwellings
65) Old Newton: Land south of Stowmarket Road – 64 dwellings
66) Old Newton: Land south of Church Road – 10 dwellings
67) Onehouse: Land south of Forest Road – 10 dwellings
68) Pettaugh: Land west of Debenham Way – 10 dwellings
69) Rattlesden: Land north of Top Road – 8 dwellings
70) Rattlesden: Land east of Mitchery Lane – 22 dwellings
71) Redgrave: Land south of B1113 Hall Lane – 9 dwellings
72) Somersham: Land west of Main Road – 30 dwellings
73) Stoke Ash: Land west of The Street – 8 dwellings
74) Stonham Earl: Land north east of Haggars Mead – 20 dwellings
75) Stonham Parva: Land east of Norwich Road – 5 dwellings
76) Stonham Parva: Land west of Norwich Road – 5 dwellings
77) Thorndon: Land north of Stoke Road – 20 dwellings
78) Thwaite: Land south of Wickham Road – 10 dwellings
79) Thwaite: Land west of Church Lane – 5 dwellings
80) Tostock: Land west of Leys Road – 5 dwellings
81) Wattisfield: Land east of The Street – 8 dwellings
82) Westhorpe: Land north of The Street – 10 dwellings
83) Wetheringsett: Land east of A140 – 10 dwellings
84) Wetheringsett: Land north-east of The Street – 10 dwellings
85) Weybread: Land north-east of The Street – 15 dwellings
86) Wickham Skeith: Land west of Grange Road – 5 dwellings
87) Worlingworth: Land south of Church Road – 5 dwellings
88) Worlingworth: Land south of Shop Street – 26 dwellings
89) Yaxley: Land east of Old Ipswich Road – 15 dwellings
90) Yaxley: Land west of Old Ipswich Road – 20 dwellings

Babergh District Council Place Maps and Policies

Acton (Core Village)

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.

Developments in Acton may be required to contribute towards additional primary and secondary education provision within the area as well as towards the expansion of The Long Melford Health Practice. Sudbury Household Waste Recycling Centre (HWRC) is currently at full capacity. A new HWRC 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

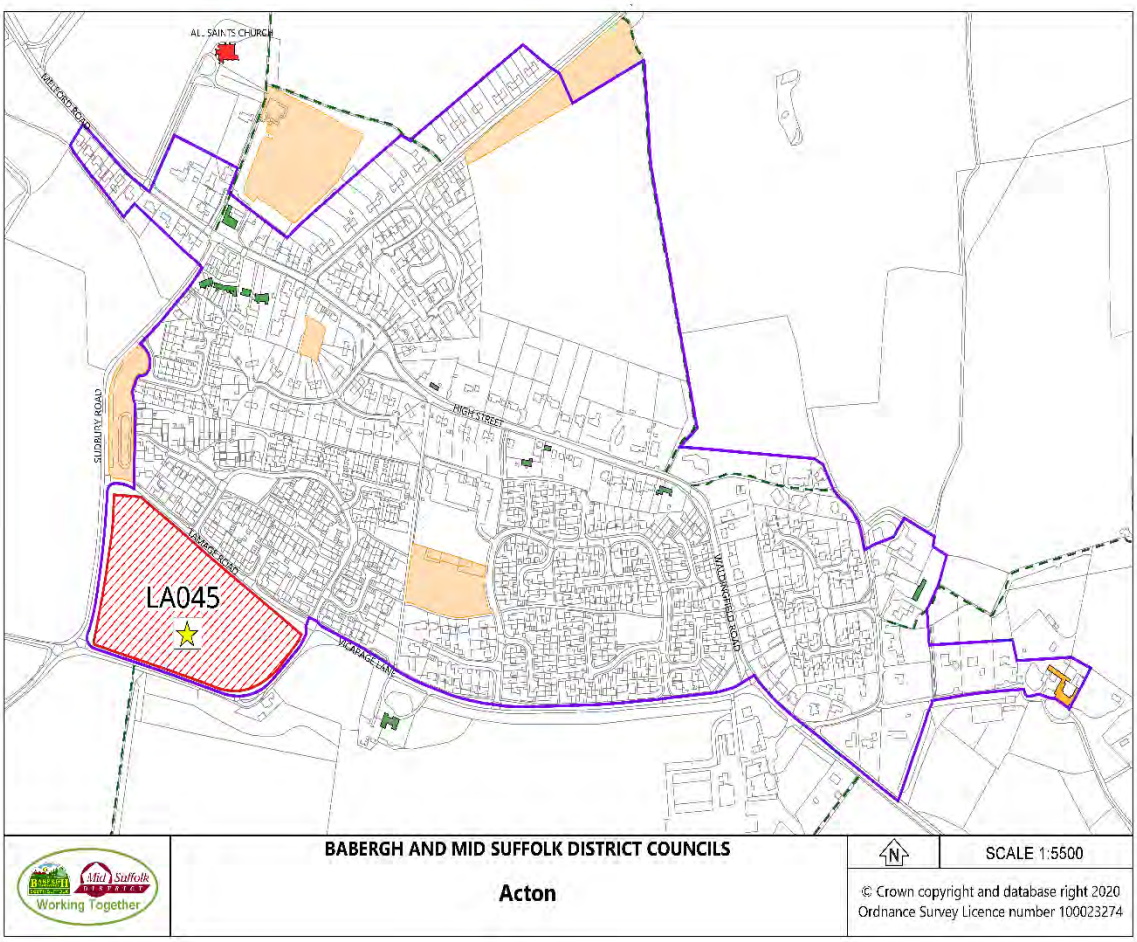
LA045 – Allocation: Land south of Tamage Road, Acton

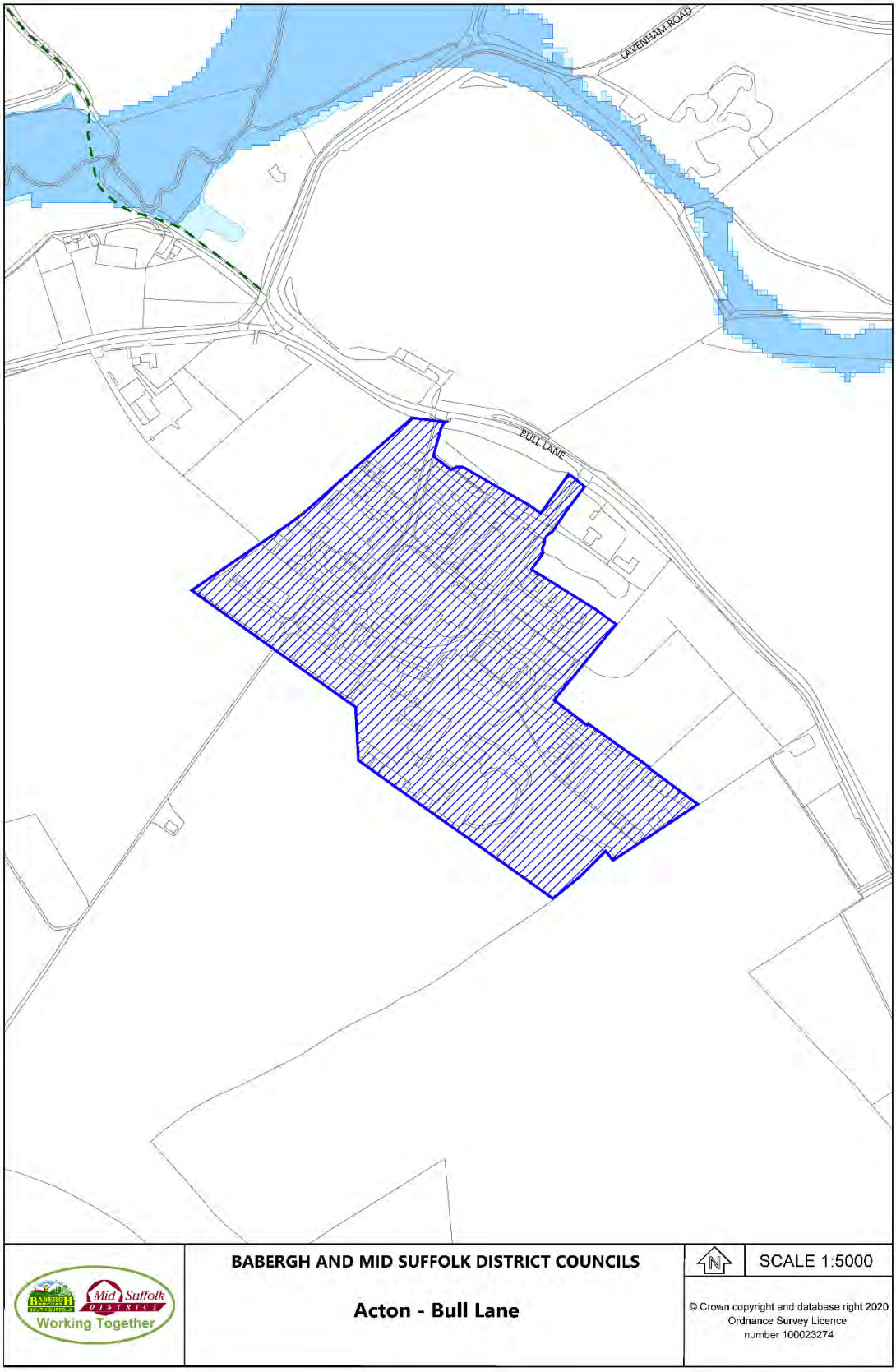
Site Size - 3.5ha
Approximately 100 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- **I. The relevant policies set out in the Plan;**
- **II. Development is designed to conserve and where appropriate enhance The Old Vicarage (Grade II) and its setting;**
- **III. An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
- **IV. An ecological survey, and any necessary mitigation measures are provided;**
- **V. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
- **VI. Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport. In particular footpath 15 should be enhanced;**
- **VII. A new footway to be provided along the site frontage which links to existing footway network;**
- **VIII. Contributions to the satisfaction of the LPA, towards secondary school provision;**
- **IX. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**

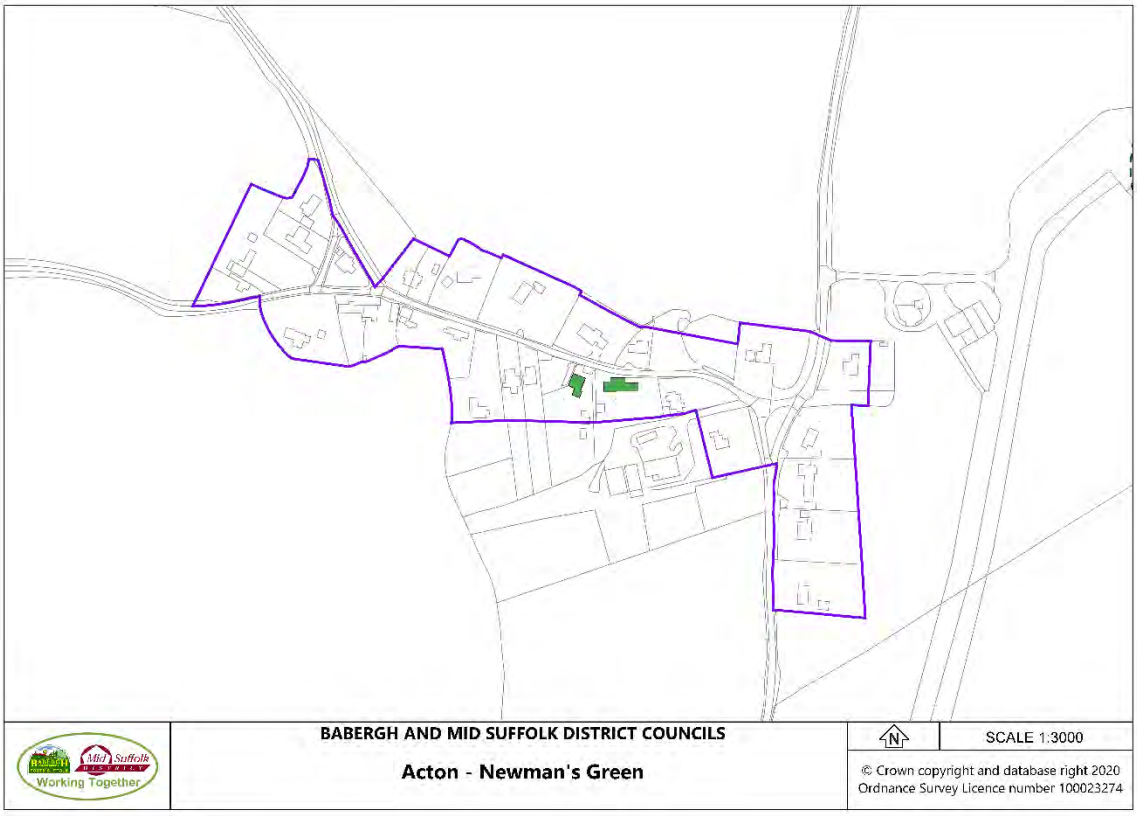
X. Contributions to the satisfaction of the LPA, towards healthcare provision.




LAVENHAM ROAD
BULL LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Acton - Bull Lane
SCALE 1:5000
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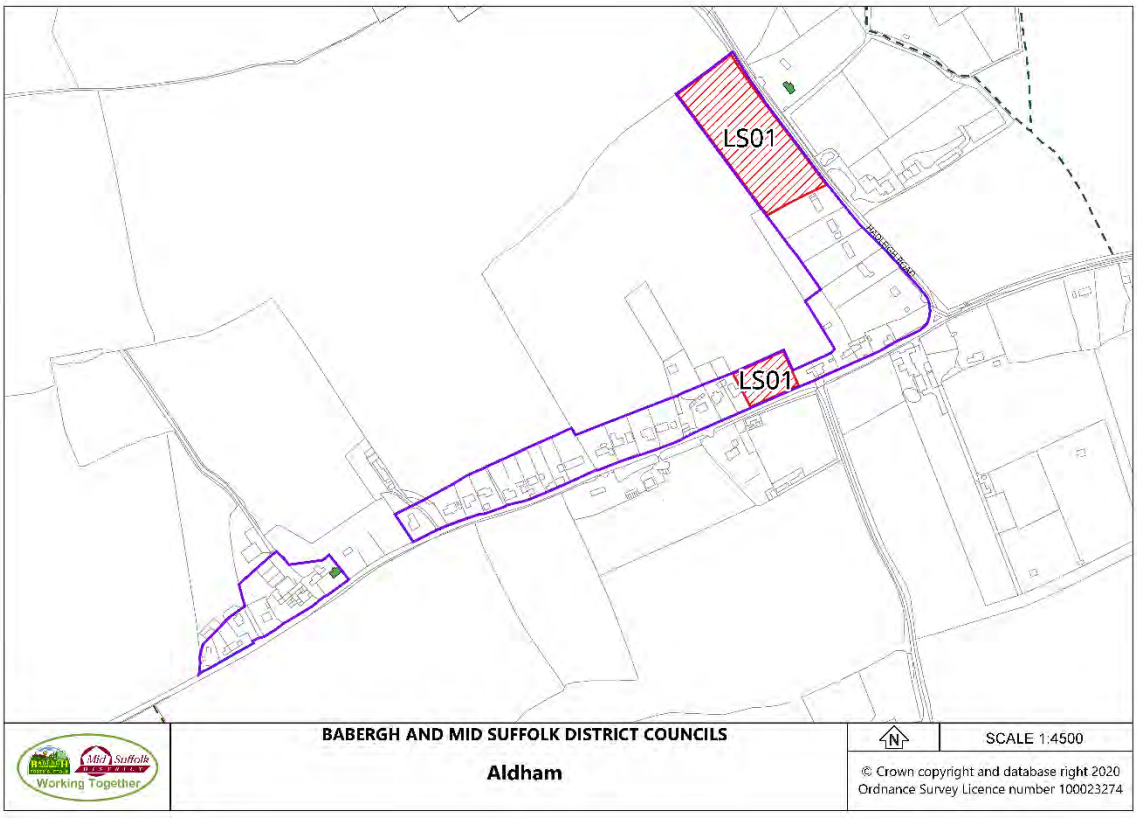
Acton – Newman's Green (Hamlet)

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.

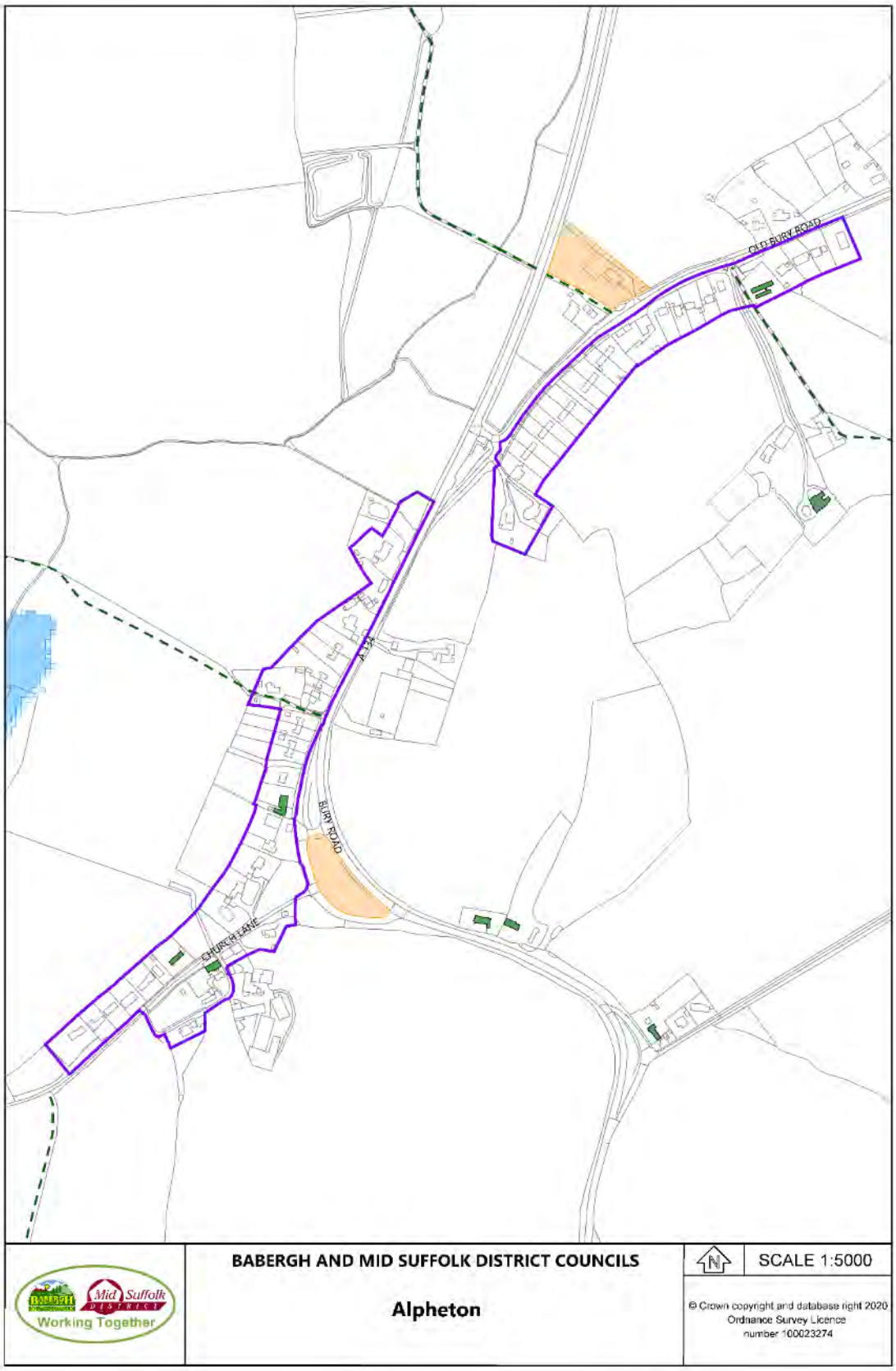


Aldham (Hamlet)

Located approximately 3km north of Hadleigh, Aldham is classified as a Hamlet Village in the Settlement Hierarchy. Aldham Neighbourhood Plan was adopted in January 2020. 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 (Hamlet)

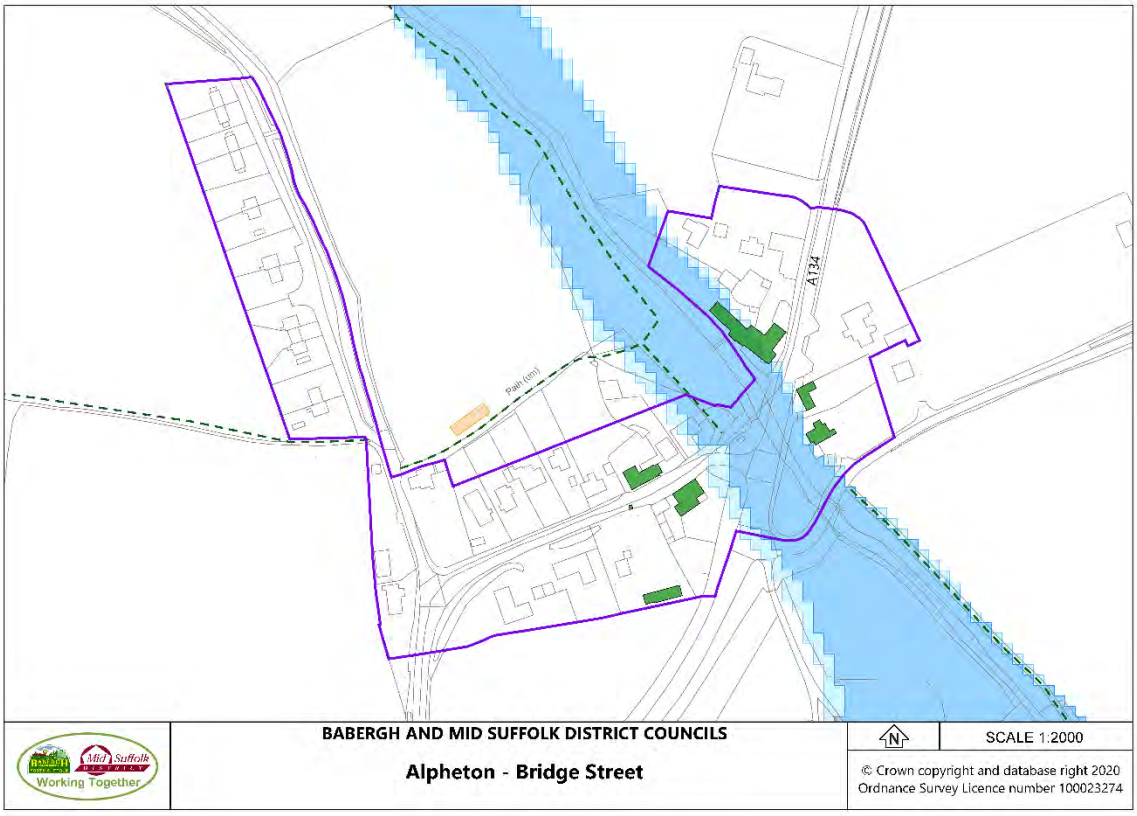


Located approximately 9km north of Sudbury, Alpheton is classified as a Hamlet Village. There are a number of Grade II listed buildings within the settlement, most notably the Grade I listed

Church of St Peter and St Paul lies to the west of the settlement and has a cluster of listed buildings around it.

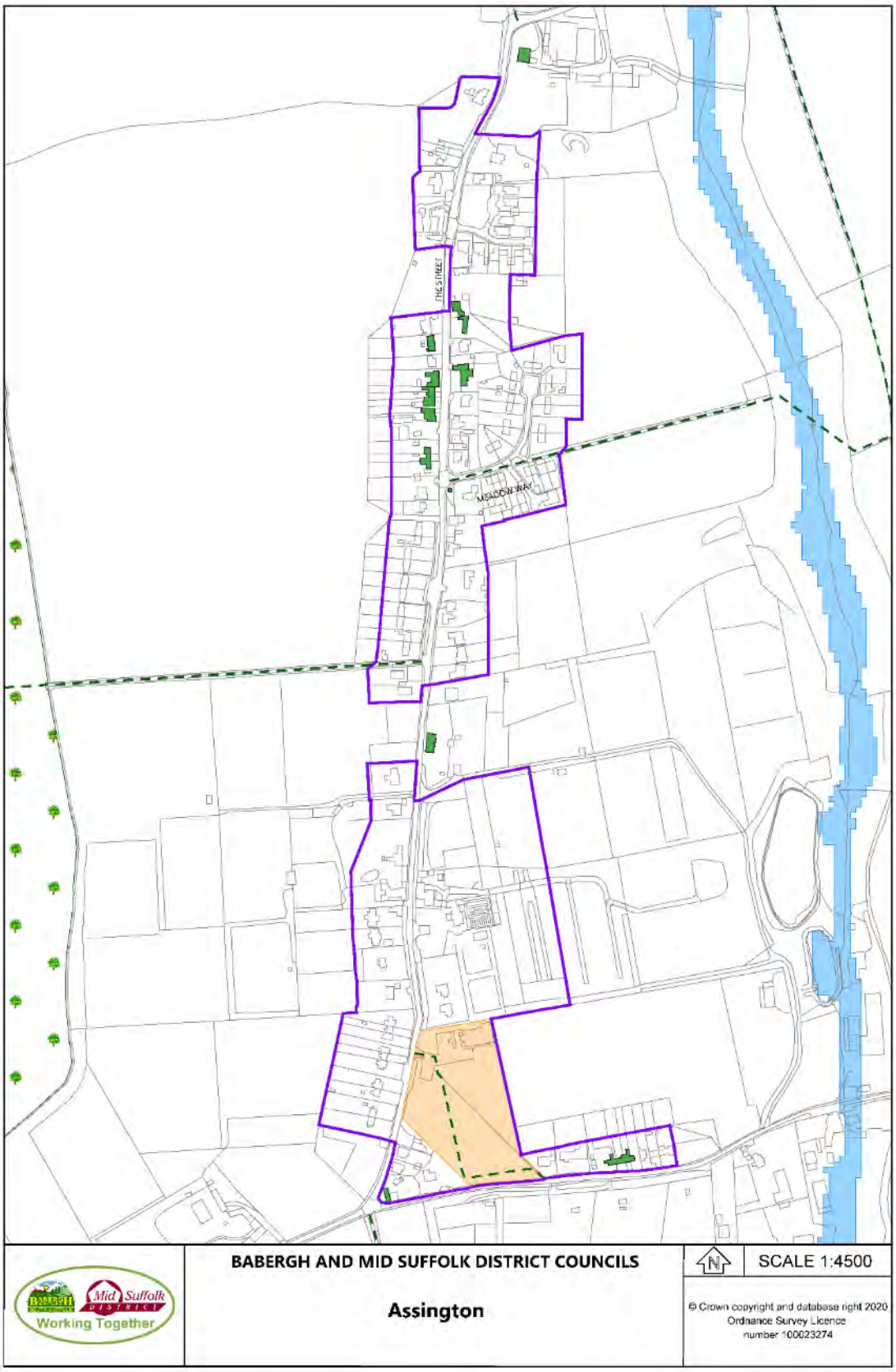
Alpheton – Bridge Street (Hamlet)

Located approximately 7km 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.



Assington (Hinterland)

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.


THE STREET
MEADOW WAY
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Assington
SCALE 1:4500
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Belstead (Ipswich Fringe)

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. A number of listed buildings are located on Chapel Lane. 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.

In order to facilitate growth in the Plan, additional capacity is required at Copdock Primary School and East Bergholt High School. Additional provision is also required at Pinewood Surgery. Belstead falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).

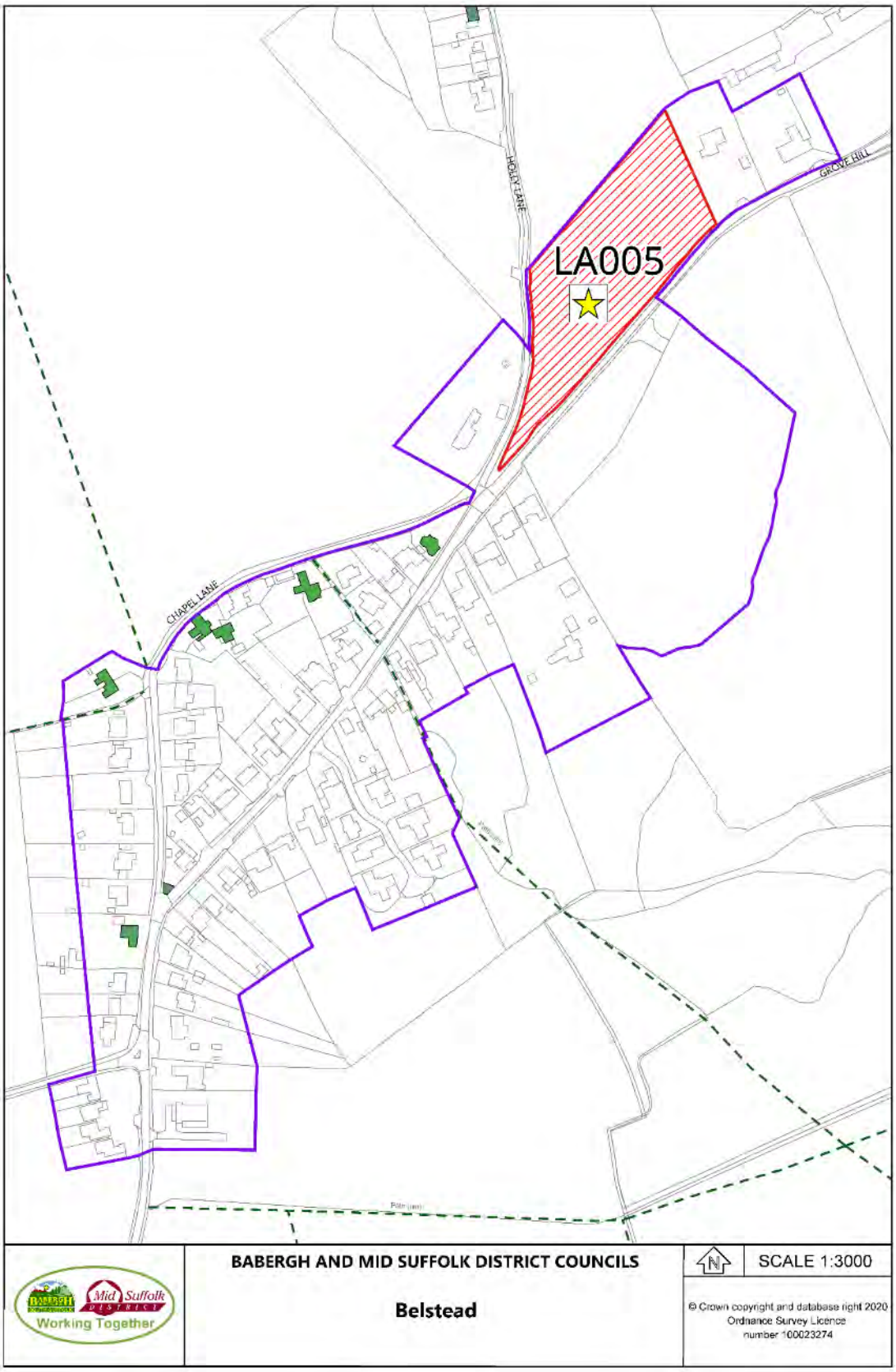
Joint Local Plan Allocation

LA005 – Allocation: 6 Acre Field, Belstead

Site Size – 1.1ha
Approximately 14 dwellings (and associated infrastructure)

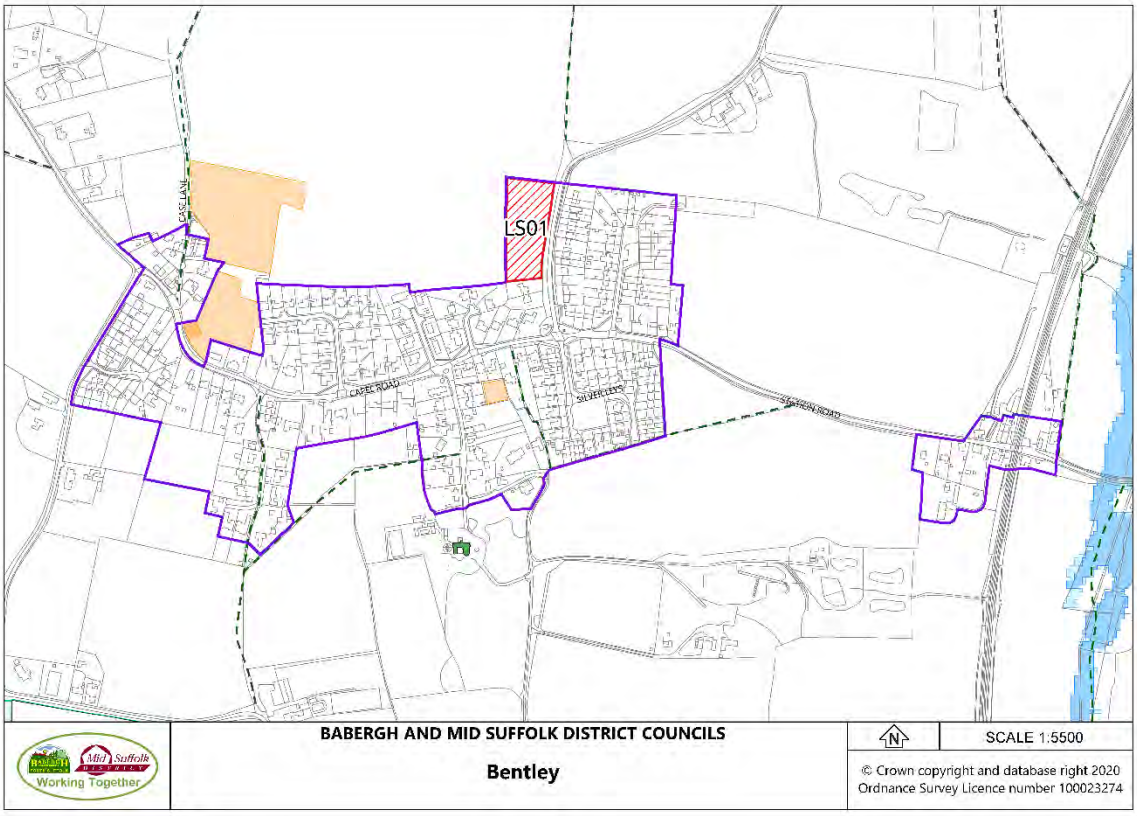
Development for this site shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Open space contributions.**


LA005
HOXLEY LANE
GROVE HILL
CHAPEL LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Belstead
SCALE 1:3000
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Bentley (Hinterland)

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. The Suffolk Coast and Heaths AONB is located to the south and south-west of the settlement. Bentley falls within the RAMS 13km Zone of Influence; therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Bildeston (Core Village)

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.

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

Joint Local Plan Allocation

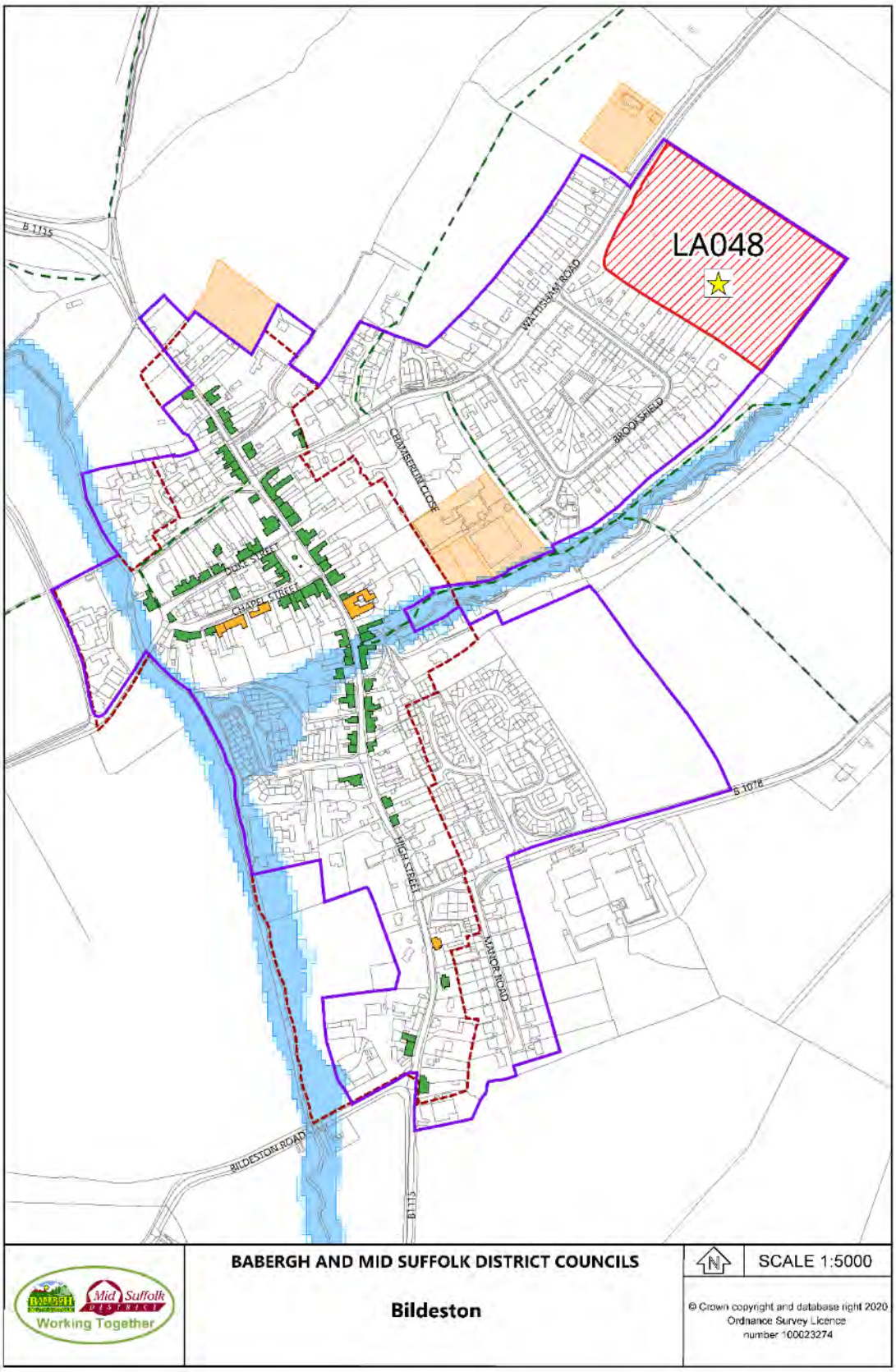
LA048 – Allocation: Land south of Wattisham Road, Bildeston

Site Size - 3.0ha

Approximately 75 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

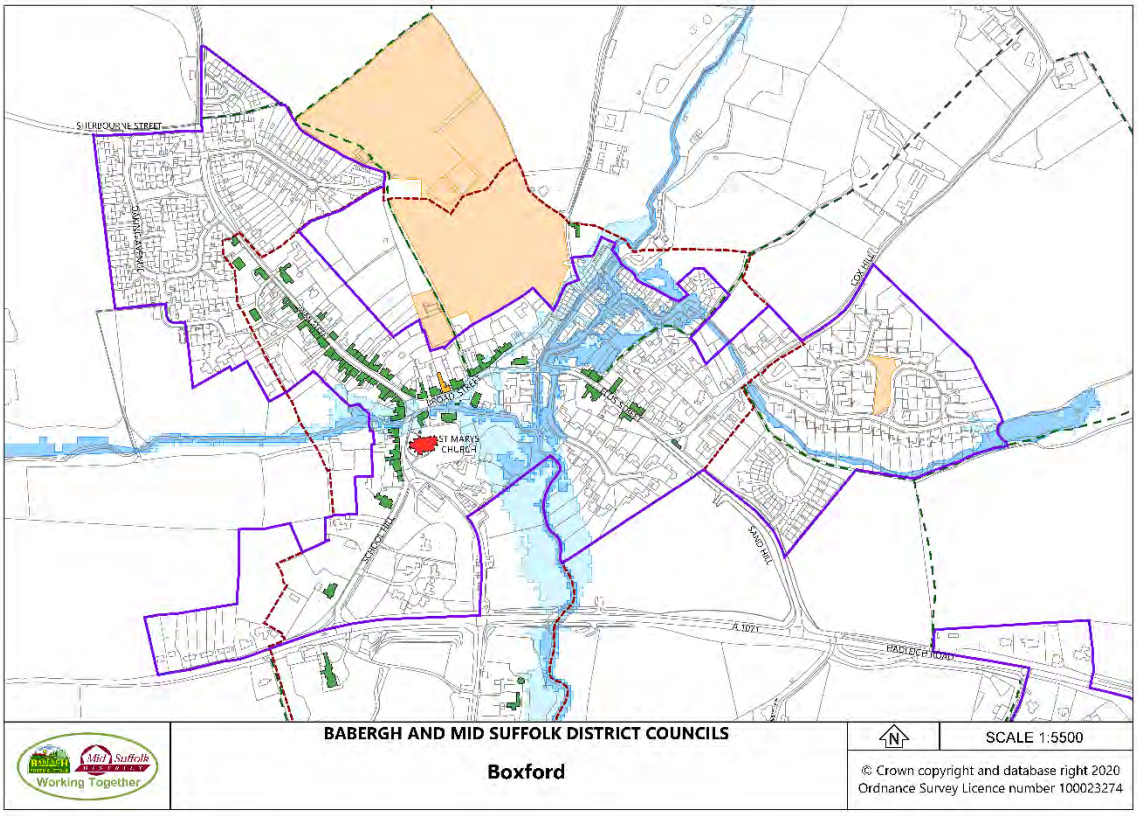
- **I.** **The relevant policies set out in the Plan;**
- **II.** **Development is designed to conserve and where appropriate enhance Great Copt Hill (Grade II) and its setting;**
- **III.** **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
- **IV.** **An ecological survey, and any necessary mitigation measures are provided;**
- **V.** **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
- **VI.** **Carriageway widening and a new footway to link to the existing footway network, providing a safe route to school;**
- **VII.** **Nearby Public Rights of Way are retained and enhanced to provide access to the countryside;**
- **VIII.** **Contributions to the satisfaction of the LPA, towards secondary school provision; and**
- **IX.** **Contributions to the satisfaction of the LPA, towards healthcare provision.**


LA048
B 1115
WATTISHAM ROAD
BROOMFIELD
CHAMBERLIN CLOSE
CHAPEL STREET
B 1078
HIGH STREET
MANOR ROAD
BILDESTON ROAD
B 1115
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bildeston
SCALE 1:5000
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Boxford (Core Village)

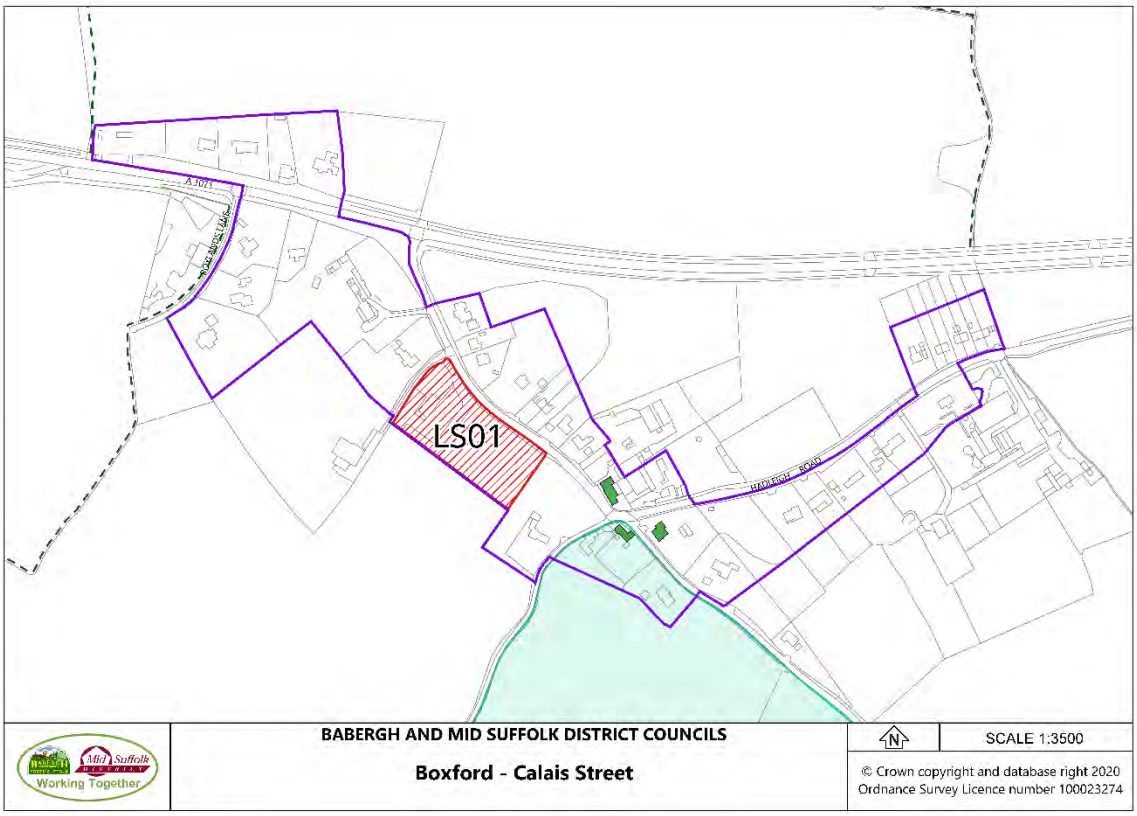
Boxford, which is classified as a Core Village, lies approximately 8km west of Hadleigh and 9km east of Sudbury. Stone Street and Calais Street are separately classified as Hamlets. The Conservation Area covers the main village and extends south of the settlement to include Stone Street, further down 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.

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.



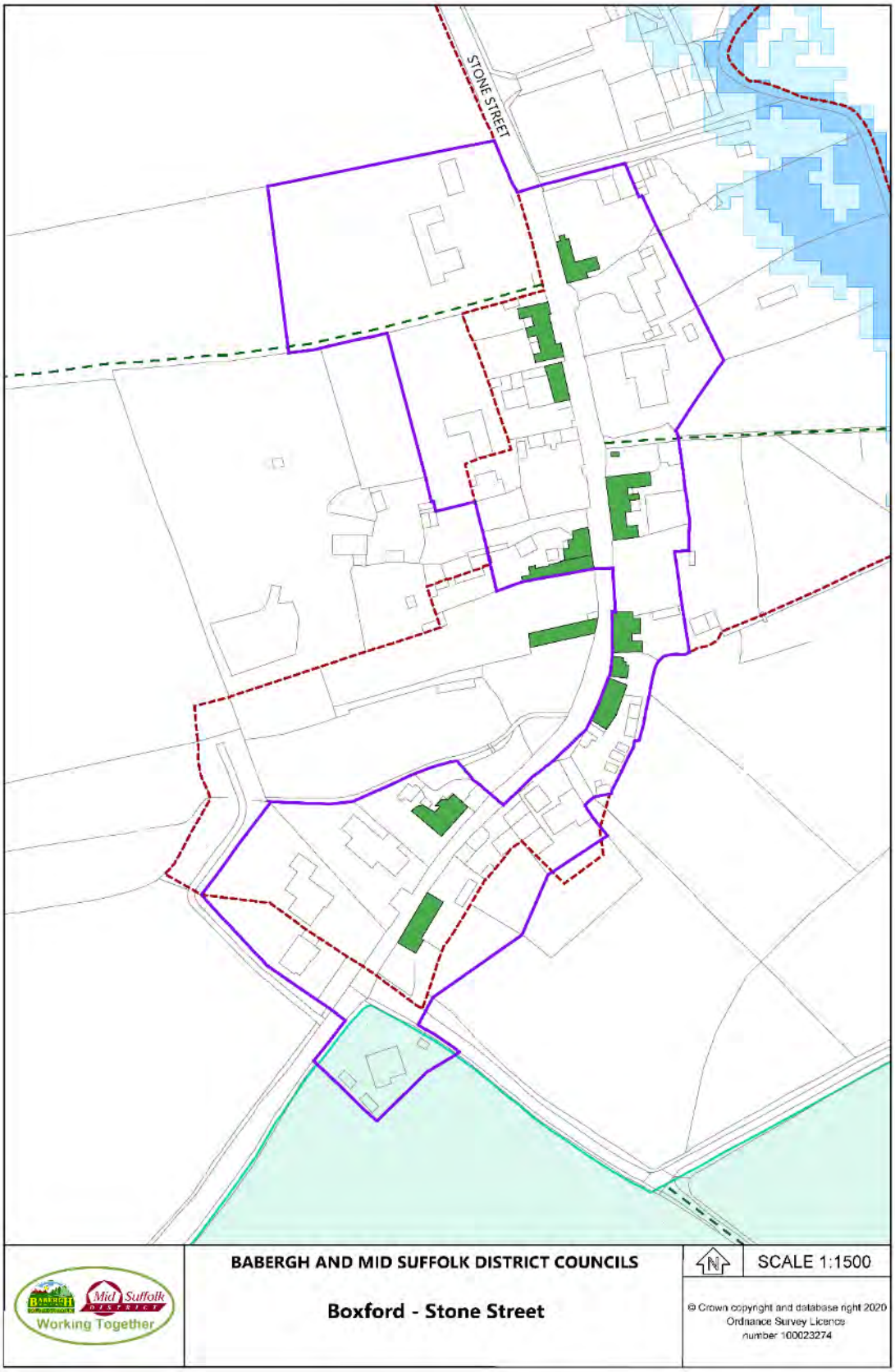
Boxford – Calais Street (Hamlet)

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



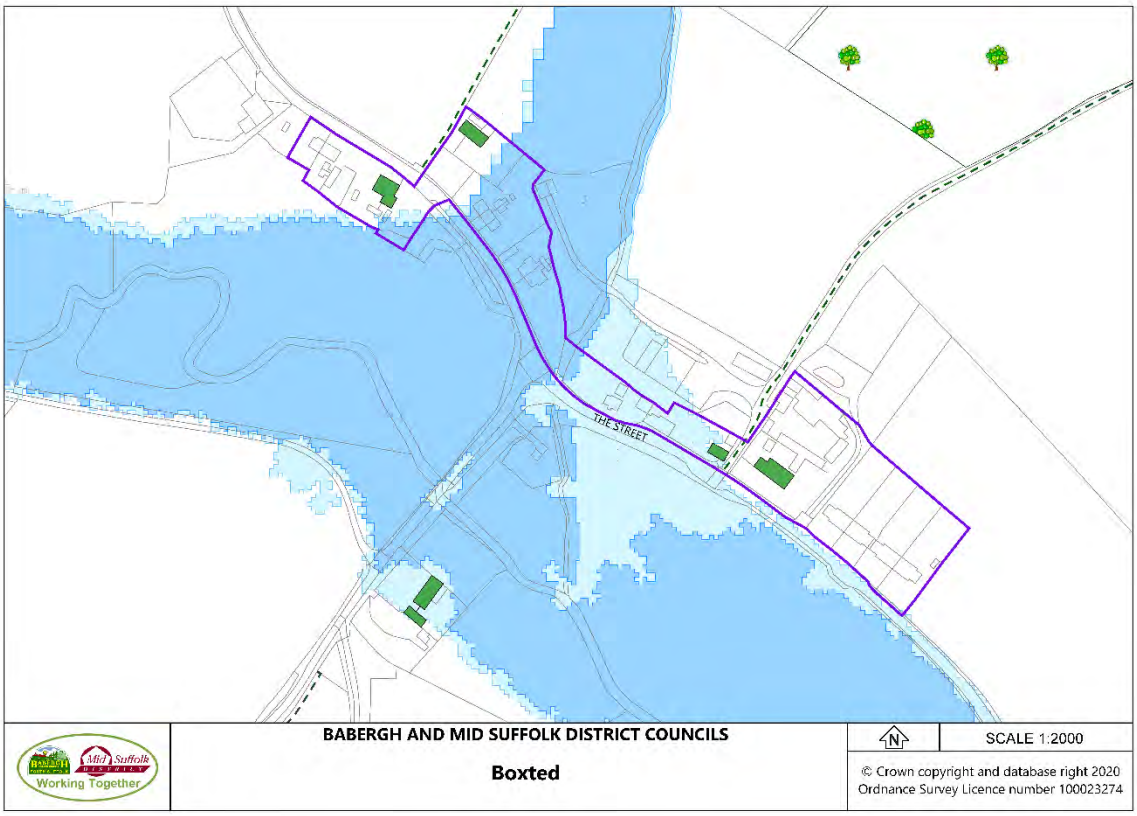
Boxford – Stone Street (Hamlet)

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.


STONE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Boxford - Stone Street
SCALE 1:1500
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Boxted (Hamlet)

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 (Core Village)

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 north and east 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.

An extension to Brooklands Primary School will be required to facilitate growth in Brantham planned through the 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).

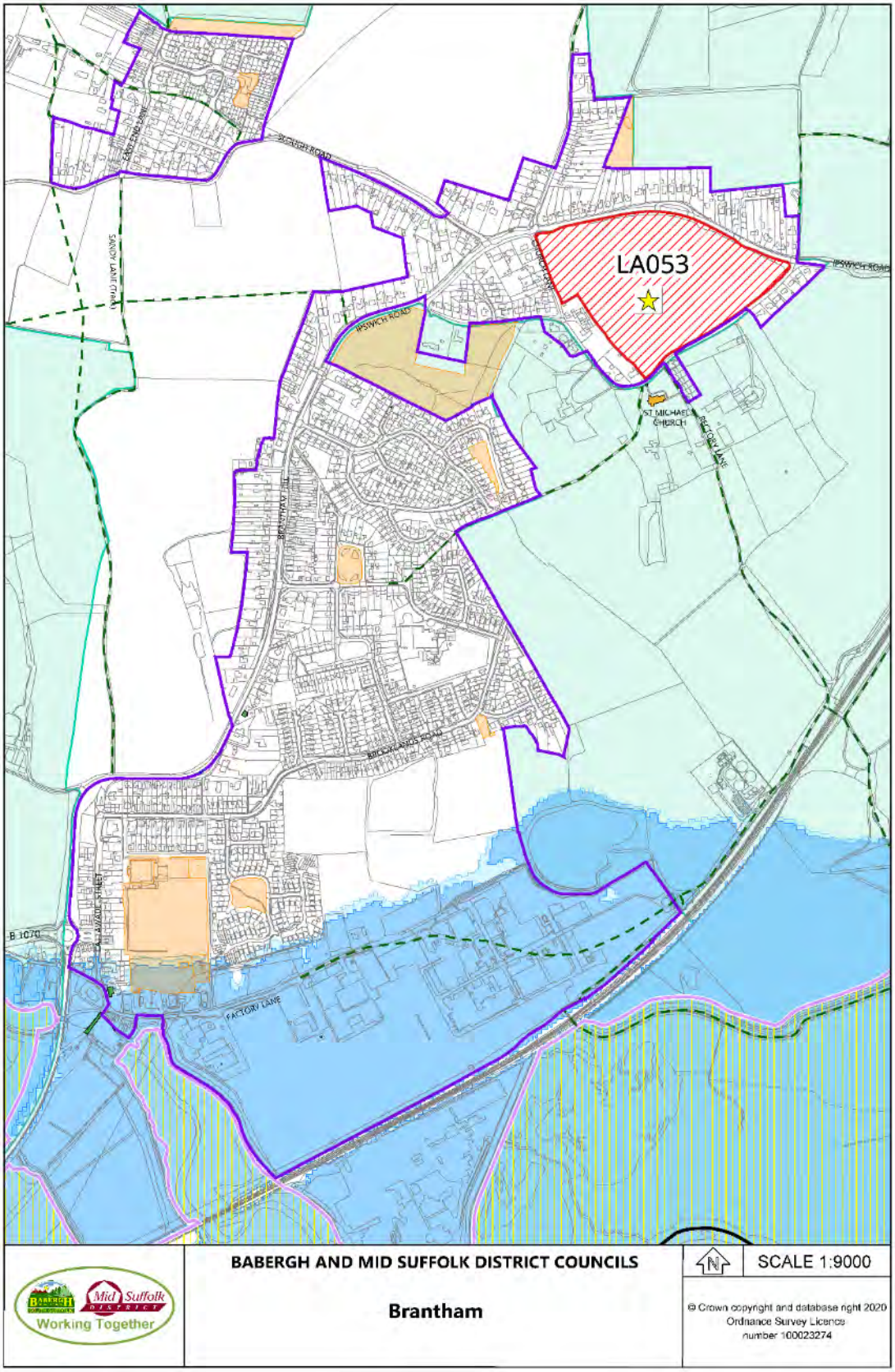
Joint Local Plan Allocation

LA053 – Allocation: Land south of Ipswich Road, Brantham

Site Size - 8.4ha
Approximately 125 dwellings (with associated infrastructure)

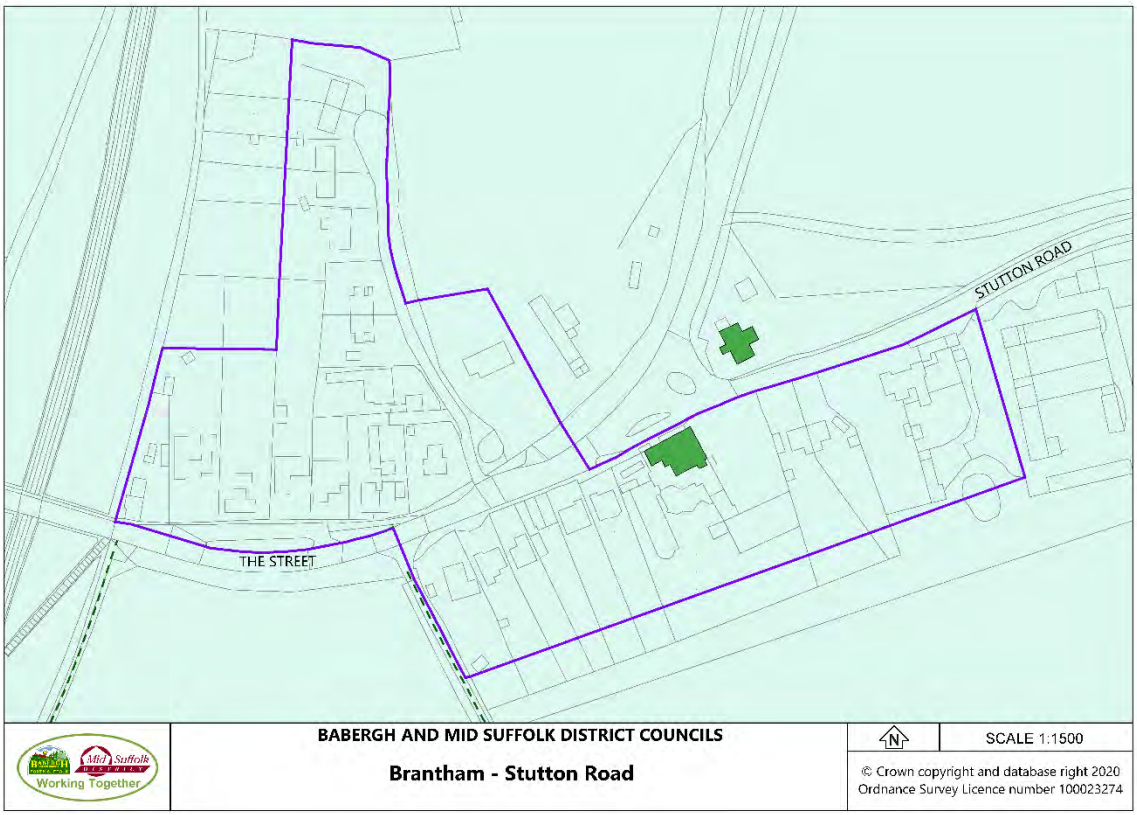
The development shall be expected to comply with the following:

I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and enhance where appropriate the**
III. **setting of the historic core as well as the Church of St Michael and All Angels (Grade II*), it's lychgate (Grade II), including ensuring that the church tower remains prominent and the provision of open space on the southern aspect of the site;**
IV. **Design, layout and landscaping is sympathetic to the AONB;**
V. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VI. **Potential noise pollution from the A137 is effectively mitigated;**
VII. **An ecological survey, and any necessary mitigation measures are provided;**
VIII. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
IX. **A new footway to be provided along the site frontage which links to existing footway network and provide access to the school, and bus stop improvements;**
X. **Contributions, to the satisfaction of the LPA, towards pre-, primary and secondary school provision;**
XI. **Contributions, to the satisfaction of the LPA, towards healthcare provision.**


LA053
IPSWICH ROAD
ST MICHAELS CHURCH
FACTORY LANE
BROCKLANDS ROAD
B 1070
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Brantham
SCALE 1:9000
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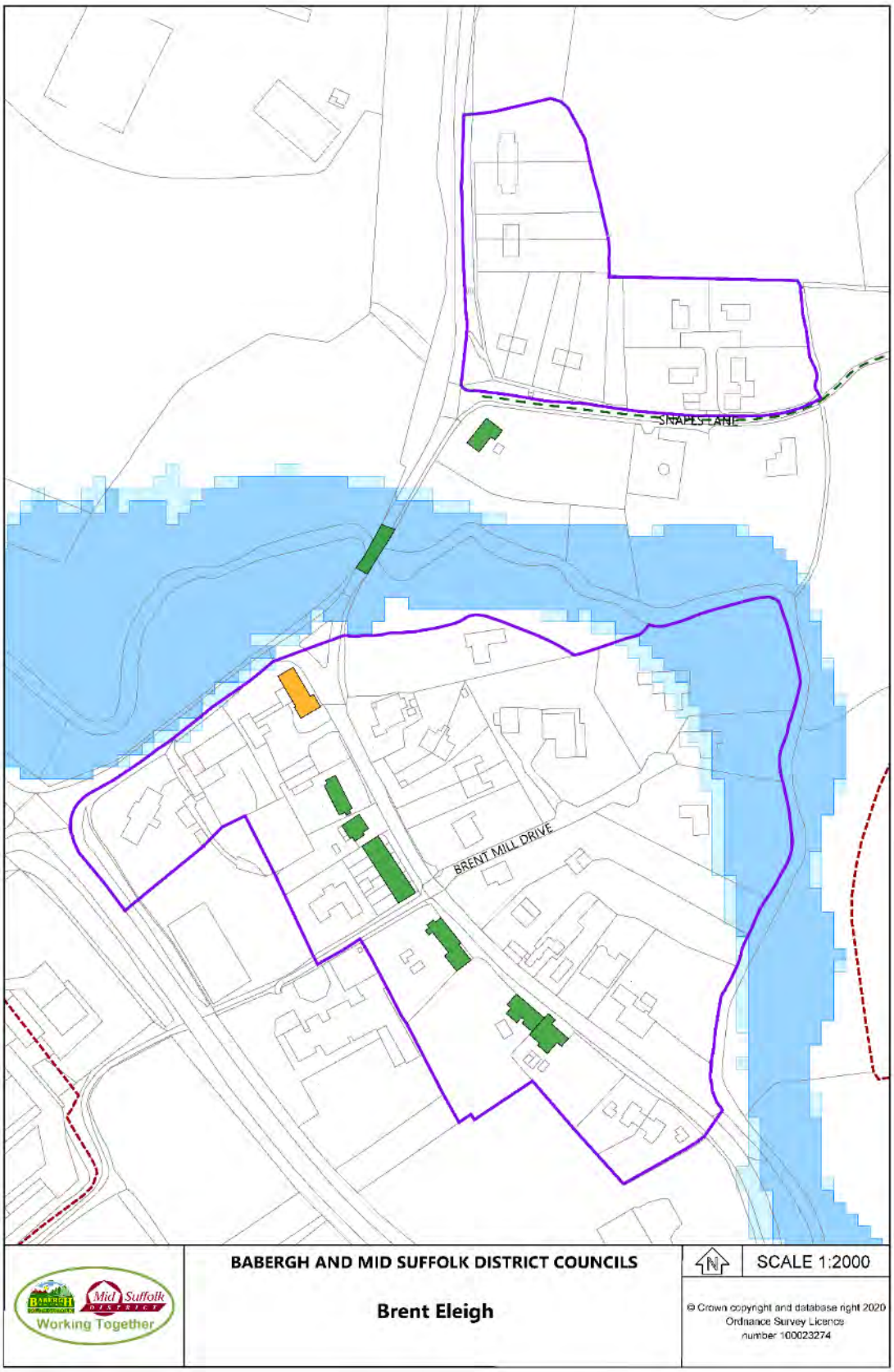
Brantham – Stutton Road (Hamlet)

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).



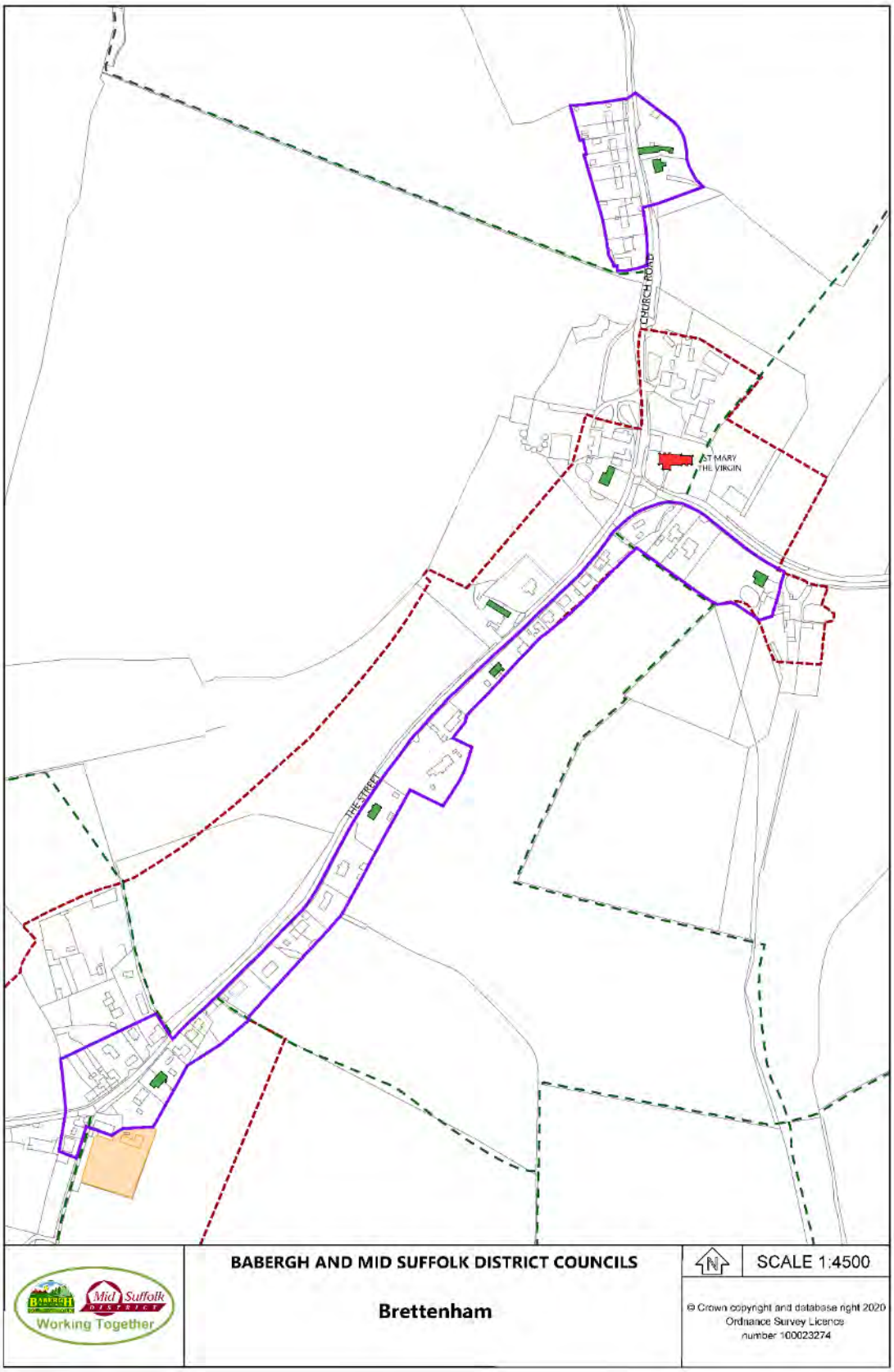
Brent Eleigh (Hamlet)

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.


SNAPES LANE
BRENT MILL DRIVE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Brent Eleigh
SCALE 1:2000
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Brettenham (Hamlet)

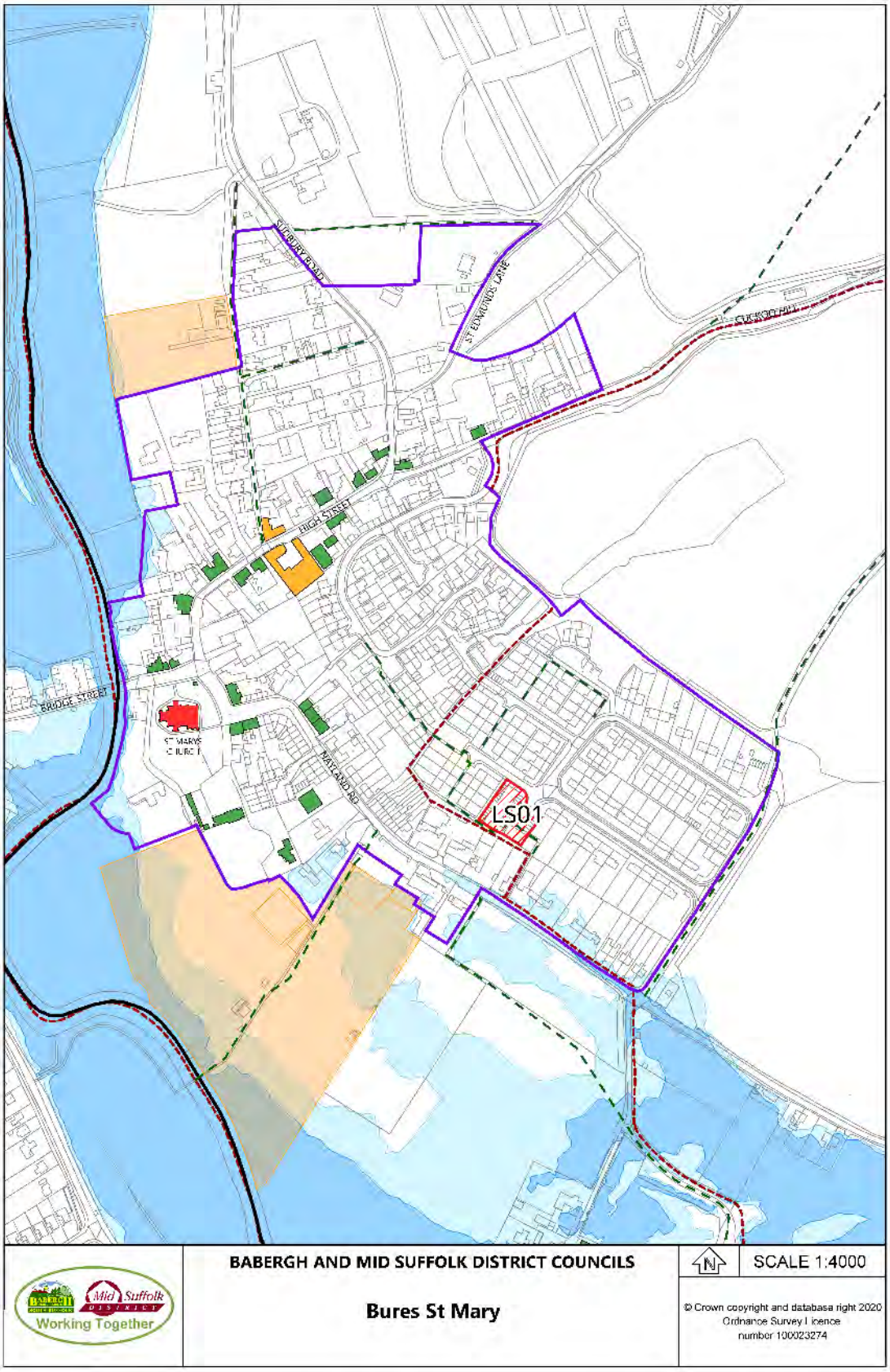
Brettenham lies approximately 8km to the north-east of Lavenham and is classified as a Hamlet Village. A Conservation Area covers a large proportion of the parish, including the Grade II* listed Old Buckenham Hall School and associated grounds to the south to the Grade I listed Church of St Mary


CHURCH ROAD
ST MARY THE VIRGIN
THE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Brettenham
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Bures St Mary (Core Village)

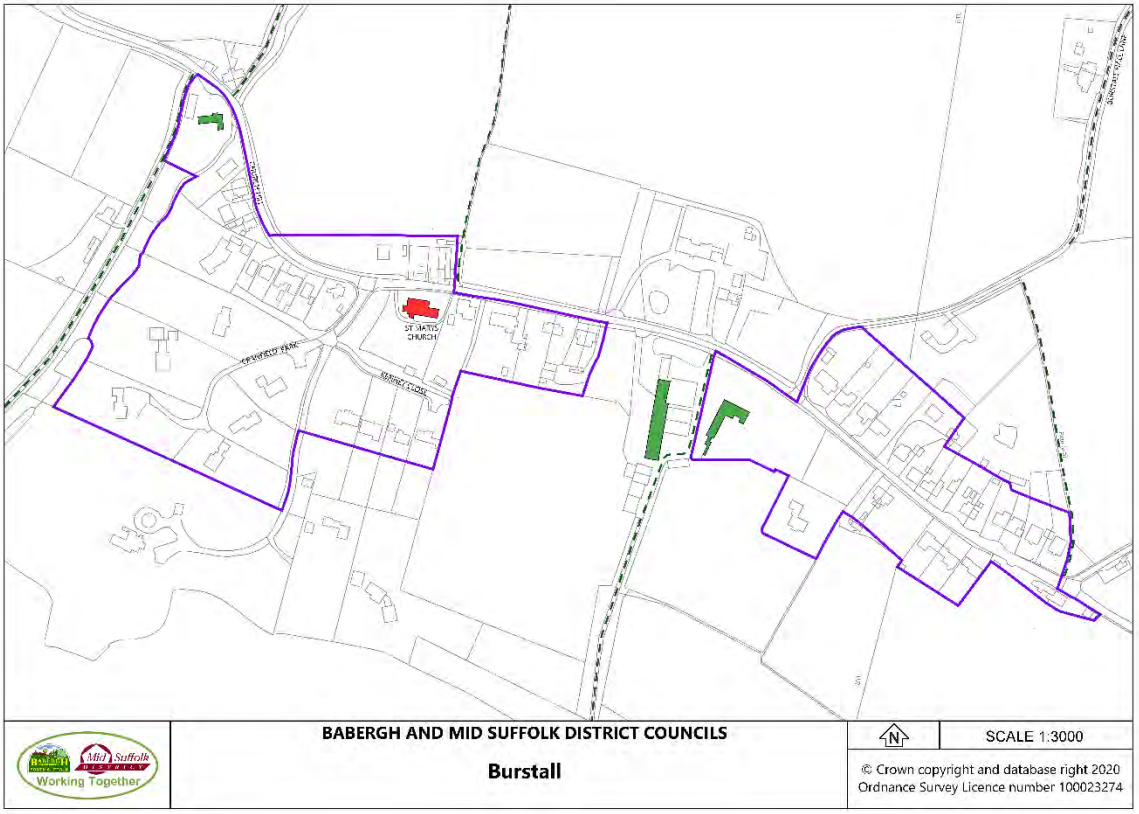
Bures St Mary is located on the Suffolk/Essex border approximately 8km south-east of Sudbury, with the River Stour dividing the built form in two. The land to the east of the River Stour is located within Babergh District and is known as Bures St Mary and is classified as a Core Village. Rail services 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.

There is currently sufficient local primary school capacity to facilitate growth through the 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.


SUDBURY ROAD
ST EDMUNDS LANE
HIGH STREET
BRIDGE STREET
MAYLAND RD
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bures St Mary
SCALE 1:4000
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number 100023274

Burstall (Hinterland)

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).



Capel St Mary (Core Village)

Just to the west of the A12, 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.

An extension to Capel St Mary CEVCP School is required to facilitate growth planned through the 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 A12, which will limit the highways impact of the new development on the village centre and adjoining residential housing estates.

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). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

Joint Local Plan Allocation

LA054 – Allocation: 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 Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Open space provision.**

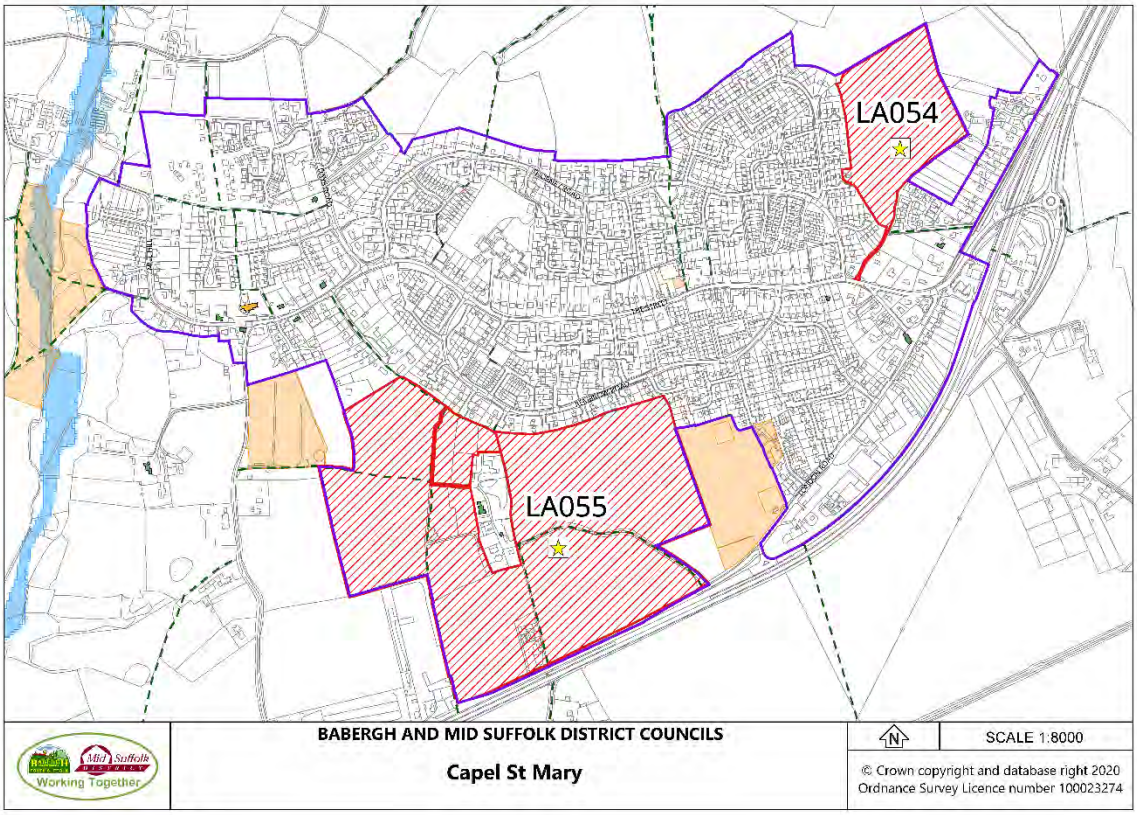
LA055 – Allocation: Land south-west of Rembrow Road, Capel St Mary

Site Size - 26 ha
Approximately 550 dwellings and 5,000m^2 of employment floorspace (with associated infrastructure)

The development shall be expected to comply with the following:

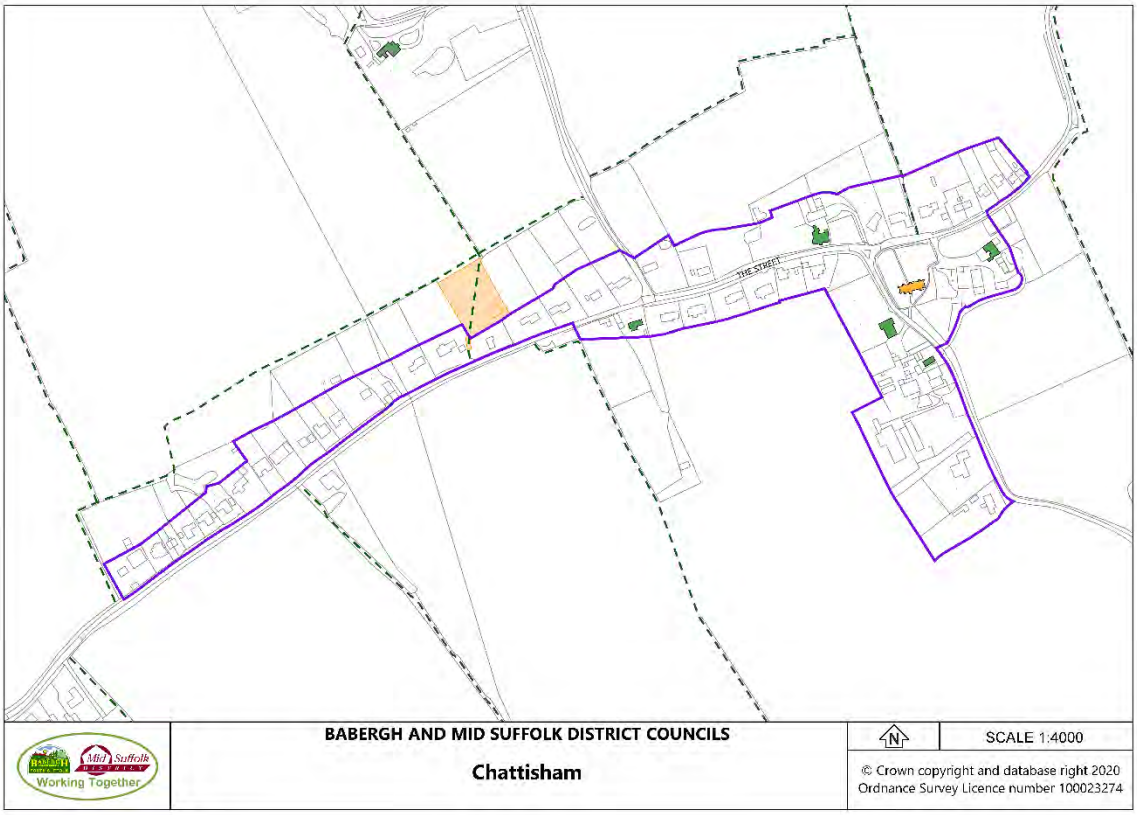
I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and where appropriate enhance Capel Grove and its associated stable/granary (all Grade II listed) and their setting, including the relationship between Capel Grove and its historic outbuildings, yard, pond and its relationship between Red Lane, footpaths and tracks;**
III. **Employment land and open space is provided on the eastern aspect of the site to mitigate noise pollution from the A12. Any other noise mitigation measures should also be provided.**
IV. **Design is sympathetic to the setting of the AONB;**
V. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VI. **An ecological survey, and any relevant mitigation measures are provided;**
VII. **Important hedgerows should be retained.**
VIII. **Provision of land for public open space and for community use;**
IX. **Trees covered by Tree Preservation Orders are retained;**
X. **Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;**
XI. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
XII. **Development should link to existing footways to the north of the site;**
XIII. **Highway mitigations at the London Road/The Old Street Junction and enhancement to the northern bound slip road onto the A12;**

XIV.	**Contributions towards the pedestrian and cycle link between Capel St Mary, Copdock and Wolsey Grange, Ipswich**
XV.	**Contributions, to the satisfaction of the LPA, towards primary and secondary school provision;**
XVI.	**A free serviced site of 0.1ha to be reserved for a new pre-school setting, and proportionate contributions towards the build costs; and,**
XVII.	**Contributions, to the satisfaction of the LPA, towards healthcare provision.**



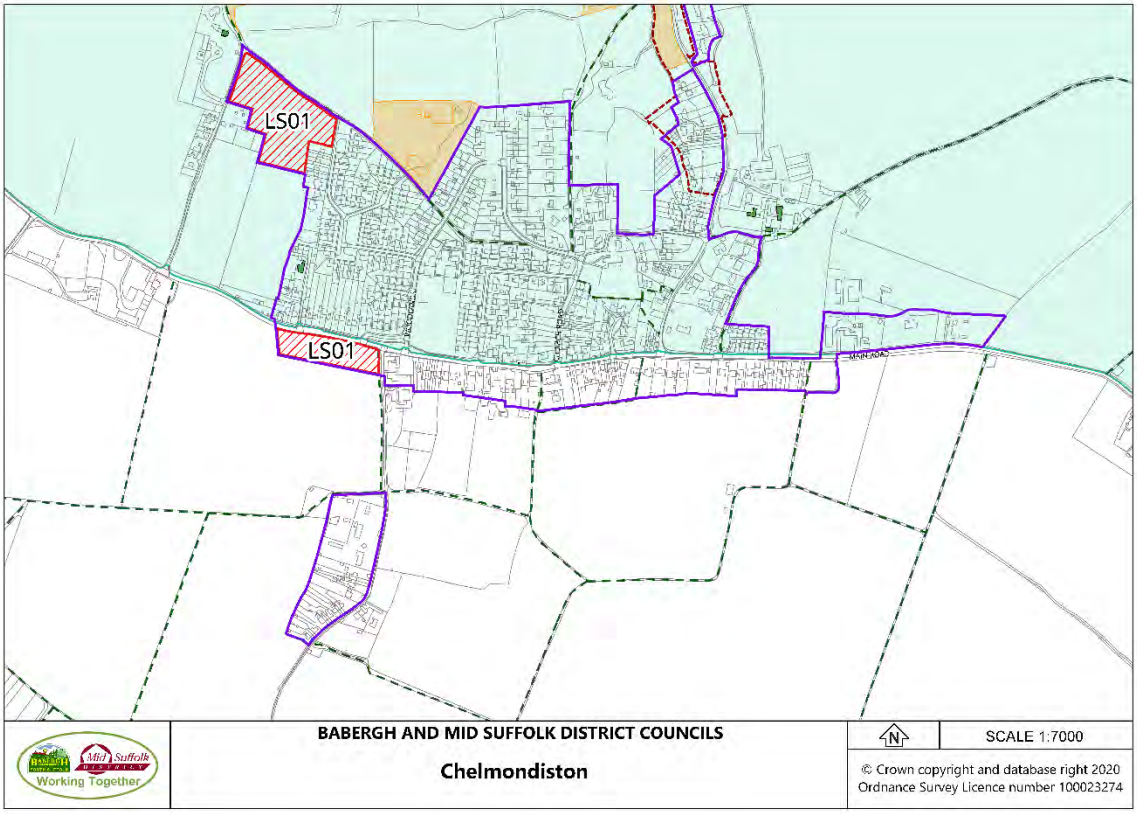
Chattisham (Hamlet)

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.



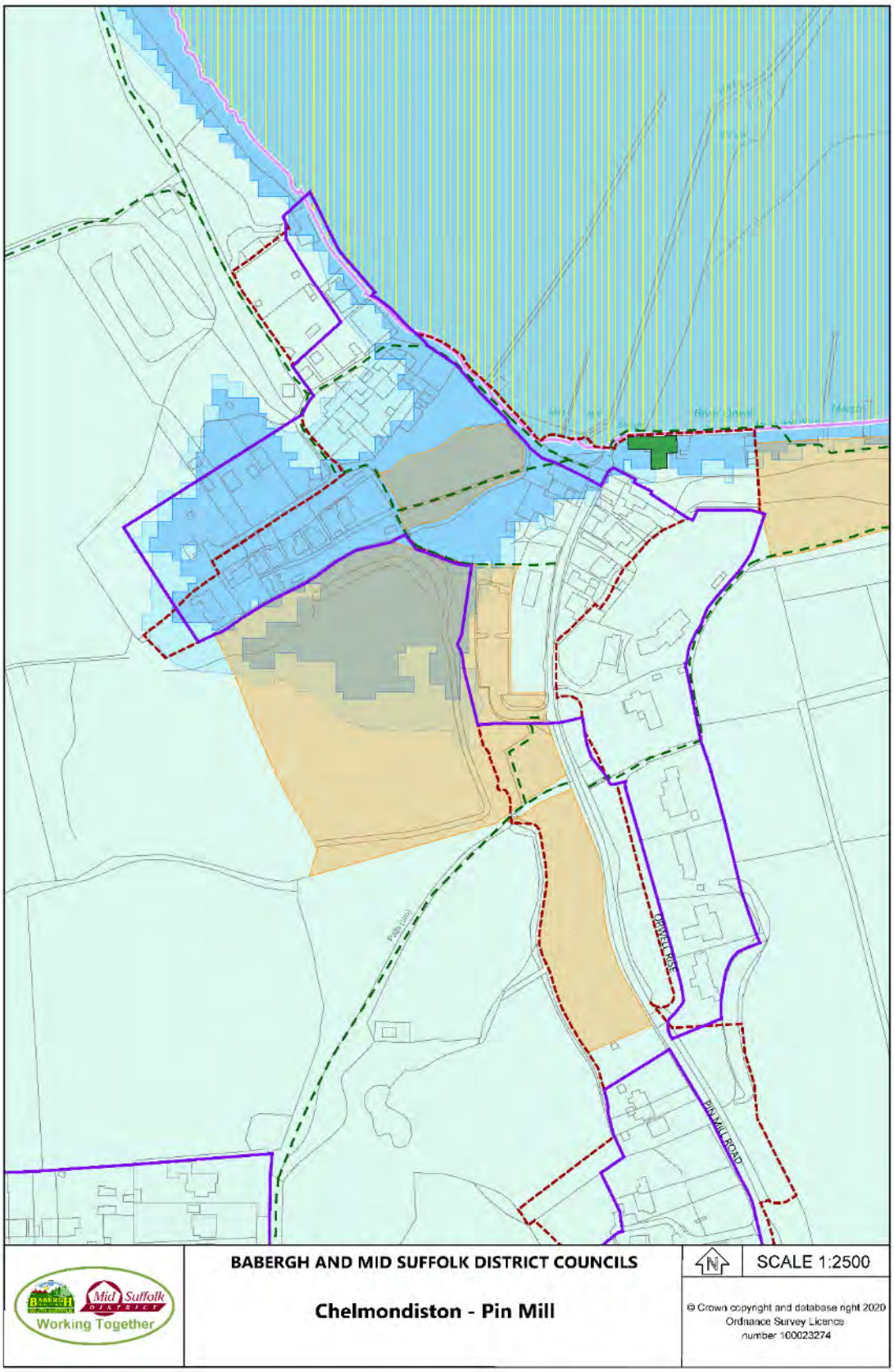
Chelmondiston (Hinterland)

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 Suffolk Coast and Heaths 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).


LS01
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Chelmondiston
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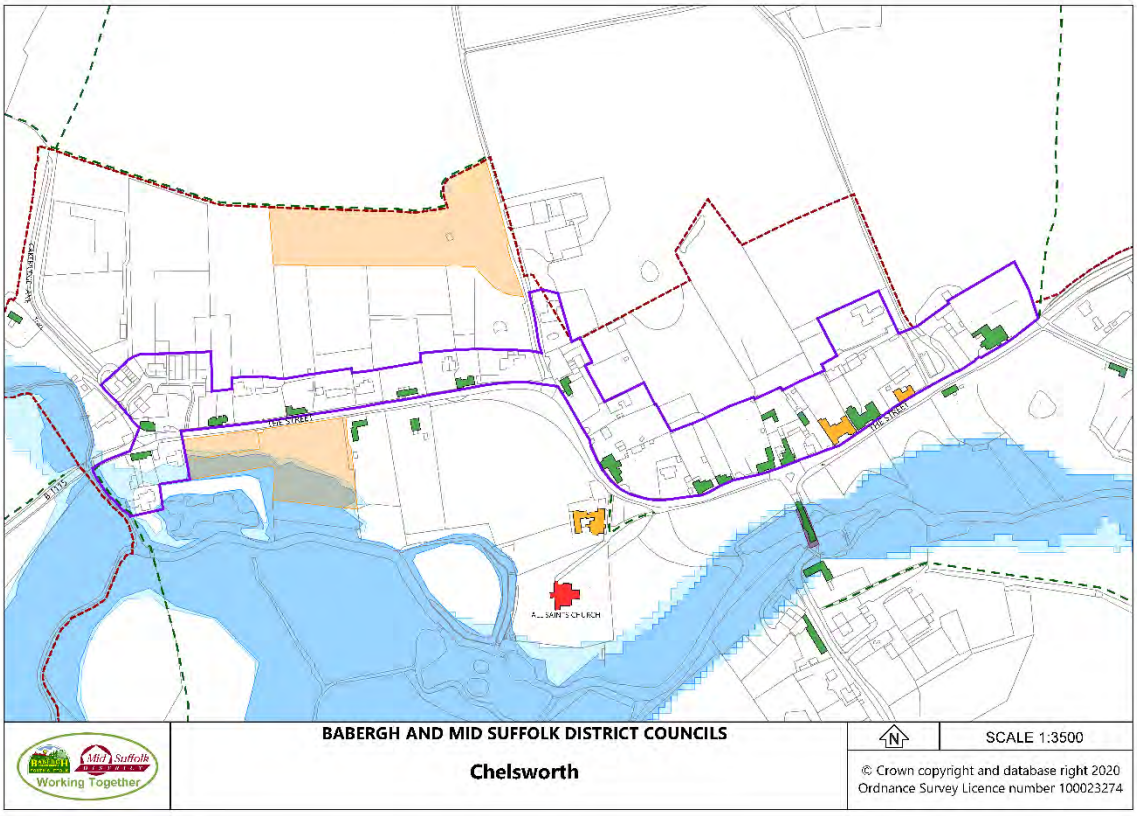
Chelmondiston – Pin Mill (Hamlet)

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).


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Chelmondiston - Pin Mill
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PIN MILL ROAD

Chelsworth (Hamlet)

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.



Chilton (Hinterland)

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. To the south of Waldingfield Road, there is a cluster of listed buildings; St Mary's Church (Grade I), Chilton Hall (Grade II*) and the brick wall around the walled garden (Grade II) and its historic park and gardens (Grade II). 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.

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 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 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.

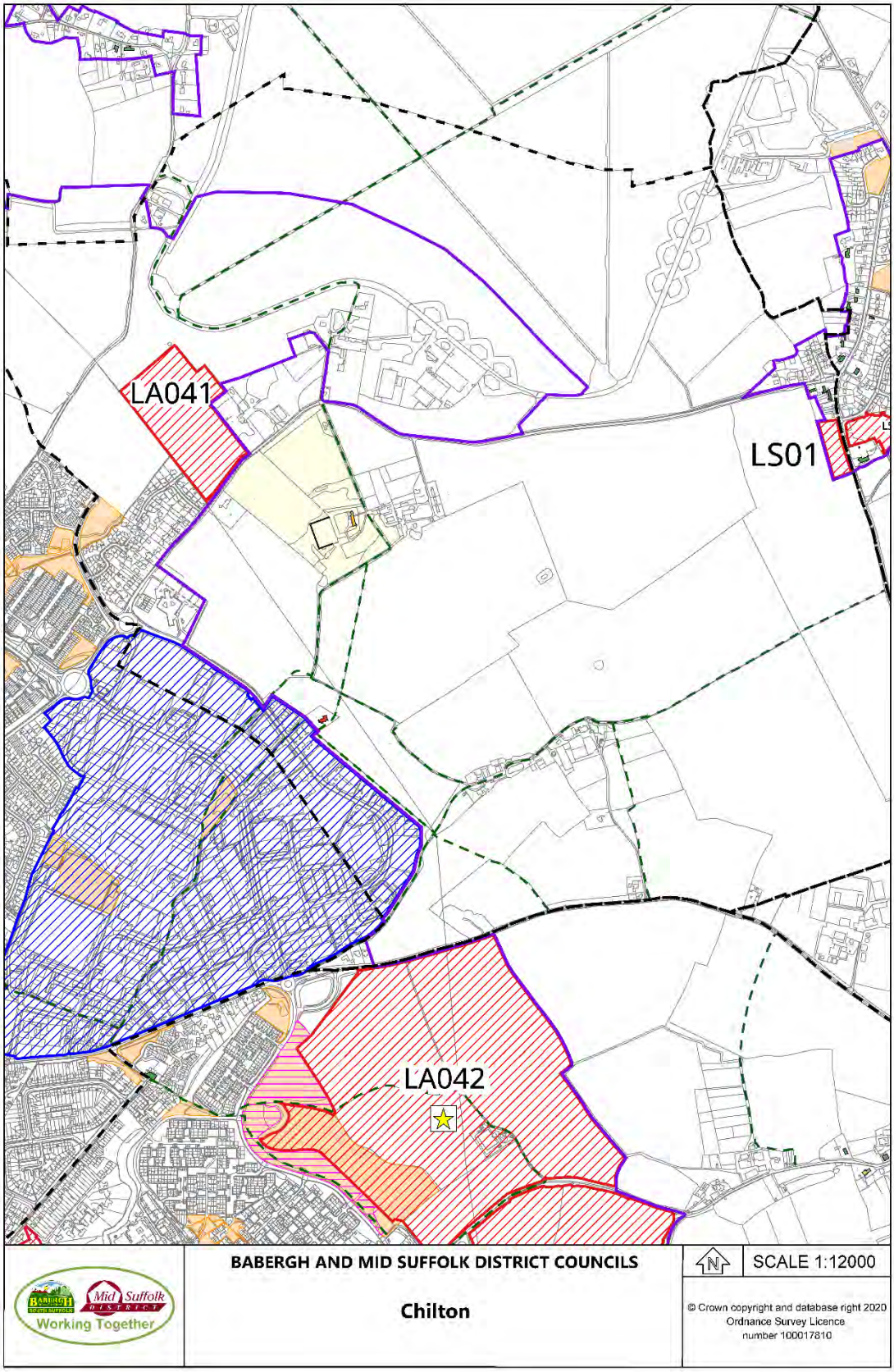
Joint Local Plan Allocation

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

Site Size – 5.98ha
Approximately 130 dwellings (with associated infrastructure)

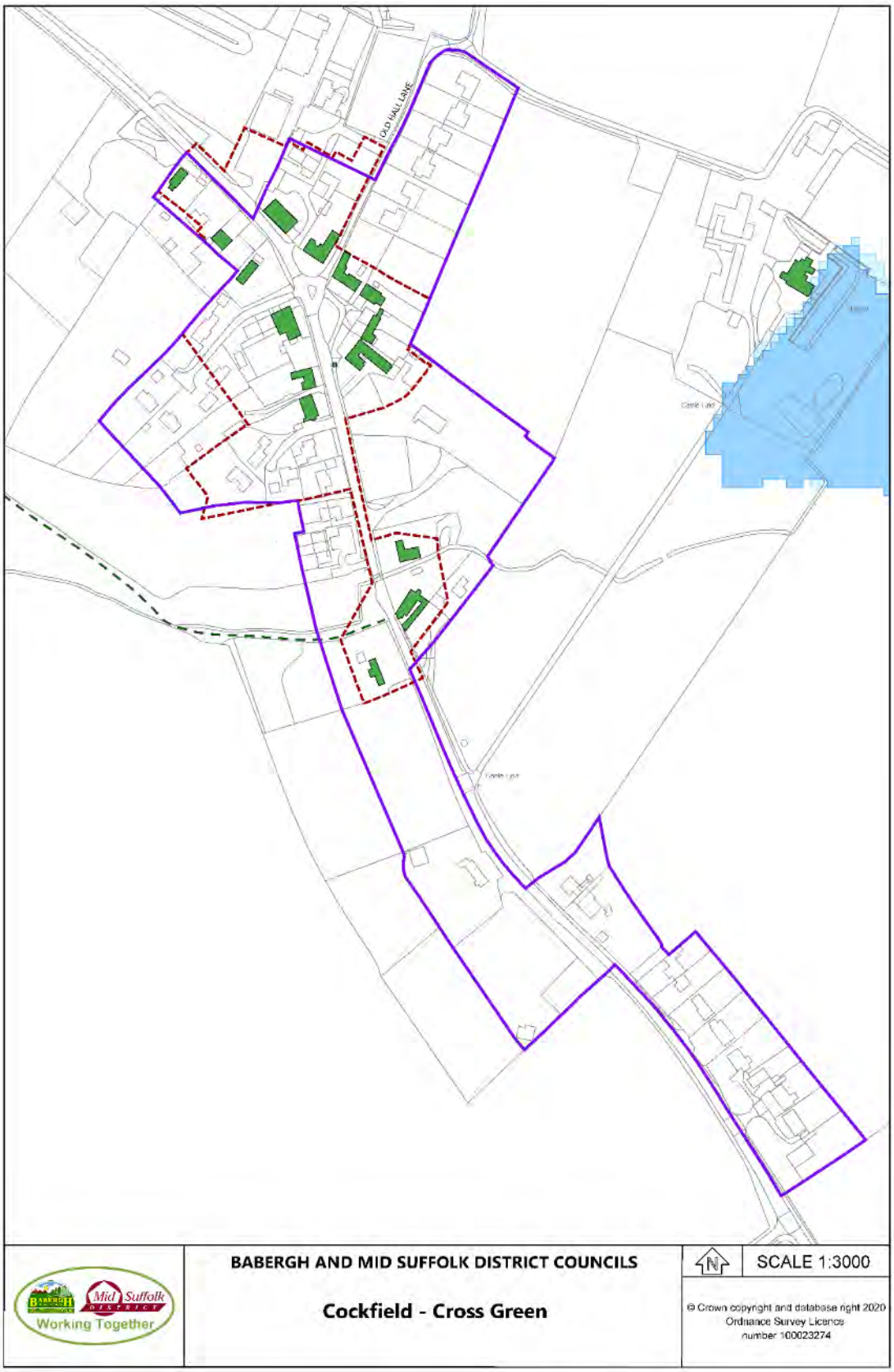
Development for this site shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Open space provision;**
II. **Highways improvements; and**
III. **Education provision.**
IV. **Development to consider setting upon heritage features.**


LA041
LS01
LA042
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Chilton
SCALE 1:12000
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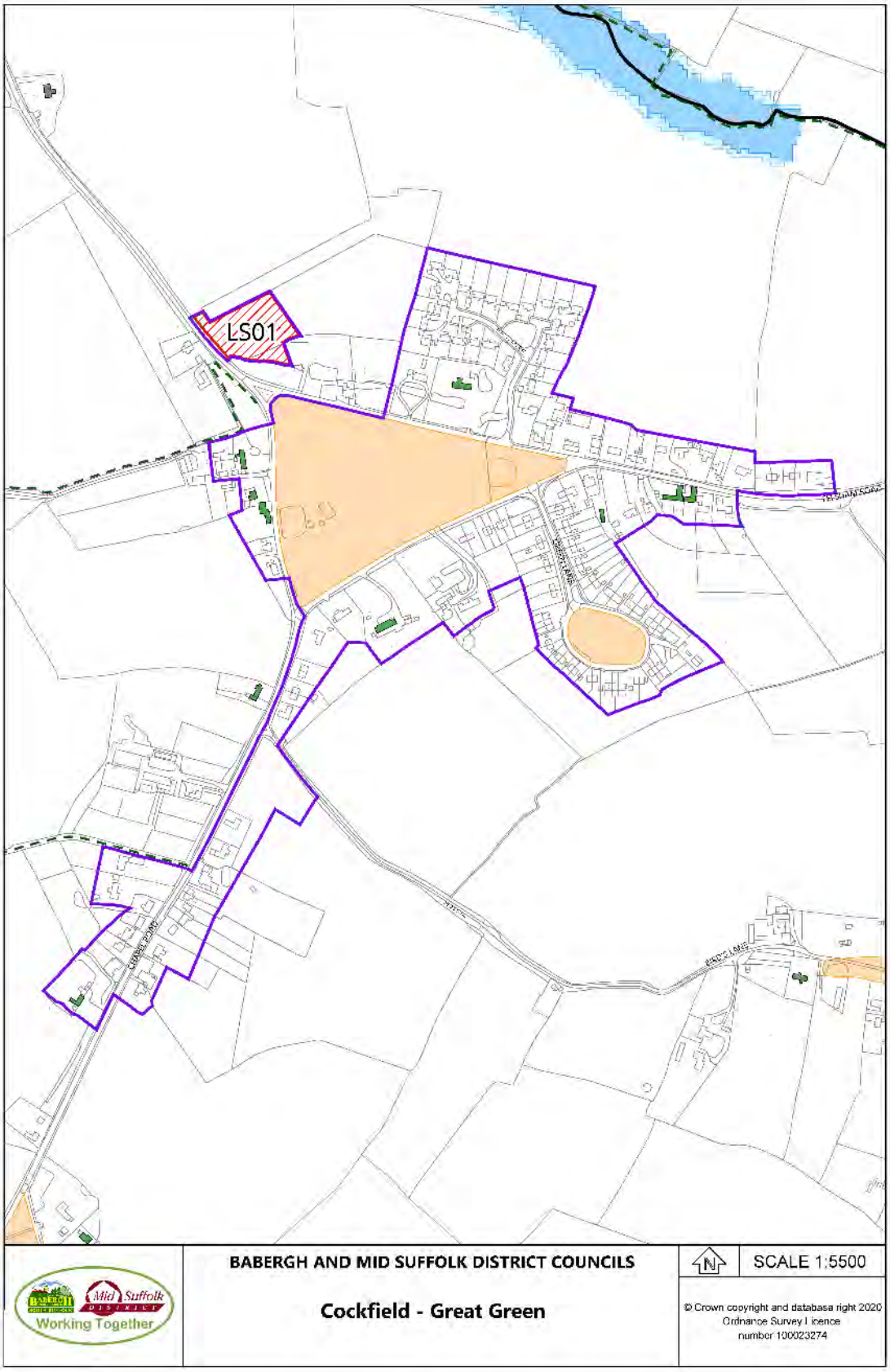
Cockfield – Cross Green (Hamlet)

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.


OLD HALL LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Cockfield - Cross Green
SCALE 1:3000
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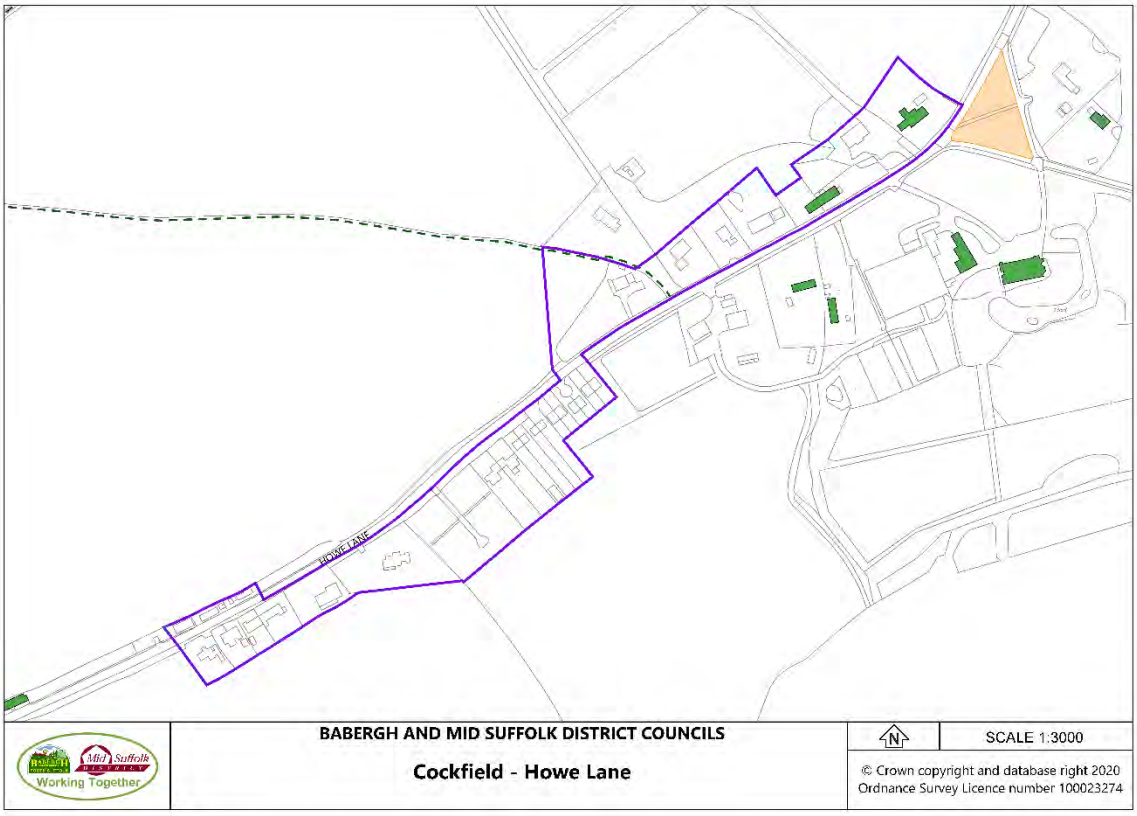
Cockfield – Great Green (Hamlet)

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.


LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Cockfield - Great Green
SCALE 1:5500
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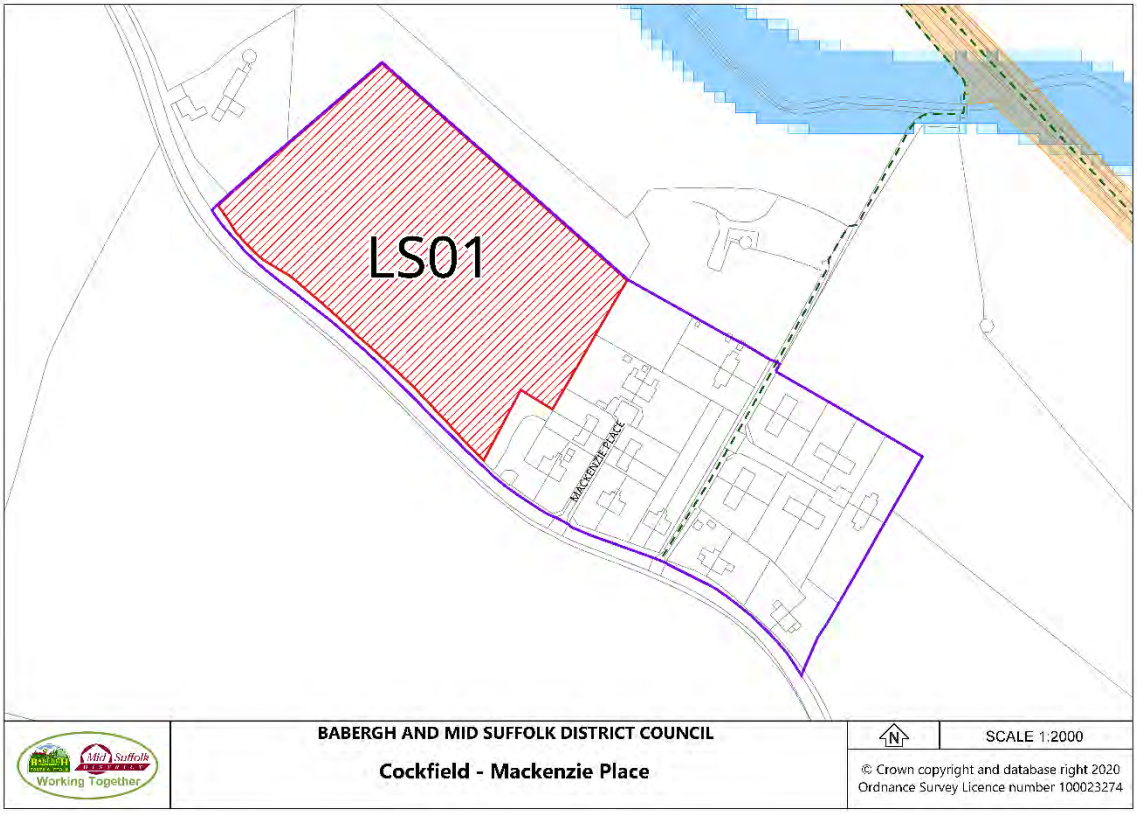
Cockfield - Howe Lane (Hinterland)

Cockfield is located on the north-western district boundary adjoining the West Suffolk District boundary. 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.



Cockfield - Mackenzie Place (Hamlet)

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



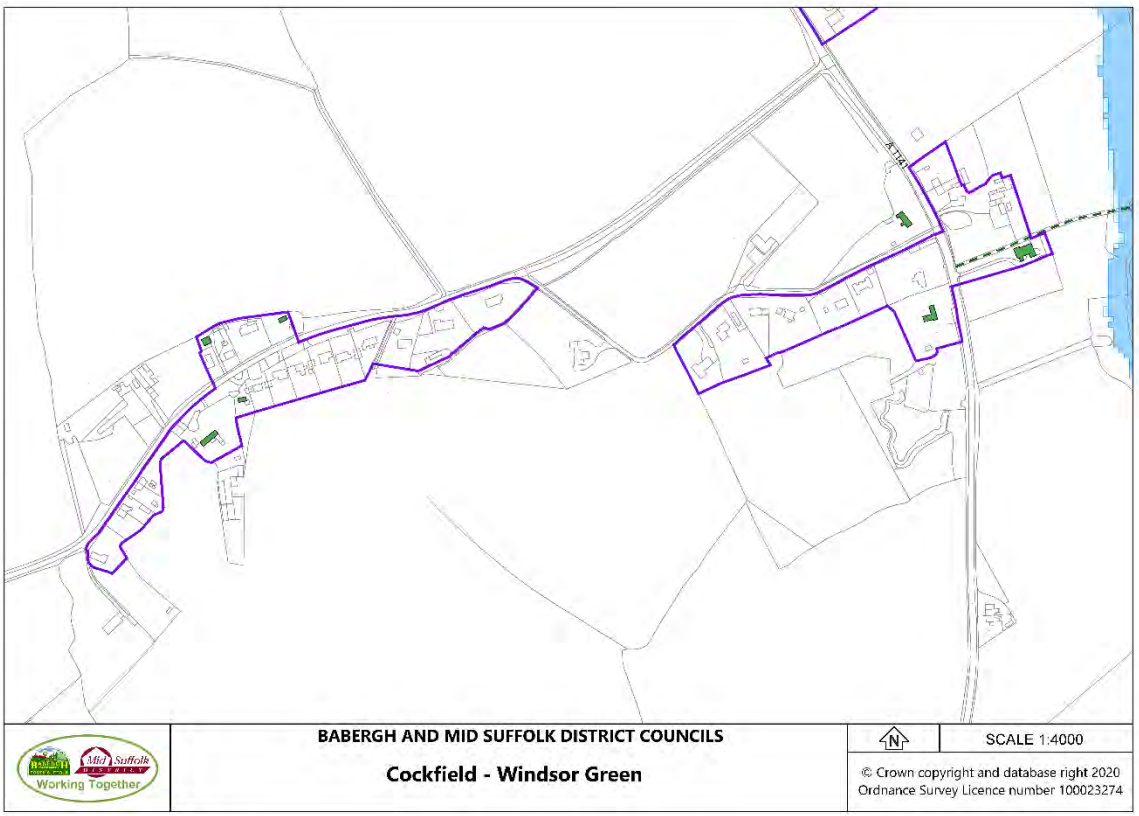
Cockfield – Stows Hill (Hamlet)

Cockfield – Stows Hill is classified as a Hamlet Village, located approximately 6km north of Lavenham. The Grade II listed Stow's Hill Farmhouse and The Three Horseshoes Inn and Adjoining Tenement are located within the settlement boundary.


A1141
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Cockfield - Stow's Hill
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Cockfield - Windsor Green (Hamlet)

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.



Copdock and Washbrook (Ipswich Fringe)

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.

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.

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). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

Joint Local Plan Allocations

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

Site Size - 13ha
Approximately 226 dwellings (with associated infrastructure)

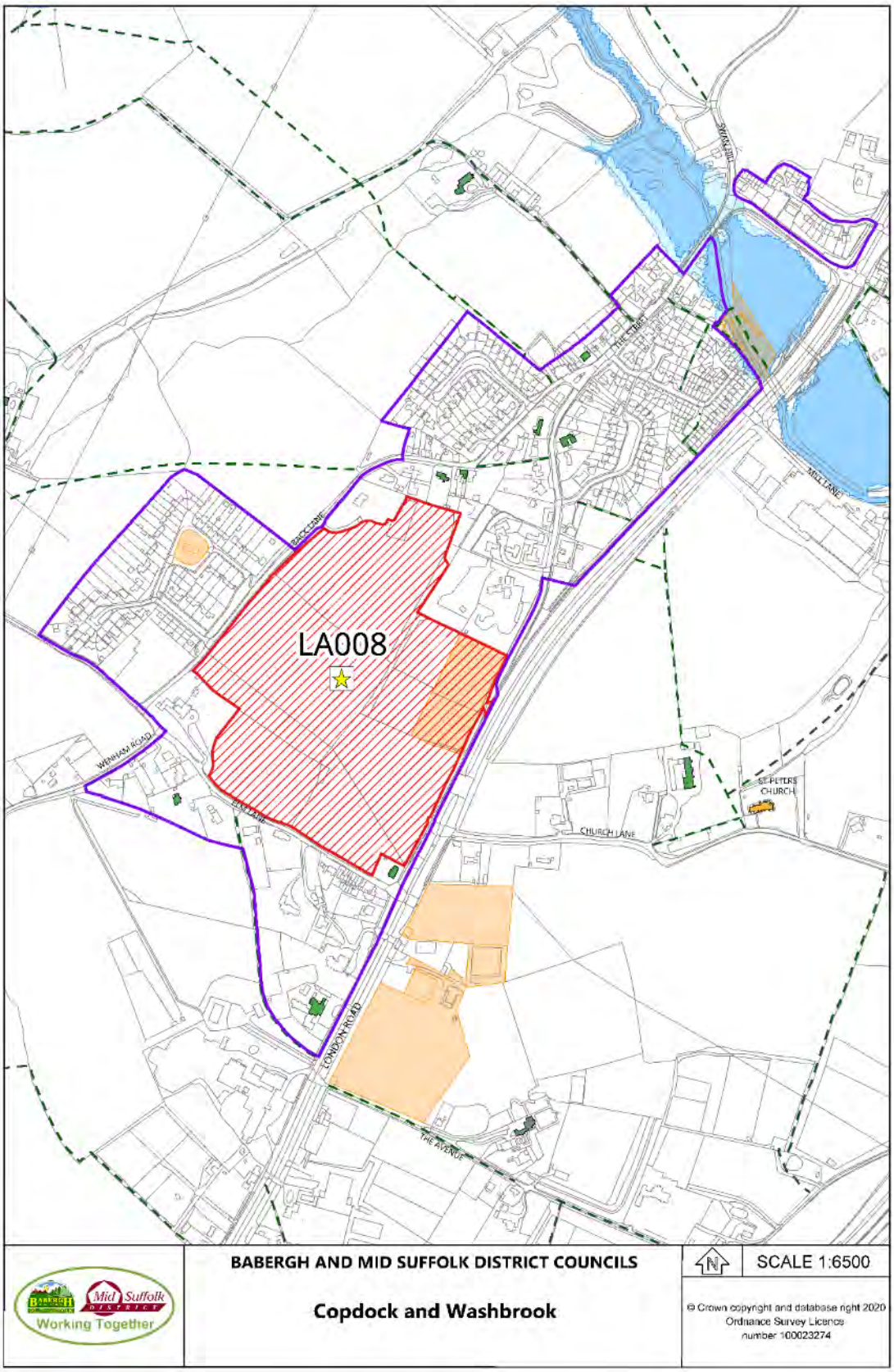
The development shall be expected to comply with the following:

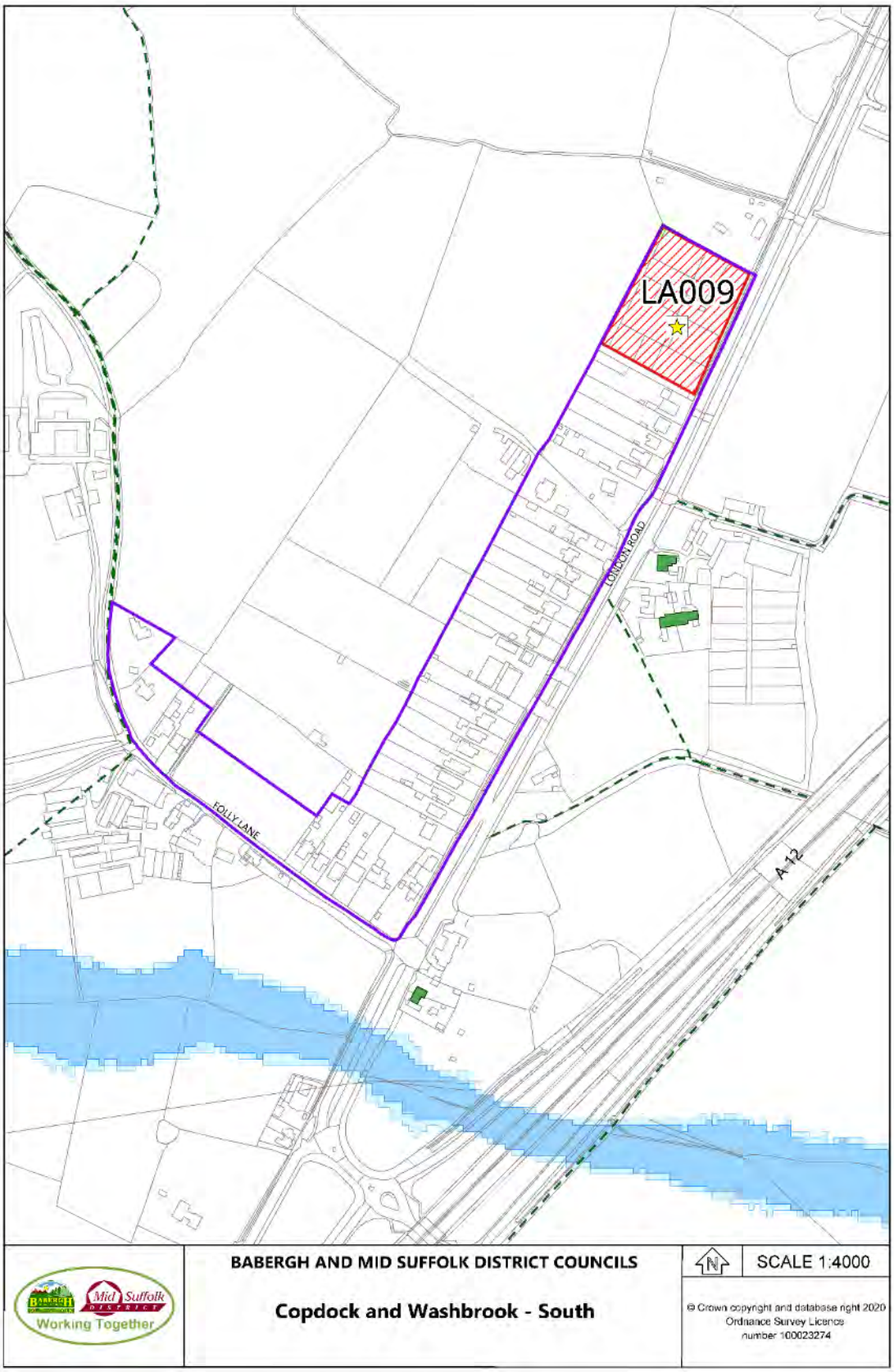
I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and where appropriate enhance the settings of Belldown (Grade II) and West Hill House (non-designated asset). This is to include providing an open space buffer or gardens backing onto the assets, and strengthen the eastern tree line boundary of West Hill House;**
III. **Landscaping reflects the sensitivity of the surrounding landscape;**
IV. **Development must retain important valley landform, increase wooded screening along Back Lane and maintain all mature trees;**
V. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VI. **An ecological survey, and any relevant mitigation measures, are provided;**
VII. **Retain important hedgerows, particularly the historic parish boundary between Copdock and Washbrook;**
VIII. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
IX. **Allotments should be retained in their current location;**
X. **Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;**
XI. **Developer should test the potential resources on site to identify if use of the mineral on site is appropriate;**
XII. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
XIII. **Access onto Old London Road may require traffic signals or a roundabout;**
XIV. **Footway improvements/widening along London Road with crossing points across the central reserve;**
XV. **Contributions towards the pedestrian and cycle link between Capel St Mary, Copdock and Wolsey Grange, Ipswich;**
XVI. **Contributions, to the satisfaction of the LPA, towards a new primary school and existing pre-school secondary school provision;**
XVII. **Contributions, to the satisfaction of the LPA, towards healthcare provision; and**
XVIII. **Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**

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

Site Size - 0.8ha
Approximately 12 dwellings (with associated infrastructure)

I. **The development shall be expected to comply with the following:**
II. **The relevant policies set out in the Plan;**
III. **Development is designed to conserve and where appropriate enhance Redhouse Farmhouse (Grade II listed) and its setting;**
IV. **Landscaping reflects the sensitivity of the surrounding landscape;**
V. **An ecological survey, and any relevant mitigation measures, are provided;**
VI. **Nearby Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;**
VII. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
VIII. **Footway improvements/widening along London Road with crossing points across the central reserve;**
IX. **Contributions, to the satisfaction of the LPA, towards a new primary school and existing pre-school secondary school provision;**
X. **Contributions to the satisfaction of the LPA, towards healthcare provision;**
XI. **Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**


LA008
BACK LANE
WENHAM ROAD
CHURCH LANE
ST PETERS CHURCH
LONDON ROAD
THE AVENUE
MILL LANE
THE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Copdock and Washbrook
SCALE 1:6500
Working Together
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number 100023274


LA009
LONDON ROAD
FOLLY LANE
A12
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Copdock and Washbrook - South
SCALE 1:4000
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Cornard Tye (Hamlet)

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.


JOES ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Cornard Tye
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East Bergholt (Core Village)

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. The Dedham Vale AONB lies to the south of the settlement and the the Suffolk Coast and Heaths AONB lies to the north-east. East Bergholt 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.

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). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

Joint Local Plan Allocations

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 Plan; and**
II. **Development is designed to conserve and where appropriate enhance Gatton House (Grade II listed) and its setting. Consideration should also be given to the setting of the historic settlement core within the East Bergholt Conservation Area;**
III. **Provision of a new footway along site frontage to link to existing footway network;**
IV. **Design, layout and landscaping is sympathetic to the setting of the 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:

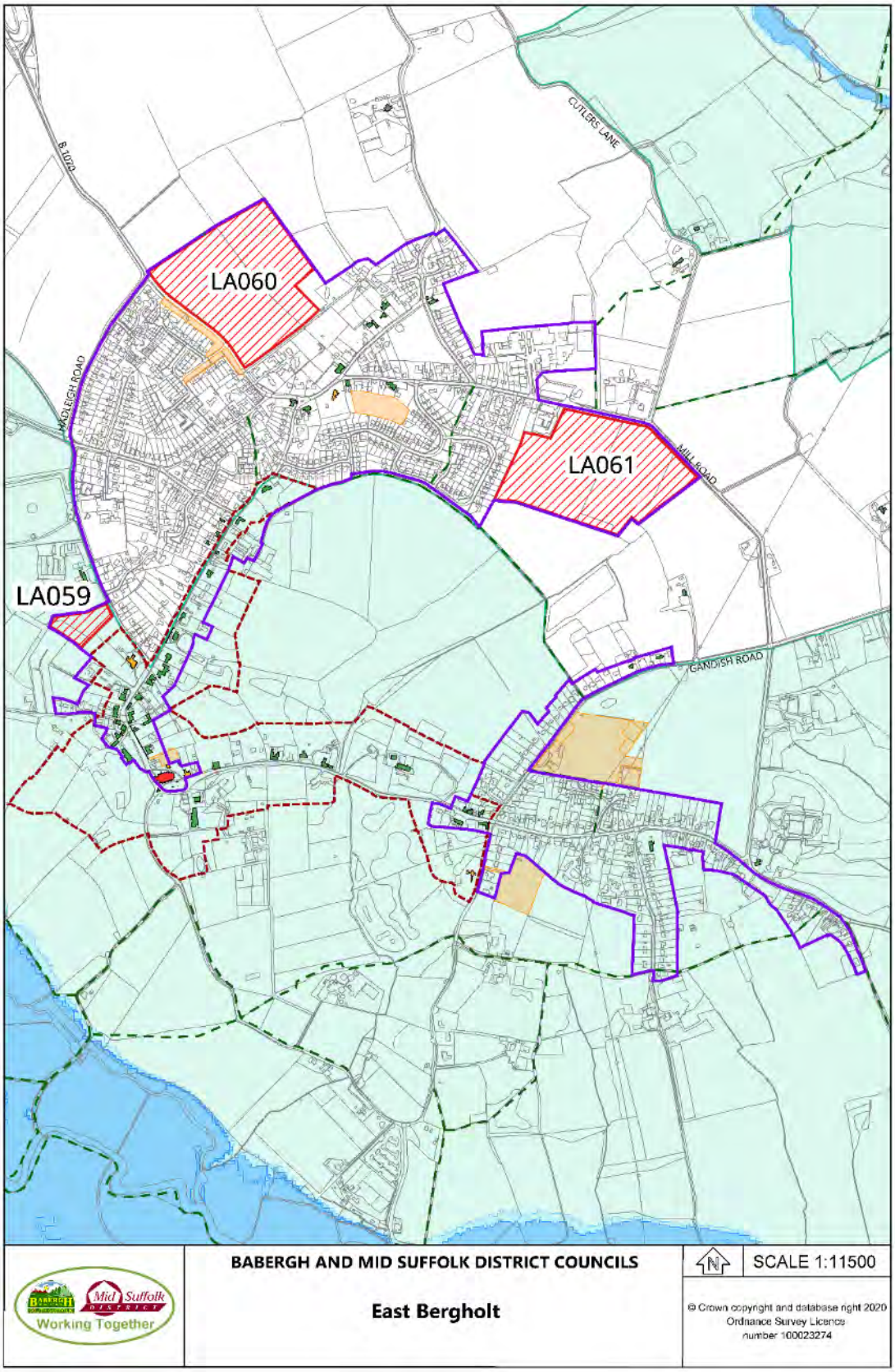
I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and where appropriate enhance Chaplins (Grade II*), Woodgates Farmhouse (Grade II) and their settings. Consideration should also be given to the setting of the historic settlement core within the East Bergholt Conservation Area;**
III. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
IV. **Contributions, to the satisfaction of the LPA, towards education provision;**
V. **Contributions, to the satisfaction of the LPA, towards healthcare provision;**
VI. **Provision of footway widening, and;**
VII. **Design, layout and landscaping is sympathetic to the setting of the AONB.**

LA061 – Allocation: Land south of Heath Road, East Bergholt

Site Size - 9 ha
Approximately 75 dwellings (with associated infrastructure)

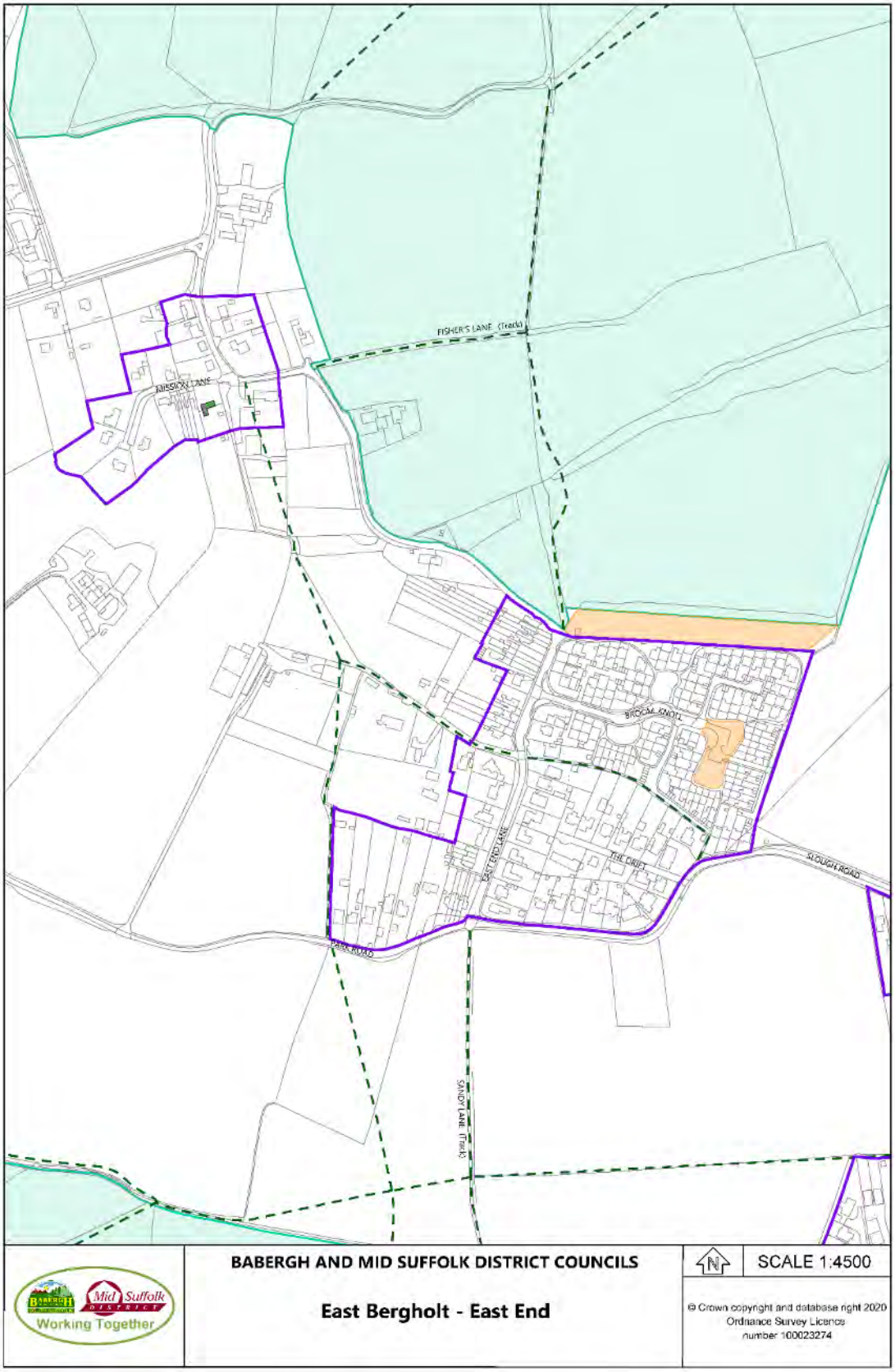
The development shall be expected to comply with the following:

I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and where appropriate enhance Old Mill House (Grade II) and its setting. Consideration should also be given to the setting of the historic settlement core within the East Bergholt Conservation Area;**
III. **Design, layout and landscaping is sympathetic to the setting of the AONB;**
IV. **An ecological survey, and any necessary mitigation measures, are provided;**
V. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
VI. **Contributions, to the satisfaction of the LPA, towards education provision; and**
VII. **Contributions, to the satisfaction of the LPA, towards healthcare provision.**


LA060
LA061
LA059
B 1078
CUTLERS LANE
MIDDLEIGH ROAD
MILL ROAD
GANDISH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
East Bergholt
SCALE 1:11500
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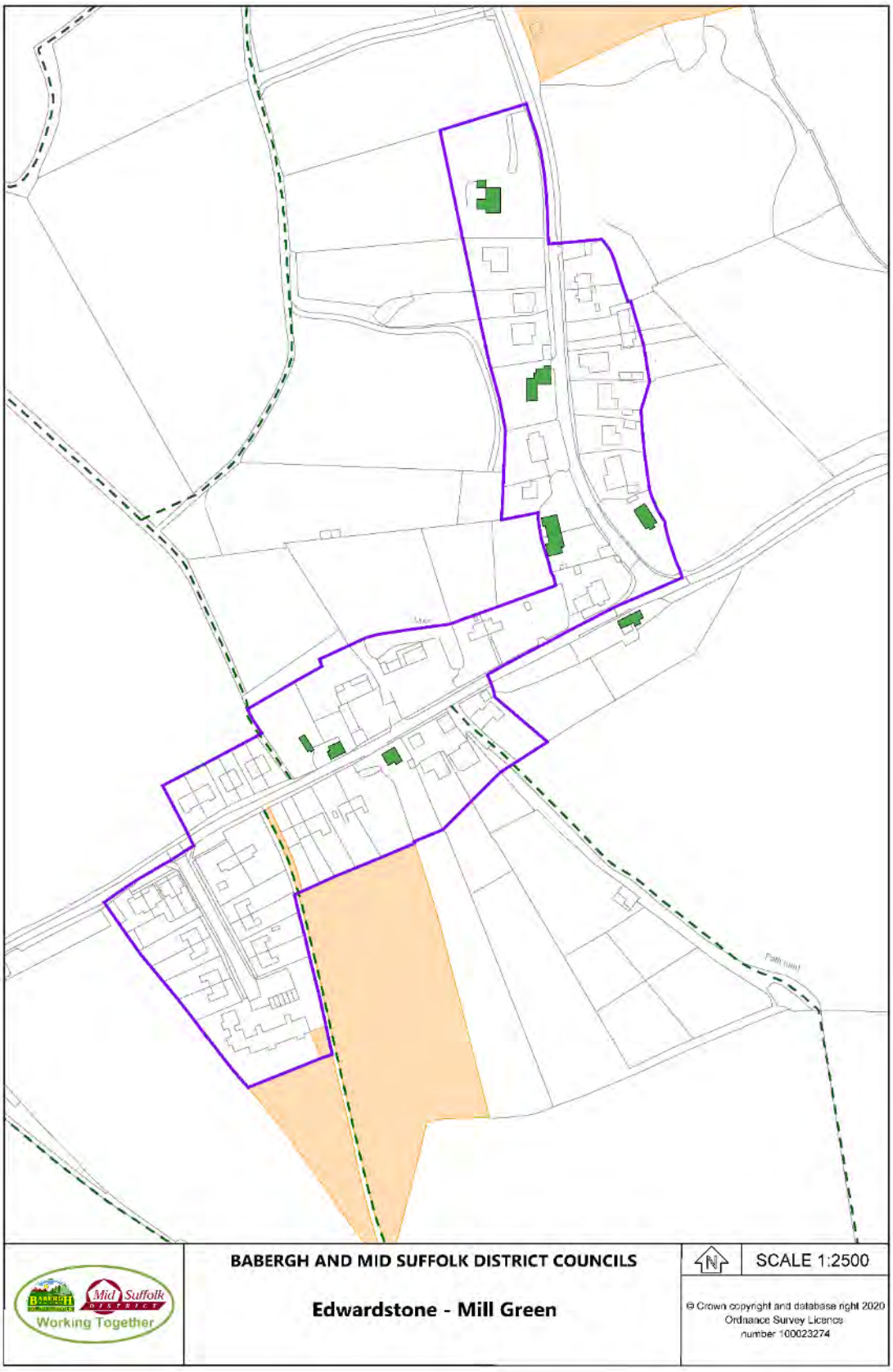
East Bergholt - East End (Hinterland)

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 Suffolk Coast and Heaths AONB is located to the north of the settlement and south and south-west of East End is the Dedham Vale AONB.


FISHER'S LANE (Track)
BROOM KNOLL
THE DRIFT
SLOUGH ROAD
SANDY LANE (Track)
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
East Bergholt - East End
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Edwardstone – Mill Green (Hamlet)

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


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Edwardstone - Mill Green
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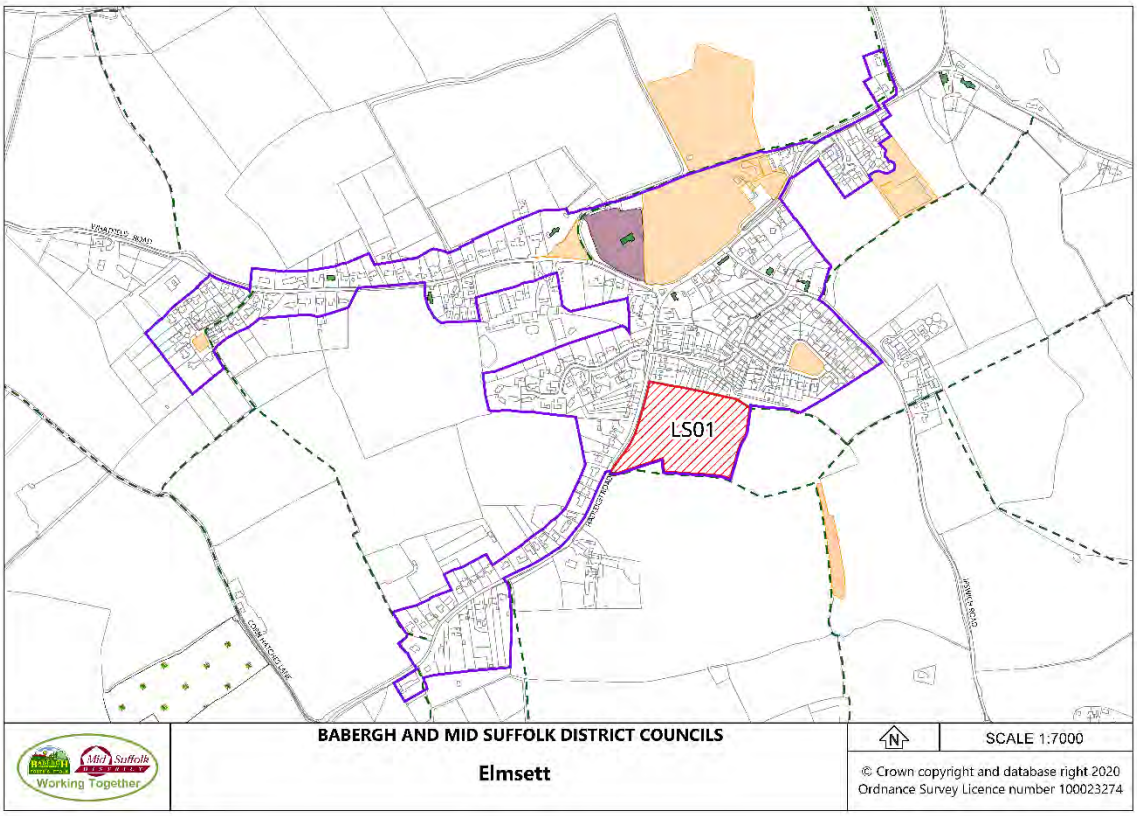
Edwardstone – Sherbourne Street (Hamlet)

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.


THE VANTHROPS
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Edwardstone - Sherbourne Street
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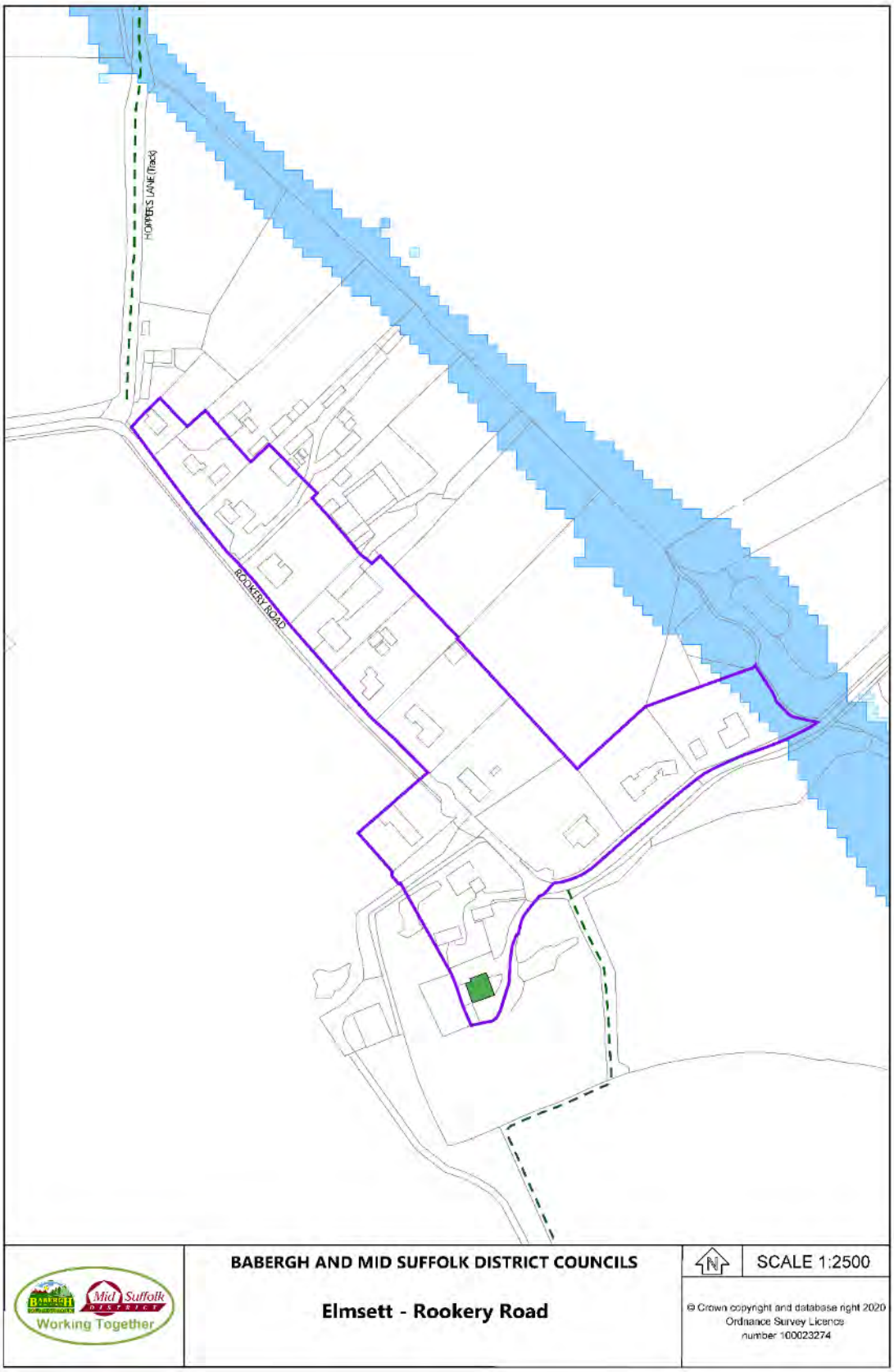
Elmsett (Hinterland)

Elmsett is located 6km north-east of Hadleigh and is identified as a Hinterland Village. The Elmsett Neighbourhood Plan was adopted in December 2019. 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).



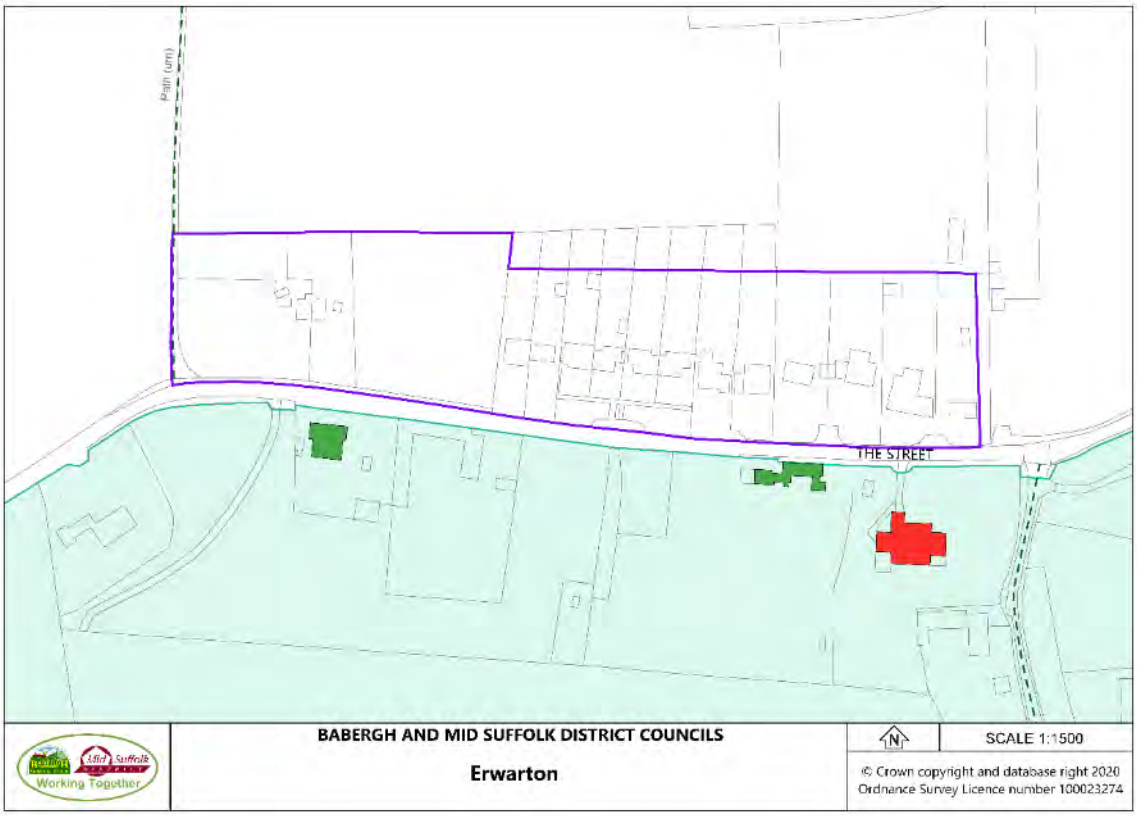
Elmsett – Rookery Road (Hamlet)

Located approximately 1km north of the main settlement of Elmsett, Elmsett – Rookery Road is classified as a Hamlet Village. The Elmsett Neighbourhood Plan was adopted in December 2019. To the south of the settlement lies the Grade II listed Rookery Farmhouse.


HOPPERS LANE (Track)
ROOKERY ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Elmsett - Rookery Road
SCALE 1:2500
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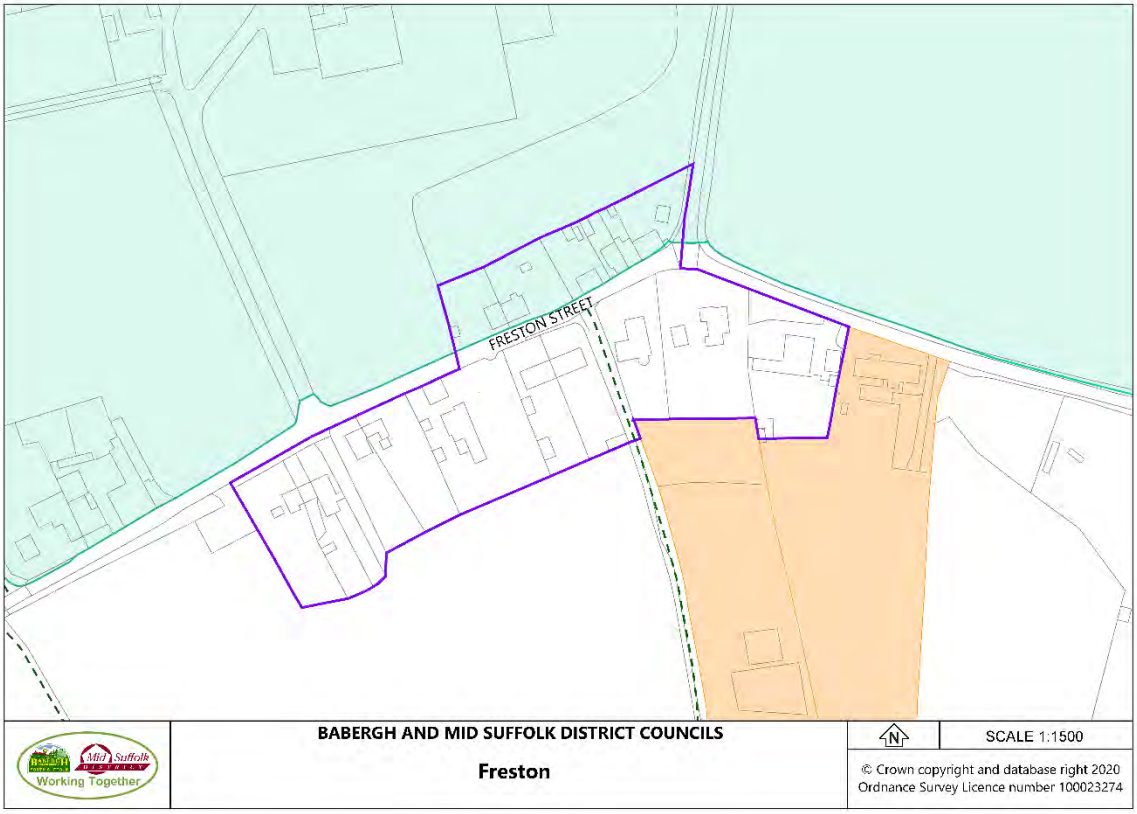
Erwarton (Hamlet)

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.



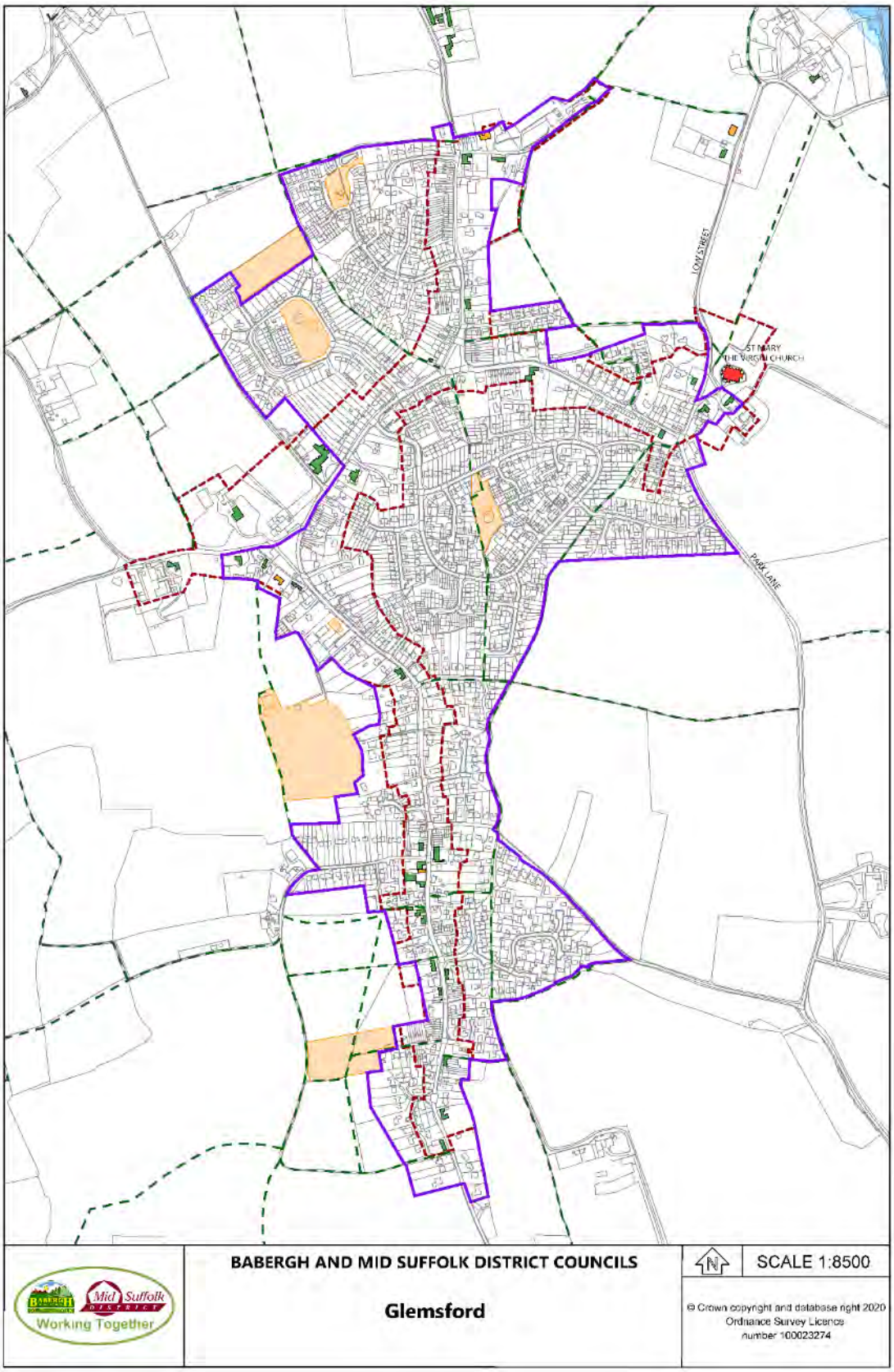
Freston (Hamlet)

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).



Glemsford (Core Village)

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.


LOW STREET
ST MARY THE VIRGIN CHURCH
PARK LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Glemsford
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Great Cornard (Core Village)

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.

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 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 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)

I. **The development shall be expected to comply with the relevant policies set out in the Plan.**

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

Site Size – 1.64ha

Approximately 46 dwellings (with associated infrastructure)

I. **The development shall be expected to comply with the relevant policies set out in the Plan and contributions to the satisfaction of the LPA towards open space provision.**

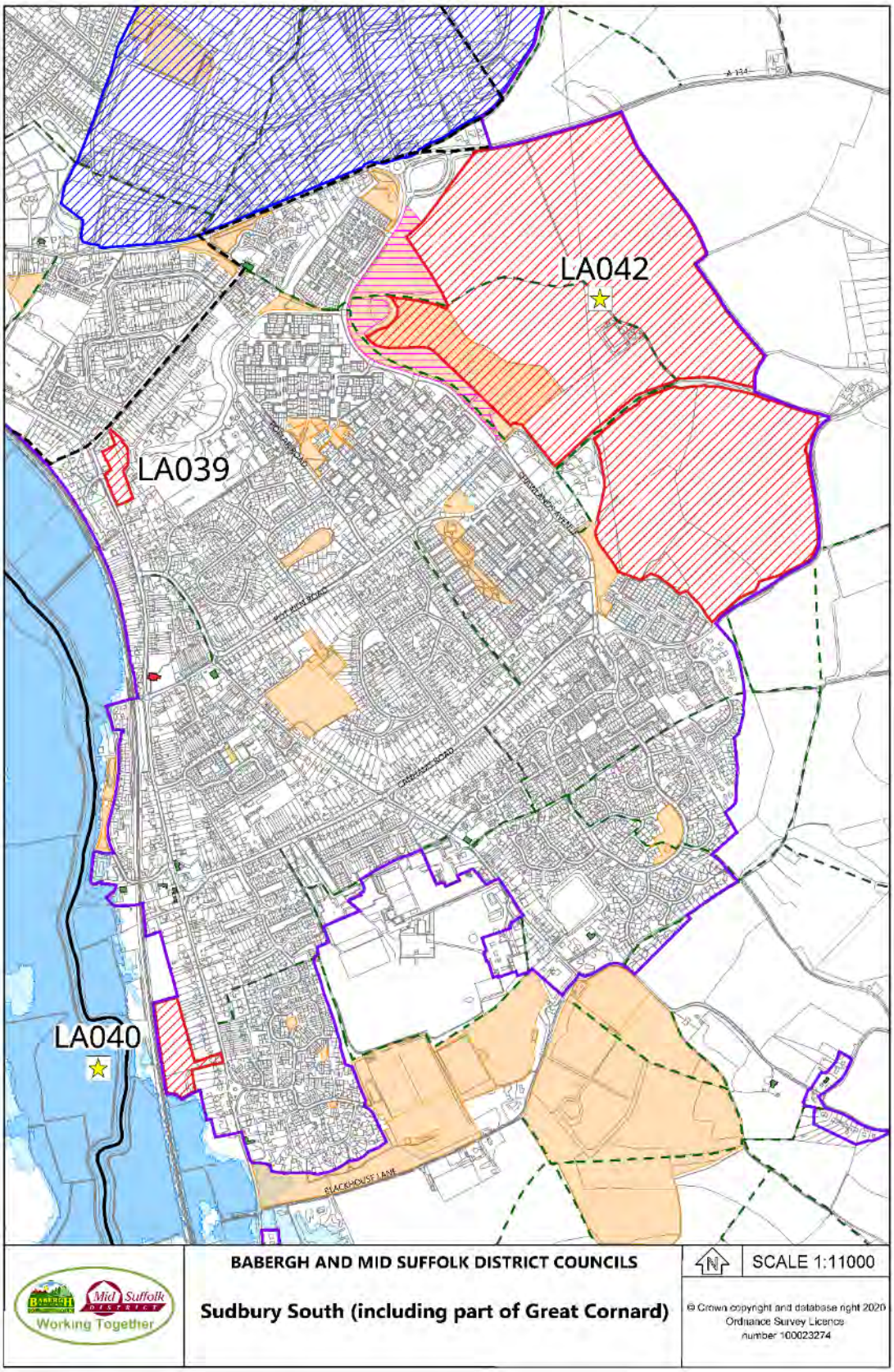
LA042 – Allocation: Land at Tye Farm, Great Cornard

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 Plan;
II. Take into consideration the 70m contour line considered the maximum height for development to reduce visual impact from the eastern aspect;
III. Screen development with planting to retain and extend the wooded character of the existing eastern settlement edge of Great Cornard. Consideration should be given to prominent and open slopes or elevated areas where development is likely to have localised visual prominence.
IV. Accessible natural green space and local nature reserve is retained especially in the north west of the site. If retainingprovisionis not possible, then an alternative provision of equal or greater ecological and recreational quality, accessibility and quantity is provided as part of the scheme;
V. Retain existing hedgerow boundaries to provide structure to the landscape and their ecological value.
VI. Potential light and noise pollution from the employment site to the north, and the A134, is effectively mitigated;
VII. An ecological survey, and any necessary mitigation measures, are provided;
VIII. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
IX. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
X. Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;
XI. Nearby Public Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;
XII. Provision of a transport assessment to determine existing and projected capacity and any mitigation required.
XIII. Access from the A134 may be achieved if a new roundabout is provided, subject to the satisfaction of the Highways Authority. Details of the traffic modelling would be assessed at planning application stage, through a Transport Assessment. The 30mph speed limit will need to be extended to ensure a new roundabout is included within the 30mph zone. Improvements to the A134, between the existing and new roundabouts;
XIV. 0.1ha of land is provided for a pre-school and proportionate contributions towards the build costs;
XV. Diverting bus route to within the site should be explored, and provision of multiple pedestrian/cycle accesses to existing footway network and the relevant footway improvements;
XVI. Contributions to the satisfaction of the LPA, towards primary school and secondary school provision;
XVII. Contributions to the satisfaction of the LPA, towards healthcare provision;
XVIII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;


LA042
LA039
LA040
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sudbury South (including part of Great Cornard)
SCALE 1:11000
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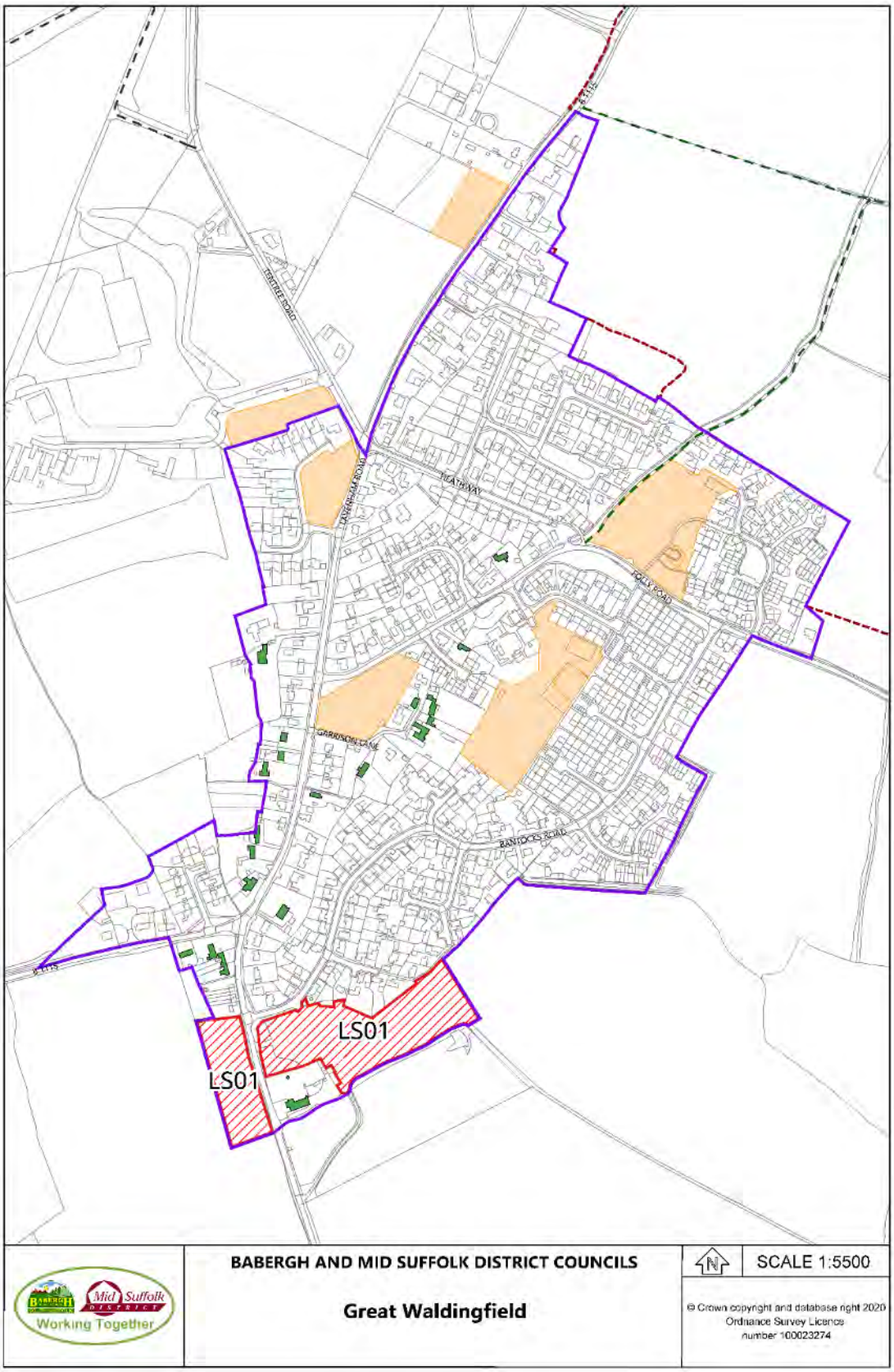
Great Cornard – Prospect Hill (Hamlet)

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.


Path (um)
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Great Cornard - Prospect Hill
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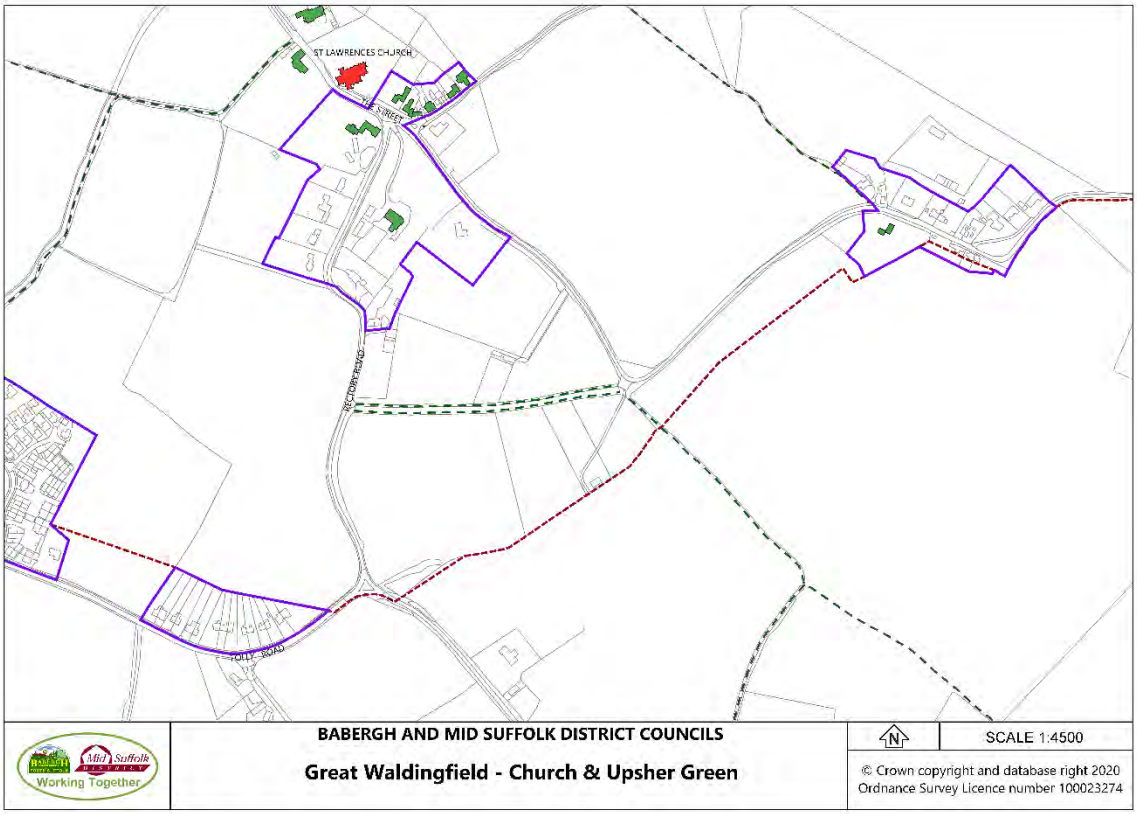
Great Waldingfield (Hinterland)

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 buildings 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.


LS01
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Great Waldingfield
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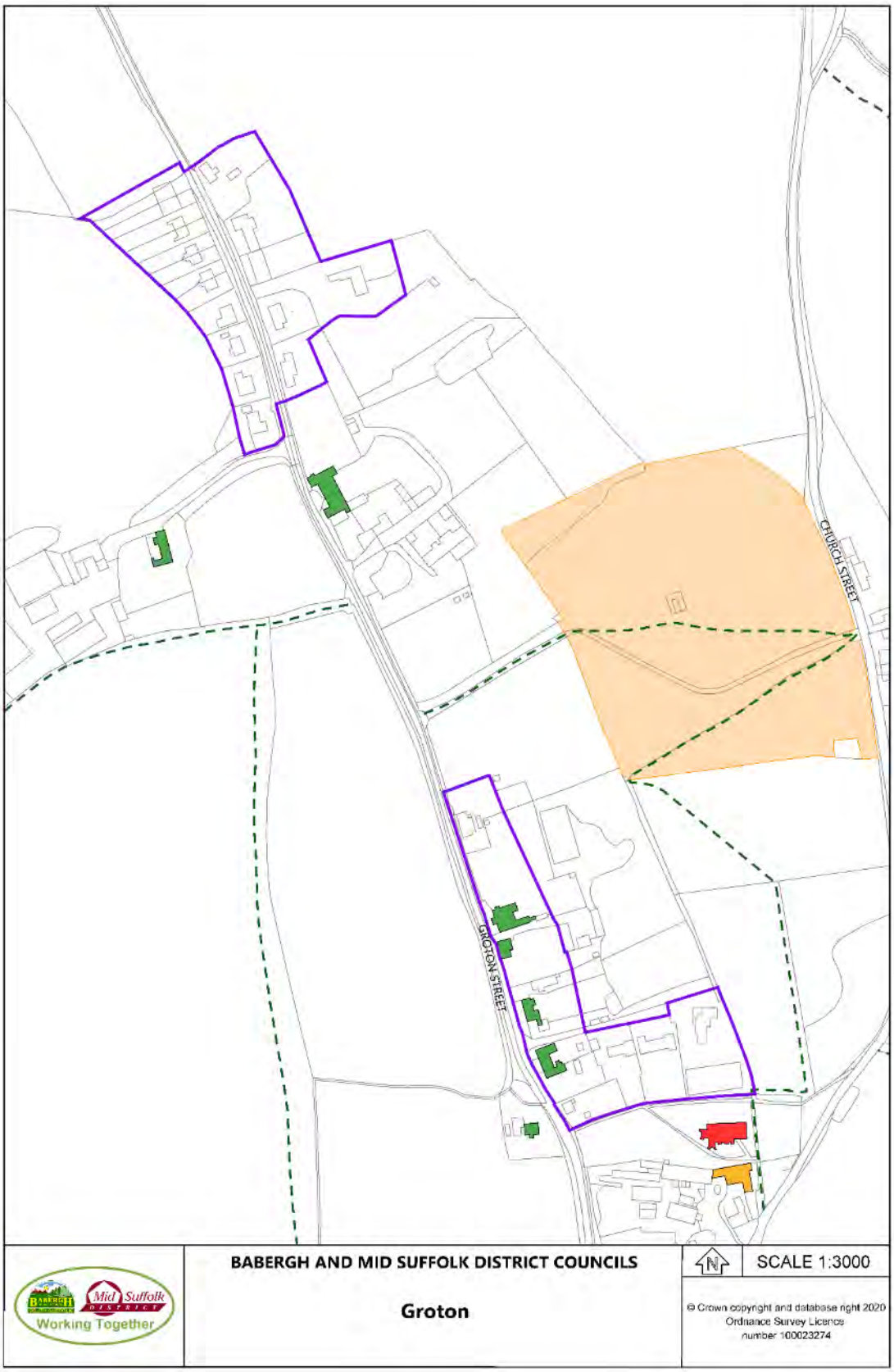
Great Waldingfield – Church & Upsher Green (Hamlets)

The historic core of Great Waldingfield is located around the Grade I listed Church of St Lawrence. A cluster of Grade II listed buildings are 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 (Hamlet)

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.


CHURCH STREET
GROTON STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Groton
SCALE 1:3000
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number 100023274

Groton – Castlings Heath (Hamlet)

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.


BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Groton - Castlings Heath
SCALE 1:1000
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Working Together

Hadleigh (Market Towns and Urban Areas)

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.

Additional primary and secondary school provision would be required to facilitate growth planned through the 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 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.

Hadleigh lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

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 Plan;**
- **II. An ecological survey, and any necessary mitigation measures are provided;**
- **III. Development is designed to conserve and where appropriate enhance 21, Bridge Street (Grade II*), The Cottage (Grade II), 23 Bridge Street (Grade II), Malthouse Adjoining No 23 (Grade II) and their settings;**
- **IV. Flood risk assessments should be used to avoid and mitigate all forms of flooding in a sustainable manner;**
- **V. An ecological survey and any relevant mitigation measures;**
- **VI. Protect, and enhance nearby Public Rights of Ways;**
- **VII. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**

VIII. **A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
IX. **Contributions, to the satisfaction of the LPA, for the provision of a new pre-school and primary school and secondary school provision;**
X. **Contributions, to the satisfaction of the LPA, towards healthcare provision.**

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

Site Size– 25ha
Approximately 600 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 Plan;**
II. **Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal**
III. **Development should consider the sensitivity of visually prominent and open slopes seeking opportunities to soften the existing settlement edge.**
IV. **Screen development with vegetation and hedgerow boundaries, expanding the existing hedgerow network.**
V. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VI. **Nearby Public Rights of Way should be protected and enhanced to enable access to the countryside and enable active transport;**
VII. **Potential noise pollution from the A1071 is effectively mitigated;**
VIII. **An ecological survey, and any relevant mitigation measures, are provided;**
IX. **A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
X. **A free serviced site of 0.1ha should be reserved for a new pre-school school plus proportionate contributions towards the build costs;**
XI. **1.2ha of land is reserved for the replacement playing fields for Hadleigh High School;**
XII. **Contributions, to the satisfaction of the LPA, for the provision of primary and secondary school provision;**
XIII. **Contributions, to the satisfaction of the LPA, towards healthcare provision;**
XIV. **Vehicular access from the A1071 roundabout together with multiple pedestrian and/or cycle accesses to existing footway network to Hadleigh; and**
XV. **Contributions, to the satisfaction of the LPA, towards mitigation measures of the A1071 / A134 Assington Road junction.**

LA115 – Allocation: Angel Court, Angel Street, Hadleigh

Site Size – 0.3ha
Approximately 21 dwellings (with associated infrastructure)

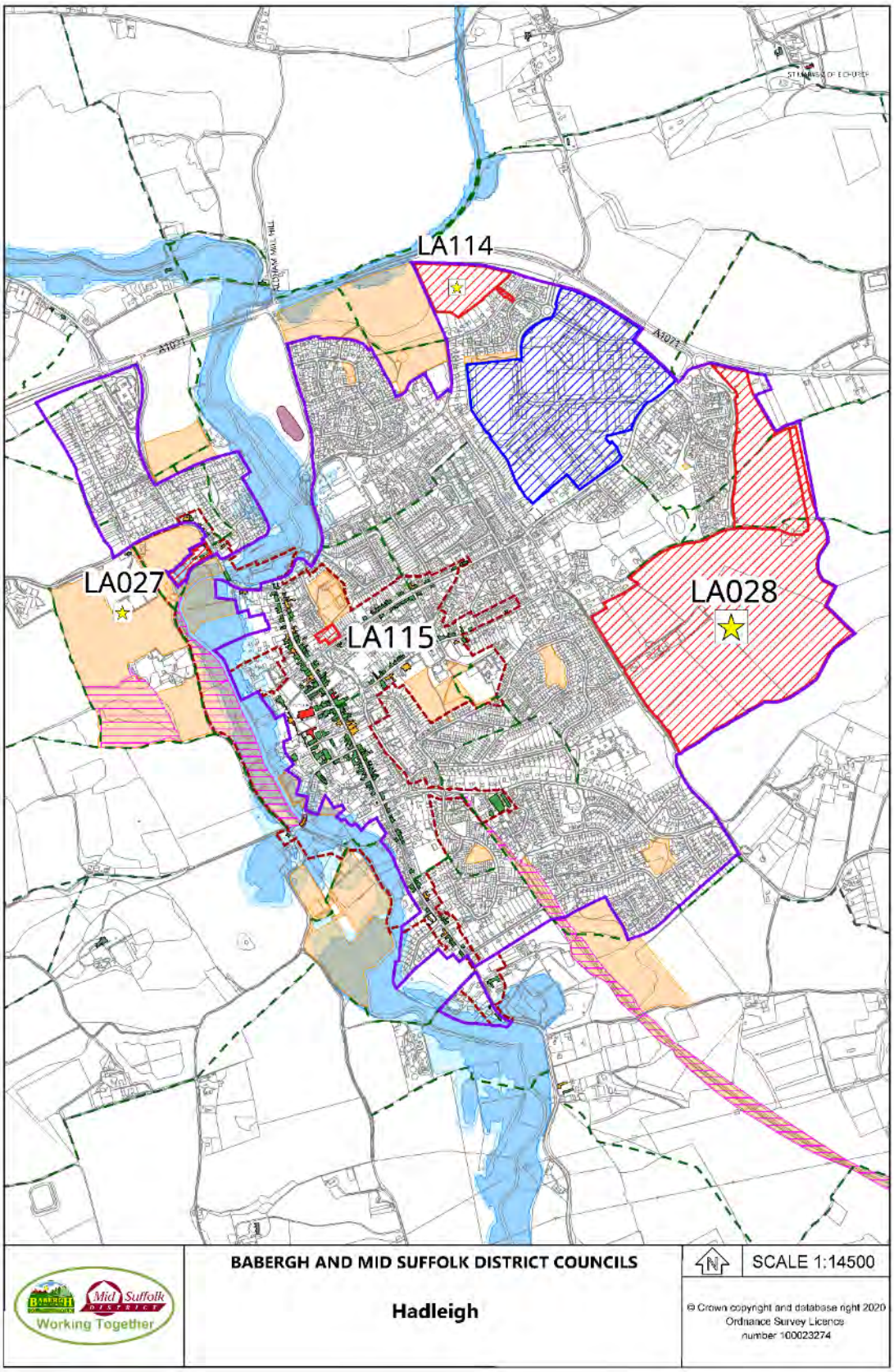
The development shall be expected to comply with the relevant policies set out in the Plan.

LA114 – Allocation: Land north of Red Hill Road / Malyon Road, Hadleigh

Site Size – 3.2ha
Approximately 75 dwellings (with associated infrastructure)

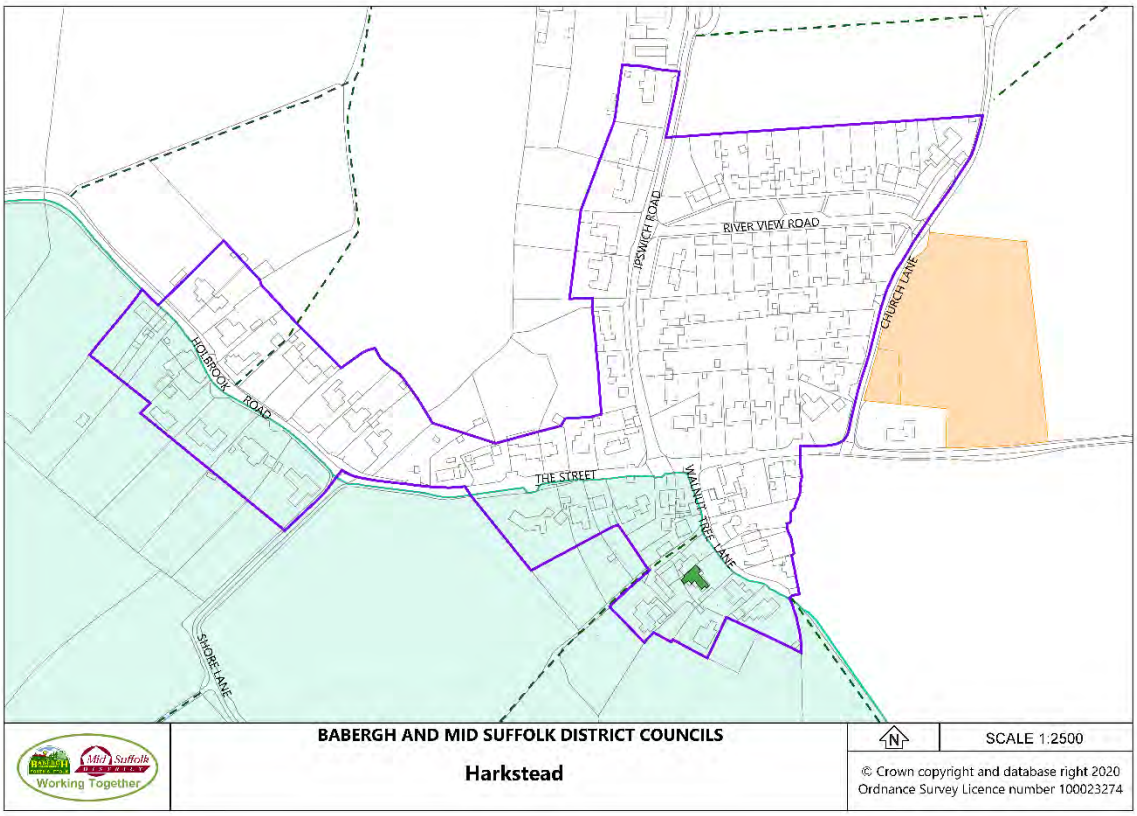
The development shall be expected to comply with the following:

I. **The relevant policies set out in the Plan;**
II. **Measures will be introduced to remediate land affected by contamination and address land stability;**
III. **Potential noise pollution from the A1071 is effectively mitigated;**
IV. **Contributions, to the satisfaction of the LPA, towards mitigation measures of the A1071 / A134 Assington Road junction;**
V. **An ecological survey, and any necessary mitigation measures are provided;**
VI. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
VII. **Contributions, to the satisfaction of the LPA, for the provision of pre-school, primary and secondary school provision; and**
VIII. **Contributions, to the satisfaction of the LPA, towards healthcare provision.**


LA114
LA027
LA115
LA028
A1071
A1071
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hadleigh
SCALE 1:14500
Working Together
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number 100023274

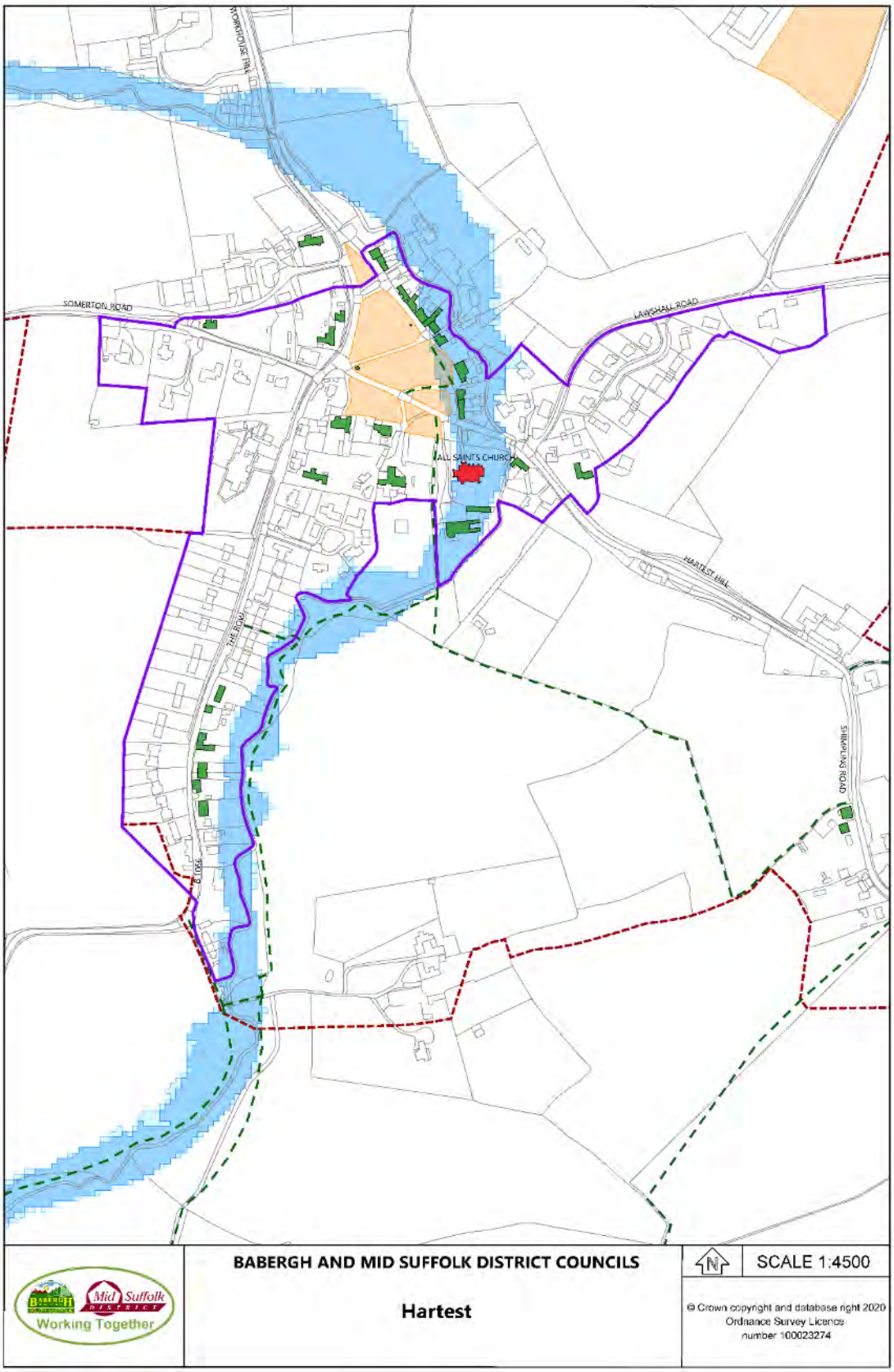
Harkstead (Hamlet)

Located on the Shotley 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).



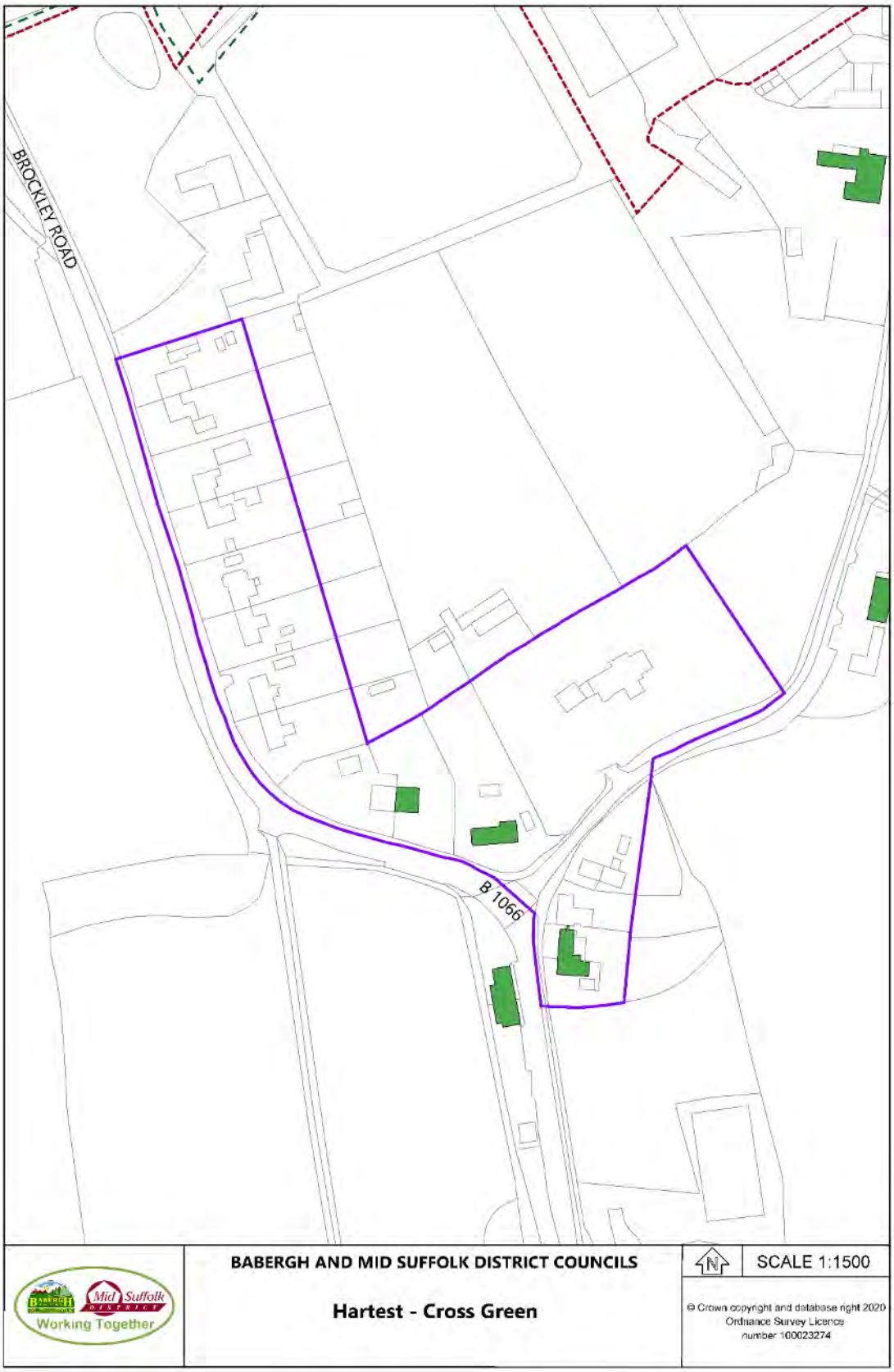
Hartest (Hinterland)

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.


SOMERTON ROAD
LAWSHALL ROAD
ALL SAINTS CHURCH
HARTEST HILL
THE ROAD
SHIMPLING ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hartest
SCALE 1:4500
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number 100023274
Working Together

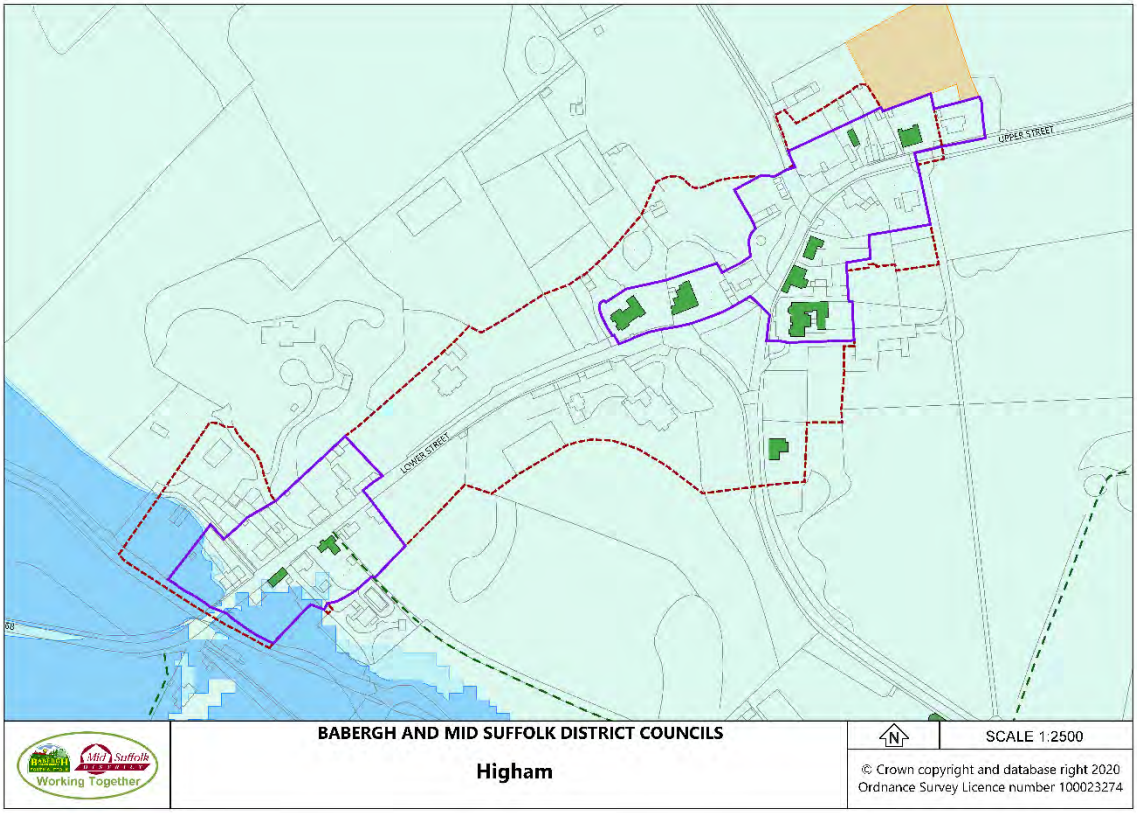
Hartest – Cross Green (Hamlet)

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.


BROCKLEY ROAD
B 1066
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hartest - Cross Green
SCALE 1:1500
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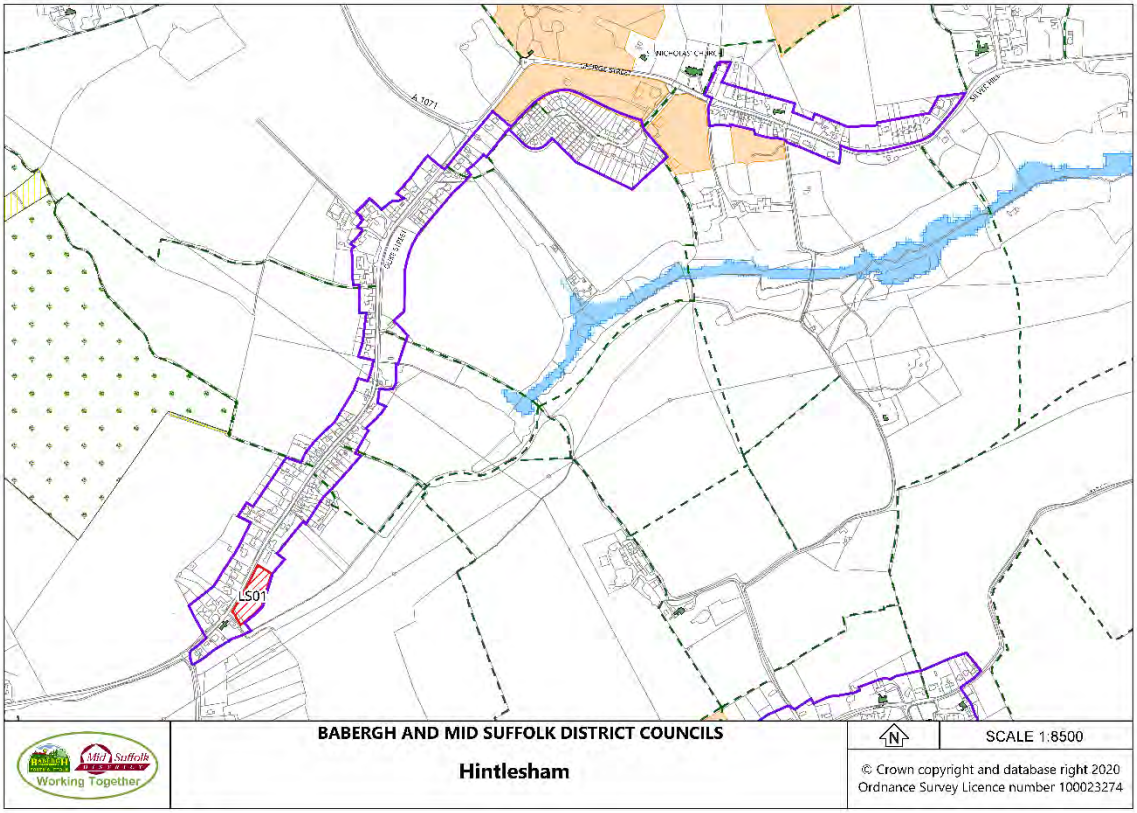
Higham (Hamlet)

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).



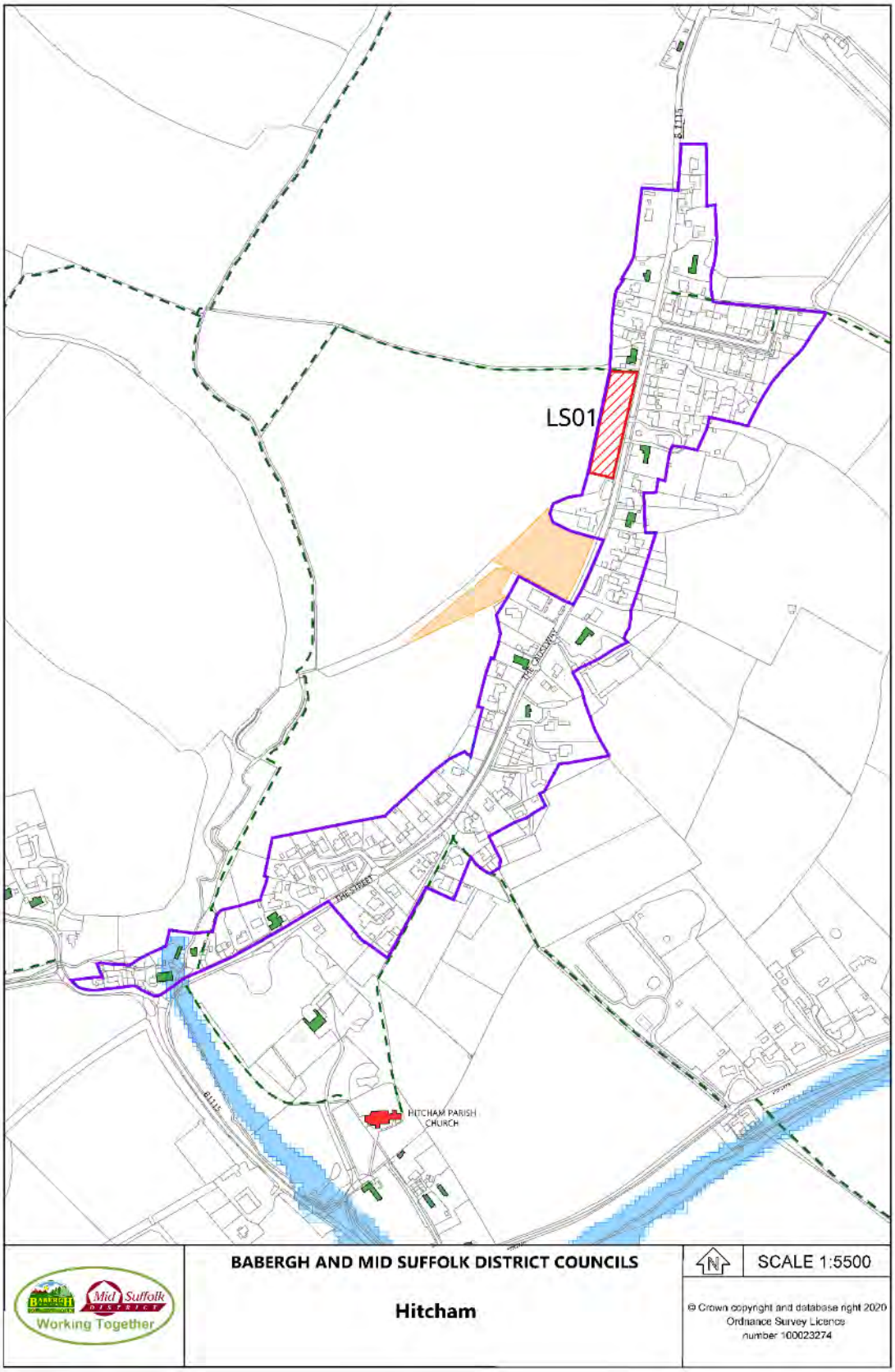
Hintlesham (Hinterland)

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).



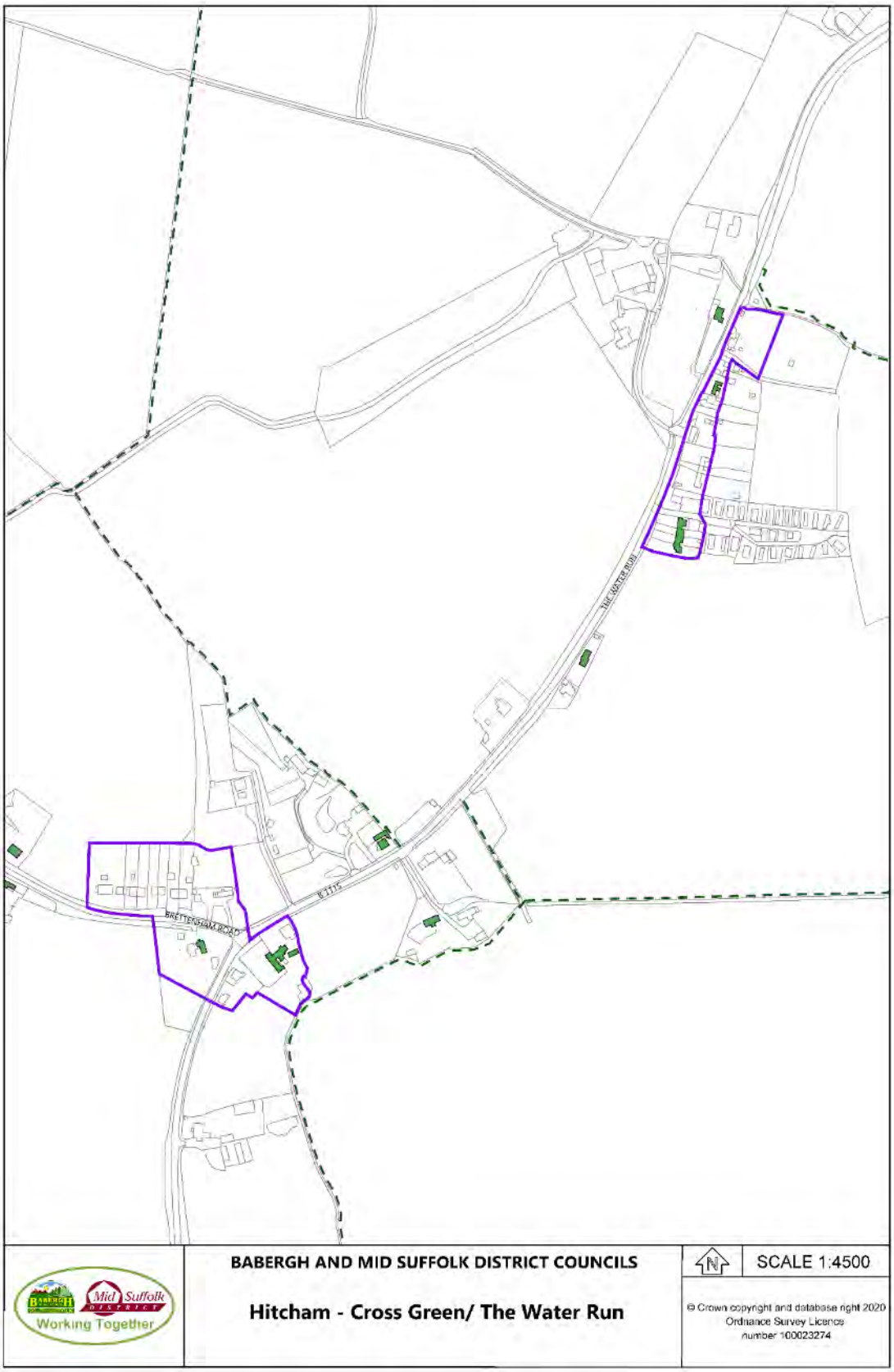
Hitcham (Hinterland)

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.


LS01
THE STREET
HITCHAM PARISH CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hitcham
SCALE 1:5500
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number 100023274
Working Together

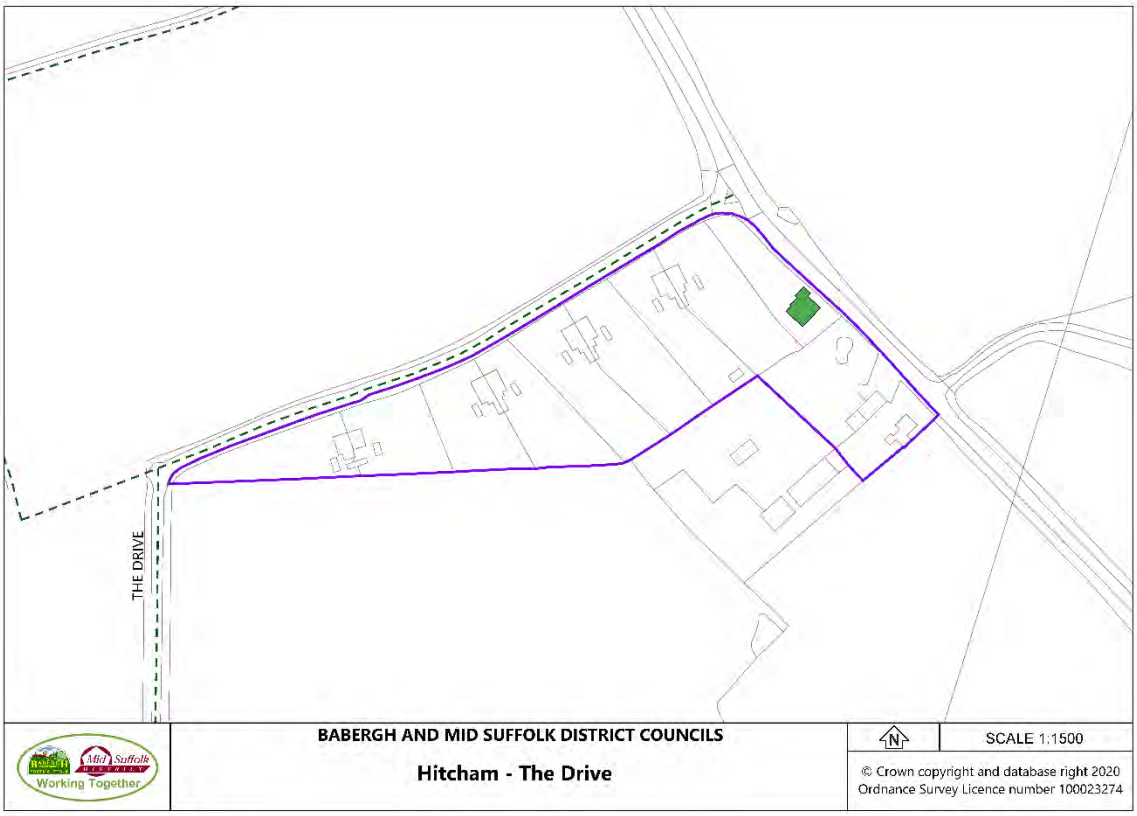
Hitcham – Cross Green & The Water Run (Hamlets)

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 settlements and the surrounding countryside.


THE WATER RUN
BRETTENHAM ROAD
B 1115
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hitcham - Cross Green/ The Water Run
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number 100023274
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Hitcham – The Drive (Hamlet)

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.



Holbrook (Core Village)

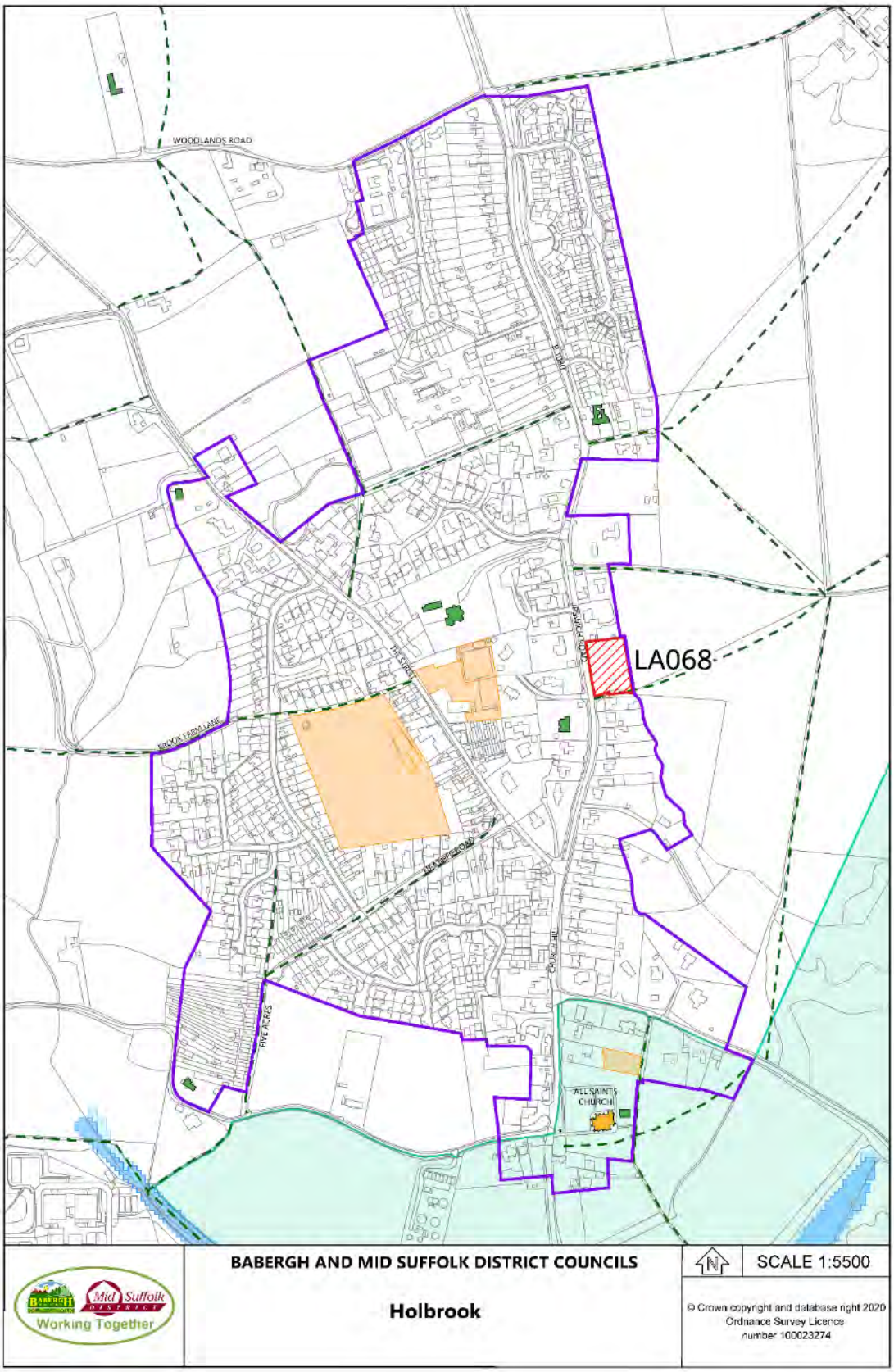
Located on the Shotely Peninsula, approximately 8km south of Ipswich, Holbrook is classified as a Core Village. Lower Holbrook is classified separately as a Hamlet Village. To the north of the settlement, the landscape is classified as Ancient Estate Claylands. The majority of the landscape to the south 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.

There is currently sufficient primary school capacity to accommodate existing planning commitments and allocated 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 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

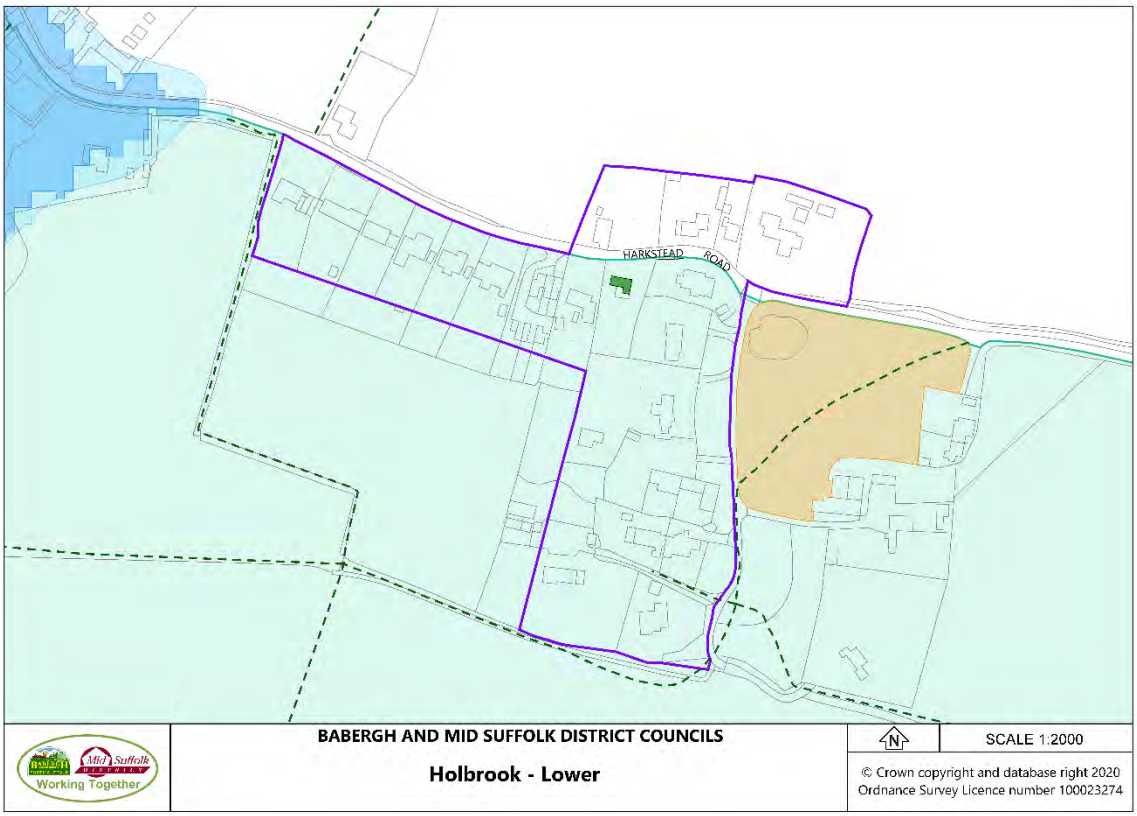
LA068 – Allocation: Land east of Ipswich Road, Holbrook
Site Size - 0.3ha
Approximately 7 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant policies set out in the Plan.


WOODLANDS ROAD
LA068
BROOK FARM LANE
THE STREET
CHURCH HILL
ALL SAINTS CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Holbrook
SCALE 1:5500
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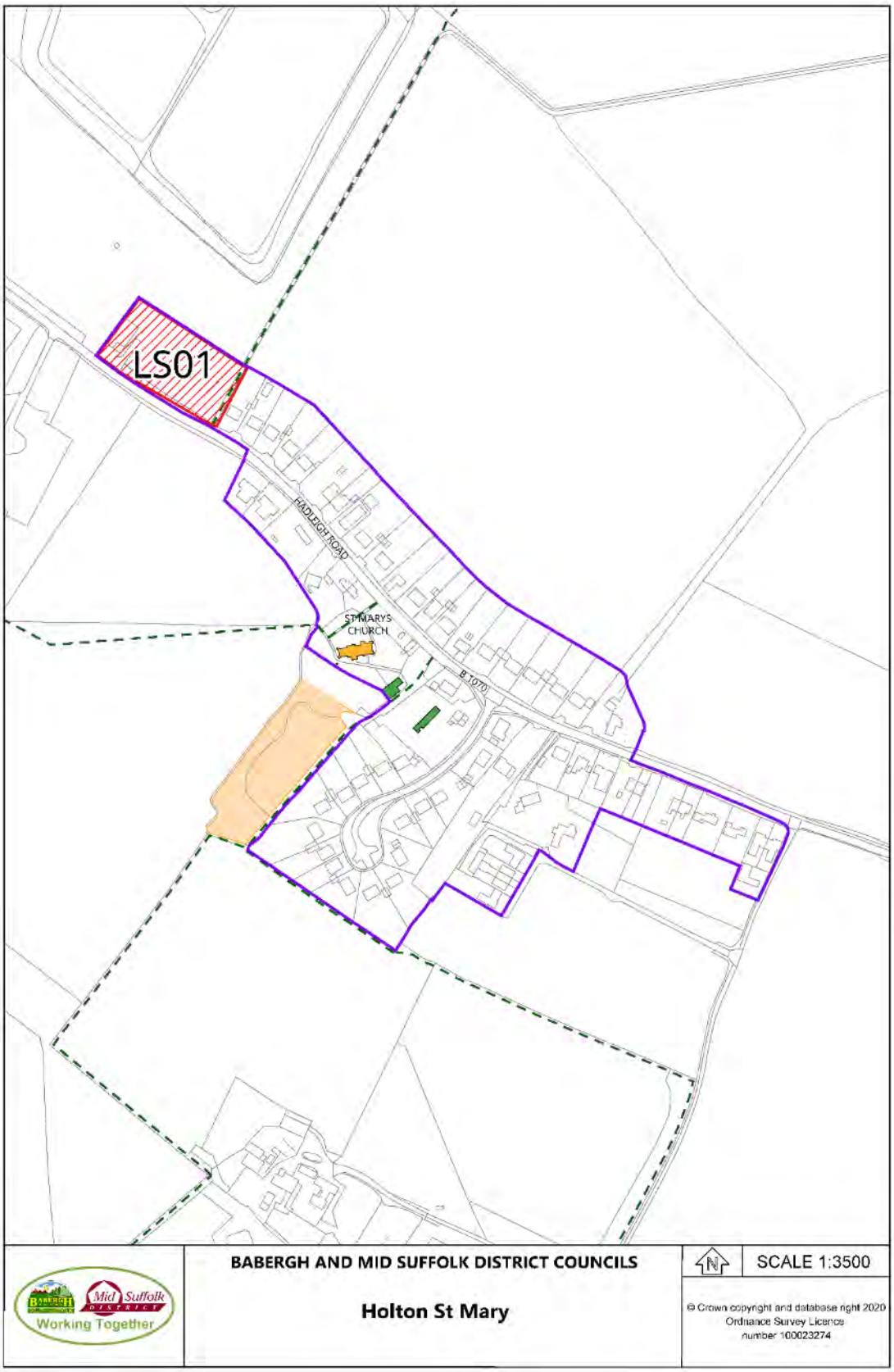
Holbrook - Lower (Hamlet)

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).



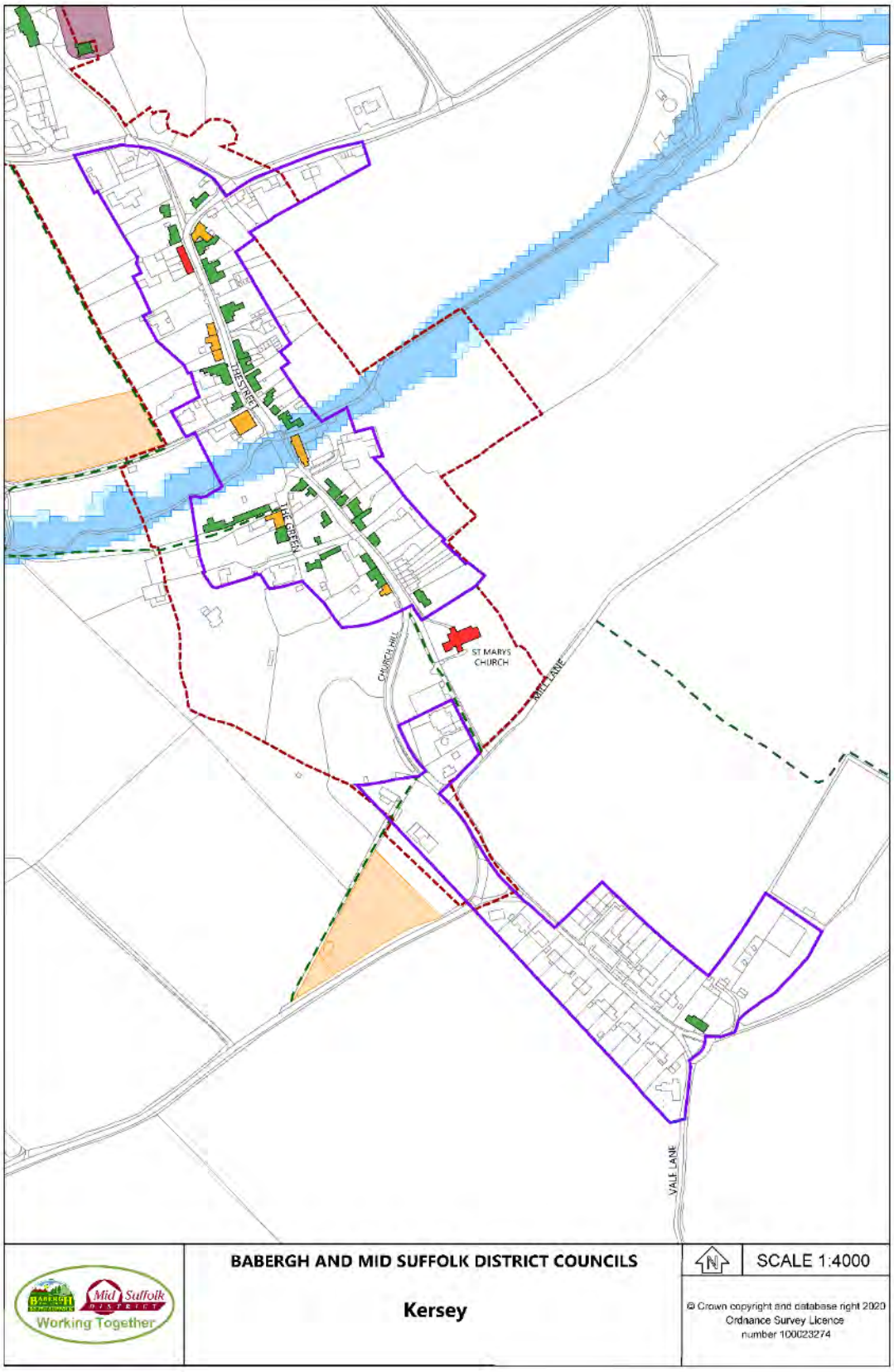
Holton St Mary (Hamlet)

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).


LS01
HADLEIGH ROAD
ST MARYS CHURCH
B 1070
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Holton St Mary
SCALE 1:3500
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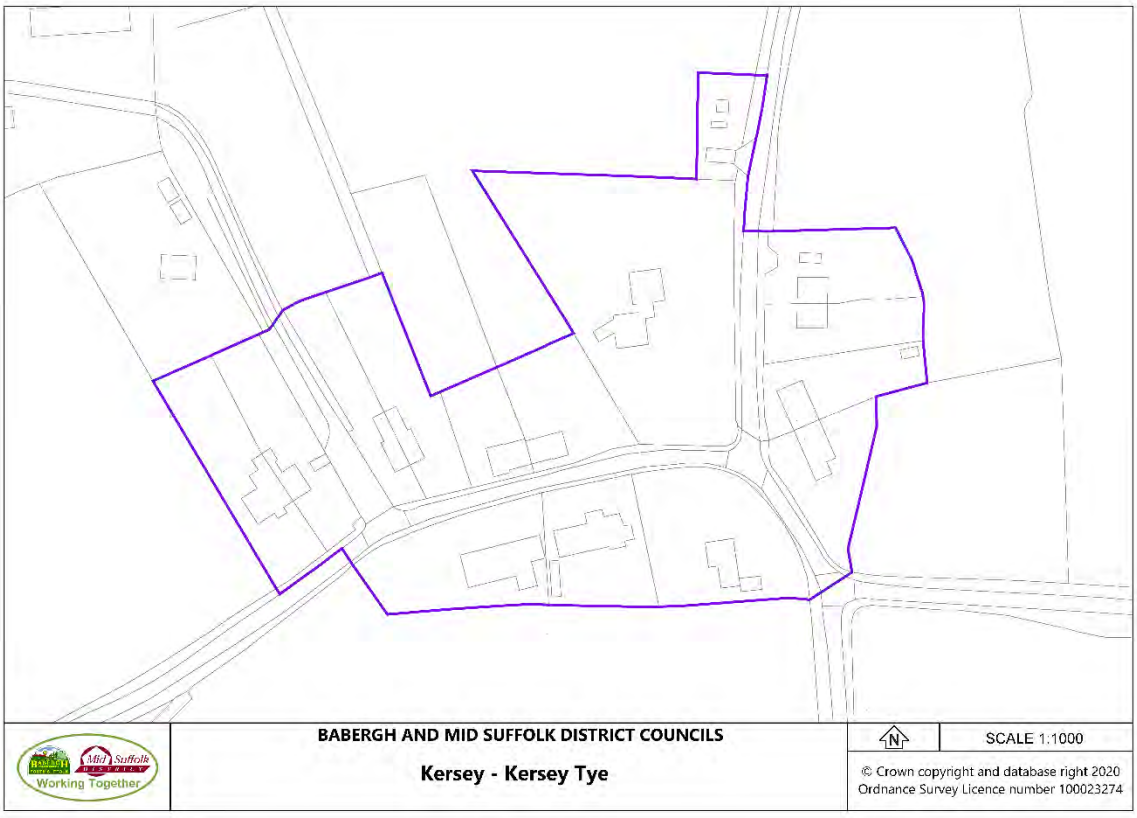
Kersey (Hinterland)

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 –Wickerstreet 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 southern 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).


THE STREET
THE STREET
CHURCH HILL
ST MARYS CHURCH
MILL LANE
VALE LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Kersey
SCALE 1:4000
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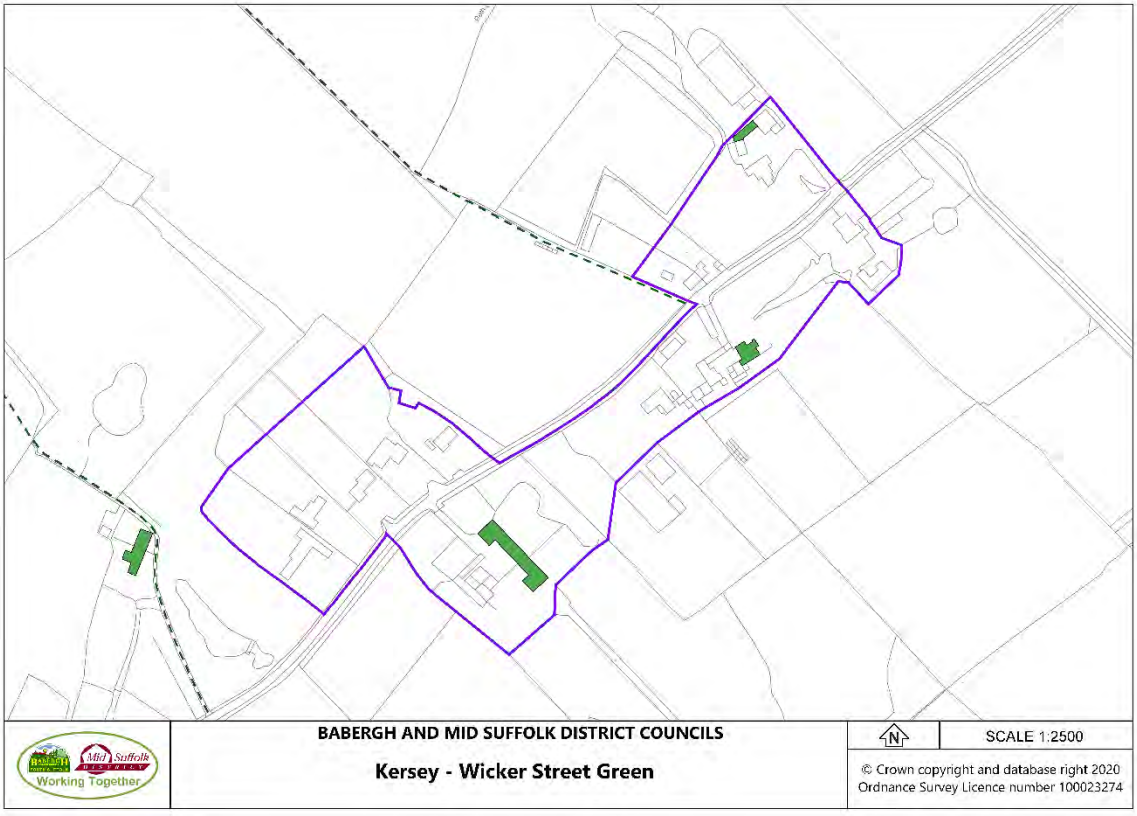
Kersey – Kersey Tye (Hamlet)

Located to the west of the main settlement of Kersey, Kersey Tye is classified as a Hamlet Village. The settlement consists of linear development



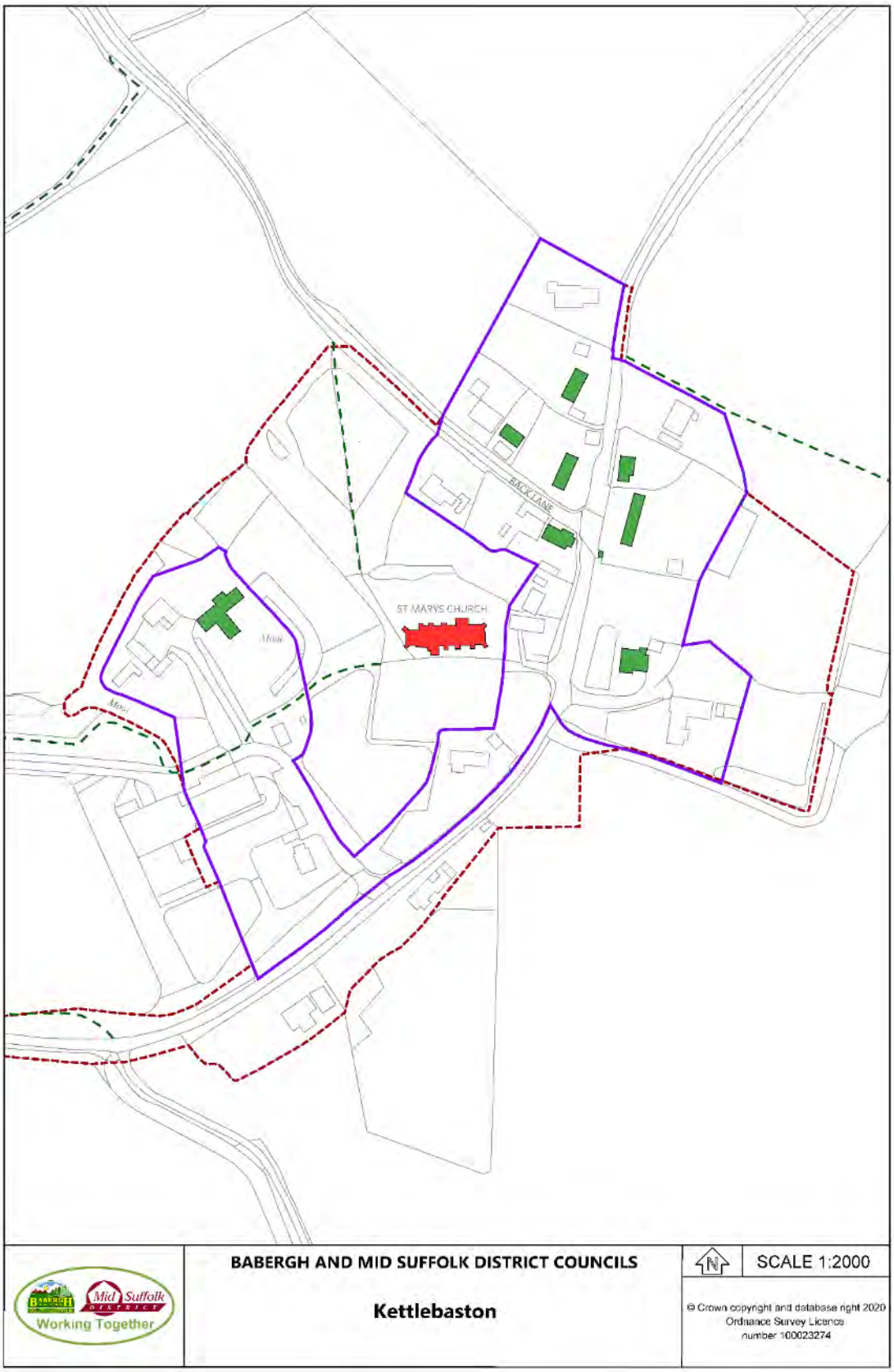
Kersey – Wickerstreet Green (Hamlet)

Located between the main settlement of Kersey and Boxford, Kersey – Wickerstreet 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 (Hamlet)

Located approximately 2.5km north-west of Bildeston, Kettlebaston is classified as a Hamlet Village. The village is centred upon the Grade I listed Church of St Mary and contains a number of listed buildings within the Kettlebaston Conservation Area.


BACK LANE
ST MARYS CHURCH
Moat
Moat
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Kettlebaston
SCALE 1:2000
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Lavenham (Core Village)

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.

There is currently sufficient primary school capacity within the Lavenham catchment area to facilitate existing planning commitments and growth anticipated in the Plan. However, there is a requirement to provide additional pre-school and secondary school places, as well as additional health provision, 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 – Allocation: Land north west of Melford Road, Lavenham

Site Size - 0.57ha
Approximately 20 dwellings (with associated infrastructure)

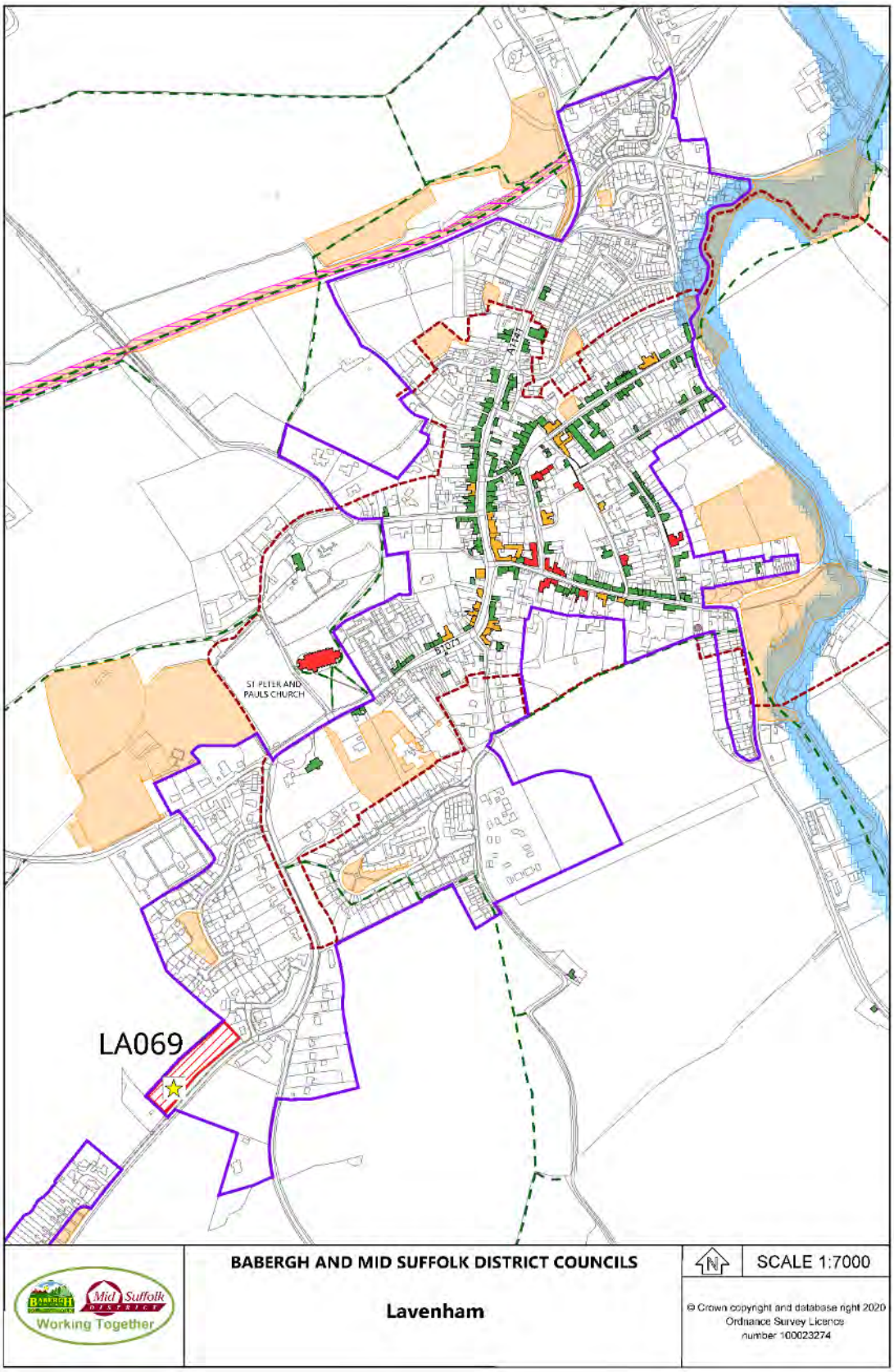
The development shall be expected to comply with the following:

I. **The relevant policies of the Plan;**

Development is designed to conserve and where appropriate enhance the setting of Lavenham Conservation Area;

II. **An ecological survey, and any necessary mitigation measures are provided;**
III. **A safe pedestrian crossing point will be required at the Sudbury Road and Melbury Road junction;**
IV. **Measures will be introduced to remediate land affected by contamination;**
V. **Contributions, to the satisfaction of the LPA, towards pre-school and secondary school provision;**

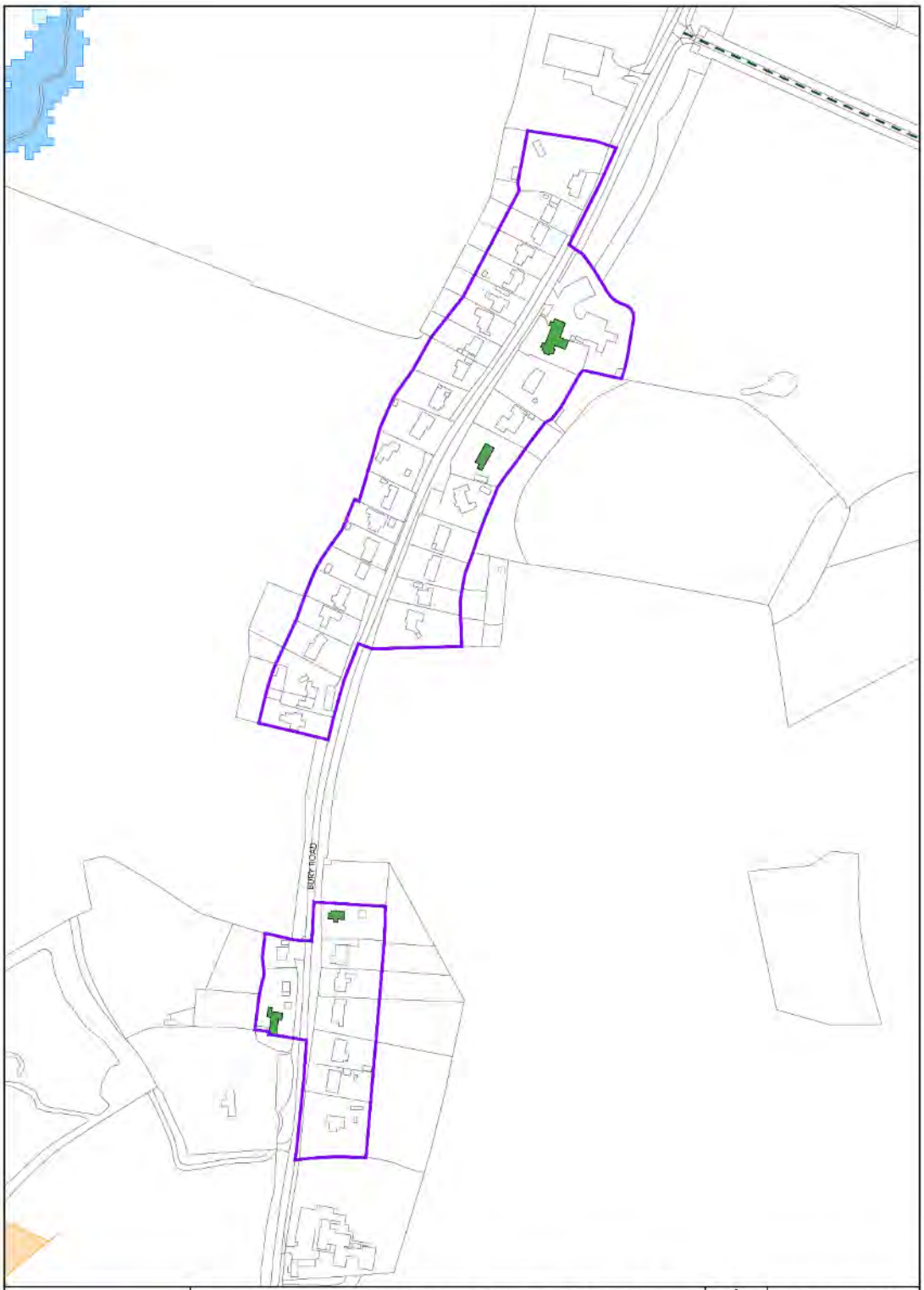
VI.	**Contributions, to the satisfaction of the LPA, towards Household Waste Recycling provision; and**
VII.	**Contributions, to the satisfaction of the LPA, towards healthcare provision.**


ST PETER AND PAULS CHURCH
LA069
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Lavenham
SCALE 1:7000
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LA069
MILFORD ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Lavenham - South
SCALE 1:2500
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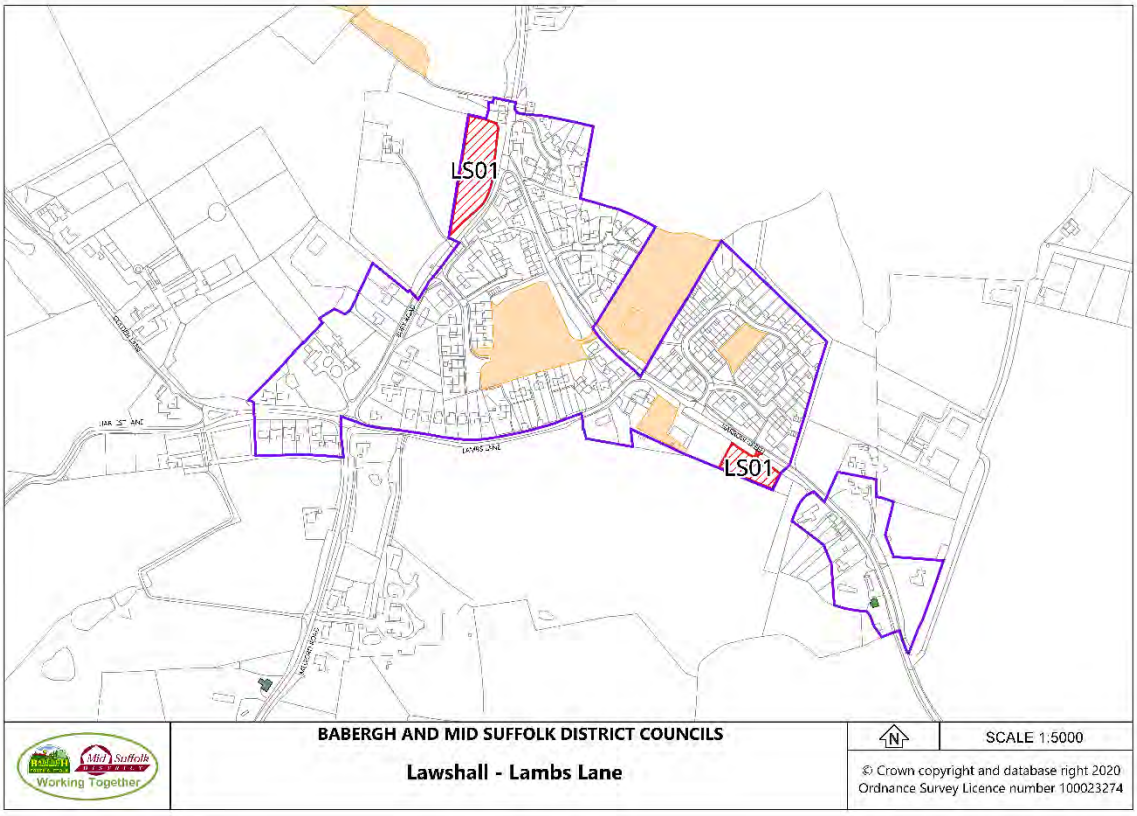
Lawshall – Bury Road (Hamlet)

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.


BURY ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Lawshall - Bury Road
SCALE 1:3500
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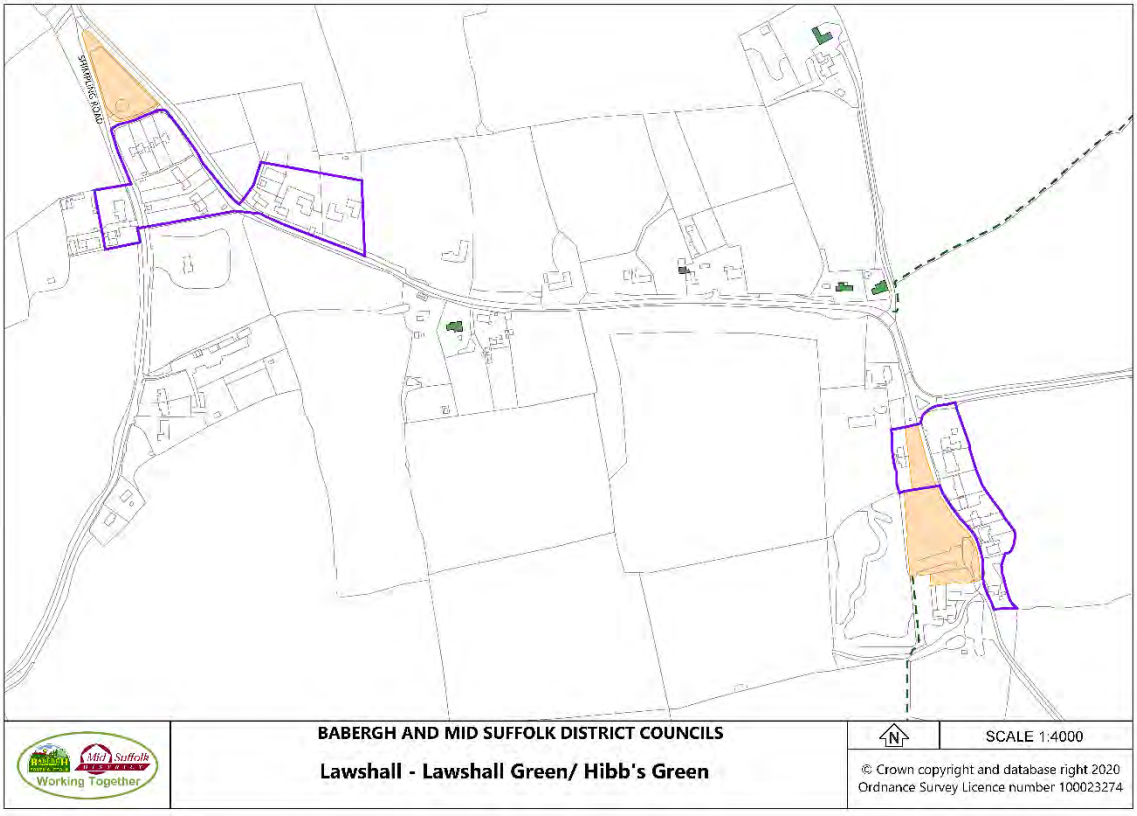
Lawshall – Lambs Lane (Hamlet)

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.



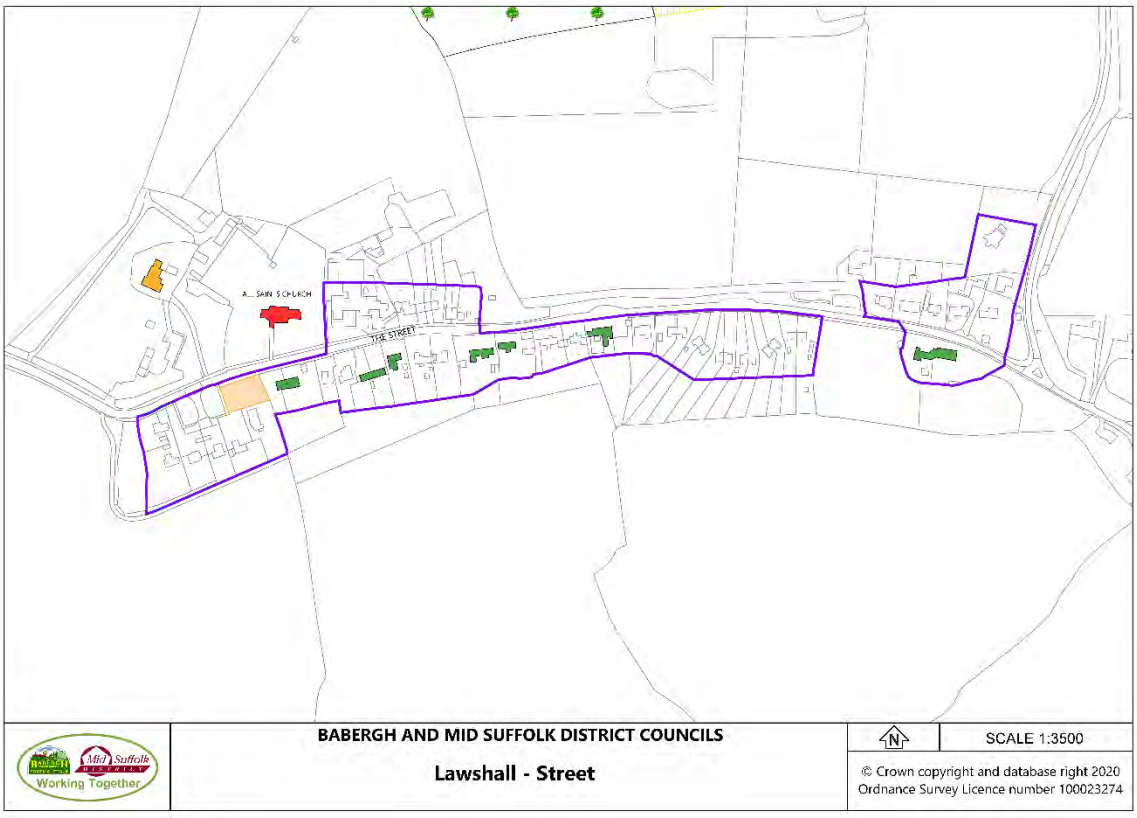
Lawshall – Lawshall Green / Hibbs Green (Hamlet)

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.



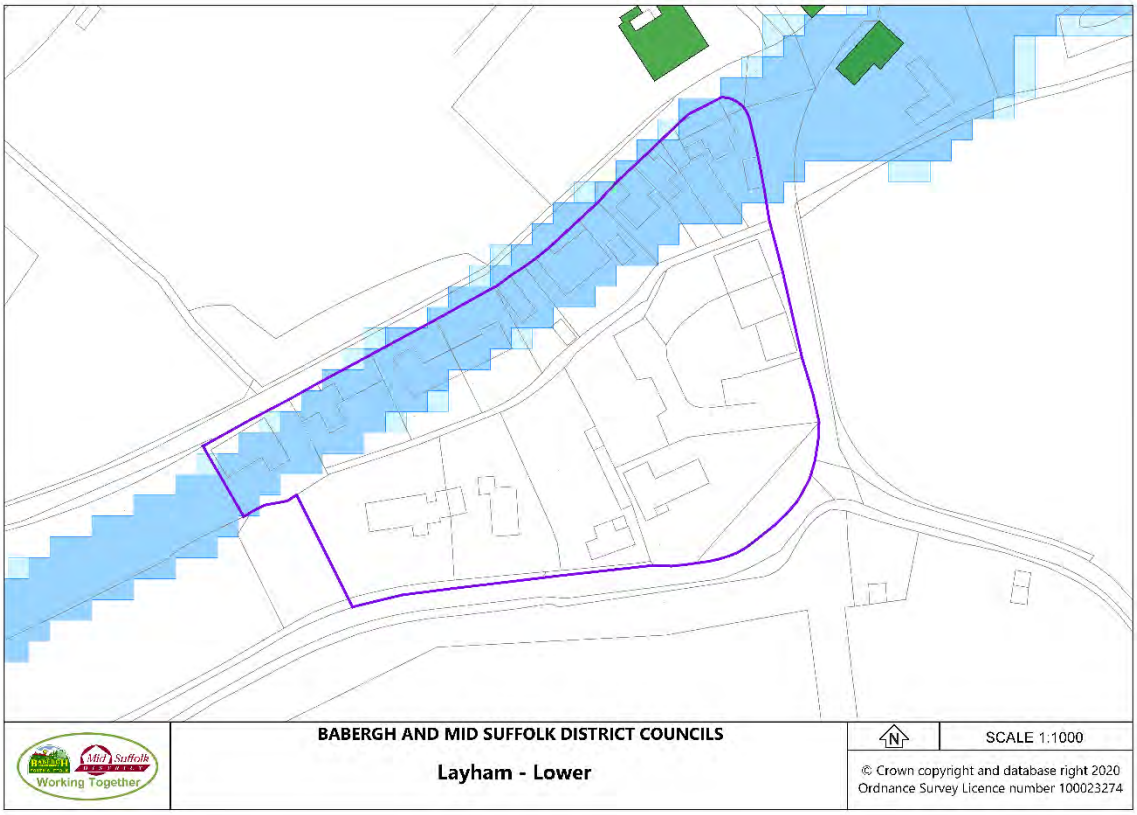
Lawshall – Street (Hamlet)

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.



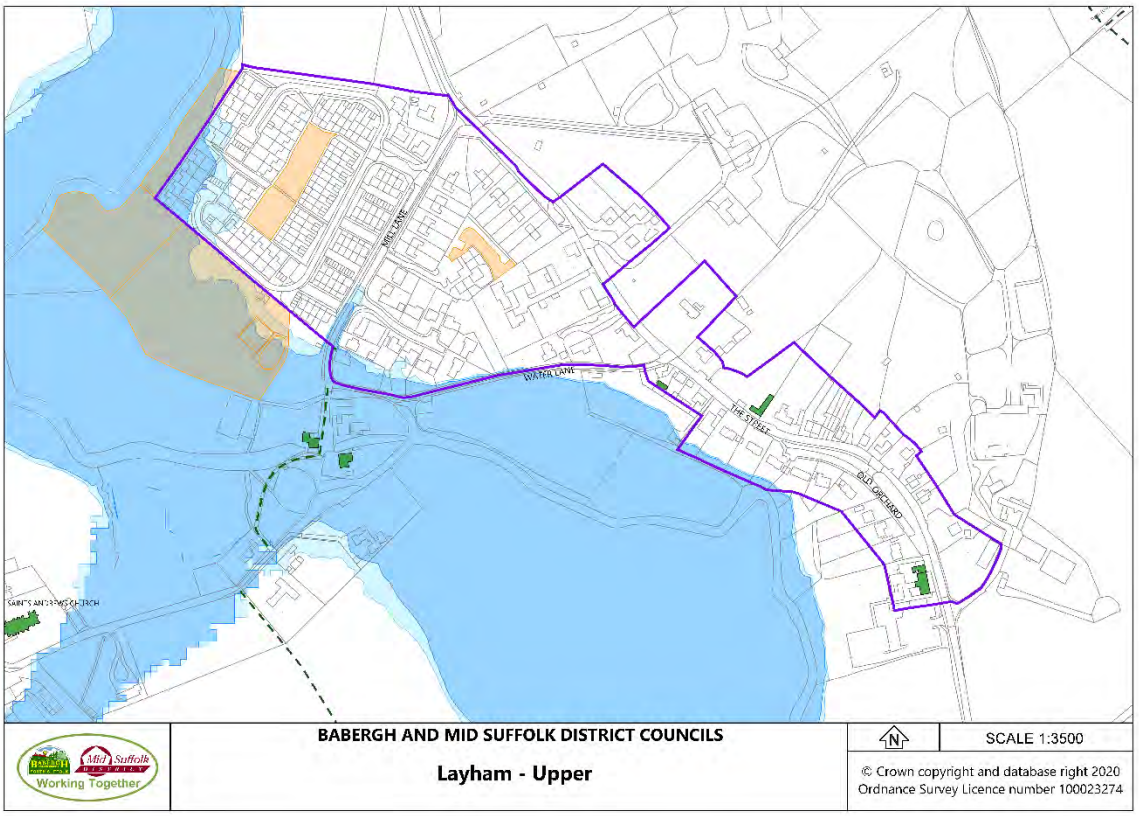
Layham – Lower (Hamlet)

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).



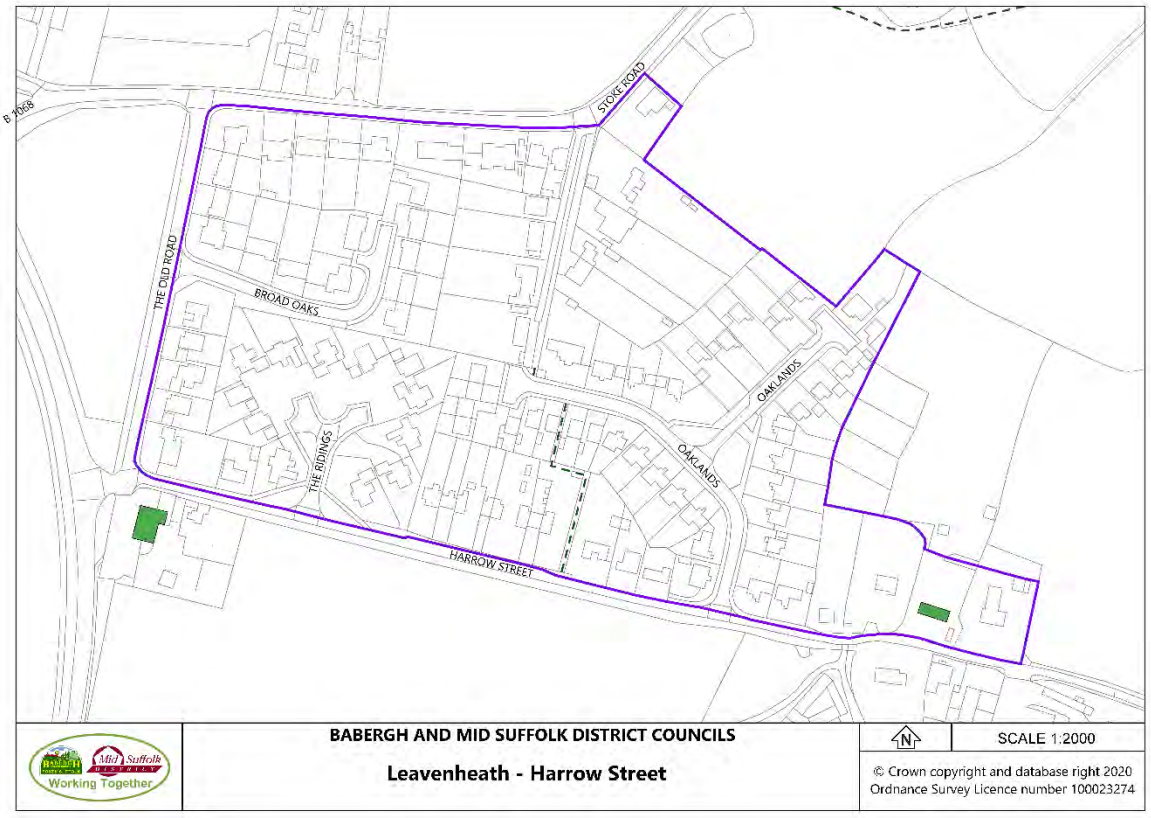
Layham - Upper (Hamlet)

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 – Harrow Street (Hamlet)

Located approximately 6km south-east of Sudbury, Leavenheath – Harrow Street 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. Part of Leavenheath – Harrow Street lies within the 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.



Leavenheath – High Road (Hamlet)

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. Part of Leavenheath – High Road lies within the 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.

Joint Local Plan Allocation

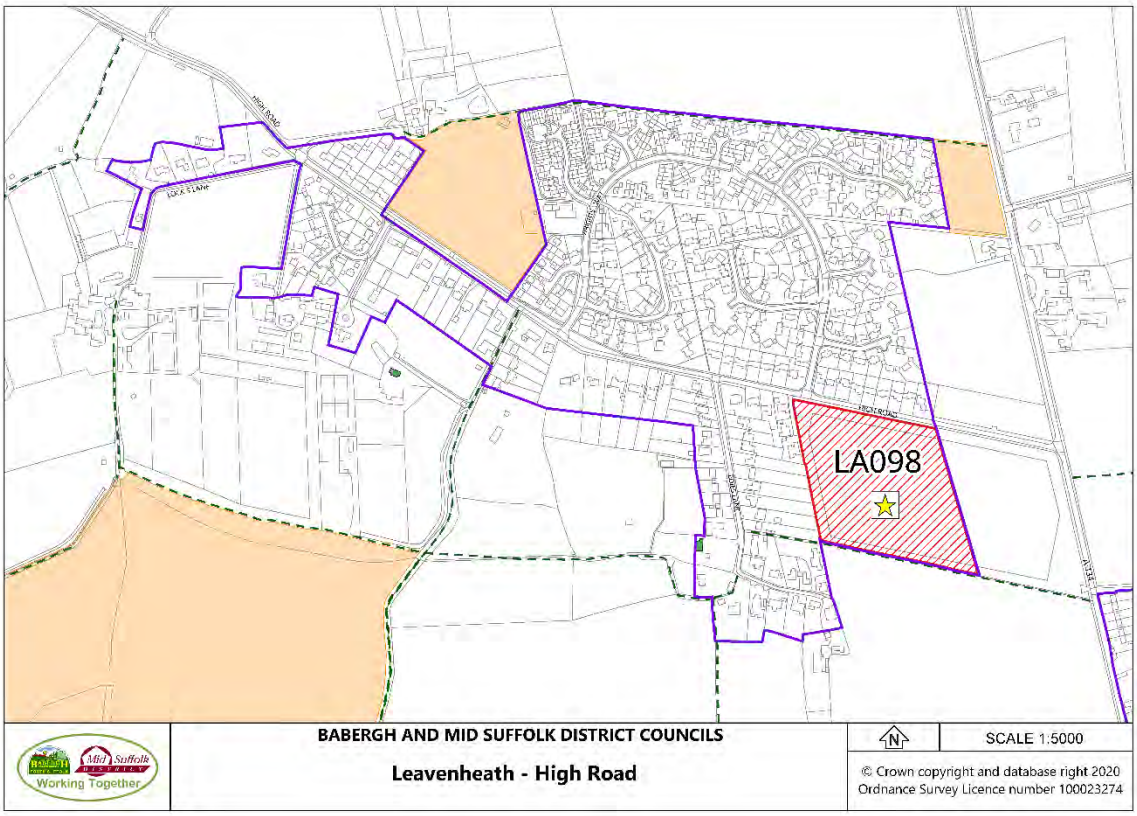
LA098 – Allocation: Land south of High Road, Leavenheath

Size of site – 5.29ha
No. dwellings - 40 dwellings

Development of the site will be expected to accord with the following criteria:

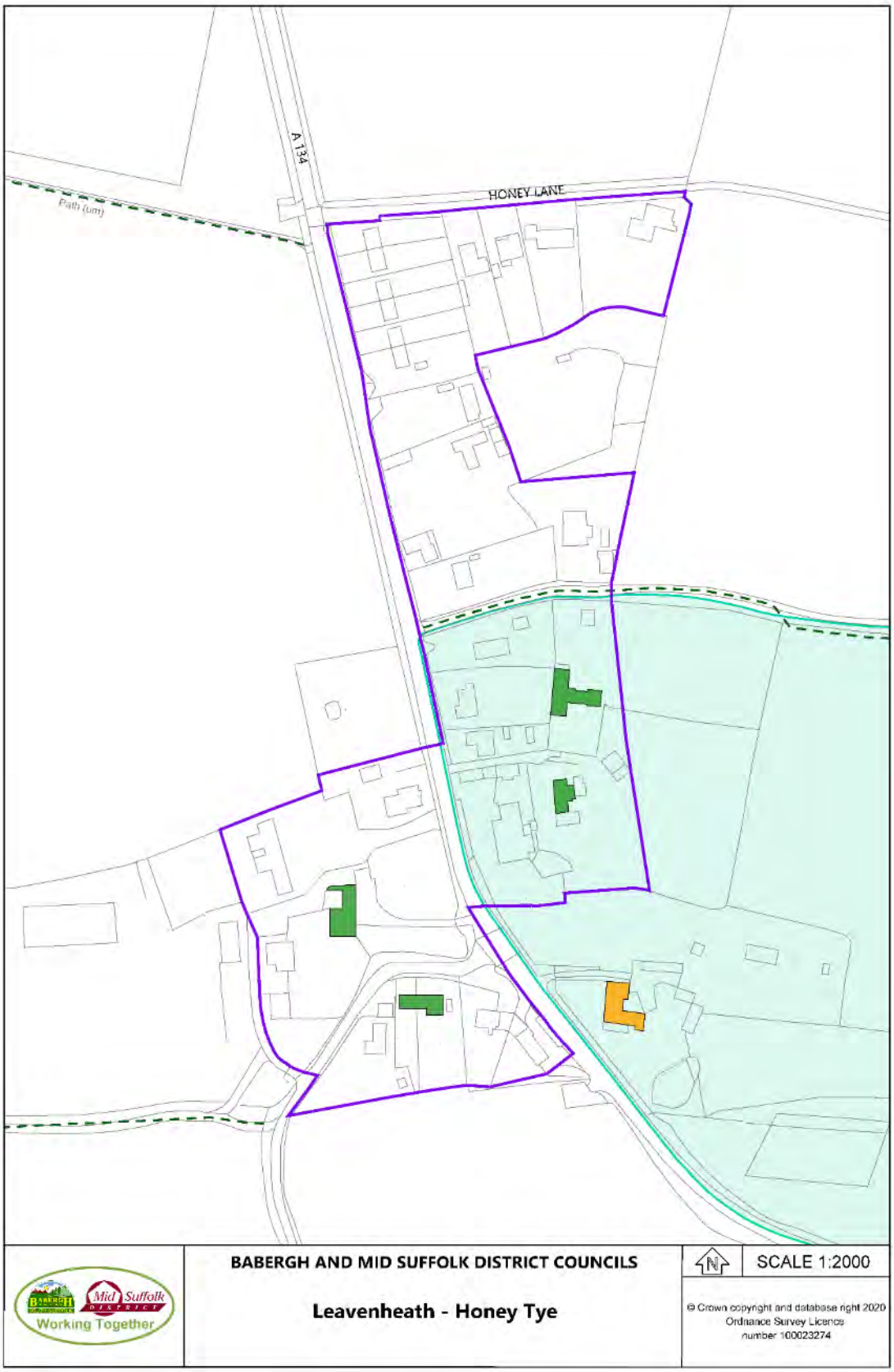
I. **The relevant policies of the Plan;**
II. **Design is sympathetic to the setting of the AONB;**
III. **Landscaping will be included to reflect the sensitivity of the landscape the area;**
IV. **An ecological survey, and any necessary mitigation measures, are provided;**
V. **Provision of footway along the frontage of the site, which connects to existing footway network on the junction at Maple Way;**

VI.	**Public Rights of Way on southern boundary of site should be retained and enhanced to enable access to the countryside and active transport;**
VII.	**Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site**
VIII.	**Contributions towards home to school transport;**
IX.	**Contributions to the satisfaction of the LPA, towards Household Waste Recycling provision;**
X.	**Contributions, to the satisfaction of the LPA, towards healthcare; and**
XI.	**Contributions to the satisfaction of the LPA, towards secondary school provision.**



Leavenheath – Honey Tye (Hamlet)

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.


A 134
HONEY LANE
Path (um)
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Leavenheath - Honey Tye
SCALE 1:2000
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number 100023274
Working Together

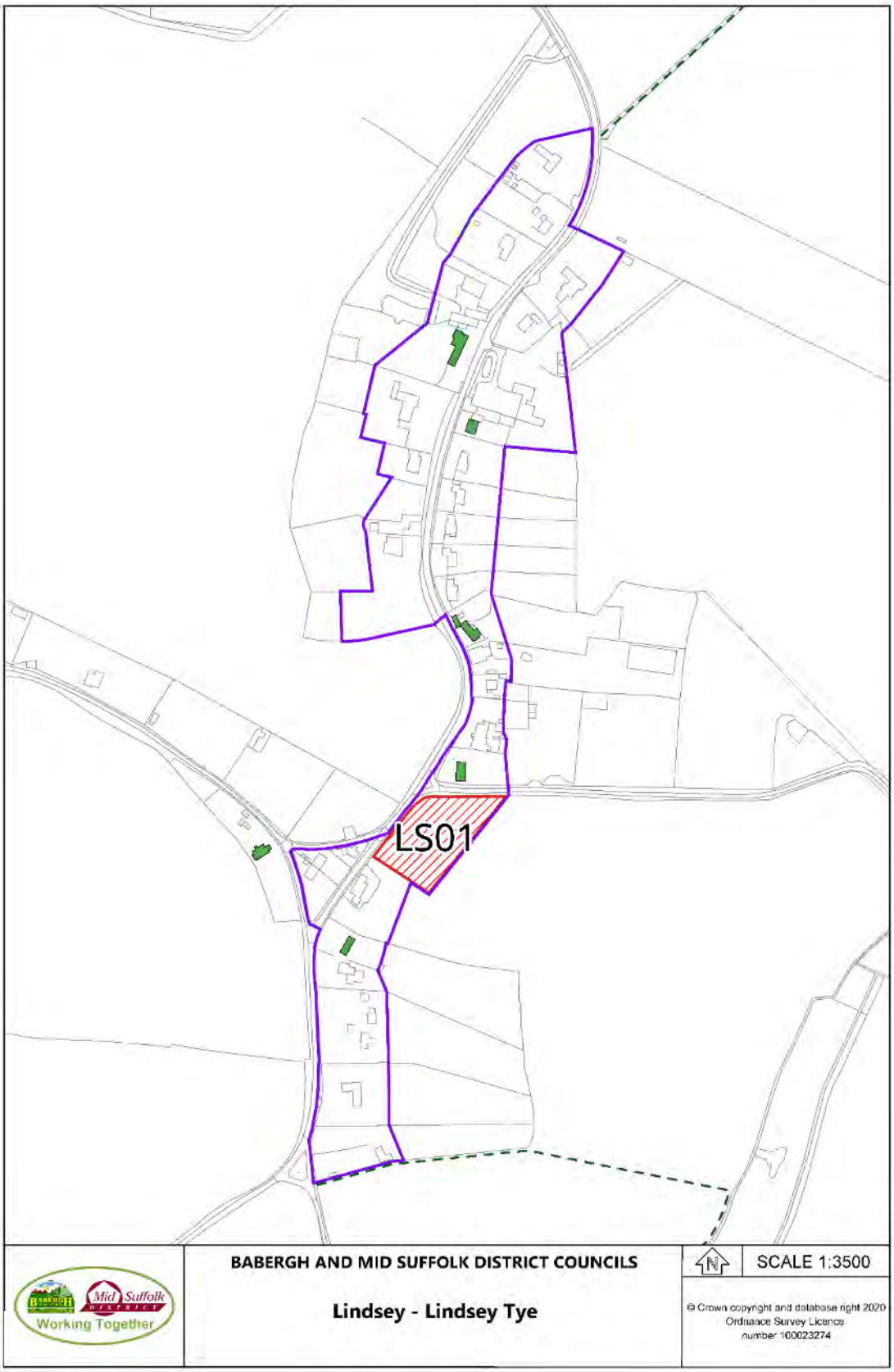
Lindsey - Church (Hamlet)

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.


ST PETERS CHURCH
CHURCH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Lindsey
SCALE 1:1500
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Ordnance Survey Licence
number 100023274
Working Together

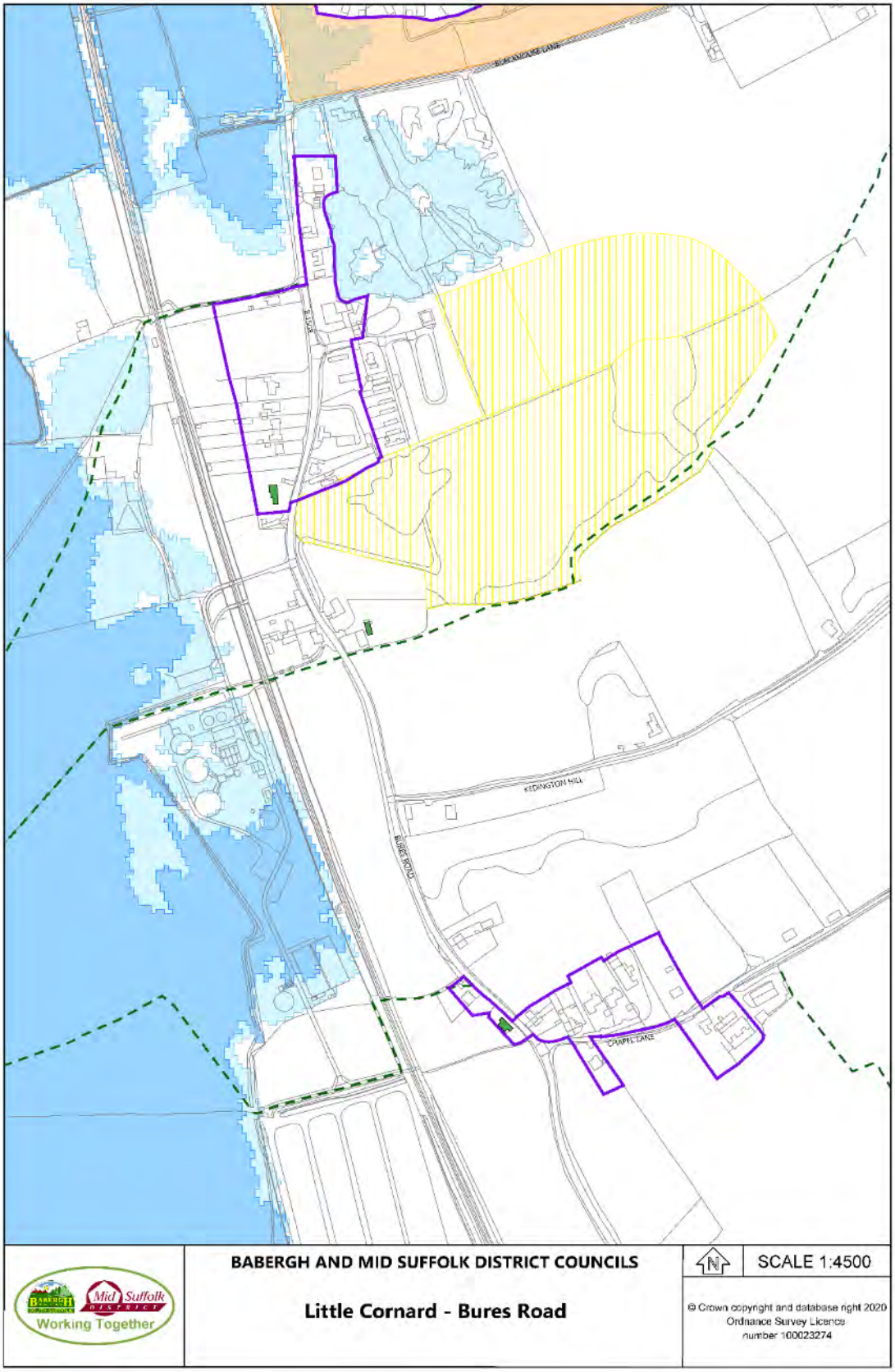
Lindsey Tye (Hamlet)

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.


LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Lindsey - Lindsey Tye
SCALE 1:3500
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number 100023274

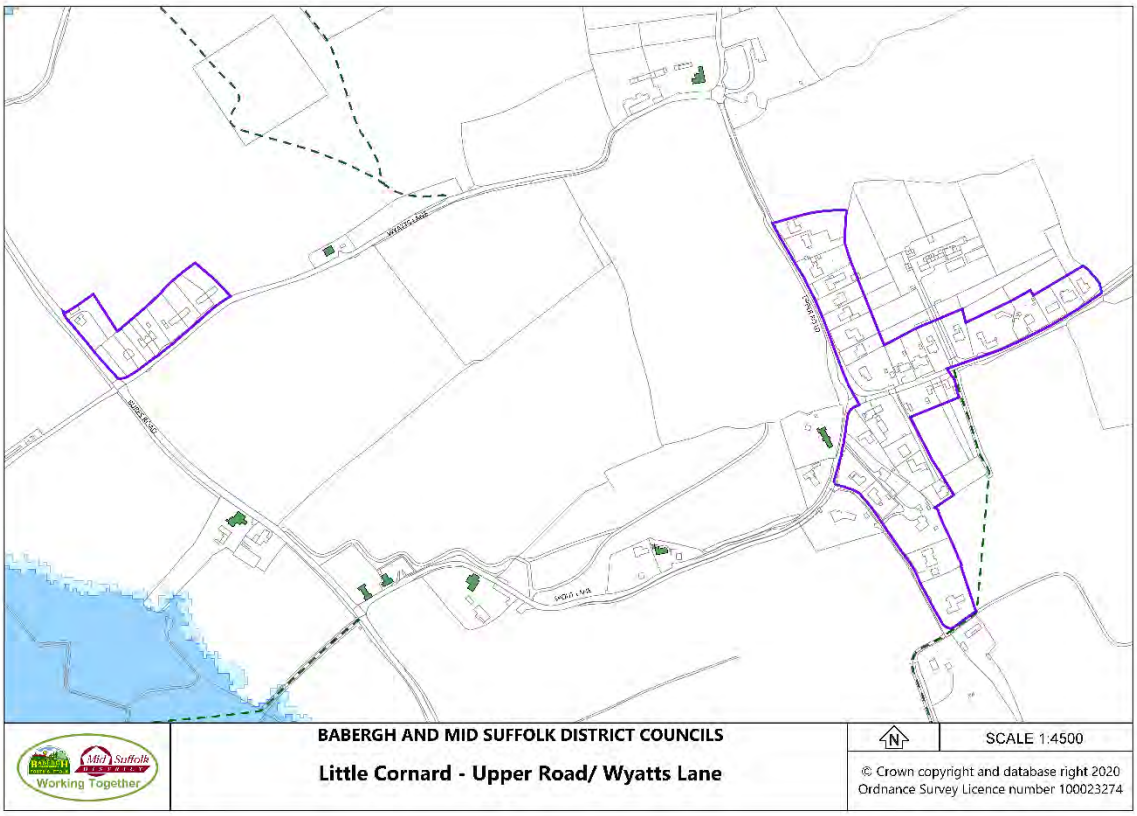
Little Cornard – Bures Road (Hamlet)

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.


BACKHOUSE LANE
BURE ROAD
KEDINGTON HILL
BURE ROAD
CHAPEL LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Little Cornard - Bures Road
SCALE 1:4500
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number 100023274
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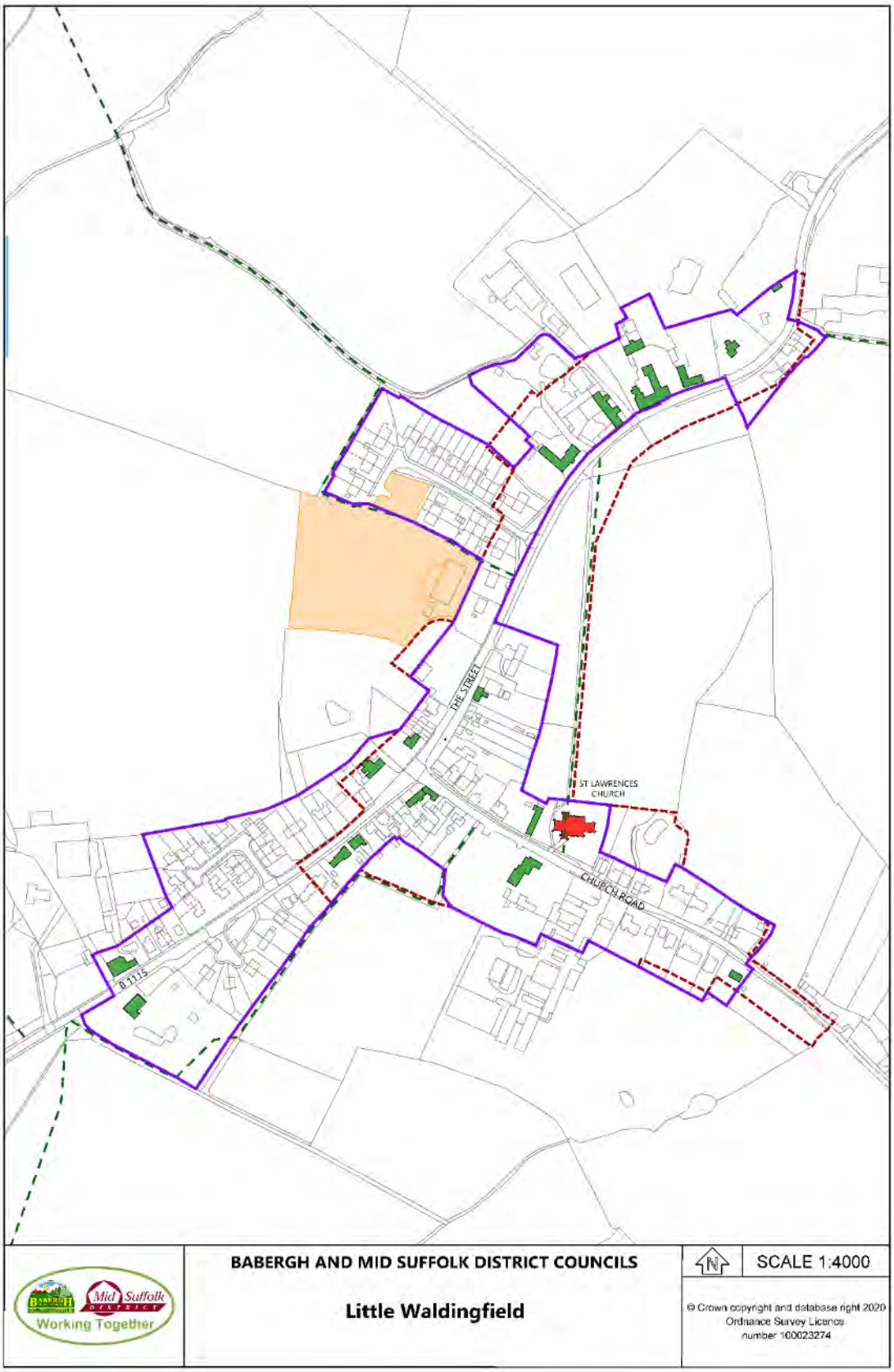
Little Cornard – Upper Road (Hamlet)

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 (Hamlet)

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.


THE STREET
ST LAWRENCES CHURCH
CHURCH ROAD
B1115
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Little Waldingfield
SCALE 1:4000
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number 100023274

Long Melford (Core Village)

Long Melford lies approximately 2km 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.

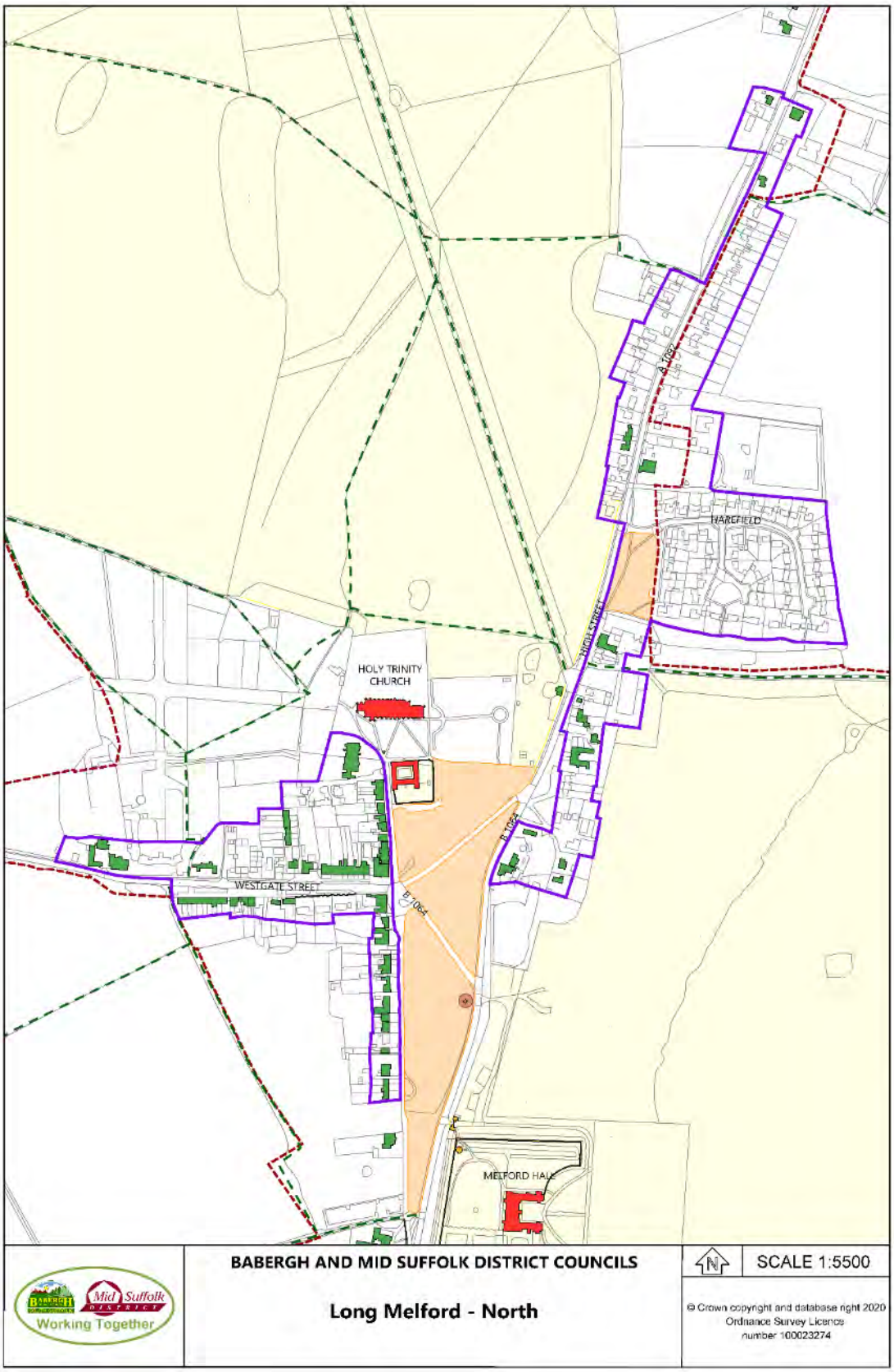
Joint Local Plan Allocation

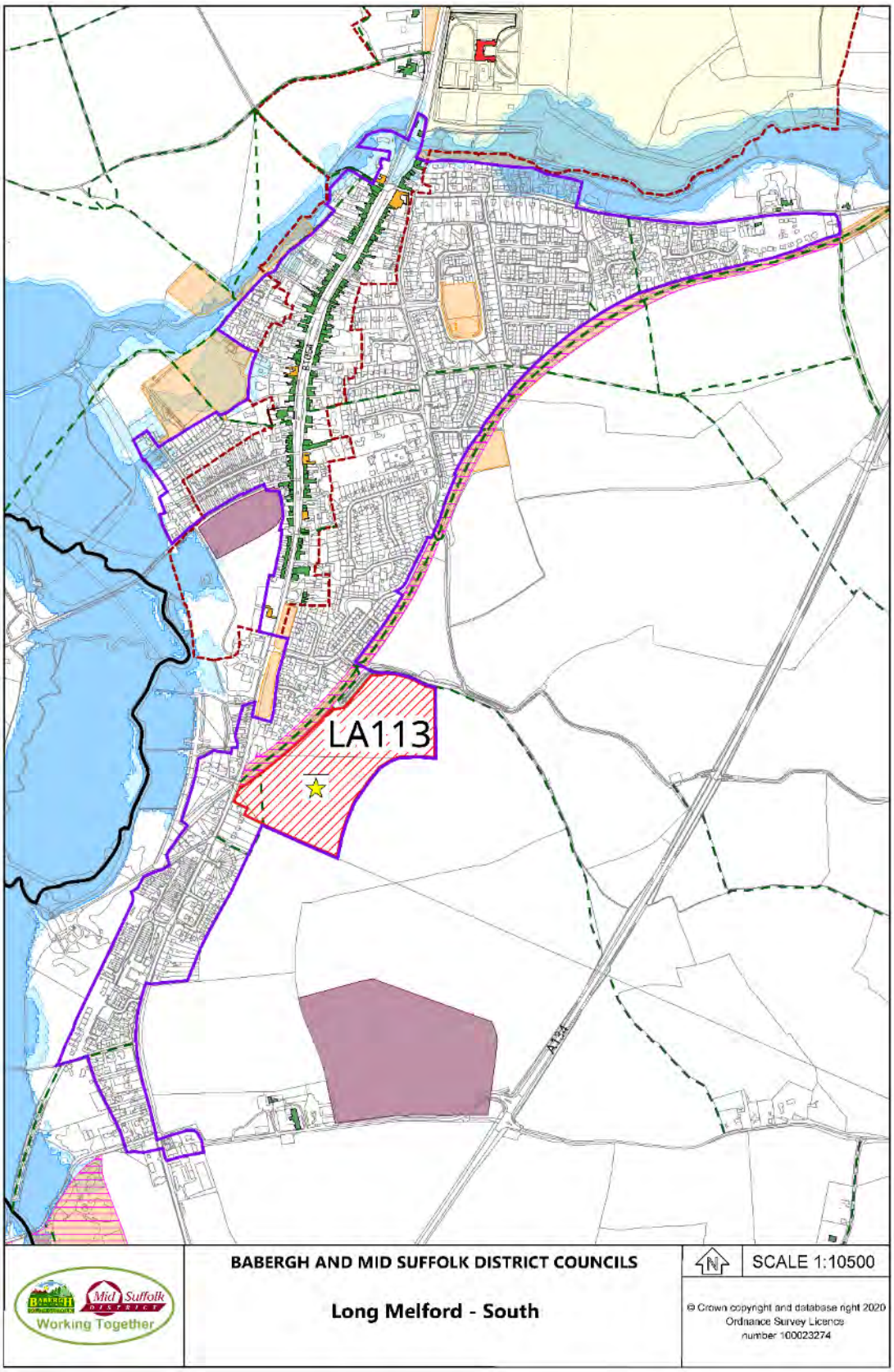
LA113 – Allocation: Land east of the B1064, Long Melford

Site Size – 8.5 ha
Approximately 150 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant policies set out in the Plan and contributions to the satisfaction of the LPA towards the following:

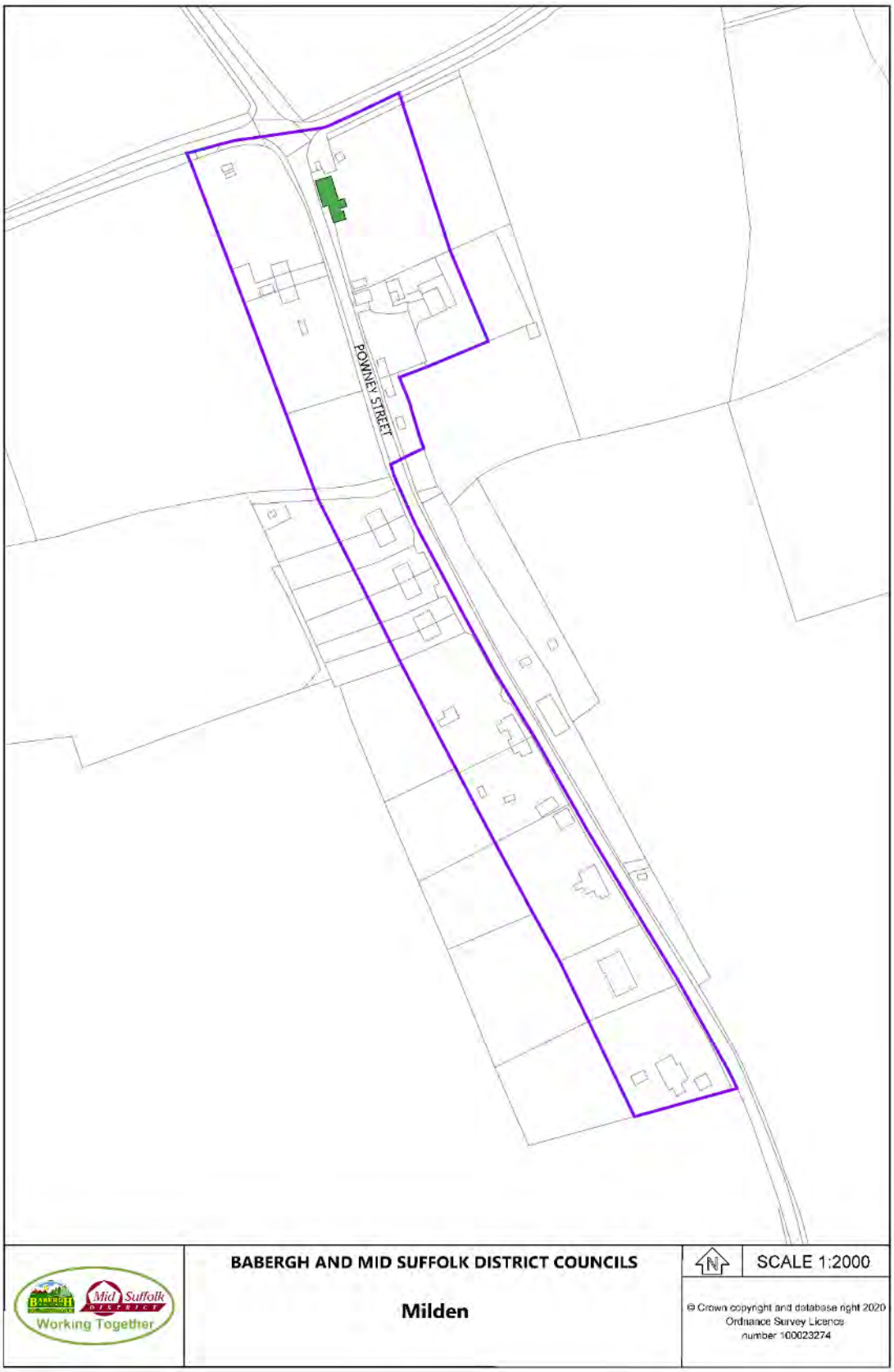
I. **Early years education provision;**
II. **Open space provision;**
III. **Improvements to local footway links;**
IV. **Upgrade to existing bus stops adjacent to the Long Melford Inn;**


HOLY TRINITY CHURCH
HAREFIELD
WESTGATE STREET
B 1064
A 1092
MELFORD HALL
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Long Melford - North
SCALE 1:5500
Working Together
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number 100023274


LA113
A1094
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Long Melford - South
SCALE 1:10500
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number 100023274

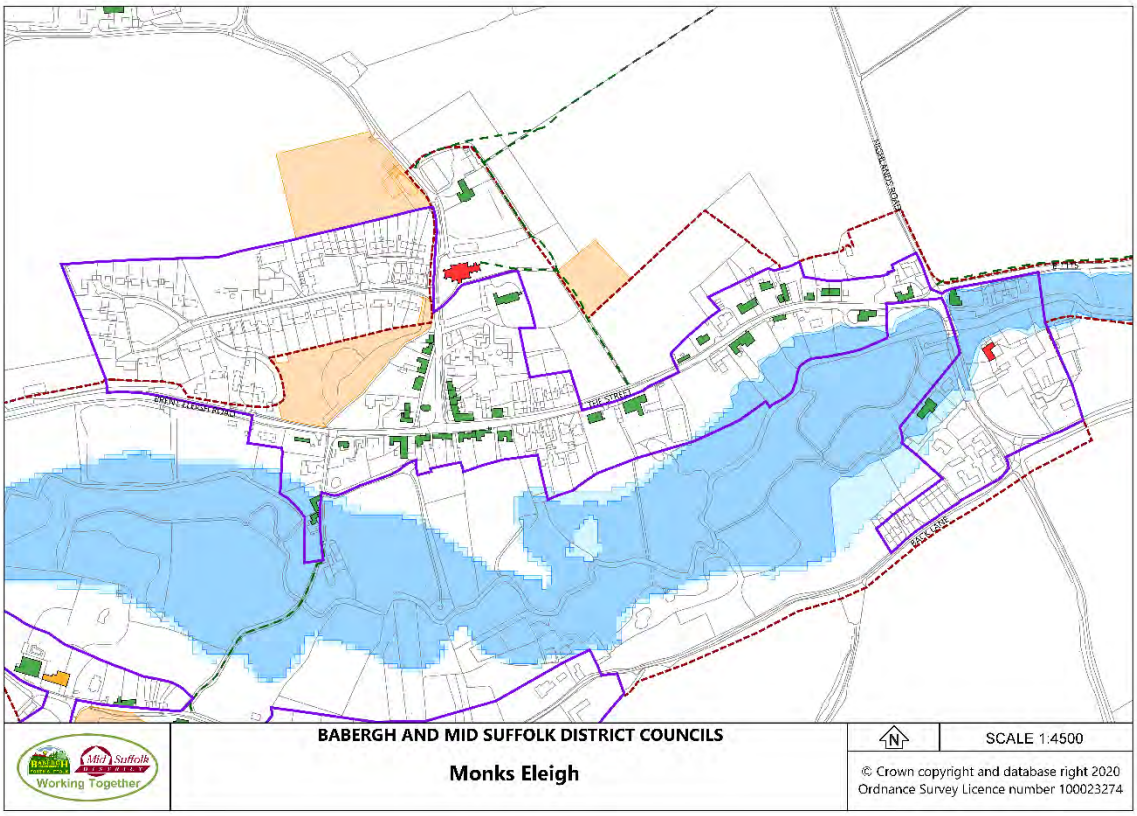
Milden (Hamlet)

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.


POWNEY STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Milden
SCALE 1:2000
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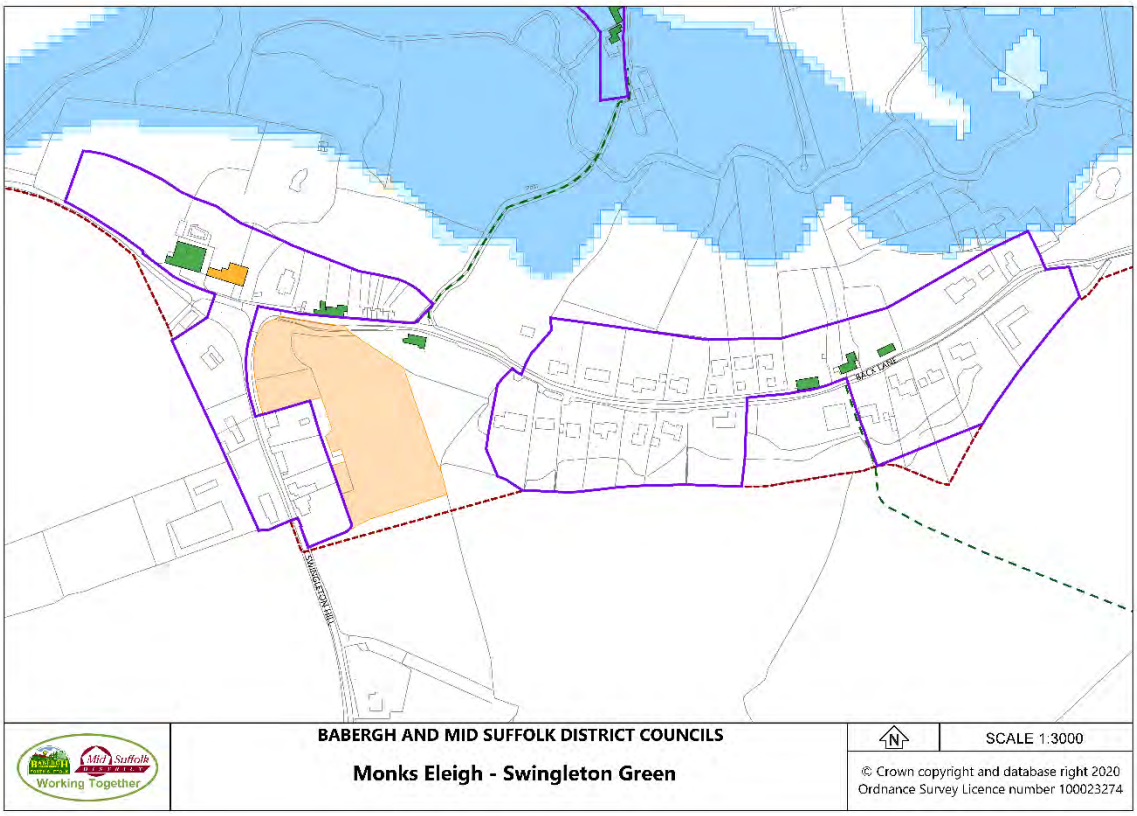
Monks Eleigh (Hinterland)

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.



Monks Eleigh – Swingleton Green (Hamlet)

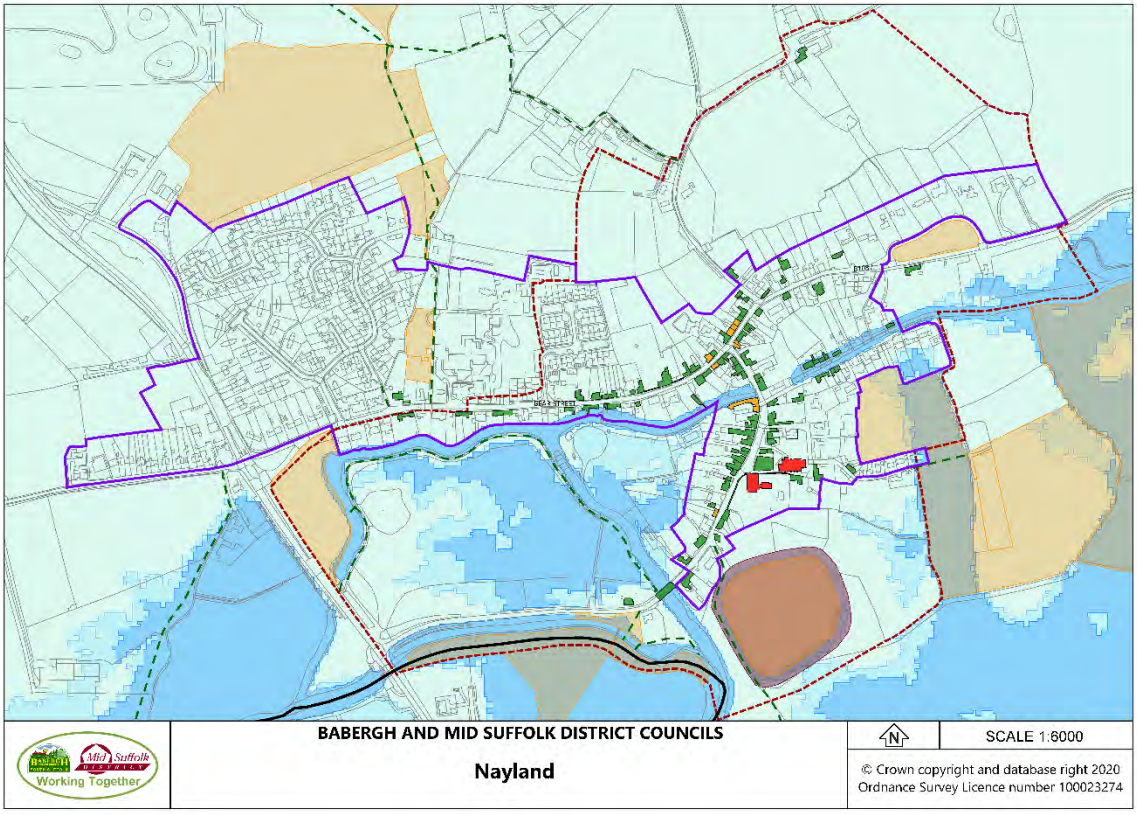
Located to the south of the main settlement of Monks Eleigh, Swingleton Green is classified as a Hamlet Village. The hamlet lies within the Monks Eleigh Conservation Area and includes a number of listed buildings, including a Grade II* building to the west of the settlement.



Nayland (Core Village)

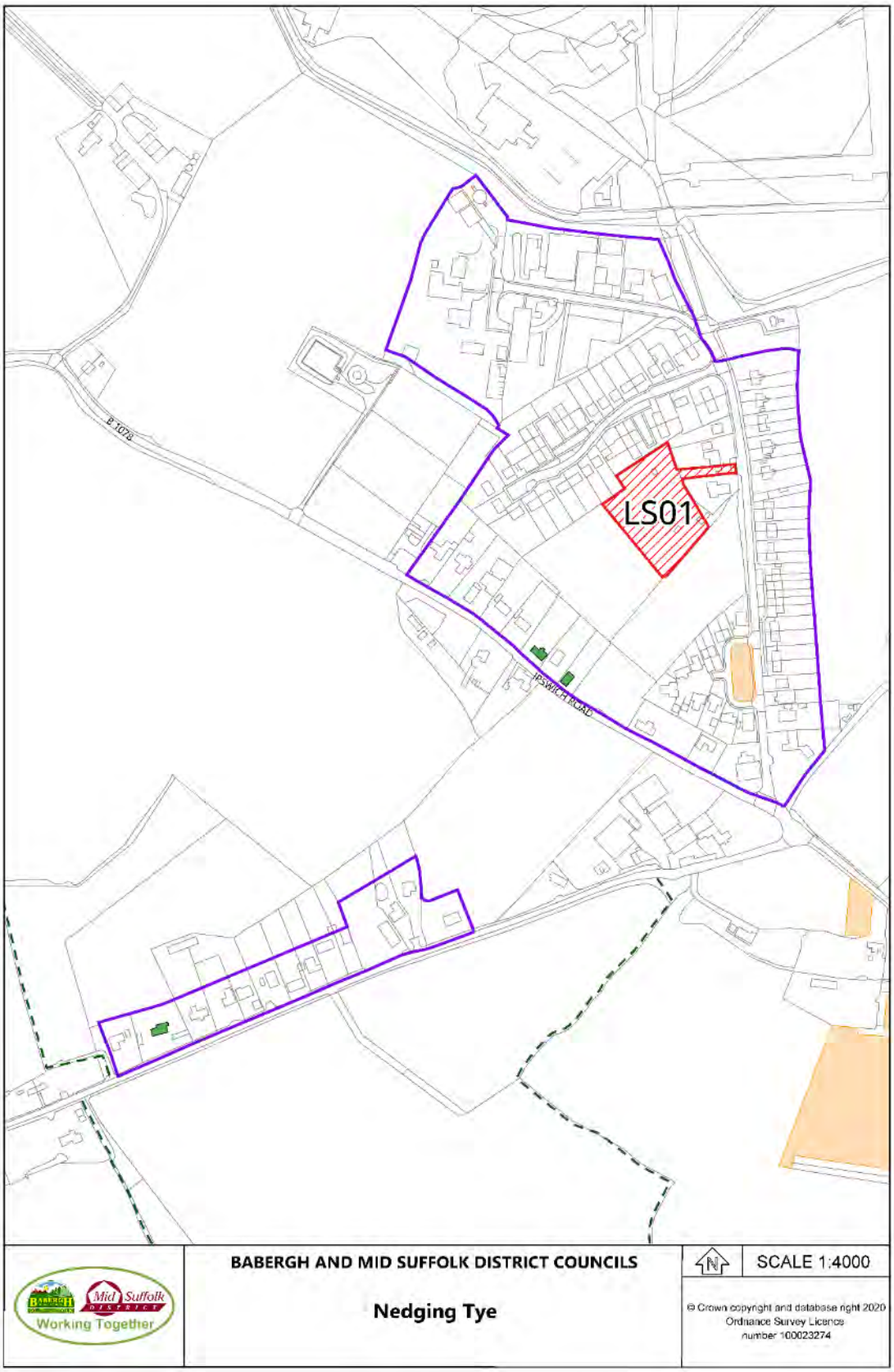
Nayland on the Suffolk/Essex border is classified as a Core Village. To the north of the settlement the landscape is classified as Rolling Valley Farmlands and Ancient Rolling Farmlands. The landscape in the river valley to the south is classified as Valley Meadowlands. Nayland is set on the rising land 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.

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


BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Nayland
N
SCALE 1:6000
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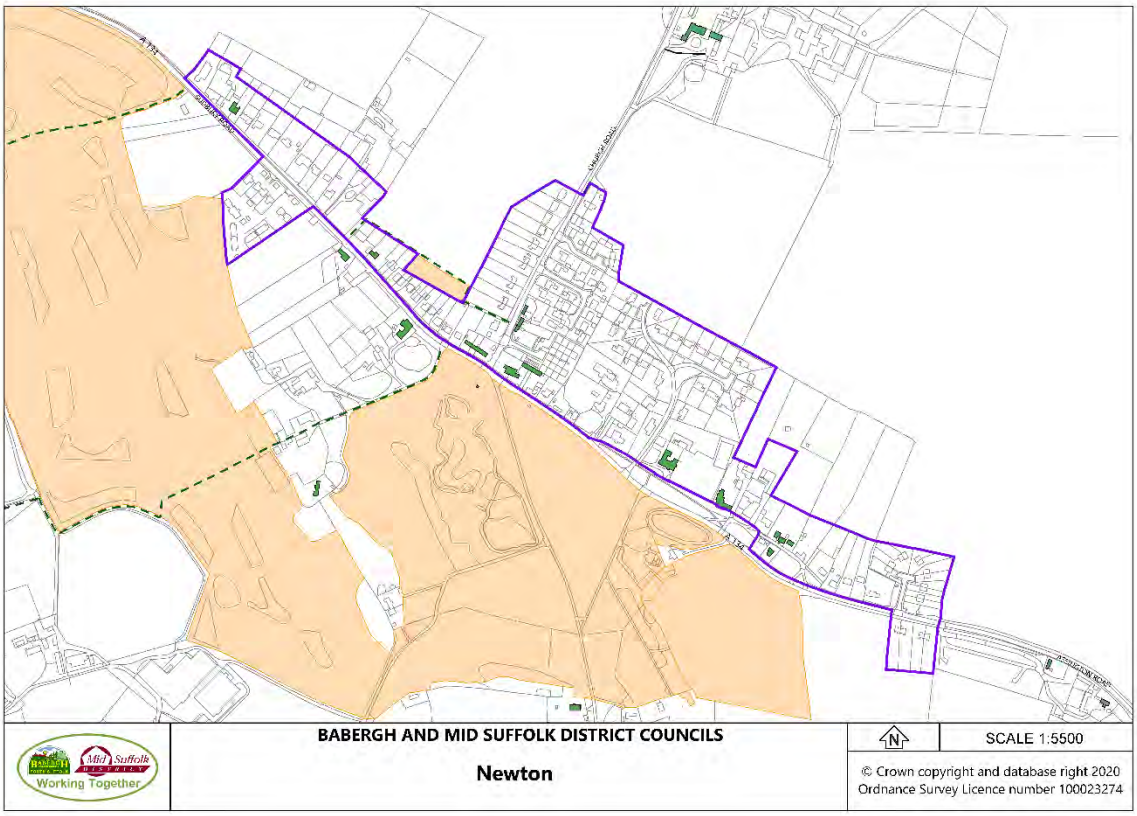
Nedging Tye (Hamlet)

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.


LS01
B 1078
IPSWICH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Nedging Tye
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number 100023274
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Newton (Hinterland)

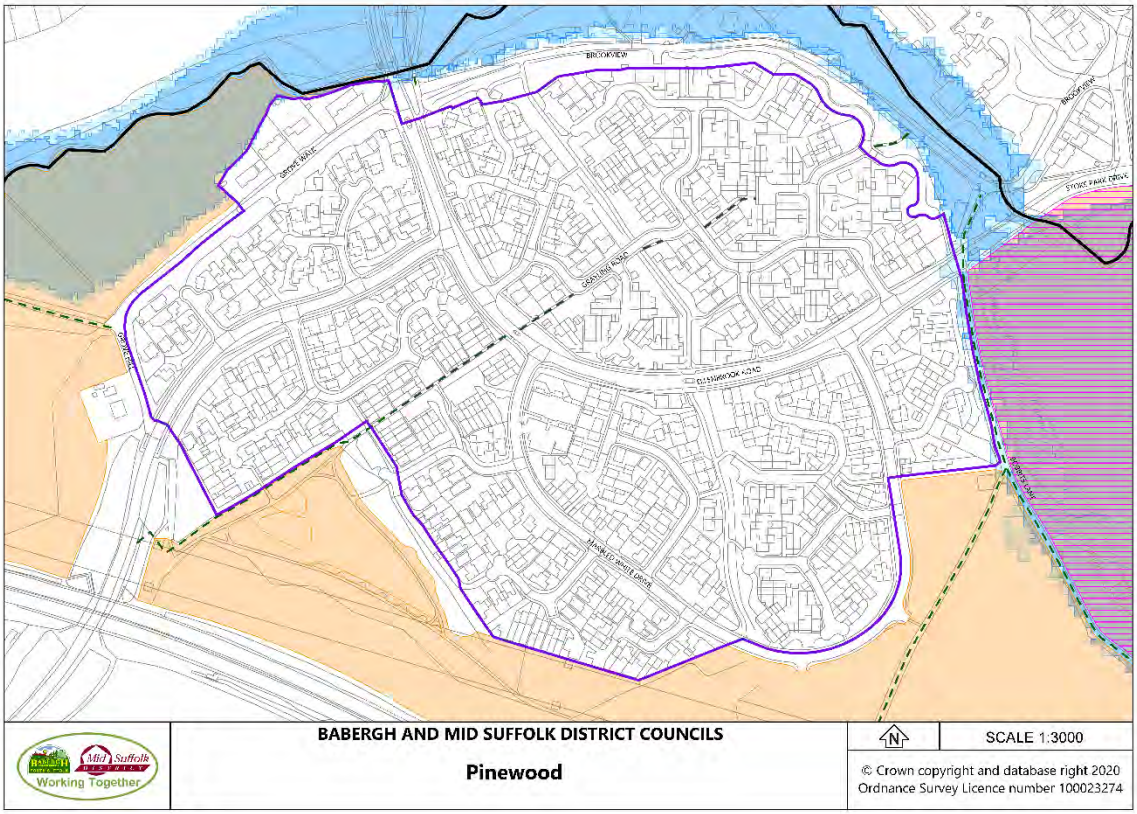
Newton is located south-east of Sudbury along the A134 and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with several listed buildings. The landscape in Newton and the immediate surrounding area is characterised as Ancient Rolling Farmlands.

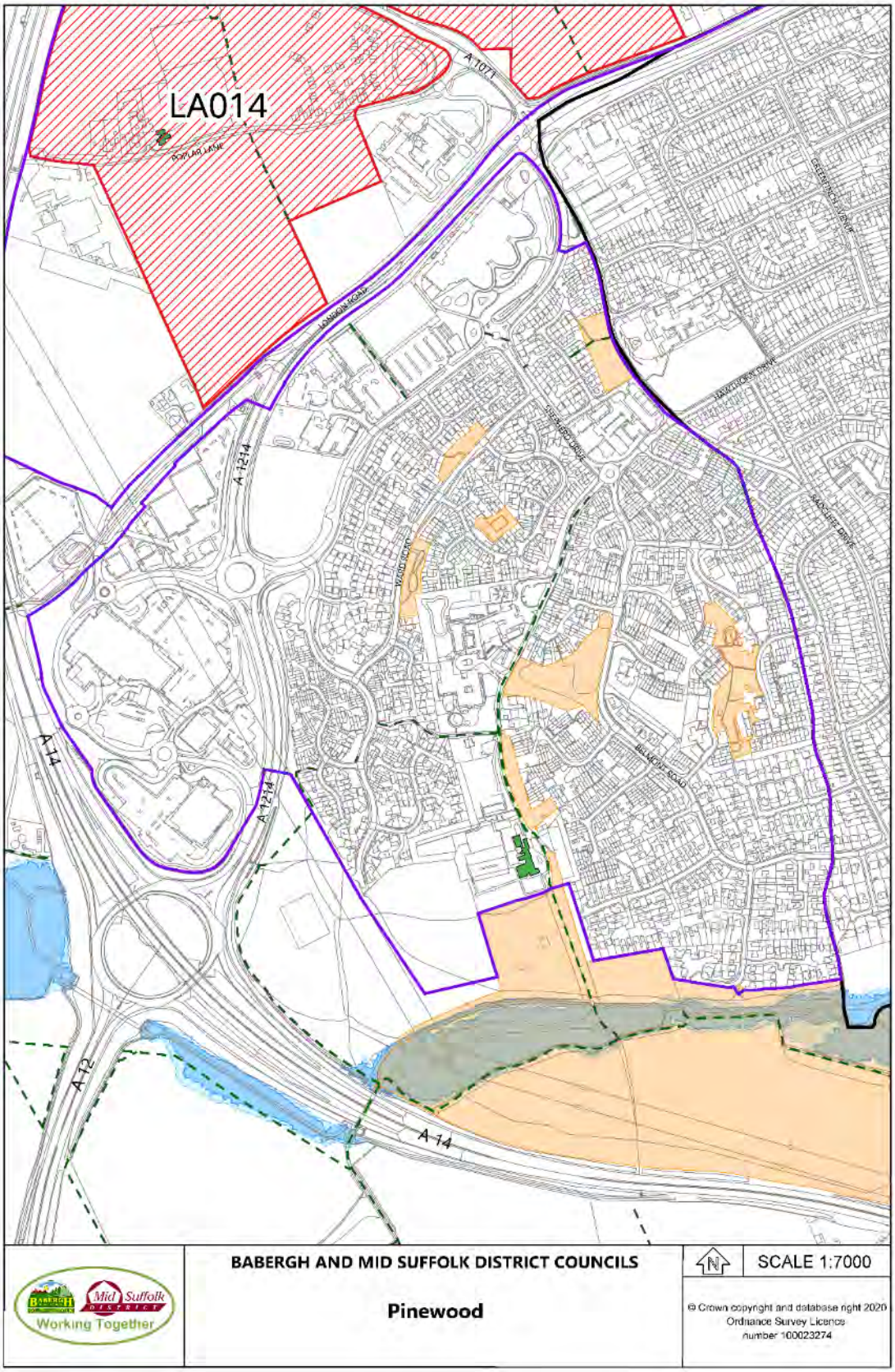


Pinewood (Ipswich Fringe)

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).




LA014
A1071
A1214
A14
A12
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Pinewood
SCALE 1:7000
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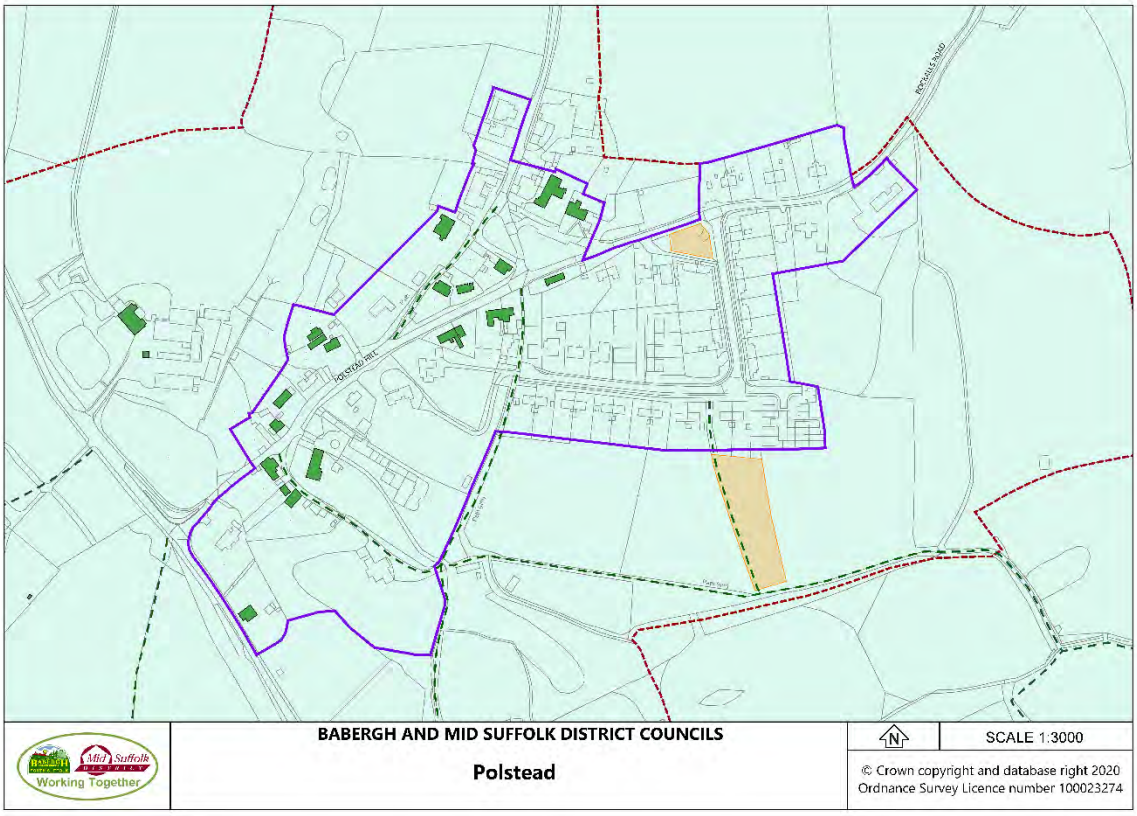
Polstead – Bower House Tye (Hamlet)

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.


BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Polstead - Bower House Tye
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Polstead – Church (Hinterland)

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).



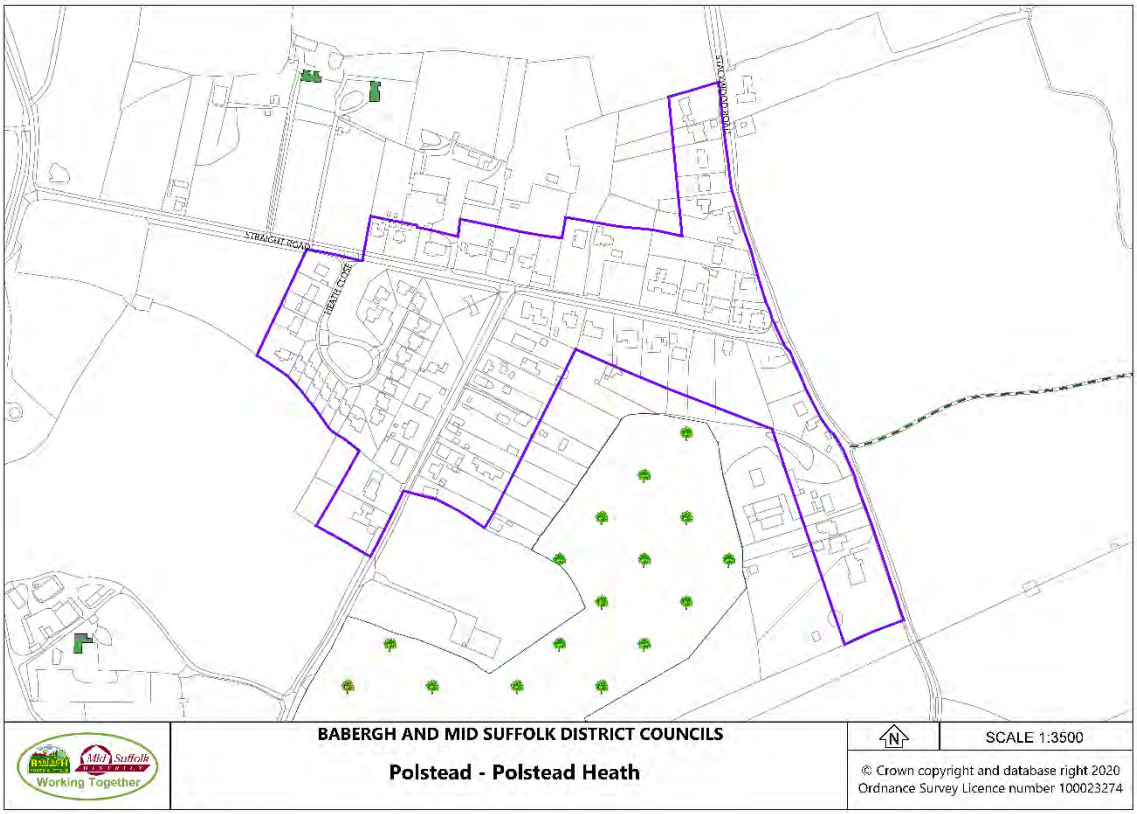
Polstead – Hadleigh Heath (Hamlet)

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).


A 1071
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Polstead - Hadleigh Heath
SCALE 1:1500
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number 100023274
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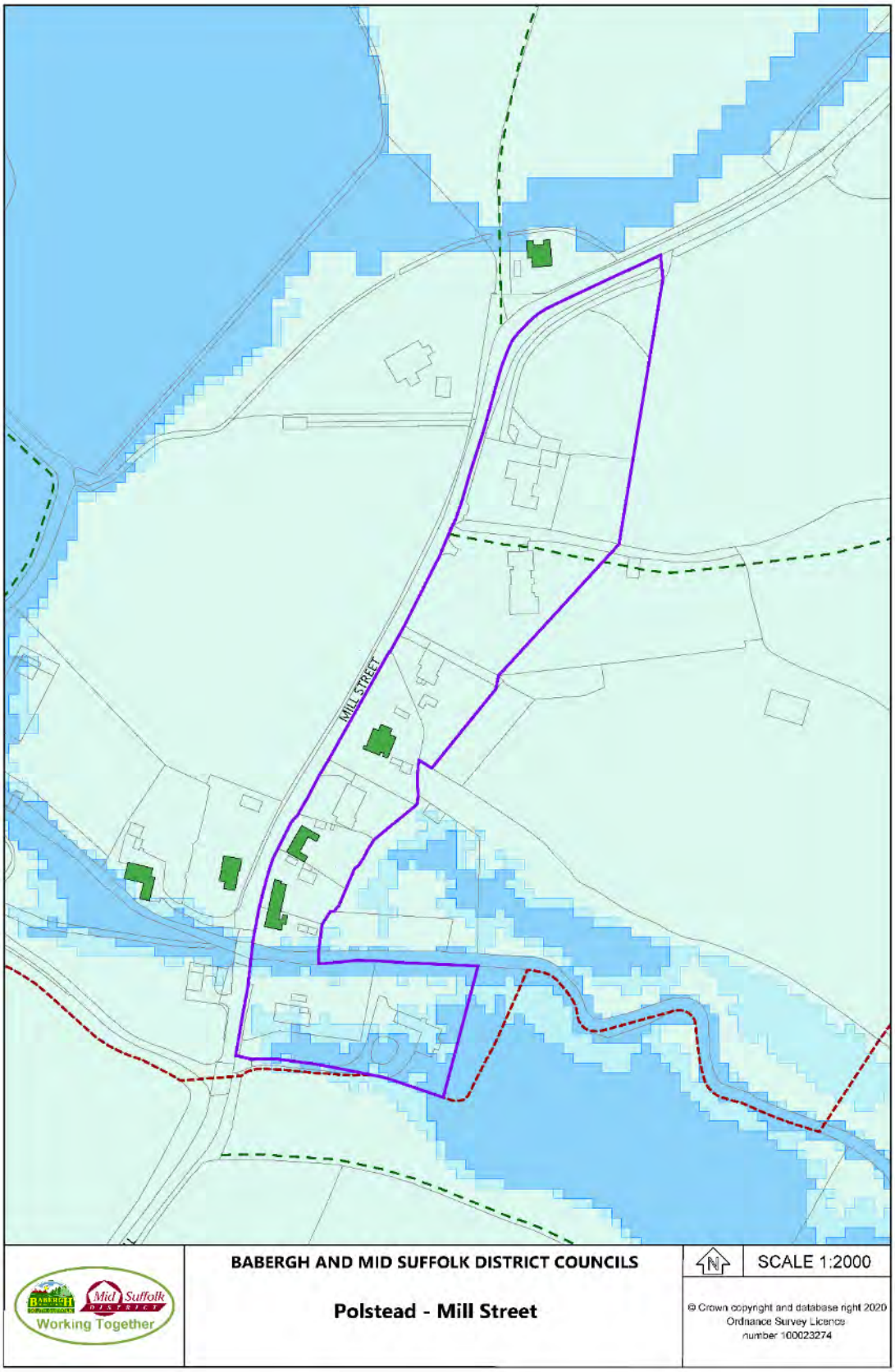
Polstead Heath (Hamlet)

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).



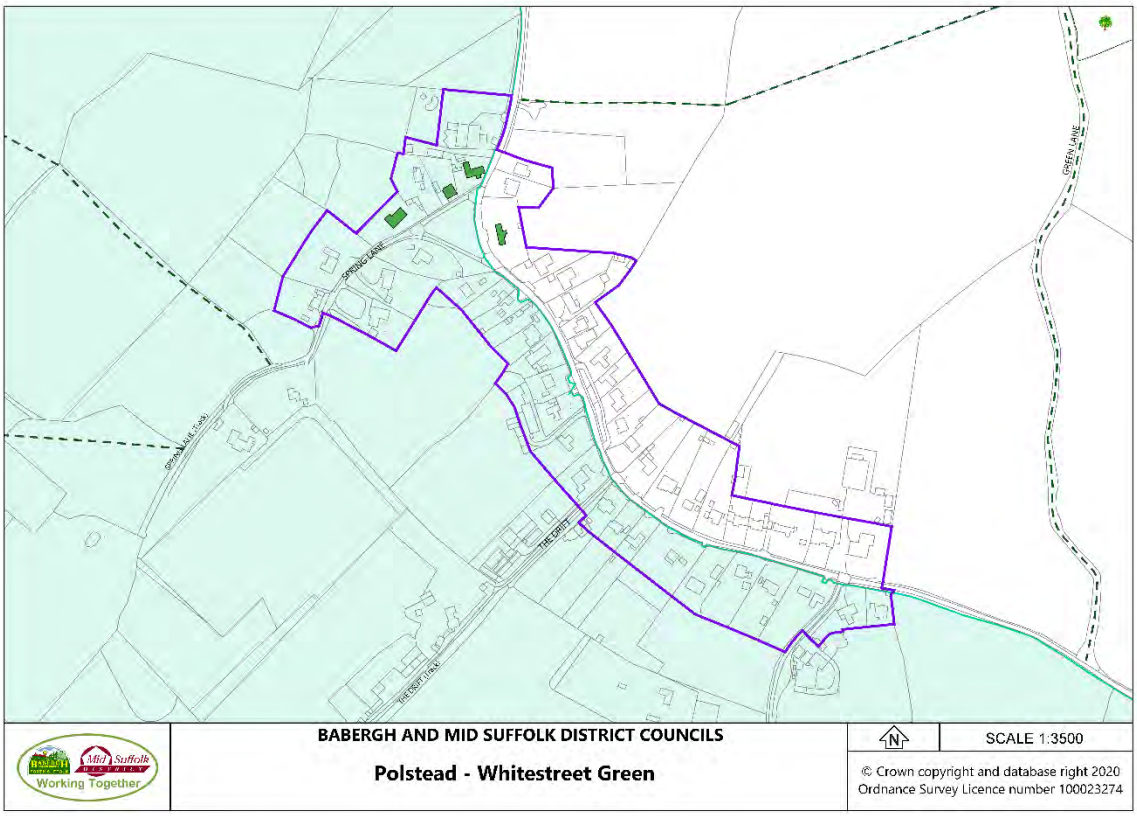
Polstead – Mill Street (Hamlet)

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).


MILL STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Polstead - Mill Street
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number 100023274
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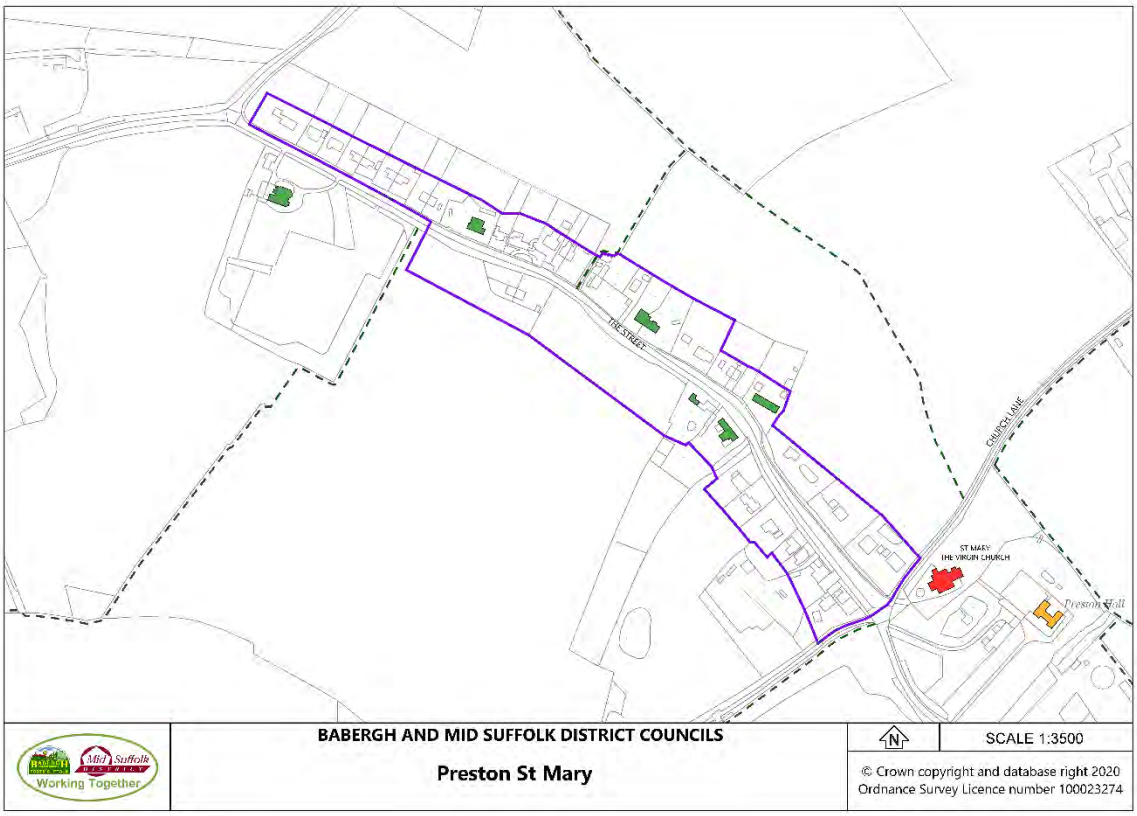
Polstead – Whitestreet Green (Hamlet)

Located within the parish of Polstead, Whitestreet Green is classified as a Hamlet Village. The village largely compromises 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).



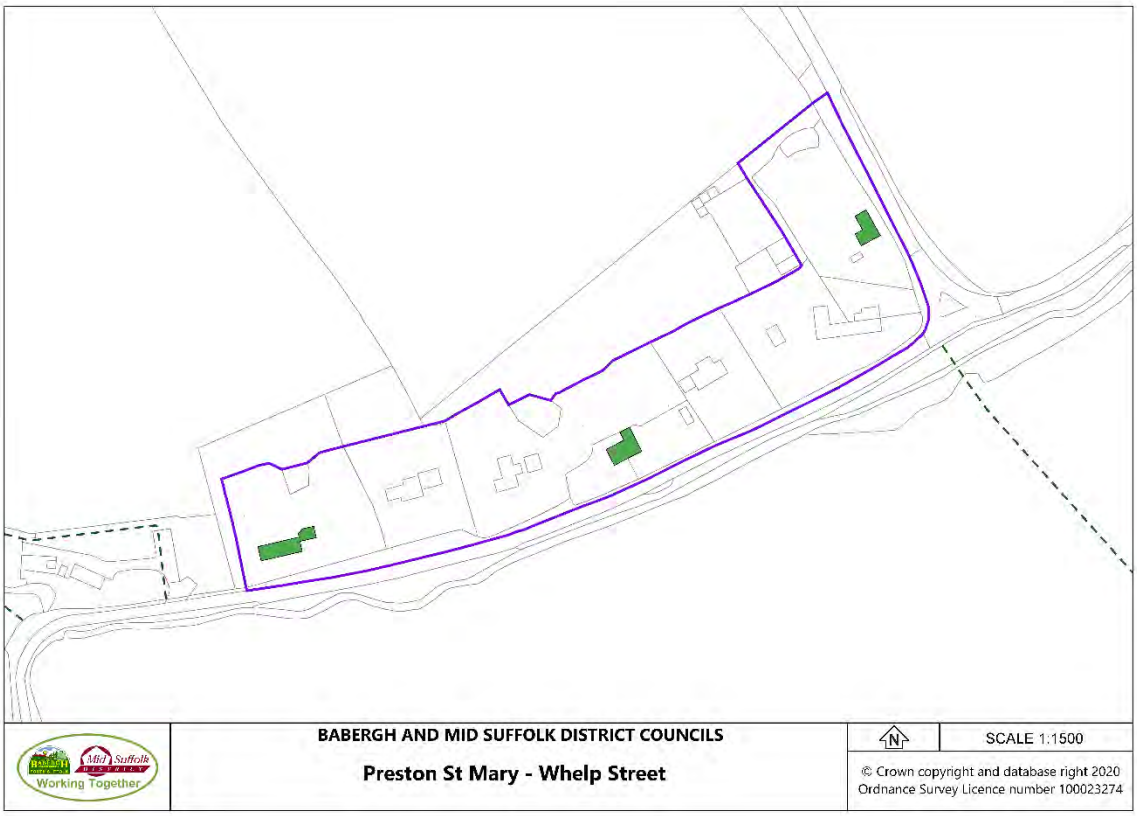
Preston St Mary (Hamlet)

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.



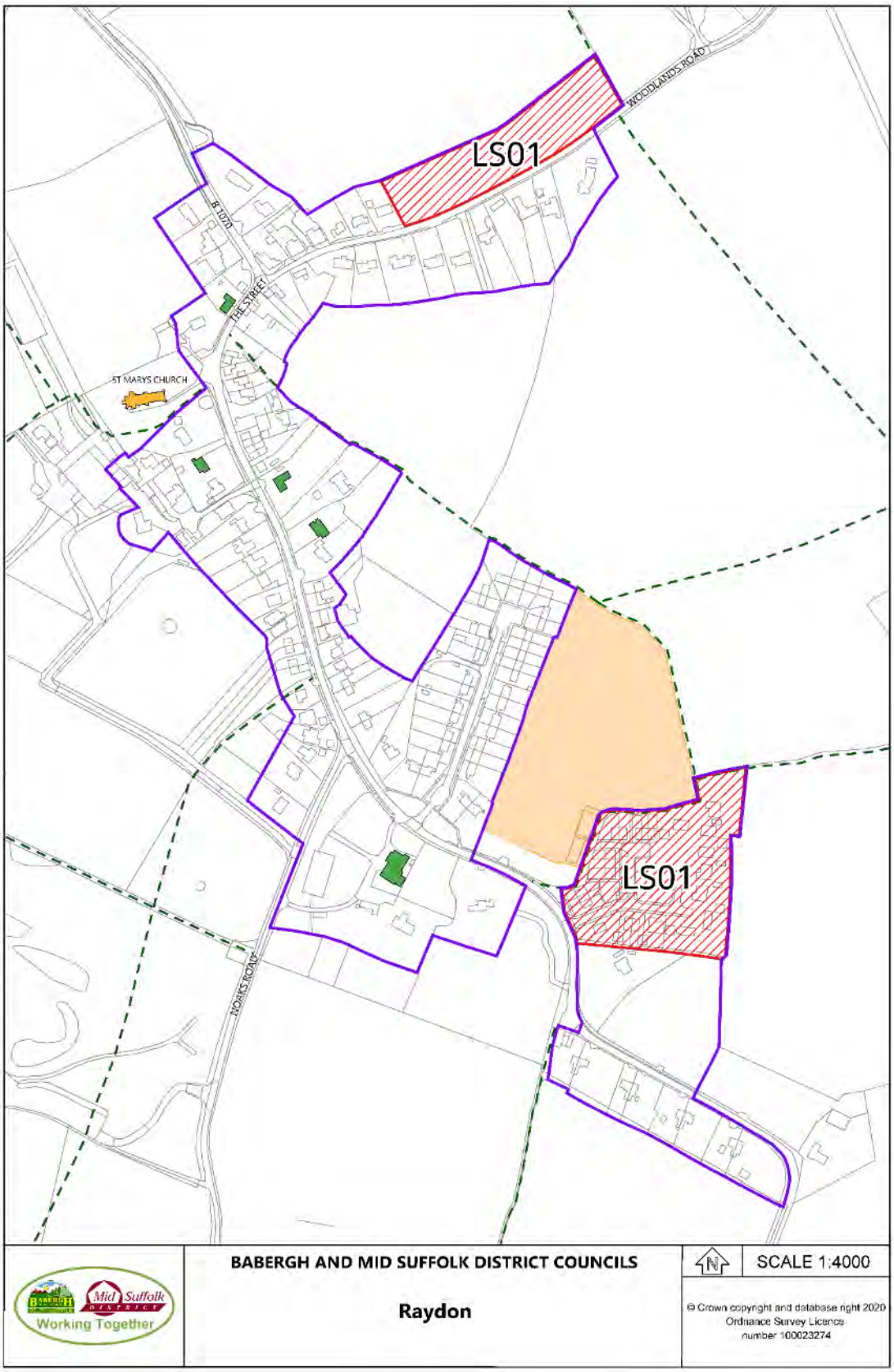
Preston St Mary – Whelp Street (Hamlet)

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.



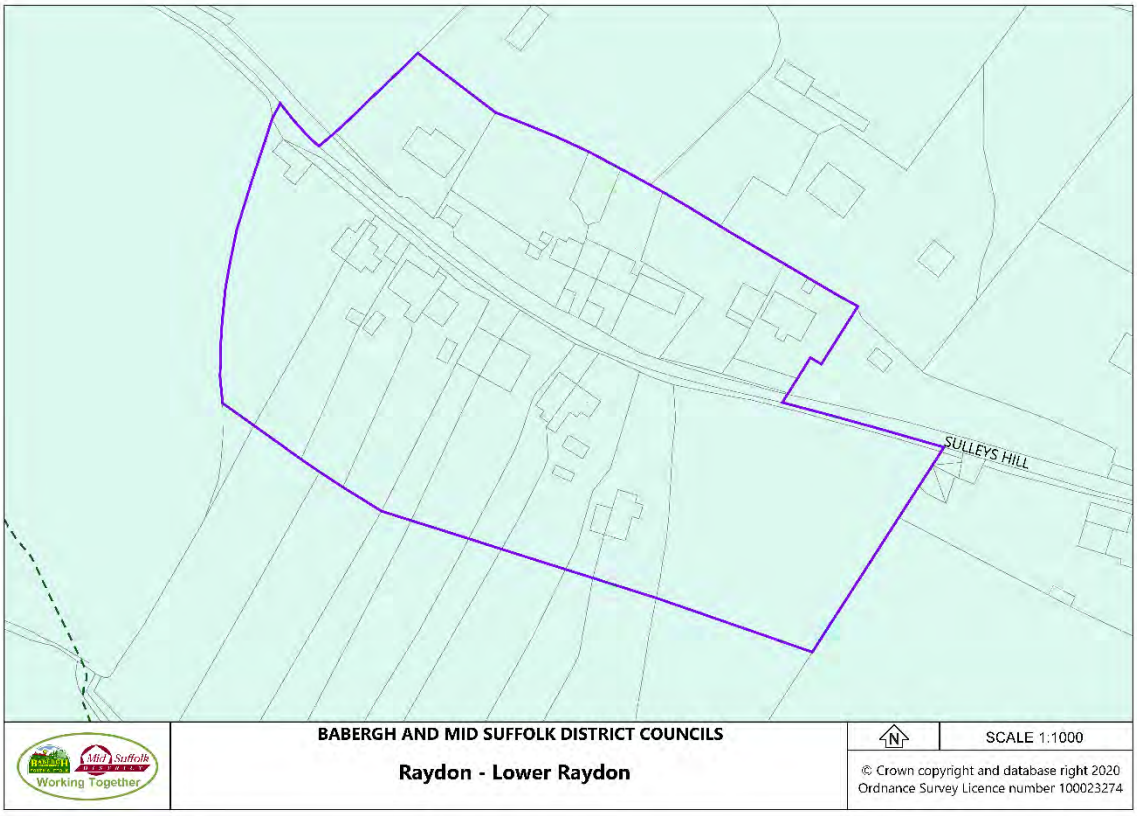
Raydon (Hinterland)

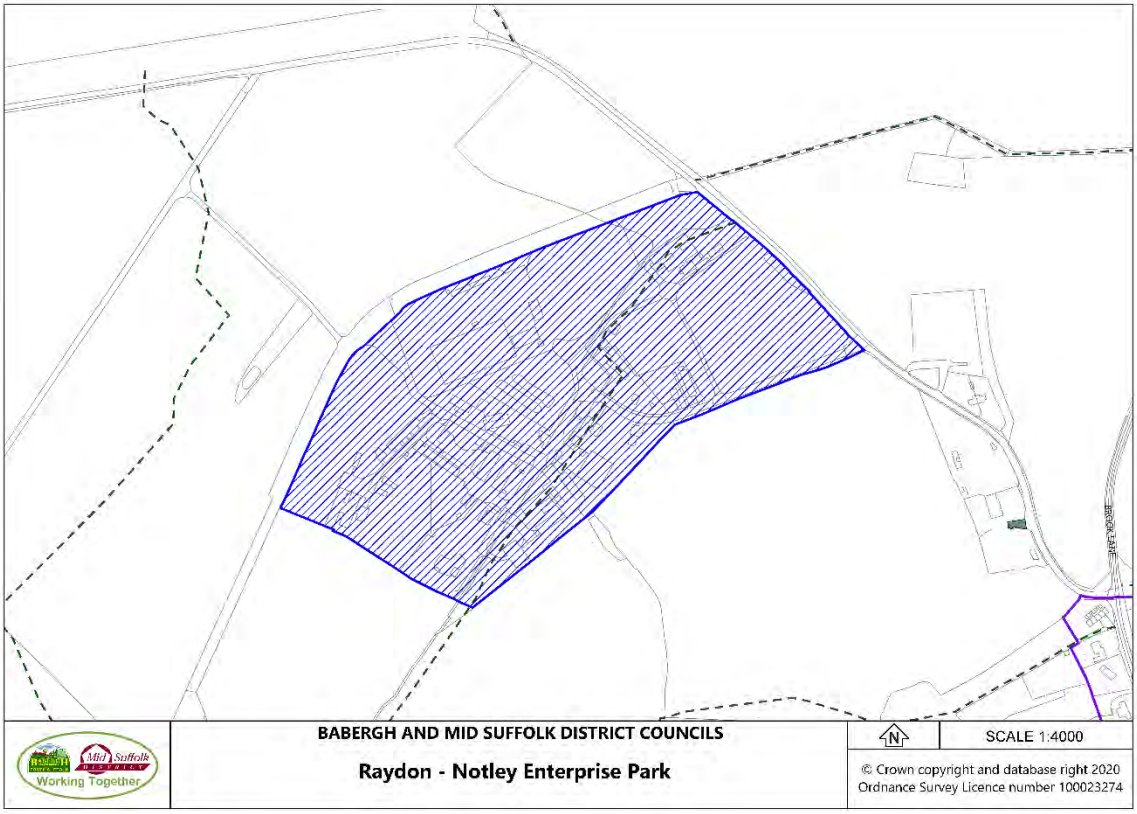
Raydon is located approximately 3km south-east of Hadleigh and is identified as a Hinterland Village. The settlement consists of primarily 20th century residential development with a small number of listed buildings. The landscape in Raydon and the immediate surrounding area is characterised as Ancient 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).


LS01
LS01
WOODLANDS ROAD
B 1070
THE STREET
ST MARYS CHURCH
NORKS ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Raydon
SCALE 1:4000
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Raydon – Lower Raydon (Hamlet)

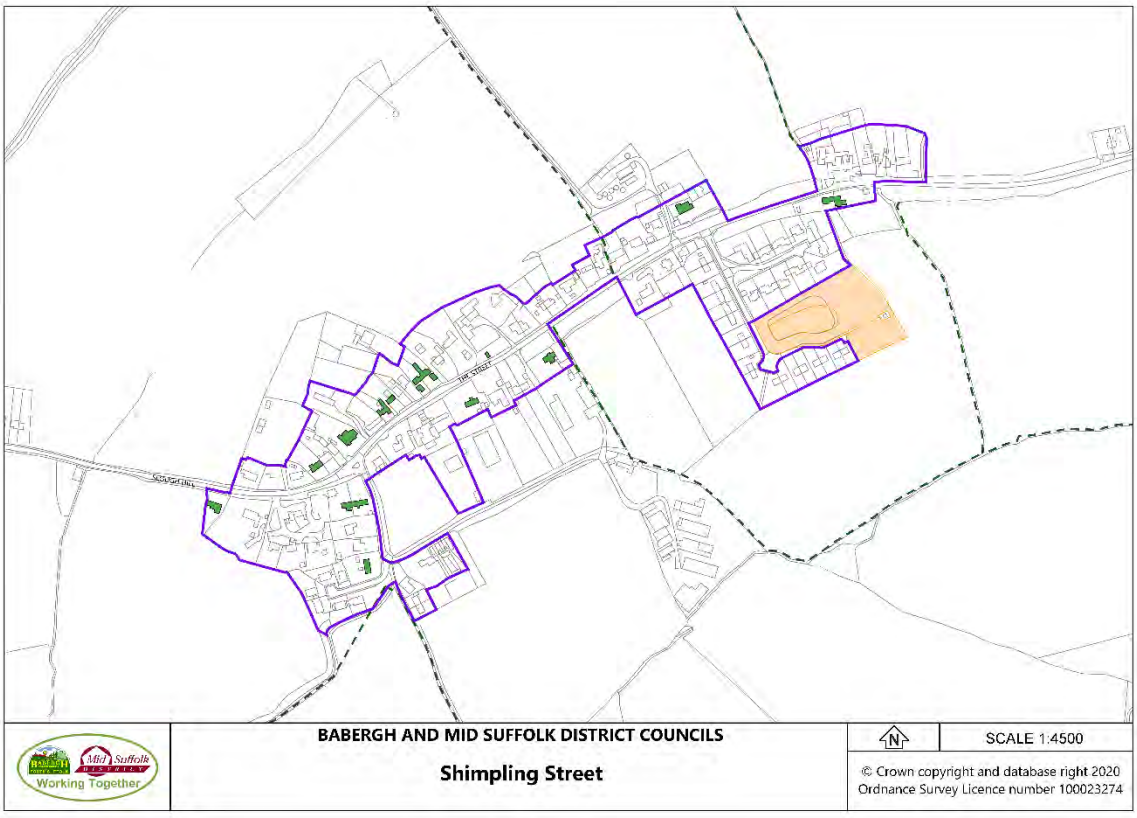
Located to the west of the main settlement of Raydon, Lower Raydon is classified as a Hamlet Village. The whole settlement lies within the Dedham Vale AONB. Lower Raydon lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).





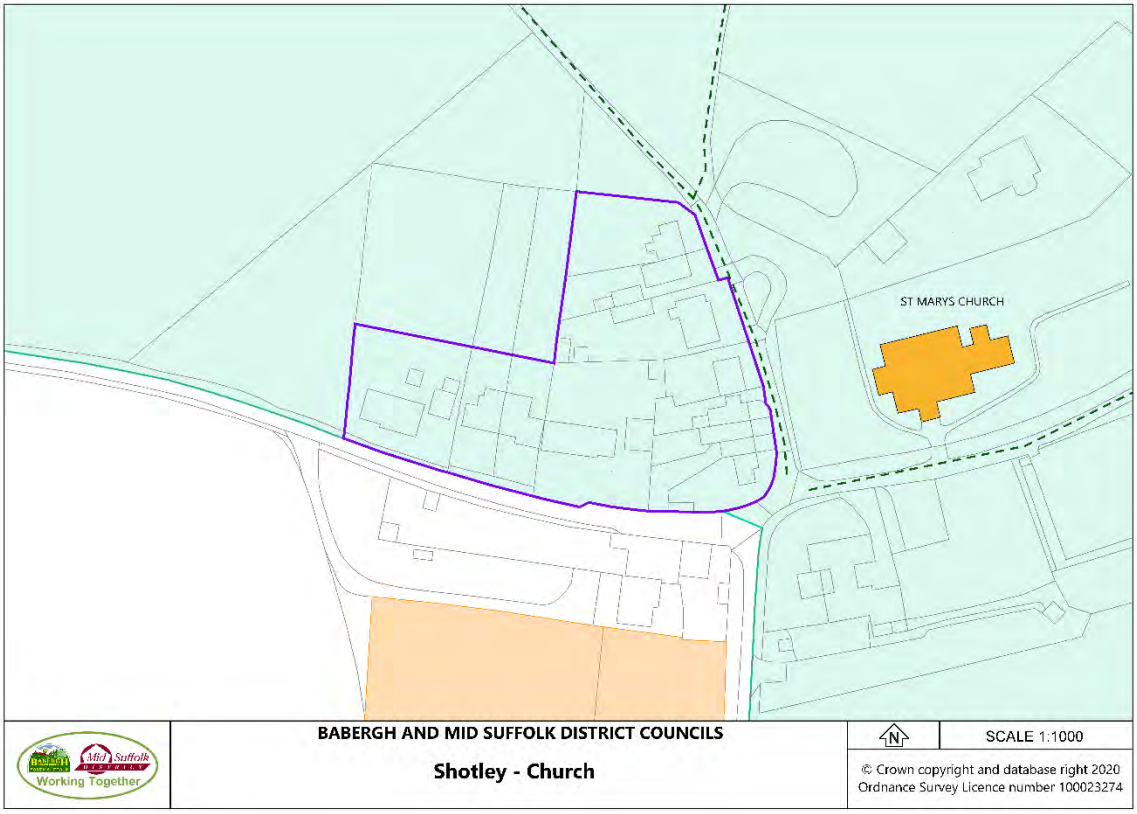
Shimpling Street (Hamlet)

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.



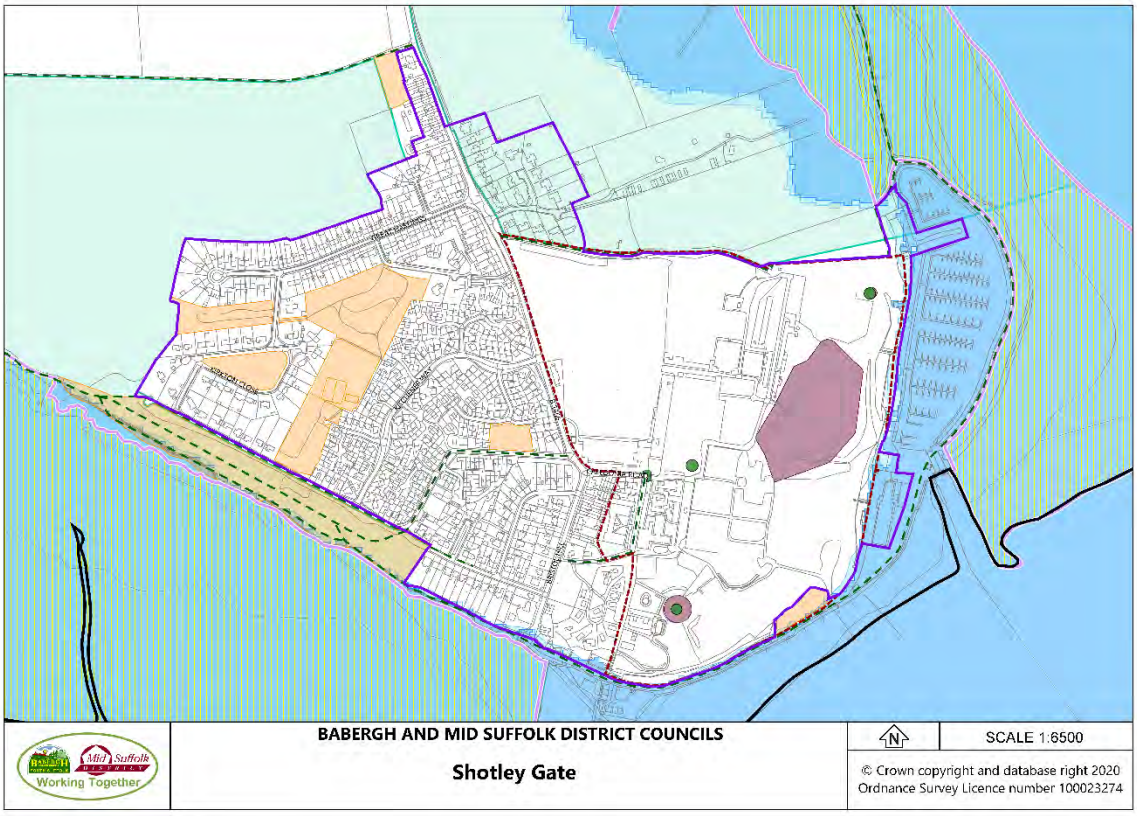
Shotley – Church (Hamlet)

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 to the east of the settlement boundary. 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).


ST MARYS CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Shotley - Church
N
SCALE 1:1000
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Shotley Gate (Hinterland)

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. The Suffolk Coast and Heaths AONB is located to the north, west and south of the settlement. 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).



Shotley Street (Core Village)

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.

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.

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).

If an application is within or directly adjacent to Habitats Sites, further bespoke disturbance mitigation measures may be required at application stage. Therefore, due to the sensitive location of this allocated site project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes for planning applications will be required.

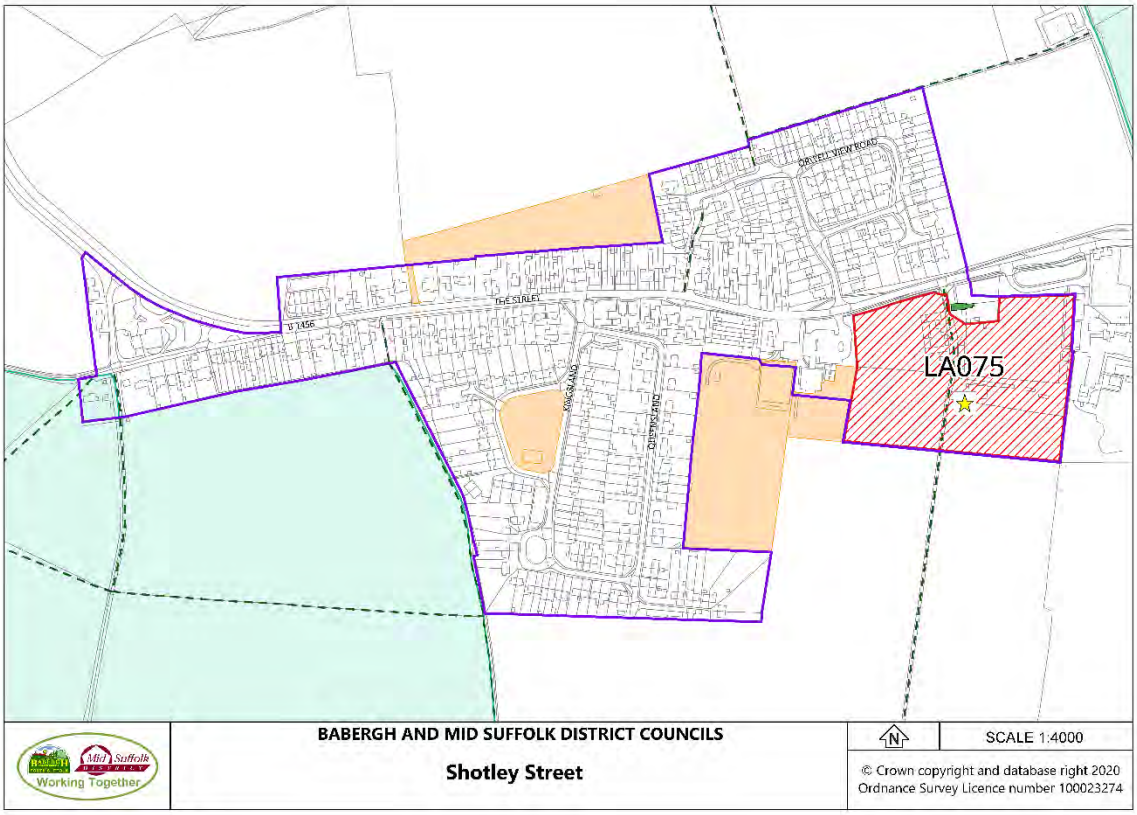
Joint Local Plan Allocation

LA075 – Allocation: Land south of The Street, Shotley

Site Size - 2.96ha
Approximately 50 dwellings (with associated infrastructure)

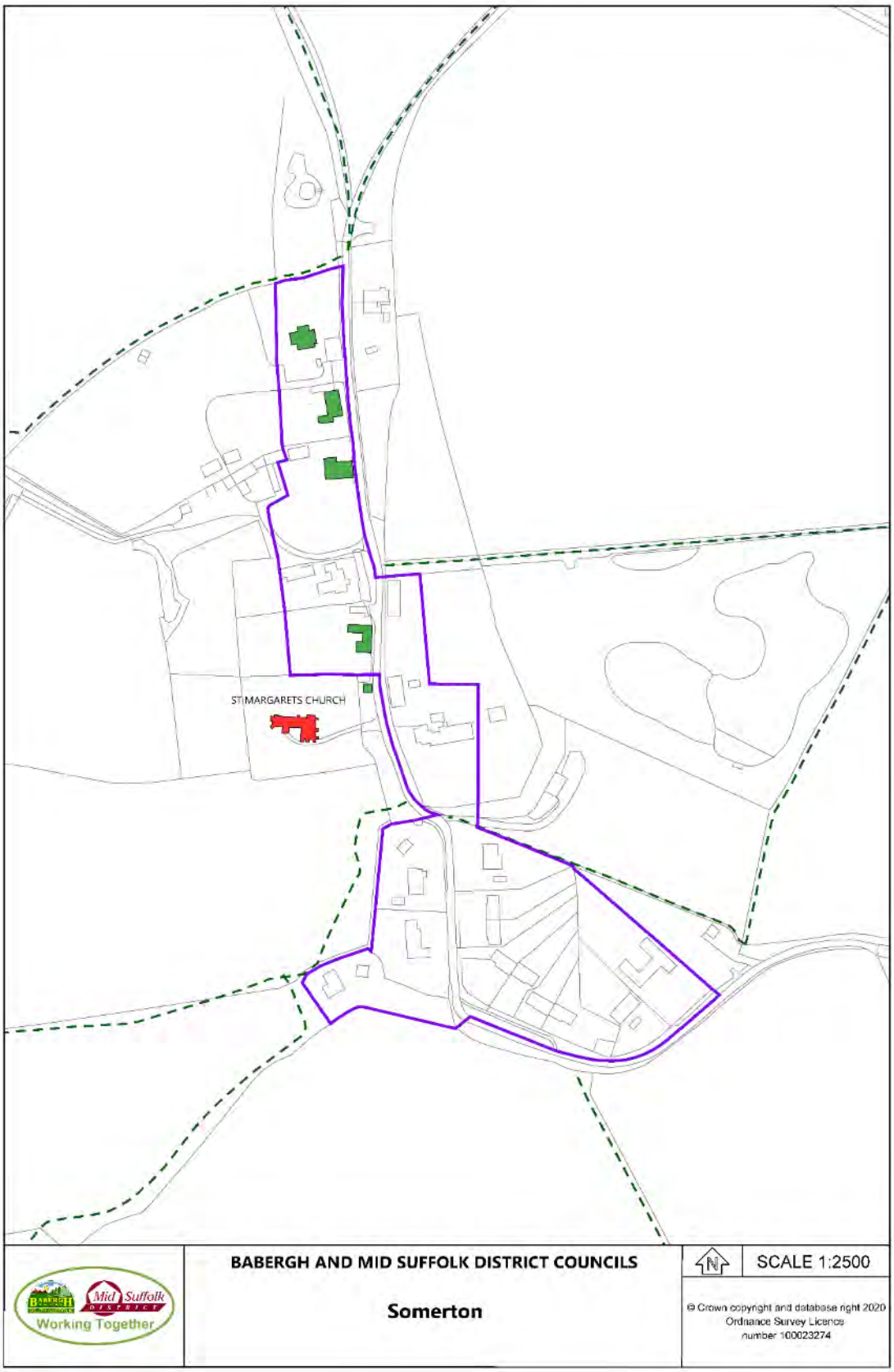
The development shall be expected to comply with the following:

- **I. The relevant policies of the Plan;**
- **II. Development is designed to conserve and where appropriate enhance Rose Farmhouse (Grade II listed) and its setting, including its relationship with historic outbuildings, trackway and agricultural backdrop to the farmhouse;**
- **III. Access should be taken from the eastern aspect of the site and avoid the historic trackway;**
- **IV. Design, layout and landscaping is sympathetic to the setting of The Suffolk Coast and Heaths AONB;**
- **V. An ecological survey, and any necessary mitigation measures are provided;**
- **VI. A Construction Environment Management Plan, as a condition to be secured prior to commencement, to demonstrate that it mitigates against impacts upon SPA and Ramsar Habitat Sites**
- **VII. Public rights of way passing through the site should be protected and enhanced;**
- **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. Contributions to the satisfaction of the LPA, towards healthcare provision; and**
- **XI. Improvements and widening of existing footpaths.**



Somerton (Hamlet)

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.


ST MARGARETS CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Somerton
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Sproughton (Ipswich Fringe)

Sproughton is located west of Ipswich, and is classified as a Core Village, within the Ipswich Fringe. 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.

A new primary school is required to facilitate growth planned through the 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 (Water Framework Directive (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.

Sproughton falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

Joint Local Plan Allocations

LA012 – Allocation: Land north of Burstall Lane and west of B1113, Sproughton
Site Size – 10.6ha
Approximately 105dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

I. **The relevant policies set out in the Plan;**
II. **Landscaping to reflect the sensitivity of the landscape the area;**
III. **Development is designed to conserve and where appropriate enhance The Wild Man public house, 2 and 4 Lower Street (all Grade II listed) and their settings;**

IV.	An archaeological assessment and measures for managing impacts on archaeological remains is provided;
V.	An ecological survey, and any necessary mitigation measures are provided;
VI.	Allotments are retained in their current location or an alternative provision of equal or greater quality, accessibility and quantity of allotments space is provided as part of the scheme;
VII.	Rights of Way should be retained and enhanced to enable access to the countryside and active transport;
VIII.	Contributions to the satisfaction of the LPA, towards pre-school and primary school and 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 local pedestrian links;
XII.	Contributions to the satisfaction of the LPA, towards junction improvements on the A1071; and
XIII.	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 800 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

I.	The relevant policies set out in the Plan;
II.	Landscaping will be used to reflect the sensitivity of the landscape the area, including to the east of the site to mitigate the potential impact on Chantry Park registered park & garden and conservation area;
III.	An ecological survey, and any necessary mitigation measures are provided;
IV.	Development is designed to conserve and where appropriate enhance Red House and its associated barn (all Grade II listed) and their settings, including long views from the west, a buffer to the east and screening;
V.	An archaeological assessment and measures for managing impacts on archaeological remains are provided;
VI.	An ecological survey, and any necessary mitigation measures are provided;
VII.	Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport.
VIII.	Provision of highway improvements of strategic road network in the area may be required;
IX.	Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
X.	Provision of cycle and pedestrian links;
XI.	A full assessment of increased discharge on the watercourse, and relevant mitigation measures.
XII.	If appropriate, measures are used to mitigate against noise pollution from the A14 and odour pollution from Water Recycling Centre;
XIII.	Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;
XIV.	A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;
XV.	Contributions to the satisfaction of the LPA, towards secondary school provision;

XVI. Contributions to the satisfaction of the LPA, towards healthcare provision;
XVII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision.

LA014 – Allocation: Land at Poplar Lane, Sproughton

Site Size - 12ha
Approximately 475 dwellings and 4ha of employment land (and associated infrastructure)
Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal

Development for this site shall be expected to comply with the relevant 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: land at Former Sugar Beet Factory Site, Sproughton

50ha
Class E/B2/B8 uses

The development shall be expected to comply with the following;

I. The relevant policies set out in the Plan.
II. Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal

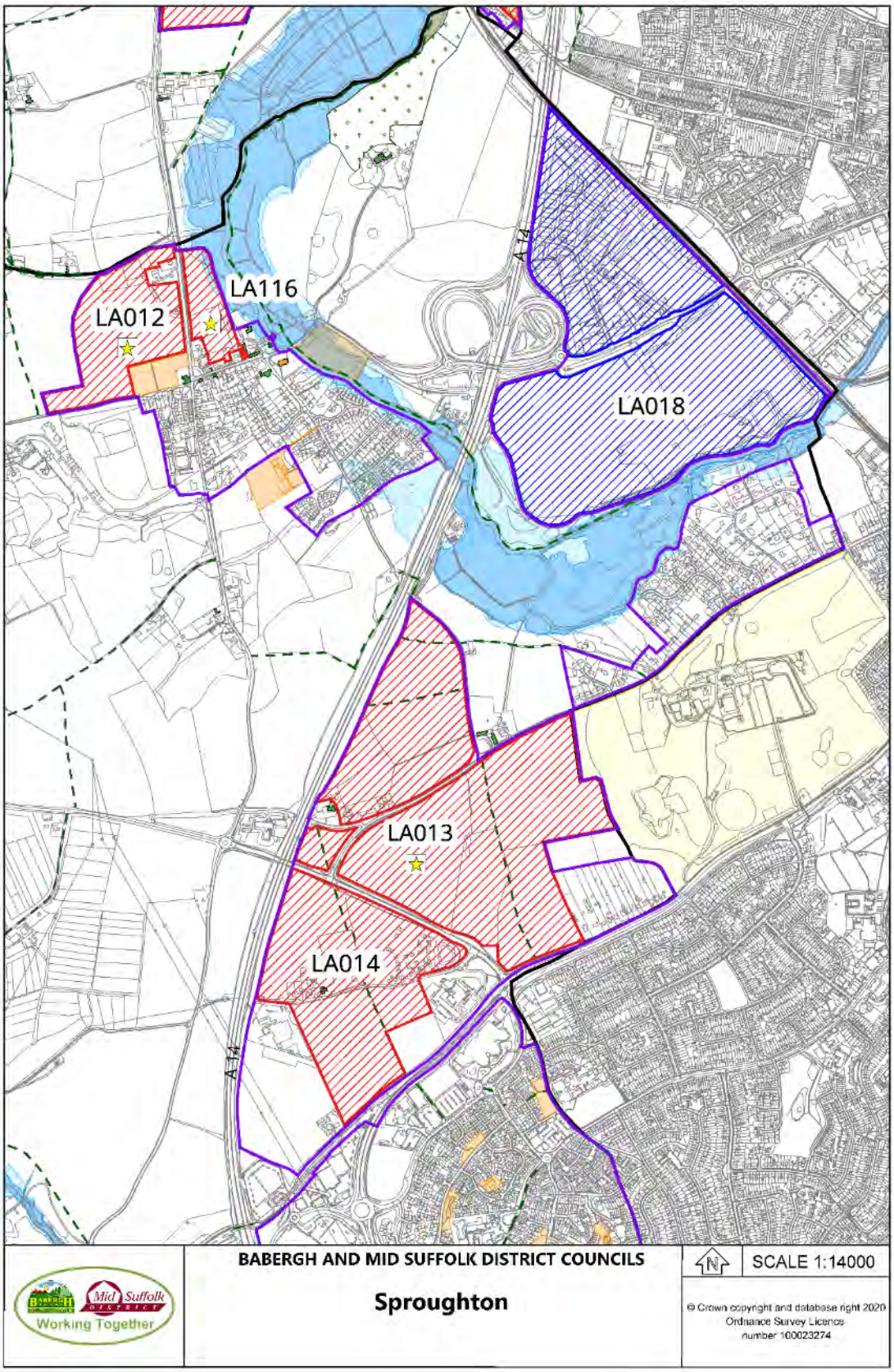
LA116 – Allocation: Land east of Loraine Way, Sproughton

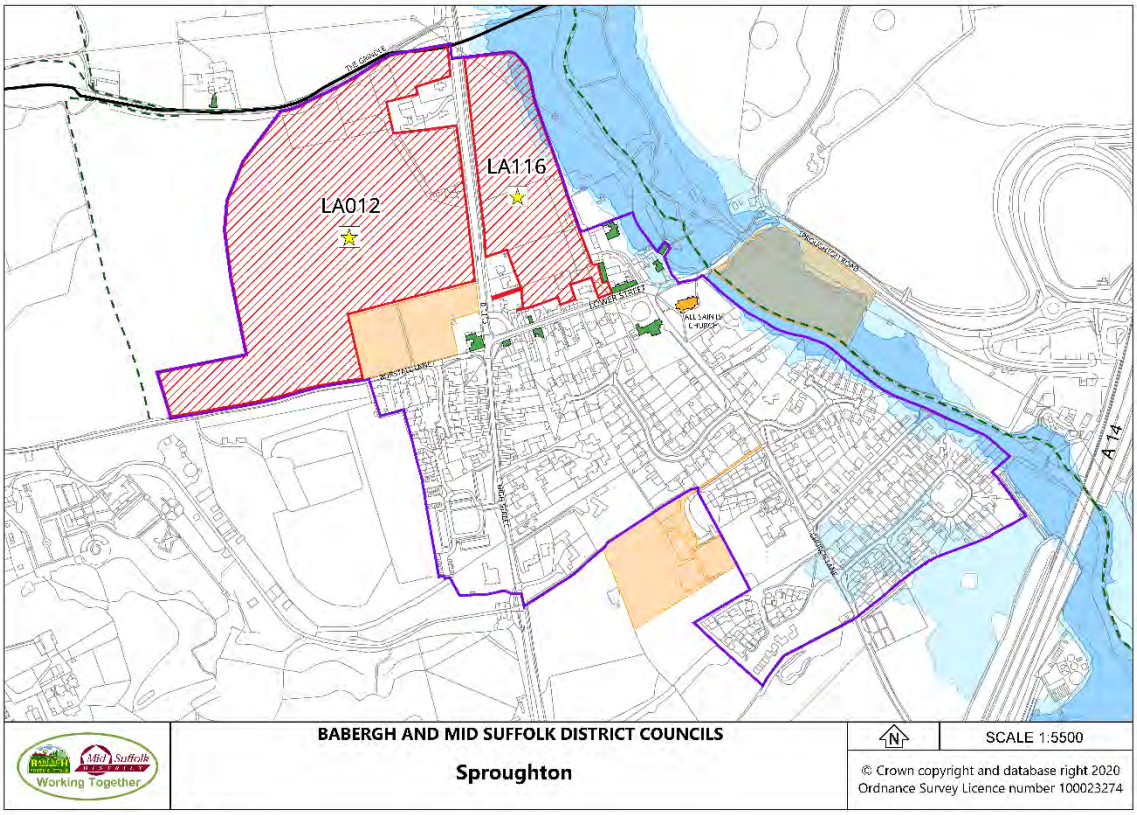
Site Size – 3.4ha
Approximately 50 dwellings (with associated infrastructure)

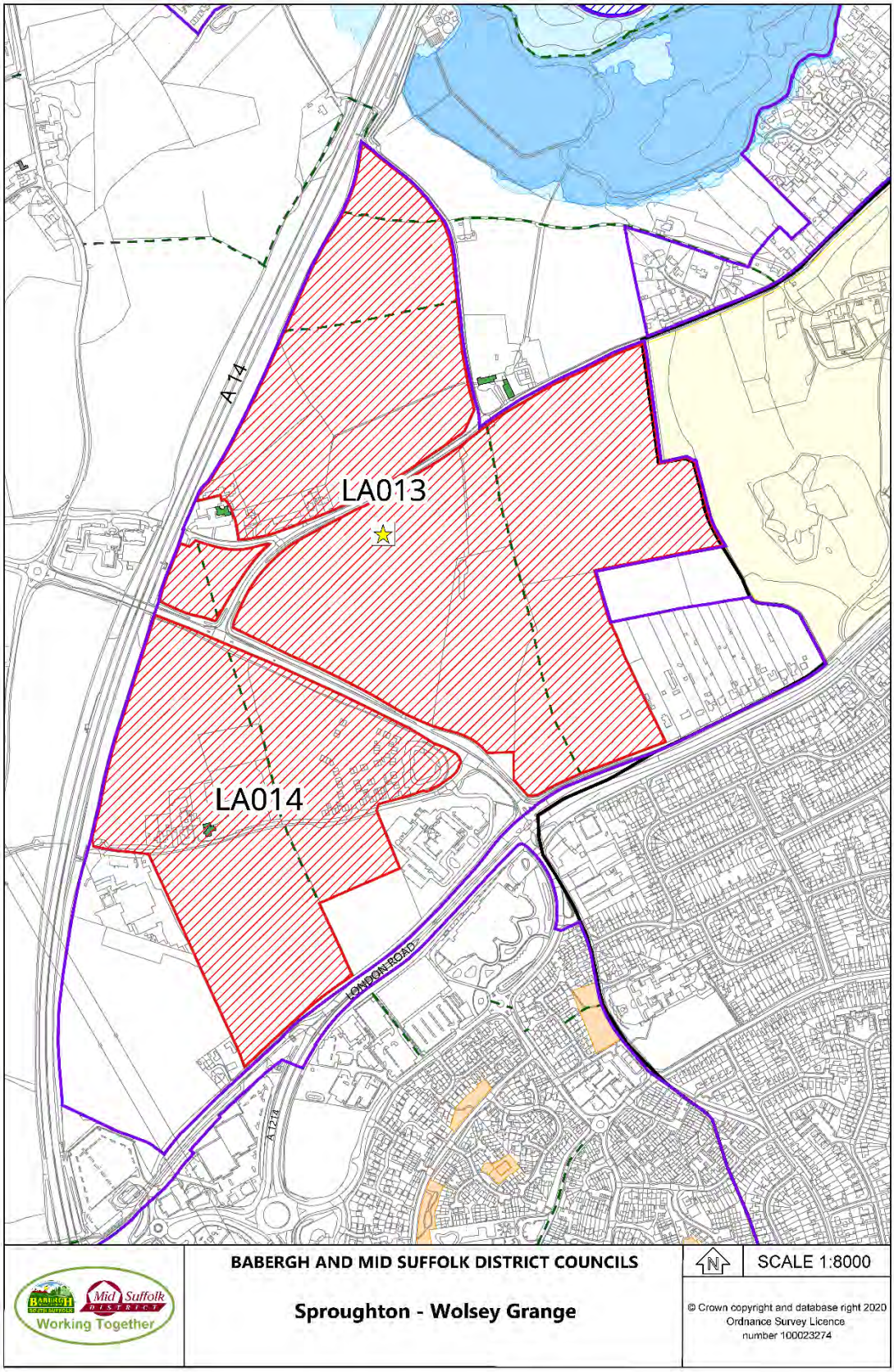
The development shall be expected to comply with the following;

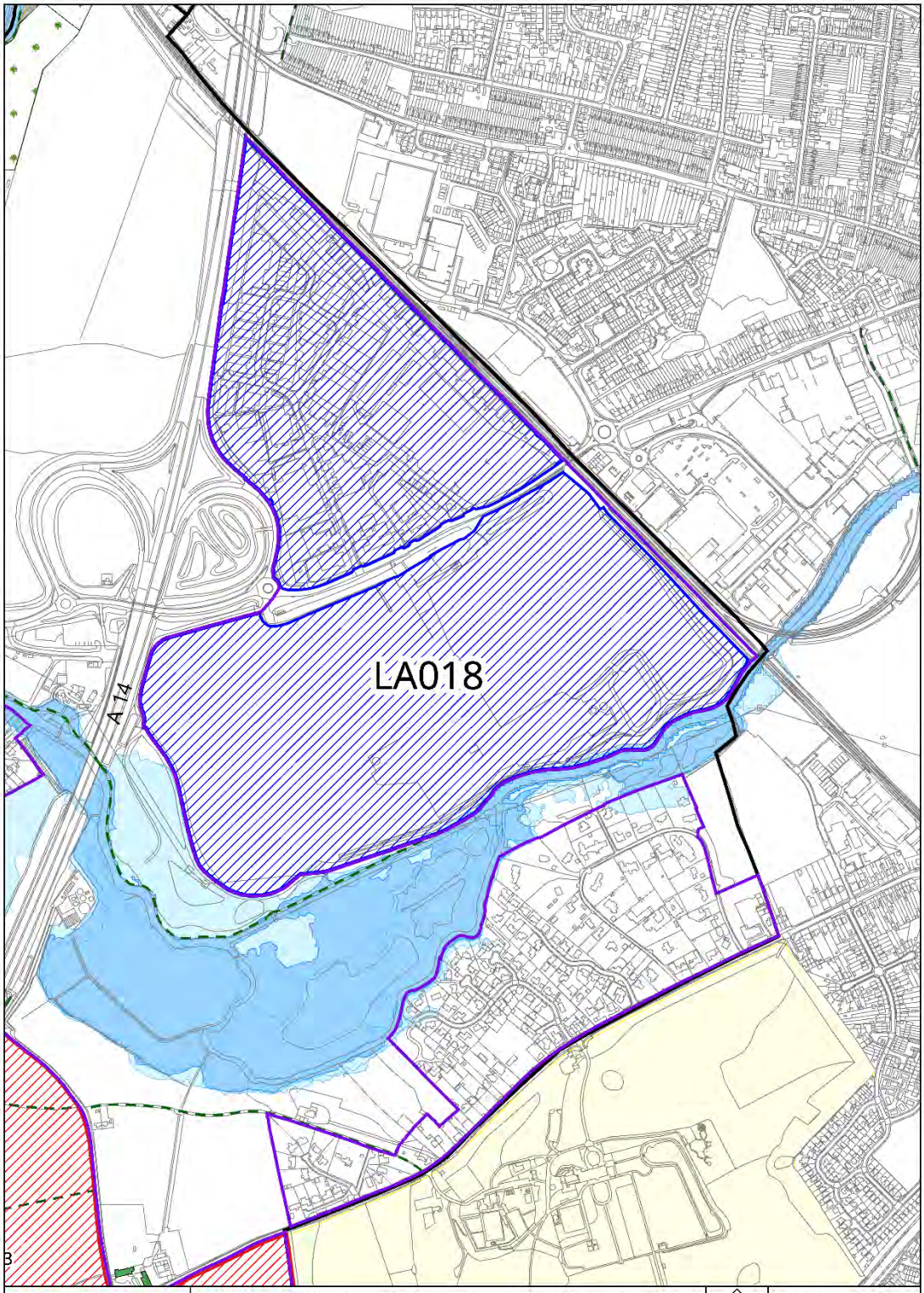
I. The relevant policies set out in the Plan;
II. Development is designed to conserve and where appropriate enhance listed barn 50 meters south west of Sproughton Hall, Tithe Barn, Sproughton Hall, Walnut Cottage, Mill House, 2 & 4 Lower Street, 1-4 Church Close (all Grade II) and Church of All Saints (Grade II*) and their settings;
III. Access to the site should be taken from Lorraine Way (B1113);
IV. Incoporate sight lines towards the barns, hall and church tower into the development;
V. A flood risk assessment should be used to avoid and mitigate all forms of flooding in a sustainable manner;

VI.	**An ecological survey, and any necessary mitigation measures, are provided;**
VII.	**Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
VIII.	**Contributions to the satisfaction of the LPA, towards pre-school, primary and 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; and**
XII.	**Contributions, to the satisfaction of the LPA, towards junction improvements of the A1071.**


LA116
LA012
LA018
LA013
LA014
A14
A14
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Sproughton
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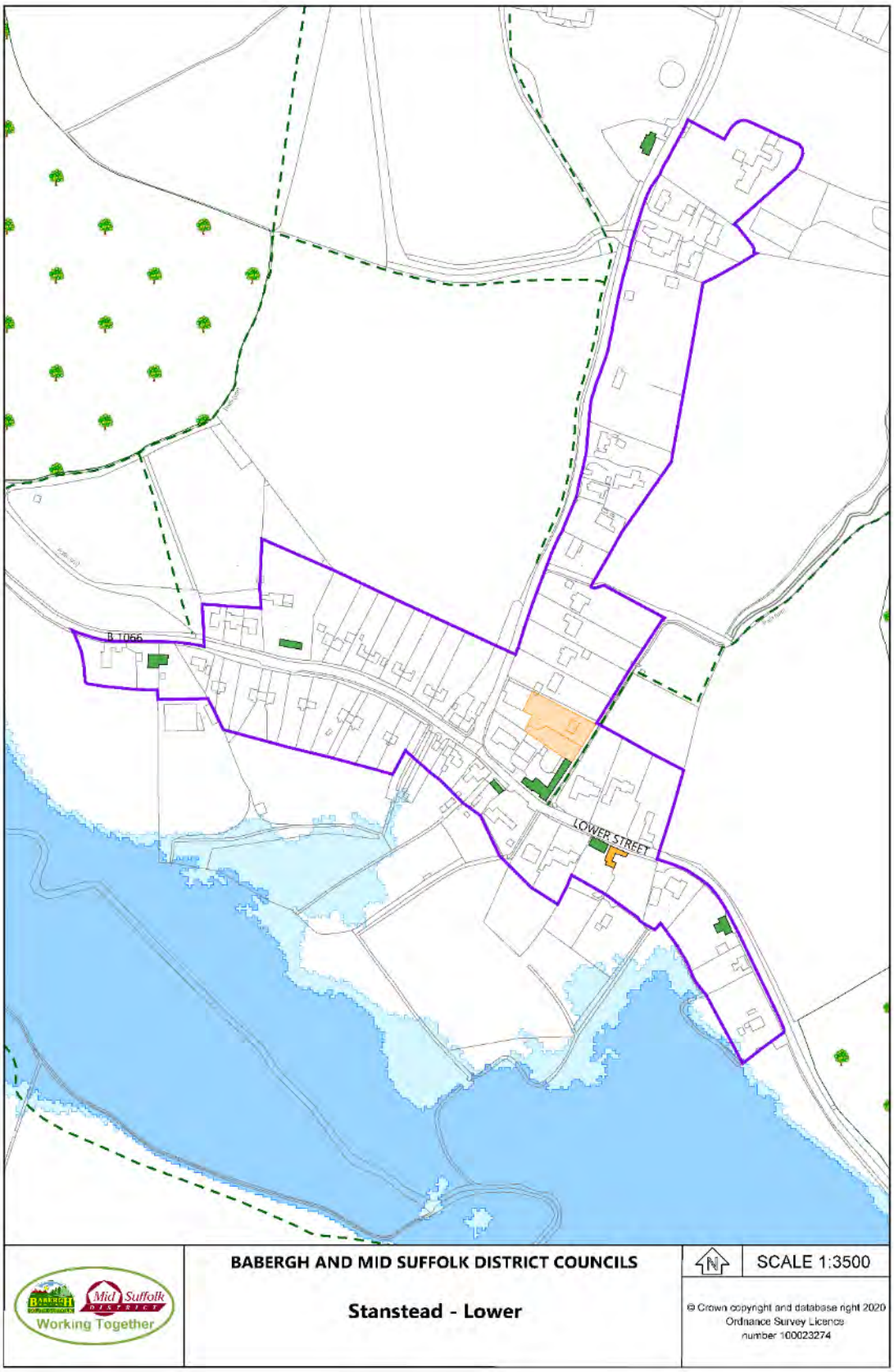

LA012
LA116
A14
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sproughton
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A14
LA013
LA014
LONDON ROAD
A1214
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sproughton - Wolsey Grange
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LA018
A14
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sproughton - Enterprise Park/
Former Sugar Beet Factory Site/ Hadleigh Road
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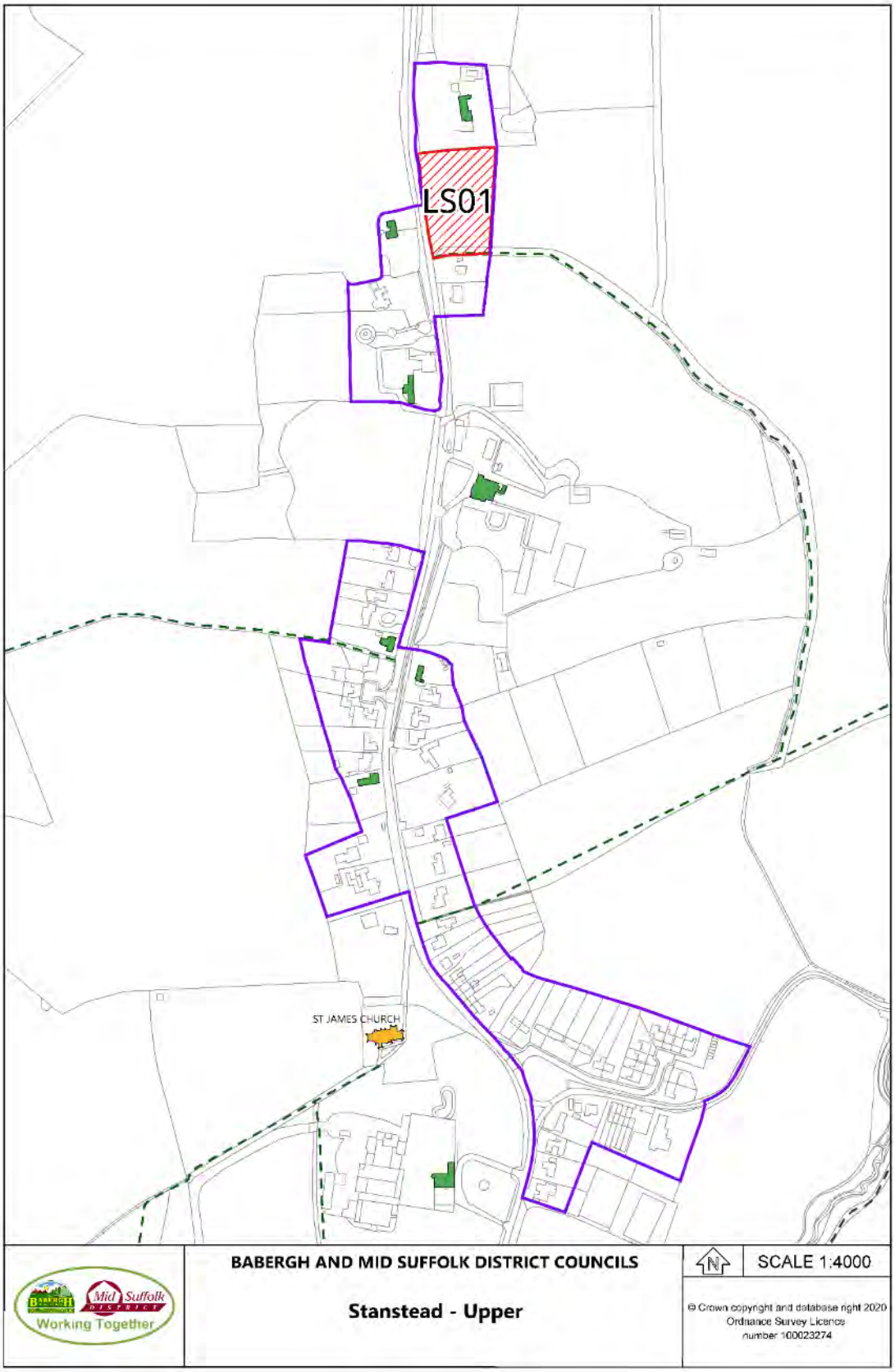
Stanstead - Lower (Hamlet)

Stanstead – Lower is classified as a Hamlet Village. The settlement predominantly comprises of linear development along Lower Street and contains a number of listed buildings. The River Glem lies just to the south of the settlement.


B 1066
LOWER STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stanstead - Lower
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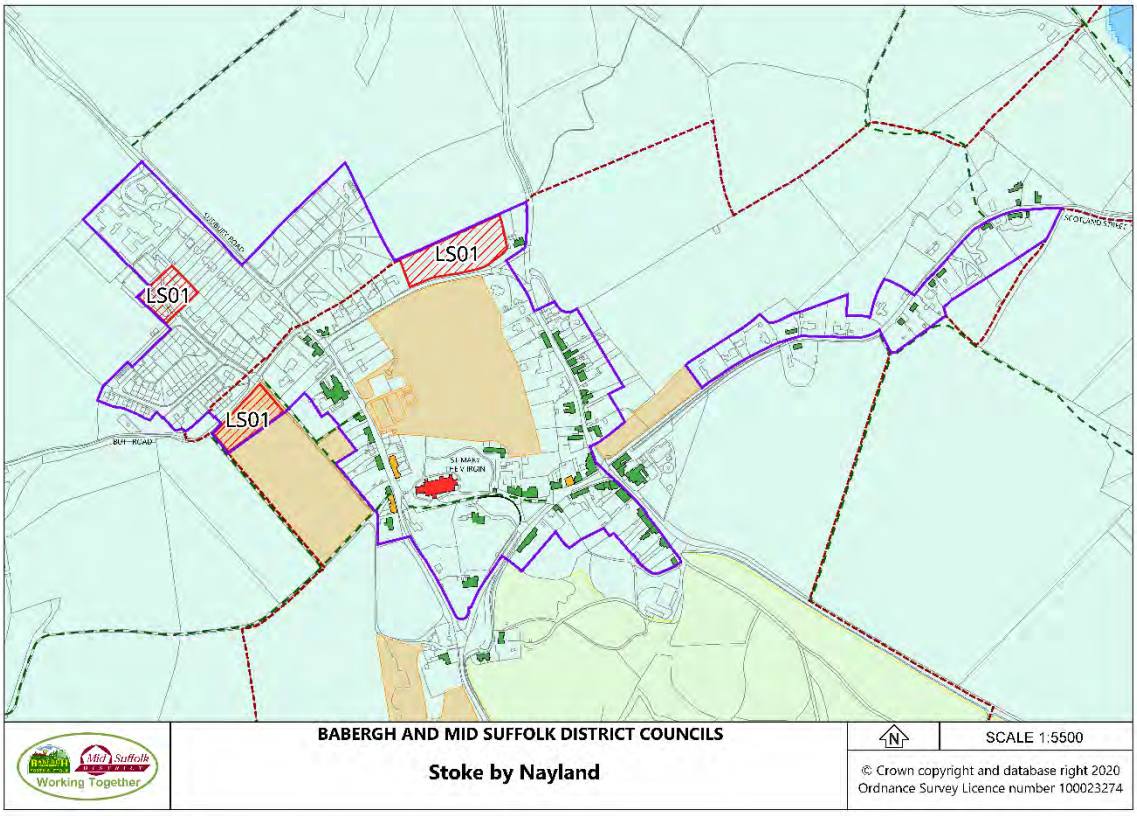
Stanstead - Upper (Hamlet)

Stanstead – Upper which is classified as a Hamlet Village predominantly comprises of linear development along Upper Street. There are a number of listed buildings within the settlement, most notably the Grade II* St James' Church which lies to the south-west of the settlement.


LS01
ST JAMES CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stanstead - Upper
SCALE 1:4000
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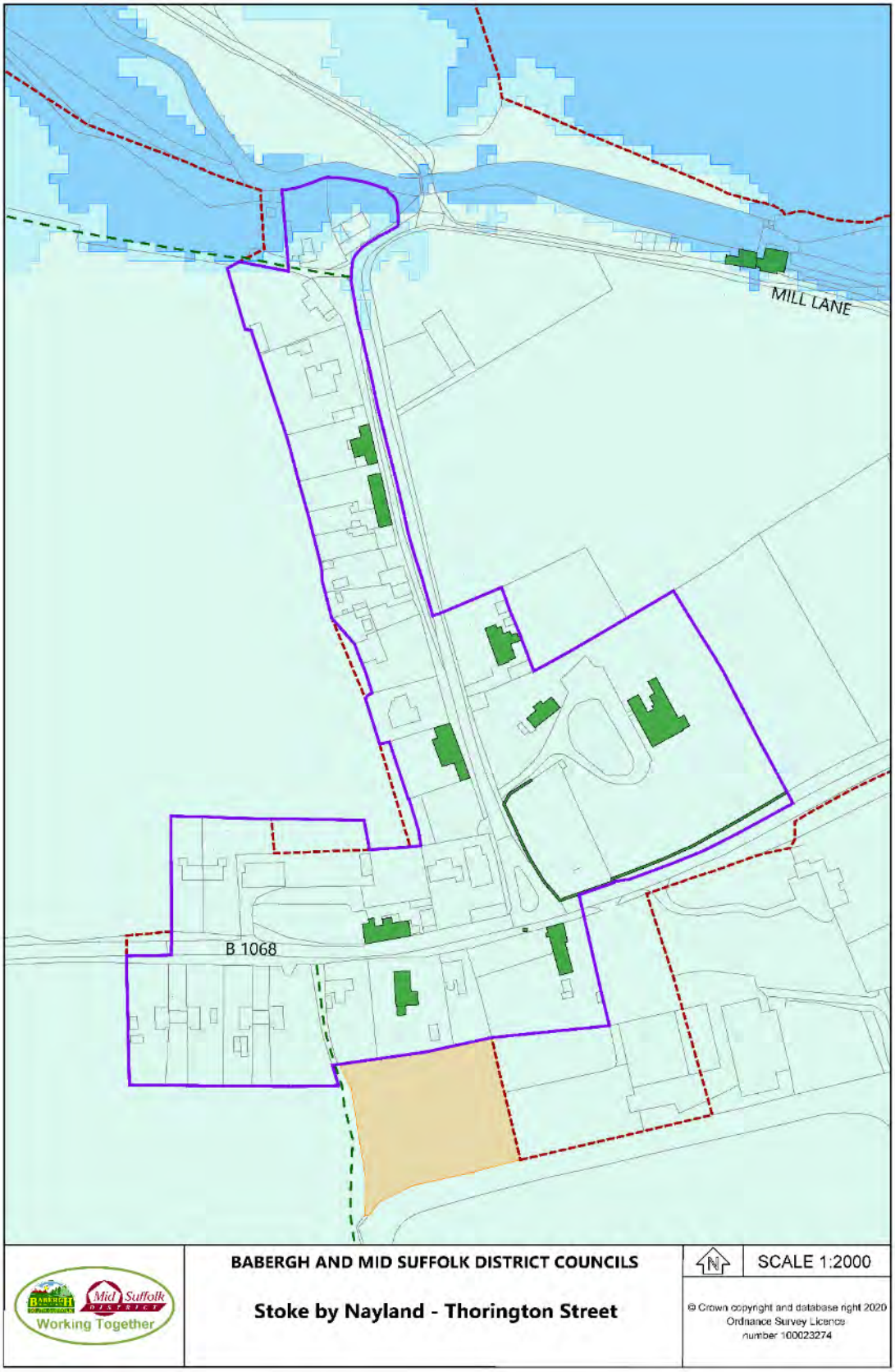
Stoke by Nayland (Hinterland)

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 Grade I listed St Mary The Virgin Church lies central to the village, with a number of listed buildings located on Polstead Street and School Street. 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. Stoke-by-Nayland sits within the Dedham Vale AONB. The landscape in Stoke-by-Nayland and the immediate surrounding area is characterised primarily as Ancient Rolling Farmlands. 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).



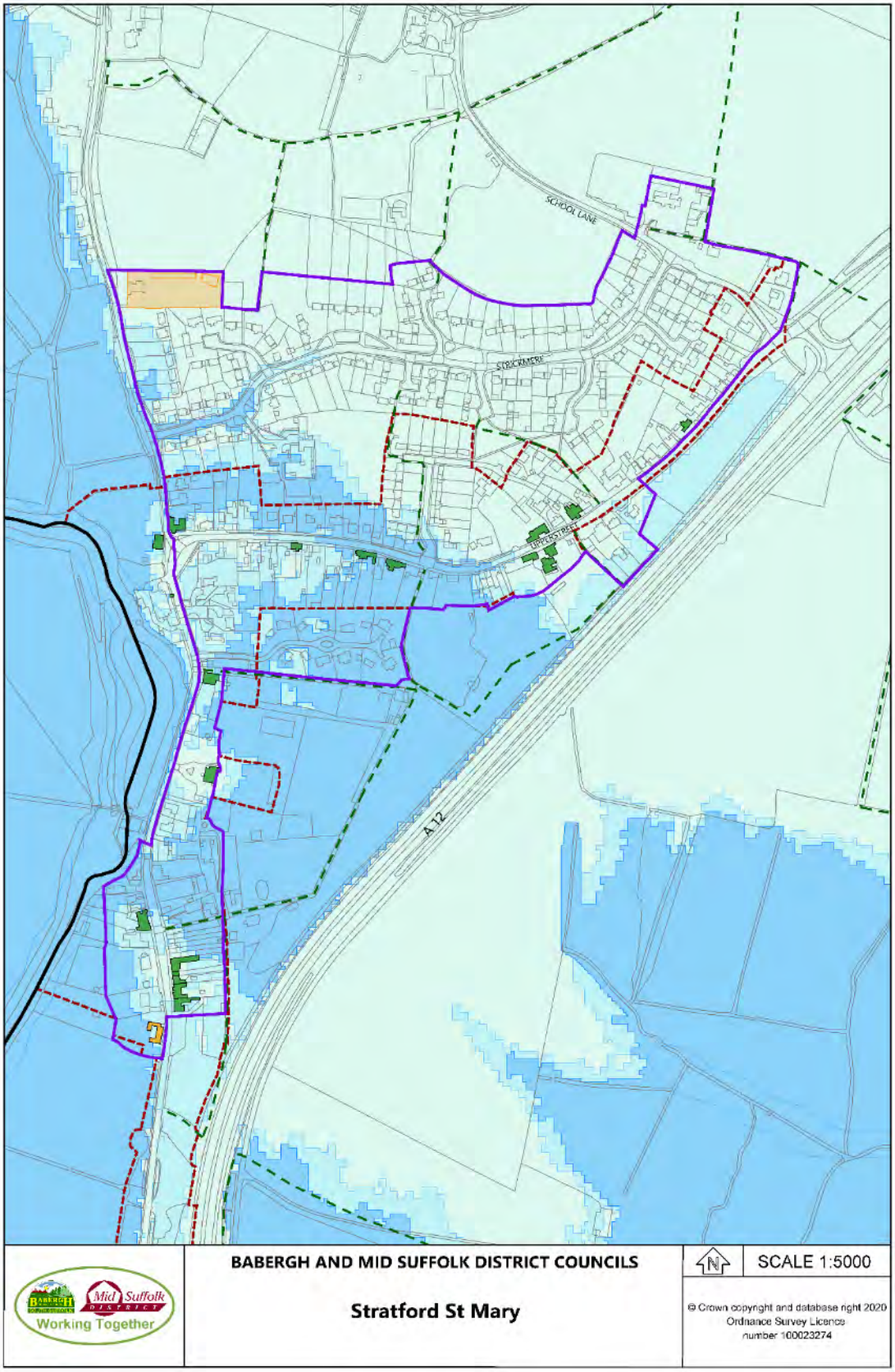
Stoke by Nayland – Thorington Street (Hamlet)

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 is also covered by the Stoke-by-Nayland Conservation Area.


MILL LANE
B 1068
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stoke by Nayland - Thorington Street
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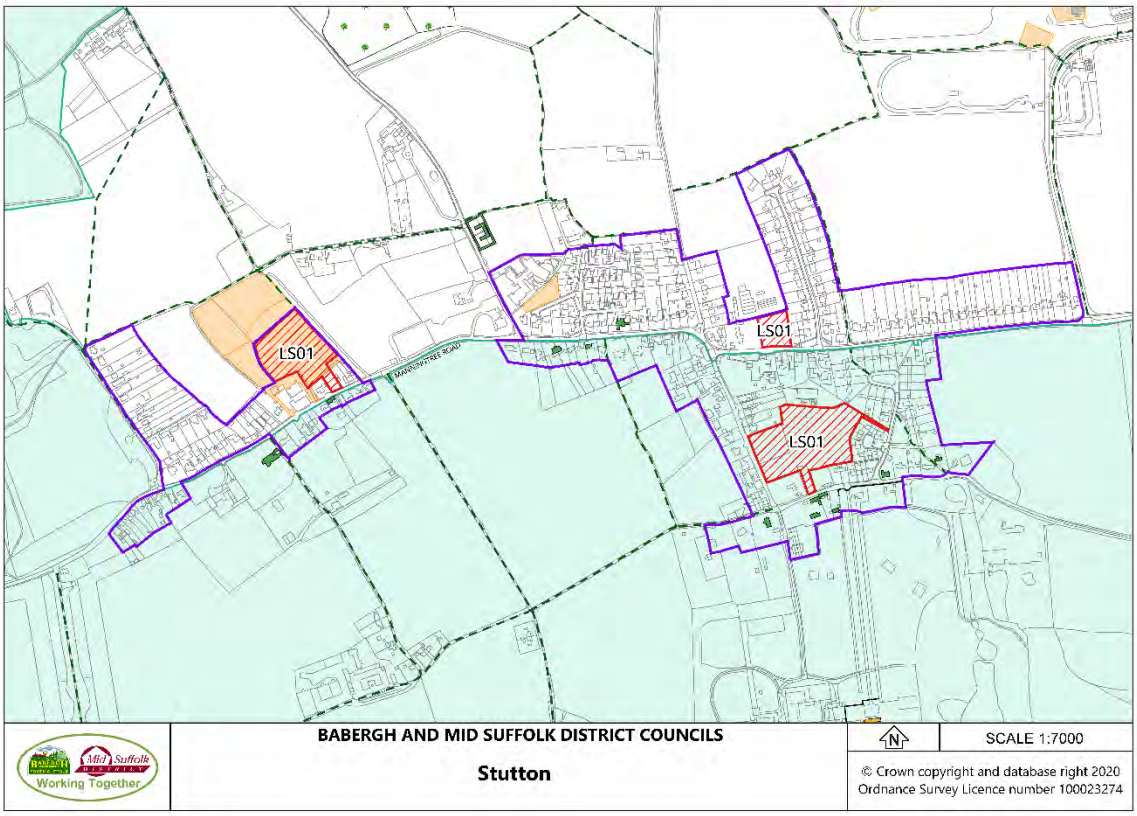
Stratford St Mary (Hinterland)

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).


SCHOOL LANE
STRICKMERE
UPPER STREET
A 12
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stratford St Mary
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Stutton (Hinterland)

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).



Sudbury (Market Town and Urban Area)

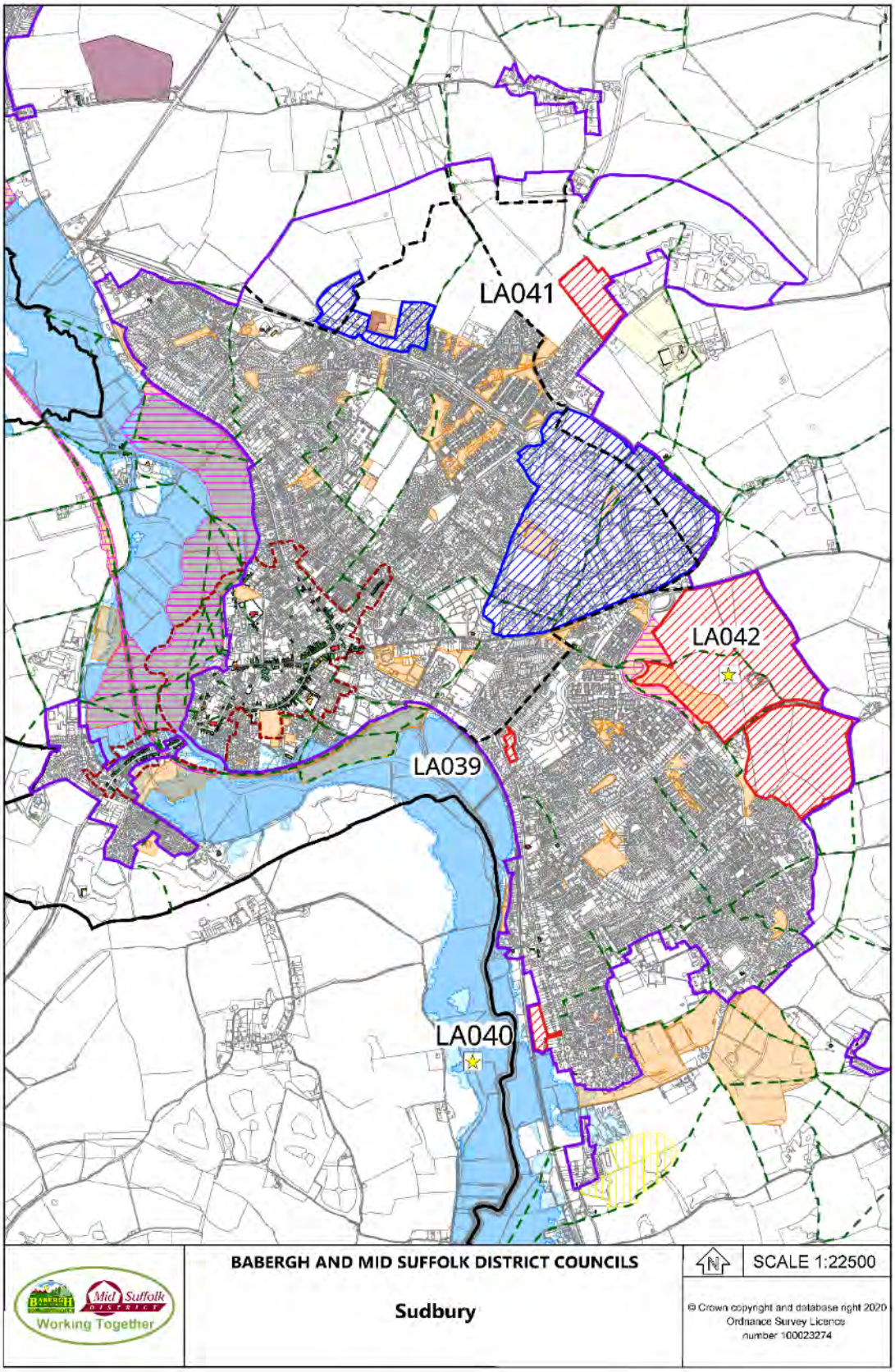
Sudbury is located along the western bank of the River Stour with the main A131 triangulated within the settlement centre and is identified as a Market Town and Urban Area. The settlement consists of a high number of listed buildings and heritage assets focussed within a Conservation Area, inter-dispersed 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.

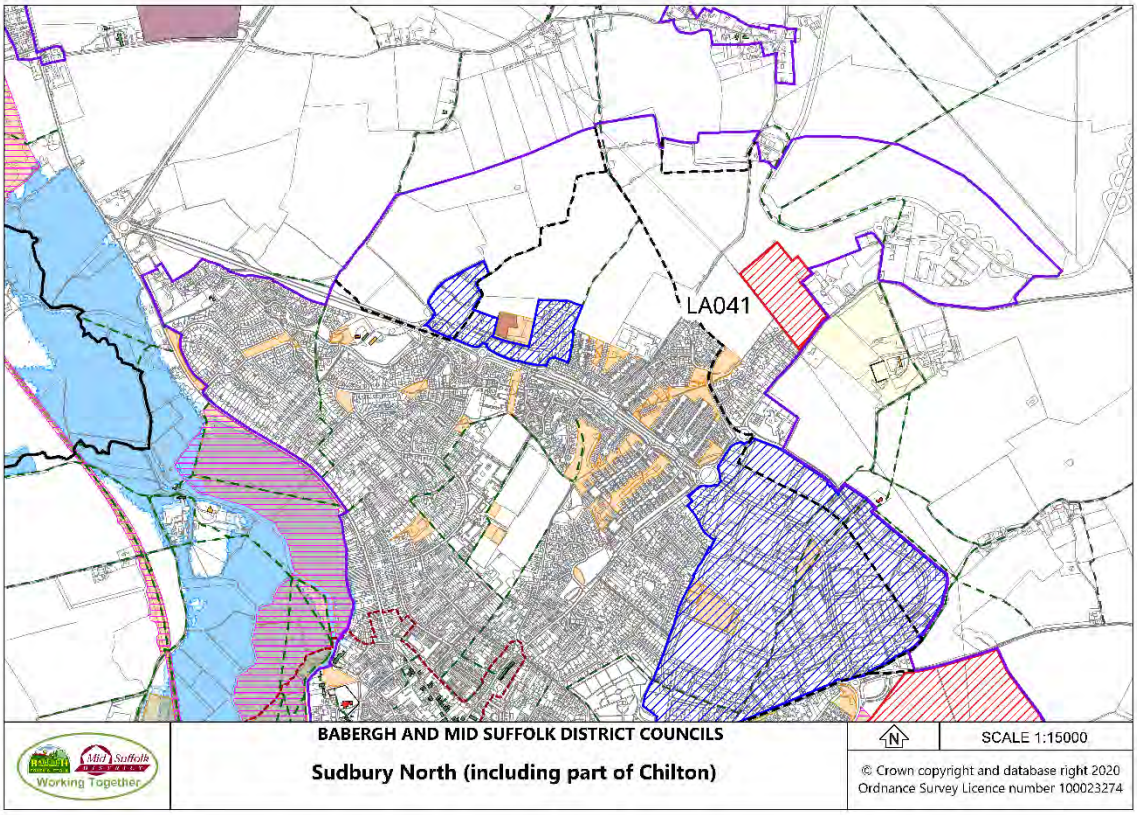
A new primary school and pre-school provision is planned for (and funded) the Chilton Woods development which was granted planning permission in March 2018 (planning reference

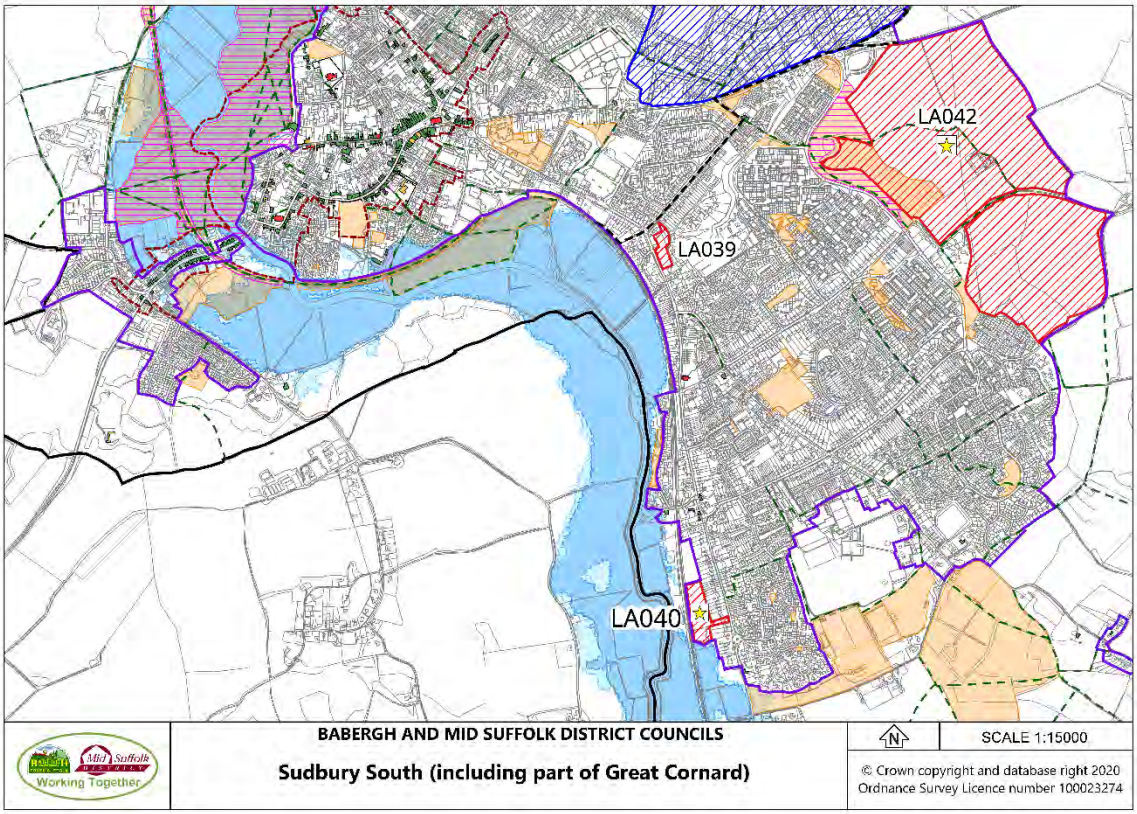
B/15/01718). In order to facilitate growth planned through the Plan and existing commitments, Ormiston Academy will also require an expansion. With regards to Health provision; increased capacity will be required for this locality in order to facilitate growth planned through the Plan, a feasibility 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

To see the relevant Plan allocations for the area surrounding Sudbury, please view the Chilton and Great Cornard place sections.

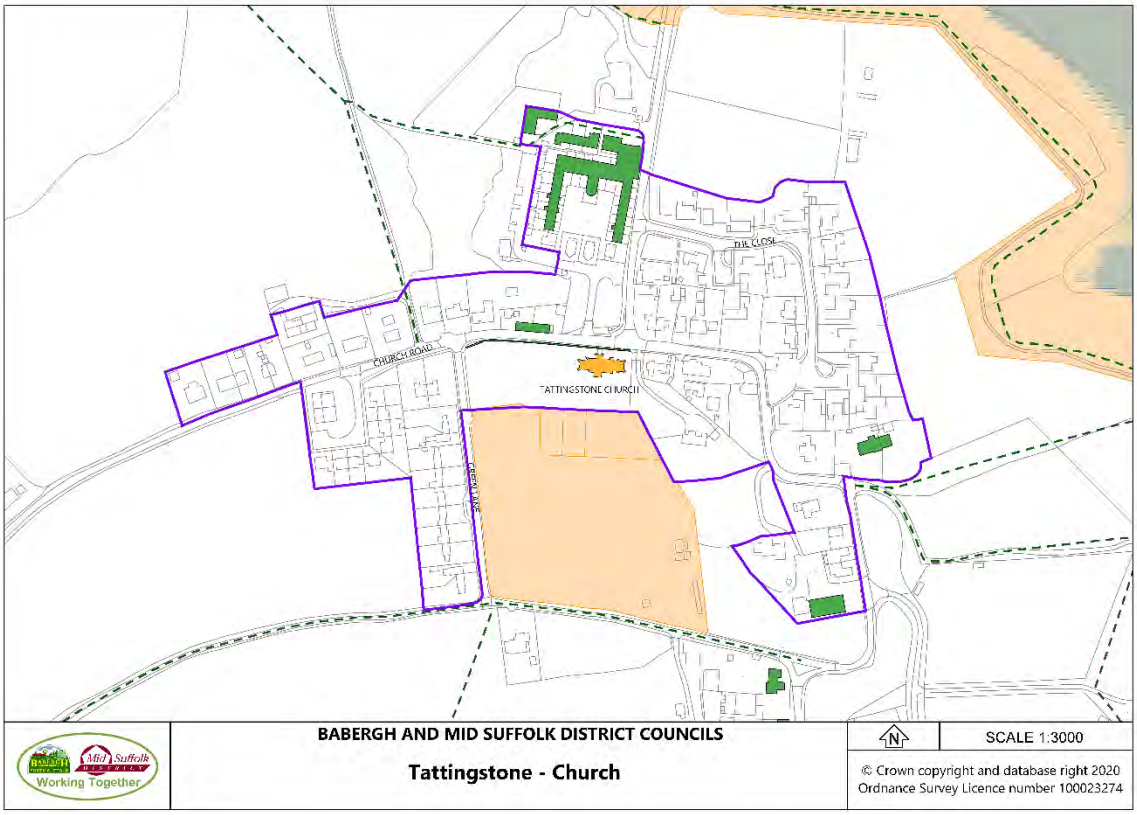

LA041
LA042
LA039
LA040
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sudbury
SCALE 1:22500
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LA041
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sudbury North (including part of Chilton)
SCALE 1:15000
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LA042
LA039
LA040
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Sudbury South (including part of Great Cornard)
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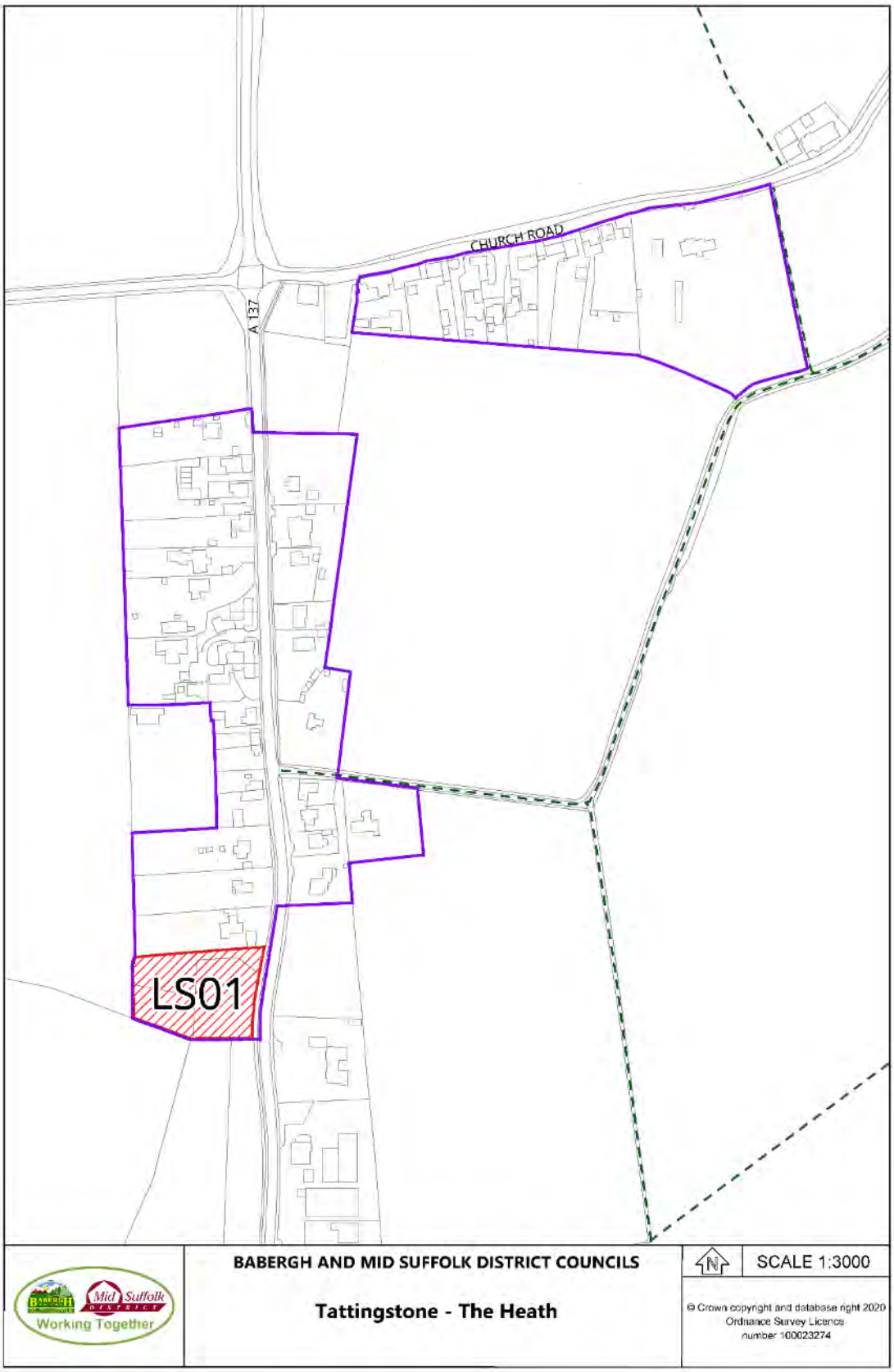
Tattingstone – Church (Hinterland)

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).



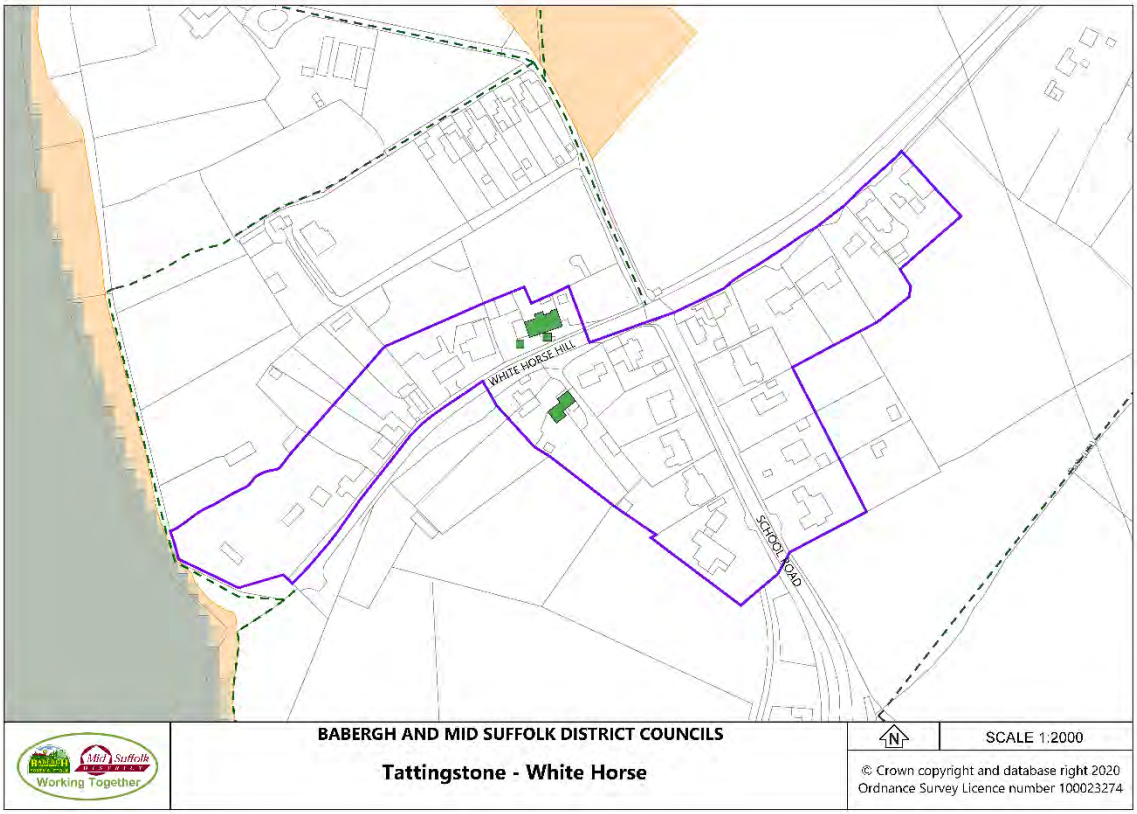
Tattingstone - Heath (Hamlet)

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).


CHURCH ROAD
A 137
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Tattingstone - The Heath
SCALE 1:3000
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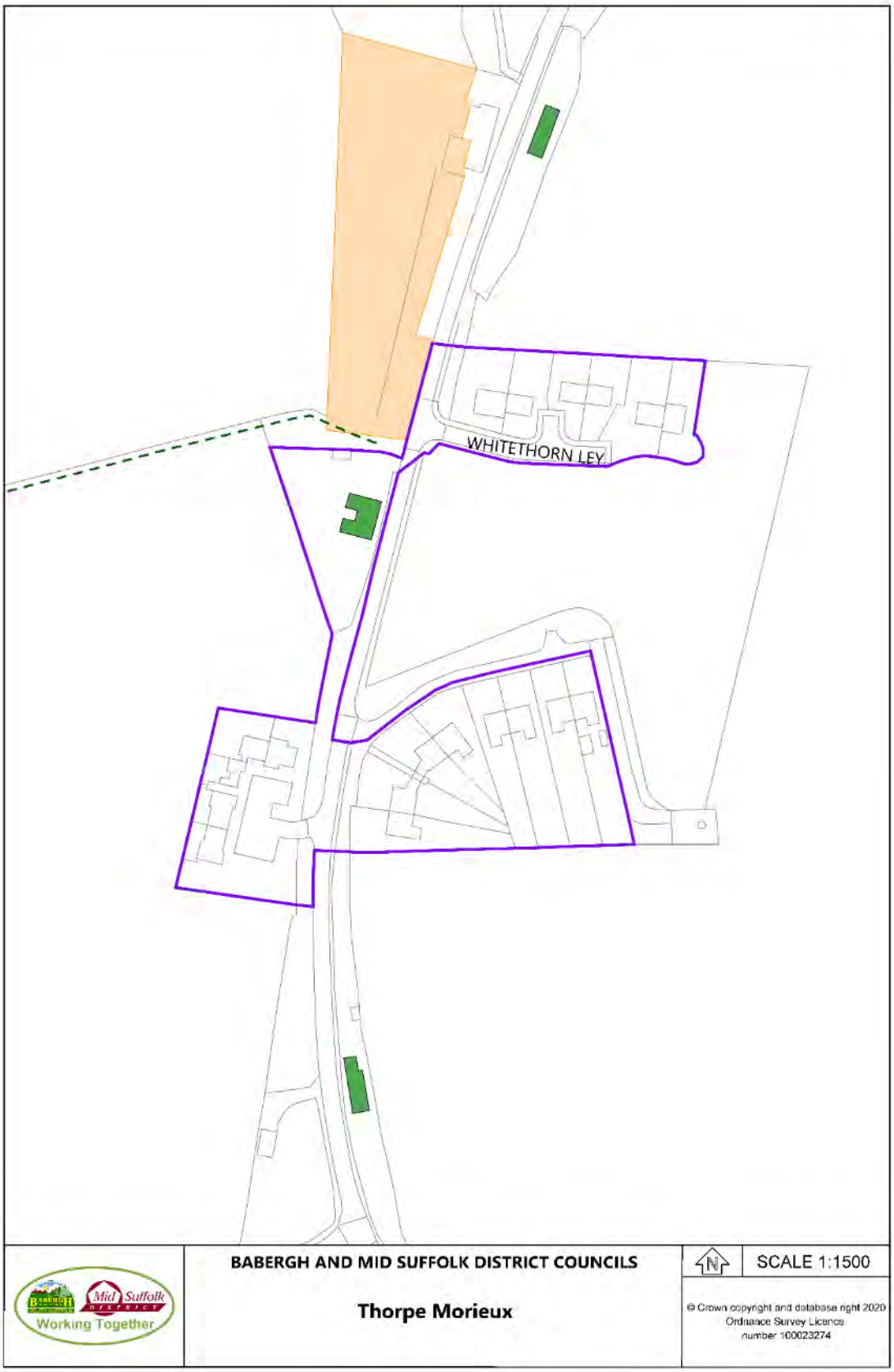
Tattingstone - White Horse (Hamlet)

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).



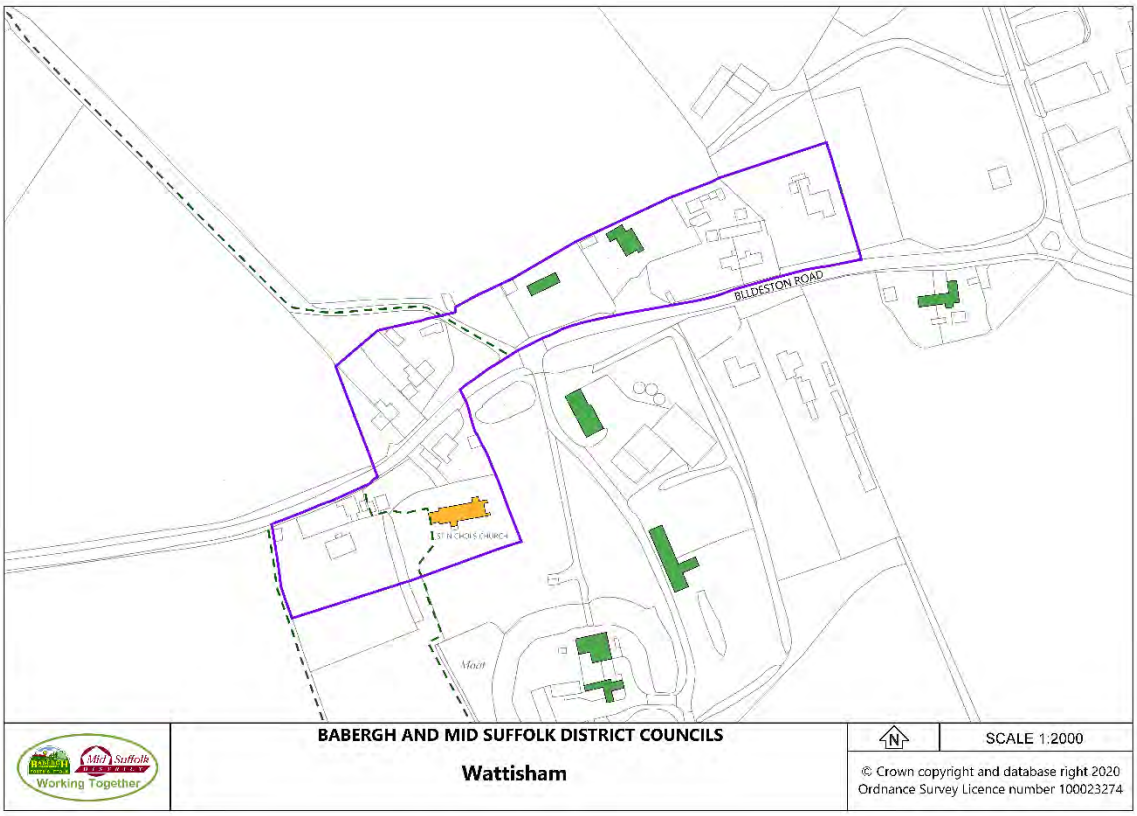
Thorpe Morieux (Hamlet)

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.


WHITETHORN LEY
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Thorpe Morieux
SCALE 1:1500
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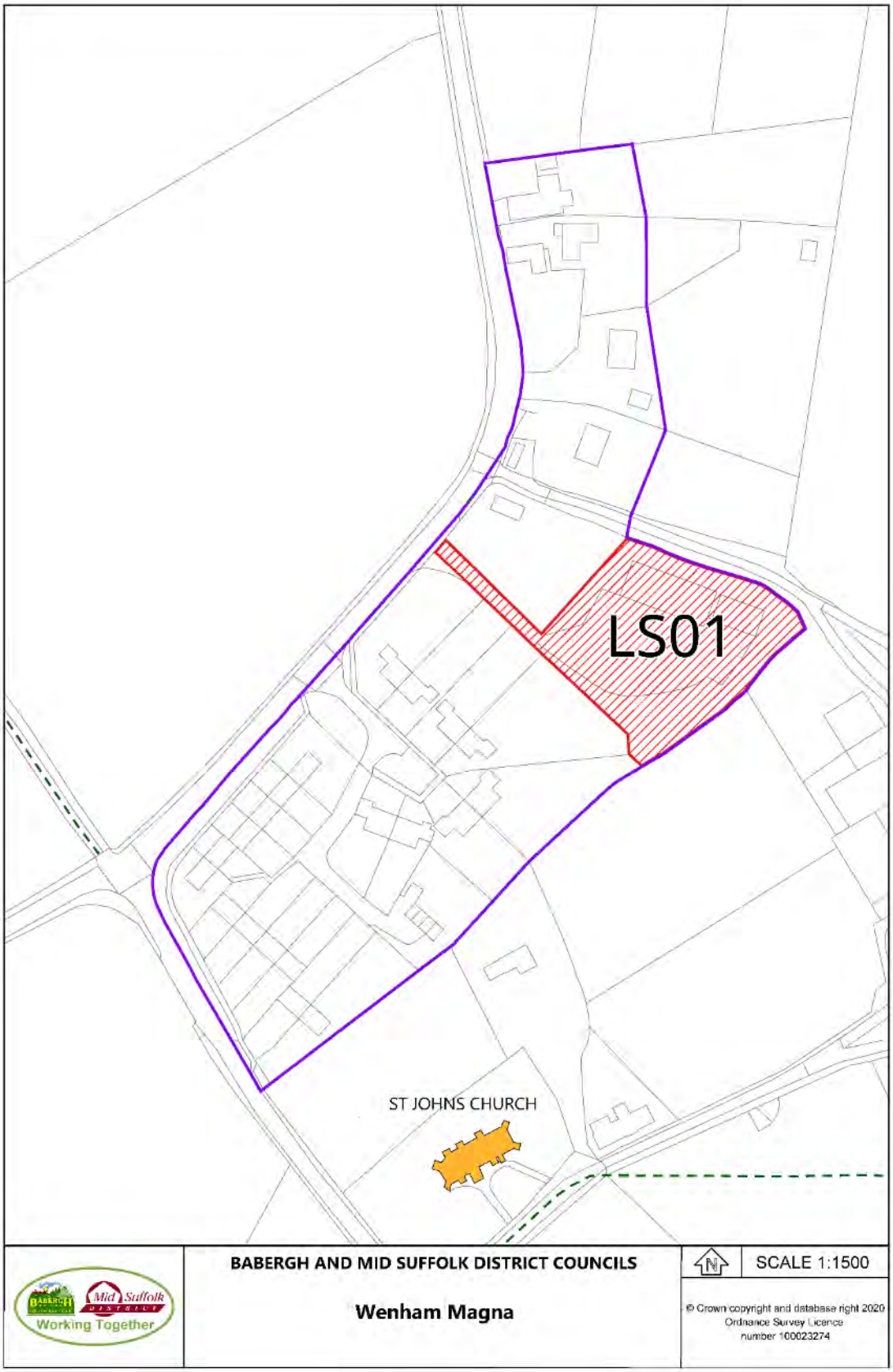
Wattisham (Hamlet)

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 (Hamlet)

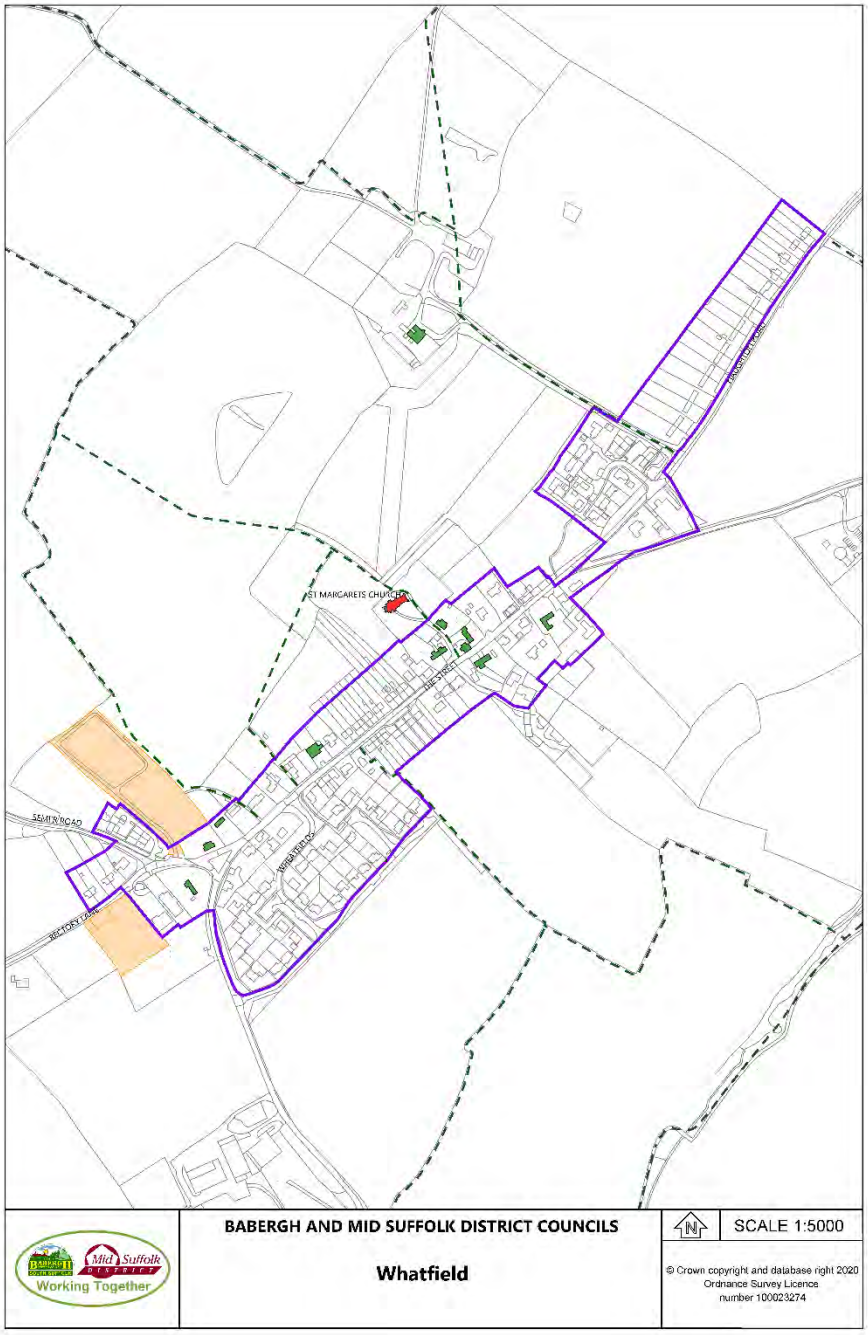
Located approximately 2km north of the A12, Wenham Magna is classified as a Hamlet Village. There are no listed buildings within the settlement boundary, however the Grade II* Church of St John and Priory Farmhouse is located to the south of the settlement. Wenham Magna lies within the RAMS 13km Zone of Influence; therefore contributions will be sought for all developments involving the creation of new dwelling(s).


LS01
ST JOHNS CHURCH
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Wenham Magna
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Whatfield (Hinterland)

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.



Wherstead – Bourne Hill (Ipswich Fringe)

Wherstead – Bourne Hill is located south and adjacent to the Ipswich boundary linked by Bourne Bridge. Wherstead – Bourne Hill is classified as a Hinterland Village 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). Policies MP9 and MP10 of the Suffolk Waste and Minerals Local Plan apply to allocation LA016.

If an application is within or directly adjacent to Habitats Sites, further bespoke disturbance mitigation measures may be required at application stage. Therefore, due to the sensitive location of this allocated site project level Habitat Regulation Assessments (HRA), Construction Environment Management Plans (CEMP) and lighting design schemes for planning applications will be required. For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

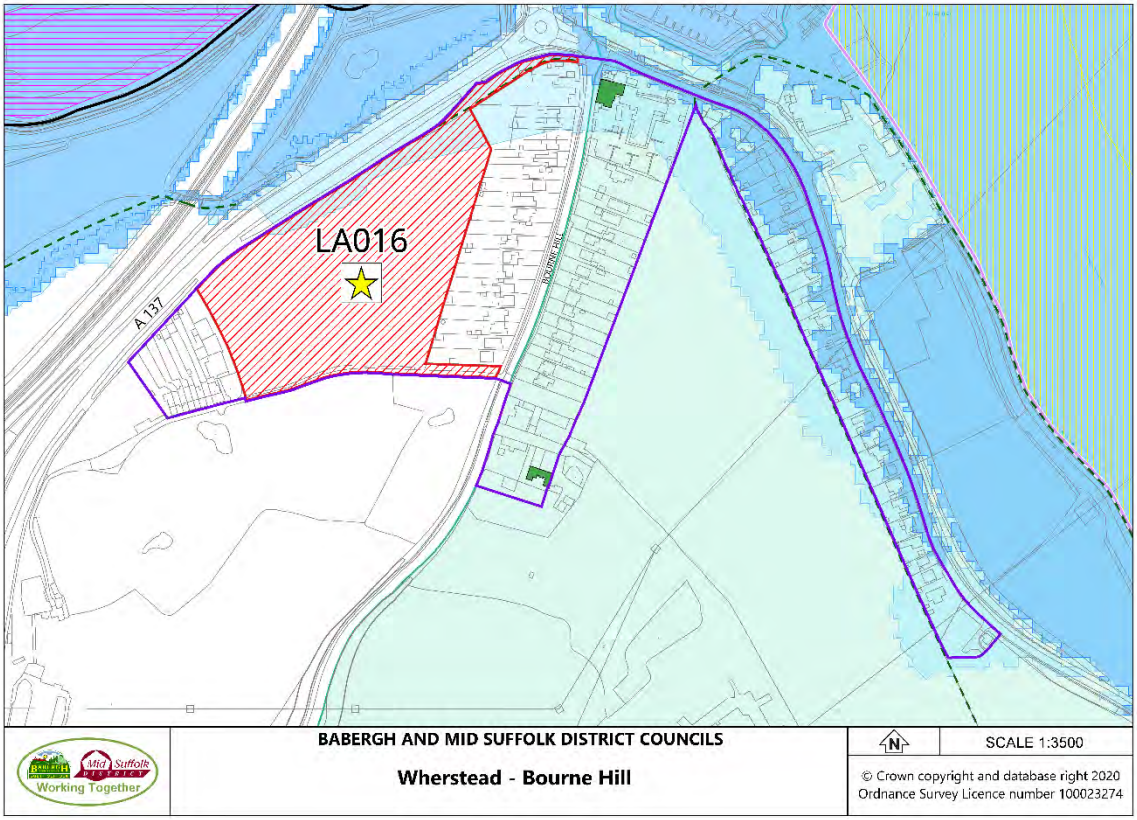
The primary school catchment area can accommodate the level of growth planned for through the Plan and existing planning commitments.

Joint Local Plan Allocation

LA016 – Allocation: Land West of Bourne Hill, Wherstead
Site size - 8.25ha
Approximately 75 dwellings (and associated infrastructure)

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

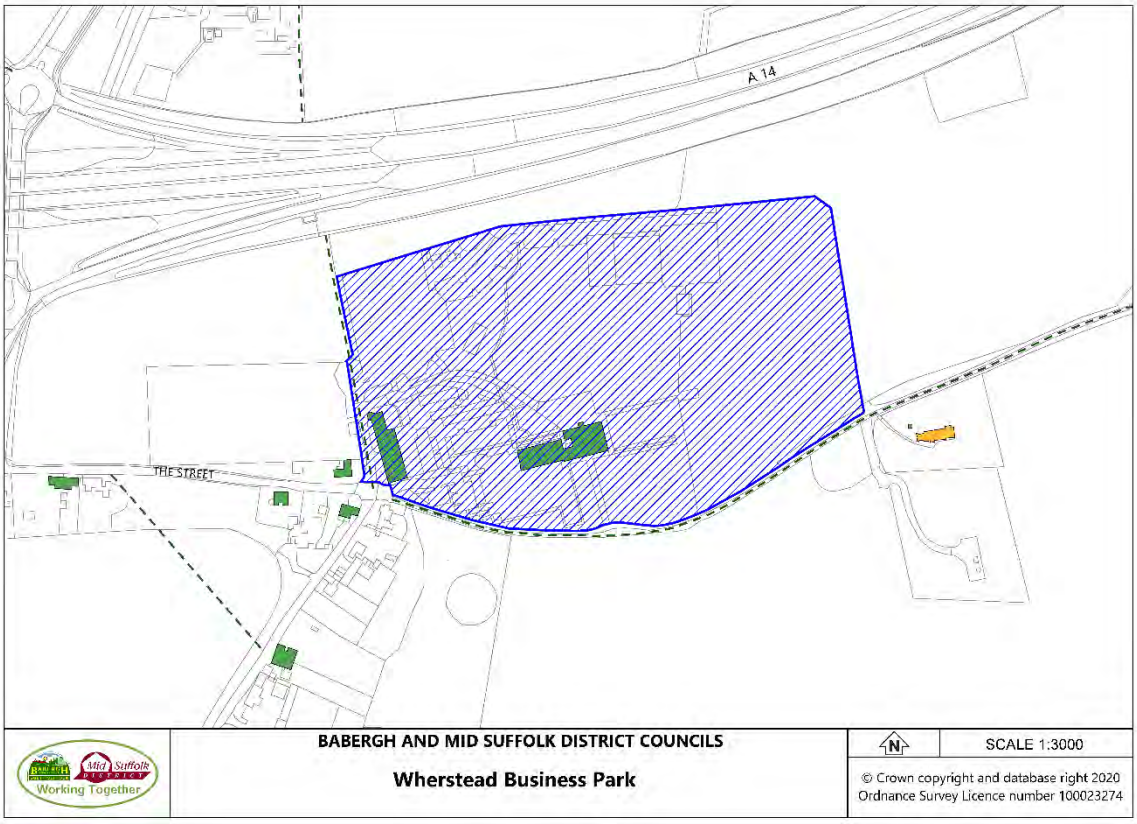
I. **Open space provision;**
II. **Sustainable Transport Contribution**


LA016
A 137
BOURNE HILL
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Wherstead - Bourne Hill
Mid Suffolk
Working Together
N
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Wherstead Park (Ipswich Fringe)

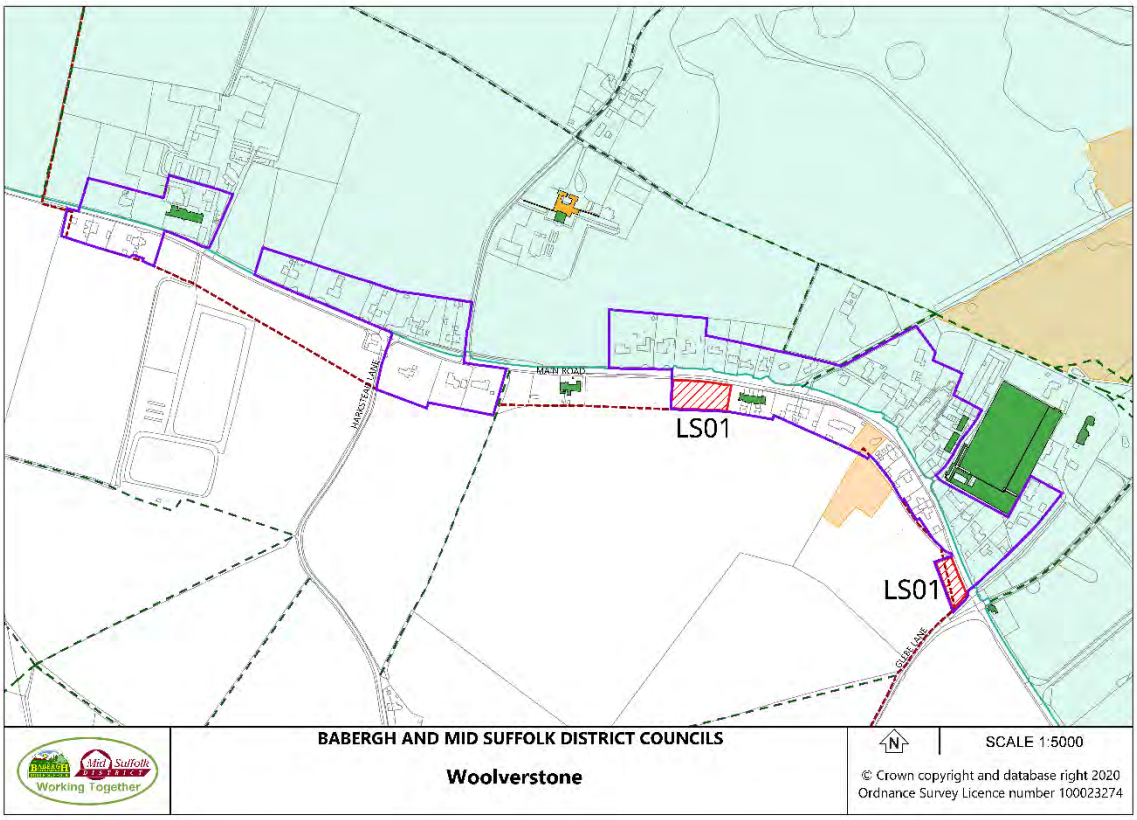
Wherstead Park is located south of the A14 and is classified as a Hinterland Village within the Ipswich Fringe. The settlement is a mix of employment and residential developments with a number of listed buildings identified. The landscape in Wherstead and the immediate surrounding area is characterised 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.

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



Woolverstone (Hamlet)

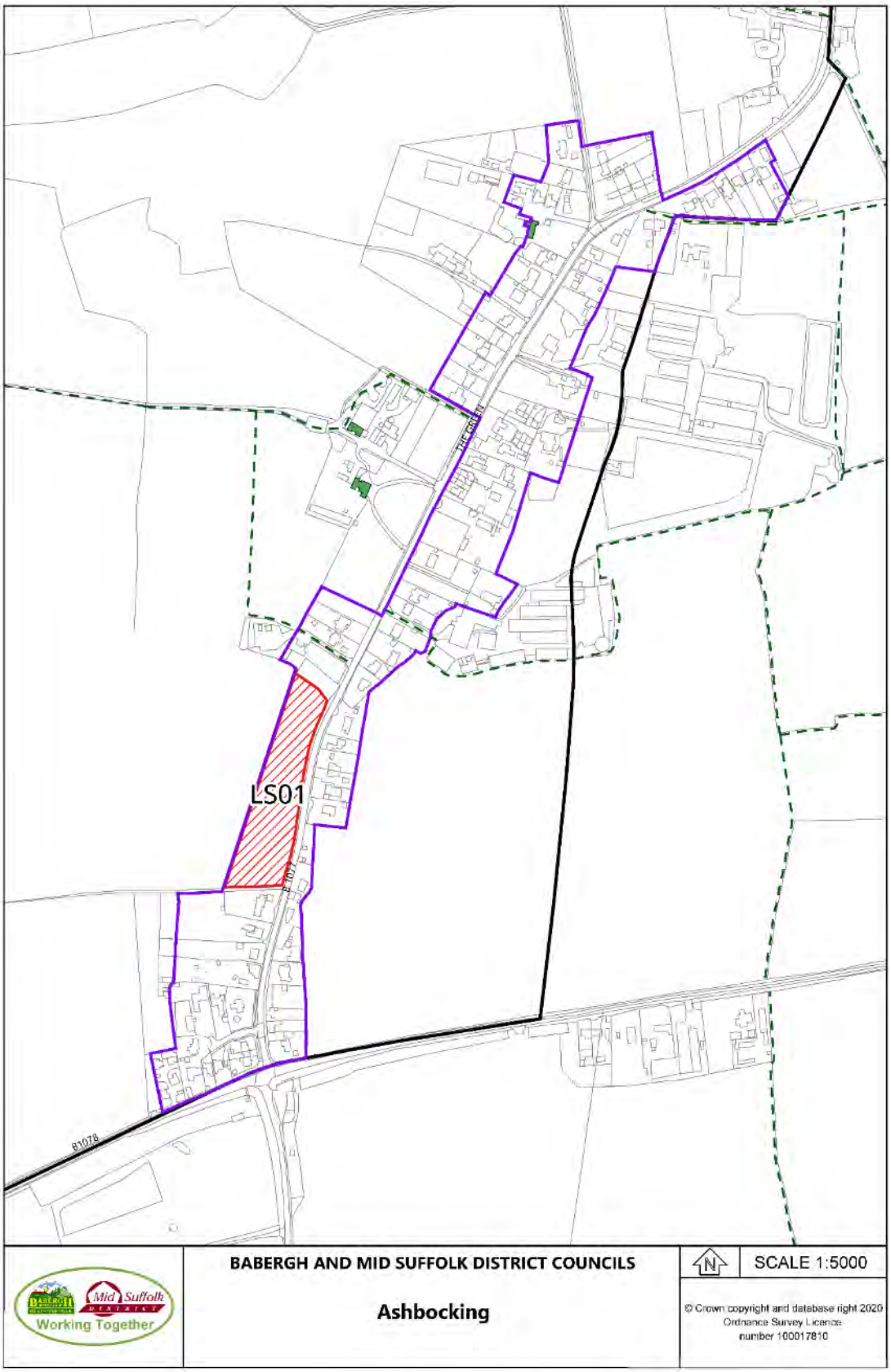
Located on the Shotley Peninsula, Woolverstone is classified as a Hamlet Village. Land to the north of Main Road lies within the Suffolk Coast and Heaths AONB. A Conservation Area covers the village and extends to include the Grade I listed Woolverstone Hall, its parkland setting and some waterside development. Woolverstone lies within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s).



Mid Suffolk District Council Place Maps and Policies

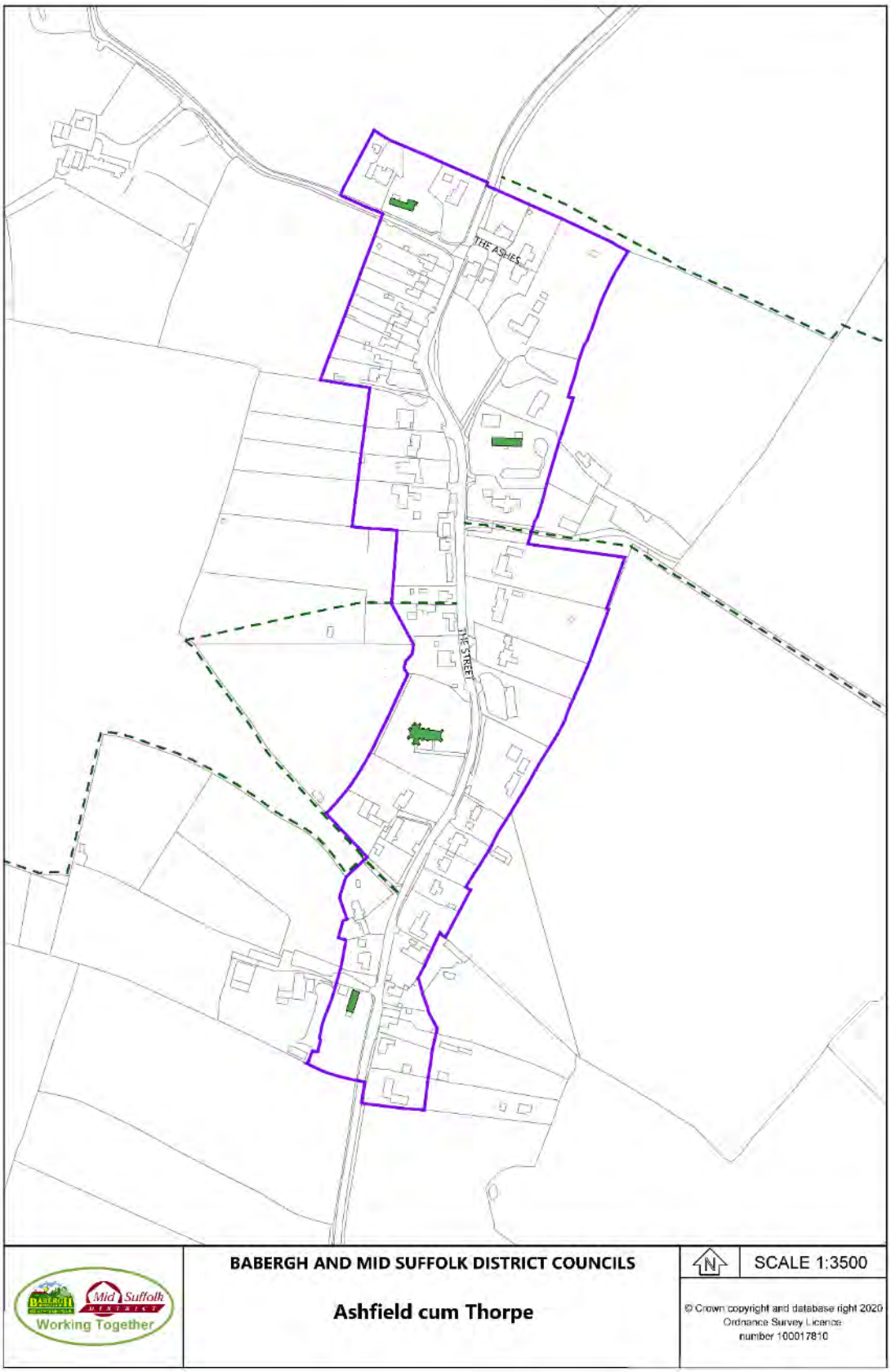
Ashbocking (Hamlet)

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).


LS01
B1078
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Ashbocking
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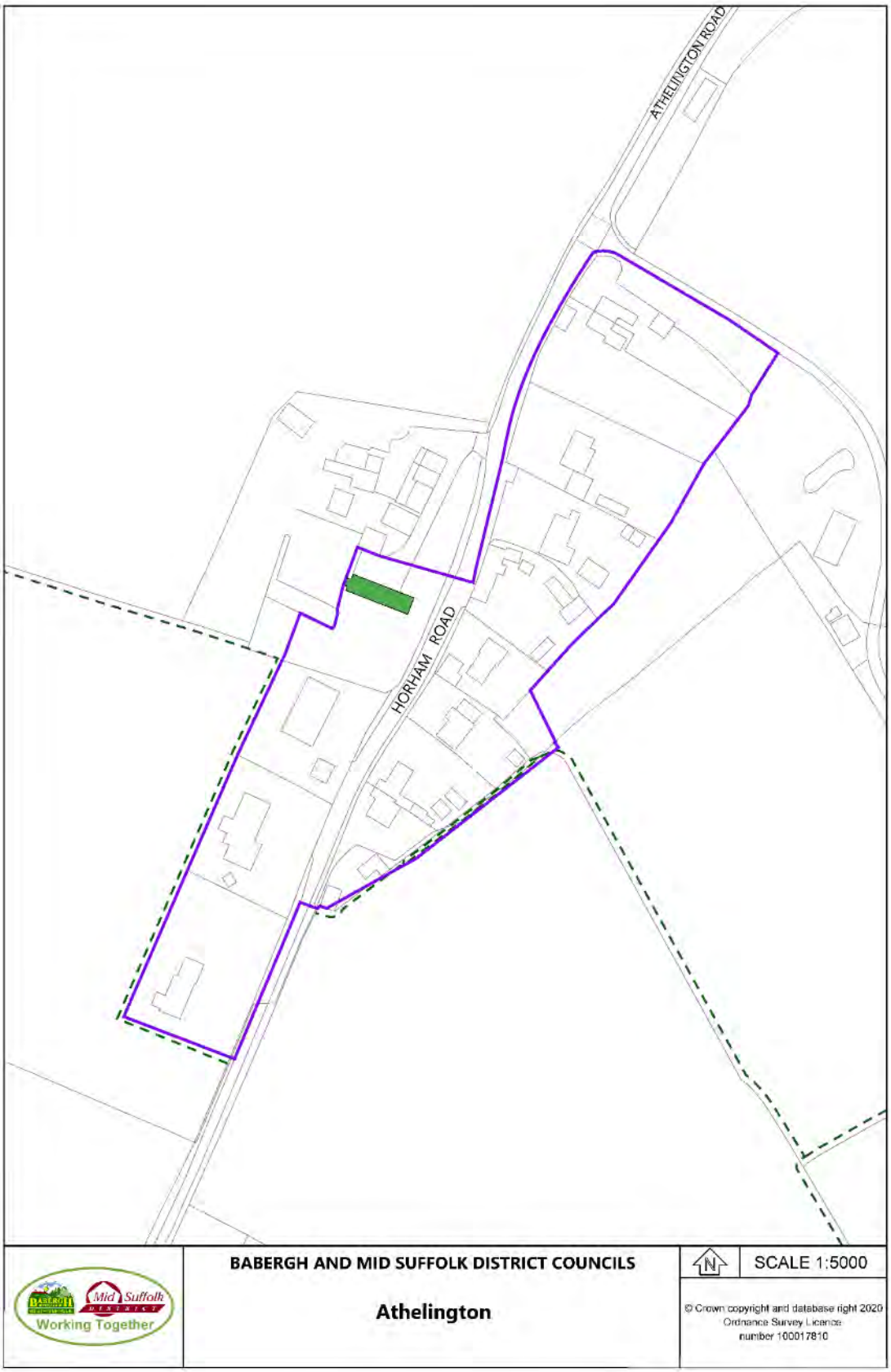
Ashfield cum Thorpe (Hamlet)

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).


THE ASHES
THE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Ashfield cum Thorpe
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Athelington (Hamlet)

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.


ATHELINGTON ROAD
HORHAM ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Athelington
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Bacton (Core Village)

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.

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 Plan. Existing planning commitments and growth through the 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 Allocations

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

I. **Open space provision.**

LA106 – Allocation: Land south of Pretyman Avenue, Bacton

Site Size – 5.37ha

Approximately 85 dwellings (with associated infrastructure)

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

I. **Education provision; and**
II. **Healthcare provision.**

LA105 – Allocation: Land north of Church Road, Bacton

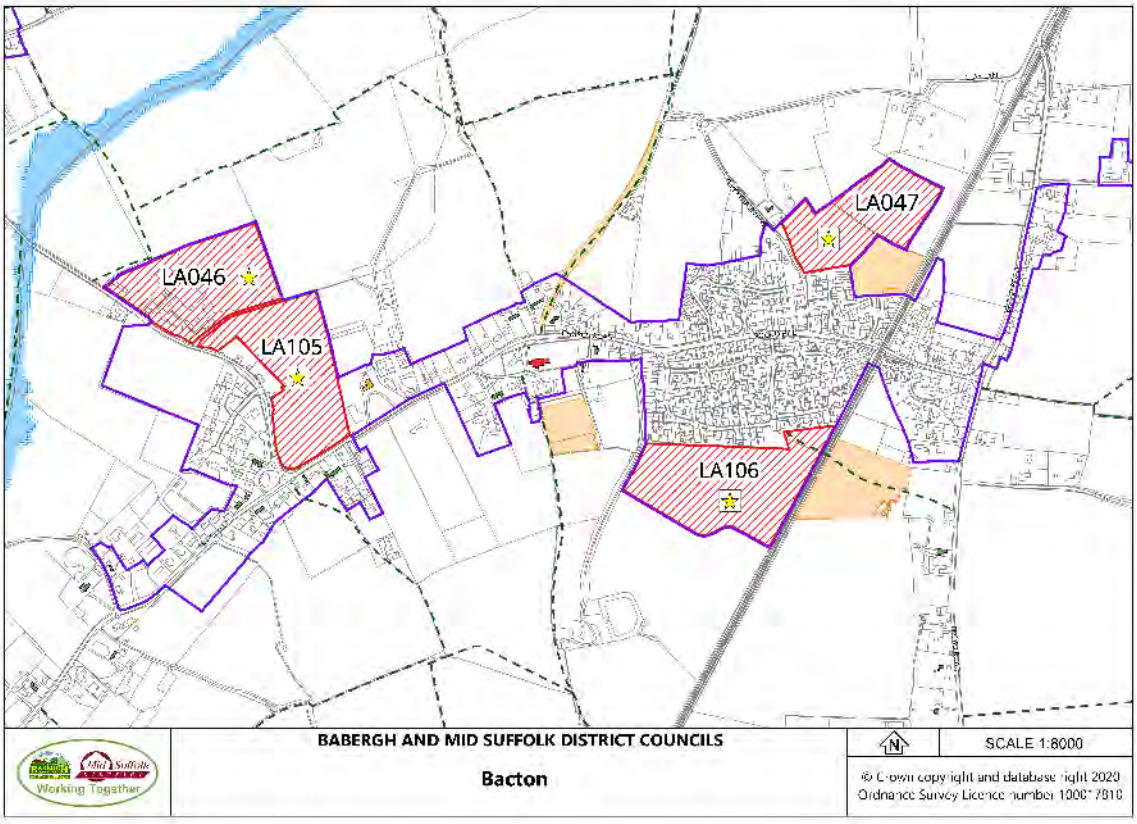
Site Size - 4.7ha

Approximately 81 dwellings (with associated infrastructure)

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

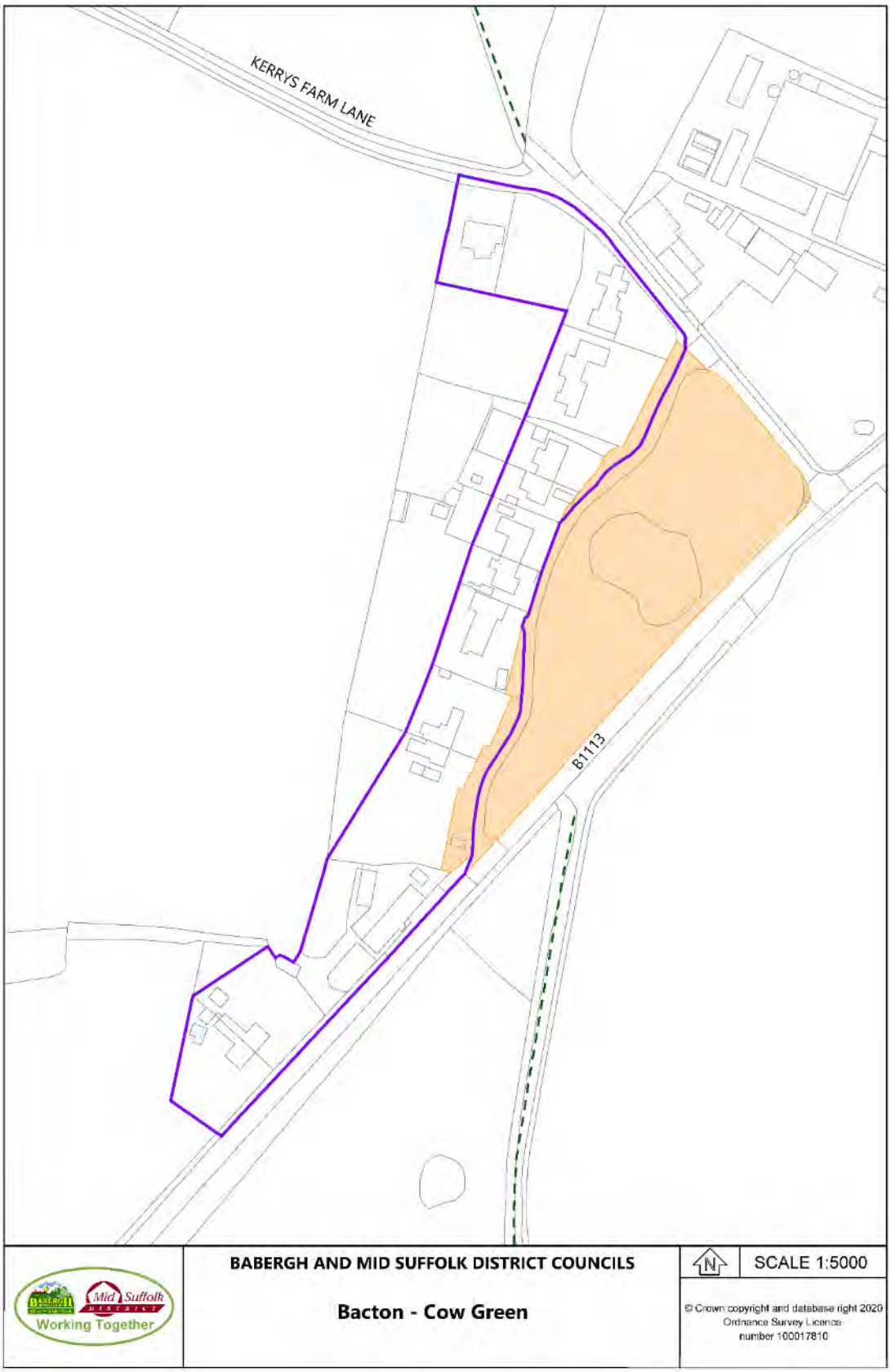
I. **Education provision; and**

II. **Healthcare provision.**



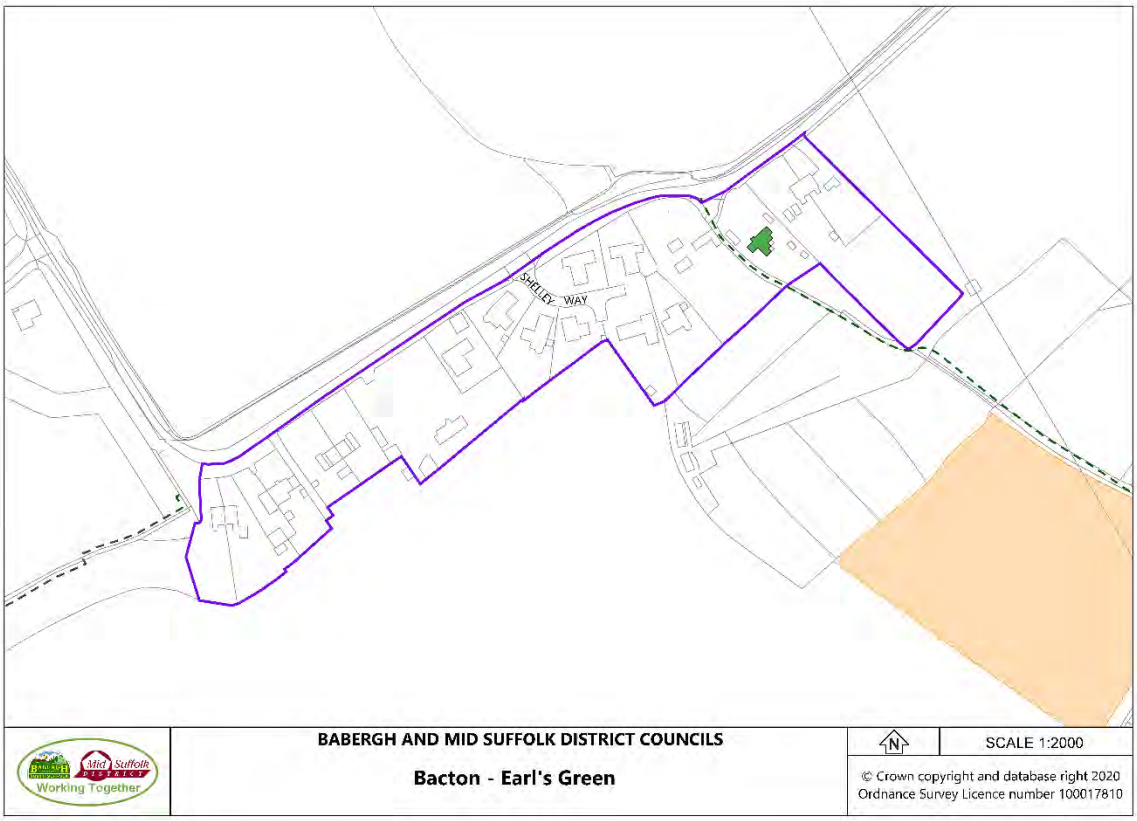
Bacton – Cow Green (Hamlet)

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


KERRYS FARM LANE
B1113
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bacton - Cow Green
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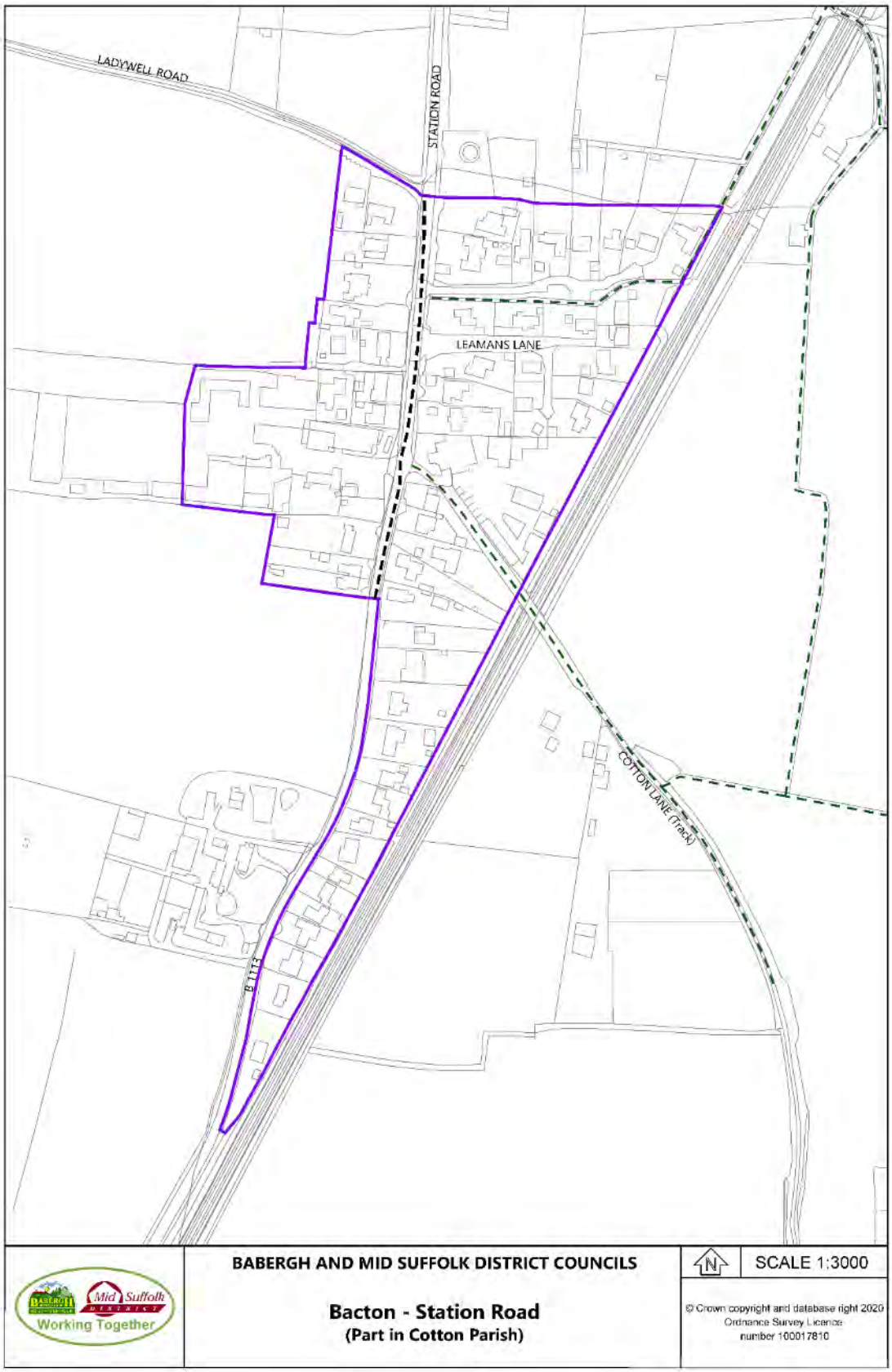
Bacton – Earl's Green (Hamlet)

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.



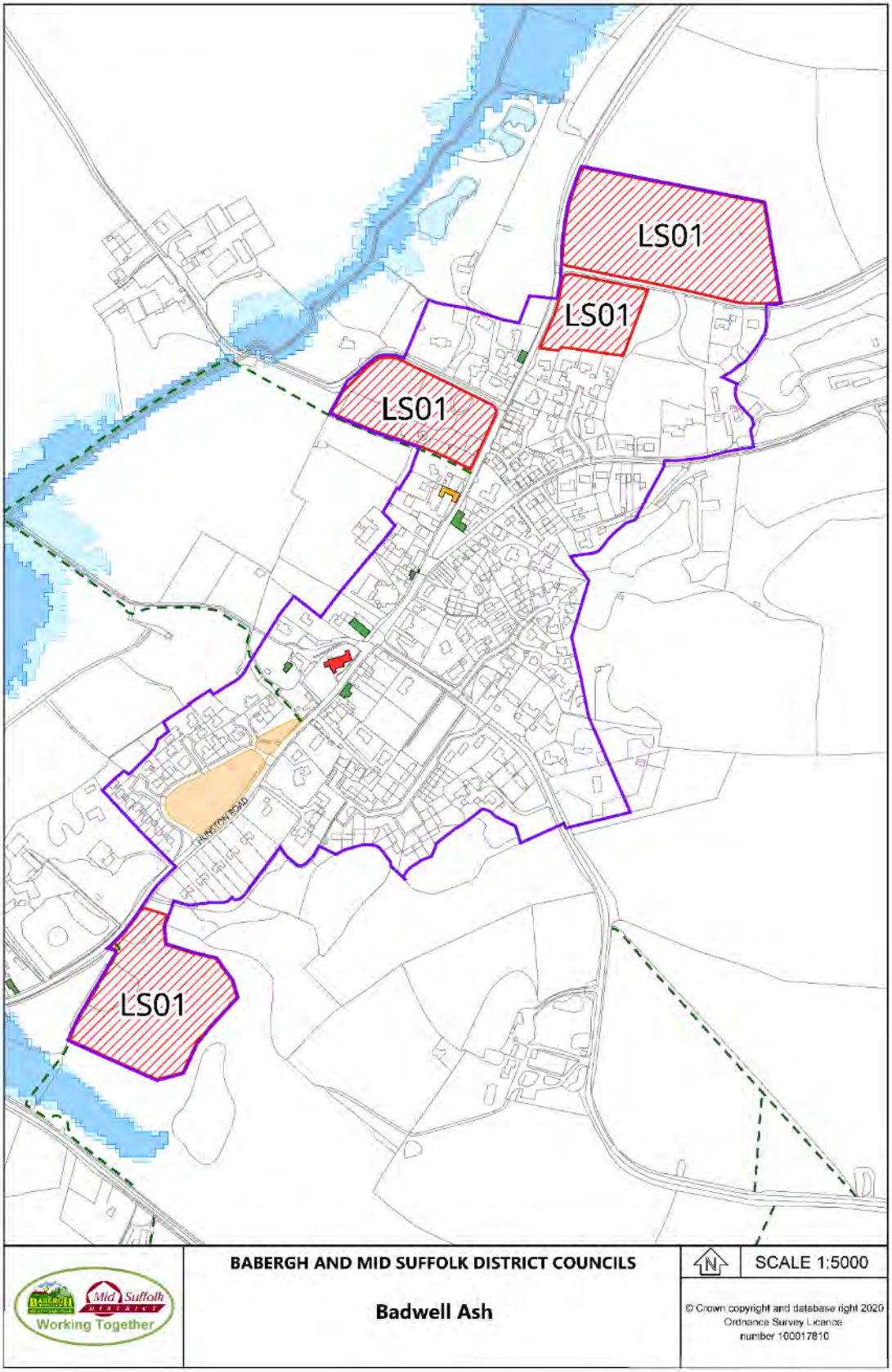
Bacton - Station Road (Hamlet)

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.


LADYWELL ROAD
STATION ROAD
LEAMANS LANE
COTTON LANE (Track)
B 1113
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bacton - Station Road
(Part in Cotton Parish)
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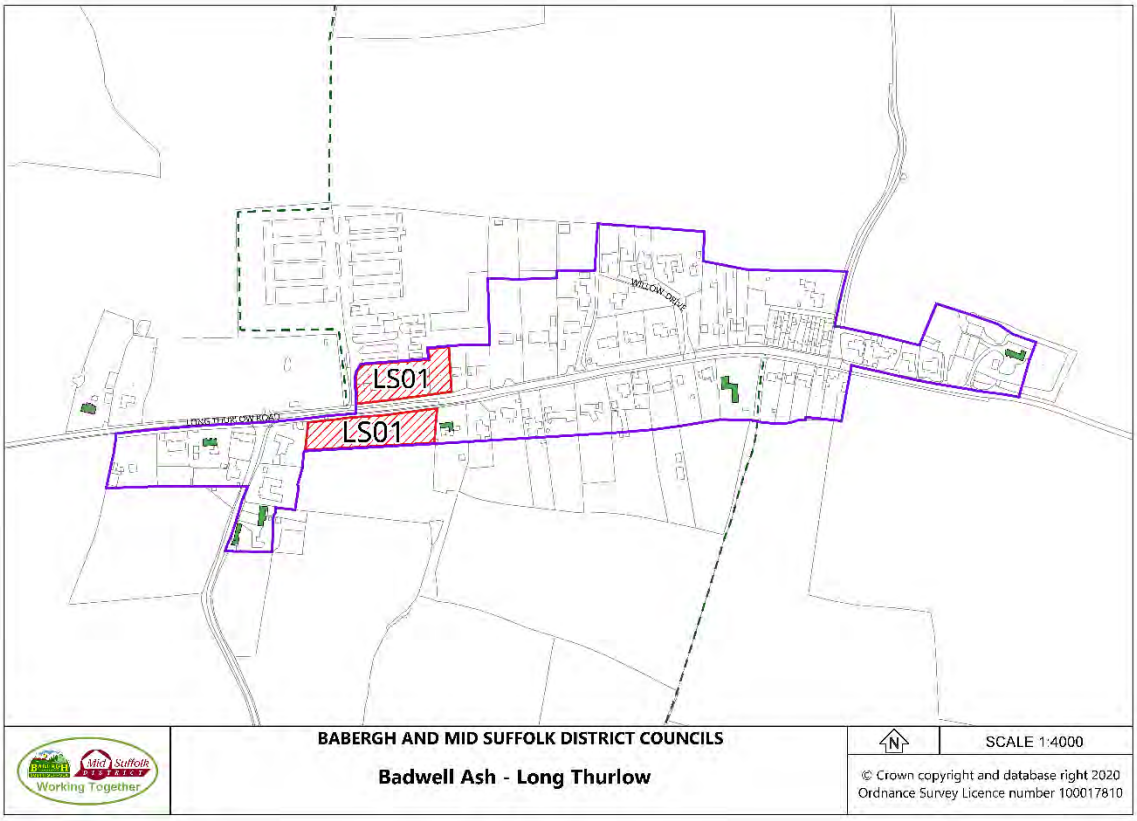
Badwell Ash (Hinterland)

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.


LS01
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LS01
FRAMSDEN ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Badwell Ash
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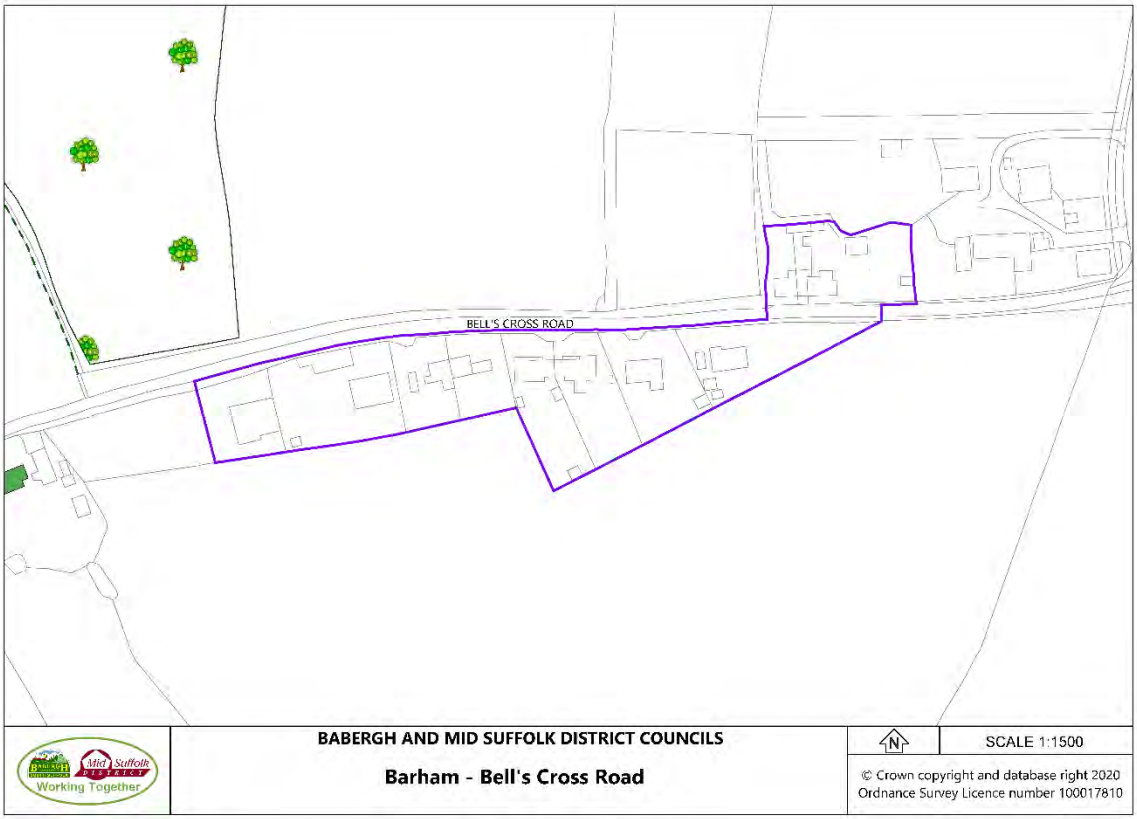
Badwell Ash - Long Thurlow (Hamlet)

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.



Barham – Bell's Cross Road (Ipswich Fringe)

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).



Barham – Sandy Lane (Ipswich Fringe)

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. Shrubland 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).

Joint Local Plan Allocations

LA119 – Allocation: Land north of Pesthouse Lane, Barham

Site Size – 1.7ha

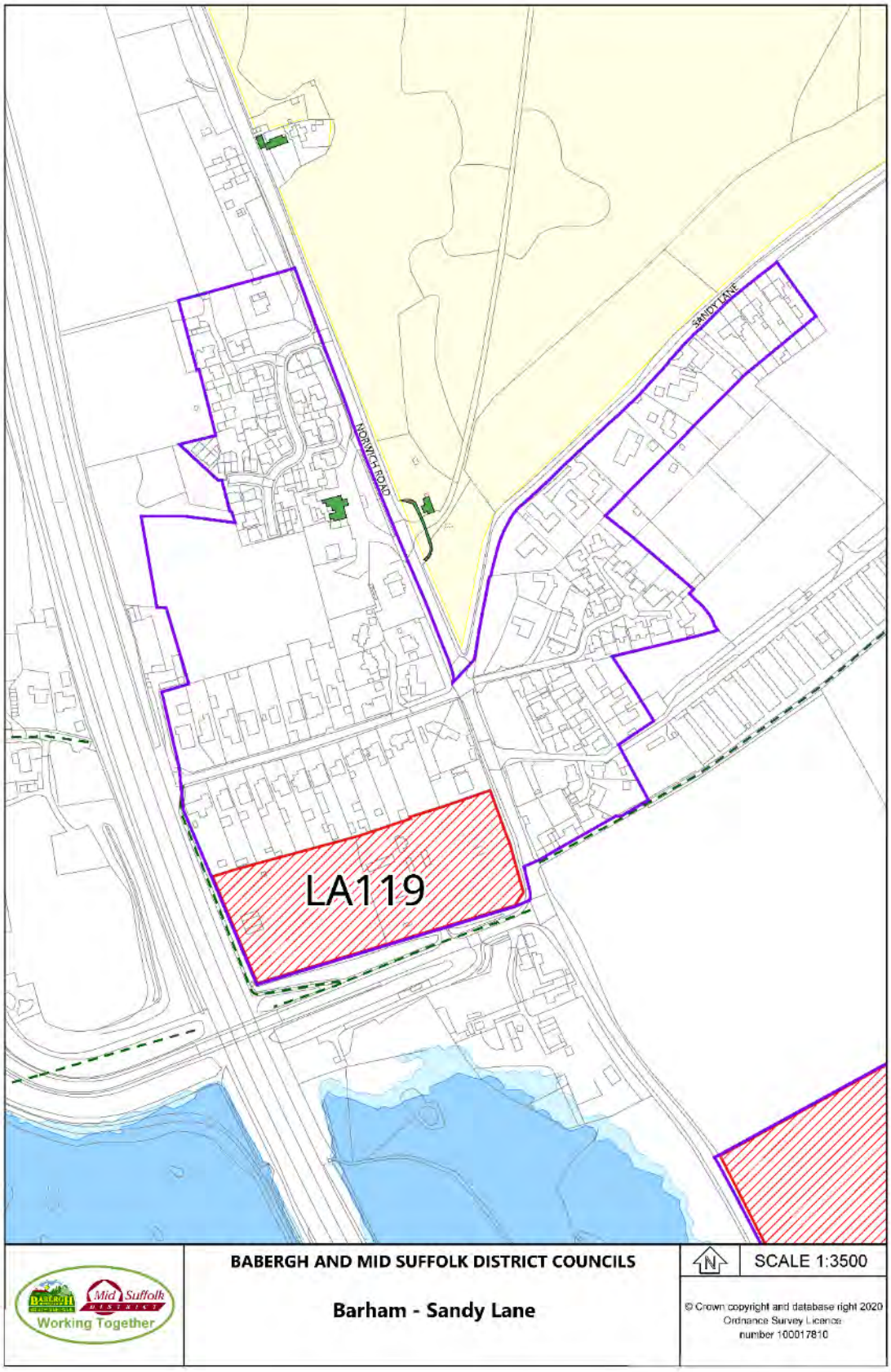
Approximately 20 dwellings (with associated infrastructure)

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

I. **Education provision;**

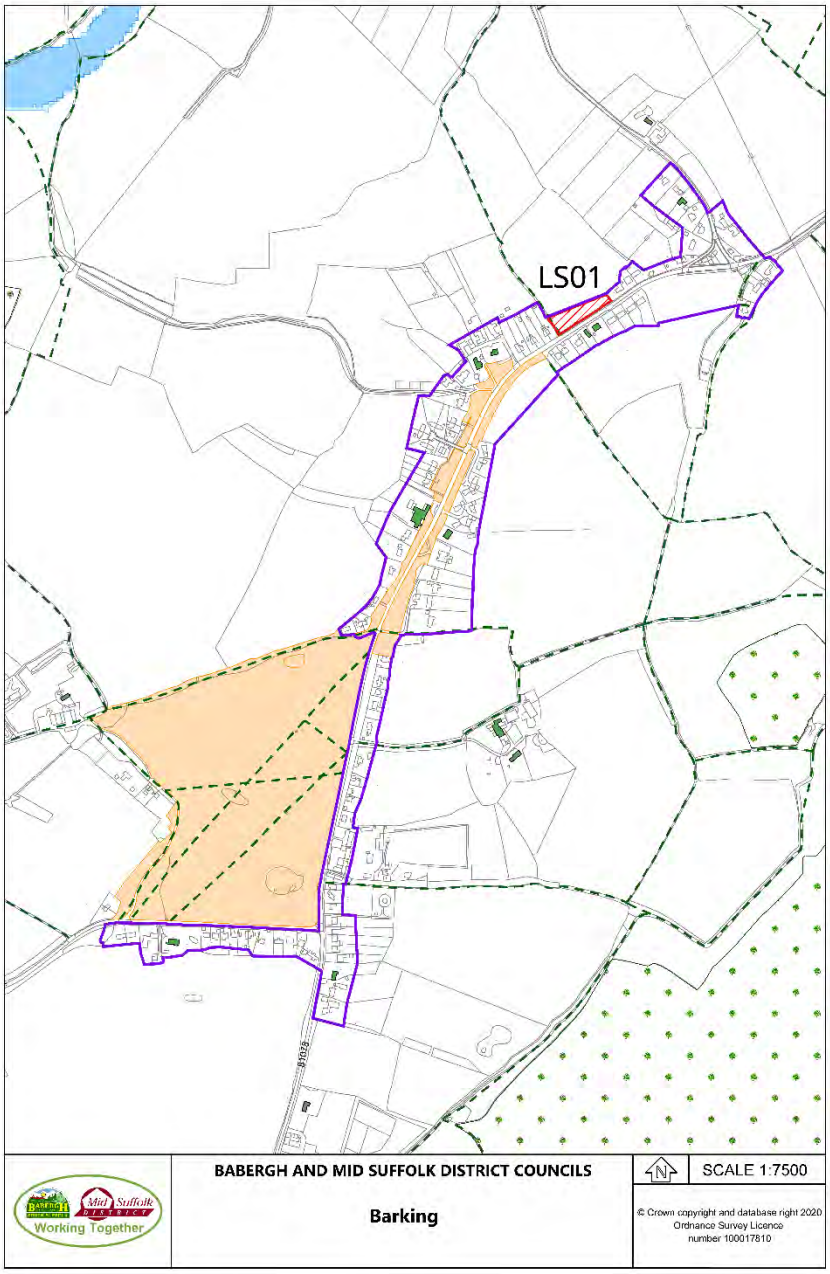
II. **Libraries; and**

III. **Public transport infrastructure.**


NORWICH ROAD
SANDY LANE
LA119
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Barham - Sandy Lane
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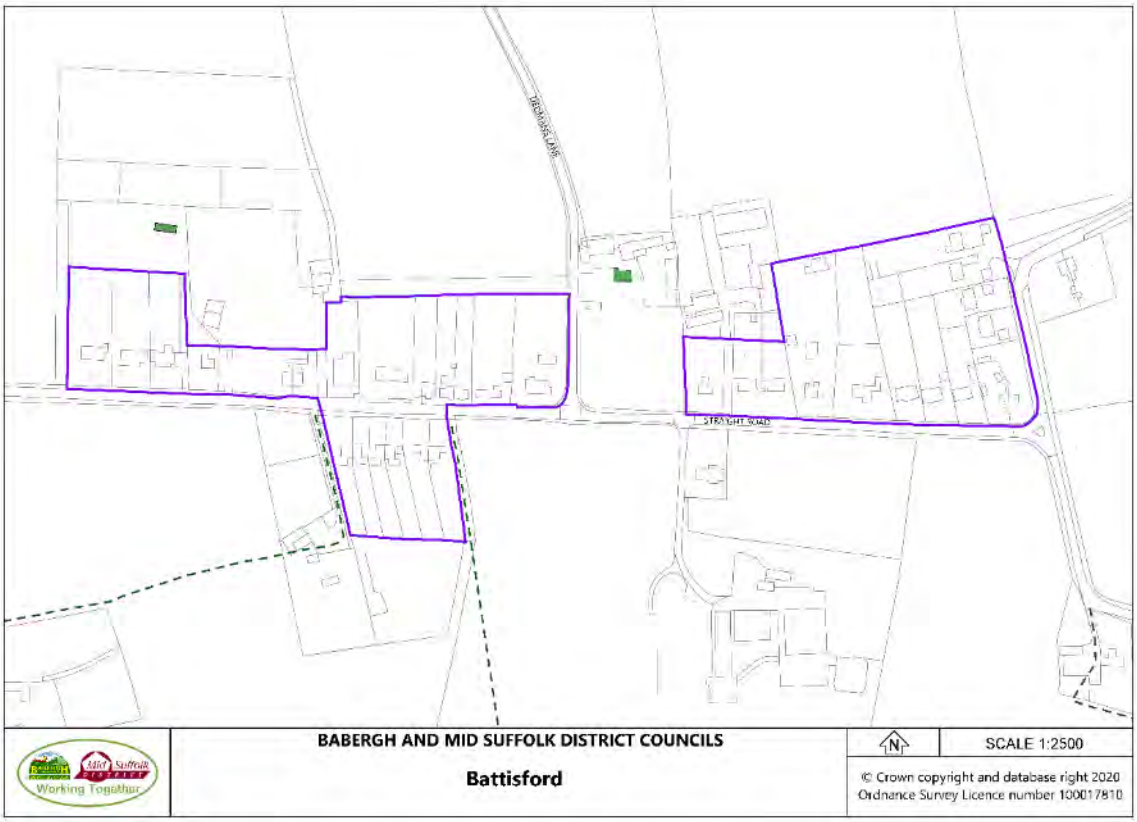
Barking (Hinterland)

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.



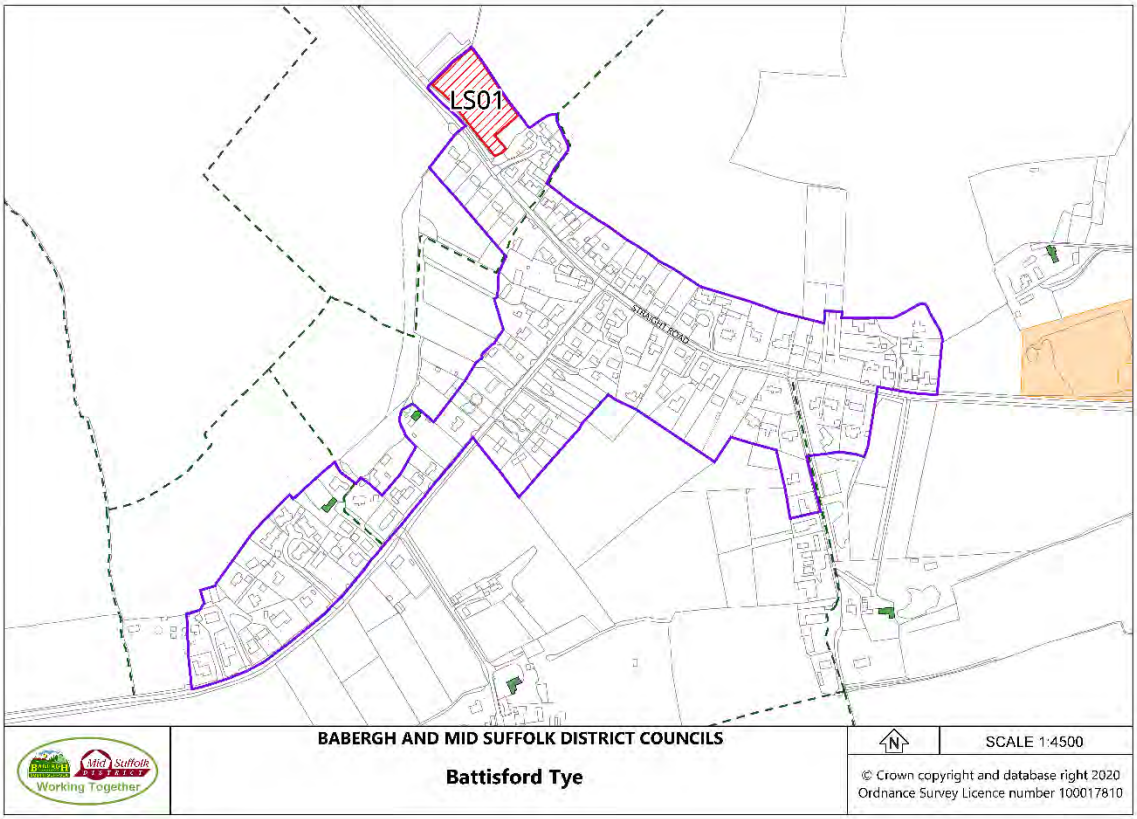
Battisford (Hamlet)

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.



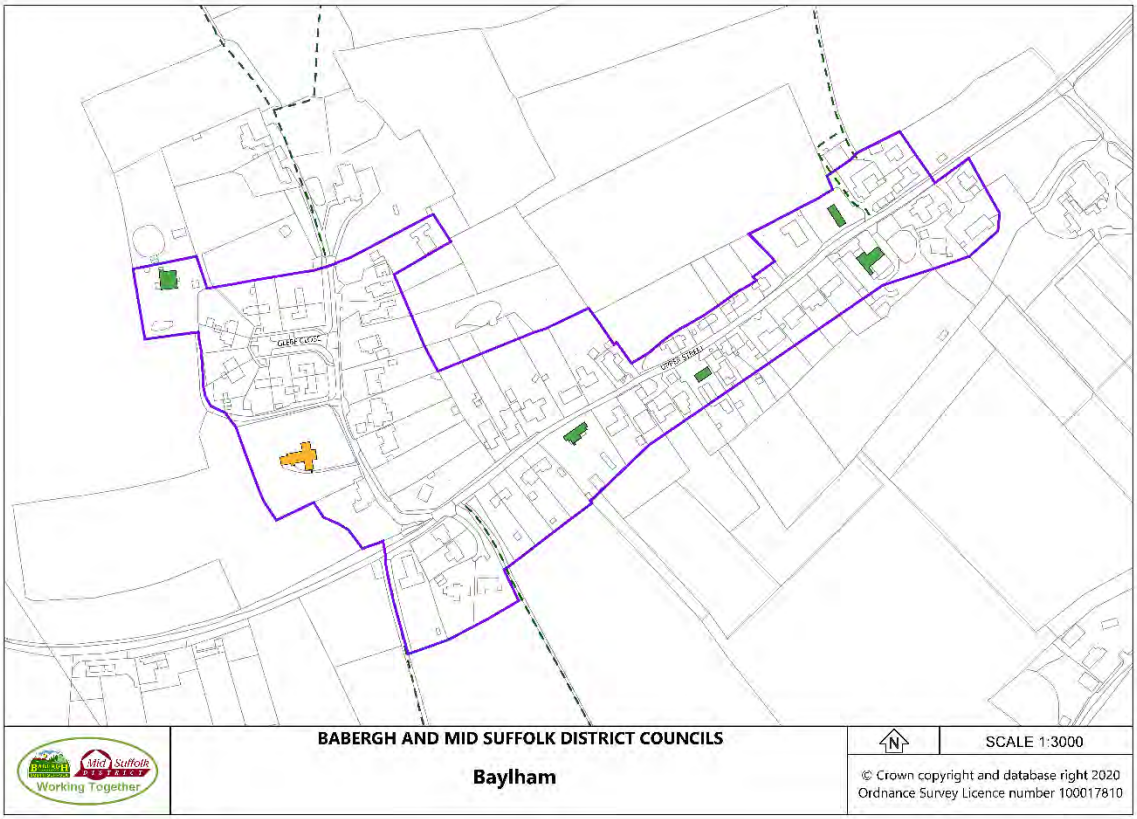
Battisford Tye (Hamlet)

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.



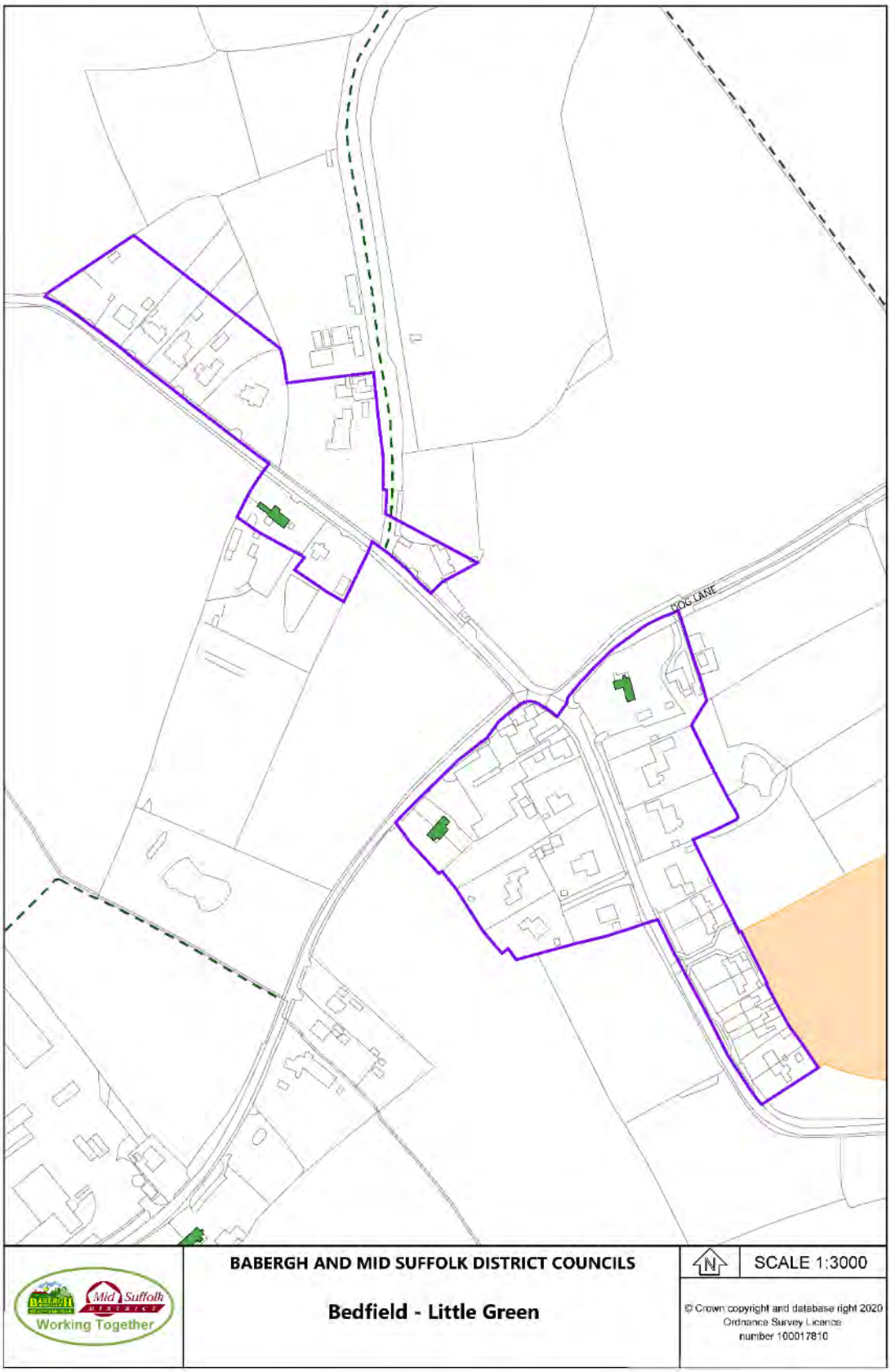
Baylham (Hamlet)

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.



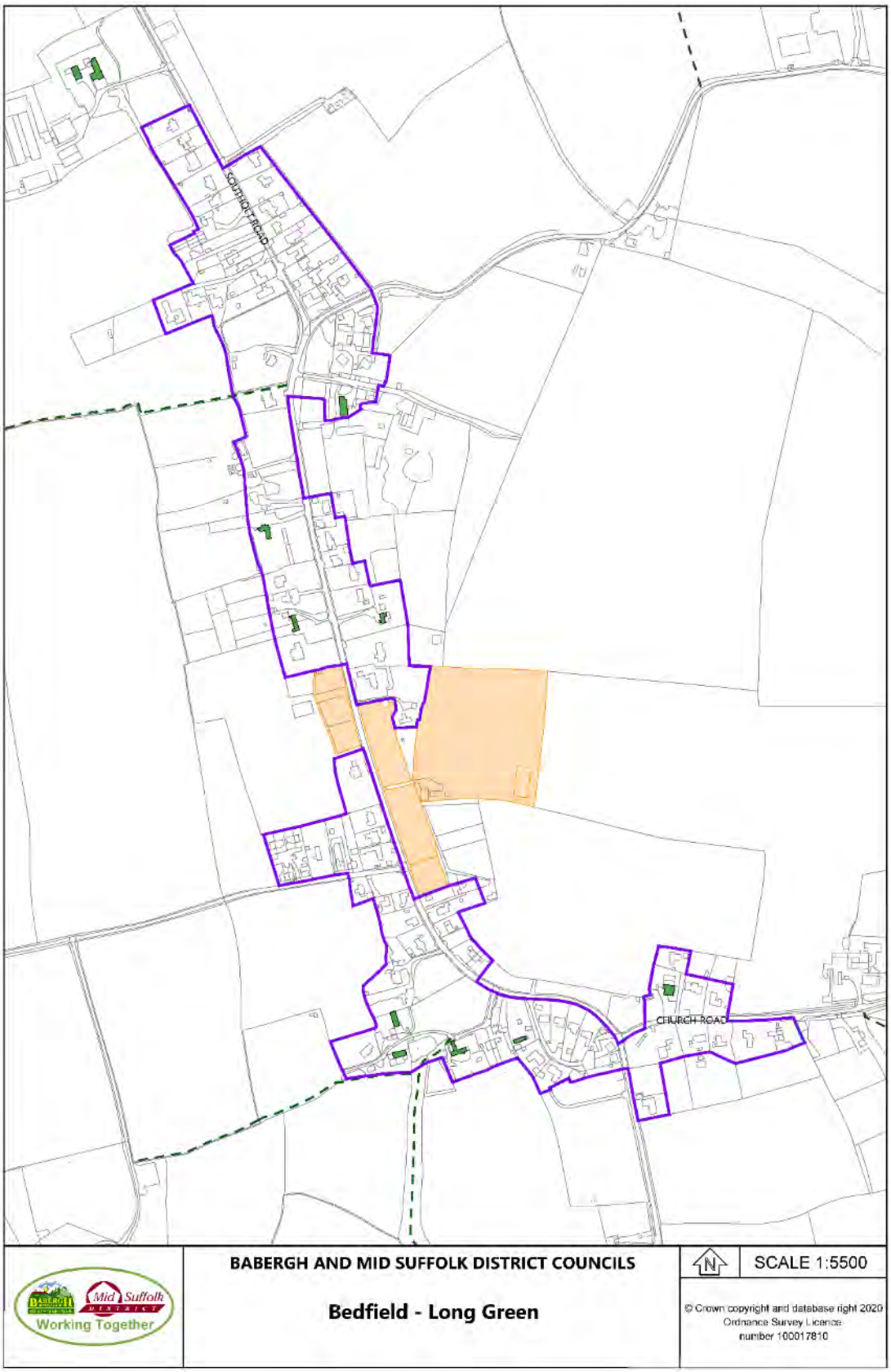
Bedfield - Little Green (Hamlet)

Bedfield – Little Green is located approximately 5km north-west of Framlingham 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.


FOG LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bedfield - Little Green
SCALE 1:3000
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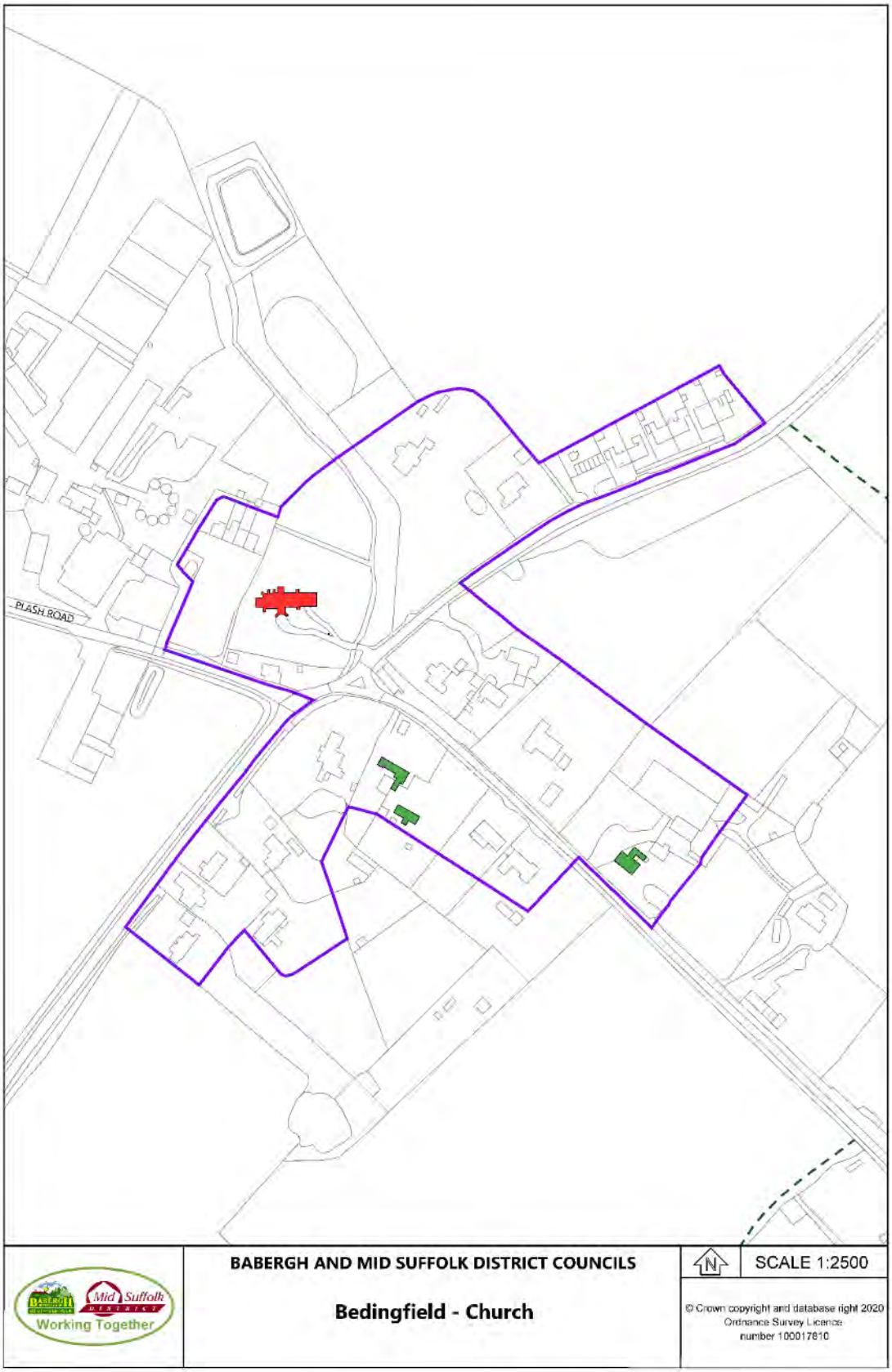
Bedfield - Long Green (Hamlet)

Bedfield – Long Green is located approximately 5km north-west of Framlingham 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.


SOUTHOLT ROAD
CHURCH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bedfield - Long Green
SCALE 1:5500
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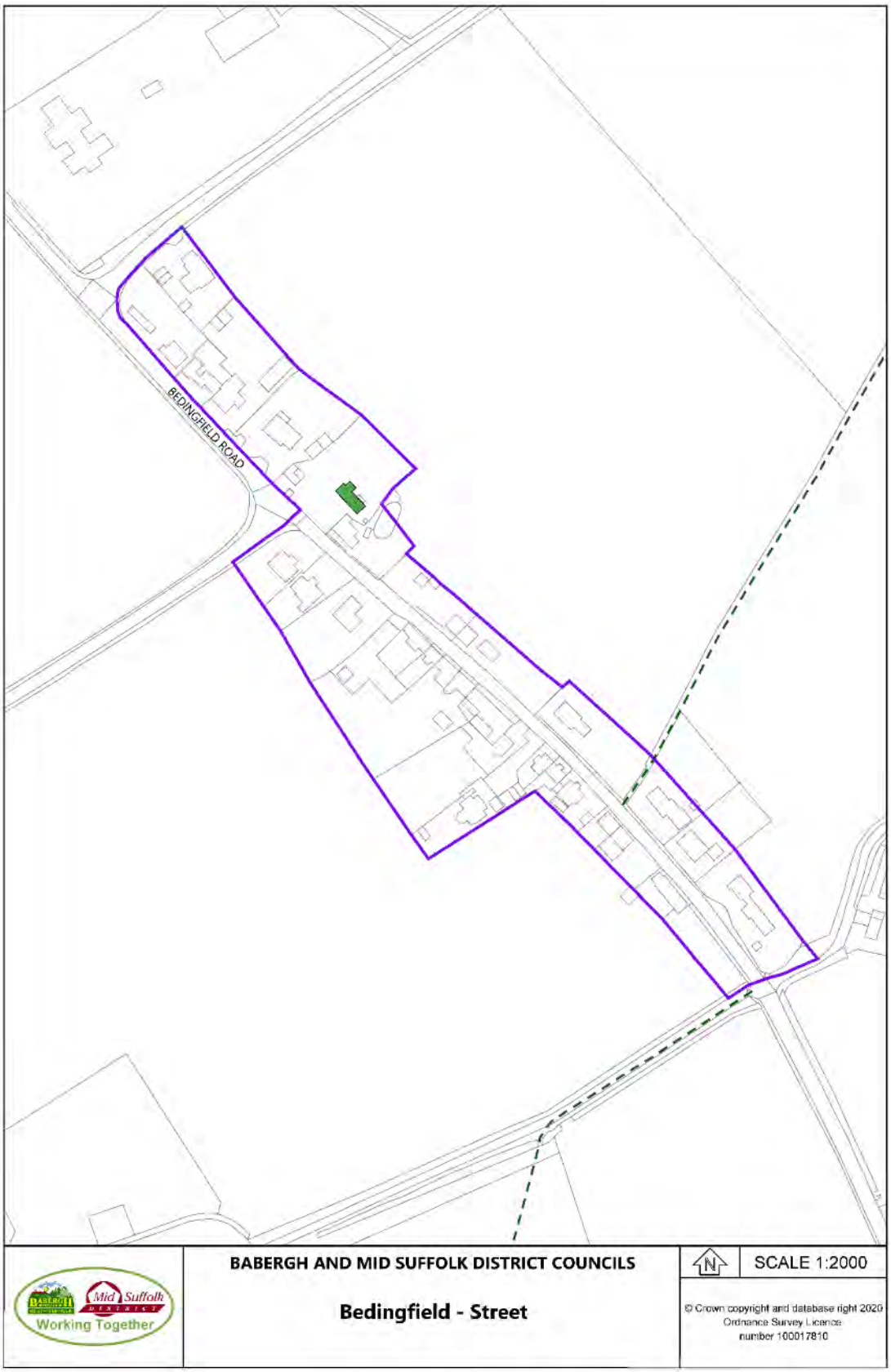
Bedingfield – Church (Hamlet)

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.


PLASH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bedingfield - Church
Working Together
SCALE 1:2500
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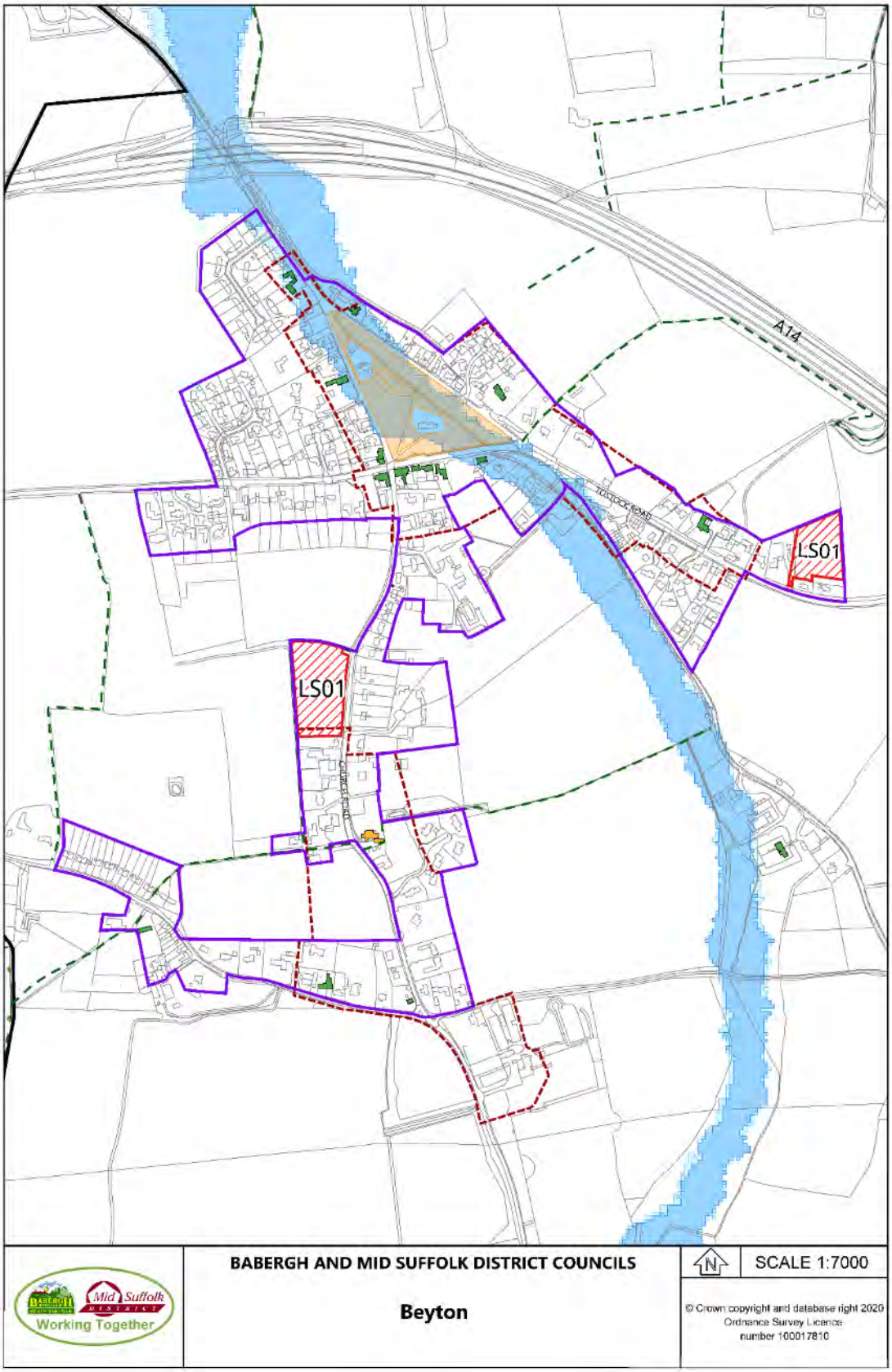
Bedingfield – Street (Hamlet)

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.


BEDINGFIELD ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bedingfield - Street
SCALE 1:2000
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Beyton (Hinterland)

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.


A14
LS01
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Beyton
SCALE 1:7000
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Botesdale and Rickinghall (Core Village)

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 Botesdale and Rickinghall Neighbourhood Plan was adopted in January 2020. 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.

There is currently sufficient primary school capacity locally to accommodate planning commitments and growth planned through the Plan. However, there is a requirement to expand the existing local pre-school and secondary school. The Botesdale Health Centre recently benefited from expansion to enable additional provision in relation to committed growth. Existing planning commitments and growth through the 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 policies of the Plan and Botesdale Neighbourhood Plan, 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.**
IV. **Development must consider impacts upon the protection and enhancement of trees**

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

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

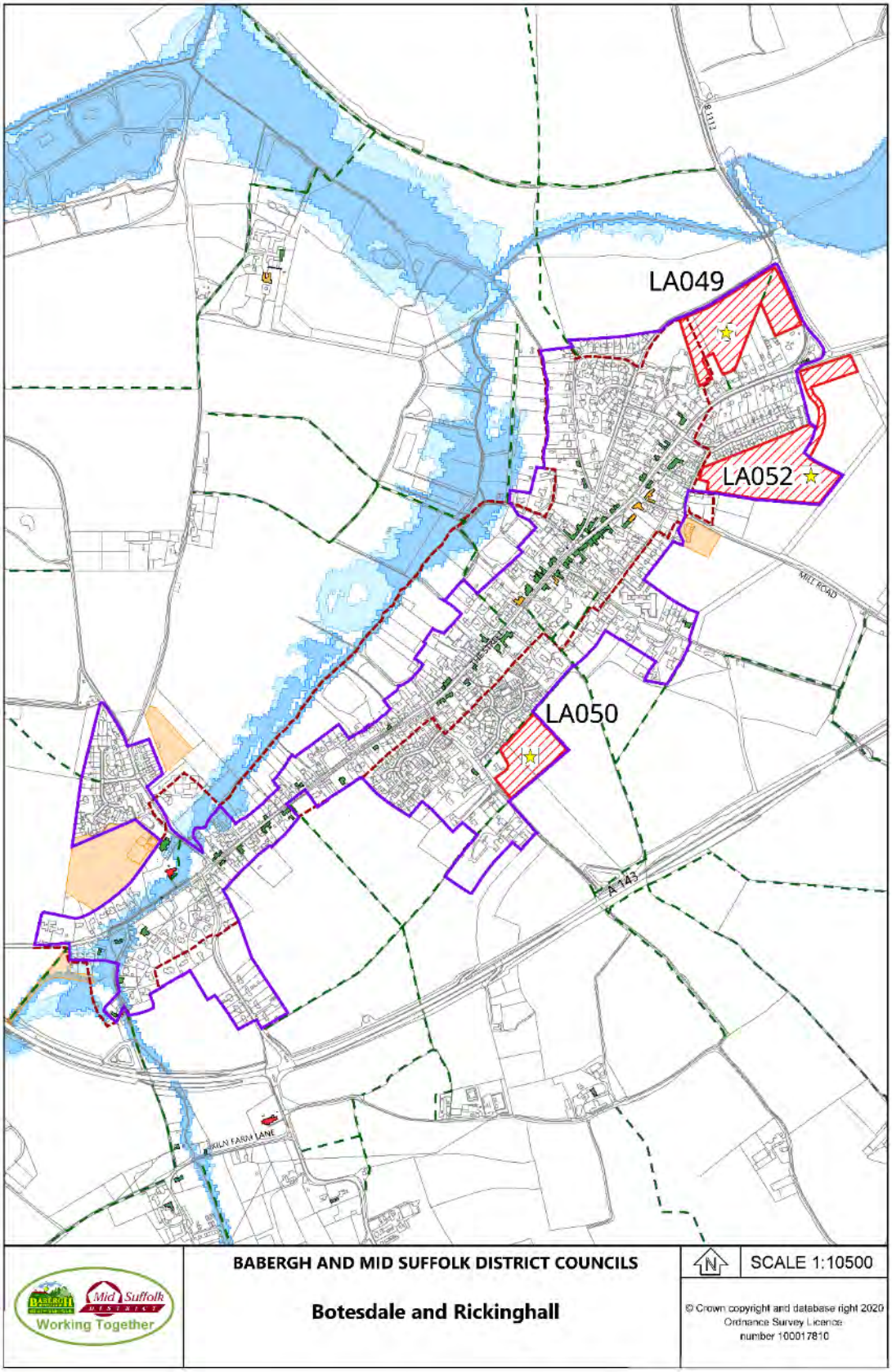
LA052 – Allocation: Land north of Mill Road, Botesdale & Rickinghall

Site Size - 2.8ha

Approximately 69 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with:

I. **The relevant policies of the Plan and Botesdale Neighbourhood Plan;**
II. **A Construction Environment 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; and**
III. **Contributions to the satisfaction of the LPA towards open space provision.**


LA049
LA052
LA050
MILL ROAD
A 143
KILN FARM LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Botesdale and Rickinghall
SCALE 1:10500
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Bramford (Ipswich Fringe)

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. The Gipping Valley represents a particularly sensitive archaeological landscape, with remains of all periods.

An extension to Bramford CEVCP will be required to facilitate growth in Bramford planned through the 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.

Bramford falls within the RAMS 13km Zone of Influence, therefore contributions will be sought for all developments involving the creation of new dwelling(s). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

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 Plan;**
II. **Development is designed to conserve and where appropriate enhance Runcton House and Street Farm Cottage (both Grade II) and their settings;**
III. **Rights of Way should be retained and enhanced to enable access to the countryside and active transport;**
IV. **An ecological survey, and any necessary mitigation measures are provided; Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
V. **Contributions to the satisfaction of the LPA, towards primary and secondary school provision and a new pre-school;**
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 / B1113.**

LA007 – Allocation: Land east of The Street, Bramford

Site Size - 9.3ha

Approximately 190 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Pre-school education provision (including reserving land and proportionate build-costs);**
II. **Open space provision;**
III. **Highway improvements in Bramford and Sproughton;**
IV. **Improvements to Public Rights of Way.**

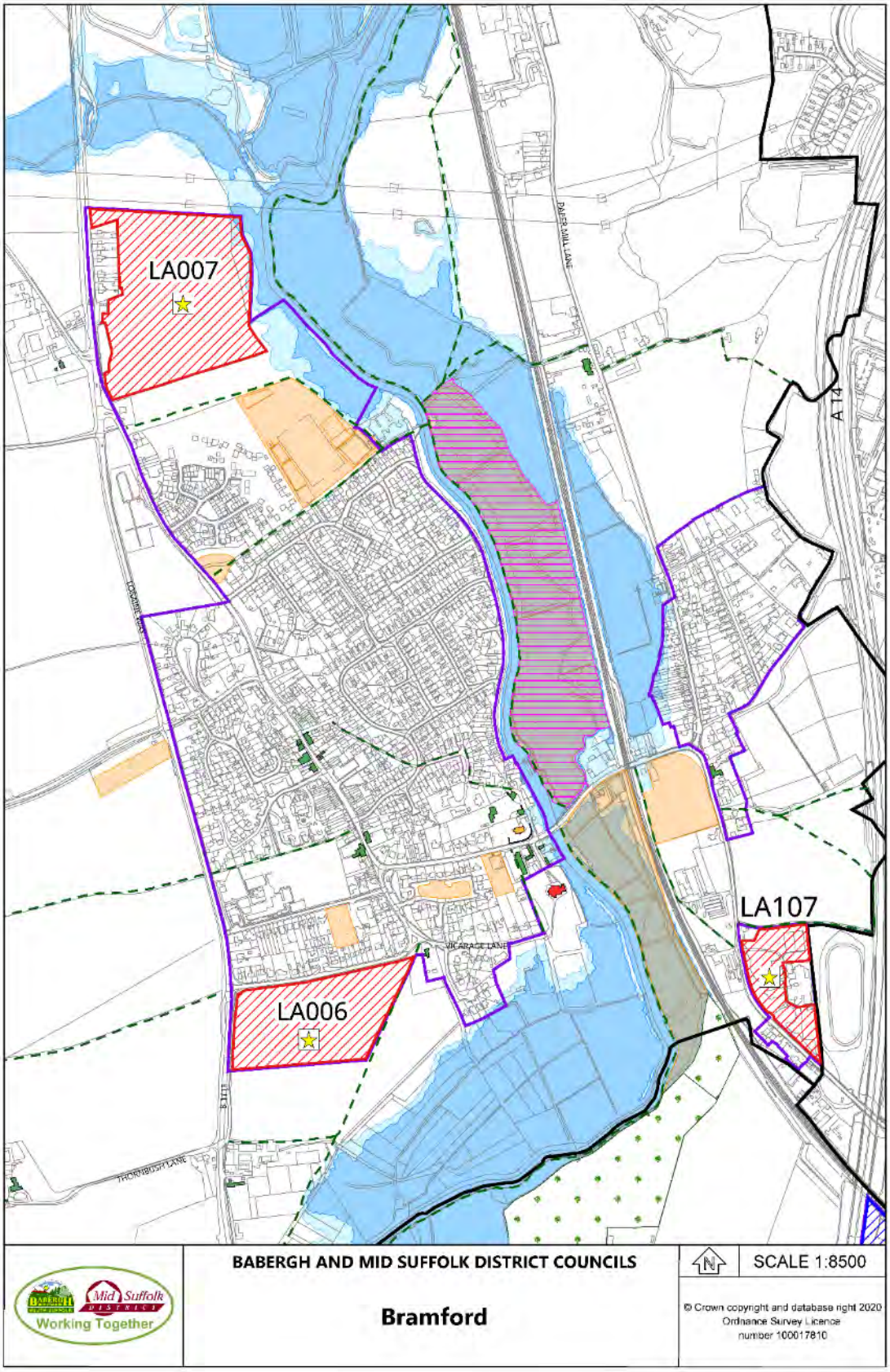
LA107 – Allocation: Land east of Bramford Road, Bramford

Site Size – 2.1ha

Approximately 14 dwellings (with associated infrastructure)

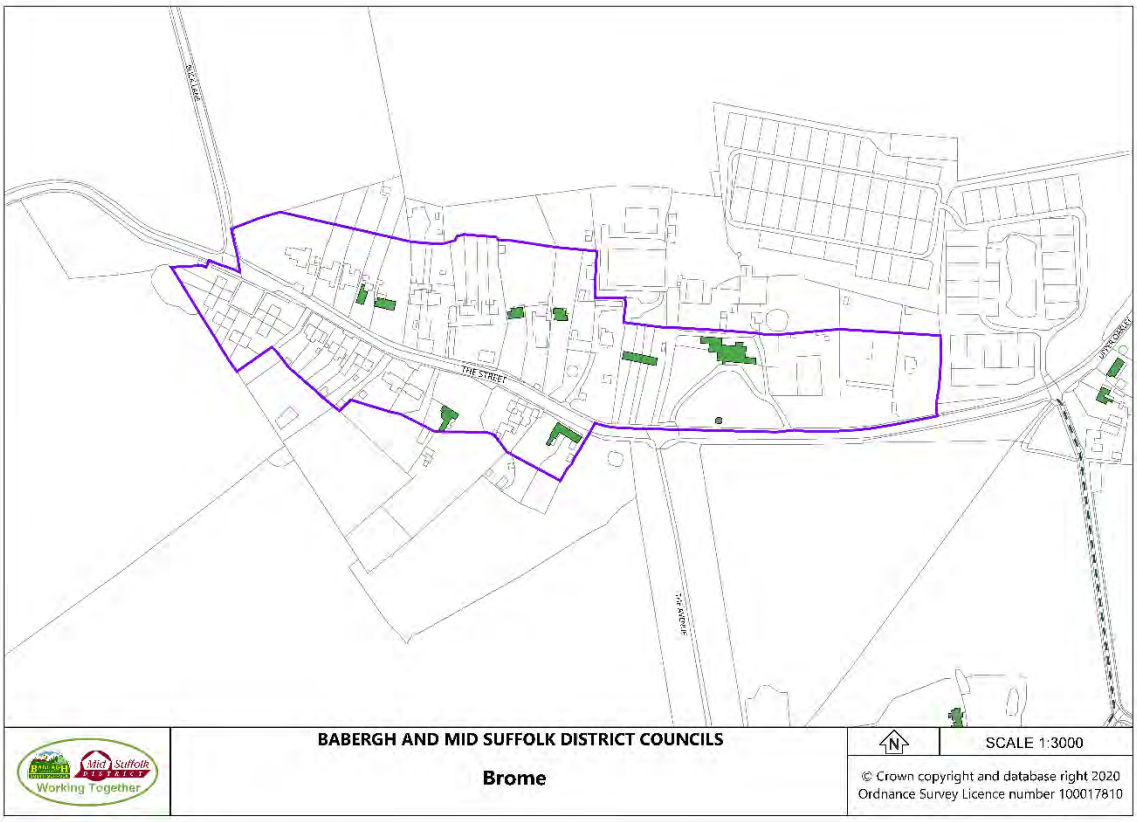
The development shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Open space provision.**


LA007
LA006
LA107
A14
DAGGER HILL LANE
VICARAGE LANE
THORNBURY LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Bramford
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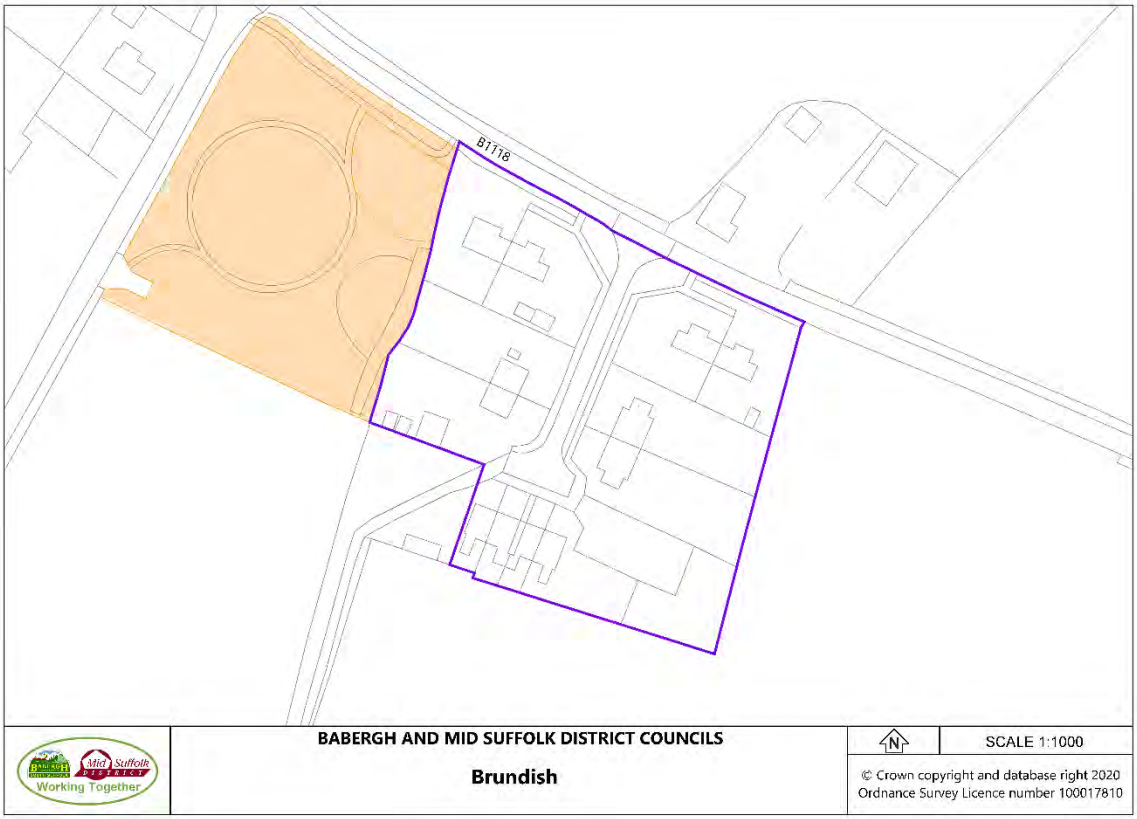
Brome (Hinterland)

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.



Brundish (Hamlet)

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.



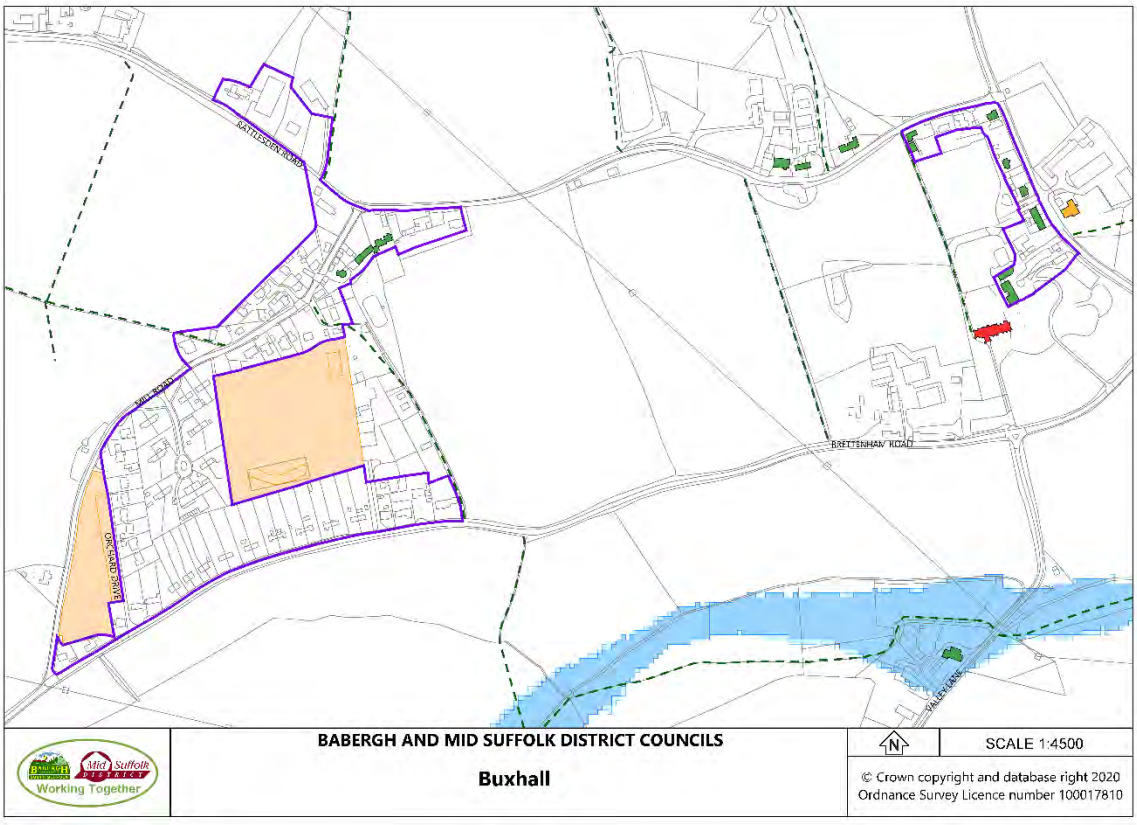
Burgate (Hamlet)

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.


SYCAMORE VIEW
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Burgate
SCALE 1:1500
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Buxhall (Hamlet)

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.



Claydon with part Barham (Ipswich Fringe)

Claydon and Barham are located east of the Gipping Valley and north of Ipswich and is identified as a Core Village, within 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.

A new primary school (including a 60-place pre-school) is required to facilitate growth planned through the Plan for the Claydon catchment area. An expansion to Claydon Primary School was completed in 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 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 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. Policies MP9, MP10 and MP18 of the Suffolk Minerals and Waste Local Plan apply to sites LA001 and LA002.

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). For allocations of 50 dwellings or more a project level HRA will also be required in order to secure access to sufficient greenspace at application stage in line with Annex I of Natural England advice.

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 Plan;**
II. **Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I) and their settings, including avoiding access via the historic trackway to the east of the site and ensuring the church remains a prominent building with its rural character setting maintained;**
III. **Existing vegetation on the eastern edge of the site should be retained for screening;**
IV. **Important hedgerows should be retained**
V. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VI. **An ecological survey, and any necessary mitigation measures are provided;**
VII. **Potential noise pollution issues are effectively mitigated;**
VIII. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced;**
IX. **Appropriate landscaping and noise mitigation addressing the compatibility of neighbouring quarry site;**
X. **Measures are introduced to remediate land affected by contamination;**
XI. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
XII. **Contributions, to the satisfaction of the LPA, towards provision of the new pre-school and primary school, and secondary school provision;**
XIII. **Contributions, to the satisfaction of the LPA, towards healthcare provision;**
XIV. **Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
XV. **Provision of highway improvements of strategic road network in the area may be required;**
XVI. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
XVII. **Internal footways provided within the development and linked with adjoining site (LA002), and the 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 Plan;**
II. **Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I), and Henry VIII Farmhouse (Grade II) and their settings, including avoiding access via the historic trackway to the east of the site and ensuring the church remains a prominent building with its rural character setting maintained. Development should be set back from the eastern edge of site and the south-western edge along Norwich Road;**
III. **Existing vegetation on the eastern edge of the site should be retained for screening;**
IV. **Measures for managing impacts on archaeological remains are provided, including preservation in situ of Anglo-Saxon settlement remains and archaeological excavation of other remains;**
V. **An ecological survey, and any necessary mitigation measures are provided;**
VI. **A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;**
VII. **Provision of highway improvements of strategic road network in the area may be required;**
VIII. **Potential noise pollution from the A14 and neighbouring quarry site is effectively mitigated;**
IX. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced;**
X. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
XI. **Contributions, to the satisfaction of the LPA, towards secondary school provision;**
XII. **Contributions, to the satisfaction of the LPA, towards healthcare provision;**
XIII. **Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
XIV. **Internal footways provided within the development and linked with adjoining site (LA001), and the provision of bus stops.**

LA003 – Allocation: Land south of Church Lane, Claydon

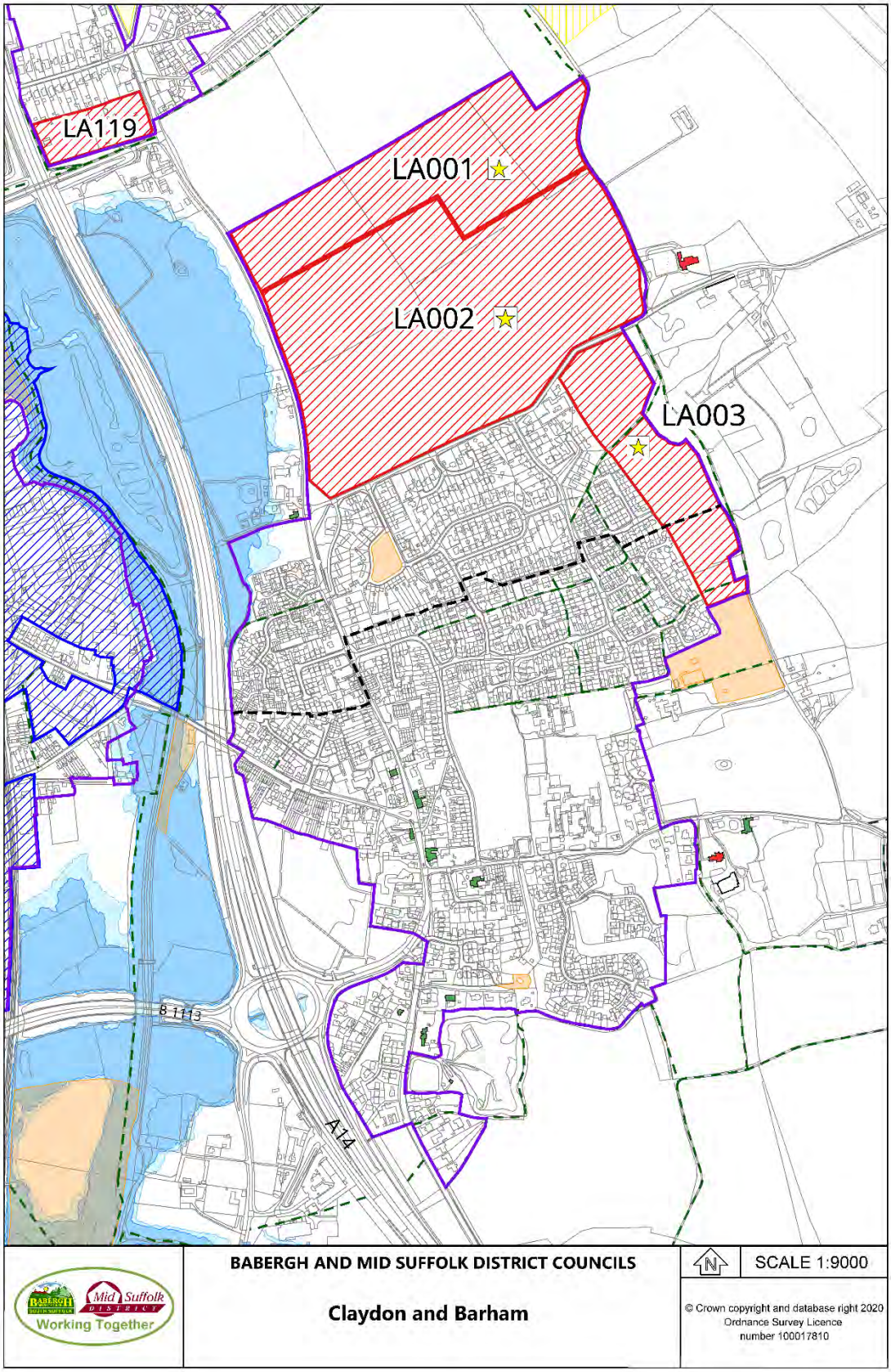
Site size - 6.2ha

Approximately 75 dwellings (and associated infrastructure)

The development shall be expected to comply with the following:

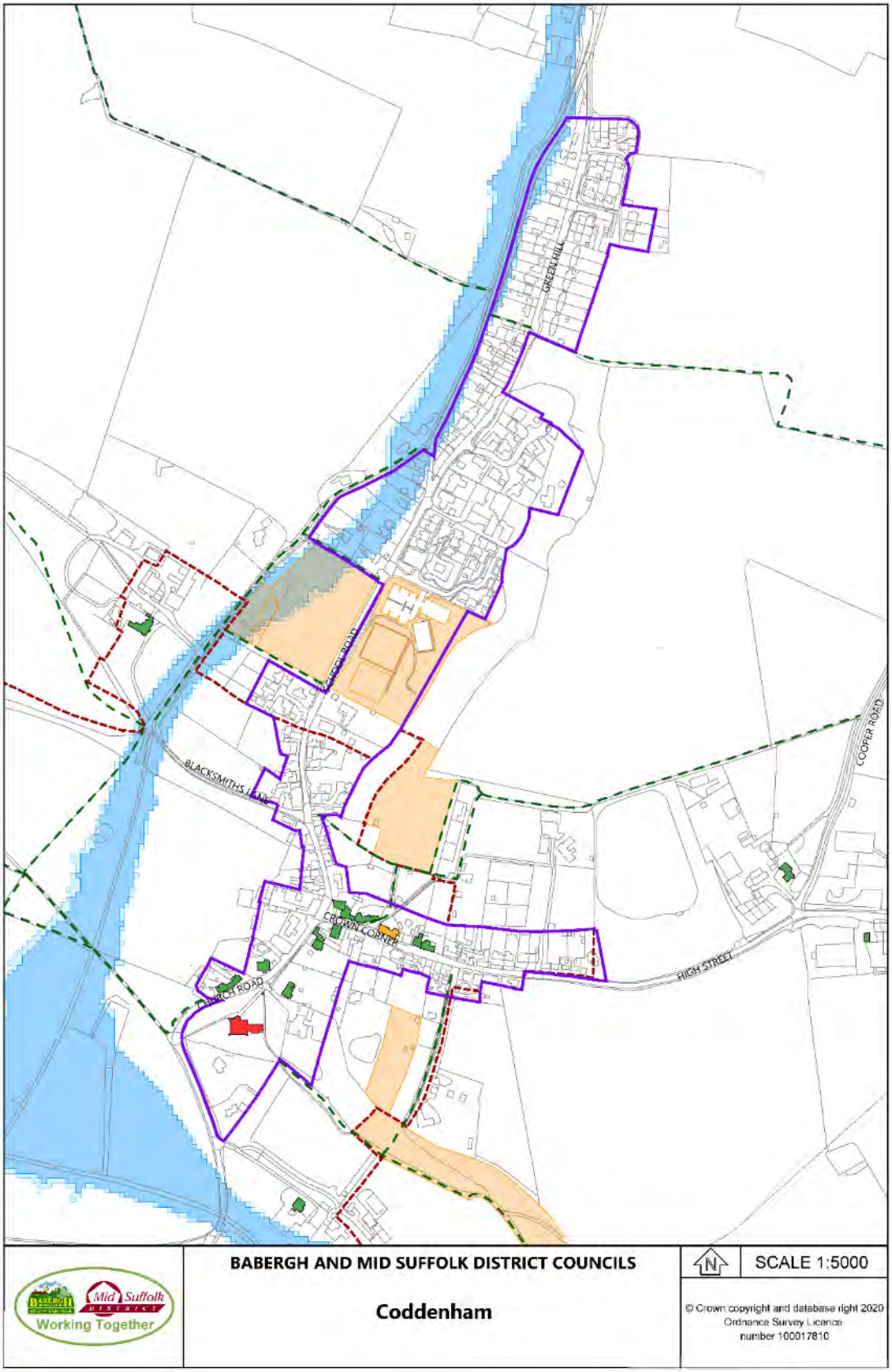
I. **The relevant policies set out in the Plan;**
II. **Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Garden Wall and gateway (Grade II), Shrubland Hall (Grade II*) and Registered Park and Garden (Grade I) and their settings. Development should be set back from the northern edge of the site;**
III. **Important hedgerows should be retained and historic footpaths should be incorporated into the development;**

IV.	**Trees covered by Tree Preservation Orders are retained;**
V.	**Rights of Way within the site and within the vicinity of the site should be retained and enhanced;**
VI.	**An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
VII.	**Flood risk assessments should be used to avoid and mitigate all forms of flooding in a sustainable manner;**
VIII.	**An ecological survery is provided, and any necessary mitigation measures;**
IX.	**Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
X.	**Contributions, to the satisfaction of the LPA, towards the provision of the new pre-school and primary school, and secondary school provision;**
XI.	**Contributions, to the satisfaction of the LPA, towards healthcare provision; and**
XII.	**Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**


LA119
LA001
LA002
LA003
B 1113
A14
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Claydon and Barham
SCALE 1:9000
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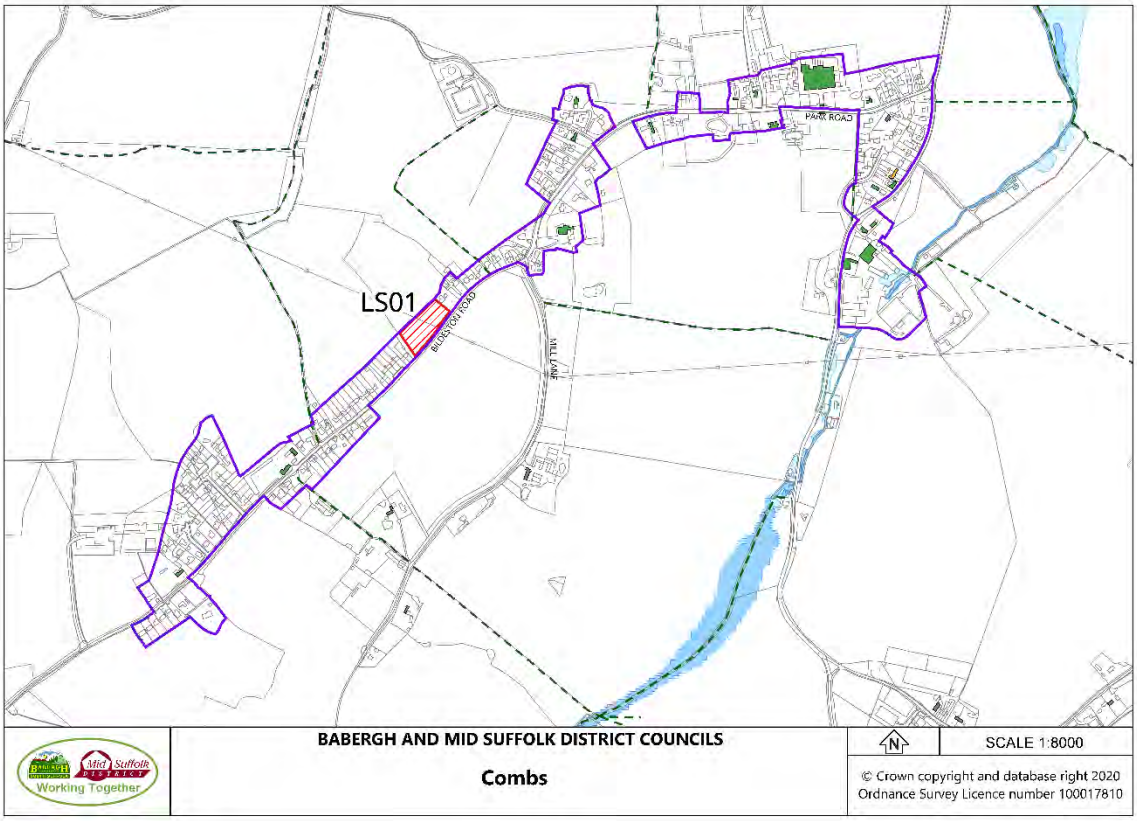
Coddenham (Hinterland)

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. For development within this 13km Zone of Influence, contributions will be sought for all developments involving the creation of new dwelling(s).


GREEN HILL
SCHOOL ROAD
BLACKSMITHS LANE
COOPER ROAD
CROWN CORNER
HIGH STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Coddenham
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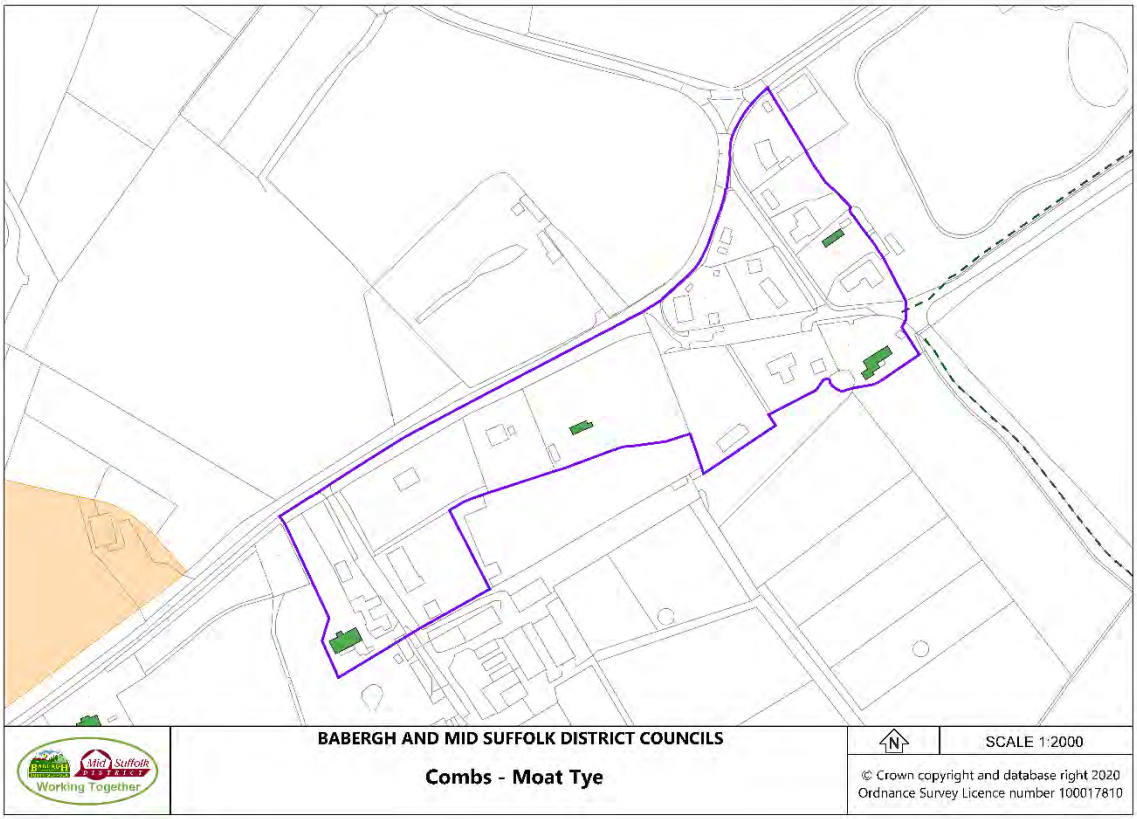
Combs (Hinterland)

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.



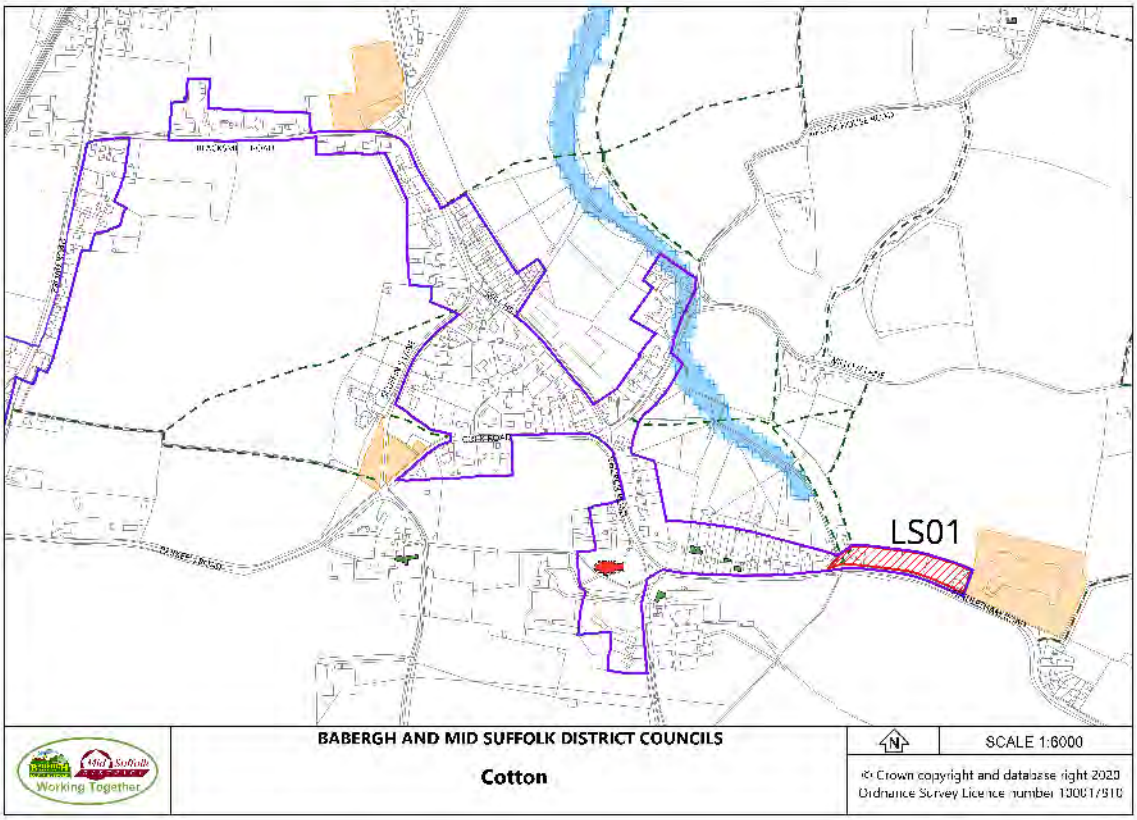
Combs - Moats Tye (Hamlet)

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.



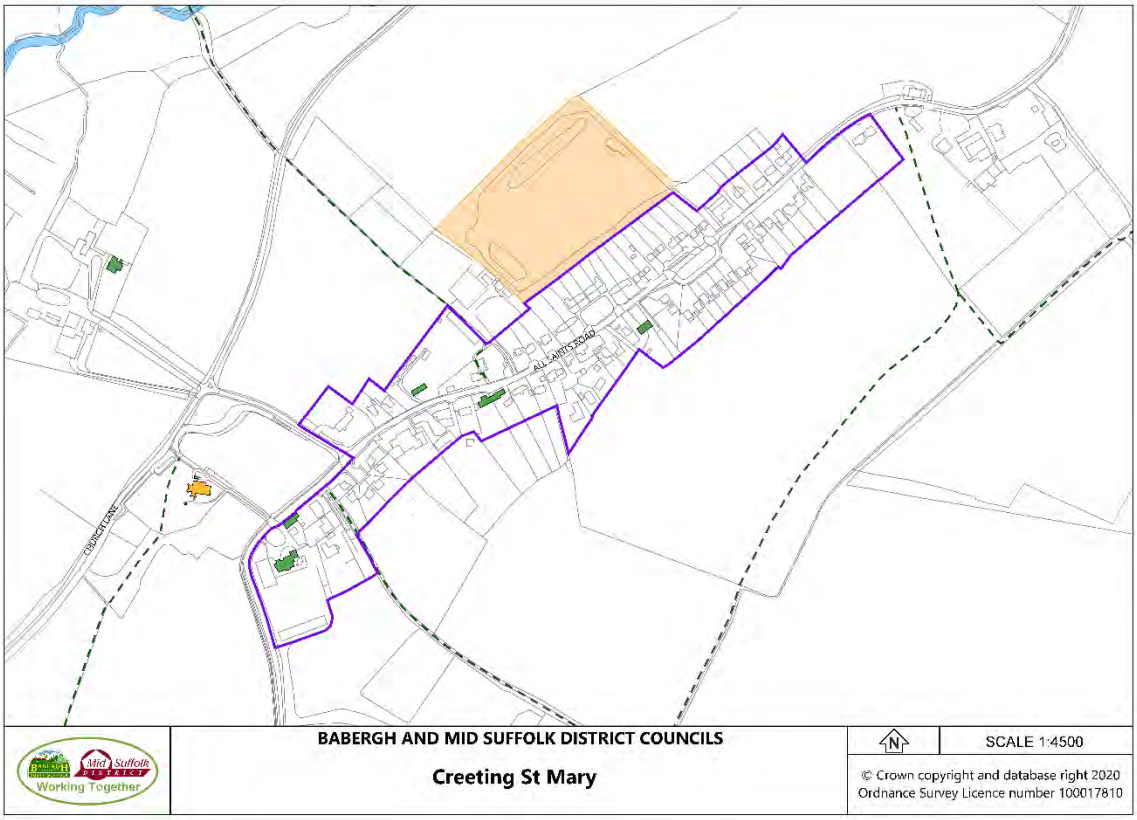
Cotton (Hamlet)

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.



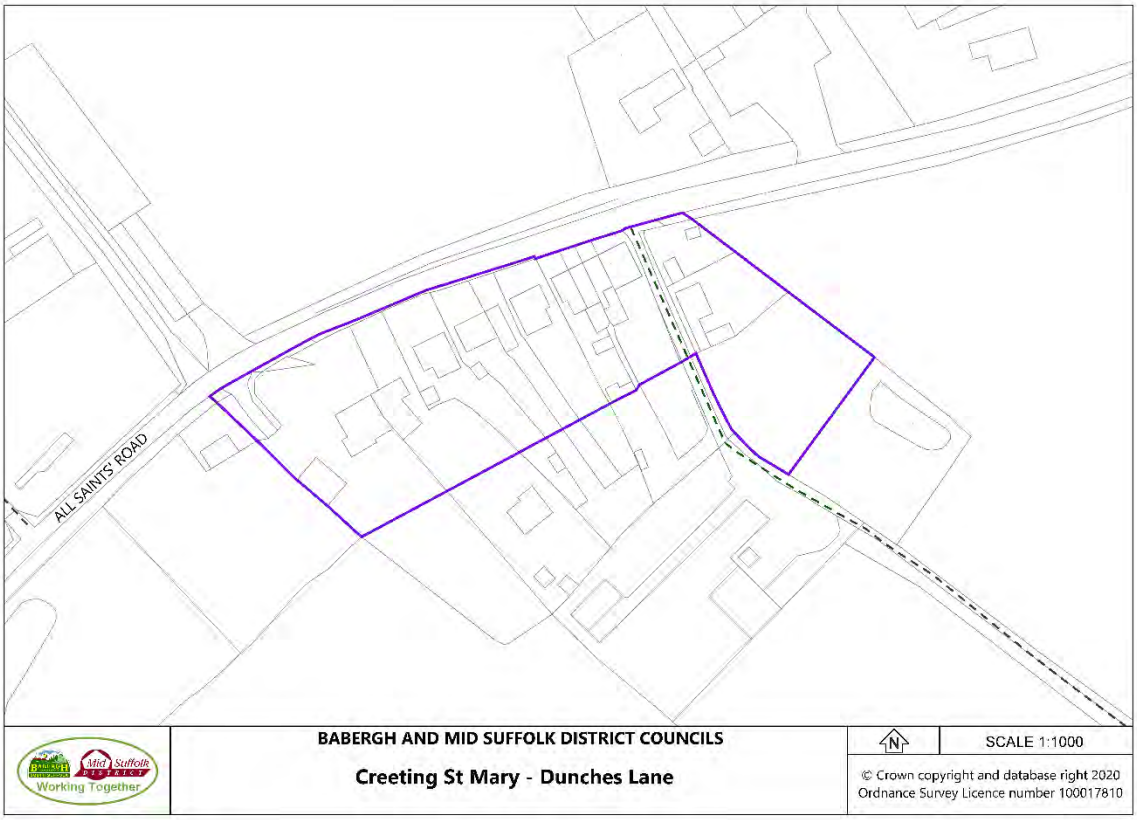
Creeting St Mary (Hinterland)

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.



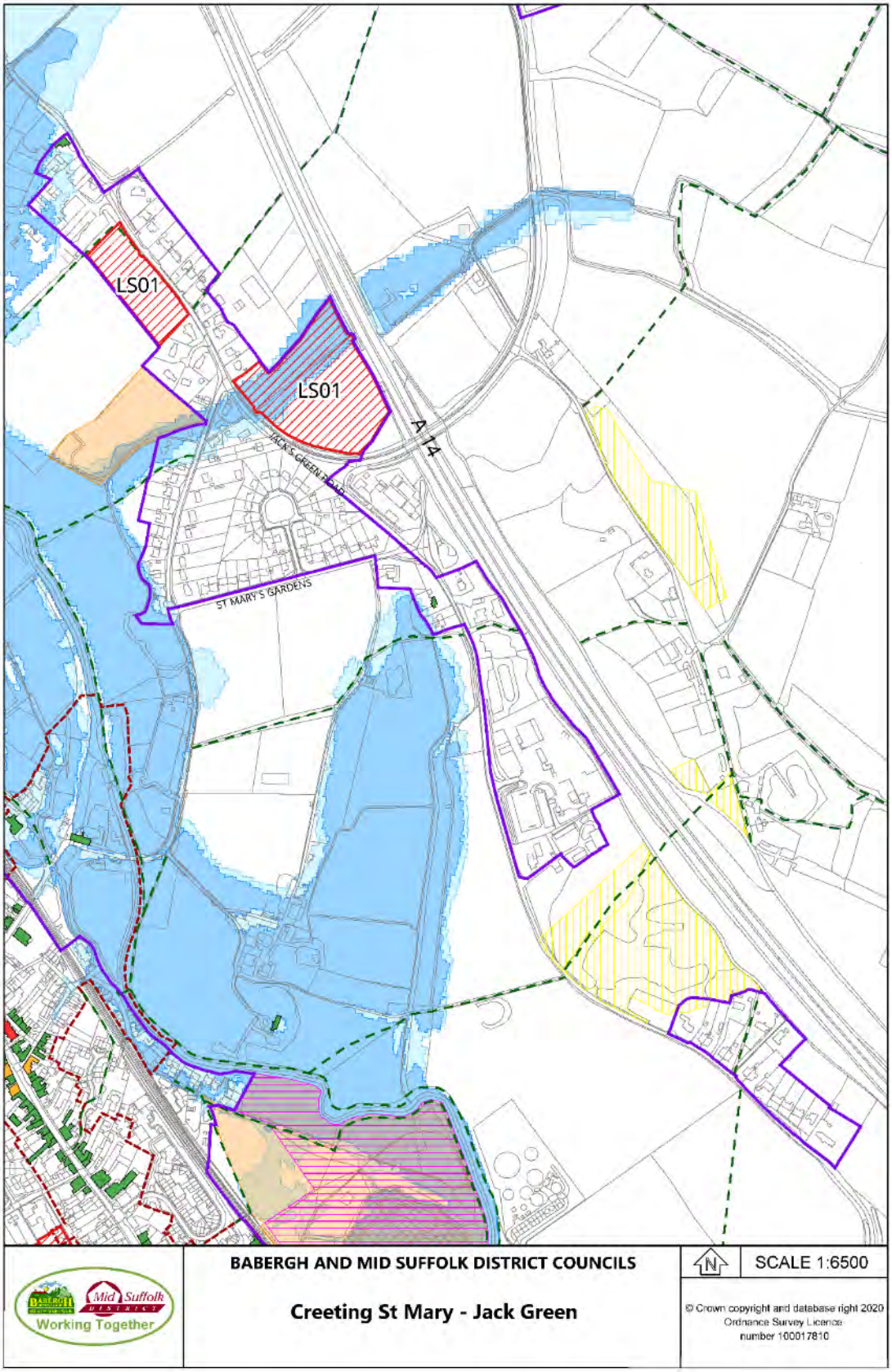
Creeting St Mary – Dunche's Lane (Hamlet)

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



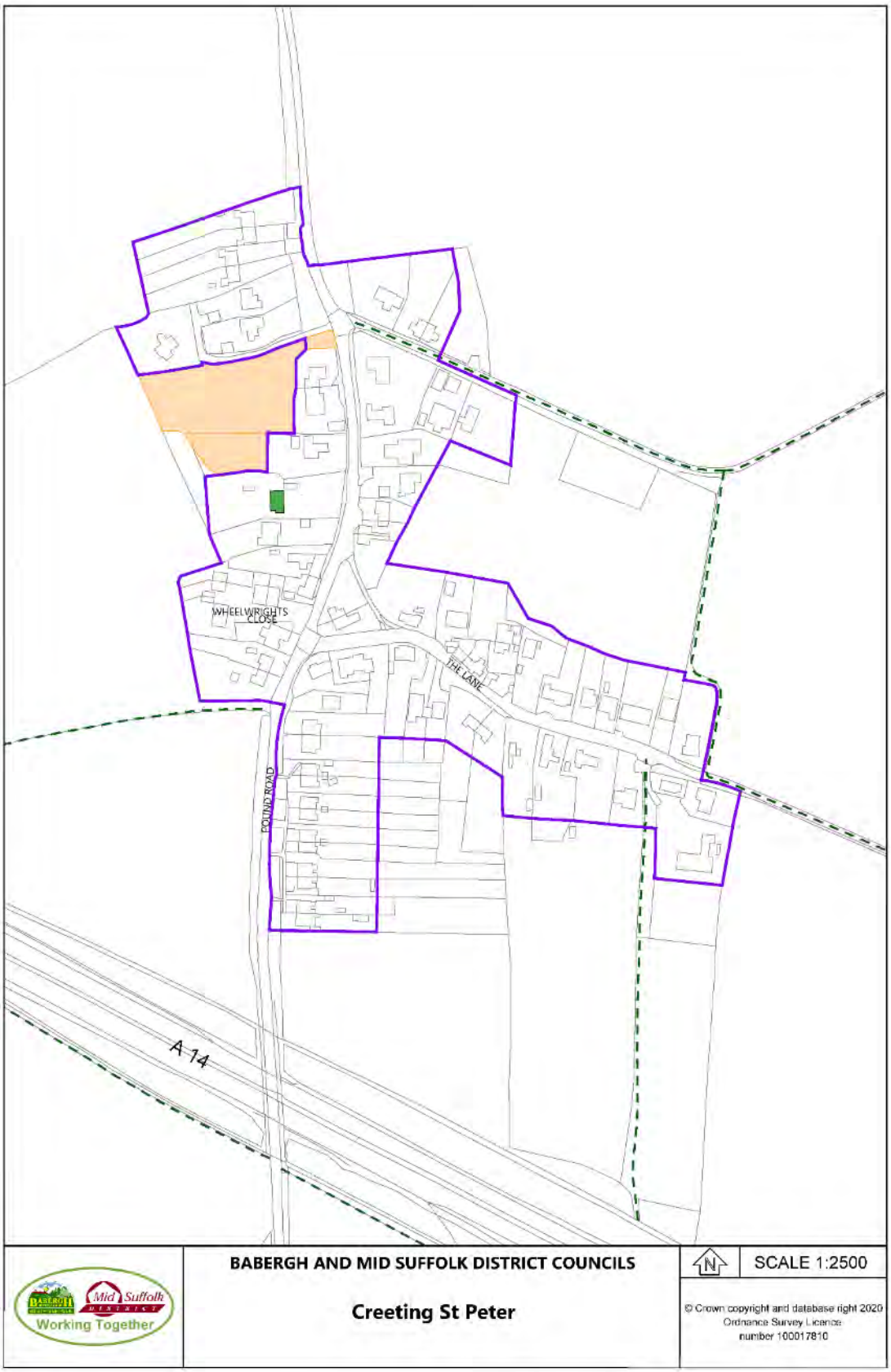
Creeting St Mary – Jack's Green (Hamlet)

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


LS01
LS01
A 14
JACK'S GREEN ROAD
ST MARY'S GARDENS
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Creeting St Mary - Jack Green
SCALE 1:6500
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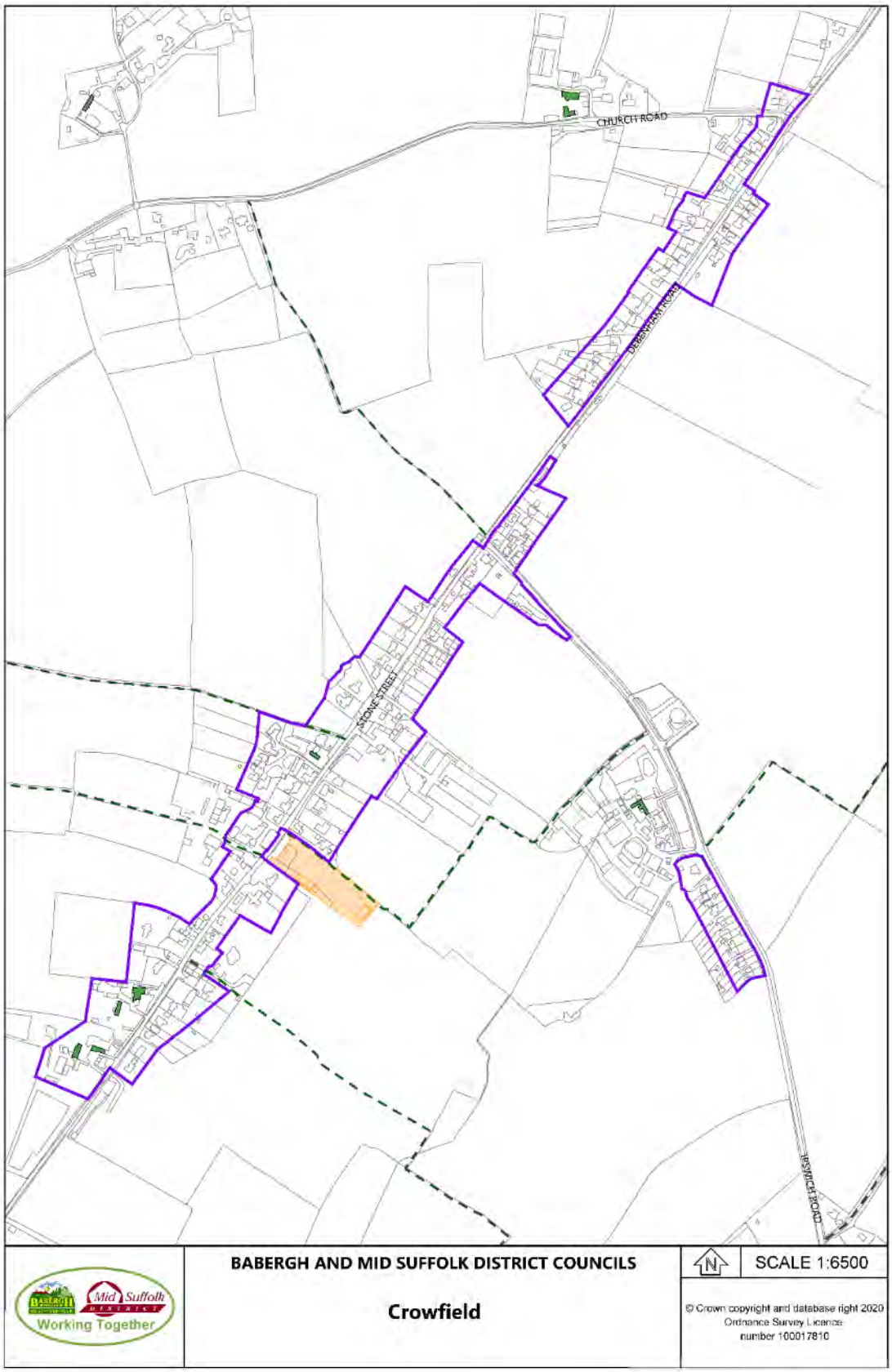
Creeting St. Peter (Hamlet)

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.


WHEELWRIGHTS CLOSE
THE LANE
POUND ROAD
A 14
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Creeting St Peter
SCALE 1:2500
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Crowfield (Hamlet)

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.


CHURCH ROAD
DEBENHAM ROAD
STONE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Crowfield
SCALE 1:6500
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Debenham (Core Village)

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.

In order to facilitate growth in the 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 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 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 Allocations

LA056 – Allocation: Land south of Low Road

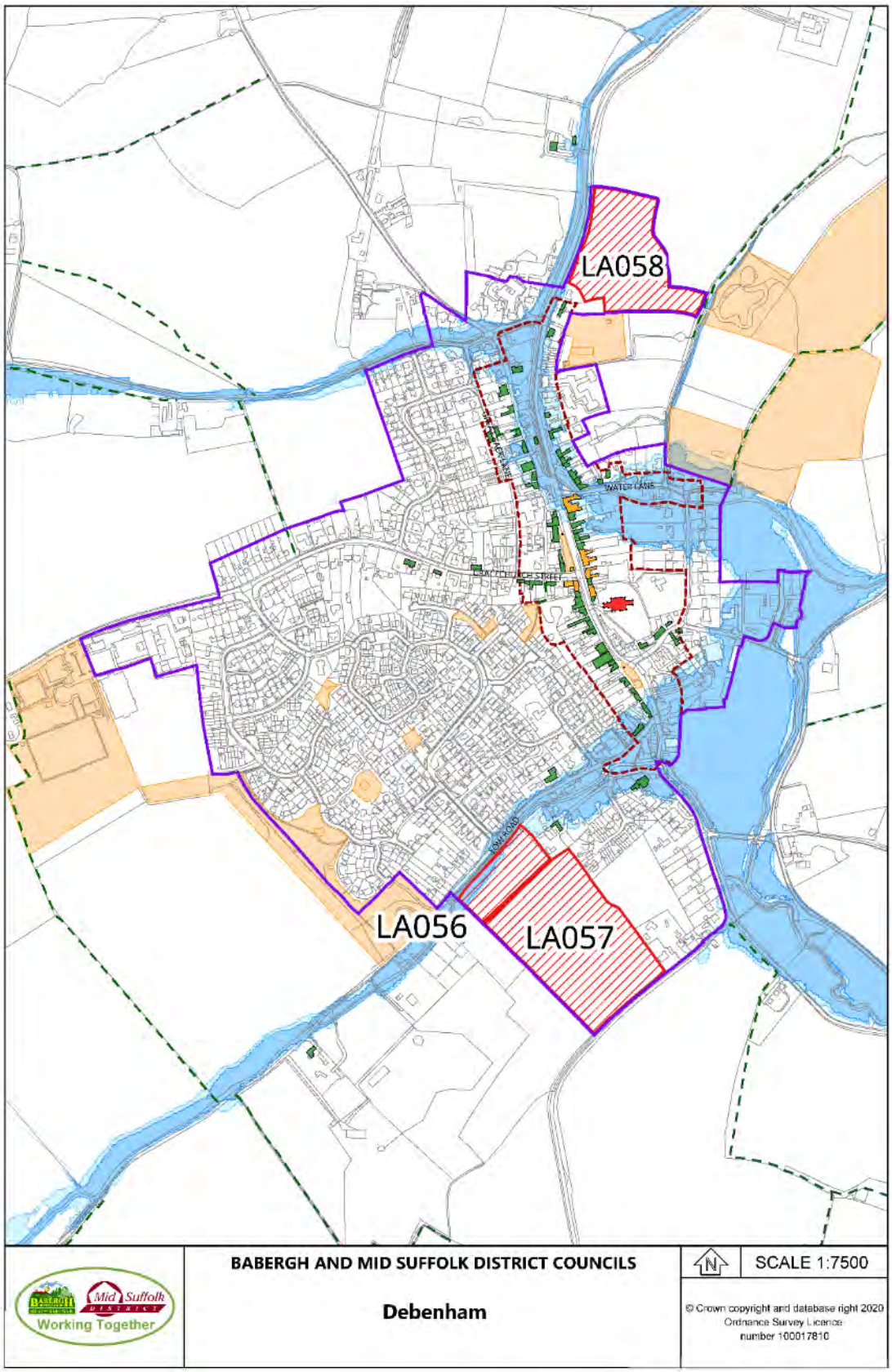
Development of approximately 18 dwellings, will be supported in principle in accordance with the relevant Plan policies and Debenham Neighbourhood Plan.

LA057 – Allocation: Land north of Ipswich Road

Development of approximately 140 dwellings, will be supported in principle in accordance with the relevant Plan policies and Debenham Neighbourhood Plan.

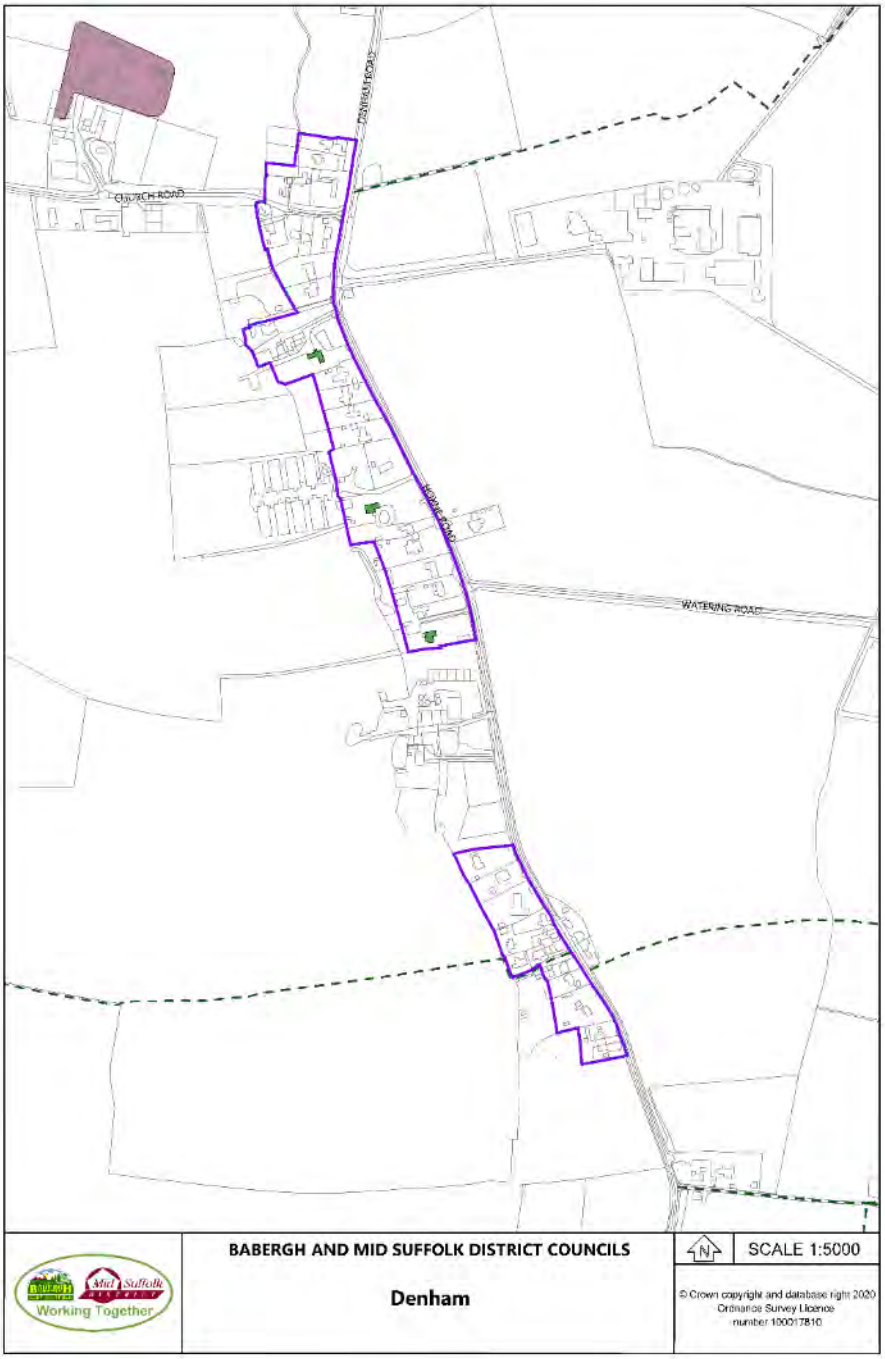
LA058 – Allocation: Land east of Aspall Road

Development of approximately 87 dwellings, will be supported in principle in accordance with the relevant Plan policies and Debenham Neighbourhood Plan.


LA058
LA056
LA057
WATER LANE
LOW ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Debenham
SCALE 1:7500
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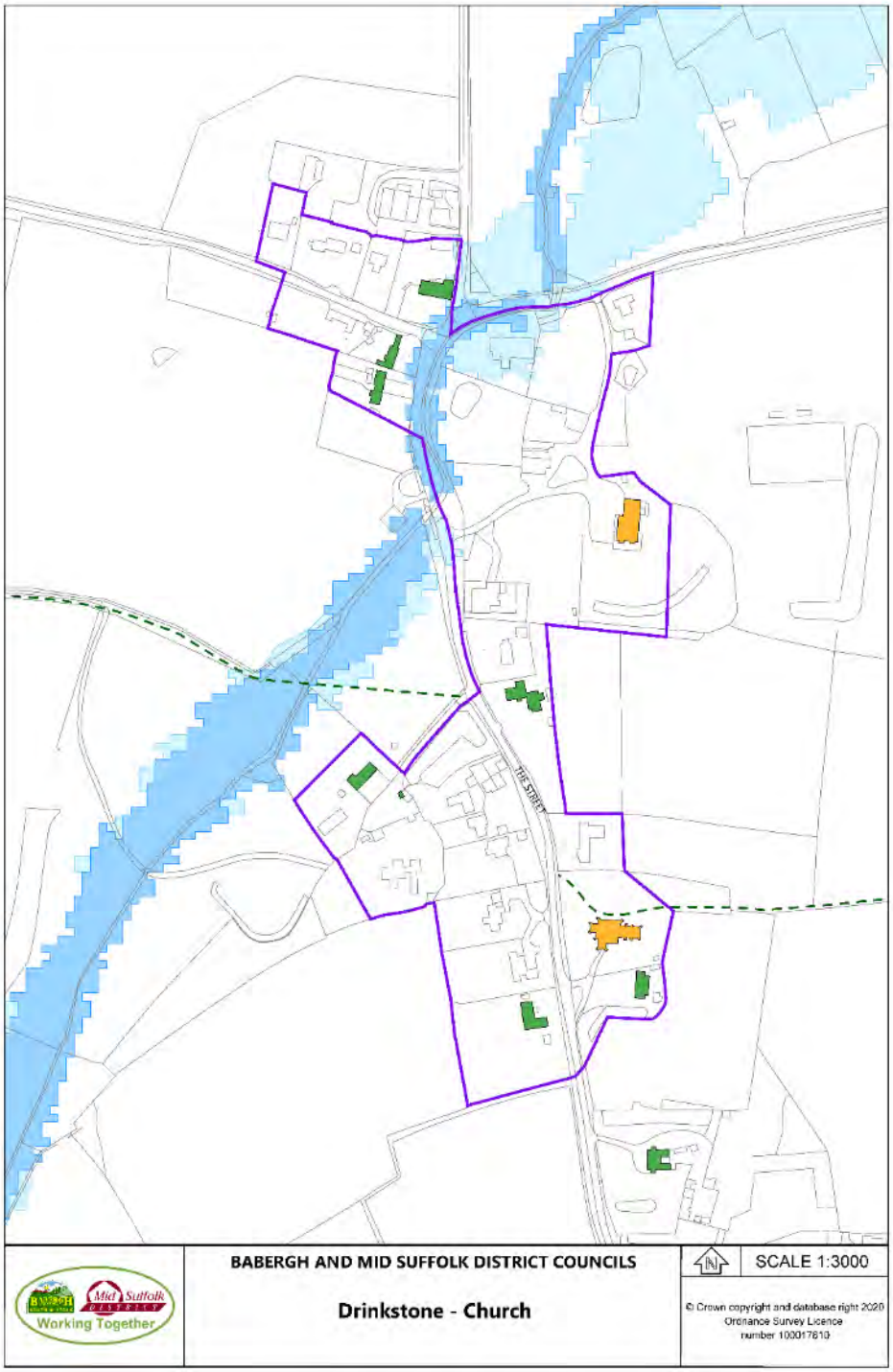
Denham (Hamlet)

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.



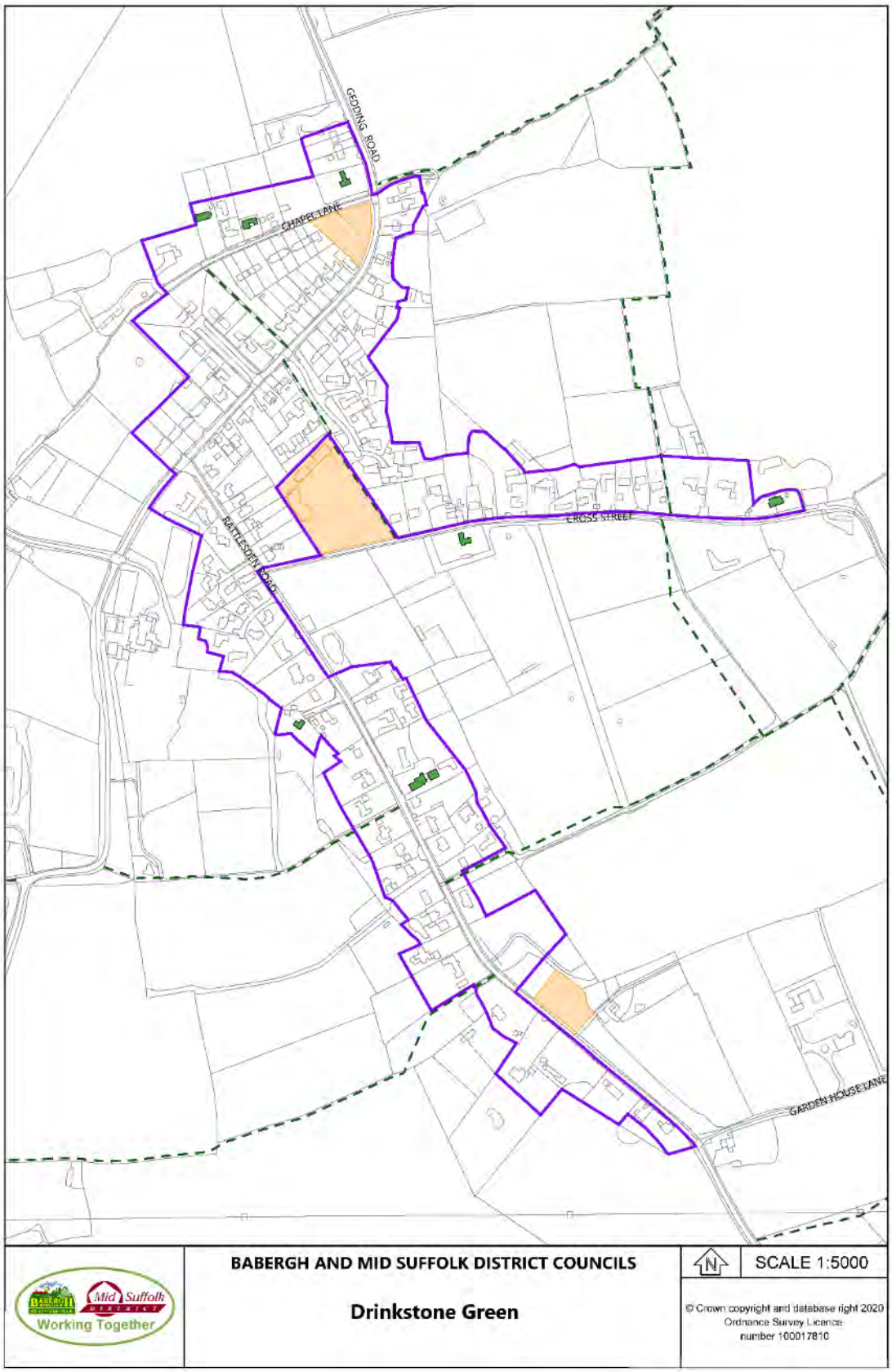
Drinkstone – Church (Hamlet)

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.



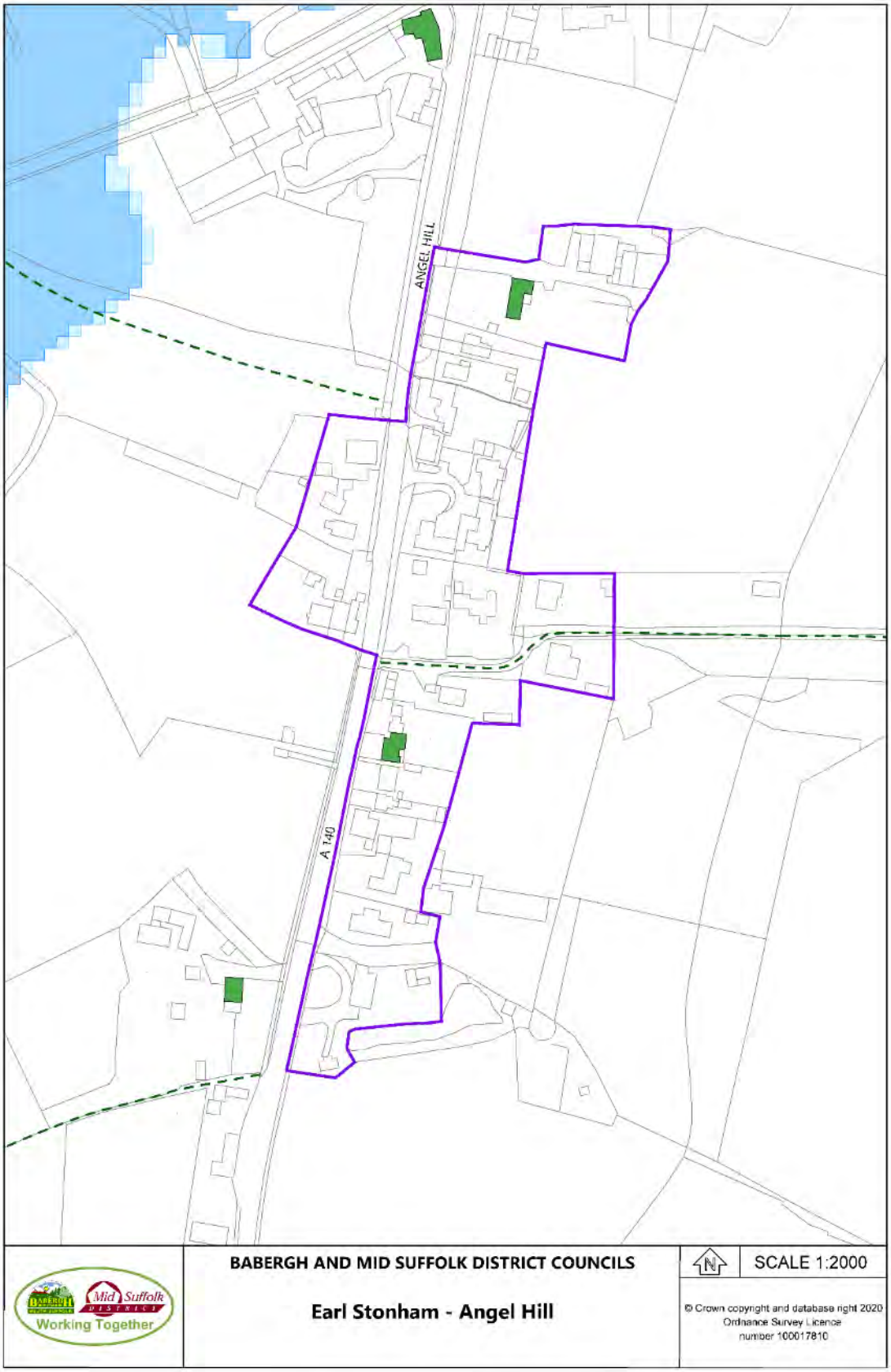
Drinkstone Green (Hamlet)

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.


GEDDING ROAD
CHAPEL LANE
CROSS STREET
RATTLESDEN ROAD
GARDEN HOUSE LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Drinkstone Green
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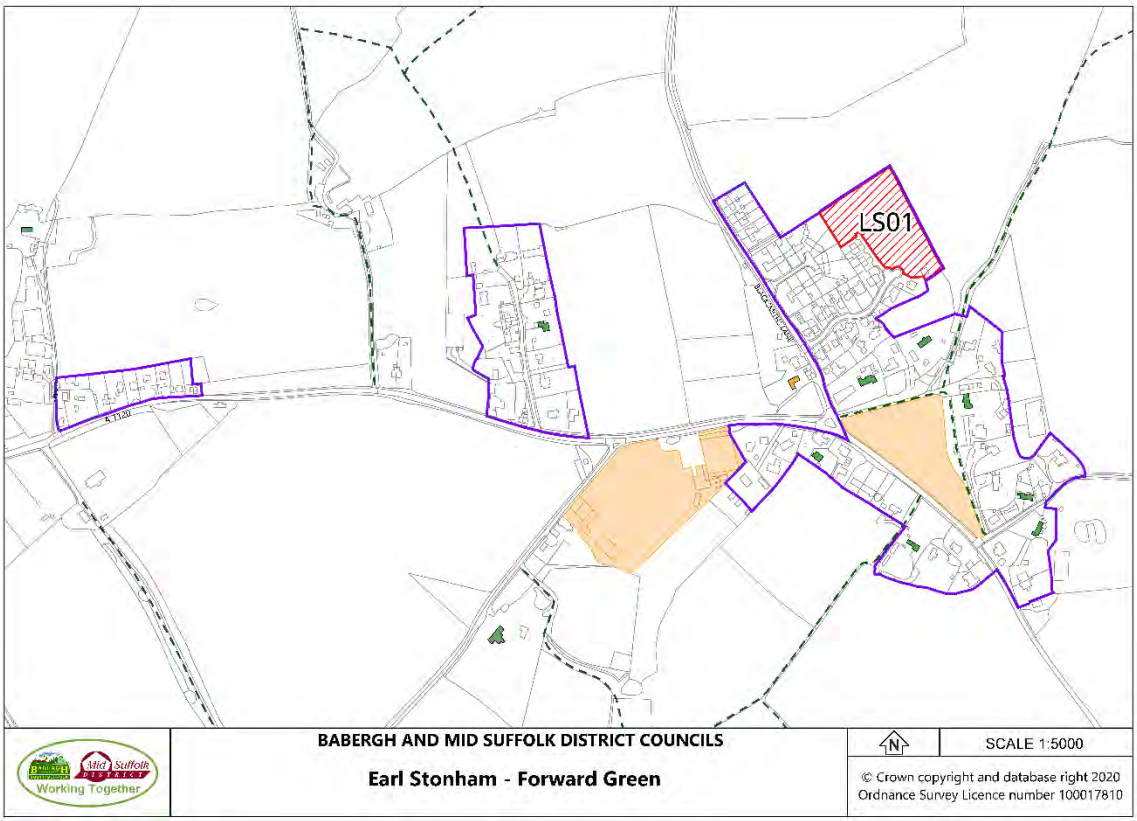
Earl Stonham - Angel Hill (Hamlet)

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.


ANGEL HILL
A 140
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Earl Stonham - Angel Hill
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Earl Stonham - Forward Green (Hinterland)

Forward Green is located on 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.



Earl Stonham – Middlewood Green (Hamlet)

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.


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Earl Stonham - Middlewood Green
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Elmswell (Core Village)

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.

In order to facilitate growth planned through the Plan and existing planning commitments, for the Elmswell catchment area, an expansion to Elmswell CP School will be required together with expansion of the secondary school. 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. Policies MP9 and MP10 of the Suffolk Waste and Minerals Plan apply to site LA063.

Joint Local Plan Allocations

LA062 – Allocation: Land east of Ashfield Road, Elmswell

Site Size – 4.09ha

Approximately 106 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant 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 south of Church Road, Elmswell

Site Size - 2.62ha

Approximately 38 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Plan policies and:

I. **Junction improvements to Warren Lane with Church Road/Cross Street; and**
II. **Provision of passing places on Warren Lane.**

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 Plan;**
II. **Development is designed to conserve and where appropriate enhance the Church of St John (Grade II*), Church Cottage (Grade II) and The Almshouses (Grade II) and their settings;**
III. **General amenity space is retained, or amenity space of greater quality, accessibility and quantity is provided as part of the scheme;**
IV. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
V. **Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site;**
VI. **An ecological survey, and any necessary mitigation measures are provided;**
VII. **Mitigation measures at School Road and Church Road junction (further investigation would be required in relation to any impact on heritage);**
VIII. **Capacity issues with junction of New Road / Warren Lane and Church Road / Cross Street would also require further investigation;**
IX. **Provision of a transport assessment to determine the impact on existing network and cumulative impact of development in the area including any impact on level crossings;**
X. **Contributions, to the satisfaction of the LPA, towards the pedestrian and cycle link between Elmswell and Woolpit;**
XI. **Contributions to the satisfaction of the LPA, towards provision of primary and secondary school provision and new pre-school; and**
XII. **Contributions to the satisfaction of the LPA, towards healthcare provision.**

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 Plan;**
II. **Development is designed to conserve and where appropriate enhance Elmswell Hall (Grade II) and its setting;**
III. **Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site;**
IV. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
V. **An ecological survey, and any necessary mitigation measures, are provided;**
VI. **A free serviced site of 0.1ha should be reserved for a new pre-school plus proportionate contributions towards the build costs;**
VII. **Mitigation measures at School Road and Church Road junction (further investigation would be required in relation to any impact on heritage);**

VIII.	**Capacity issues with junction of New Road / Warren Lane and Church Road / Cross Street would also require further investigation;**
IX.	**Provision of a transport assessment to determine the impact on existing network and cumulative impact of development in the area including any impact on level crossings;**
X.	**Contributions, to the satisfaction of the LPA, towards the pedestrian and cycle link between Elmswell and Woolpit;**
XI.	**Contributions to the satisfaction of the LPA, towards secondary school provision, and a new primary school;**
XII.	**Contributions to the satisfaction of the LPA, towards healthcare provision.**

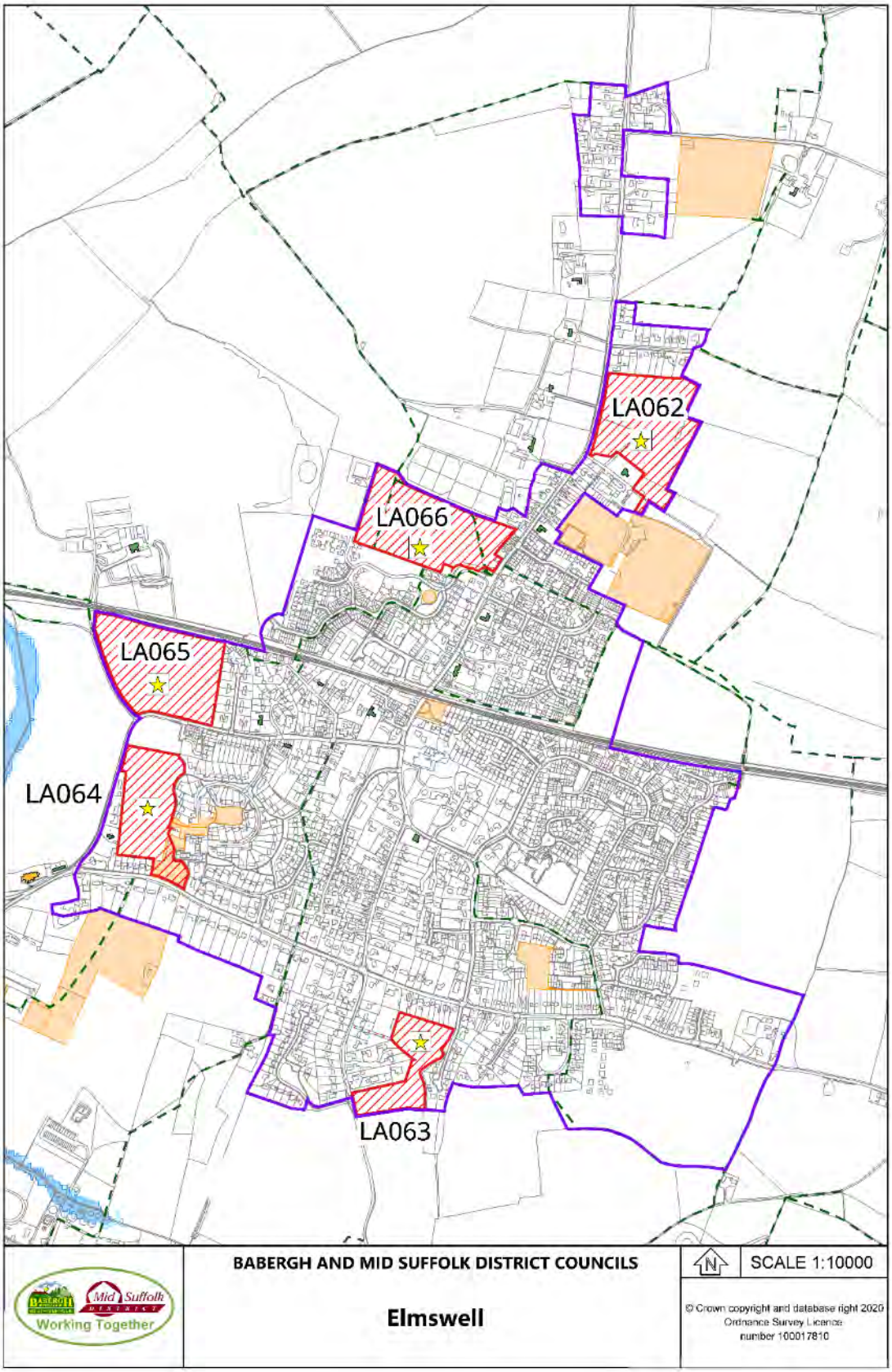
LA066 – Allocation: Land west of Station Road, Elmswell

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 Plan;**
II.	**Development is designed to conserve and where appropriate enhance Willow Farmhouse (Grade II), Green Farmhouse (Grade II), Oak Farmhouse (Grade II) Dagwood Farmhouse (Grade II) and their settings;**
III.	**An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
IV.	**The two public rights of way crossing the site are retained and enhanced;**
V.	**Mitigation measures at School Road and Church Road junction (further investigation would be required in relation to any impact on heritage);**
VI.	**Capacity issues with junction of New Road / Warren Lane and Church Road / Cross Street would also require further investigation;**
VII.	**Provision of a transport assessment to determine the impact on existing network and cumulative impact of development in the area including any impact on level crossings;**
VIII.	**Contributions, to the satisfaction of the LPA, towards the pedestrian and cycle link between Elmswell and Woolpit;**
IX.	**Contributions to the satisfaction of the LPA, towards provision of primary school and secondary school provision and new pre-school provision; and**
X.	**Contributions to the satisfaction of the LPA, towards healthcare provision.**


LA062
LA066
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LA063
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Elmswell
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Eye (Market Towns and Urban Areas)

Eye is located west of the River Dove, east of the A140 and is identified as a Market Town and Urban Area. At the time of writing, the Eye Neighbourhood Plan is awaiting a Referendum date. 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.

An expansion to St Peter and St Paul Primary School would be required to facilitate growth planned through the 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 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 relevant policies set out in the Plan and Eye Neighbourhood Plan.

LA021 – Allocation: Land north of Church Street, Eye

Size of site – 0.34ha

Approximately 12 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant policies set out in the Plan and Eye Neighbourhood Plan.

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 Plan, Eye Neighbourhood Plan and Current Waste Safeguarding Policies;**
II. **Development is designed to conserve and where appropriate enhance Stone Cottage and 30 to 32 Eye Road (Grade II listed) and their settings;.**
III. **In order to limit the risk of water shortages for this specific area, all non-intensive water use proposals[50] (offices, storage and distribution) will be prioritised in the period up to 2025.**
IV. **An ecological survey, and any necessary mitigation measures are provided;**
V. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;**
VI. **Potentially contaminated land is remediated;**
VII. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required; and**
VIII. **Development is compatible with Health and Safety Executive (HSE) consultation zones.**

LA109 – Allocation: Land south of Eye Airfield

Site Size – 7.1ha

Approximately 174 dwellings

The development shall be expected to comply with the relevant policies of the Plan and Eye Neighbourhood Plan.

LA110 – Allocation: Land north of Millfield, Eye

Site Size – 1.3ha

Approximately 34 dwellings

The development shall be expected to comply with the relevant policies of the Plan and Eye Neighbourhood Plan.

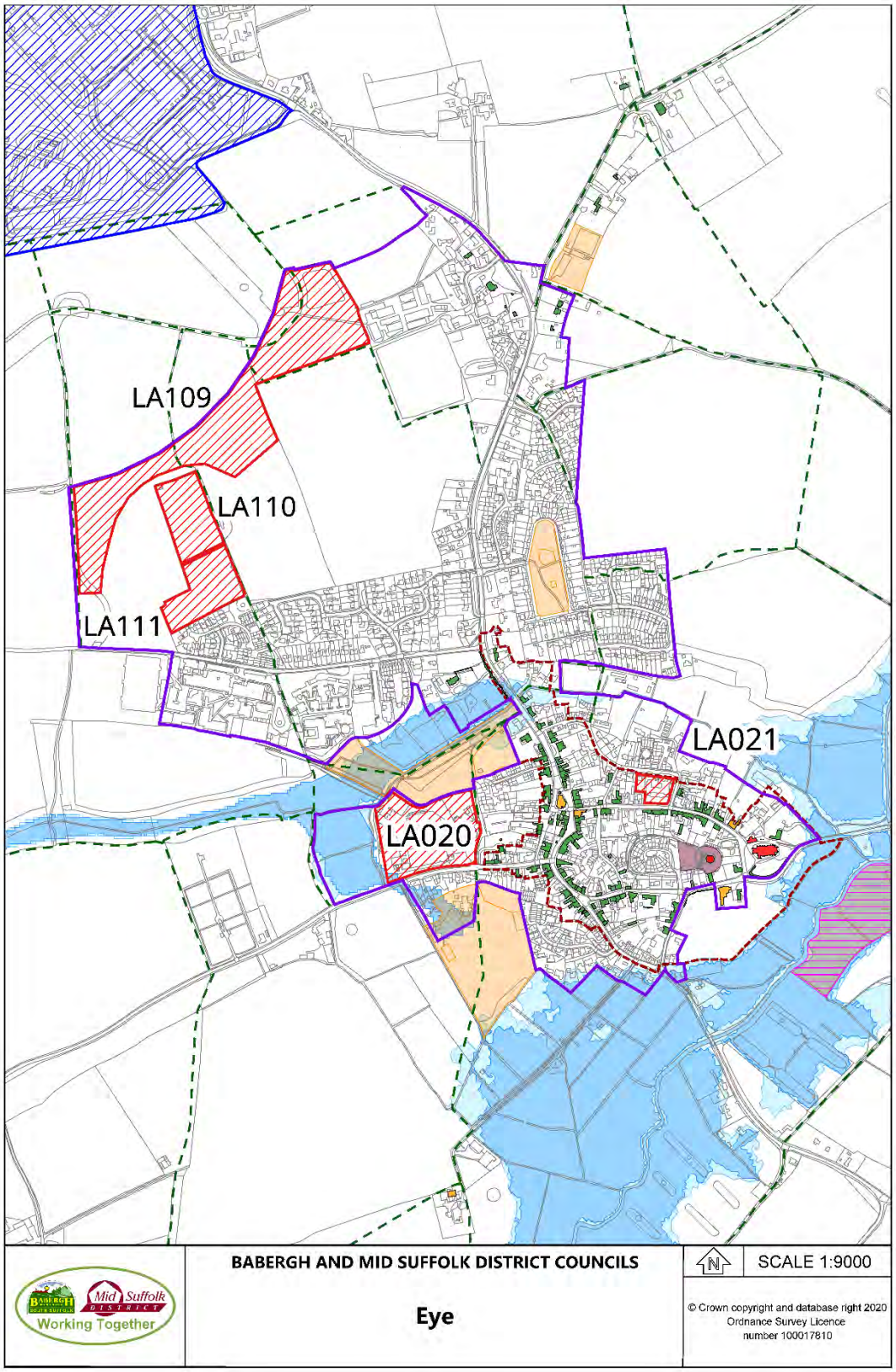
LA111 – Allocation: Allotments north of Millfield, Eye

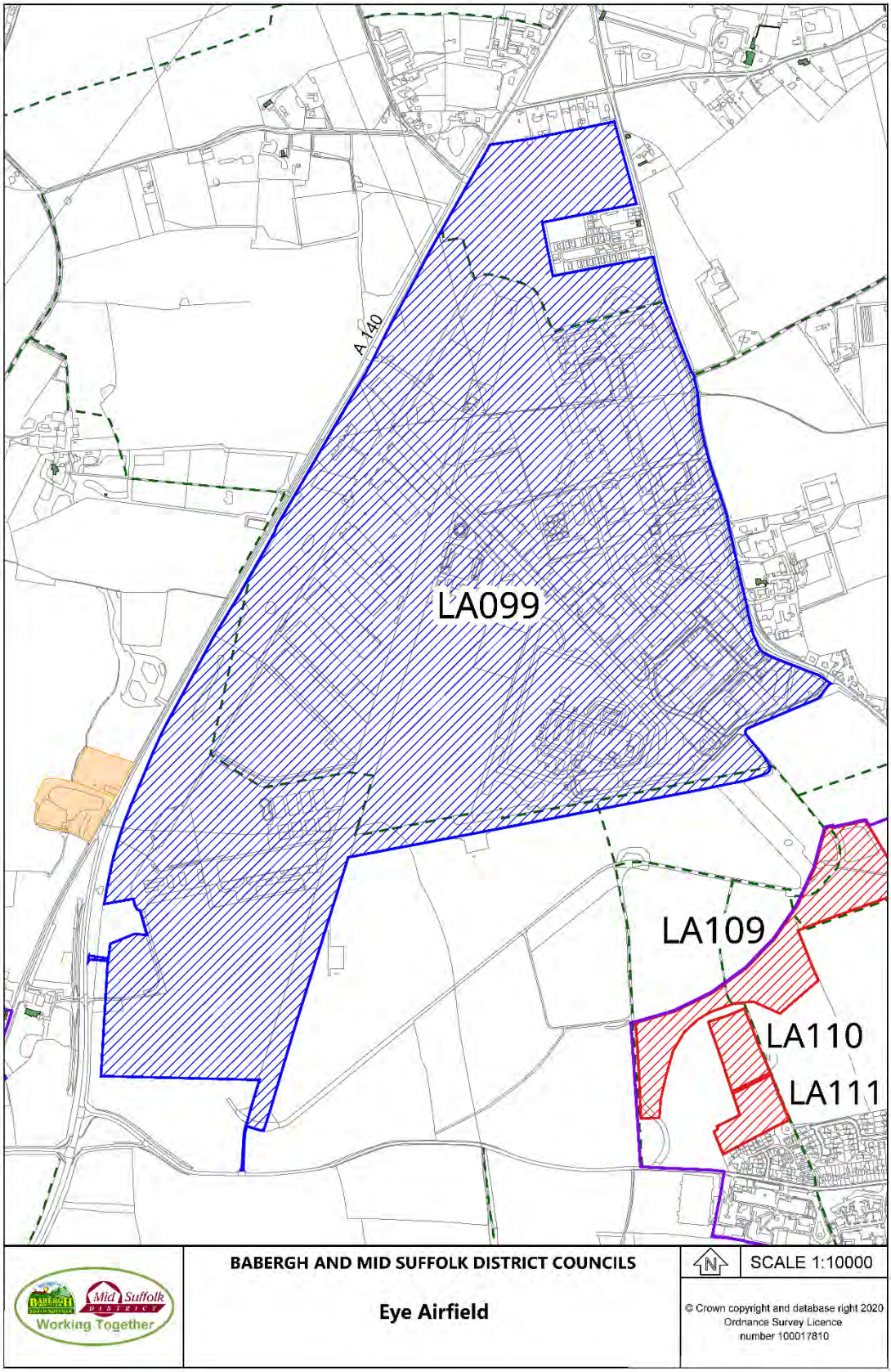
Site Size – 1.4ha

Approximately 72 dwellings

[50] All intensive water use proposals will require pre-application discussions prior application

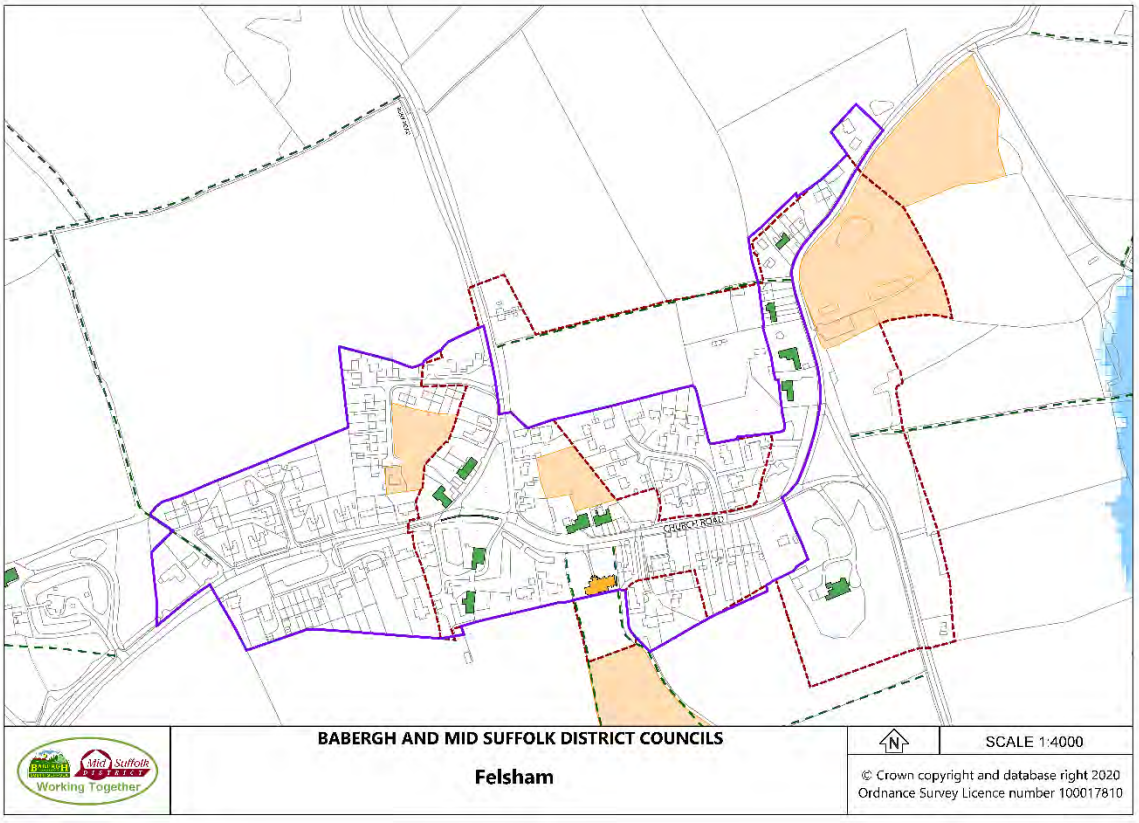
The development shall be expected to comply with the relevant policies of the Plan and Eye Neighbourhood Plan.


LA109
LA110
LA111
LA021
LA020
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Eye
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A140
LA099
LA109
LA110
LA111
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Eye Airfield
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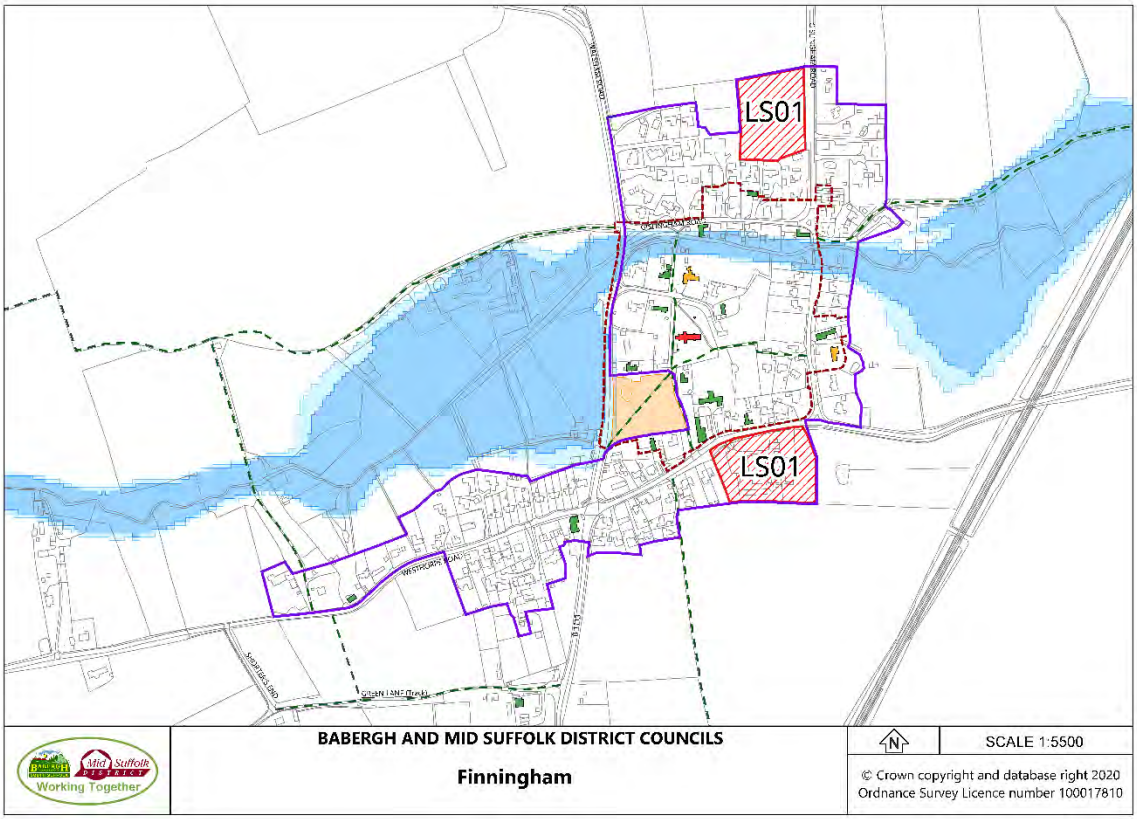
Felsham (Hinterland)

Felsham is located on the north-western district boundary adjoining the West Suffolk District, 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.



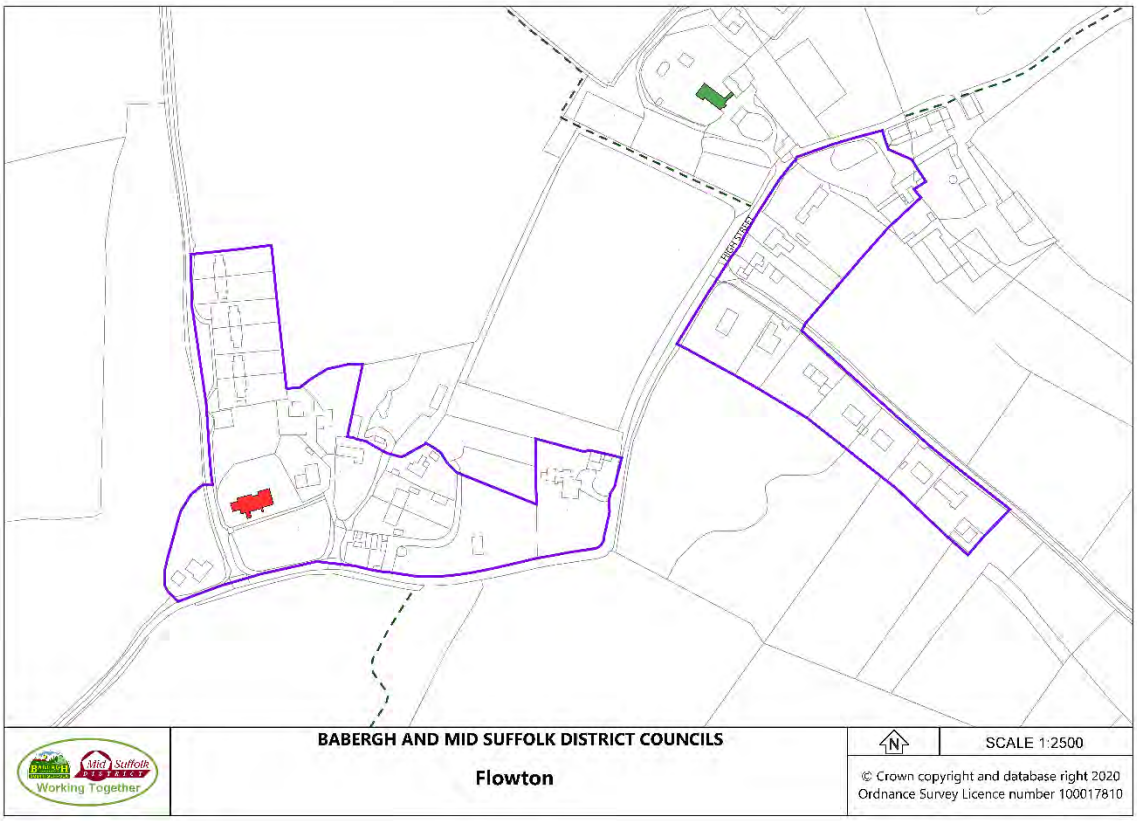
Finningham (Hinterland)

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.



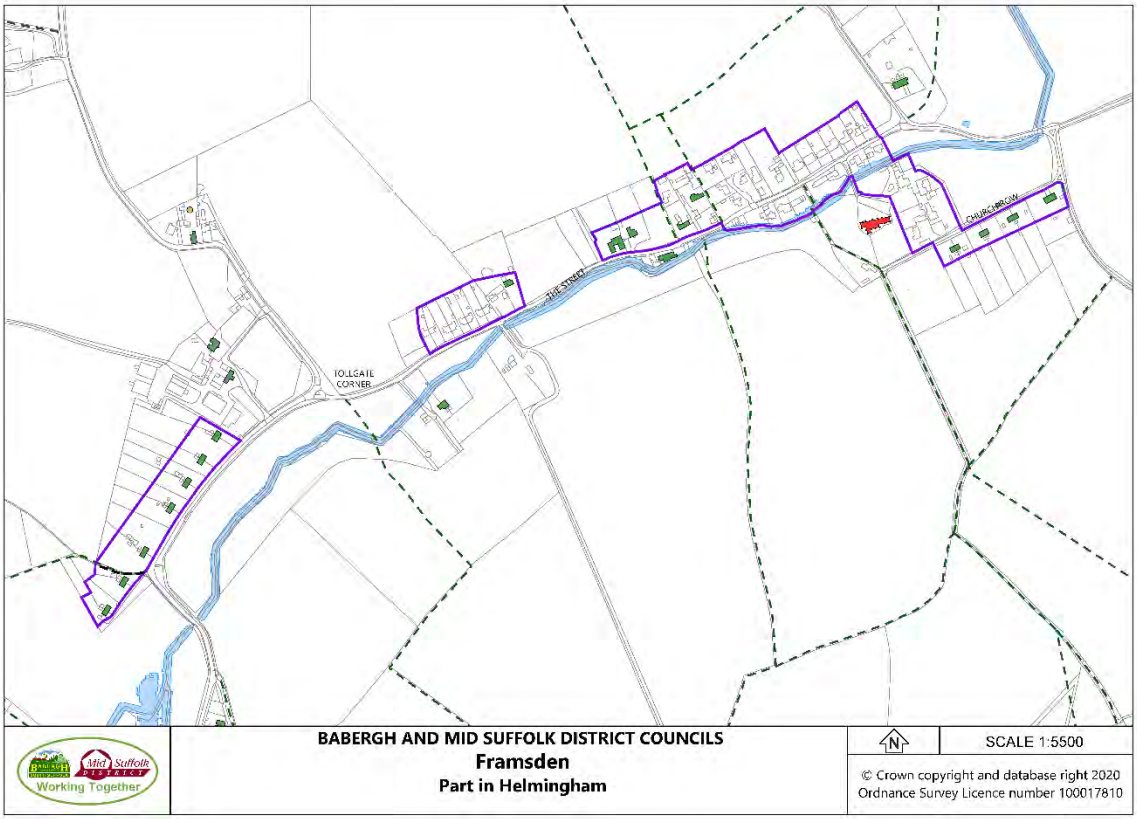
Flowton (Hamlet)

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).



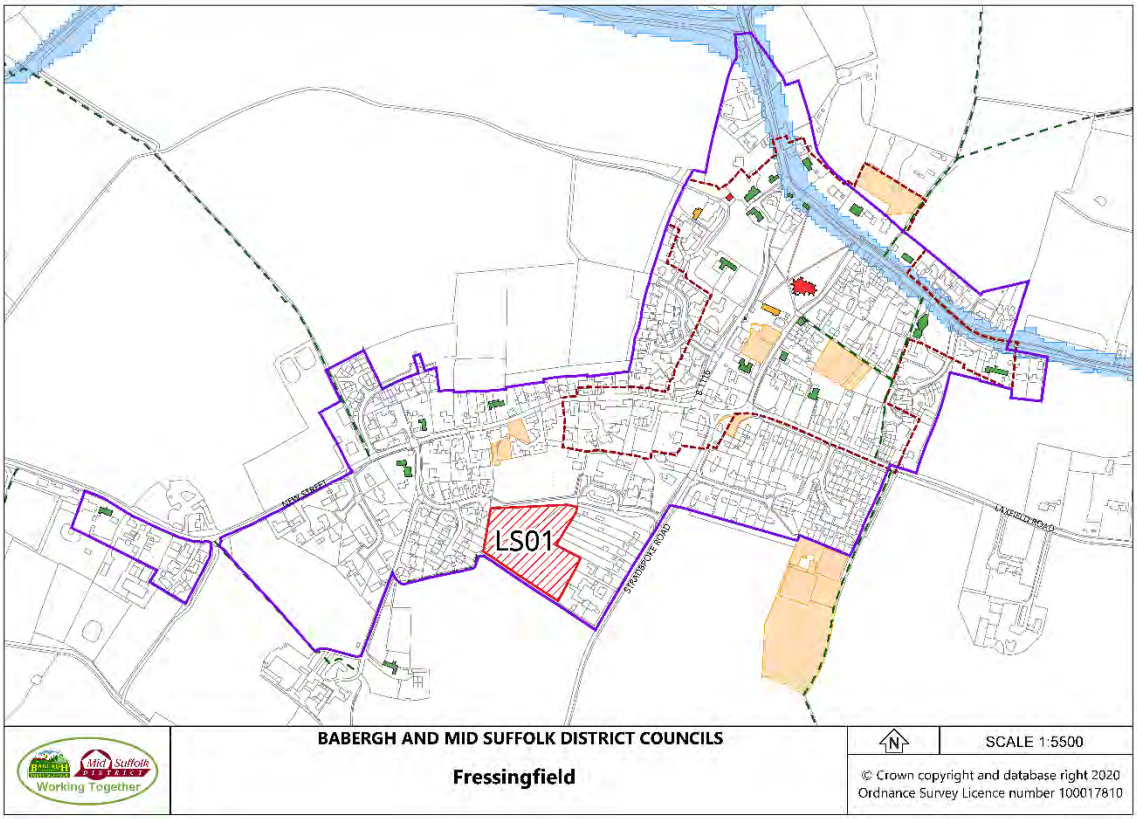
Framsden (Hamlet)

Located approximately 5km south of Debenham, Framsden is classified as a Hamlet Village. The village compromises 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).



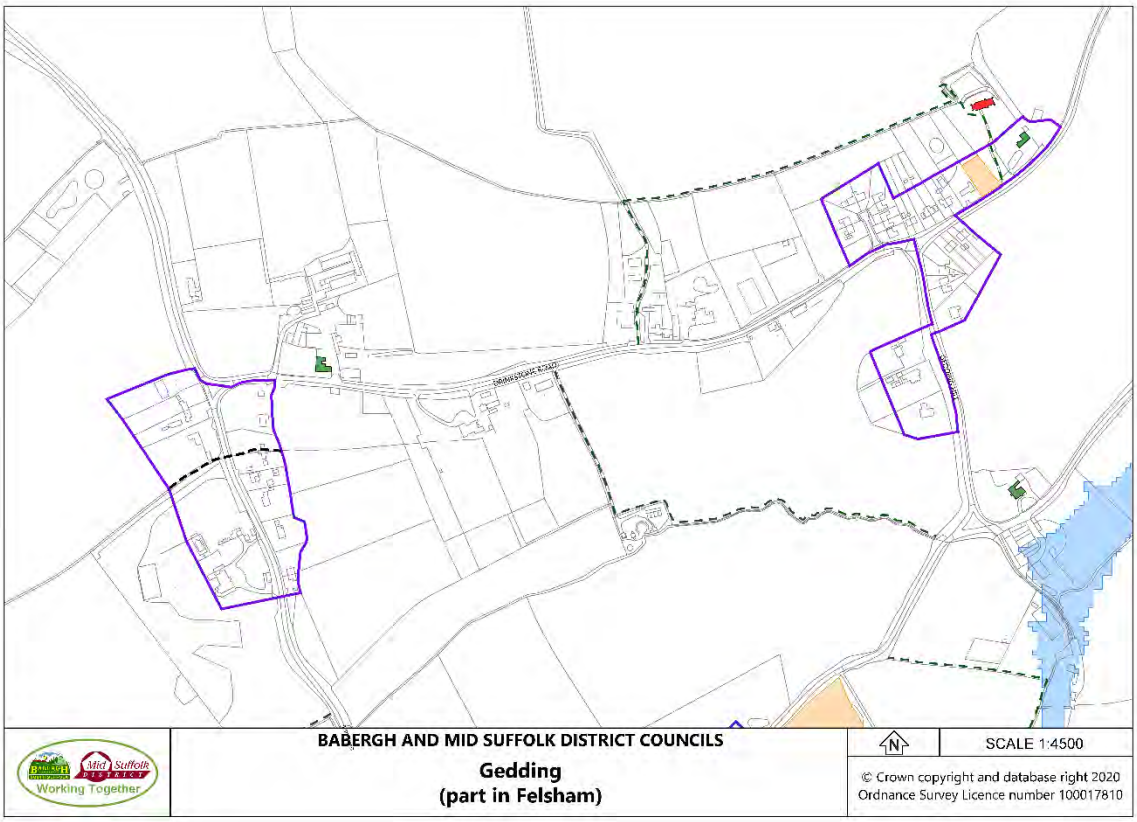
Fressingfield (Hinterland)

Fressingfield is located on the crossroads of the B1116 (Laxfield Road), Stradbroke Road and New Street and is identified as a Hinterland Village. The Fressingfield Neighbourhood Plan was adopted in March 2020. 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.


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Fressingfield
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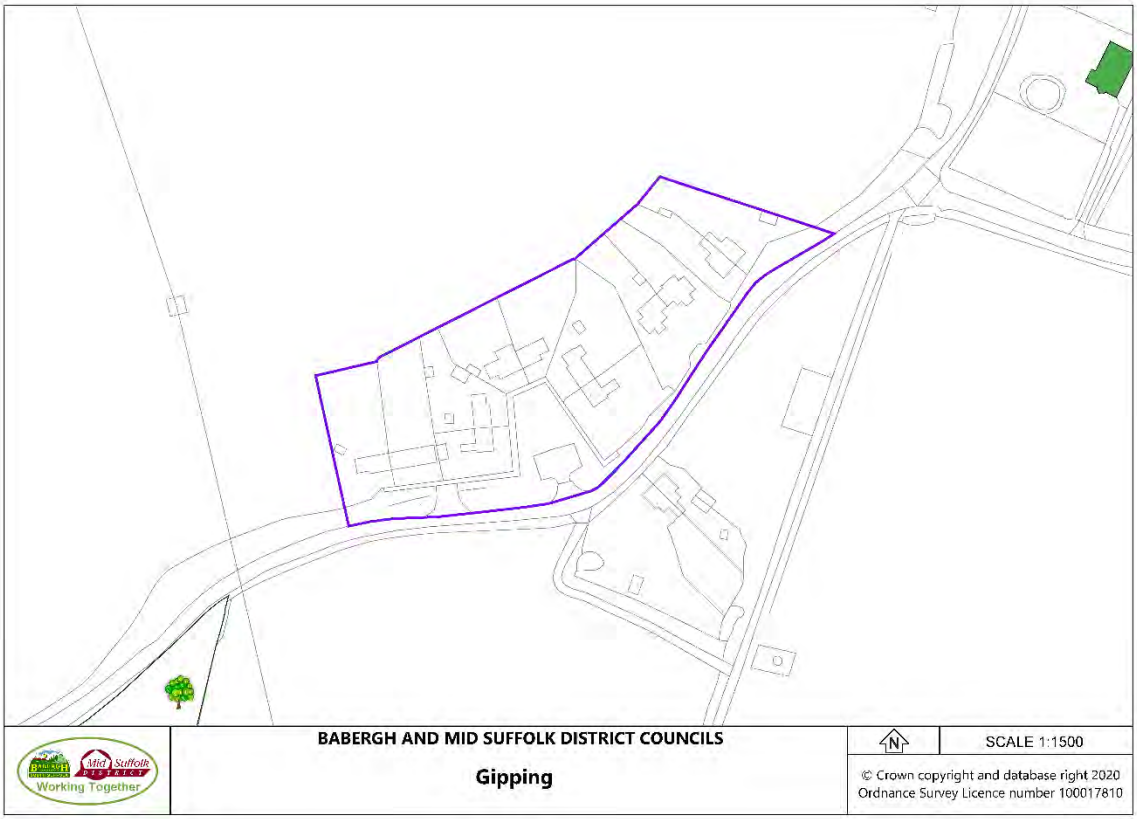
Gedding (Hamlet)

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.



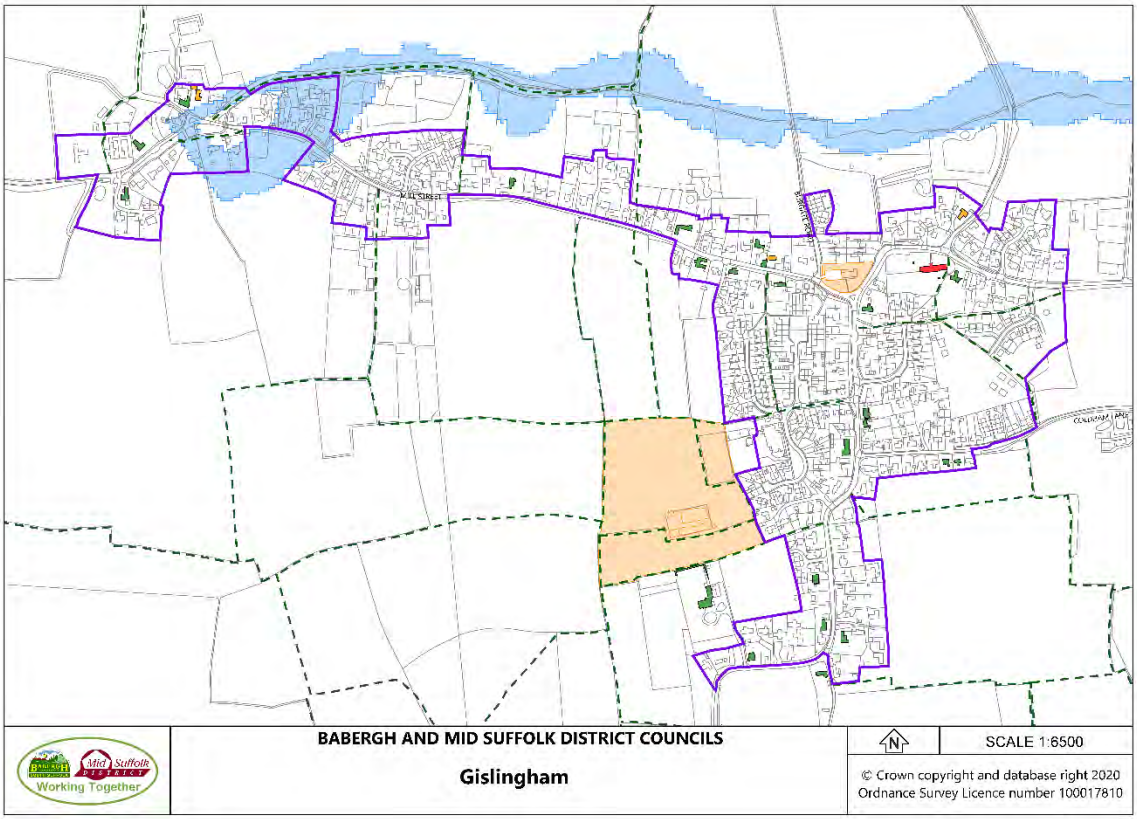
Gipping (Hamlet)

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.



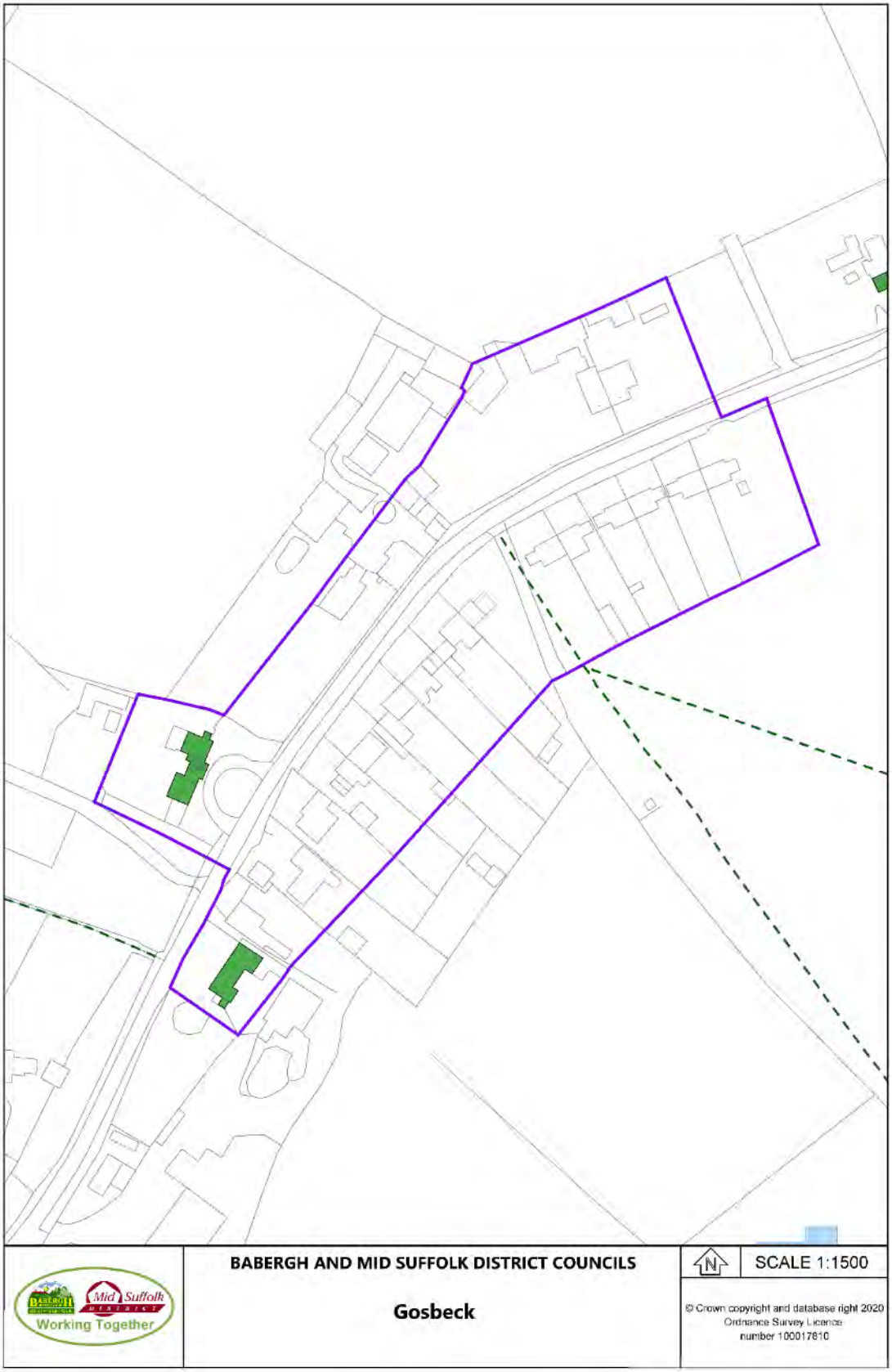
Gislingham (Hinterland)

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.



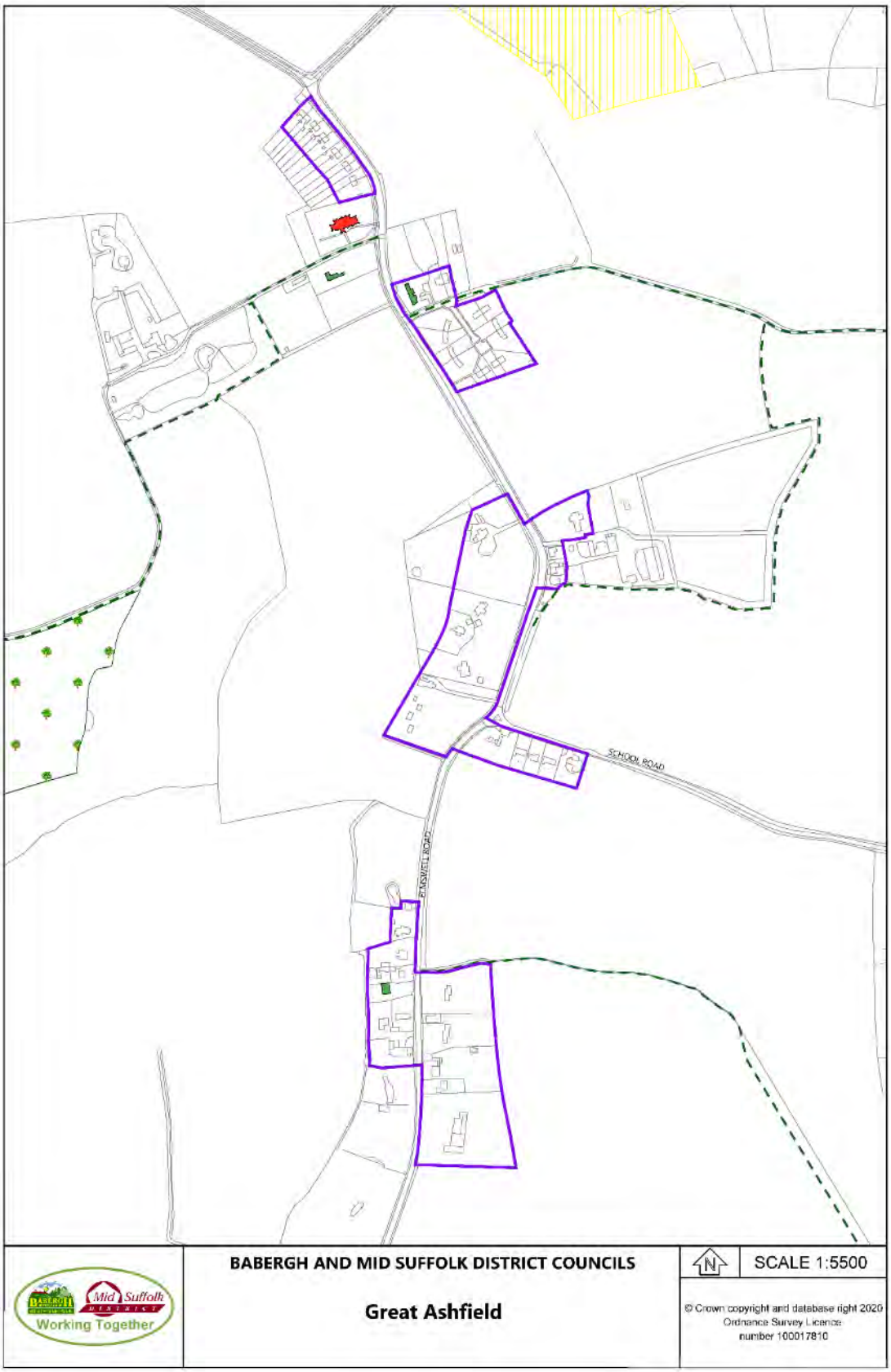
Gosbeck (Hamlet)

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).


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Gosbeck
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Great Ashfield (Hamlet)

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.


SCHOOL ROAD
ENSWELL ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Great Ashfield
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Great Blakenham (Ipswich Fringe)

Great Blakenham is located north-west of Ipswich, separated from the neighbouring village of Claydon by the River Gipping 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.

A new primary school is required to facilitate growth planned through the 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 Plan. Policy MP18 of the Suffolk Minerals and Waste Local Plan applies to site LA010.

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

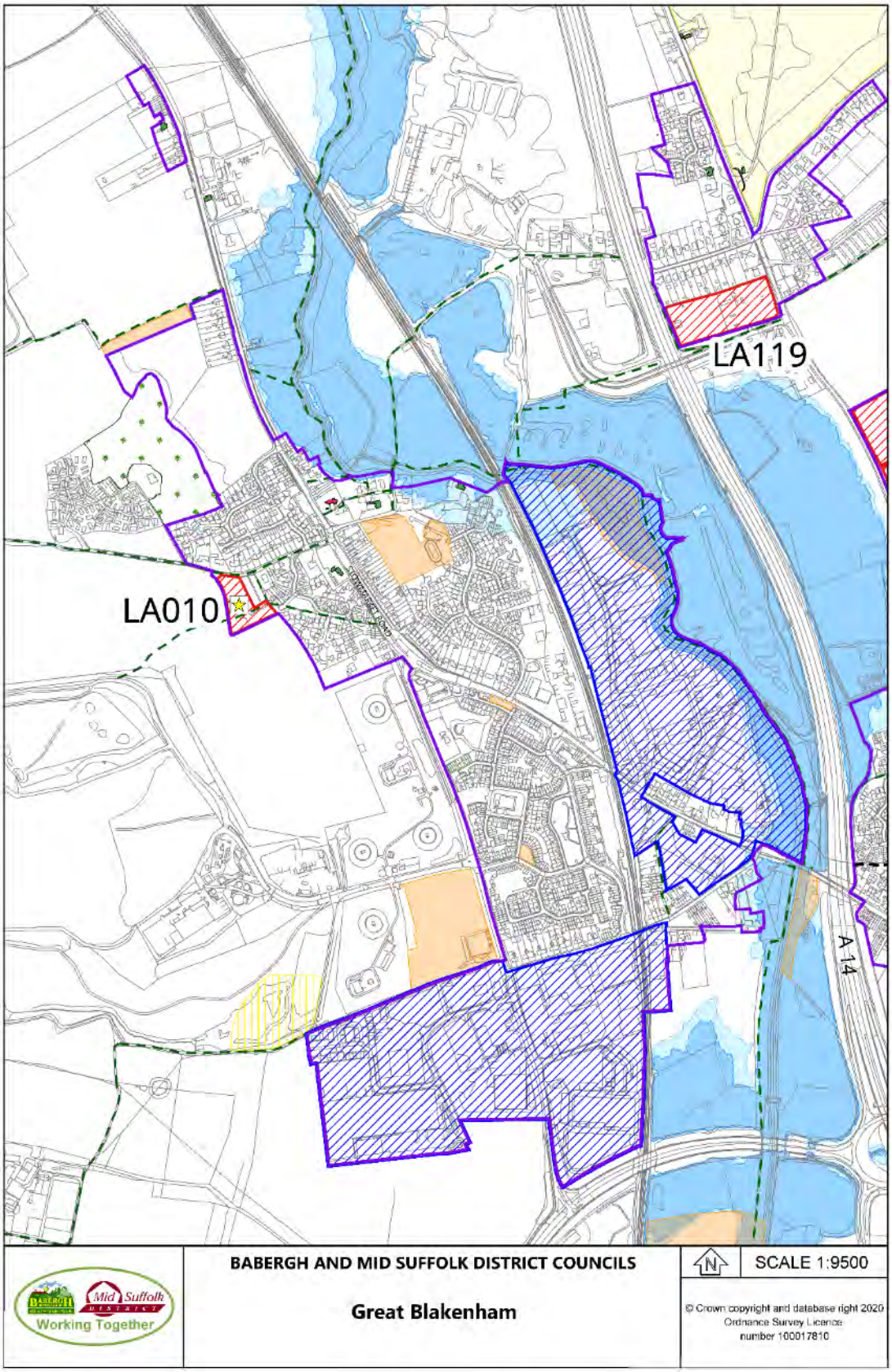
LA010 – Allocation: Land south of Chalk Hill Lane and West of Hood Drive, Great Blakenham

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 Plan;**
II. **Provision of an ecological survey and any relevant mitigation measures;**
III. **Public Rights of Way should be retained and enhanced to enable access to the countryside and active transport;**
IV. **Noise pollution is effectively mitigated**
V. **Provision of a transport statement to determine existing and projected capacity and any mitigation required;**
VI. **Widening of the carriageway from the site to Stowmarket Road and improvements to footway at Chalk Hill Lane;**
VII. **Suitably address surface water flood risk impacts;**
VIII. **Contributions, to the satisfaction of the LPA, towards Household Waste Recycling provision;**
IX. **Contributions, to the satisfaction of the LPA, towards secondary school provision and a new pre-school;**
X. **Contributions, to the satisfaction of the LPA, towards healthcare provision;**
XI. **and**
XII. **Contributions, to the satisfaction of the LPA, towards CCTV at the level crossing.**


LA119
LA010
A14
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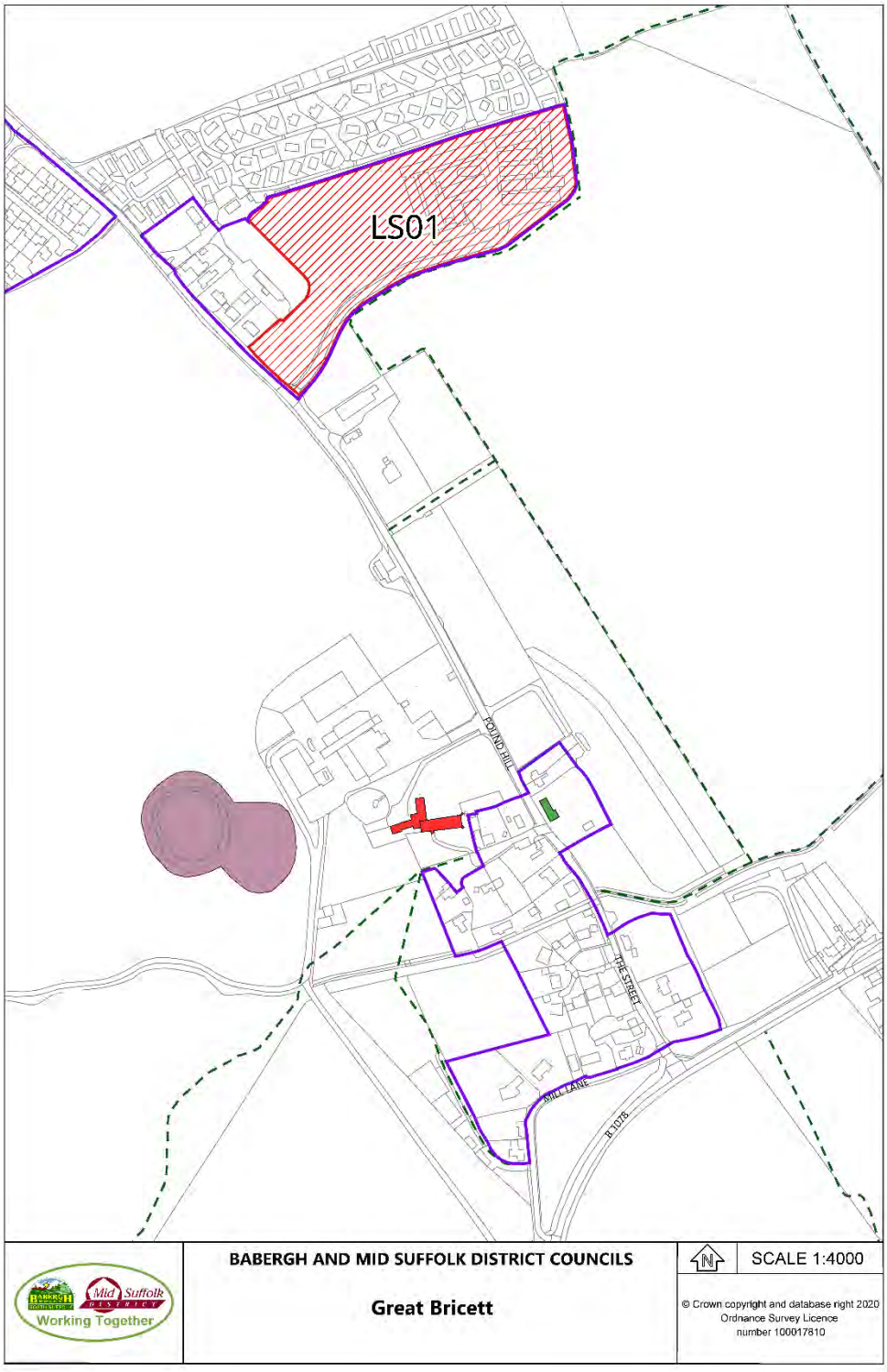
Great Blakenham – Old Bell House (Ipswich Fringe)

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).


STOWMARKET ROAD
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Great Blakenham - Old Bell House
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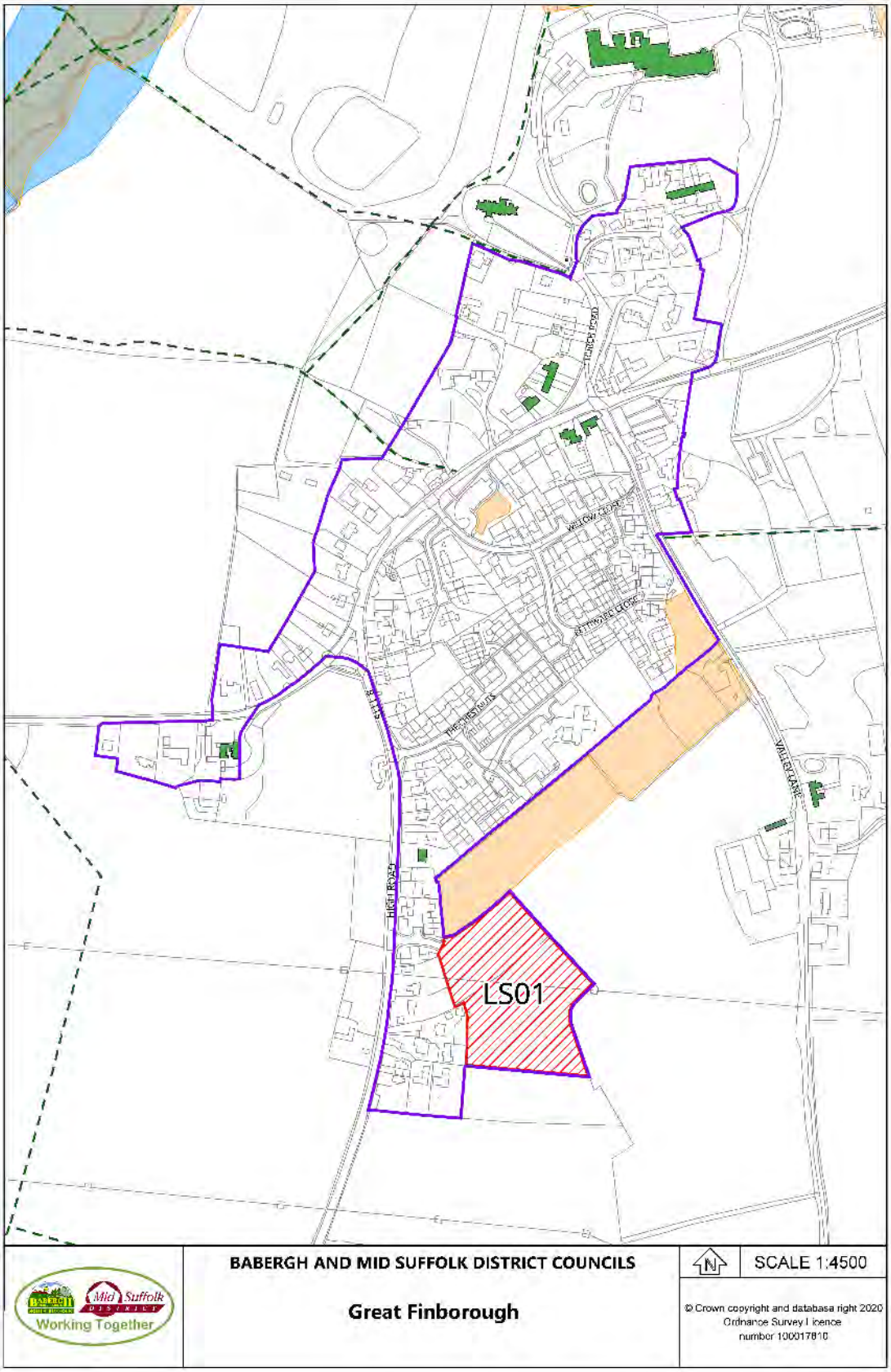
Great Bricett (Hamlet)

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.



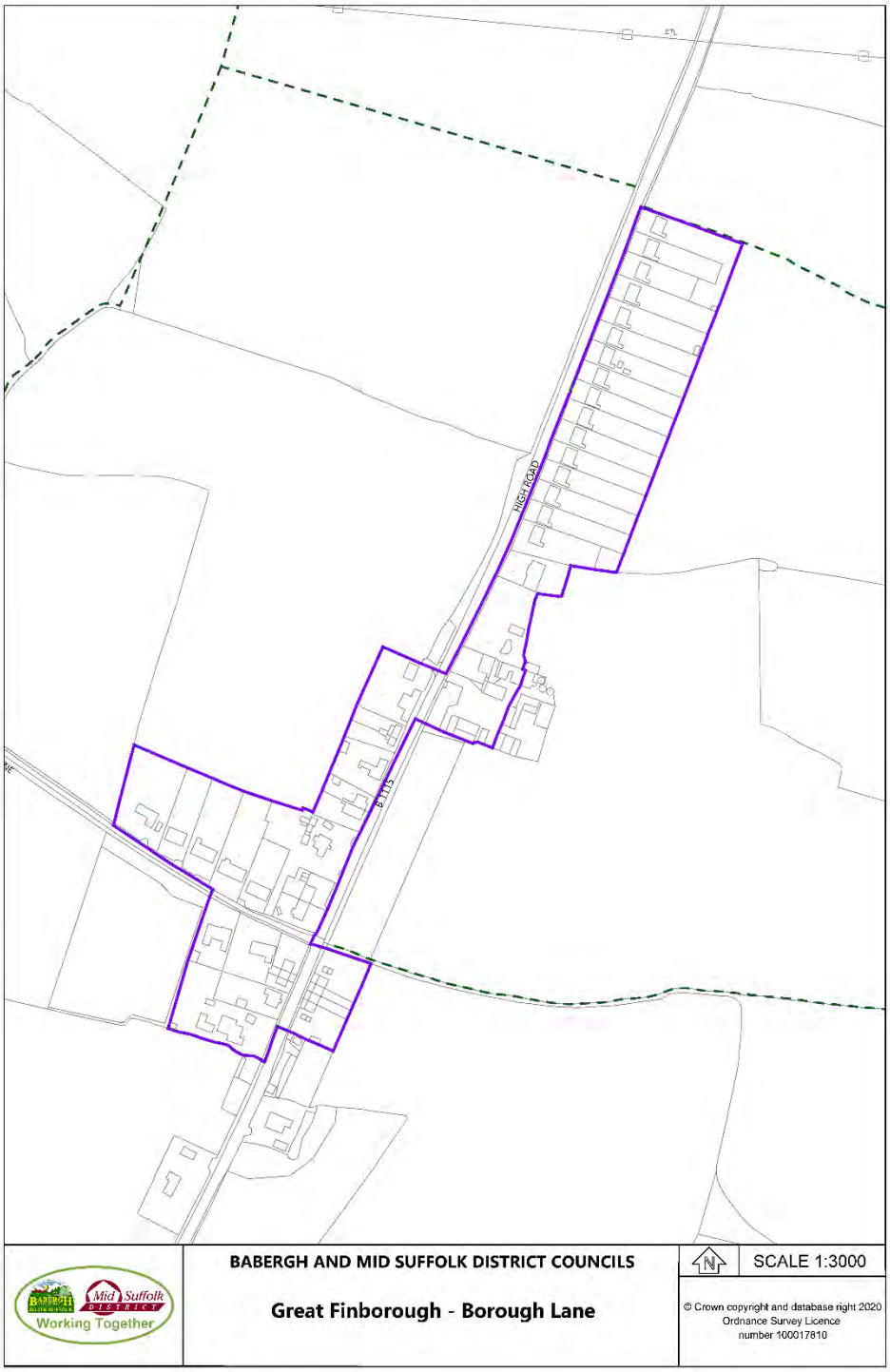
Great Finborough (Hinterland)

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.


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Great Finborough
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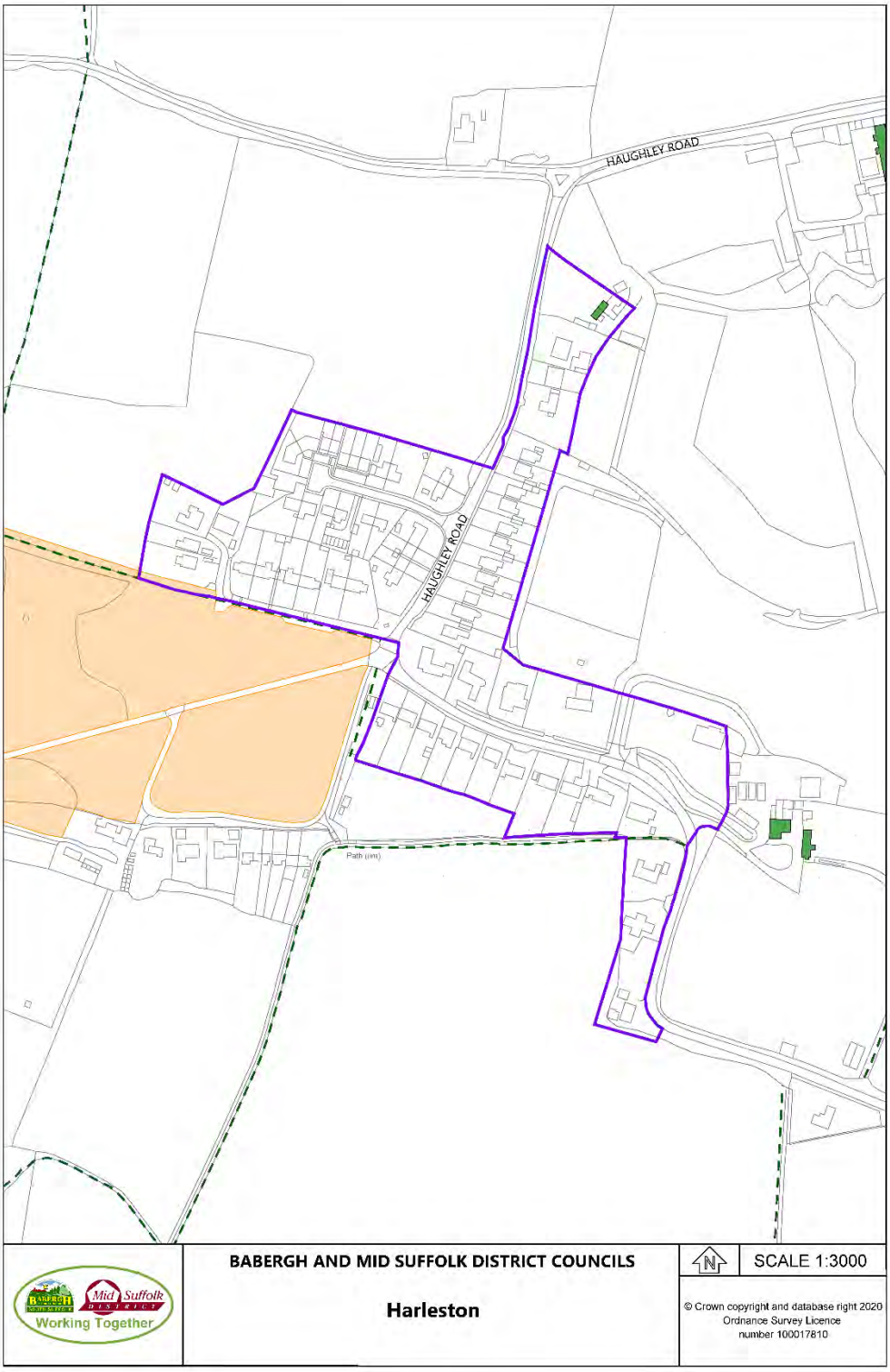
Great Finborough – Borough Lane (Hamlet)

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.



Harleston (Hamlet)

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.



Haughley (Core Village)

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 Haughley Neighbourhood Plan was adopted in October 2019. 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.

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 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 Allocations

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 policies of the Plan and Haughley Neighbourhood Plan.

LA104 – Allocation: Land West of Fishponds Way, Haughley

Site Size – 2.8ha

Approximately 98 dwellings (with associated infrastructure)

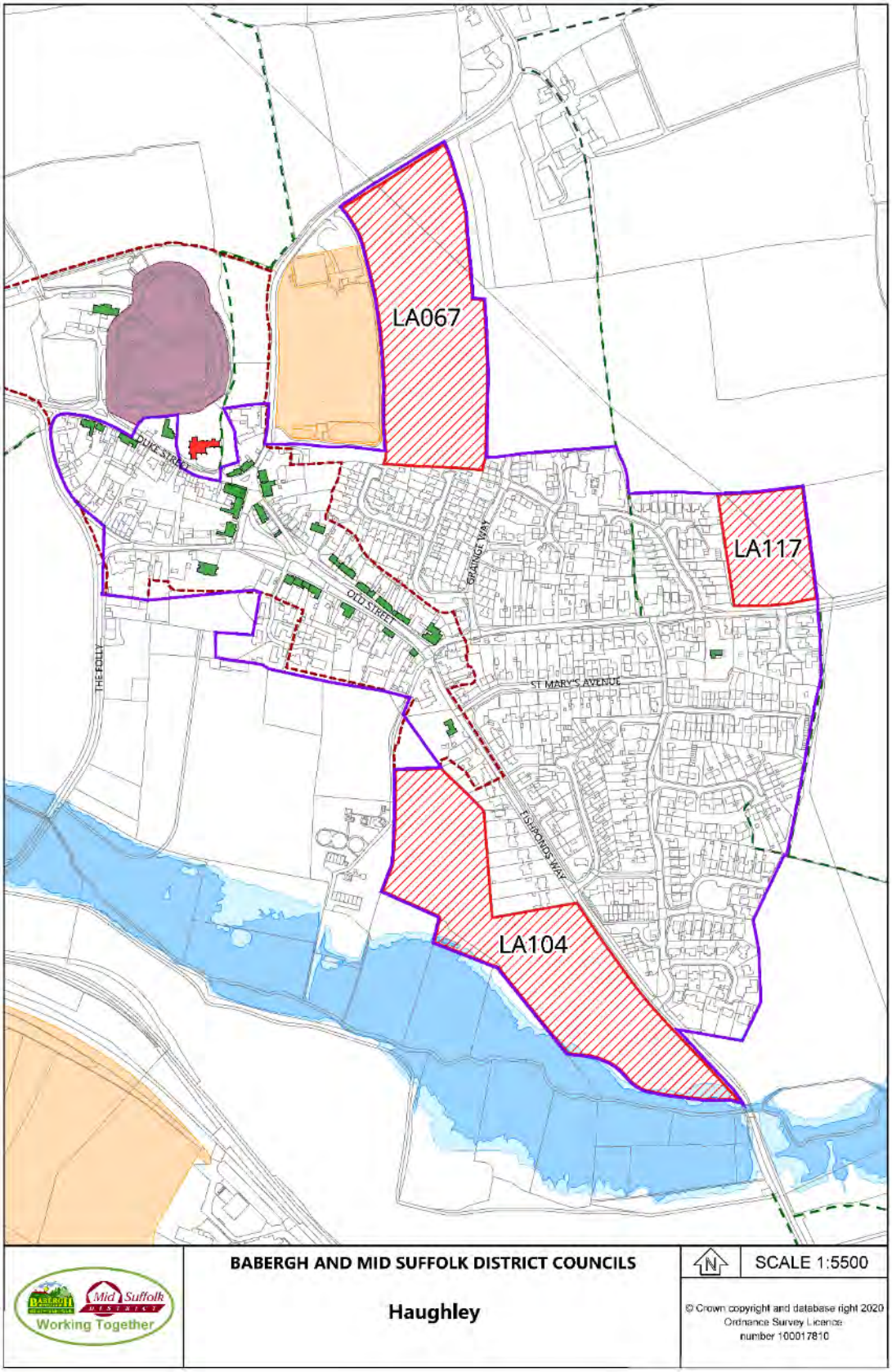
Development for this site shall be expected to comply with the relevant policies of the Plan and Haughley Neighbourhood Plan.

LA117 – Allocation: Land north of Station Road, Haughley

Site Size – 1.3ha

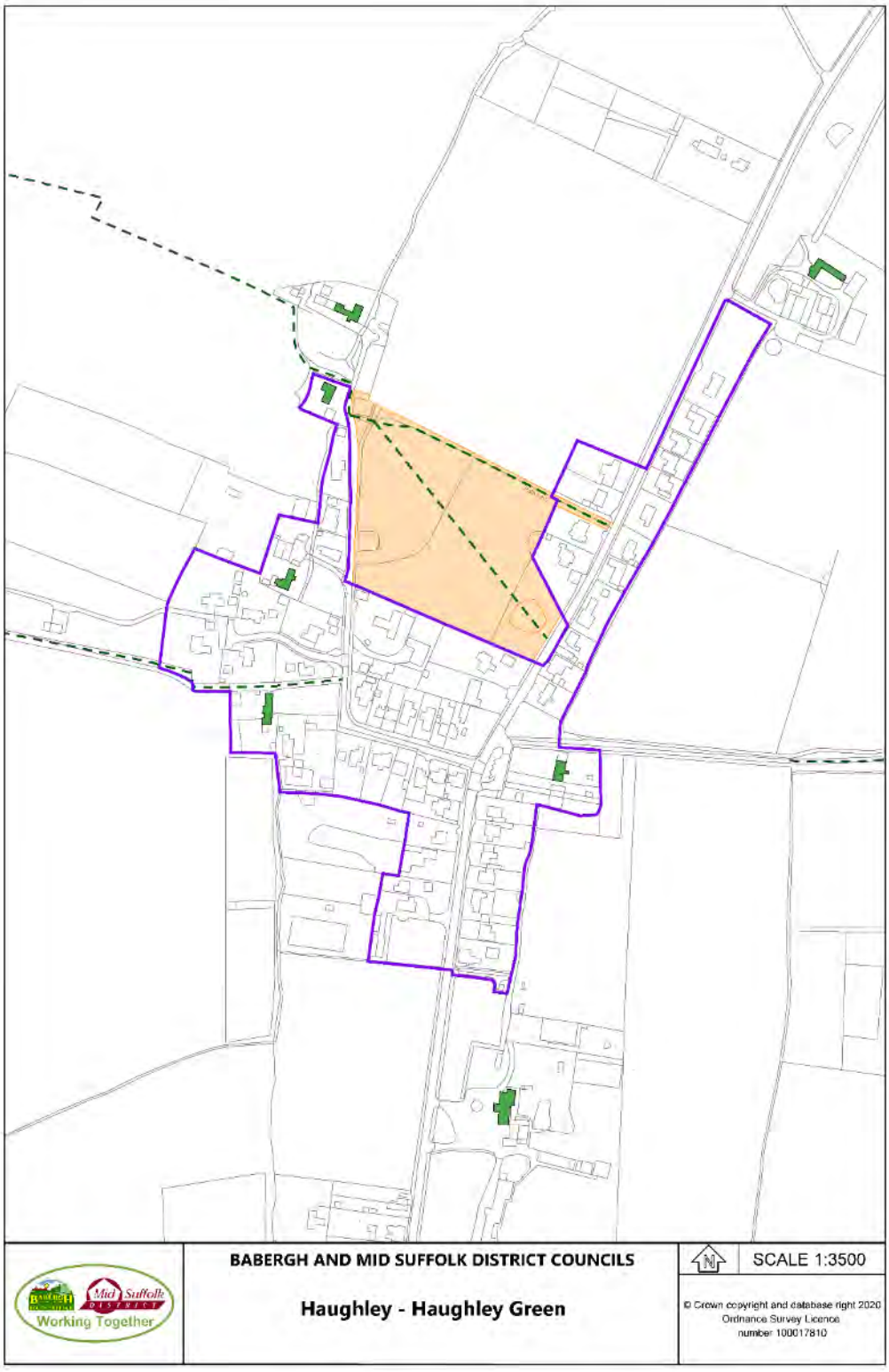
Approximately 29 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant policies of the Plan and Haughley Neighbourhood Plan.


LA067
LA117
LA104
DUKE STREET
OLD STREET
GRAINGE WAY
ST MARY'S AVENUE
FISHPONDS WAY
THE FOLLY
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Haughley
SCALE 1:5500
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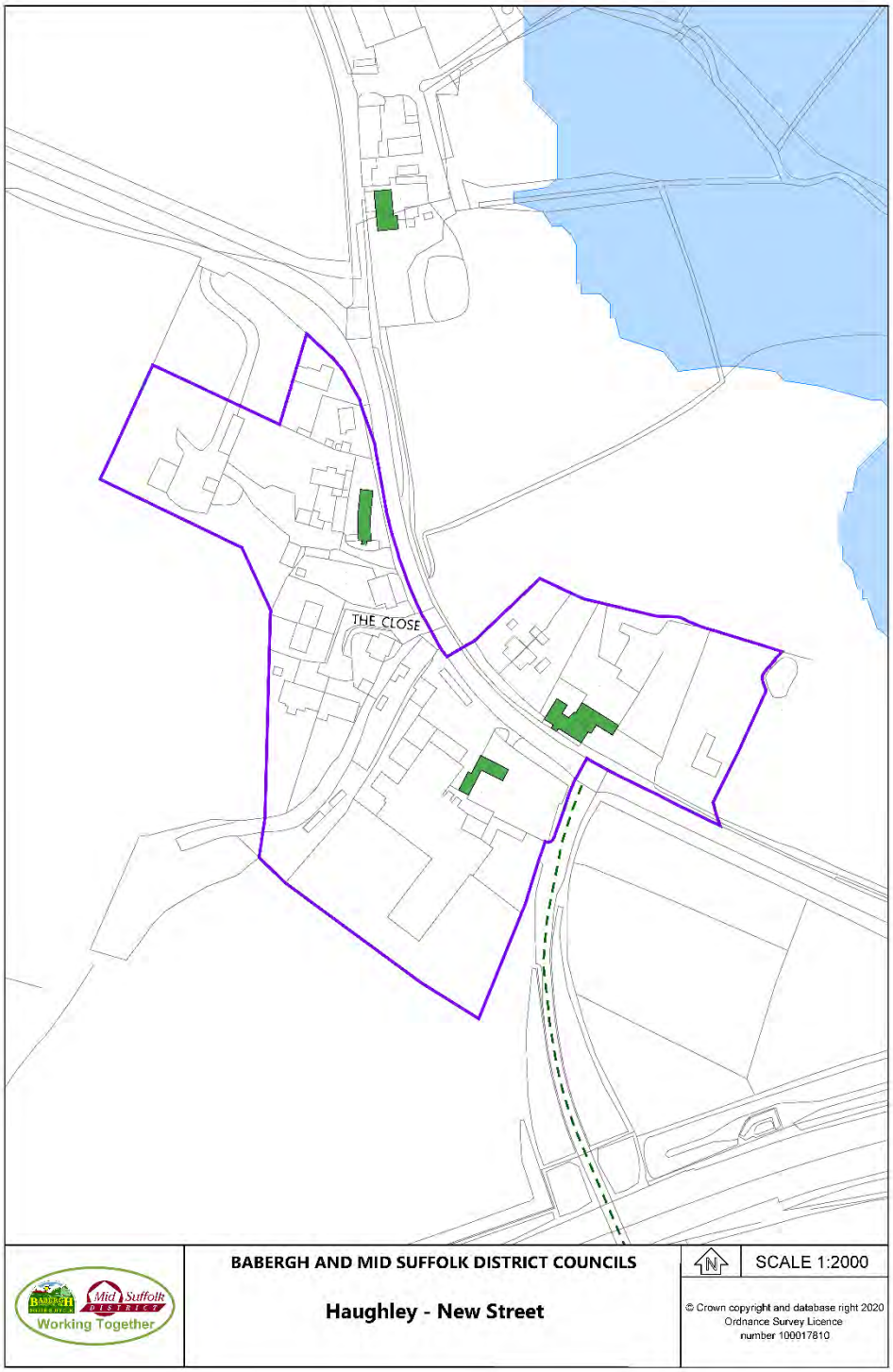
Haughley - Green (Hamlet)

Located approximately 2km north of Haughley, Haughley Green is classified as a Hamlet Village. The Haughley Neighbourhood Plan was adopted in October 2019. Grade II listed buildings are located throughout the settlement, with a Grade II* listed moated farmhouse to the east.



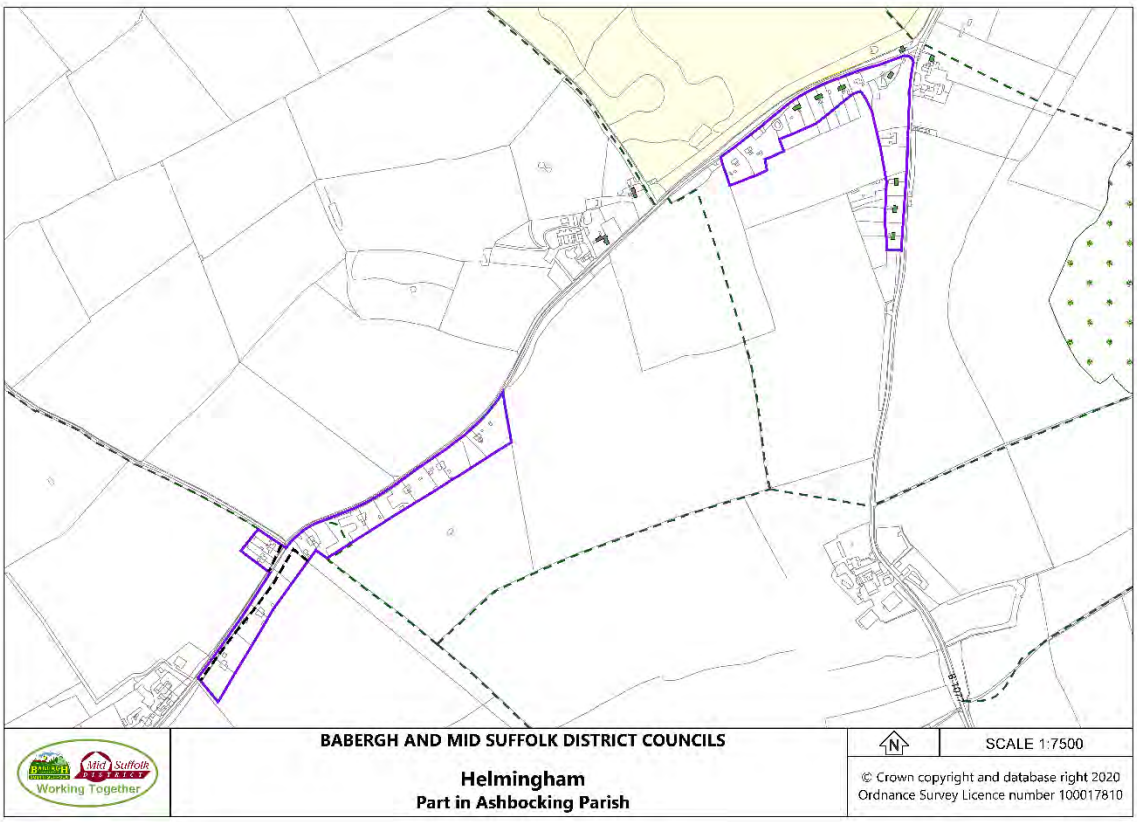
Haughley - New Street (Hamlet)

Haughley New Street is located just to the north of the A14 and 1km to the west of Haughley. The Haughley Neighbourhood Plan was adopted in October 2019. There are four Grade II listed buildings within the settlement, and the Grade I listed Haughley Park and associated grounds lie to the west of the settlement.



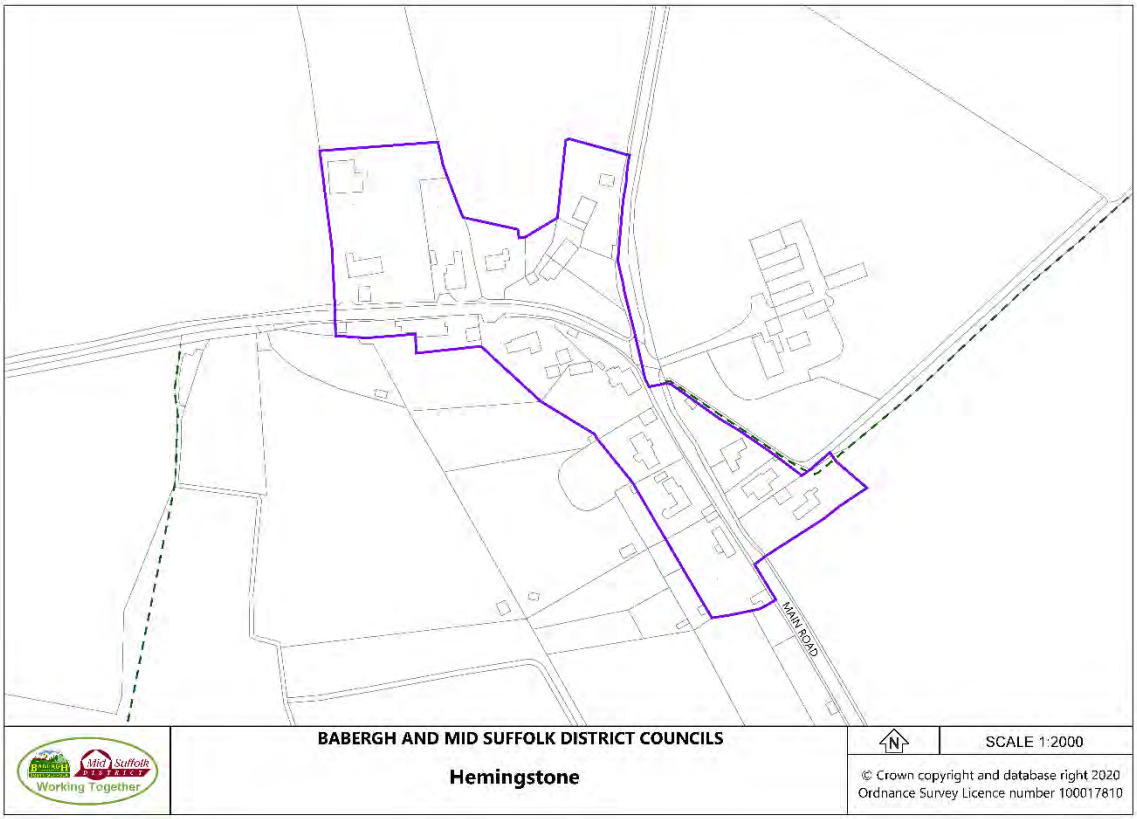
Helmingham (Hamlet)

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



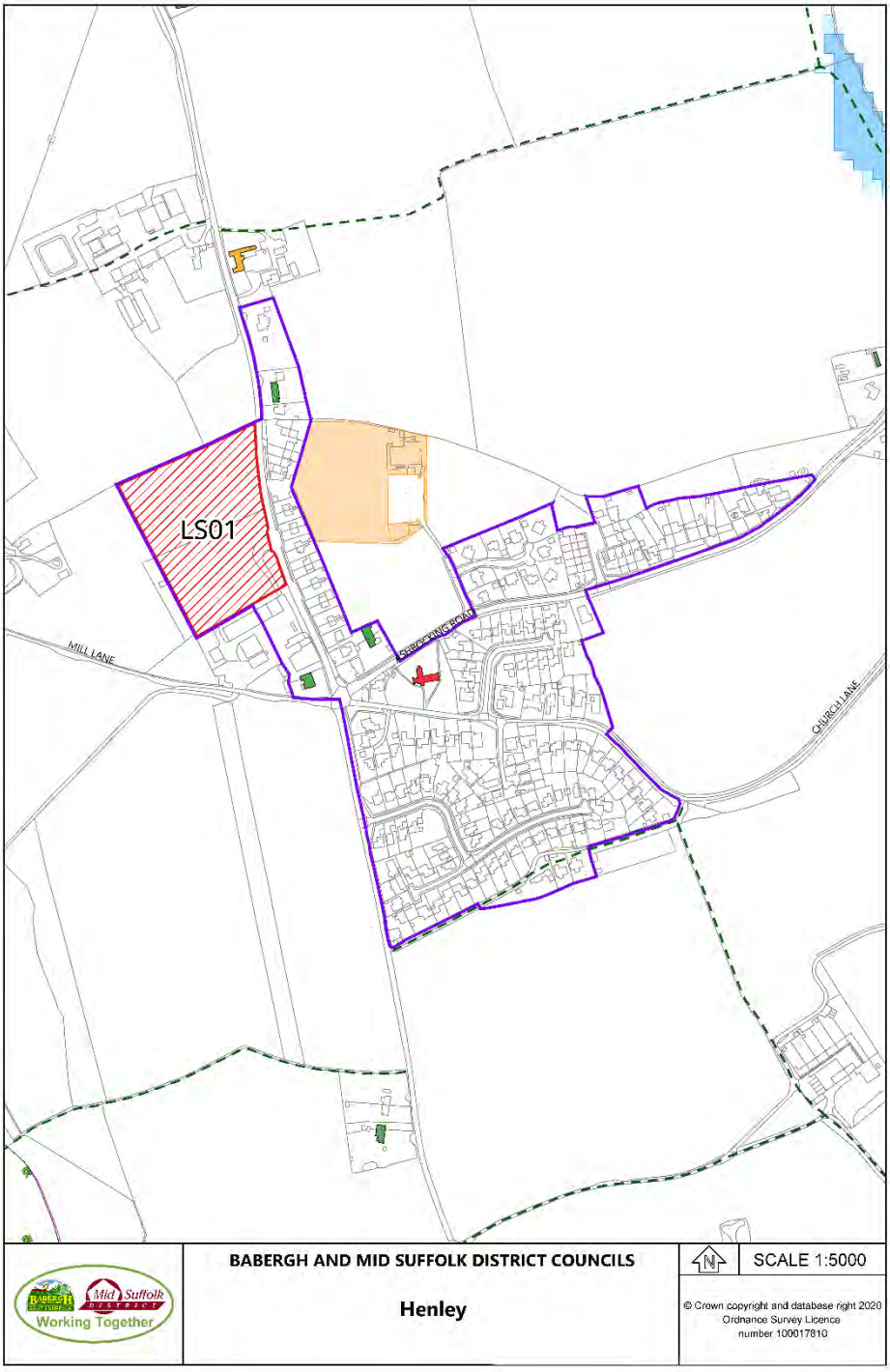
Hemingstone (Hamlet)

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).


MAIN ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hemingstone
N
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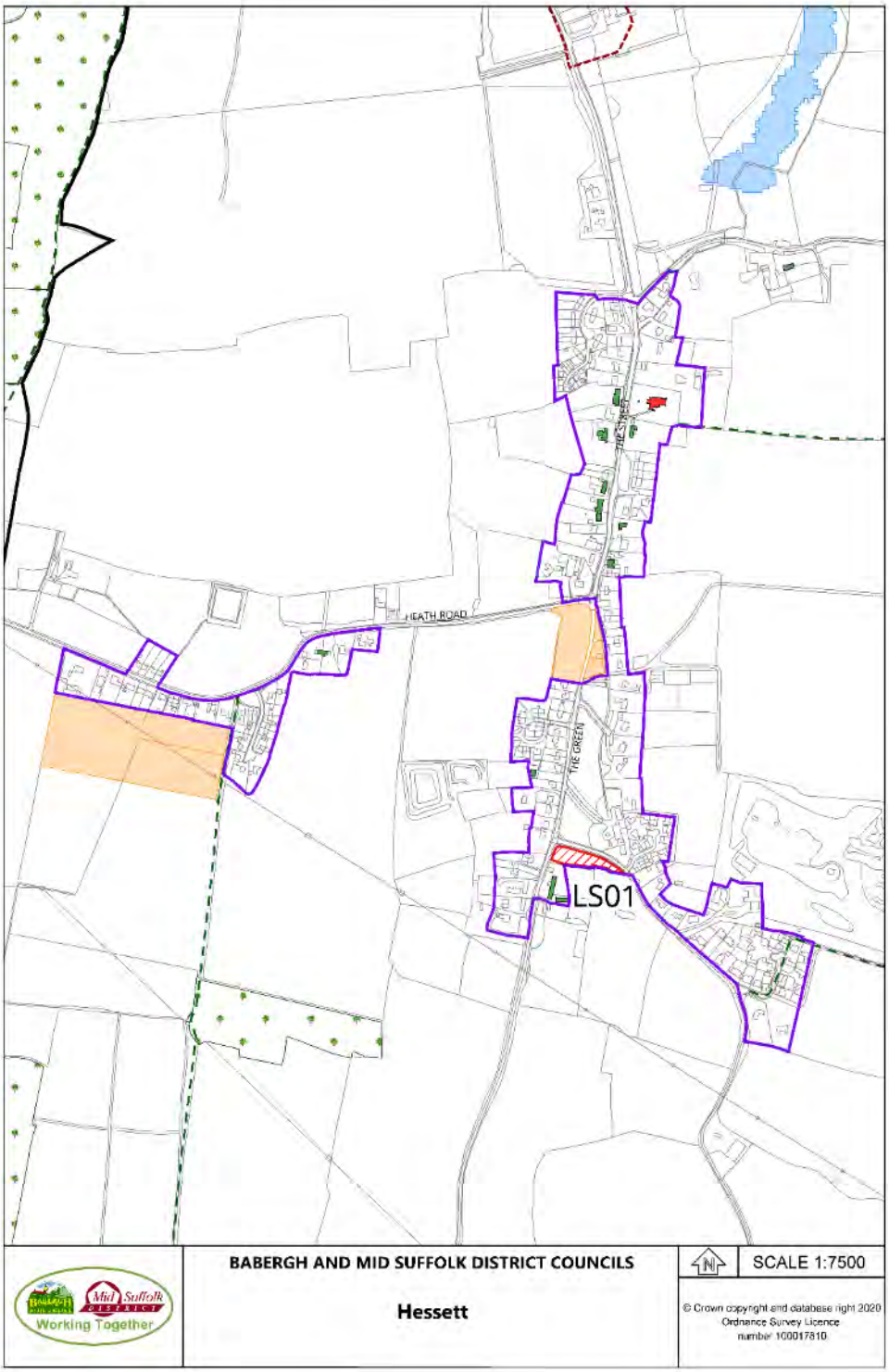
Henley (Hinterland)

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).



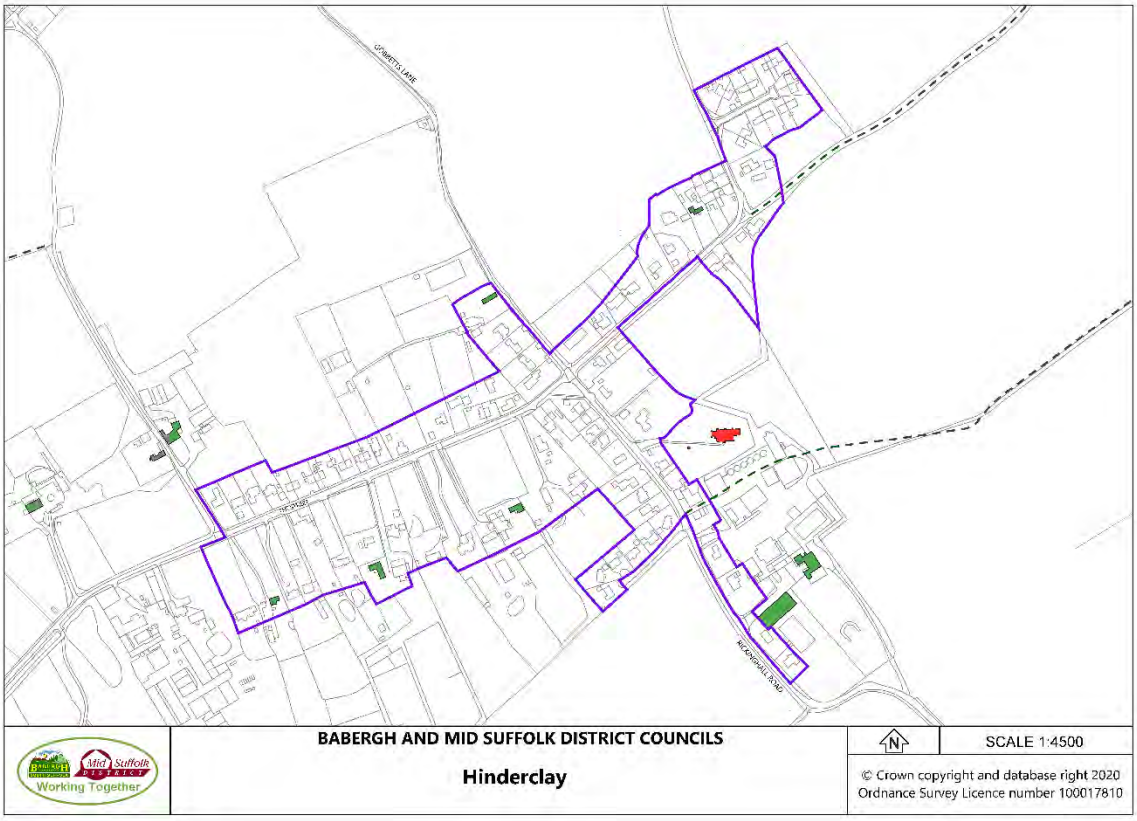
Hessett (Hinterland)

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.



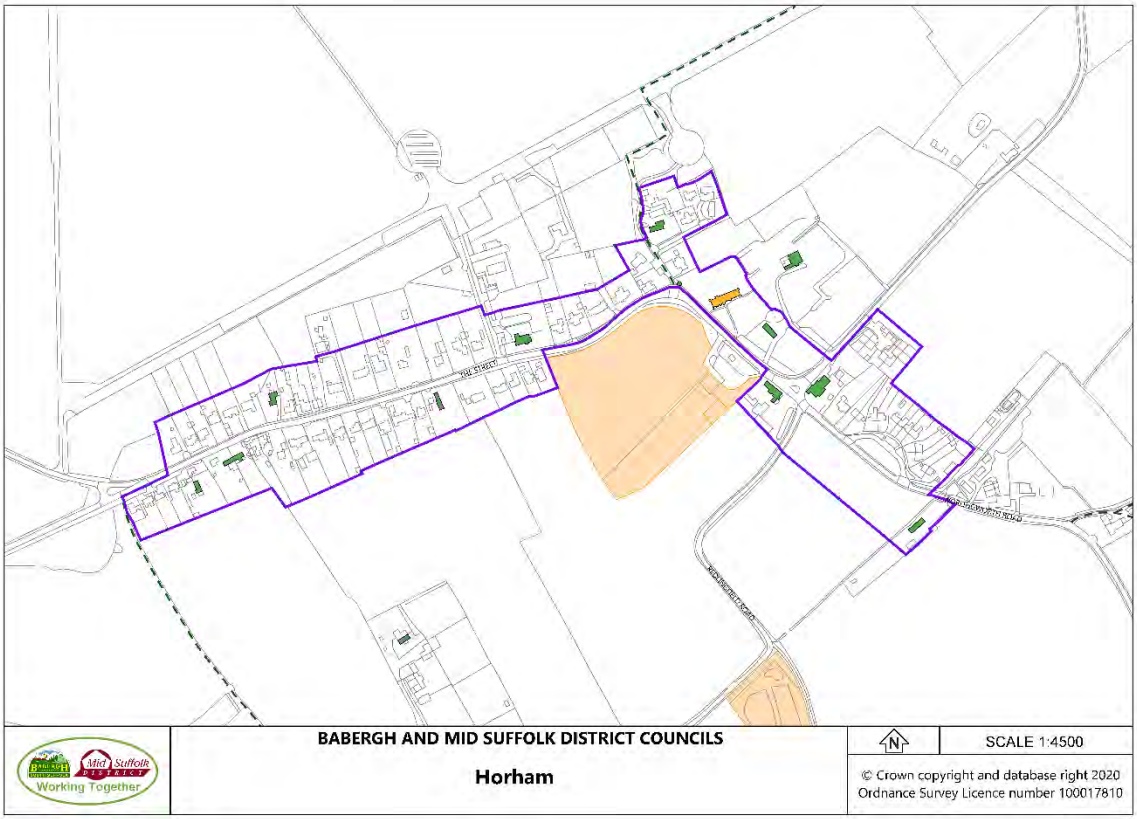
Hinderclay (Hamlet)

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.



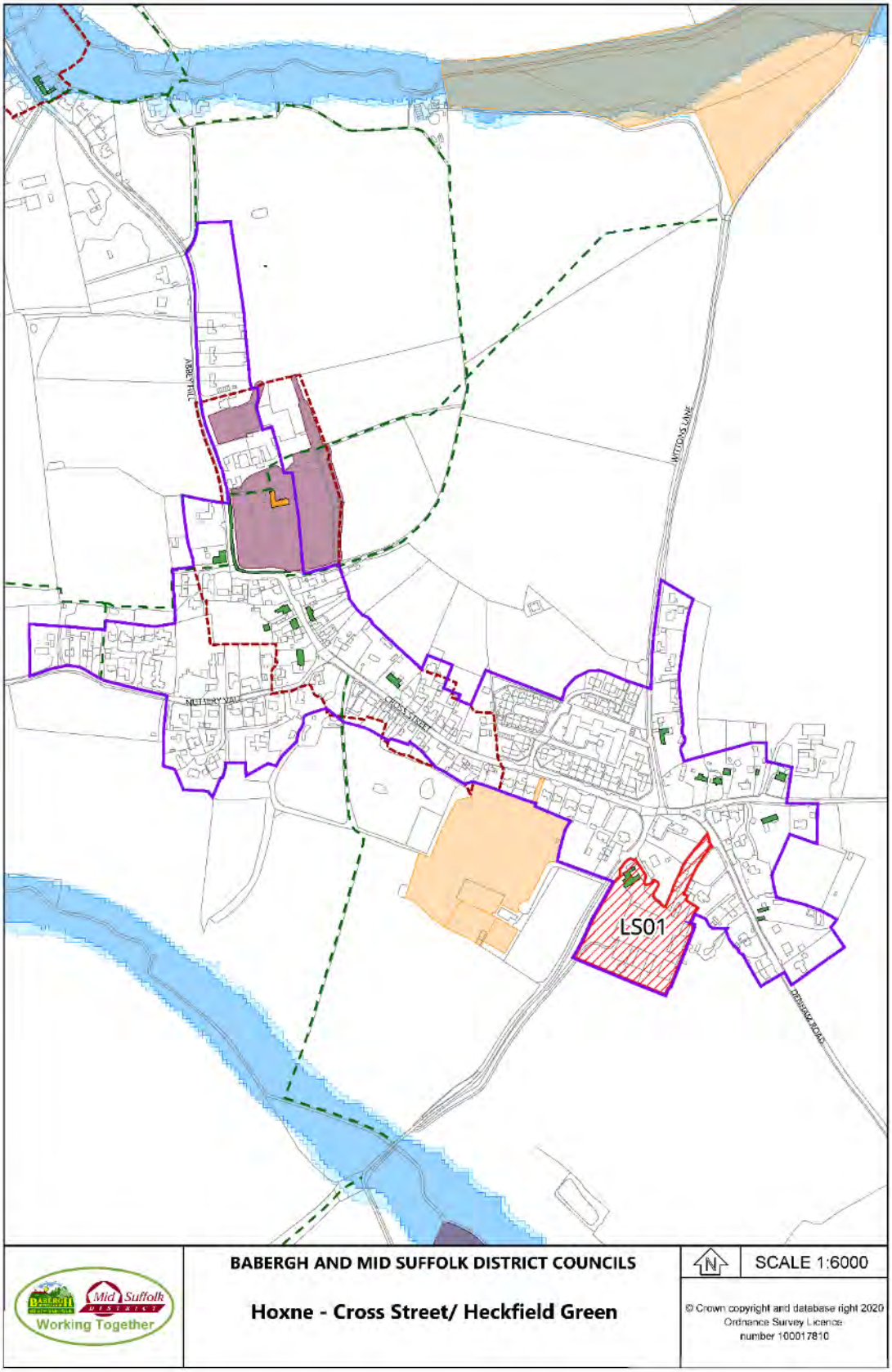
Horham (Hinterland)

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.



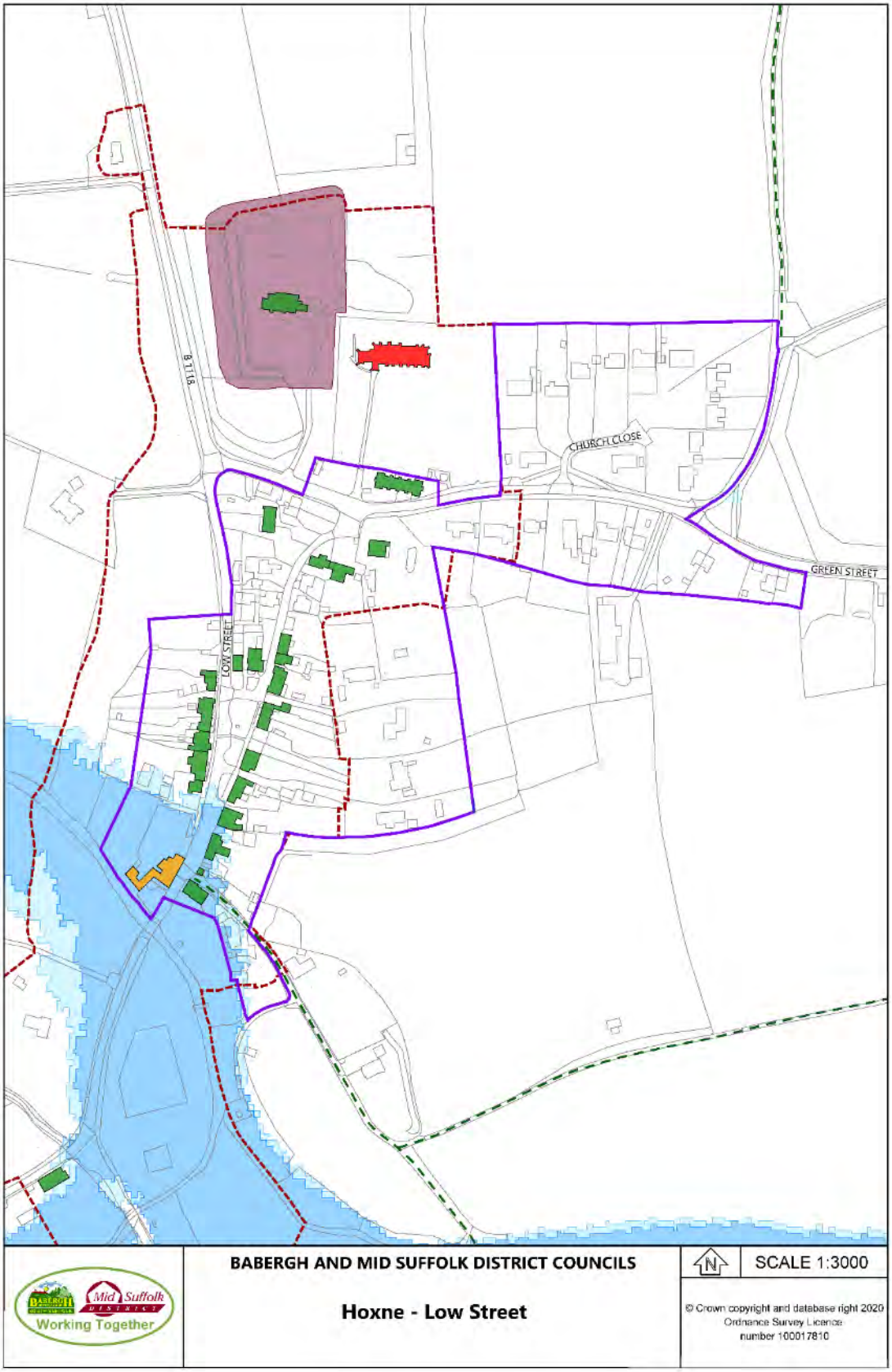
Hoxne - Cross Street/Heckfield Green (Hinterland)

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.


LS01
ABBEY HILL
MYTTONS LANE
METHWY WALK
CROSS STREET
DENNEMA ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hoxne - Cross Street/ Heckfield Green
Working Together
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number 100017810

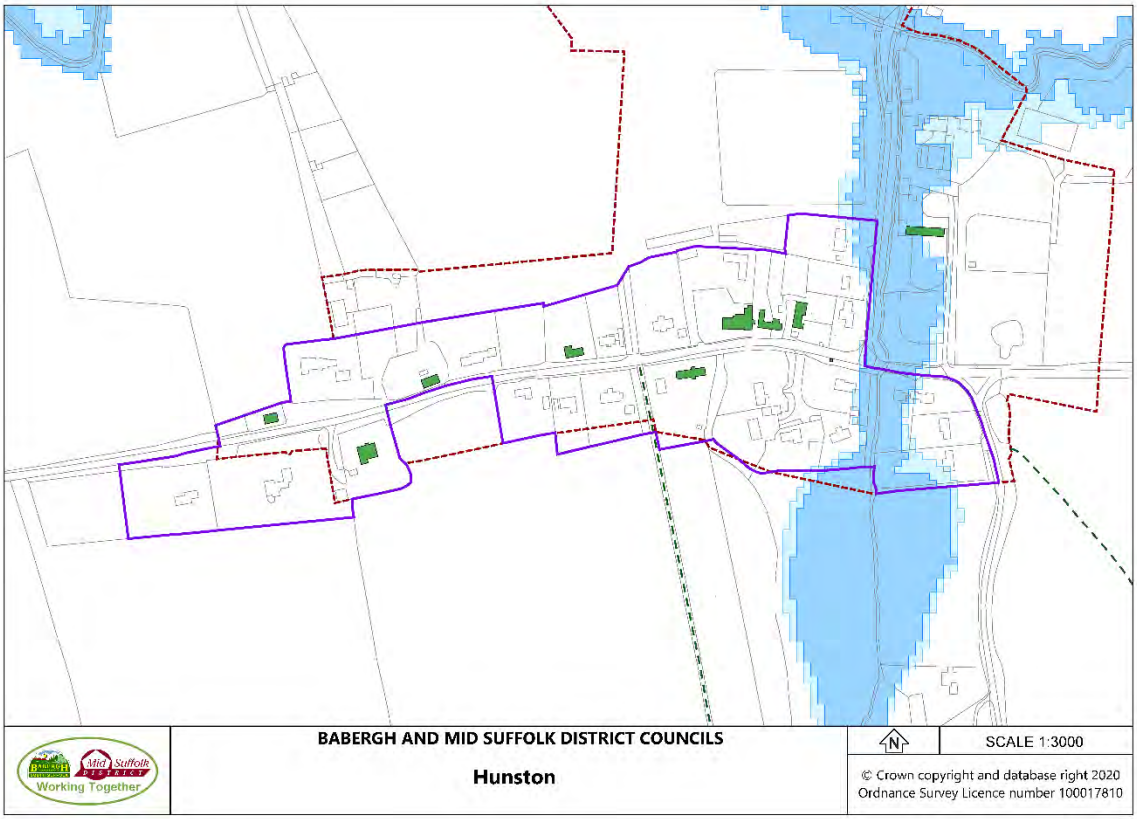
Hoxne - Low Street (Hinterland)

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.


B1118
CHURCH CLOSE
GREEN STREET
LOW STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Hoxne - Low Street
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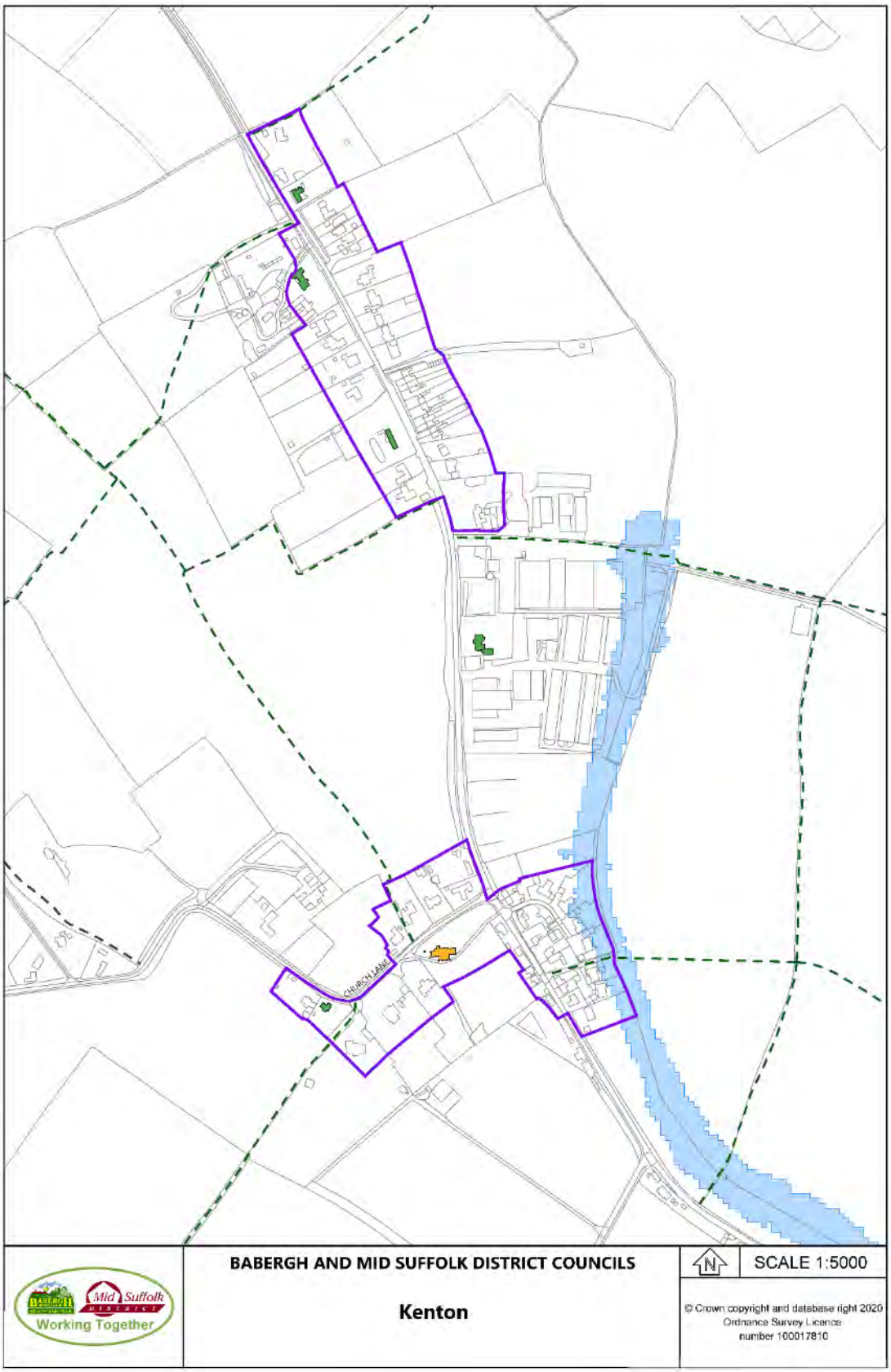
Hunston (Hamlet)

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 (Hamlet)

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 located between the two. The southern section of the settlement is centred around the Grade II* listed All Saints Church.


CHURCH LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Kenton
SCALE 1:5000
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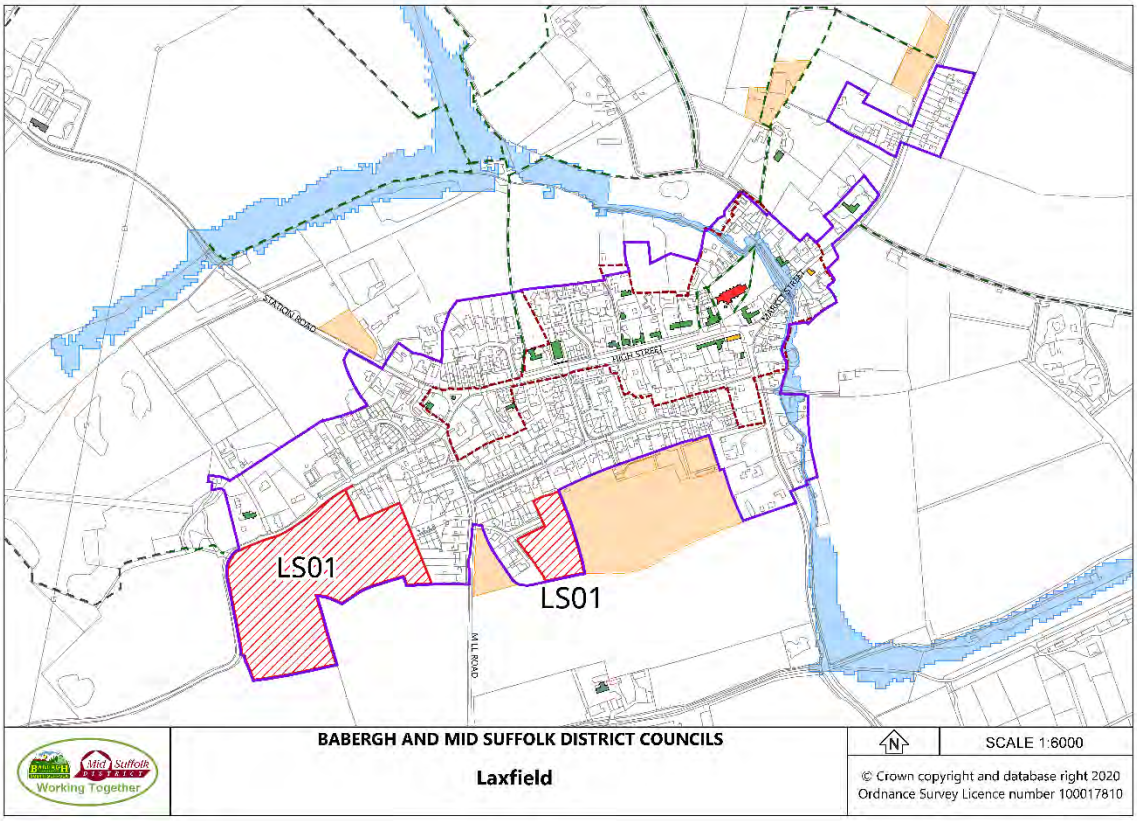
Langham (Hamlet)

Located close to the border with West Suffolk District, 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.



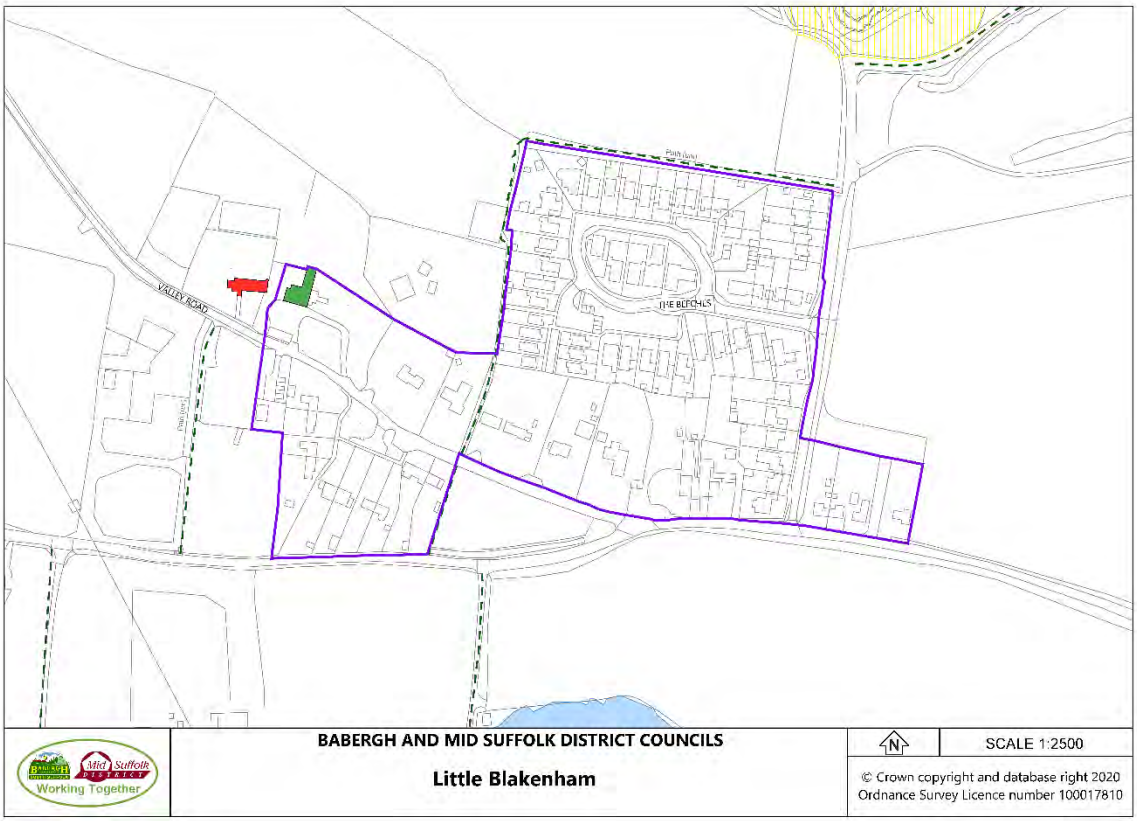
Laxfield (Hinterland)

Laxfield is located near the eastern district boundary to East Suffolk District 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.



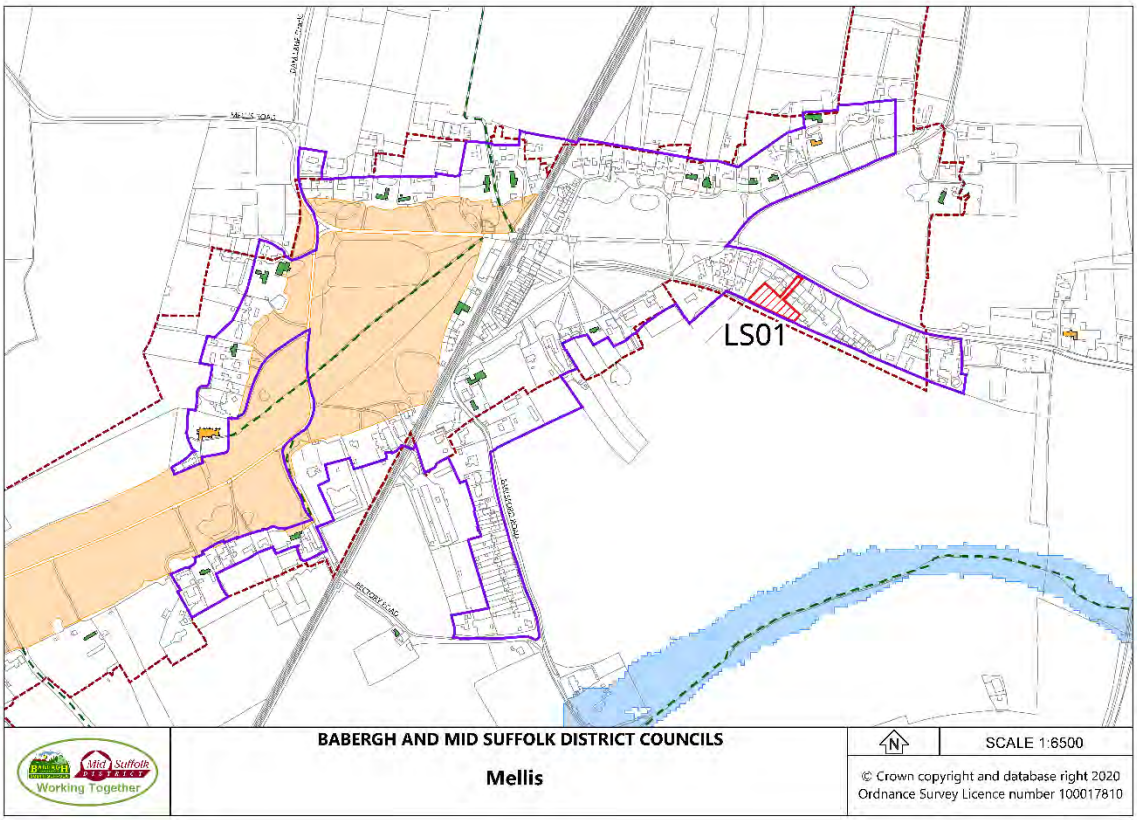
Little Blakenham (Hamlet)

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).



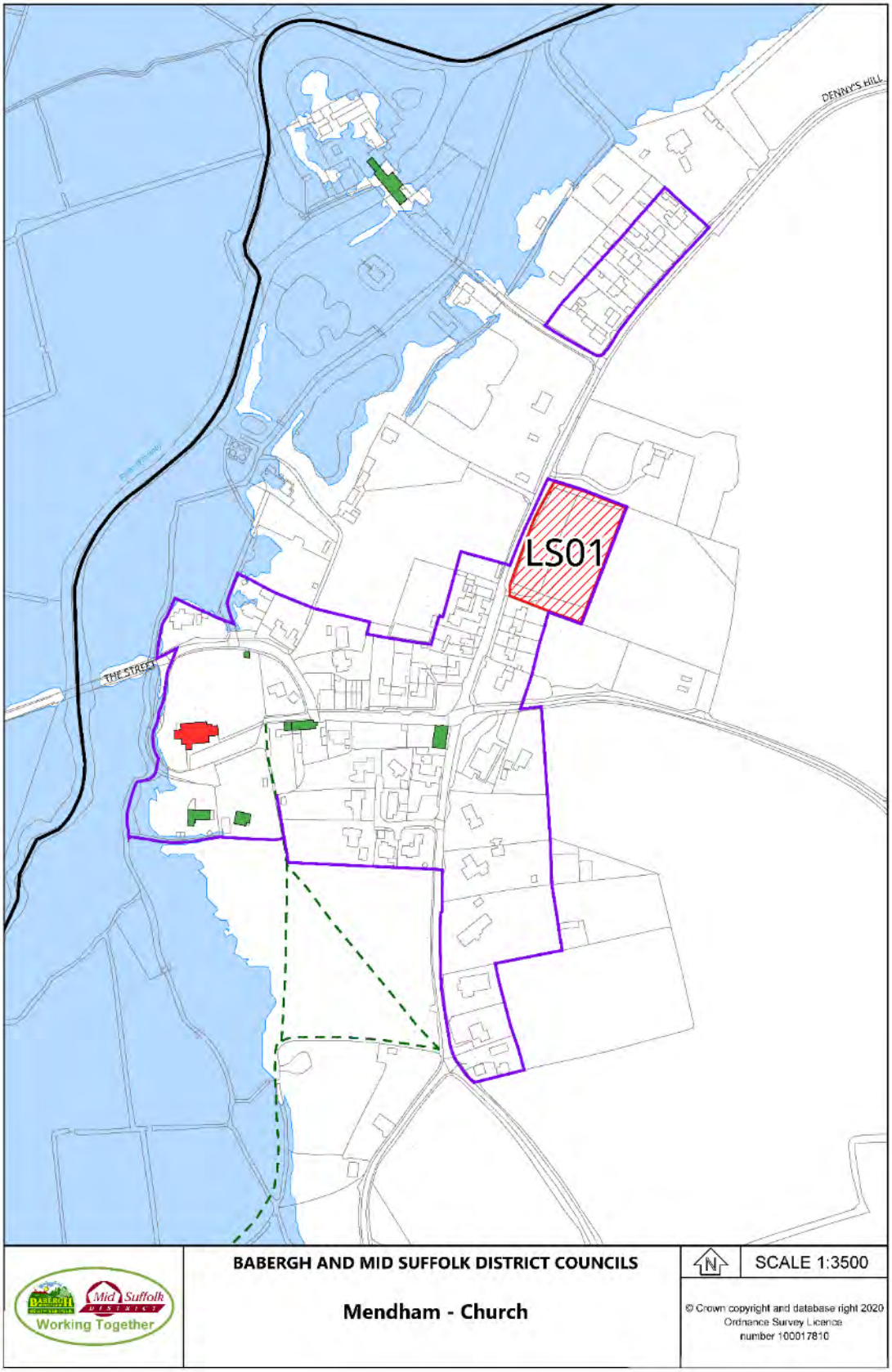
Mellis (Hinterland)

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.



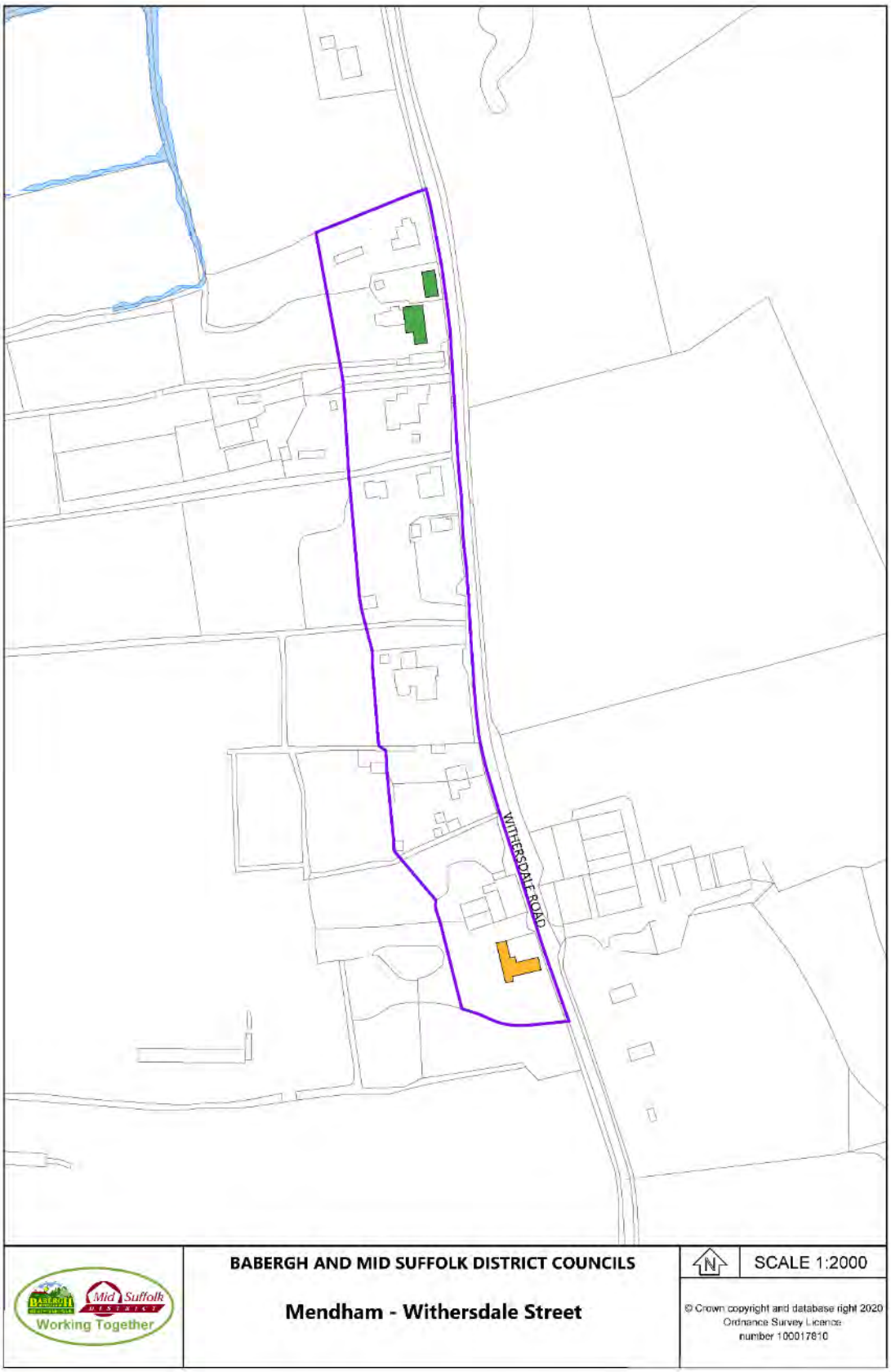
Mendham - Church (Hinterland)

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.


LS01
DENNY'S HILL
THE STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Mendham - Church
SCALE 1:3500
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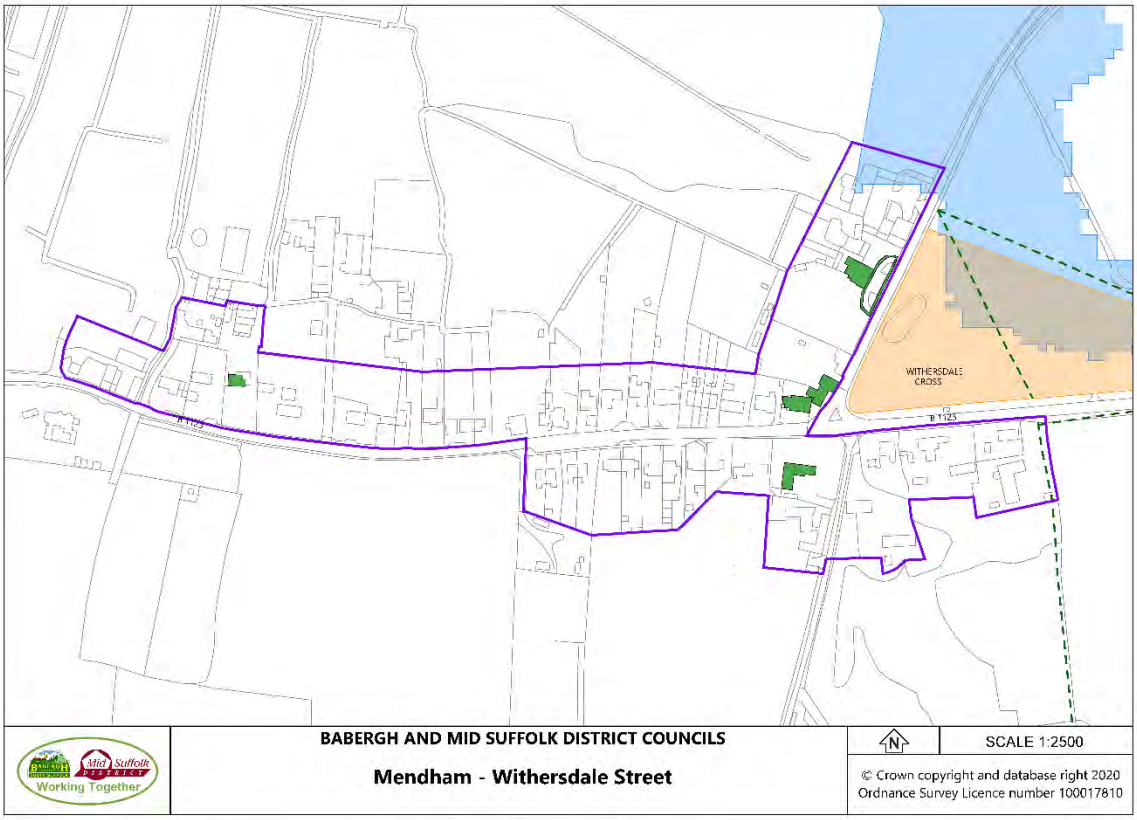
Mendham – Withersdale Road (Hamlet)

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.


WITHERSDALE ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Mendham - Withersdale Street
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Mendham - Withersdale Street (Hamlet)

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 (Core Village)

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.

In order to facilitate growth through the 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 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

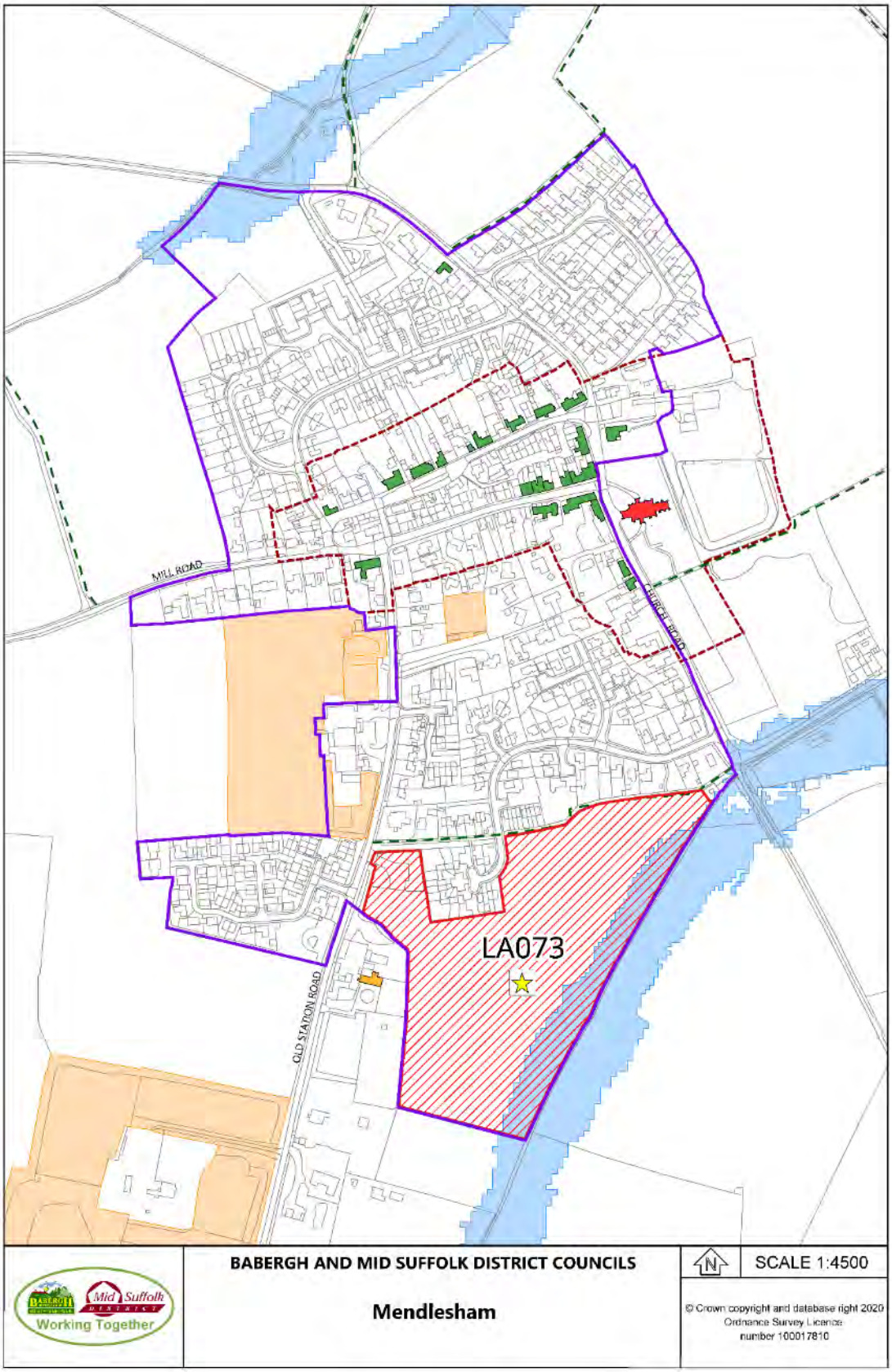
LA073 – Allocation: Land south of Glebe Way, Mendlesham

Site Size – 5.3 ha

Approximately 75 dwellings (with associated infrastructure)

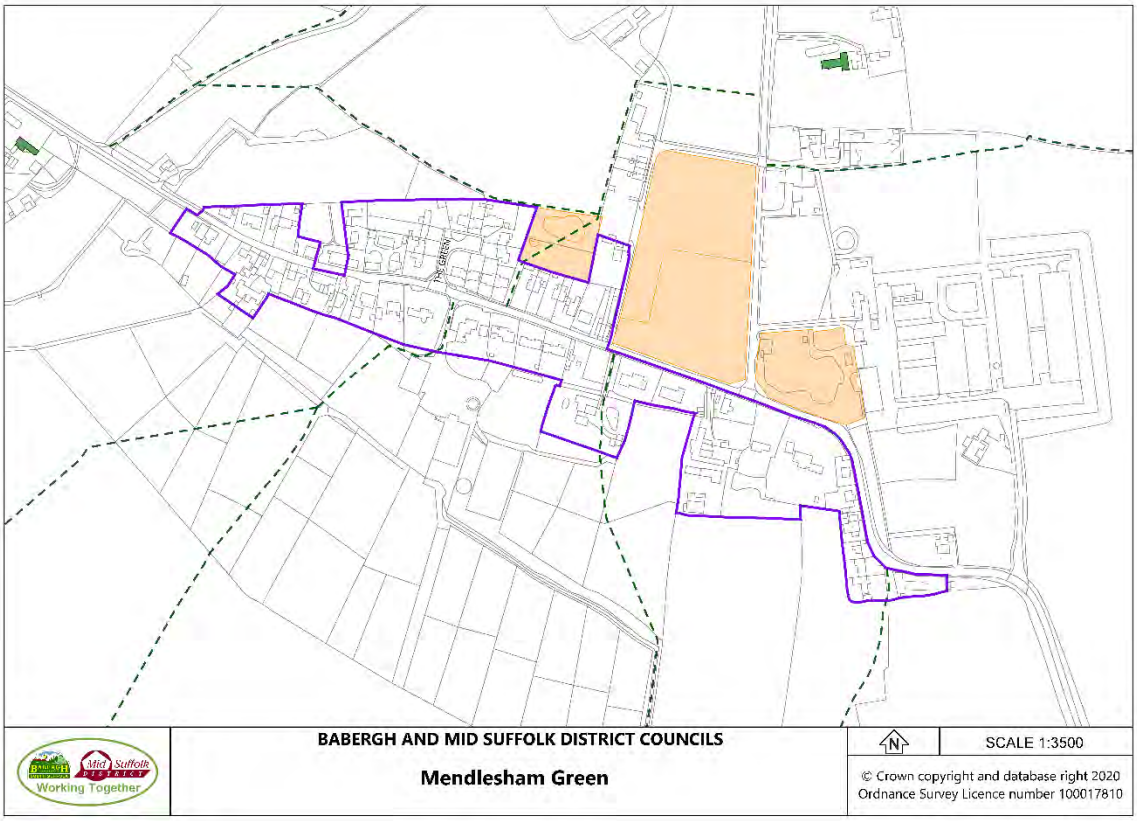
The development shall be expected to comply with the following:

I. **The relevant policies of the Plan and the made Neighbourhood Plan;**
II. **Development is designed to conserve and where appropriate enhance Elm's Farmhouse (Grade II*) and its setting;**
III. **An ecological survey, and any necessary mitigation measures are provided;**
IV. **Flood risk assessments should be used to avoid and mitigate all forms of flooding in a sustainable manner;**
V. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required.**
VI. **Contributions to the satisfaction of the LPA, towards primary 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; and**
IX. **Improved footway link to the north and provide a footway link to existing network.**


MILL ROAD
CHURCH ROAD
OLD STATION ROAD
LA073
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Mendlesham
SCALE 1:4500
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number 100017810

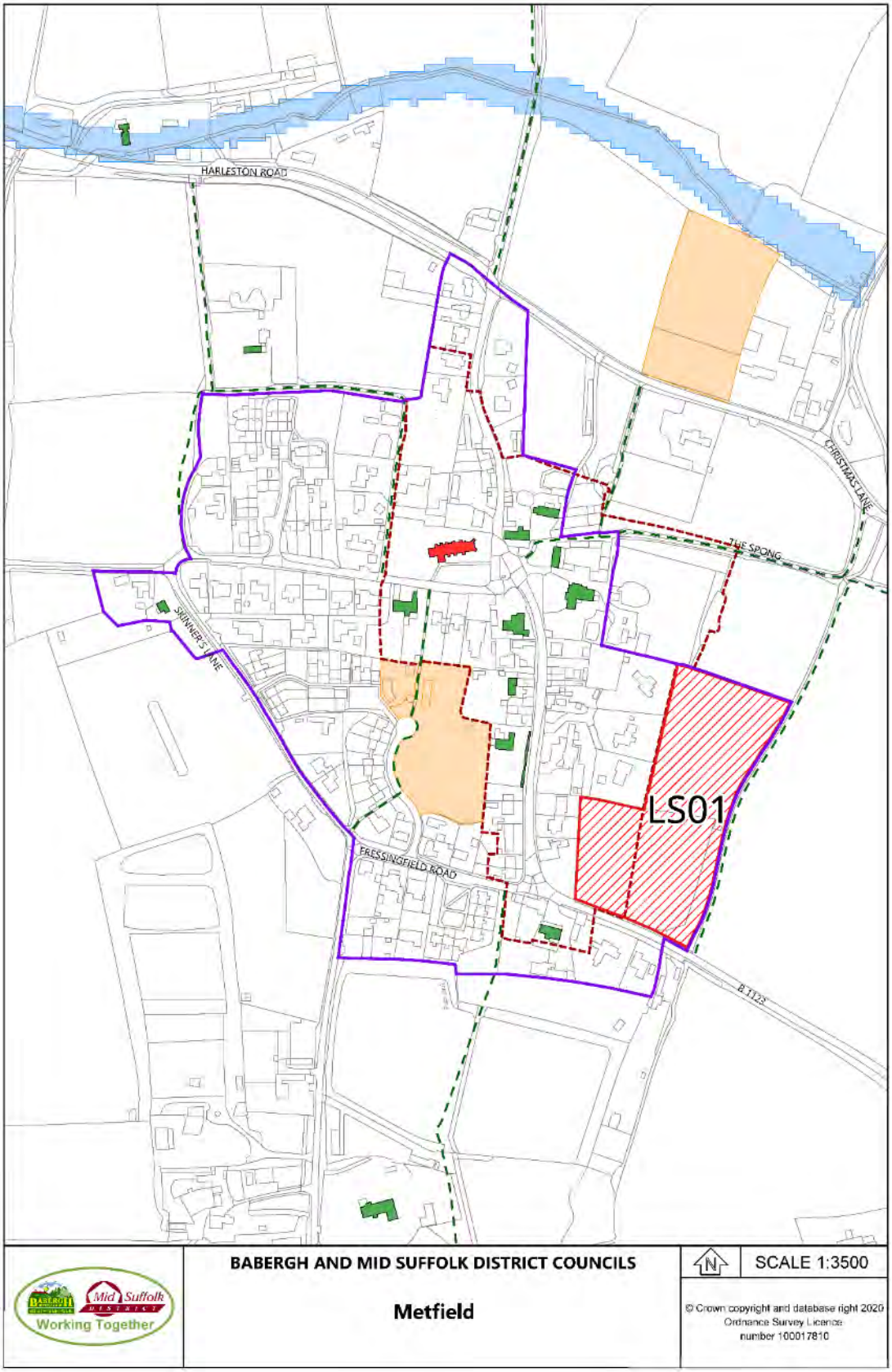
Mendlesham - Green (Hamlet)

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.



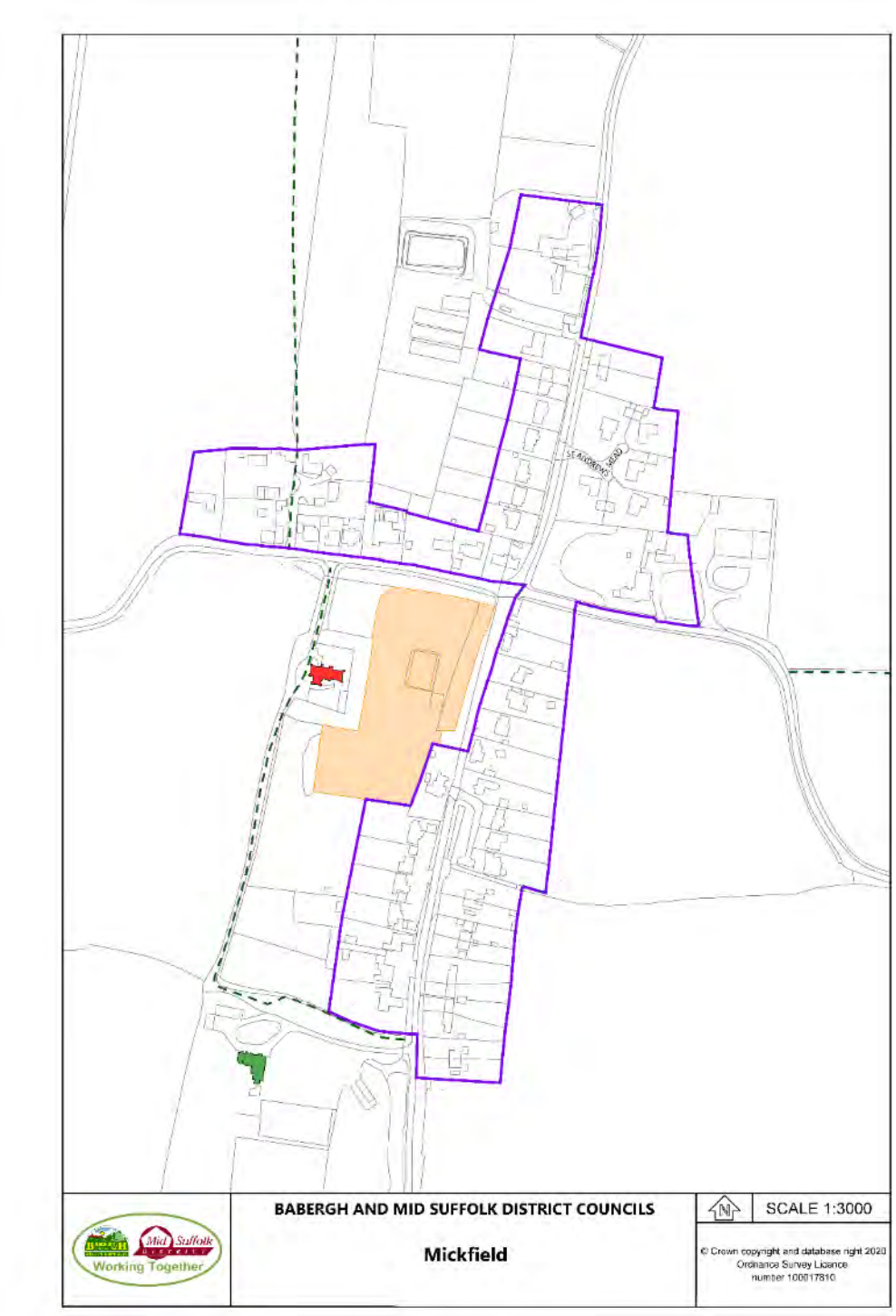
Metfield (Hinterland)

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.


HARLESTON ROAD
CHRISTMAS LANE
THE SPONG
SKINNERS LANE
FRESSINGFIELD ROAD
B 1125
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Metfield
SCALE 1:3500
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Mickfield (Hamlet)

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.



Needham Market (Market Towns and Urban Areas)

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 River Gipping 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.

Expansion of Bosmere Primary and contributions toward a new school would be required to facilitate growth planned through the 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 Plan, may require an expansion to current healthcare facilities. Existing planning commitments and growth through the 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 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 41 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant Plan policies and:

I. **Highway improvements at The Causeway/School Street junction.**

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

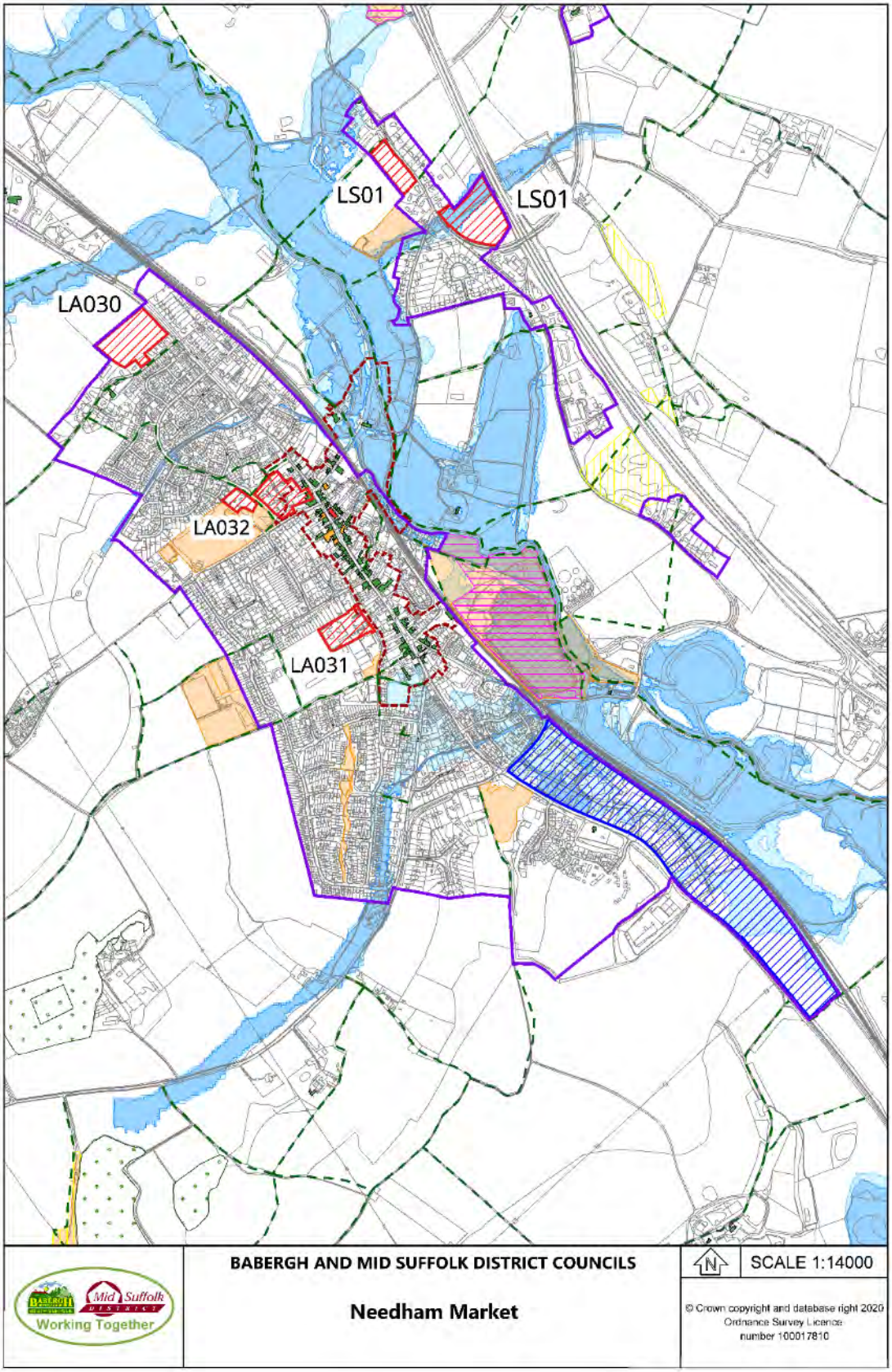
Site Size – 2.62ha

Approximately 94 dwellings and 400m^2 floorspace of Class E uses (with associated infrastructure)

Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal

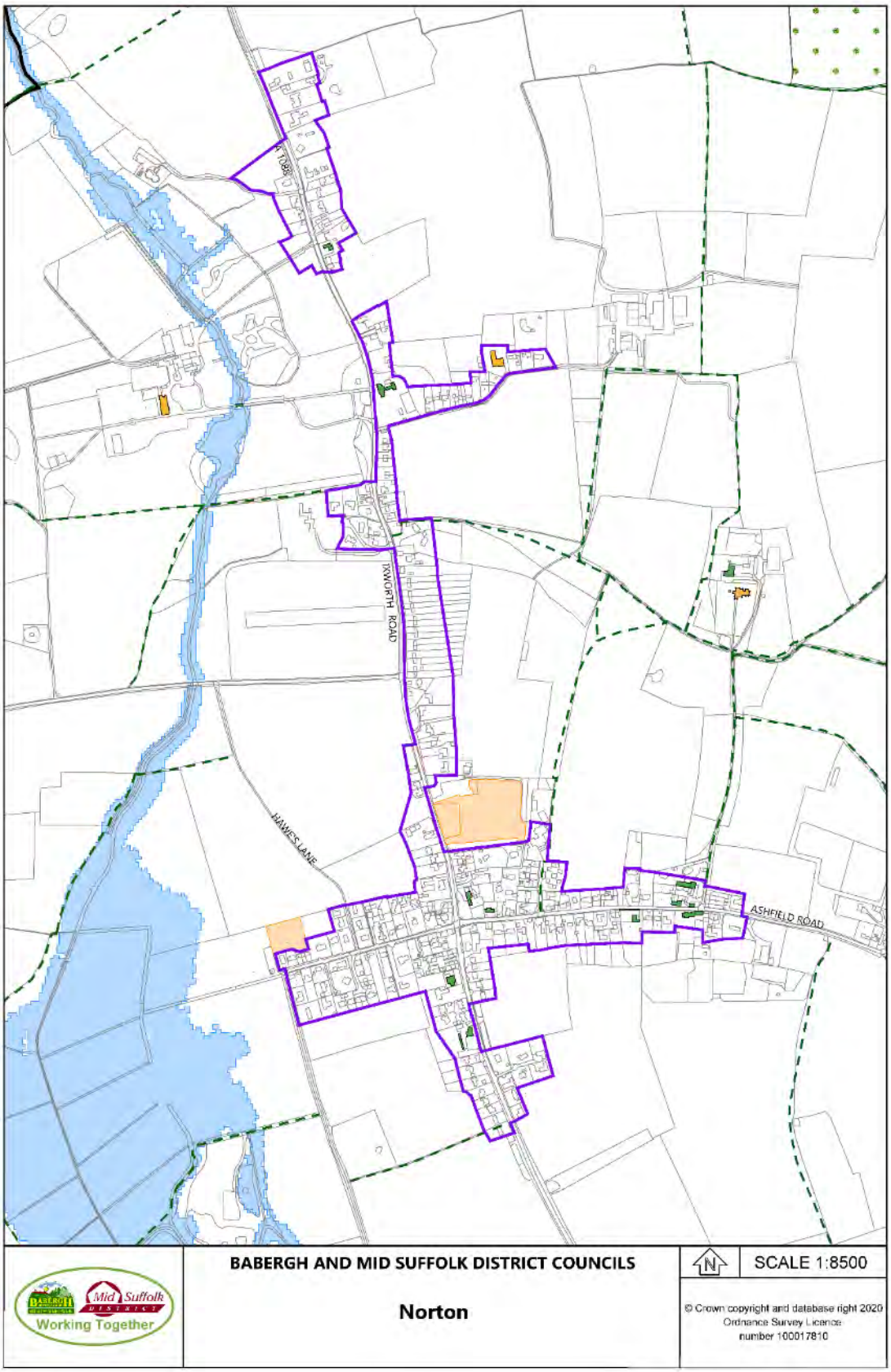
Development for this site shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards:

I. **Open space provision;**
II. **Public rights of way enhancements.**


LS01
LS01
LA030
LA032
LA031
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Needham Market
SCALE 1:14000
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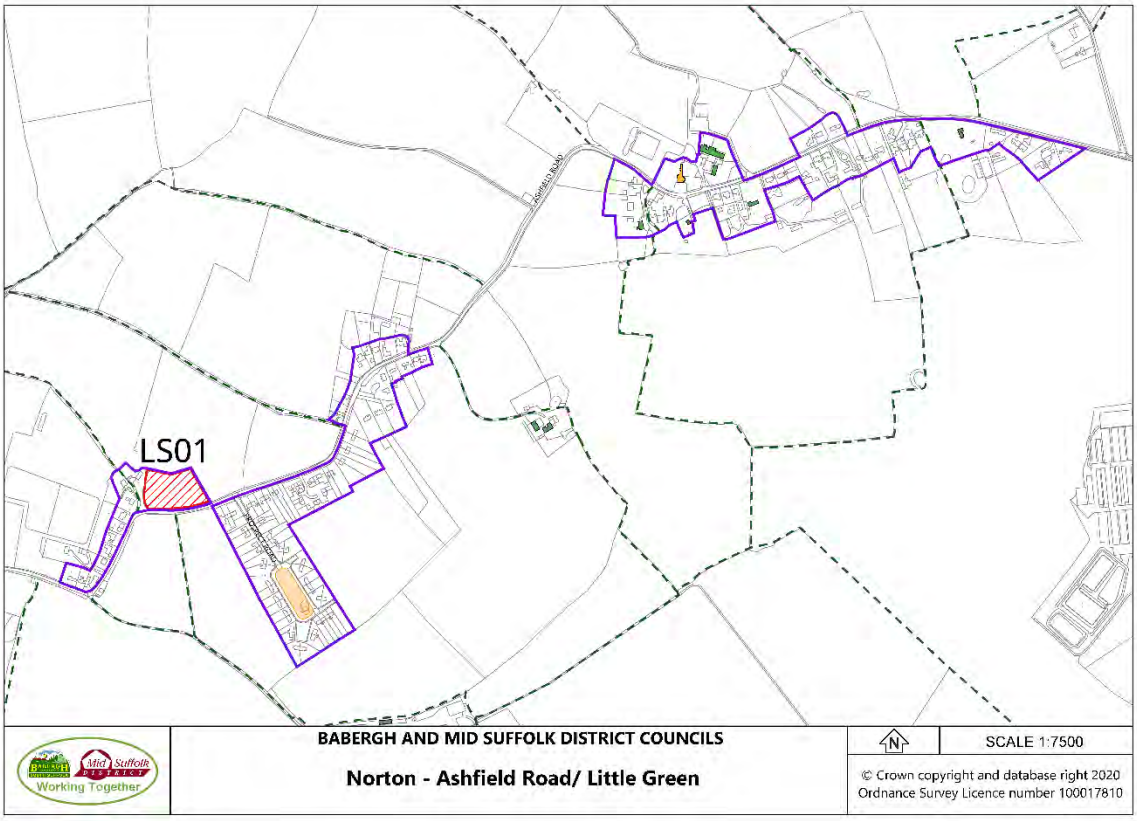
Norton (Hinterland)

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.


TUDDENHAM ROAD
IXWORTH ROAD
HAWES LANE
ASHFIELD ROAD
Mid Suffolk
Working Together
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Norton
N
SCALE 1:8500
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number 100017810

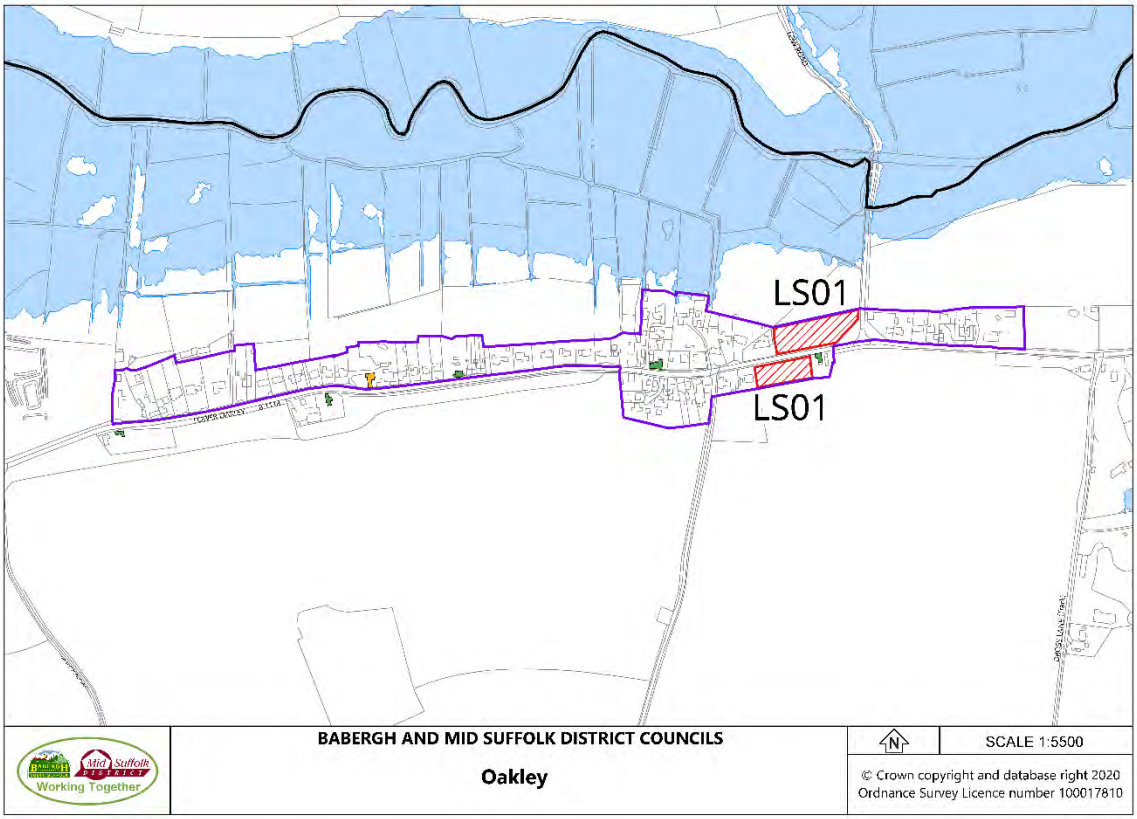
Norton - Little Green, Ashfield Road (Hamlet)

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.



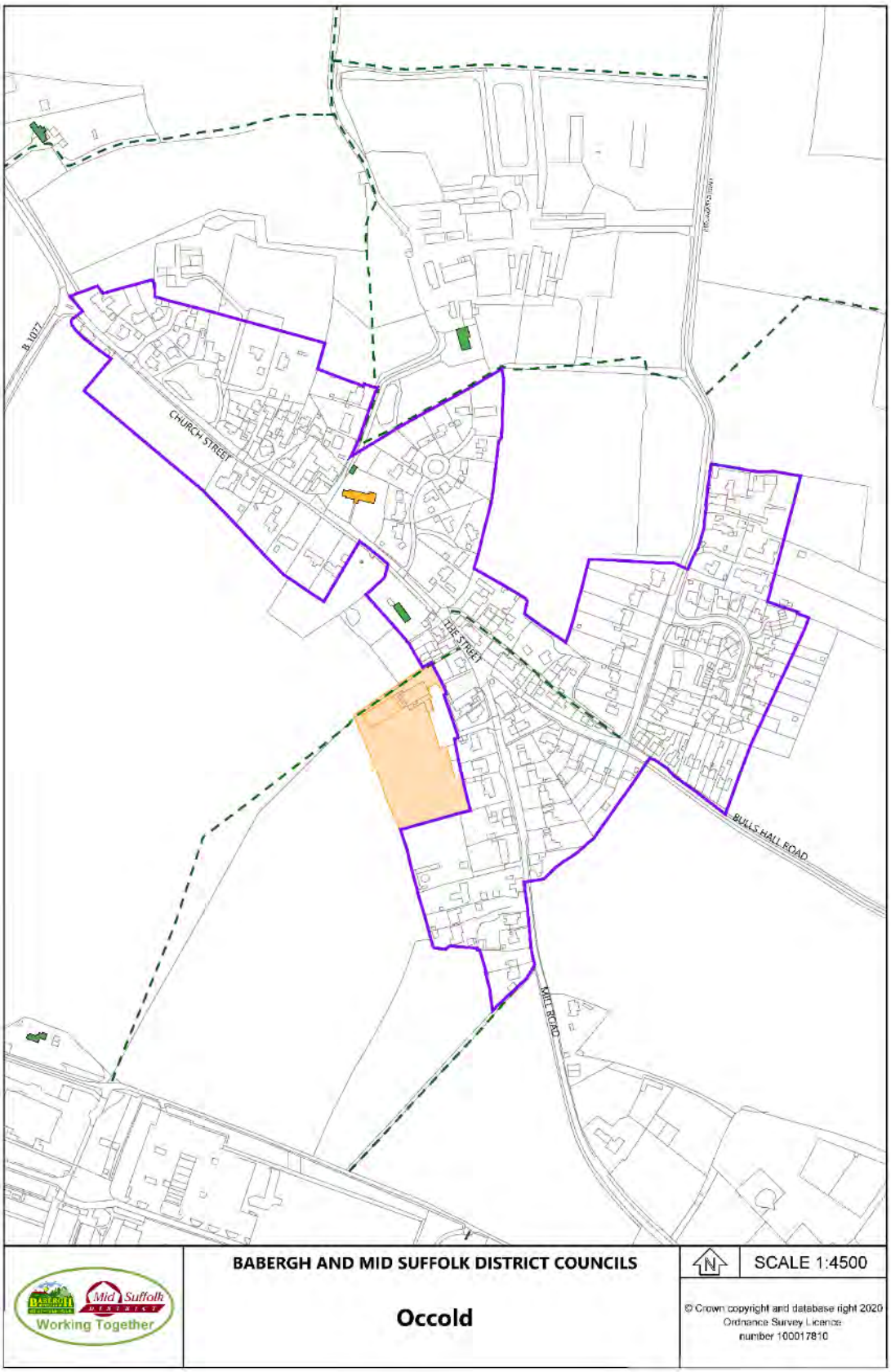
Oakley (Hamlet)

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.



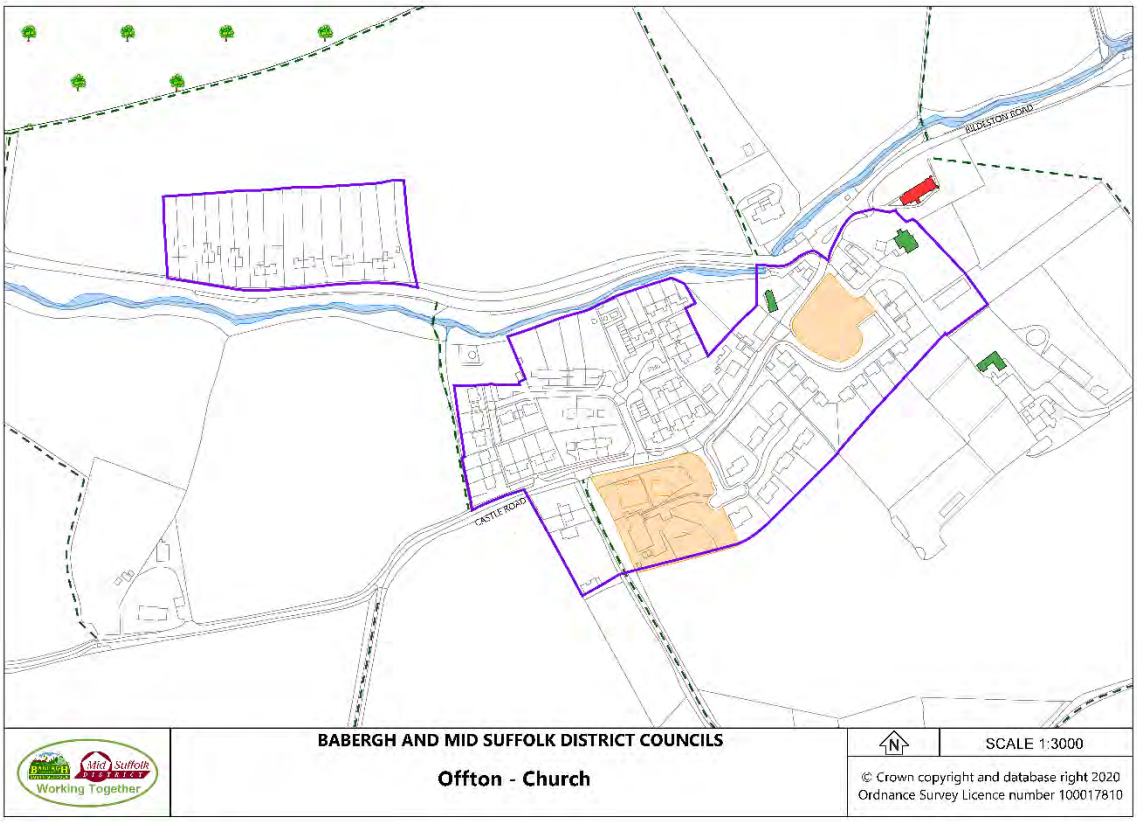
Occold (Hinterland)

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.


B.1077
CHURCH STREET
THE STREET
BULLS HALL ROAD
MILL ROAD
Working Together
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Occold
SCALE 1:4500
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number 100017810

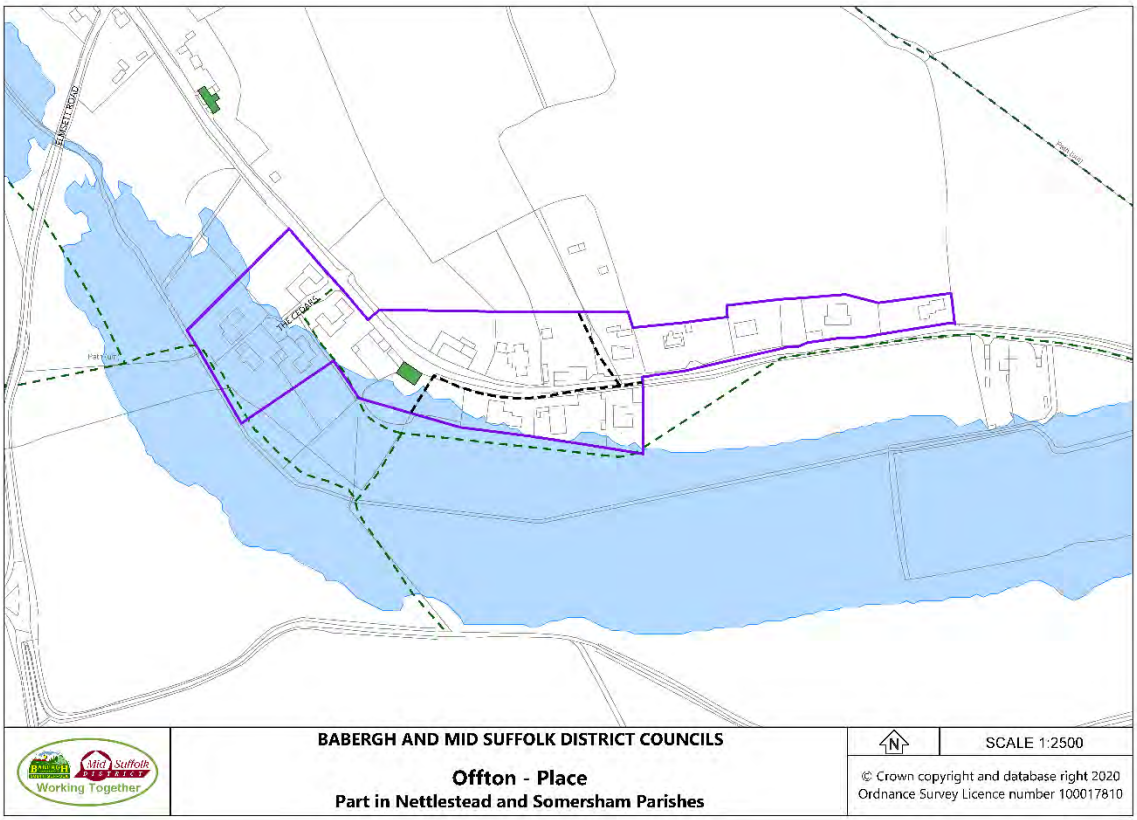
Offton – Church (Hamlet)

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).



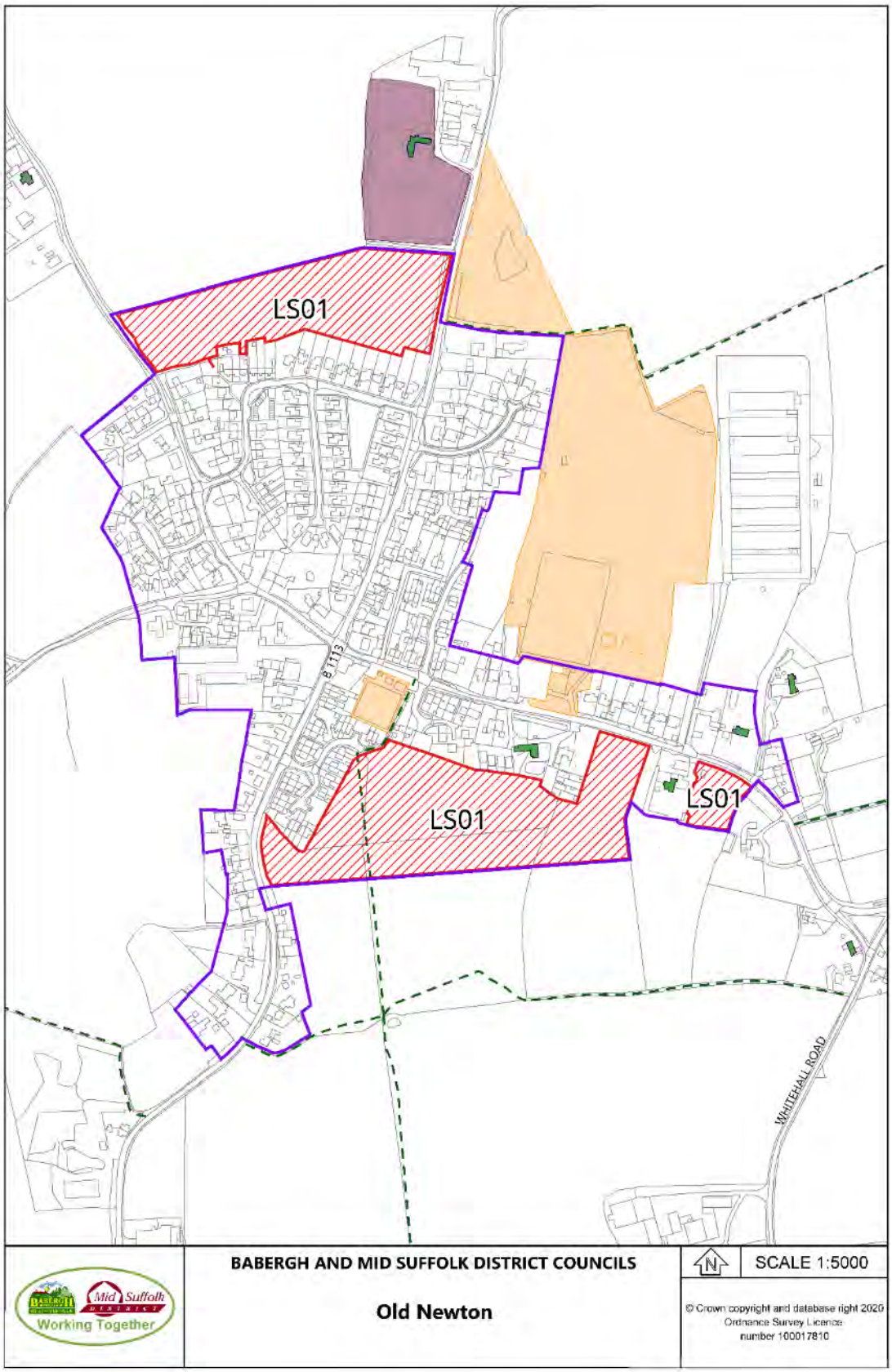
Offton – Place (Hamlet)

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).



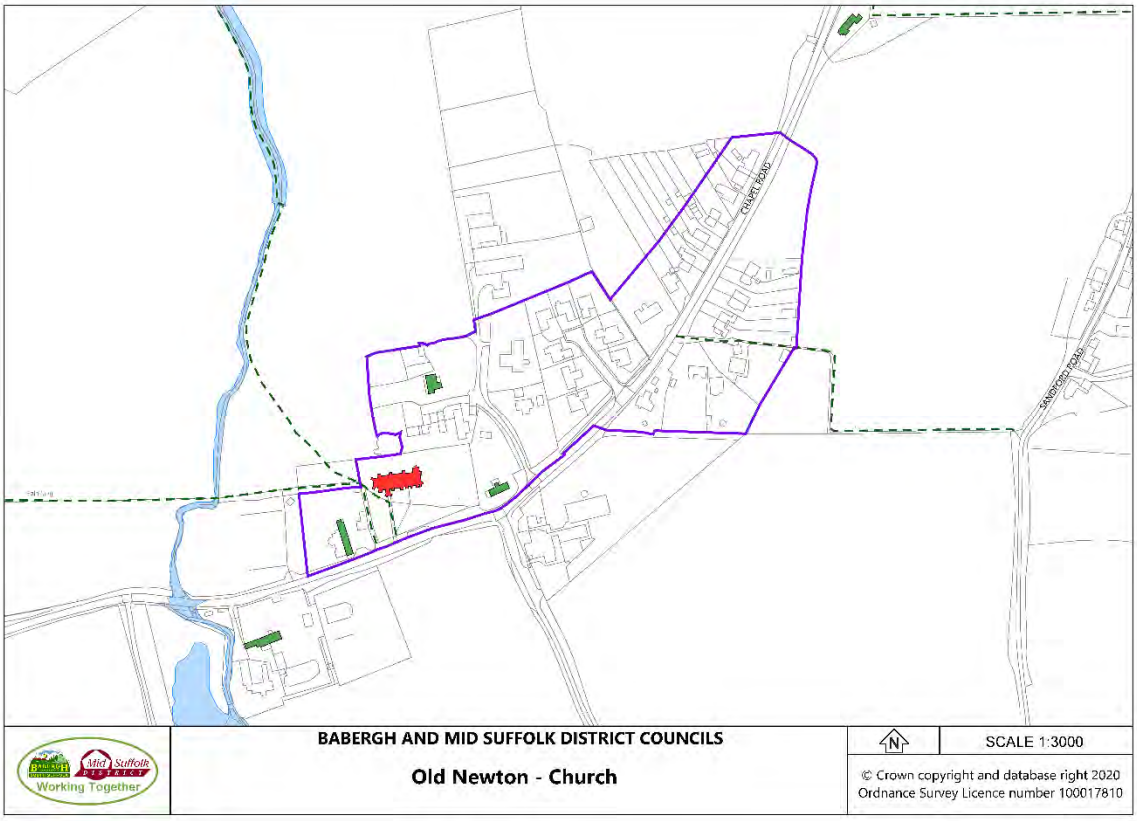
Old Newton (Hinterland)

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.


LS01
LS01
LS01
B1113
WHITEHALL ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Old Newton
SCALE 1:5000
N
Working Together
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number 100017810

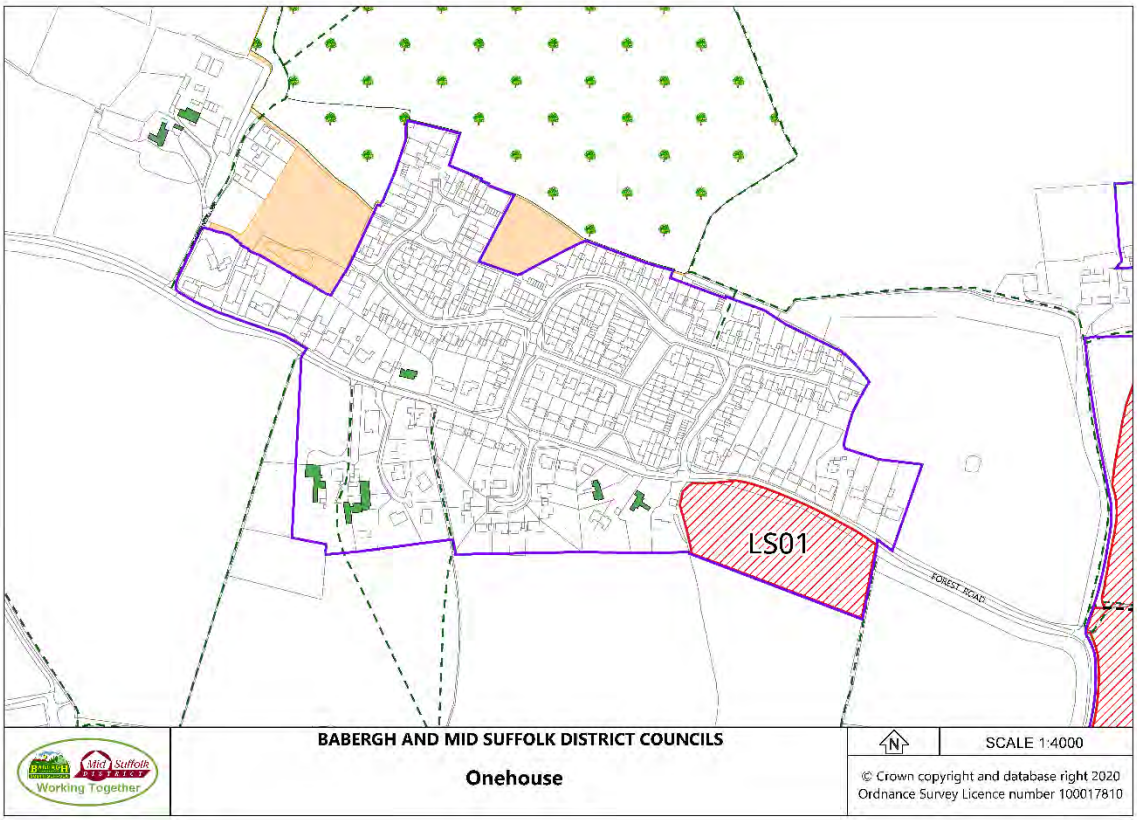
Old Newton – Church (Hamlet)

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.



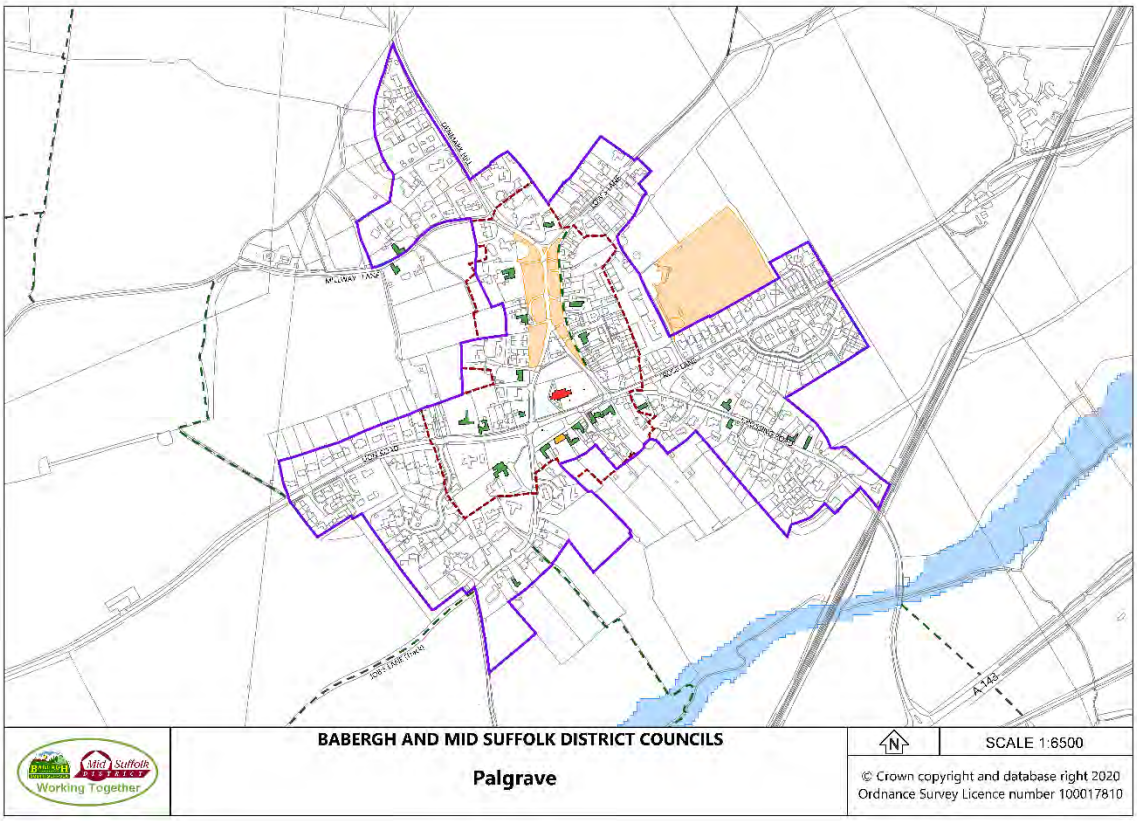
Onehouse (Hinterland)

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.



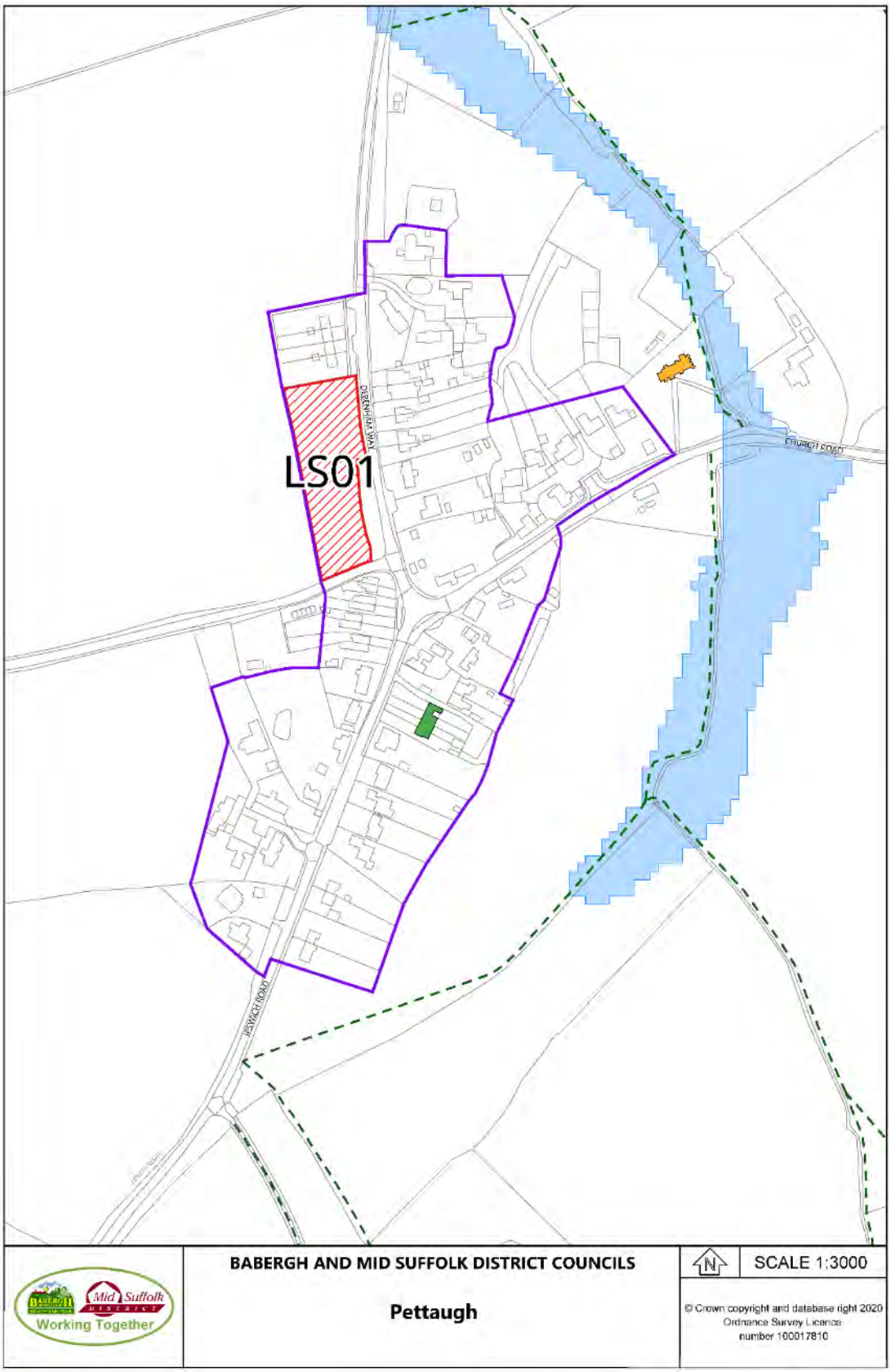
Palgrave (Hinterland)

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 to the east and the south characterised as Rolling Valley Farmlands and Furze. Palgrave lies within the Protected Habitats Mitigation Zone.



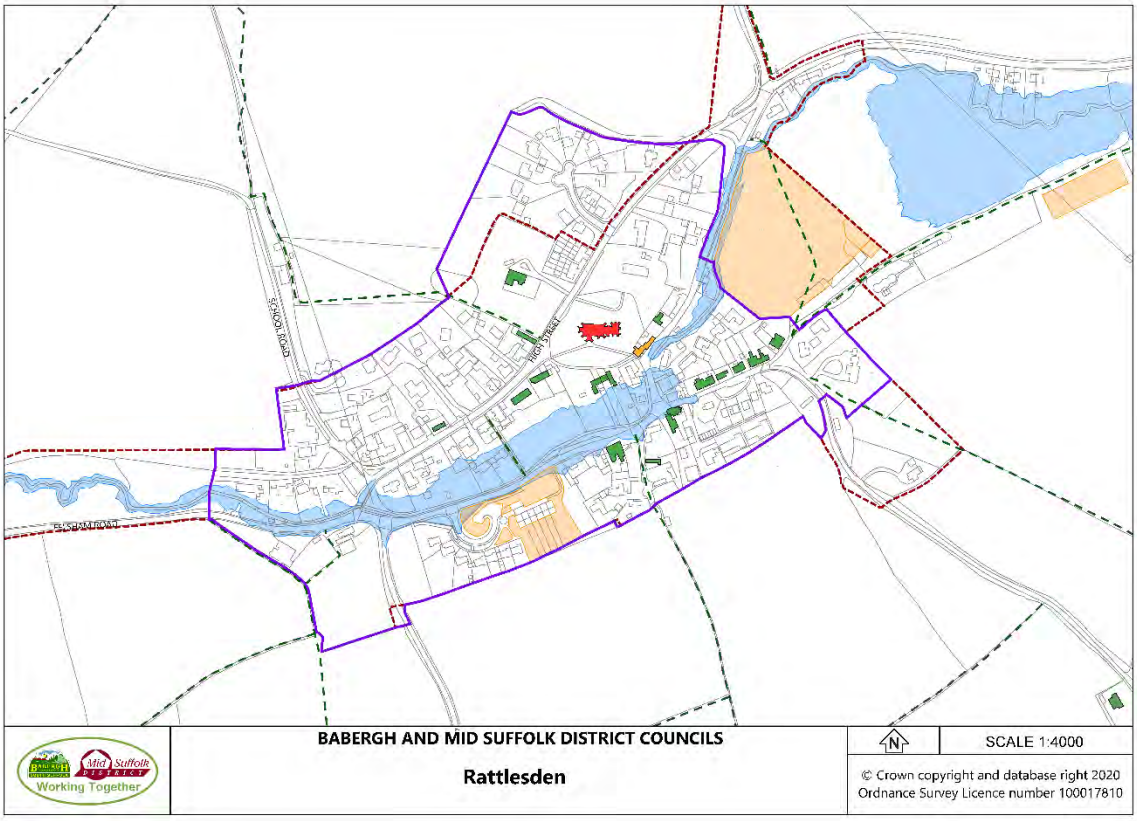
Pettaugh (Hamlet)

Located approximately 2.5km east of Stonham Aspal, Pettaugh is classified as a Hamlet Village. On the eastern edge of the village lies the Grade II* listed Church of St Catherine.


LS01
DARENTH WAY
CHURCH ROAD
IPSWICH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Pettaugh
SCALE 1:3000
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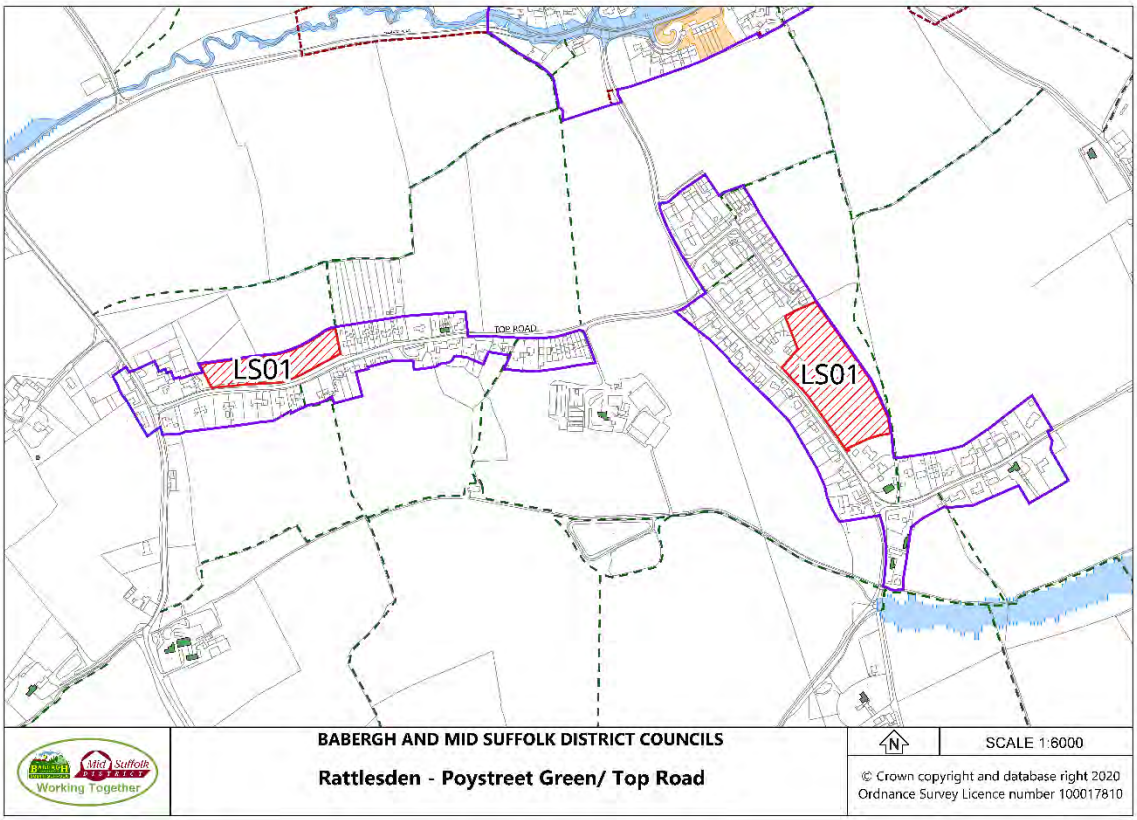
Rattlesden (Hinterland)

Rattlesden is located south of Woolpit and approximately 6km 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.



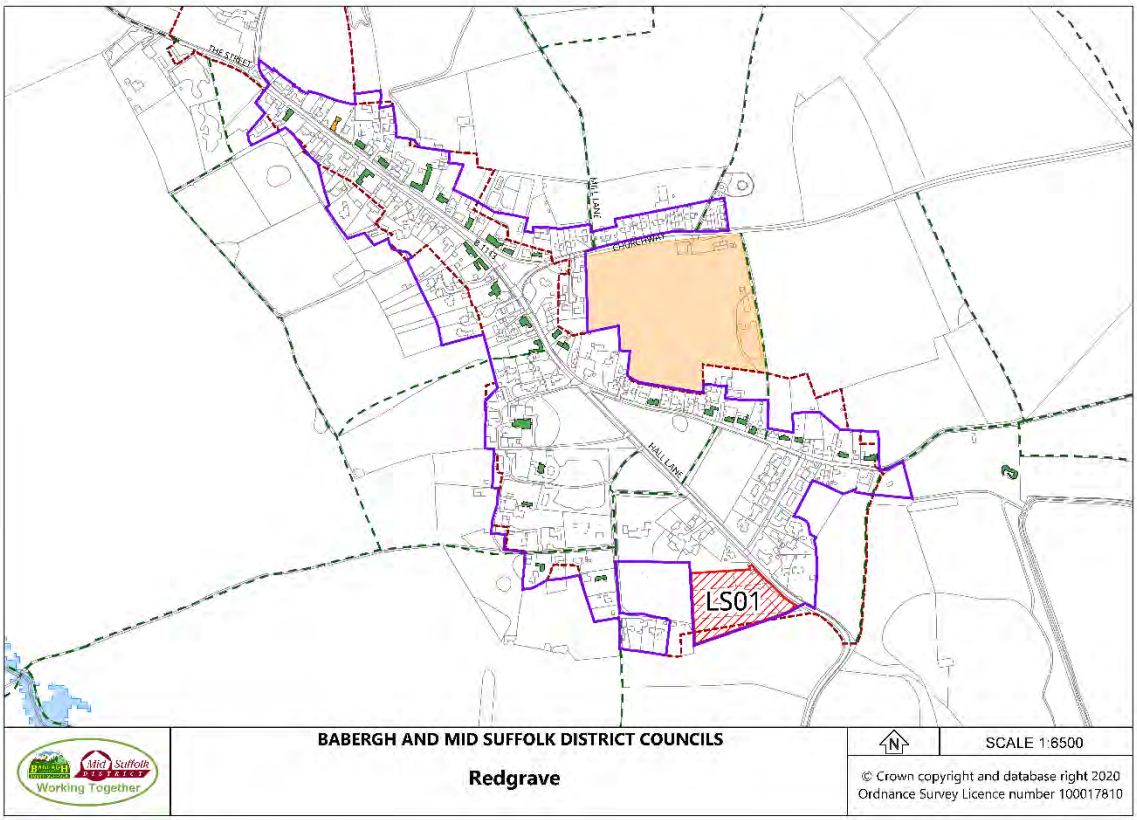
Rattlesden - Poystreet Green, Top Road (Hamlet)

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.



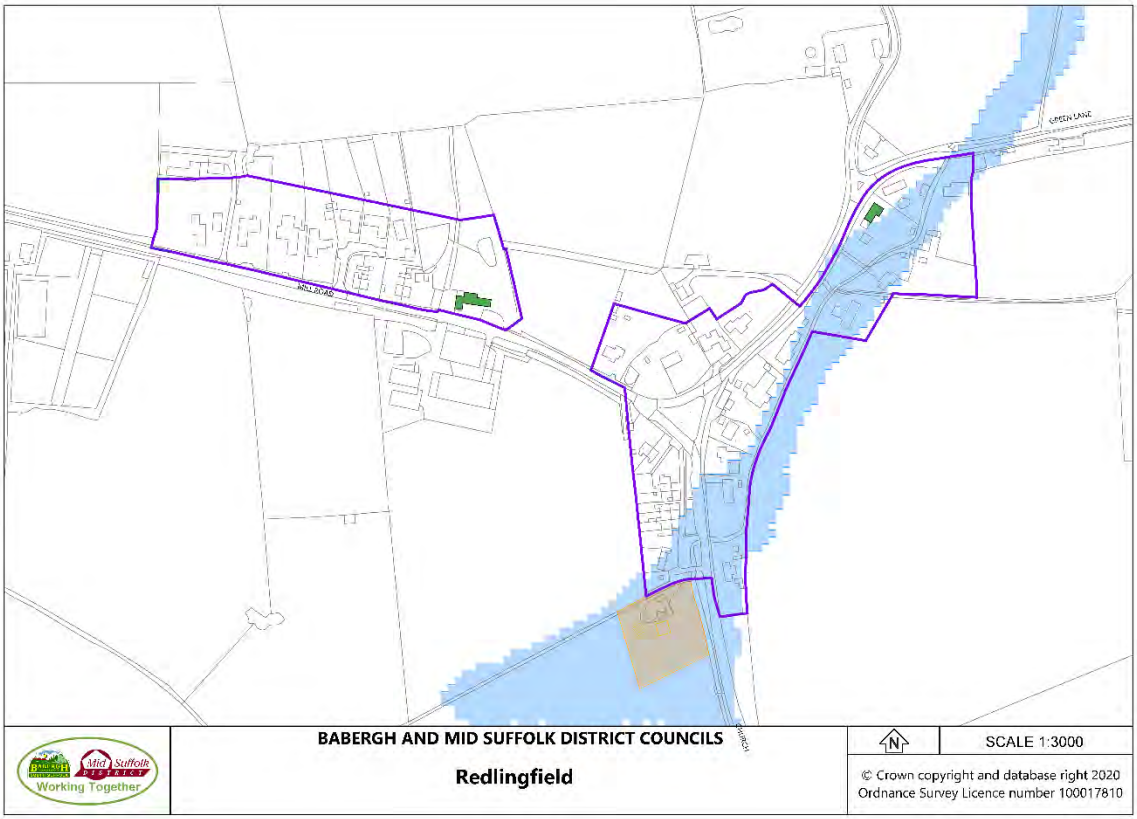
Redgrave (Hinterland)

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 Half Moon 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.



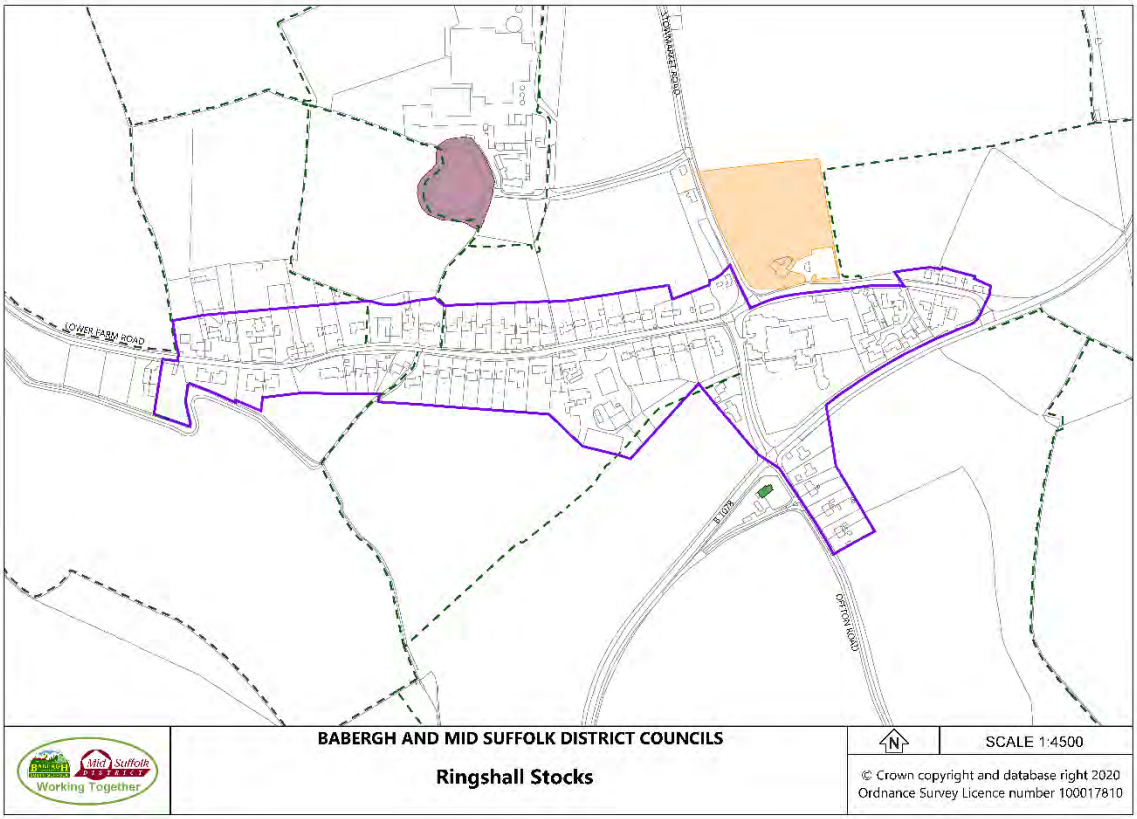
Redlingfield (Hamlet)

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.



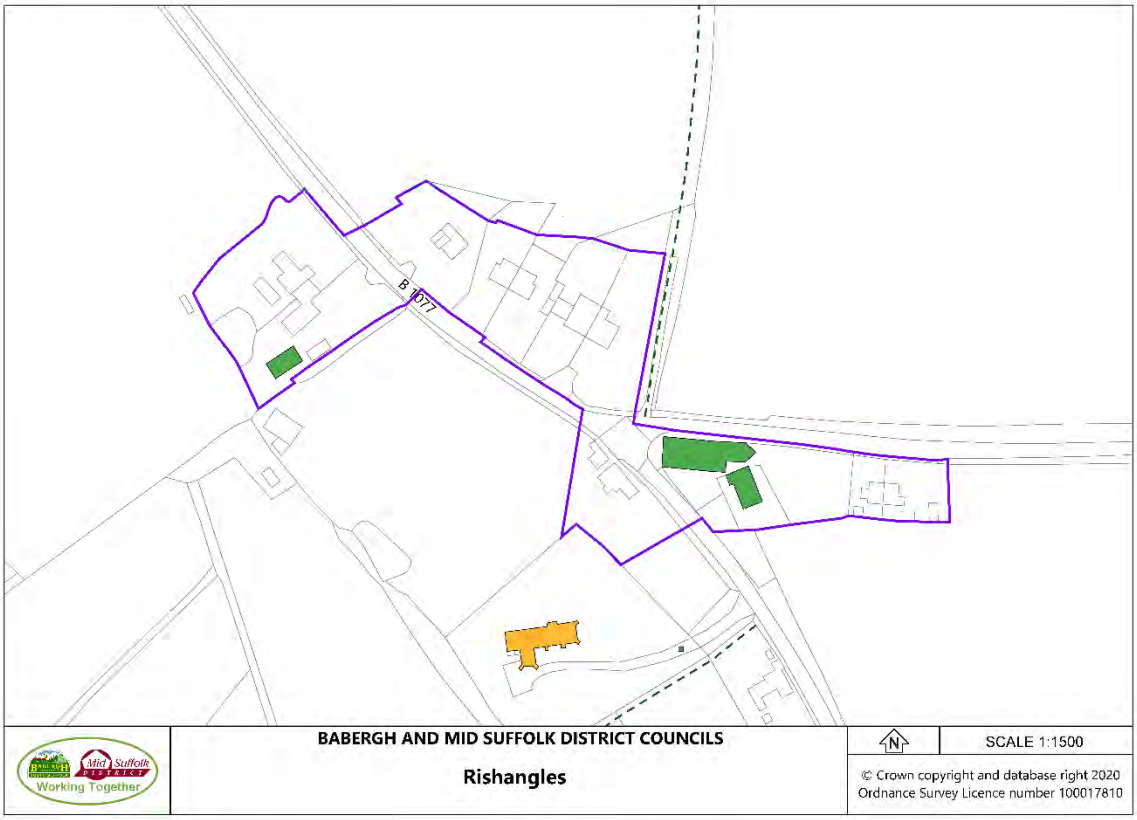
Ringshall Stocks (Hamlet)

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.



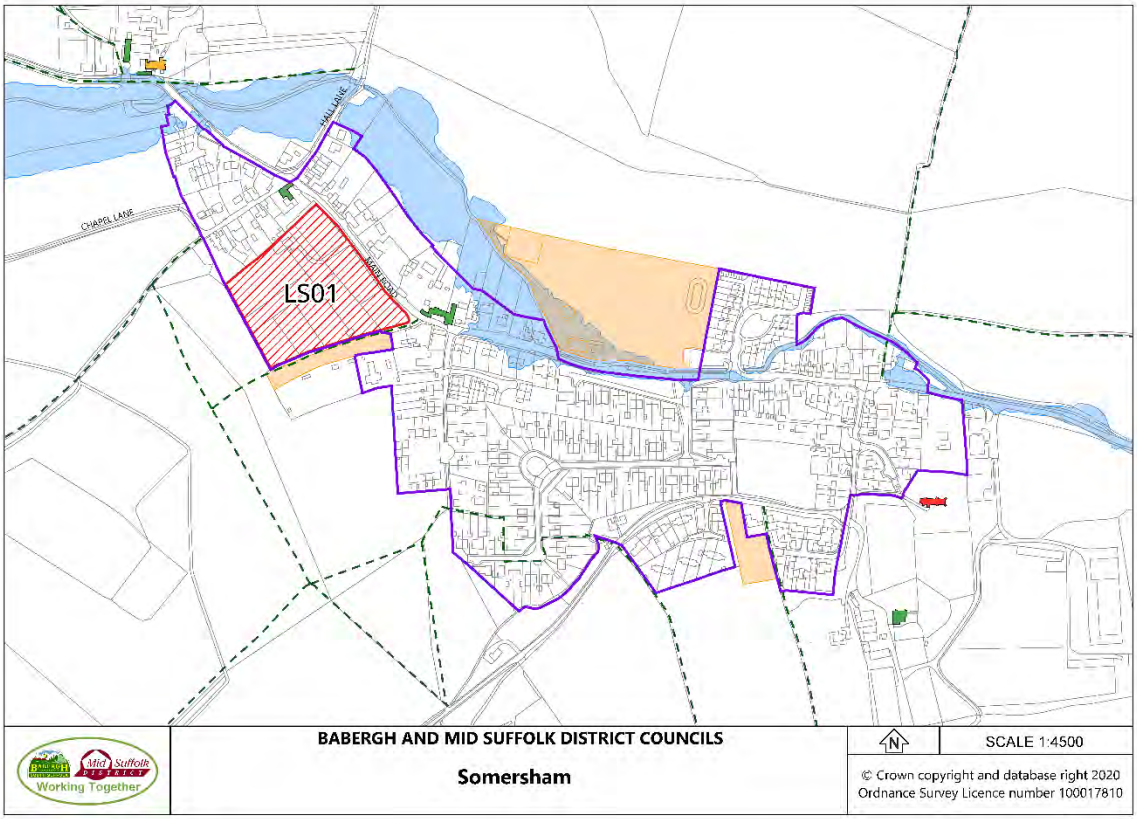
Rishangles (Hamlet)

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.



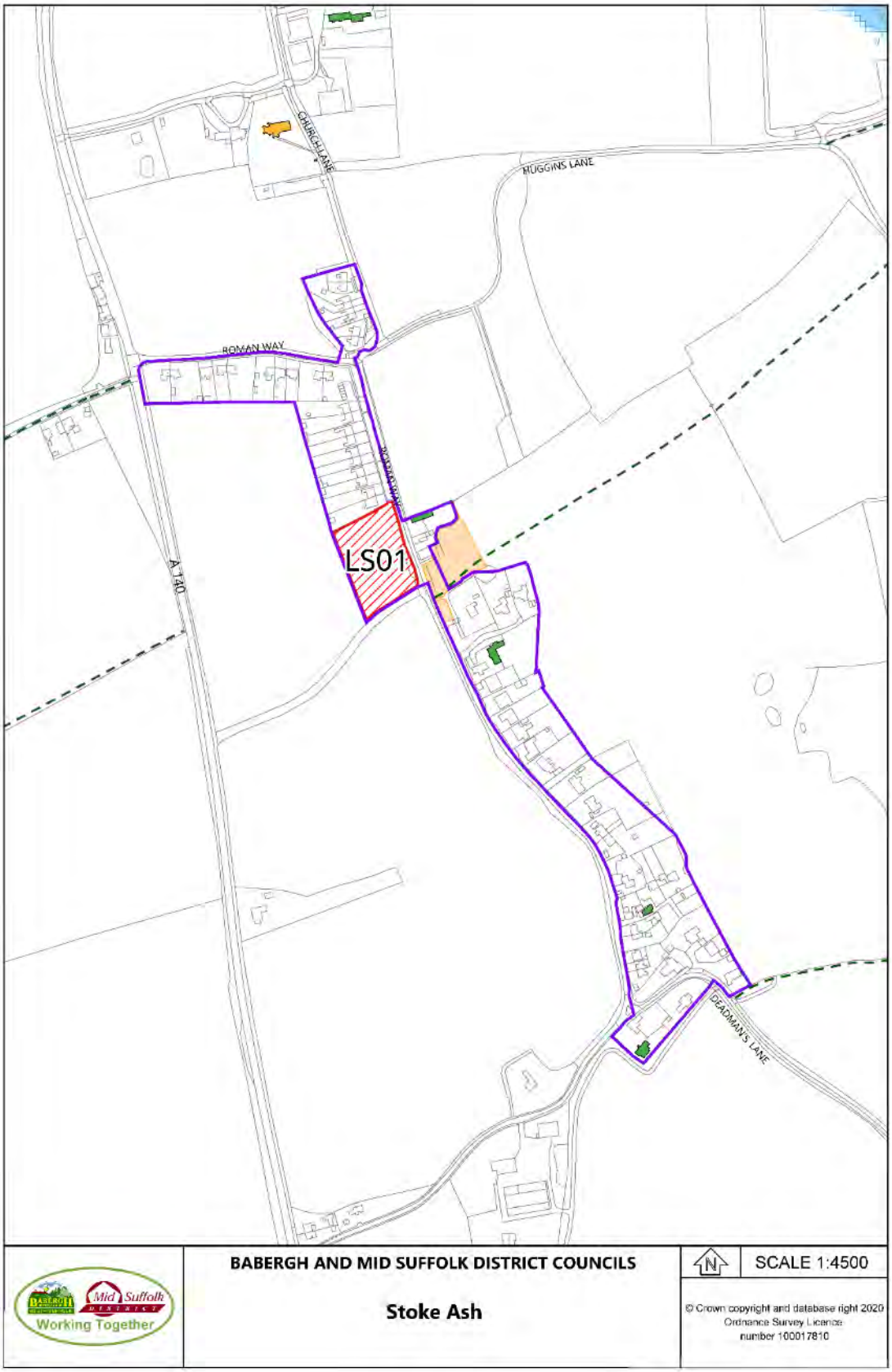
Somersham (Hinterland)

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 Ash (Hamlet)

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.


CHURCH LANE
HUGGINS LANE
ROMAN WAY
A140
LS01
DEADMAN'S LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stoke Ash
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Stonham Aspal (Core Village)

Stonham Aspal is located approximately 8km east of Stowmarket, and 2km to the east of the A140. Stonham Aspal is classified as a Hinterland 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.

There is currently sufficient primary school capacity to accommodate outstanding planning commitments and growth planned through the 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 Plan, may require an expansion to current healthcare facilities in Needham Market (which serves Stonham Aspal). Existing planning commitments and growth through the 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

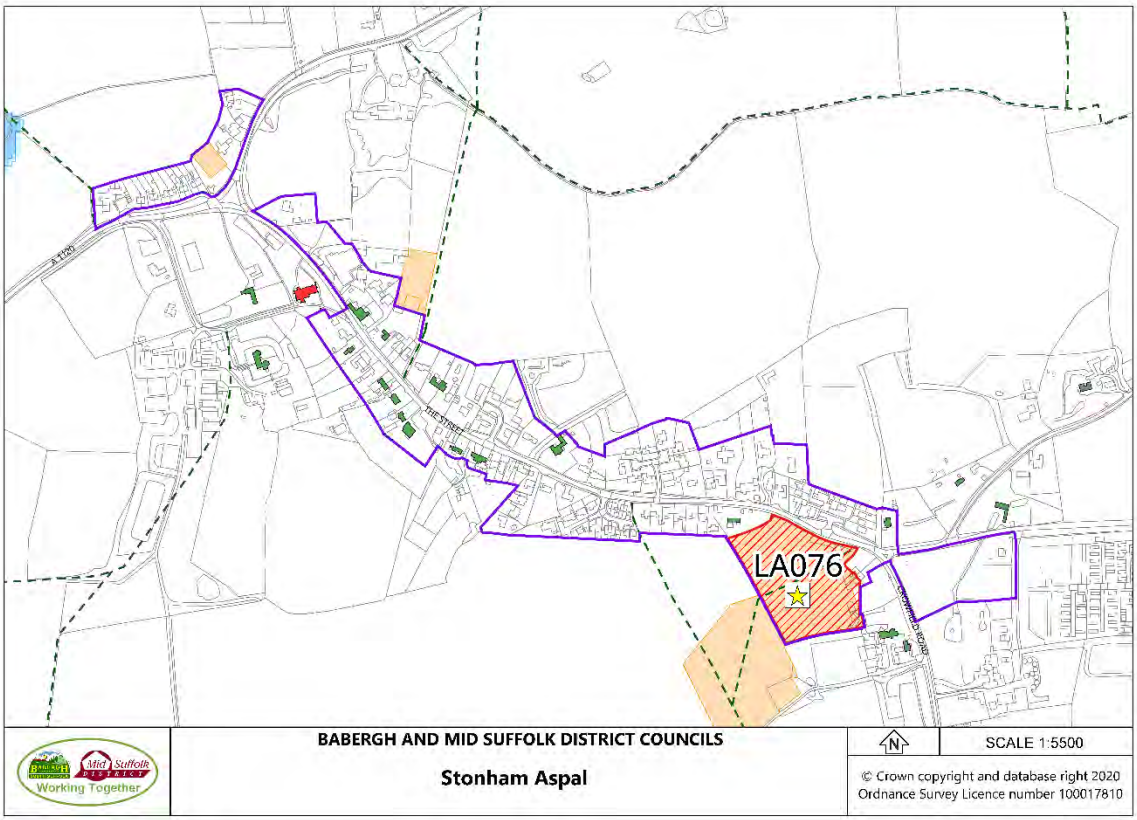
LA076 – Allocation: Land south of The Street, Stonham Aspal

Site Size - 1.9ha

Approximately 35 dwellings (with associated infrastructure)

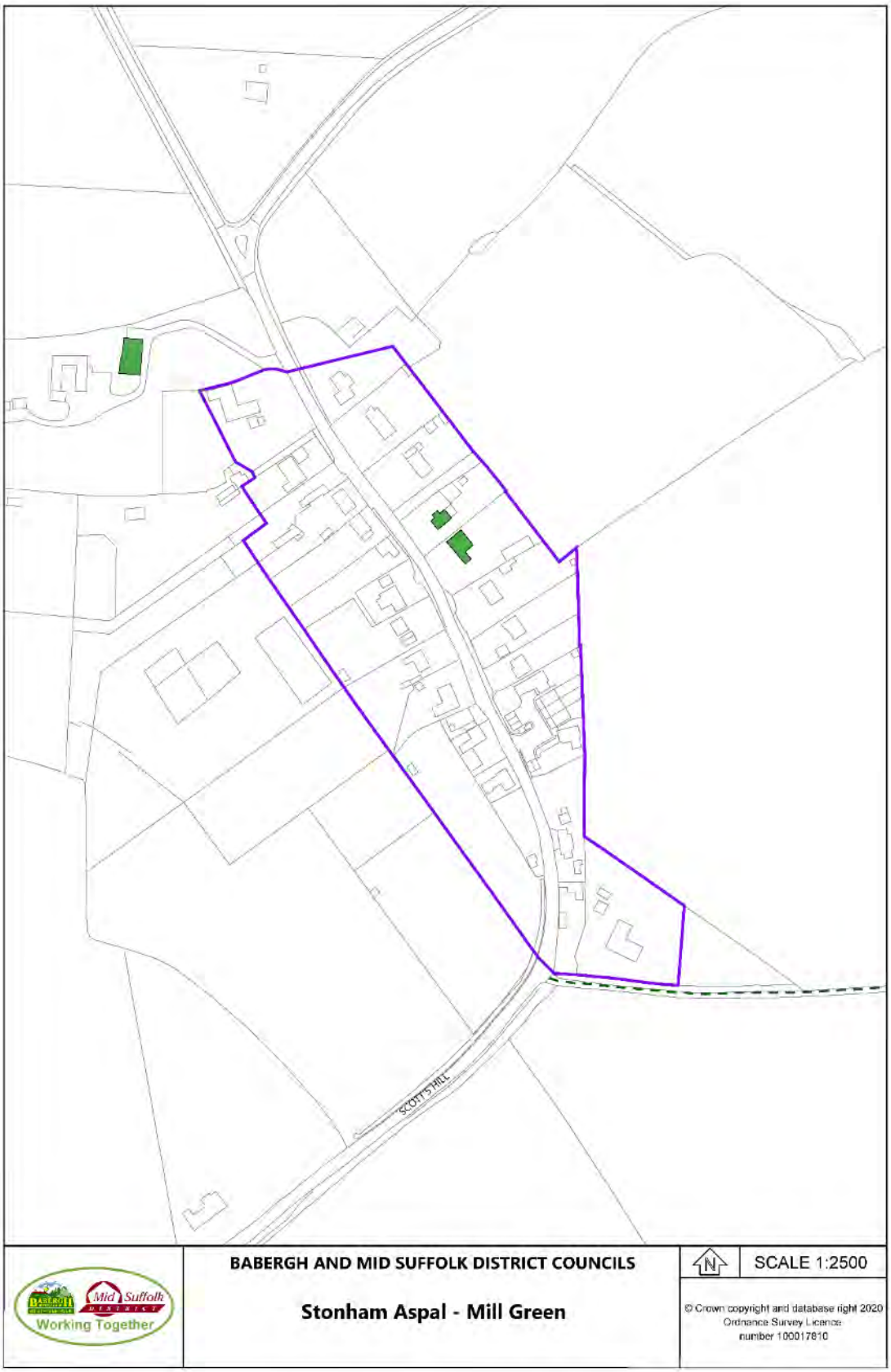
The development shall be expected to comply with the following:

I. **The relevant policies of the Plan;**
II. **Development is designed to conserve and where appropriate enhance Ponds Cottage, Garden Cottage, Barn south-east of Chevers Farmhouse, Old School House, Users House (all Grade II listed) and their settings;**
III. **An ecological survey, and any necessary mitgation measures are provided;**
IV. **An alternative provision of playing field(s) of equal or greater quality, accessibility and quantity is provided as part of the scheme;**
V. **Public rights of way which pass through the site are retained and enhanced;**
VI. **Contributions to the satisfaction of the LPA, towards pre-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; and**
IX. **Provision of a bus shelter to the existing bus stop on the edge of the site.**



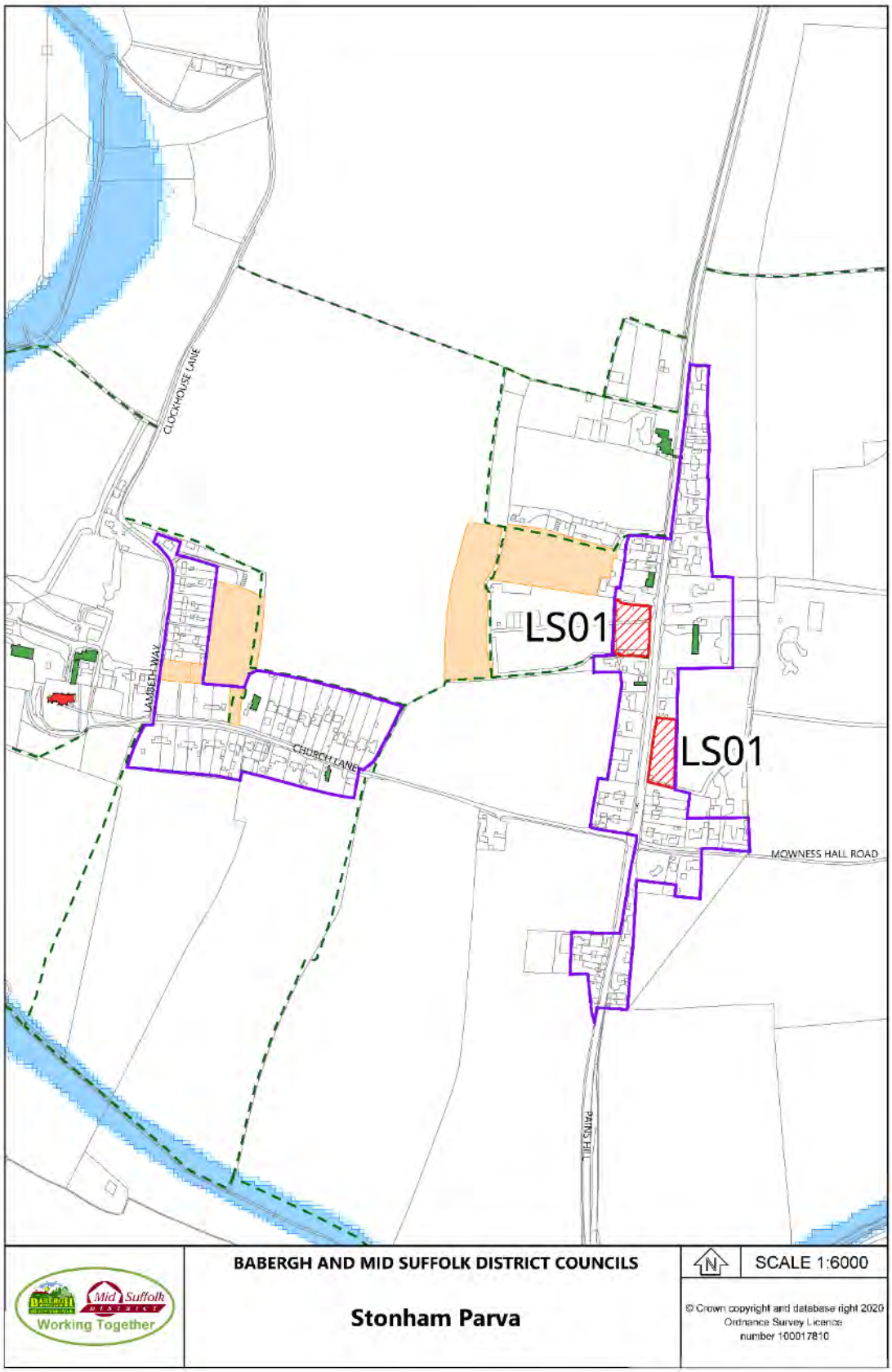
Stonham Aspal - Mill Green (Hamlet)

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.


SCOTTS HILL
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stonham Aspal - Mill Green
Working Together
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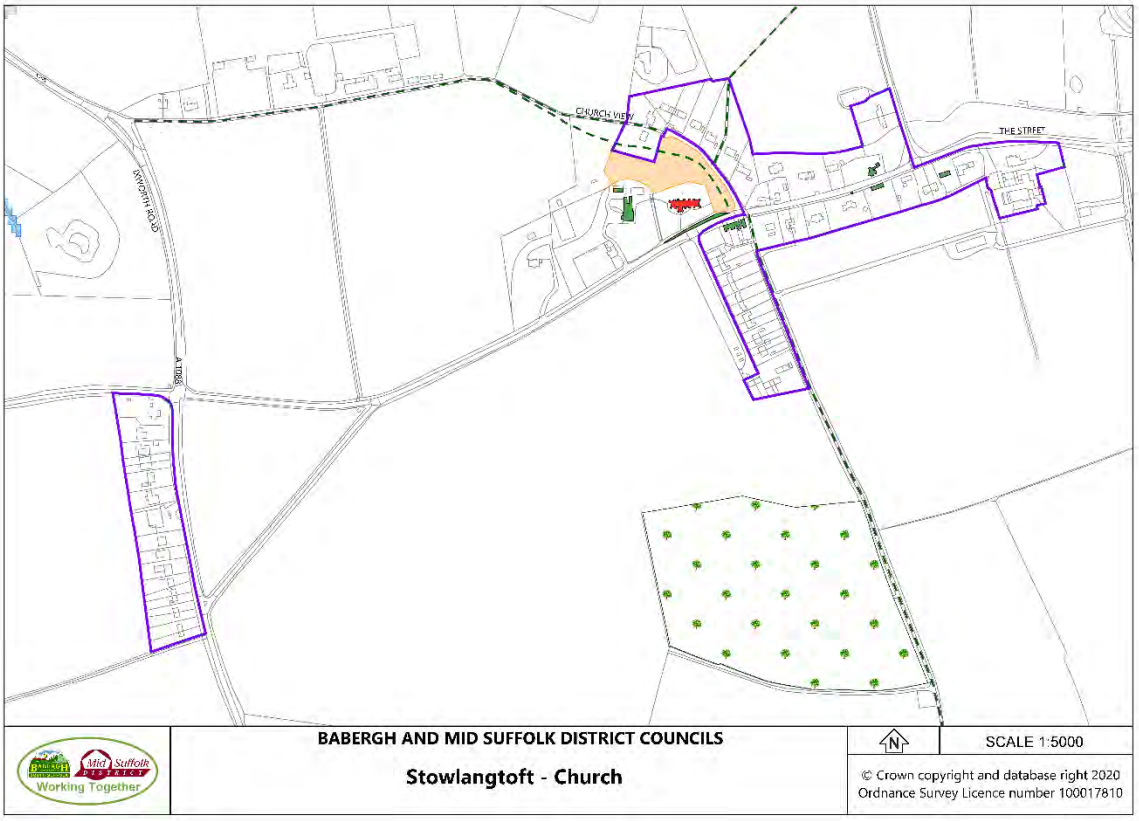
Stonham Parva (Hinterland)

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.


CLOCKHOUSE LANE
LAMBETH WAY
CHURCH LANE
LS01
LS01
MOWNESS HALL ROAD
PAINS HILL
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stonham Parva
SCALE 1:6000
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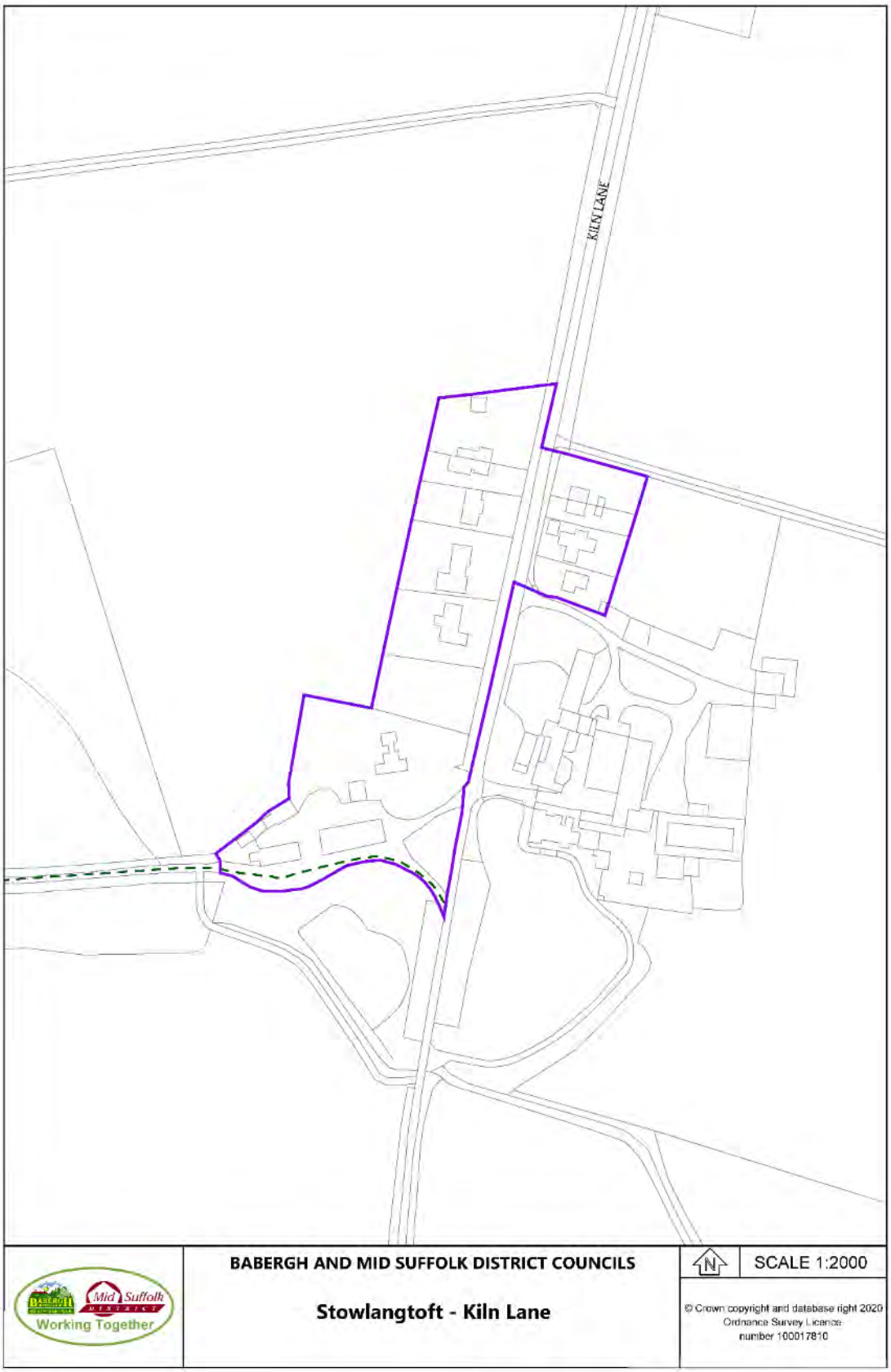
Stowlangtoft – Church (Hamlet)

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 (Hamlet)

Located to the north of the main settlement of Stowlangtoft – Kiln Lane is classified as a Hamlet Village.


KILN LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stowlangtoft - Kiln Lane
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Stowmarket (Market Towns and Urban Areas)

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.

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 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 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. Policy MP18 of the Suffolk Minerals and Waste Local Plan will apply to site LA036.

A number of the 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 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 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 enhancements.**

LA035 – Allocation: Ashes Farm, Stowmarket

Size of site – 22.8ha

Approximately 575 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

I. **The relevant policies of the Plan and the general development principles set out in the Ashes Farm Development Brief and Delivery Framework (November 2016);**
II. **Rights of Way should be retained and enhanced to enable access to the countryside and active transport;**
III. **Noise pollution from the A14 to the north of the site, is effectively mitigated;**
IV. **An ecological survey, and any necessary mitigation measured are provided;**
V. **A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
VI. **Flood risk assessments should be used to avoid and mitigate all forms of flooding in a sustainable manner;**
VII. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
VIII. **Traffic calming measures on Stowupland Road (B1115);**
IX. **Provision of a new footway along frontage to link with existing network;**
X. **A signalled junction at Stowupland Road/Newton Road roundabout may be required.**
XI. **Provision of a transport assessment and any mitigation measures;**
XII. **A free serviced site of 0.1ha to be reserved for a new pre-school, and proportionate contributions towards the build costs;**
XIII. **Contributions towards the provision of secondary school provision and a new primary school;**
XIV. **Contributions to the satisfaction of the LPA, towards healthcare provision; and**
XV. **Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**

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 Plan;**
II. **Development is designed to conserve and where appropriate enhance Starhouse Farmhouse and Barn, Stow Lodge Hospital and The Shepherd and Dog Public House (all Grade II listed) and their settings;**
III. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
IV. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
V. **Potential noise pollution from is effectively mitigated**
VI. **An ecological survey, and any necessary mitigation measures, are provided;**
VII. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
VIII. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;**
IX. **A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
X. **Footway links should be internal to the development, with access from Union Road.**
XI. **Contributions to the satisfaction of the LPA, towards secondary school provision, and a new pre-school and primary school;**
XII. **Contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision;**
XIII. **Contributions to the satisfaction of the LPA, towards healthcare provision;**

LA037 – Allocation: 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 Plan;**
II. **Development is designed to conserve and where appropriate enhance the setting of the Stowmarket Council School Memorial Drinking Fountain (Grade II listed) and its setting;**
III. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
IV. **An ecological survey, and any necessary mitigation measures are provided;**
V. **Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site;**
VI. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;**

VII.	**A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
VIII.	**Contributions towards primary school and secondary school provision and a new pre-school;**
IX.	**Contributions to the satisfaction of the LPA, towards healthcare provision;**
X.	**Provision of contributions, to the satisfaction of the LPA, towards additional Household Waste Recycling provision.**

LA038 – Allocation: Land south of Creeting 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 Plan;**
II.	**Development is designed to conserve and where appropriate enhance the setting of the Stowmarket Conservation Area;**
III.	**An ecological survey, and any necessary mitigation measures are provided;**
IV.	**Flood risk assessments should be used to avoid and mitigate all forms of flooding in a sustainable manner;**
V.	**Potential noise and light pollution is effectively mitigated from nearby roads, rail and employment site;**
VI.	**Site layout should be designed to take into account existing sewers in Anglian Water's ownership within the boundary of the site;**
VII.	**A full assessment of increased discharge on the watercourse, and relevant mitigation measures;**
VIII.	**Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
IX.	**Consideration of station accessibility improvements to facilitate appropriate access to the train station.**
X.	**Contributions to the satisfaction of the LPA, towards the secondary school provision and a new pre-school and primary school;**
XI.	**Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision; and**
XII.	**Contributions to the satisfaction of the LPA, towards healthcare provision.**

LA044 – Allocation: Land at Mill Lane, Stowmarket

Size of site – 52ha

A combination of Employment, Open Space, Leisure and Recreation Land Use (with associated infrastructure)

The development shall be expected to comply with the following:

I. **The relevant policies set out in the Plan;**
II. **Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal**
III. **Development is designed to conserve and where appropriate enhance Clamp Farm, Clamp Cottages, Badley Mill House (Grade II) Creeting Hall (Grade II*) and Church of St Peter and (Grade II*) their settings;**
IV. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
V. **An ecological survey, and any necessary mitigation measures are provided;**
VI. **Developer should test the potential resources on the site to identify if prior extraction or use of the mineral on site is appropriate;**
VII. **Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;**
VIII. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
IX. **An ecological survey, and any necessary mitigation measures are provided;**
X. **A flood risk assessment should be used to avoid and mitigate all forms of flooding in a sustainable manner; and**
XI. **Contributions, to the satisfaction of the LPA, towards off-site road improvements including to the A14 (J50).**

LA112 – Allocation: Land east and west of Prentice Road, Stowmarket

Site Size –

Approximately 93 dwellings (with associated infrastructure)[51]

The development shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

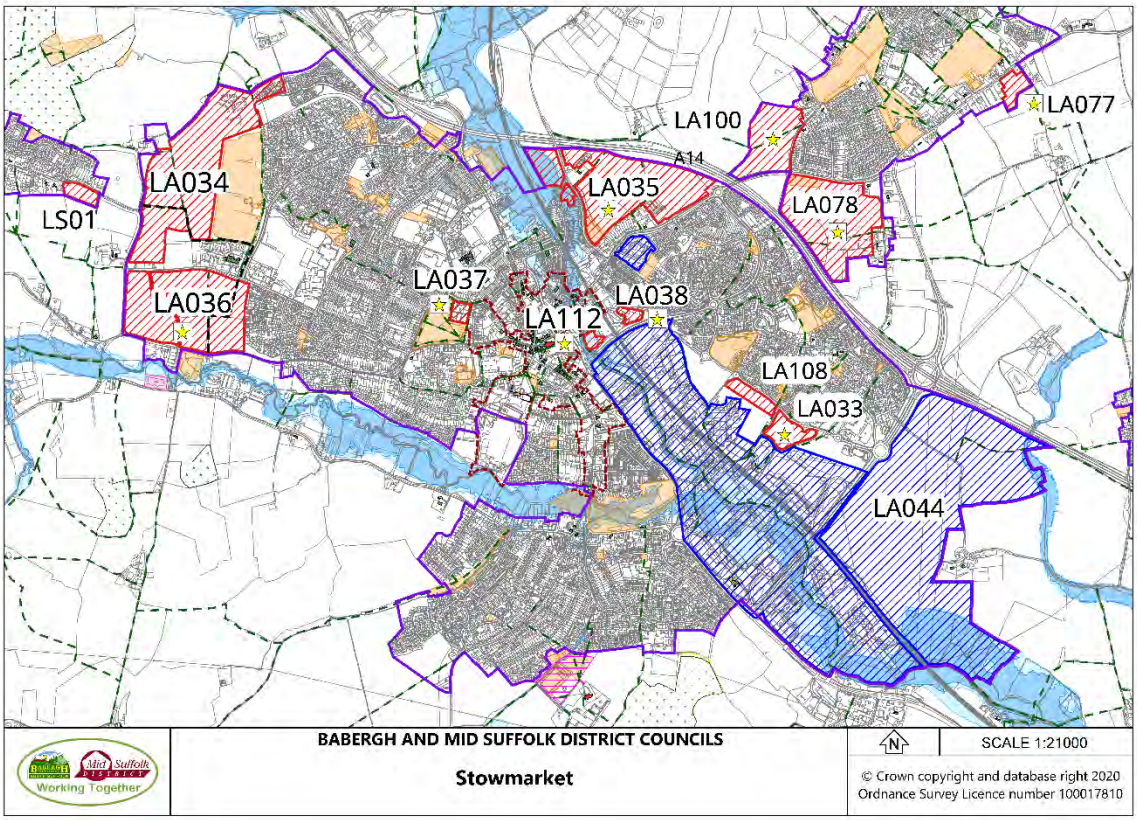
I. **Contributions towards the administration and implementation of Traffic Orders imposing waiting restrictions along Prentice Road.**

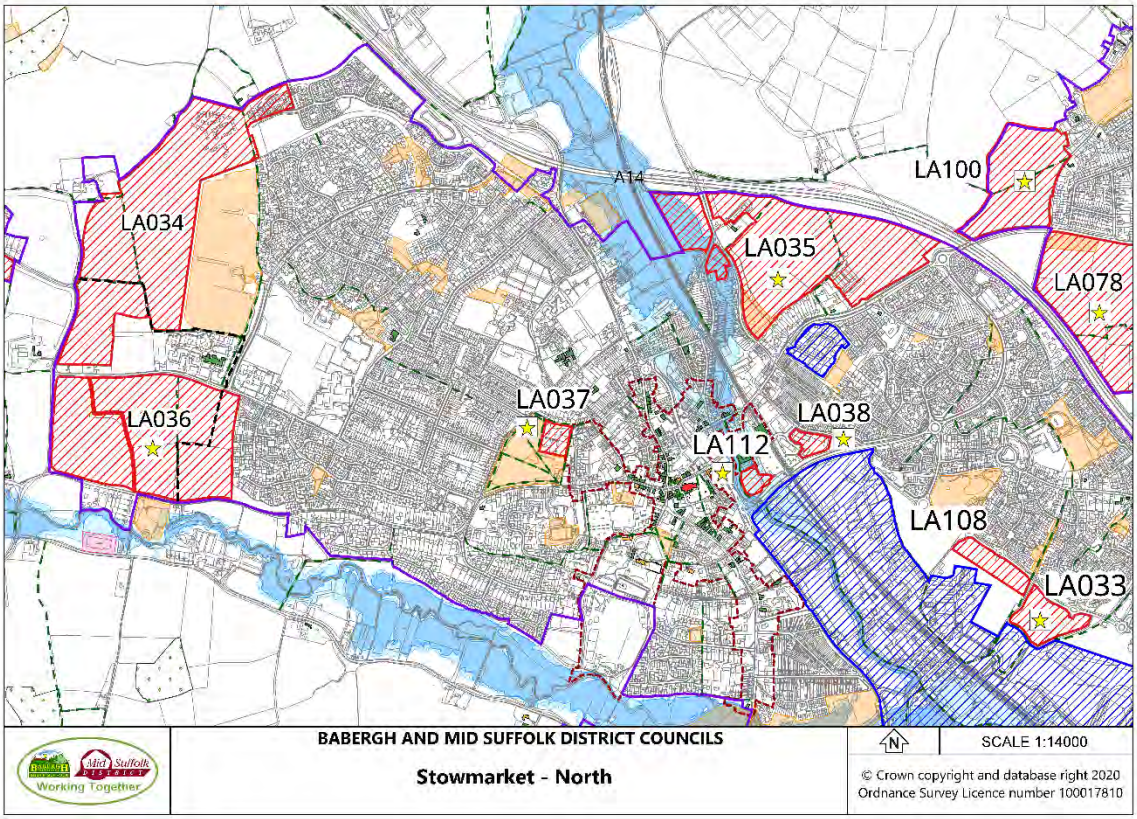
[51] 33 dwellings were granted prior to the basedate of the plan. This permission has now expired and been superseded by LA112 (DC/19/01482), therefore the site makes a net contribution of 60 dwellings to the JLP.

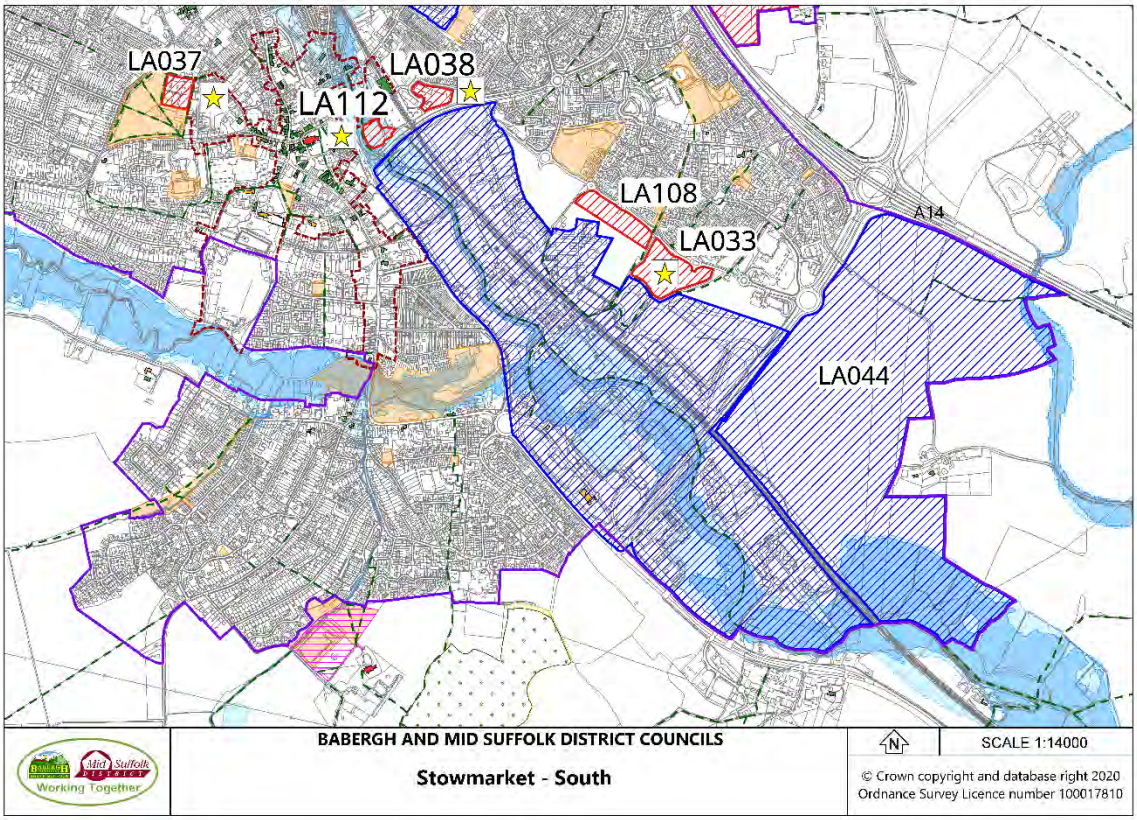
LA108 – Allocation: Land south of Gun Cotton Way, Stowmarket

Size of site – 11ha

The development shall be expected to comply with the relevant policies set out in the Plan;




A14
LA100
LA034
LA035
LA078
LA037
LA038
LA036
LA112
LA108
LA033
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Stowmarket - North
SCALE 1:14000
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LA037
LA038
LA112
LA108
LA033
A14
LA044
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Stowmarket - South
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Stowupland (Core Village)

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 Saxham Street separately classified as a Hamlet. The Stowupland Neighbourhood Plan was adopted in June 2019. 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.

In order to facilitate existing planning commitments and growth planned through the Plan a new primary school is likely to 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 expansion. 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 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 relevant policies of the Plan and Stowupland Neighbourhood Plan.

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 Plan and Stowupland Neighbourhood Plan;**
II. **Development is designed to conserve and where appropriate enhance Elm Farmhouse, Mill Green Farmhouse, Old Farmhouse, and Orchard House (all Grade II listed) and their settings, including retention of the central orchard**

boundaries as a development buffer and access located away from Elm Farmhouse;

III. An archaeological assessment and measures for managing impacts on archaeological remains are provided;

IV. 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;

V. An ecological survey, and any necessary mitigation measures are provided;

VI. Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;

VII. A sufficient buffer to the A14 to the south is provided to maintain separation from the A14 and any other measures to mitigate noise pollution are provided;

VIII. Rights of Way should be retained and enhanced to enable access to the countryside and active transport;

IX. A full assessment of increased discharge on the watercourse, and relevant mitigation measures;

X. If required at the time of a planning application, a free serviced site of 3ha should be reserved for the setting of a pre-school and primary school;

XI. Contributions to the satisfaction of the LPA, towards primary school and secondary school provision;

XII. Contributions to the satisfaction of the LPA, towards additional Household Waste Recycling provision;

XIII. Transport Assessment is needed to determine the impact on existing network (including any impact on level crossings) and the cumulative impact of development in the area, and consider any relevant mitigation measures;

XIV. Provision of traffic calming measures on Stowmarket Road, and potential improvements to junction with A1120 and B1115.

LA100 – Allocation: Land north of B1115, Stowupland

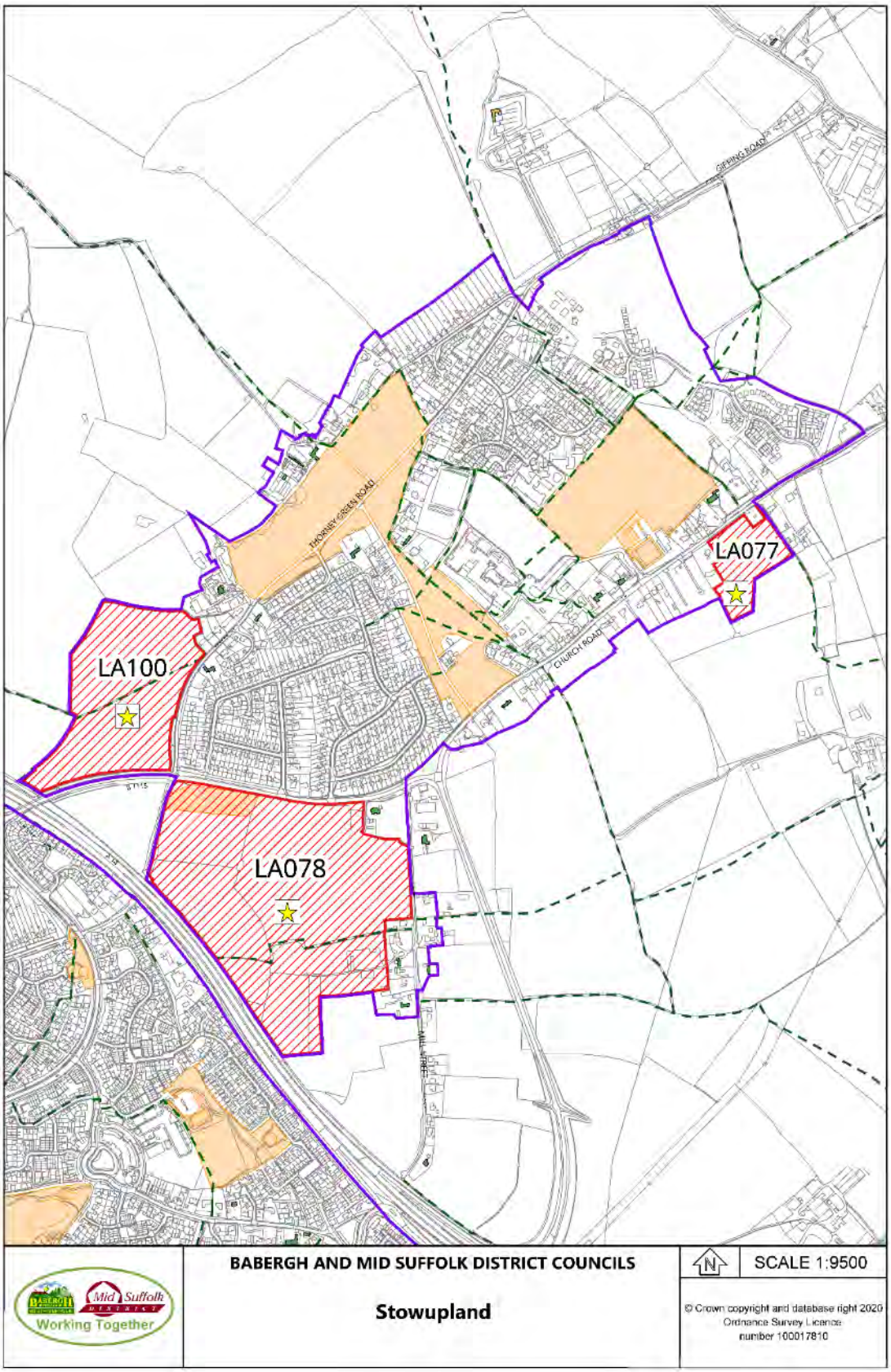
Site Size - 8.14ha

Approximately 143 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

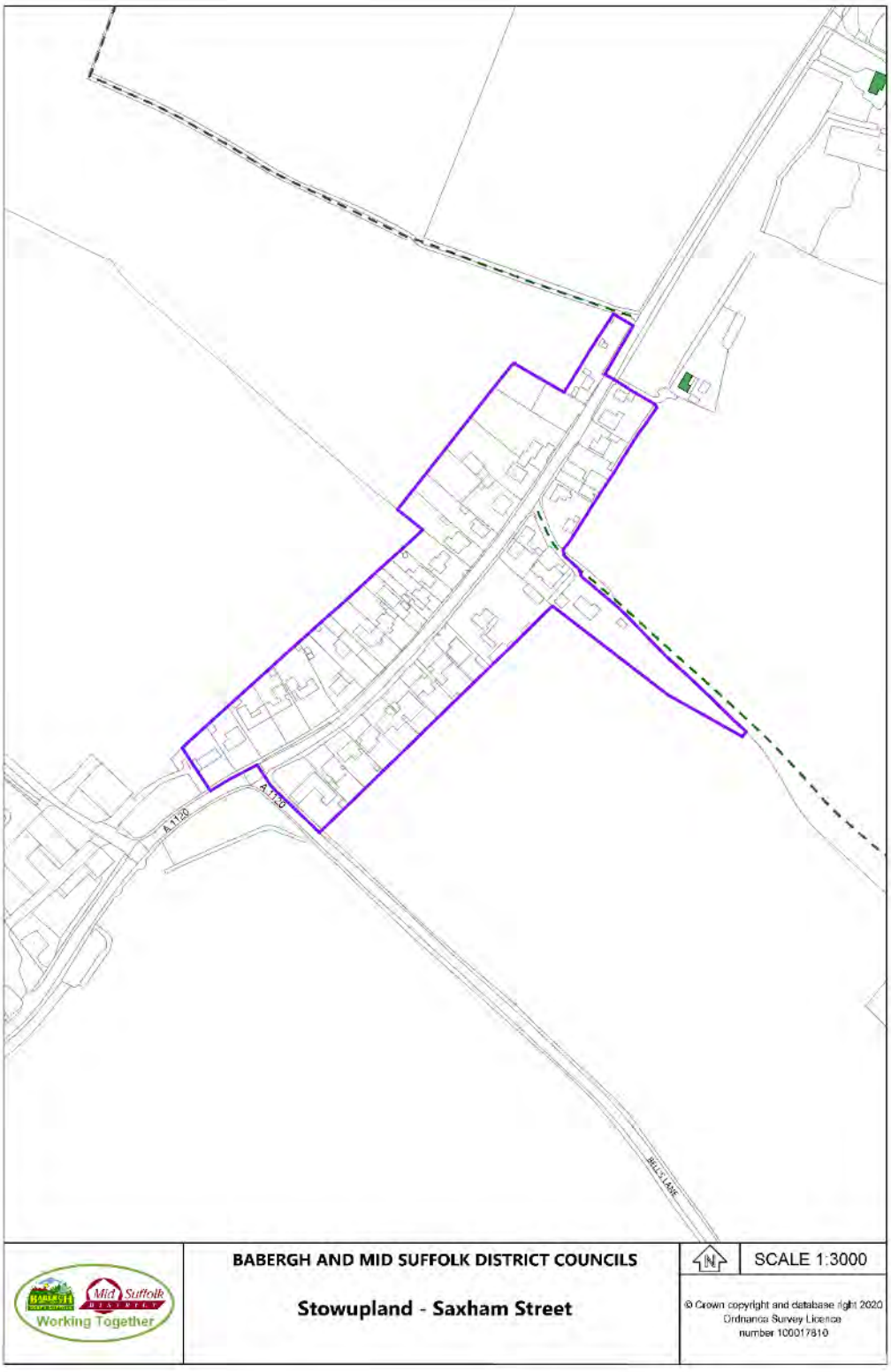
I. The relevant policies of the Plan and Stowupland Neighbourhood Plan; and

II. Improvements to the A1120 and B1115 junction.


LA100
LA077
LA078
THORNEY GREEN ROAD
CHURCH ROAD
SPRING ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stowupland
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Stowupland – Saxham Street (Hamlet)

Located to the north-east of the main settlement of Stowupland, Saxham Street is classified separately as a Hamlet Village. The Stowupland Neighbourhood Plan was adopted in June 2019. A Grade II listed building is located at the northern edge of the settlement.



Stradbroke (Core Village)

Located in the north-east of Mid Suffolk, Stradbroke is classified as a Core Village. The Stradbroke Neighbourhood Plan was adopted in March 2019. 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.

There is currently sufficient primary school capacity to accommodate existing planning commitments and growth planned through the 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 Plan. Mitigation measures will be sought from planning applications in the vicinity of the healthcare practice.

Joint Local Plan Allocations

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 Plan and Stradbroke Neighbourhood Plan.

LA081 – Allocation: Land north of Laxfield Road, Stradbroke

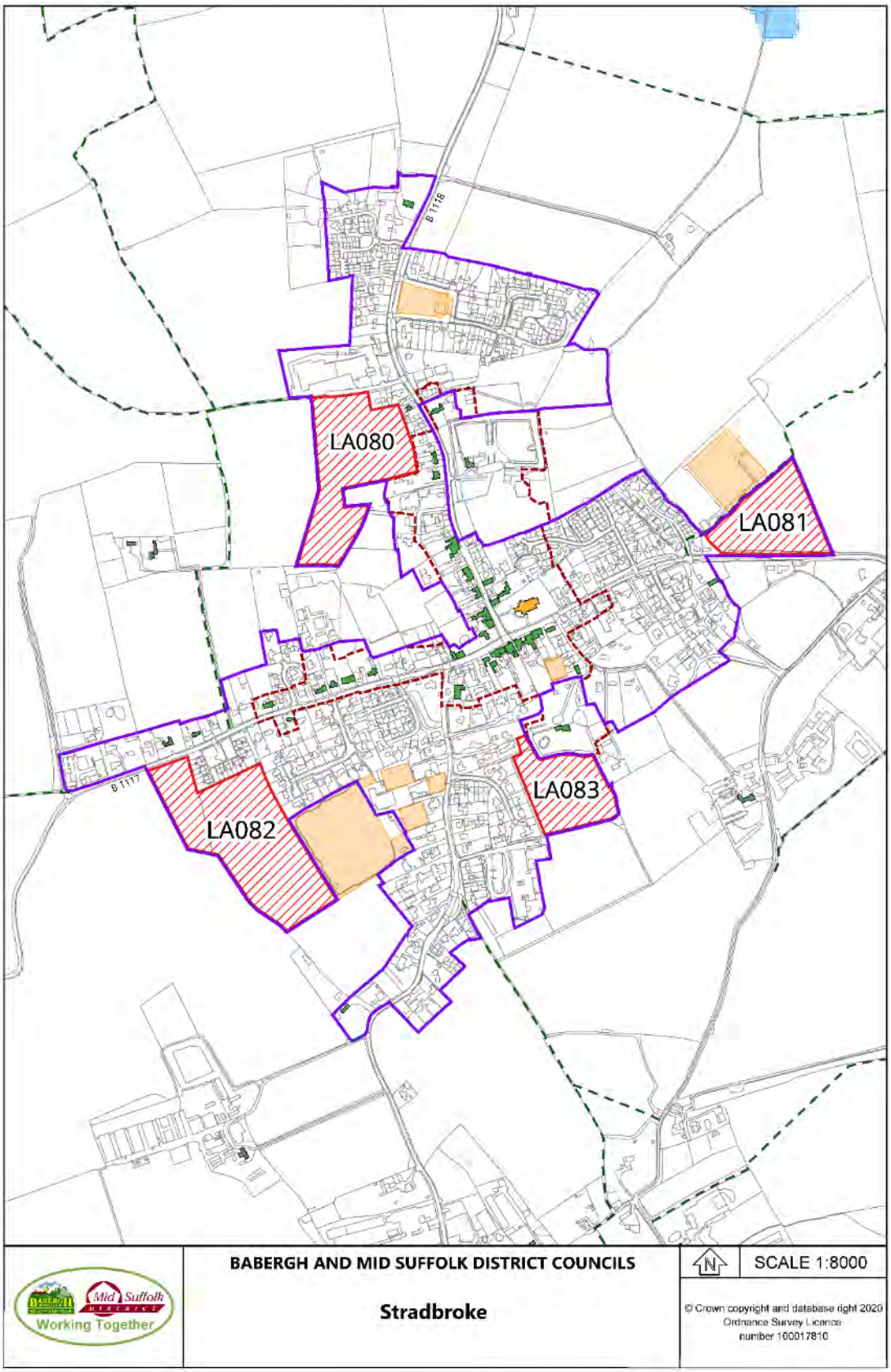
Development of approximately 45 dwellings, will be supported in principle in accordance with the relevant policies of the Plan and Stradbroke Neighbourhood Plan.

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 Plan and Stradbroke Neighbourhood Plan.

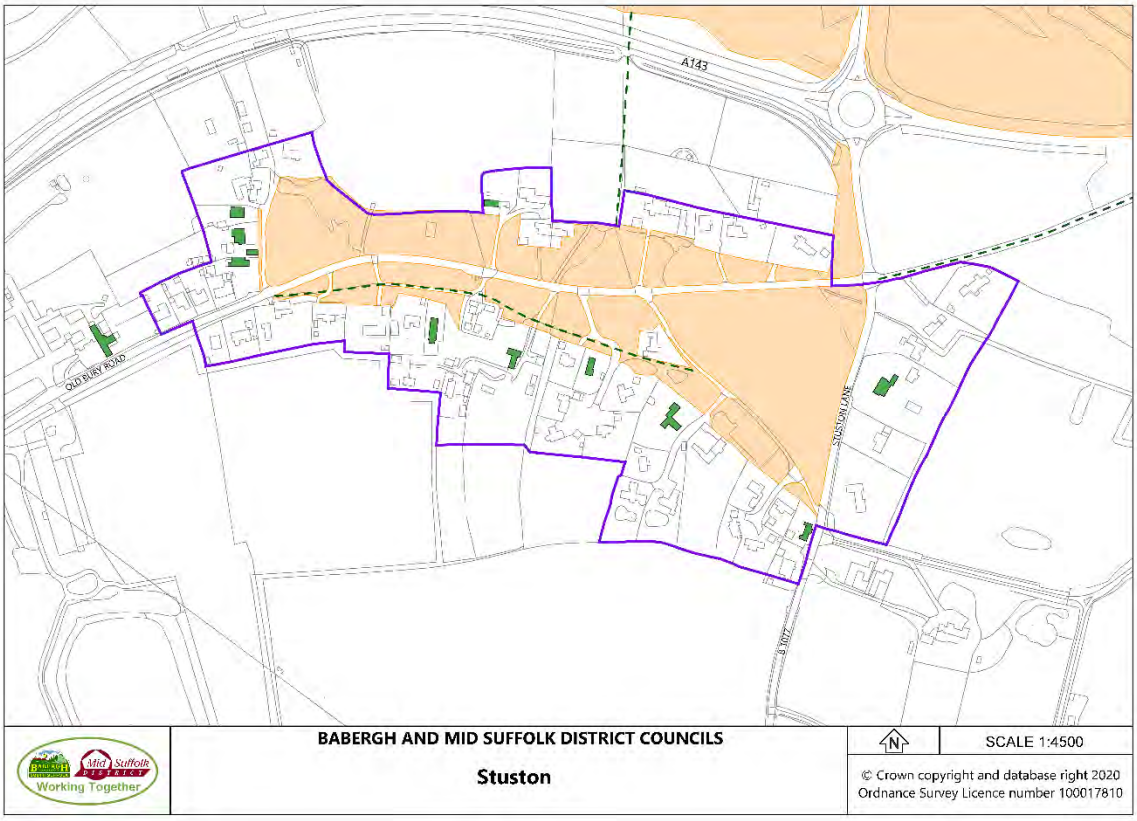
LA083 – Allocation: Land east of Farriers Close, Stradbroke

Development of approximately 35 dwellings, will be supported in principle in accordance with the relevant policies of the Plan and Stradbroke Neighbourhood Plan.


B 1118
B 1117
LA080
LA081
LA082
LA083
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Stradbroke
SCALE 1:8000
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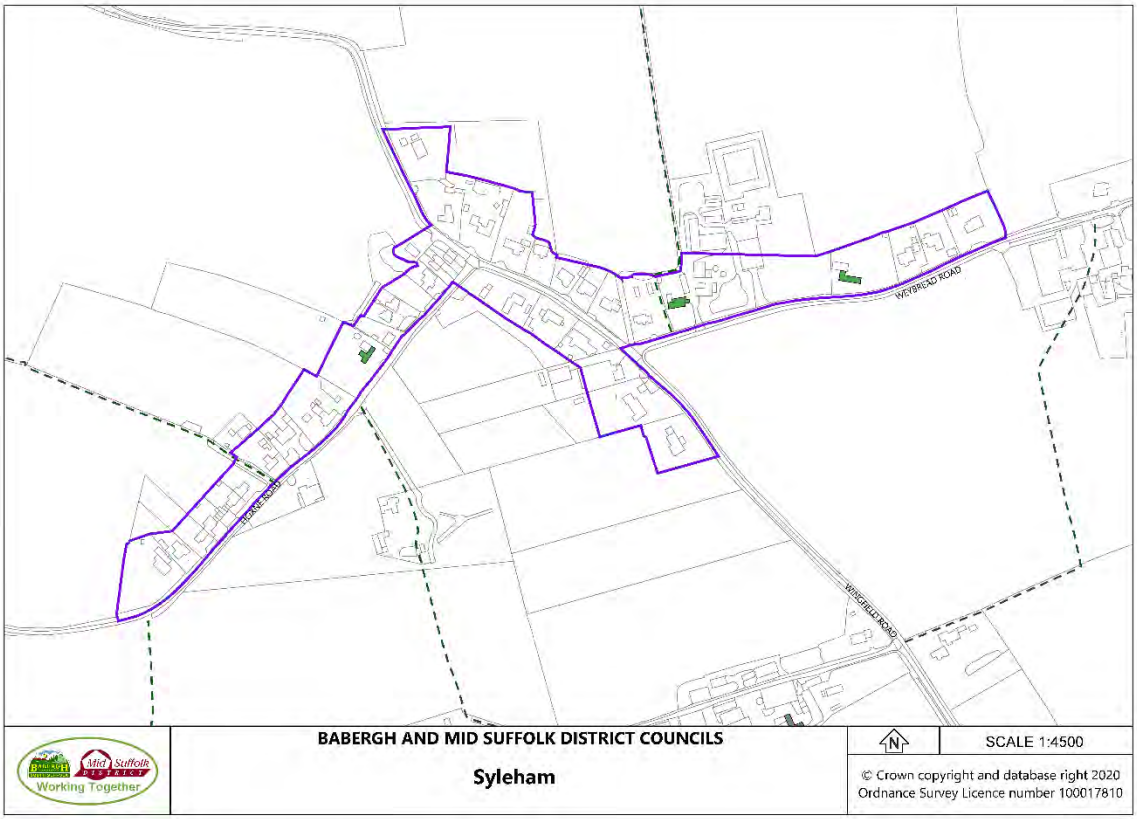
Stuston (Hinterland)

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.



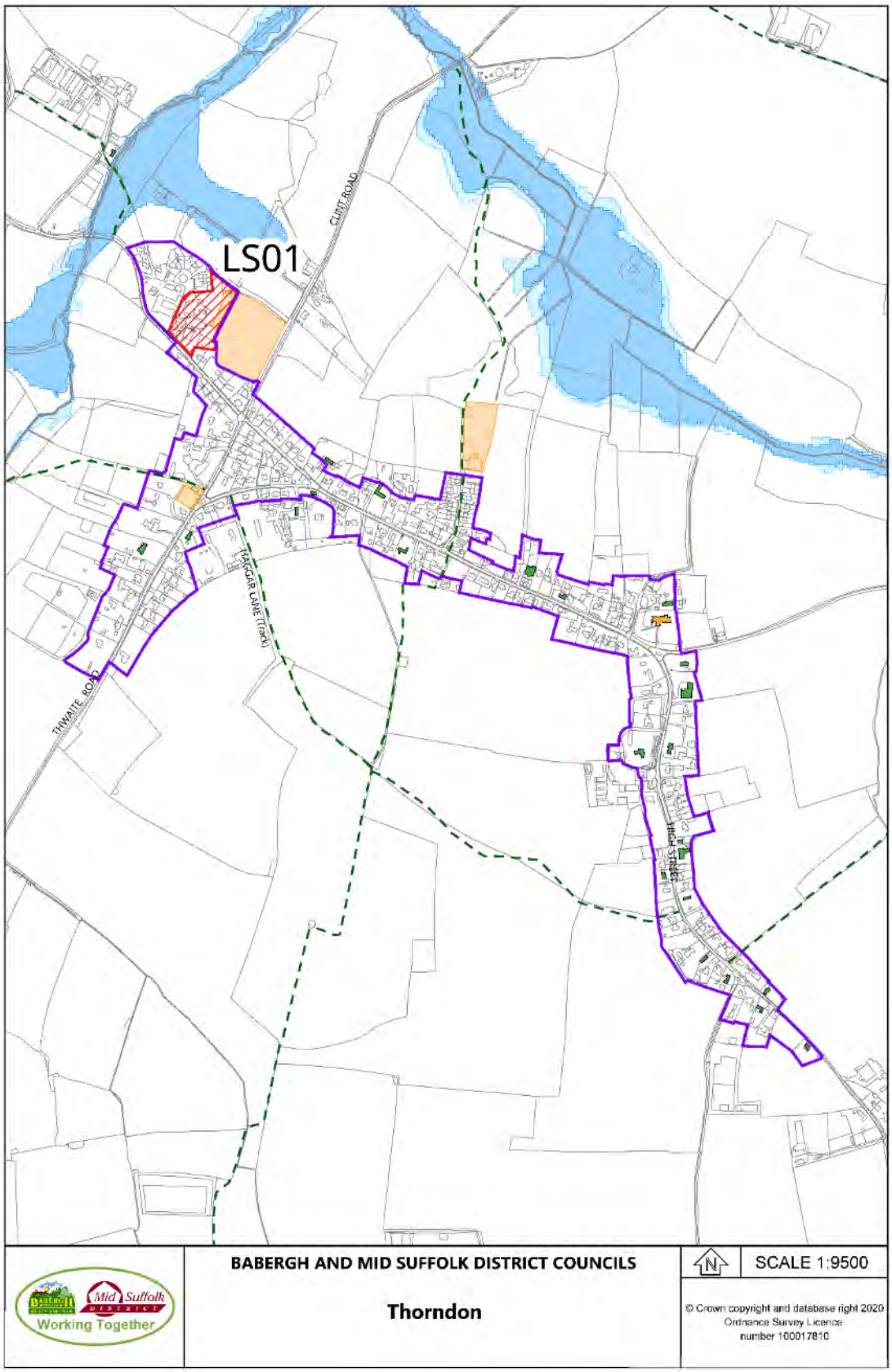
Syleham (Hamlet)

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.



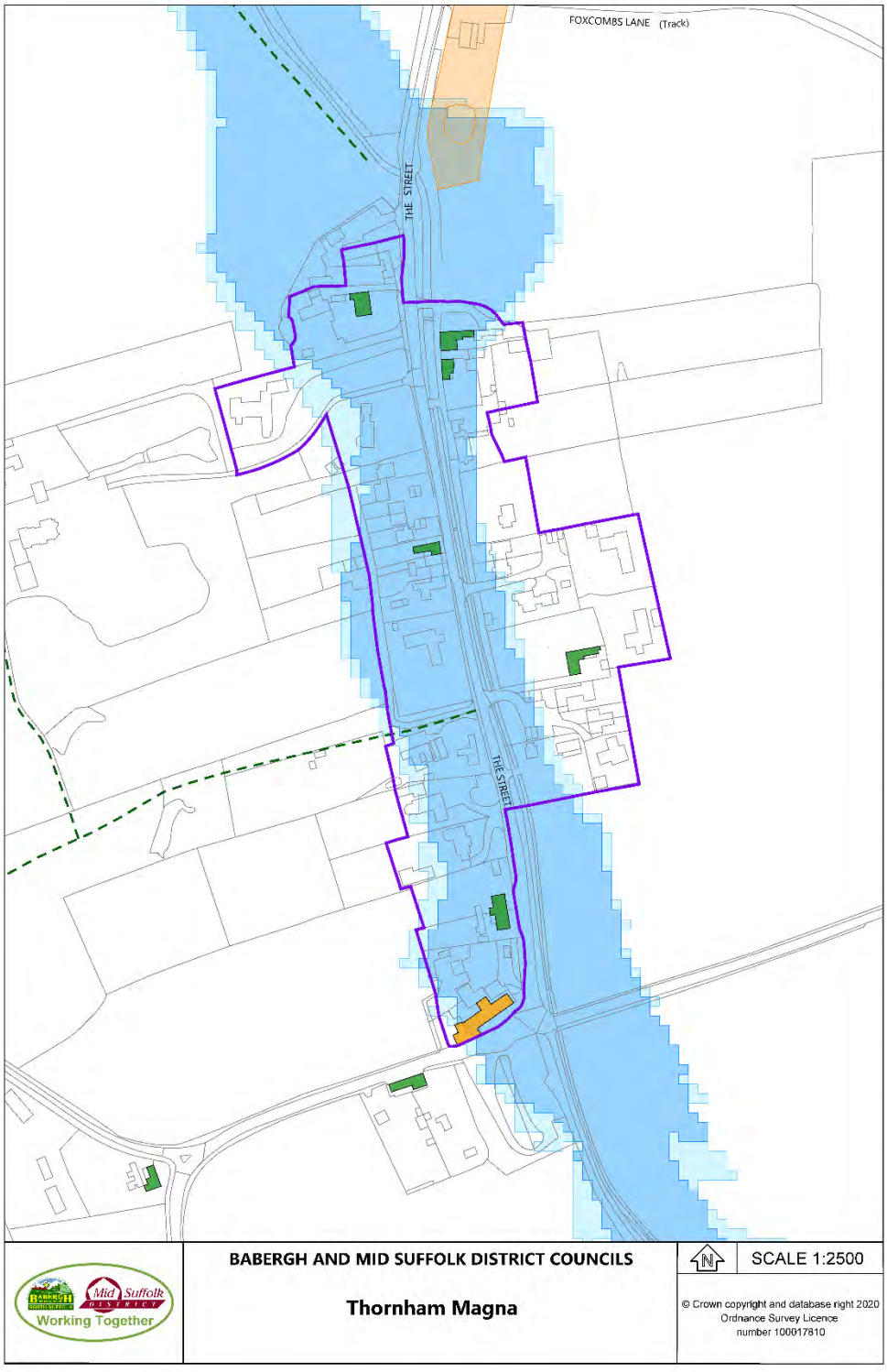
Thorndon (Hinterland)

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.


LS01
CURT ROAD
THWAITE ROAD
HAGGAR LANE (TRACK)
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Thorndon
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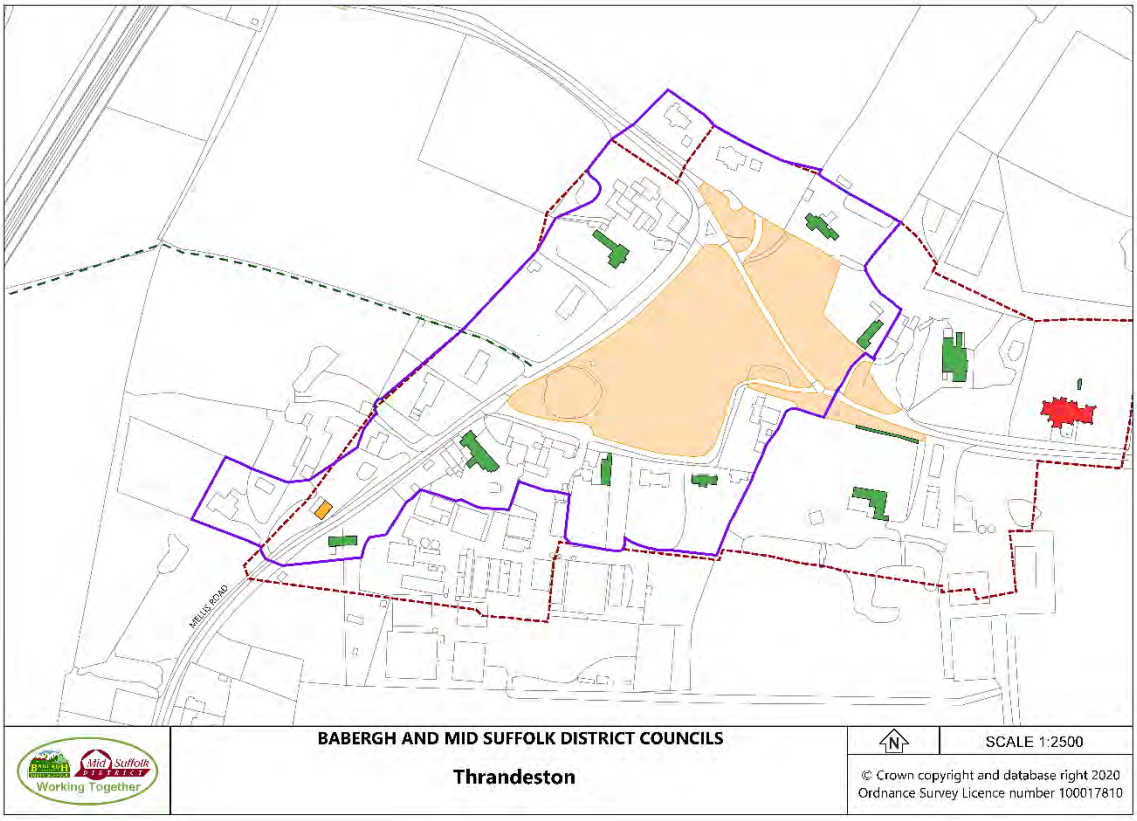
Thornham Magna (Hamlet)

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.



Thrandeston (Hamlet)

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.



Thurston (Core Village)

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. Thurston Neighbourhood Plan was adopted in October 2019. 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.

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 Plan growth for the area.

Joint Local Plan Allocations

LA084 – Allocation: 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 relevant policies of the Plan and Thurston Neighbourhood Plan and contributions towards the following:

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

LA085 – Allocation: 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 Plan and Thurston Neighbourhood Plan;**
II. **Development is designed to conserve and enhance Stockhold Green Farmhouse (Grade II listed) and its setting;**
III. **An ecological survey, and any necessary mitigation measures are provided;**
IV. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
V. **Contributions to the satisfaction of the LPA, towards secondary school provision and a new pre-school and primary school;**
VI. **Contributions to the satisfaction of the LPA, towards healthcare provision;**
VII. **Carriageway widening with footway are required along Church Road, with priority system under railway bridge; and**
VIII. **Provision of a Transport Assessment to fully assess the impact on railway bridge and any relevant mitigation measures.**

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 Plan and Thurston Neighbourhood Plan;**
II. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
III. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**

IV. Contributions, to the satisfaction of the LPA, towards highway improvements, including footways and cycle ways;
V. An ecological survey, and any necessary mitigation measures, are provided;
VI. Contributions to the satisfaction of the LPA, towards secondary school provision and a new pre-school and primary school;and;
VII. Contributions to the satisfaction of the LPA, towards healthcare provision.

LA087 – Allocation: 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 relevant policies of the Plan and Thurston Neighbourhood Plan and the following:

I. Highway improvements;
II. Open space provision and financial sums towards play equipment;
III. Education contributions towards new pre and primary school.

LA088 – Allocation: 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 policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

I. Open space provision;
II. Highways improvement;
III. Education contributions towards new pre and primary school; and
IV. Footpath and cycleway improvements.

LA089 – Allocation: 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 Plan and Thurston Neighbourhood Plan;
II. Development is designed to conserve and where appropriate enhance Manor Farmhouse (Grade II*), Range of Farm Buildings Immediately North of Manor Farm (Grade II), Church of St Peter (Grade II) and their settings;
III. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
IV. Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;

V. Contributions, to the satisfaction of the LPA, towards highway improvements, including footways and cycle ways;
VI. An ecological survey, and any necessary mitigation measures are provided;
VII. Protected trees within the site are retained and protected together with retention and enhancement of hedgerows;
VIII. Contributions to the satisfaction of the LPA, towards secondary school provision, a new pre-school and primary school; and;
IX. Contributions to the satisfaction of the LPA, towards healthcare provision.

LA090 – Allocation: 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 policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

I. Open space provision;
II. Education contributions towards new pre and primary school; and
III. Highways improvements.

LA103 – Allocation: Land South of Barrells Road, Thurston

Site Size - 1ha

Approximately 6 dwellings (with associated infrastructure)

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

I. Open space provision;
II. Education contributions towards new pre and primary school;
III. Highways contributions towards improving highway safety and pedestrian crossing improvements; and
IV. Public rights of way contributions.

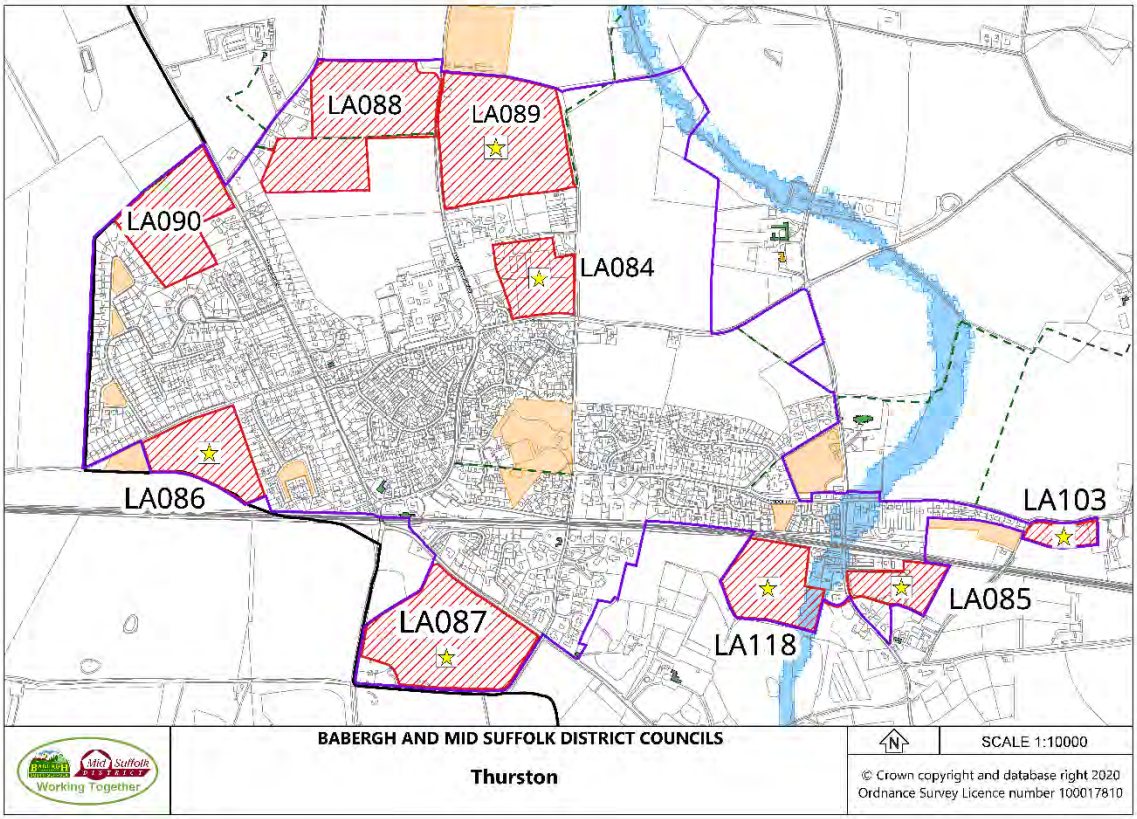
LA118 – Allocation: Land west of Church Road, Thurston

Site Size – 3.8haha

Approximately 15 dwellings (with associated infrastructure)

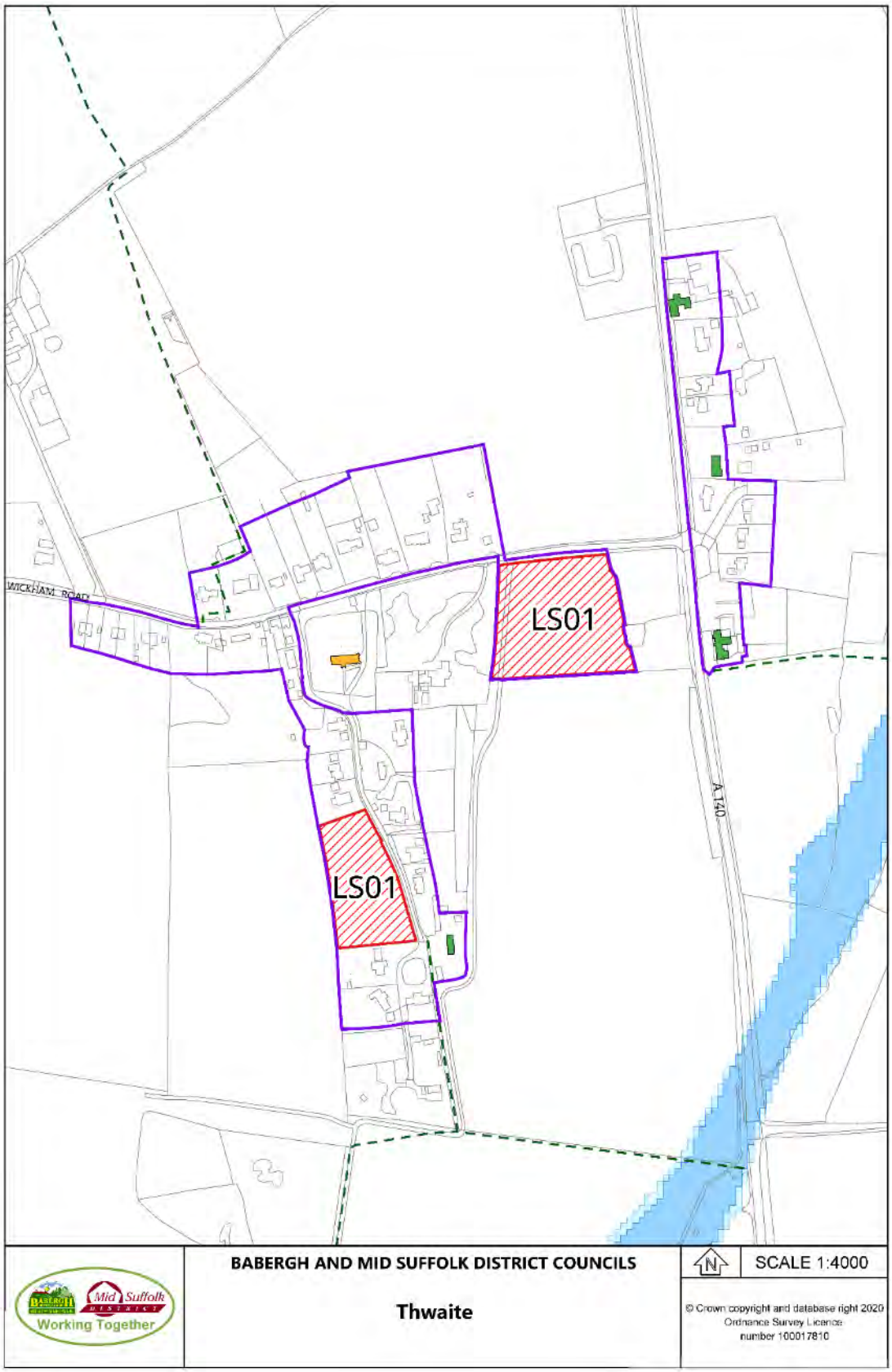
Development for this site shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

I. Education provision of new a pre and primary school.



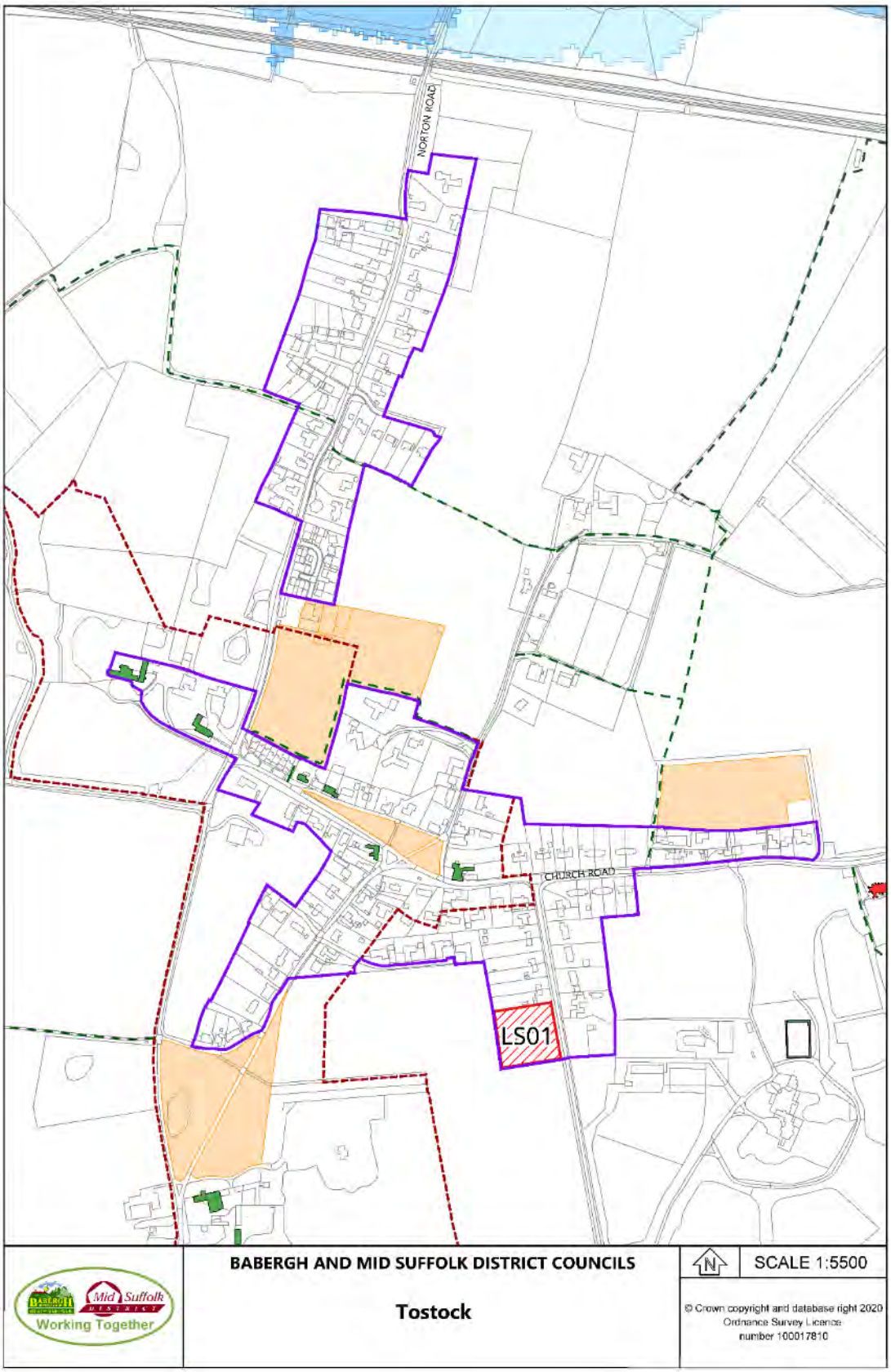
Thwaite (Hinterland)

Thwaite is located west of and along 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.


LS01
LS01
A140
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Thwaite
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Tostock (Hinterland)

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.


NORTON ROAD
CHURCH ROAD
LS01
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Tostock
SCALE 1:5500
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Walsham-le-Willows (Core Village)

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 Allocations

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

I. **Education provision.**

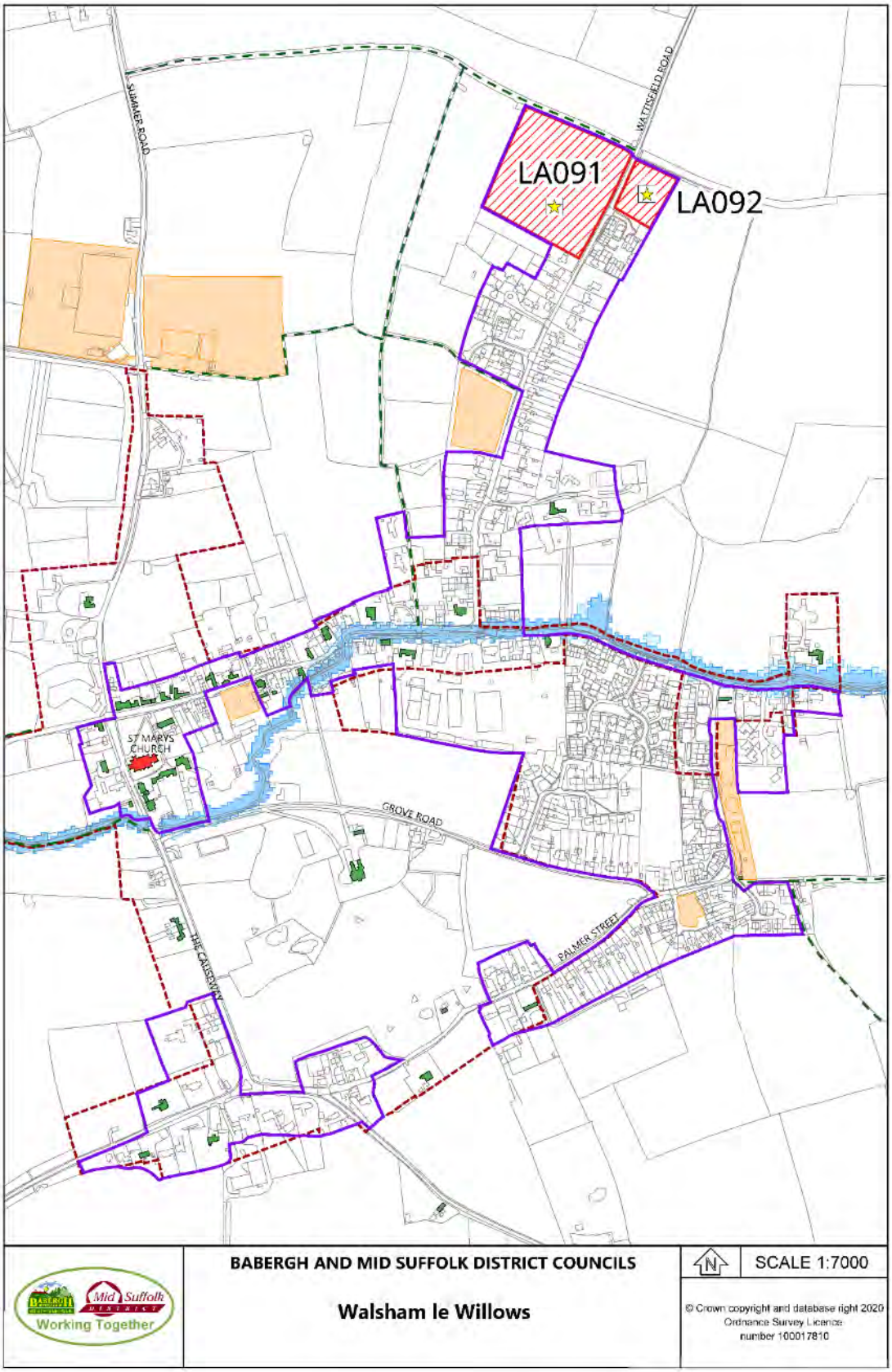
LA092 – Allocation: Land east of Wattisfield Road, Walsham le Willows

Site Size - 0.53ha

Approximately 22 dwellings (with associated infrastructure)

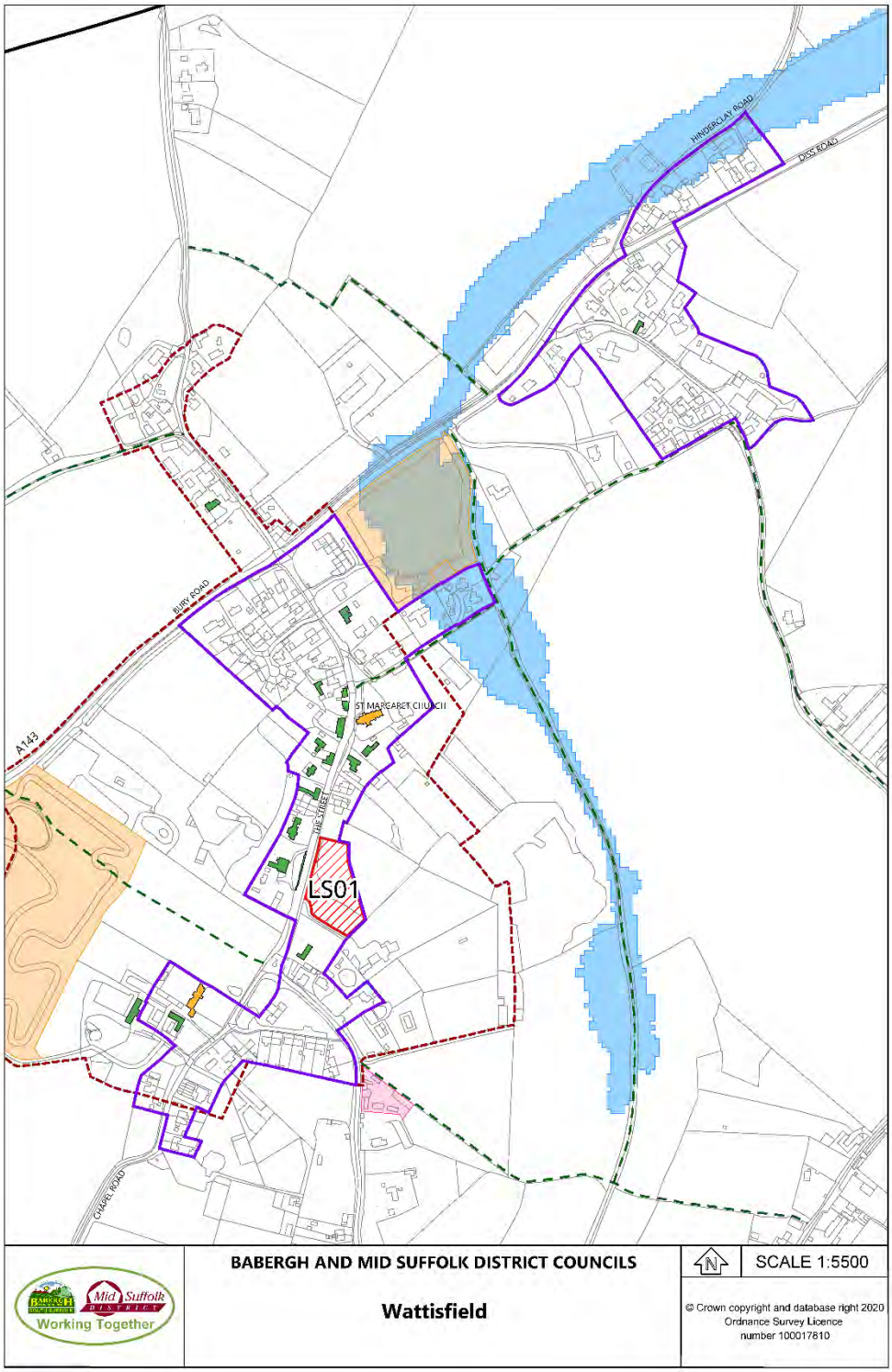
Development for this site shall be expected to comply with the relevant Plan policies and contributions to the satisfaction of the LPA towards the following:

I. **Education provision.**


LA091
LA092
SUMMER ROAD
MATTISFIELD ROAD
ST MARYS CHURCH
GROVE ROAD
THE CAUSEWAY
PALMER STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Walsham le Willows
SCALE 1:7000
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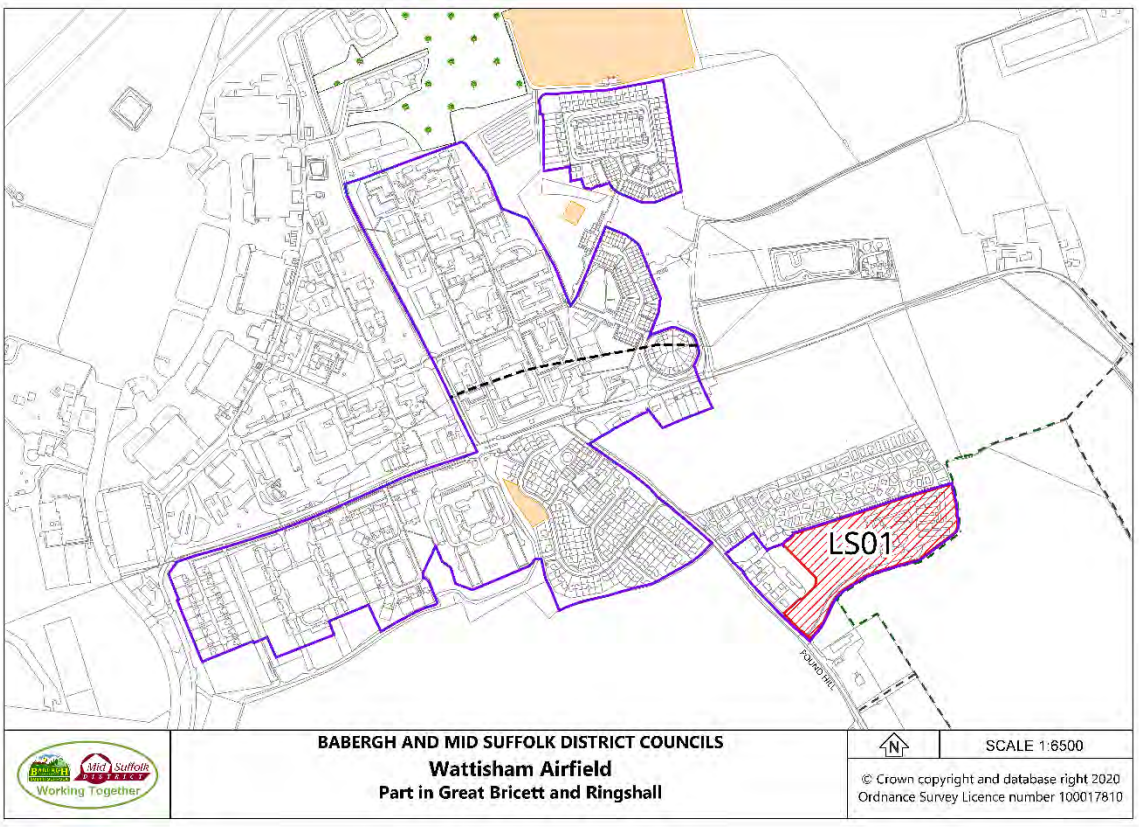
Wattisfield (Hamlet)

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 which is located at the centre of the village. Wattisfield lies within the Protected Habitats Mitigation Zone.



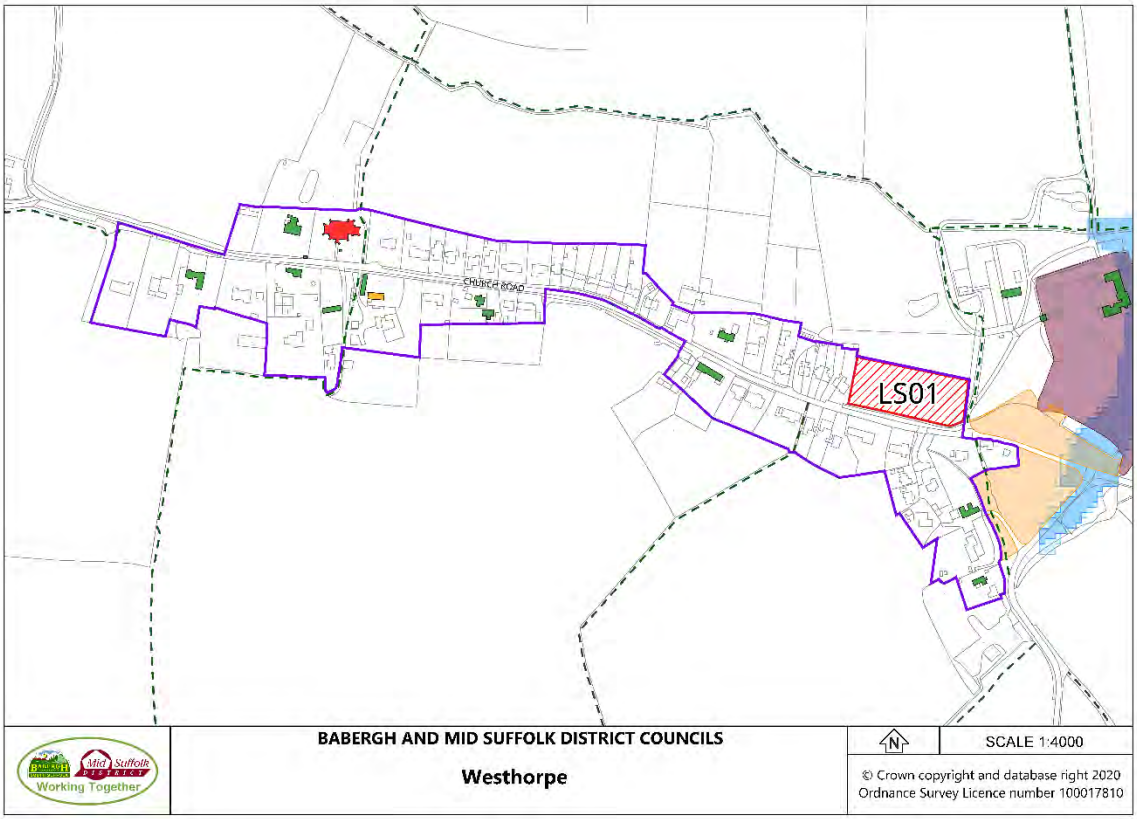
Wattisham Airfield (Hinterland)

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.



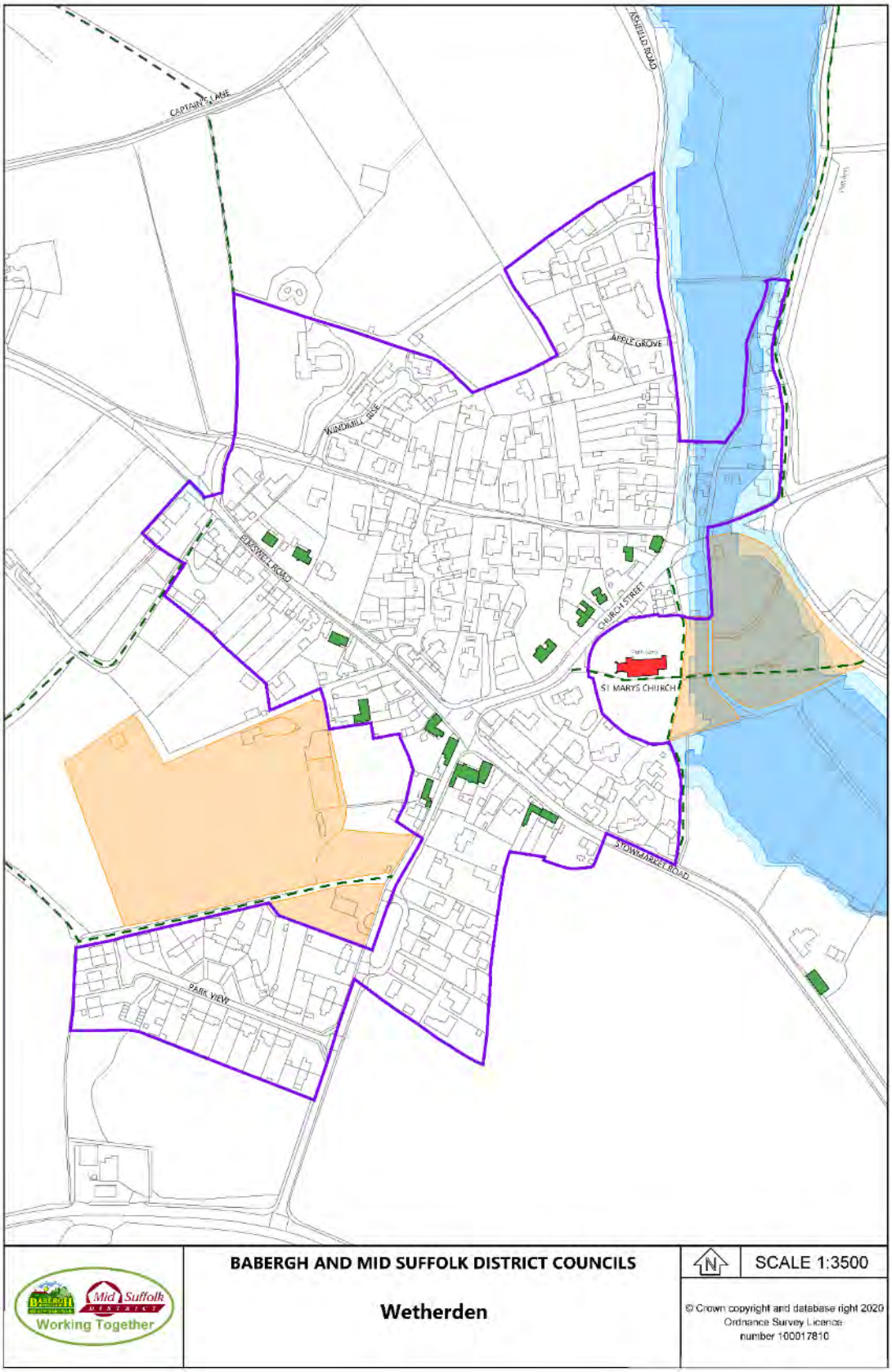
Westhorpe (Hamlet)

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.



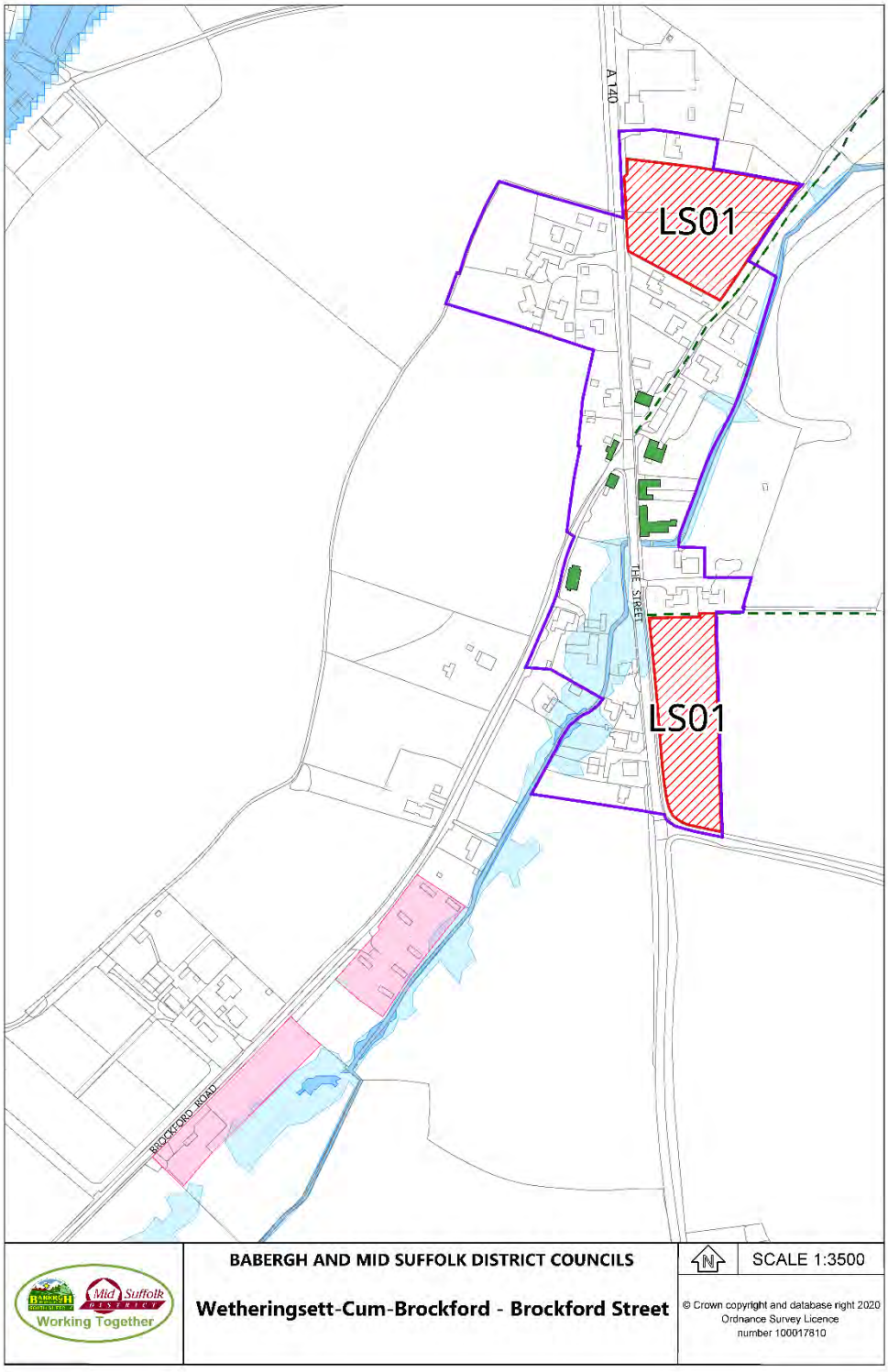
Wetherden (Hamlet)

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.


CAPTAIN'S AVE
ASHFIELD ROAD
APPLE GROVE
WAINHILL RISE
BANSWELL ROAD
CHURCH STREET
ST MARYS CHURCH
STOWUPLAND ROAD
PARK VIEW
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Wetherden
SCALE 1:3500
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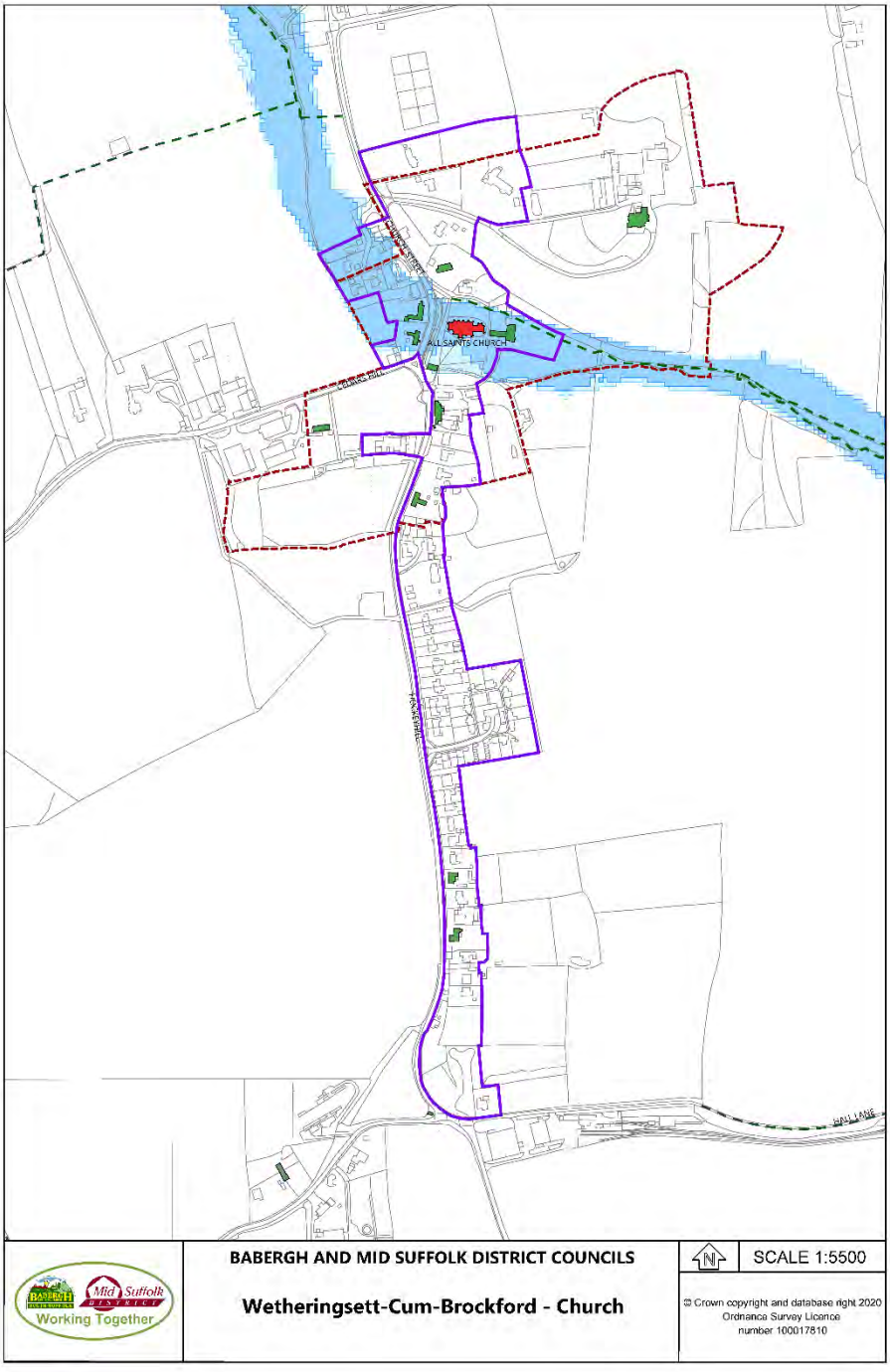
Wetheringsett-Cum-Brockford - Brockford Street (Hamlet)

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.



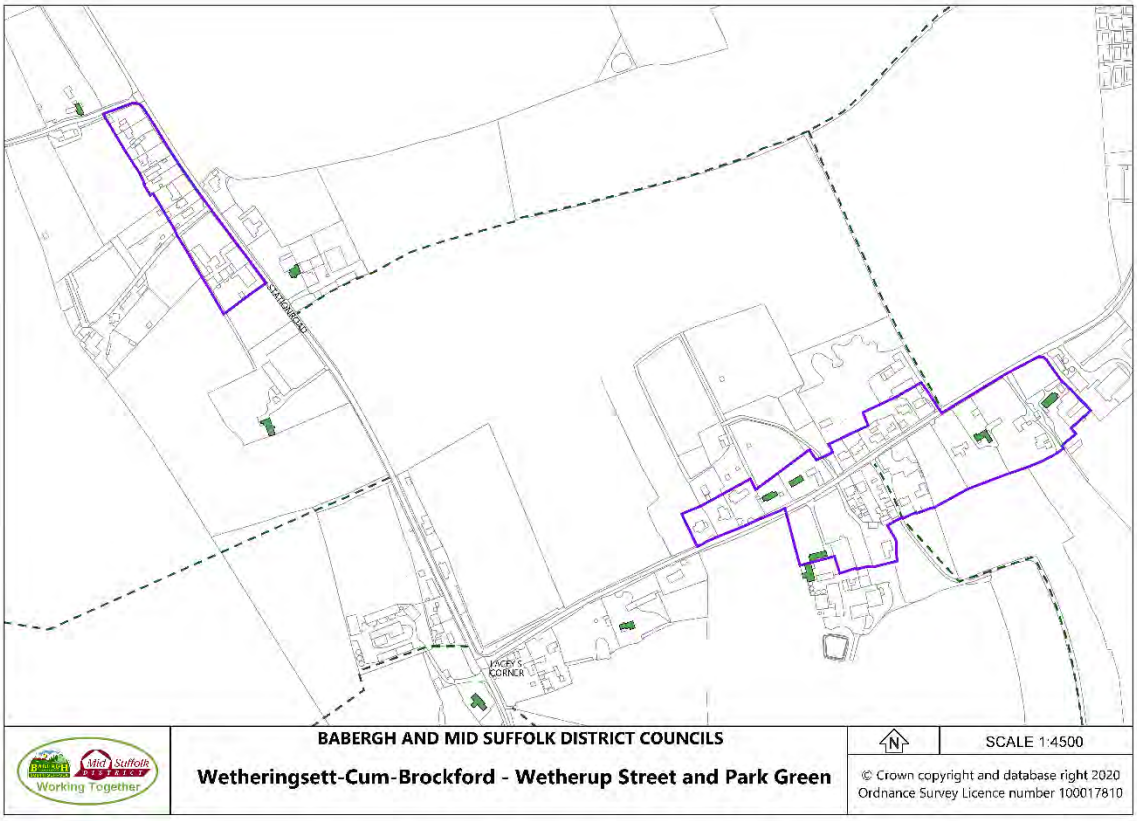
Wetheringsett-Cum-Brockford - Church (Hinterland)

Wetheringsett-cum-Brockford Church is located east of the A14 and is identified as a Hinterland Village. Wetheringsett-cum-Brockford Brockford Church 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.



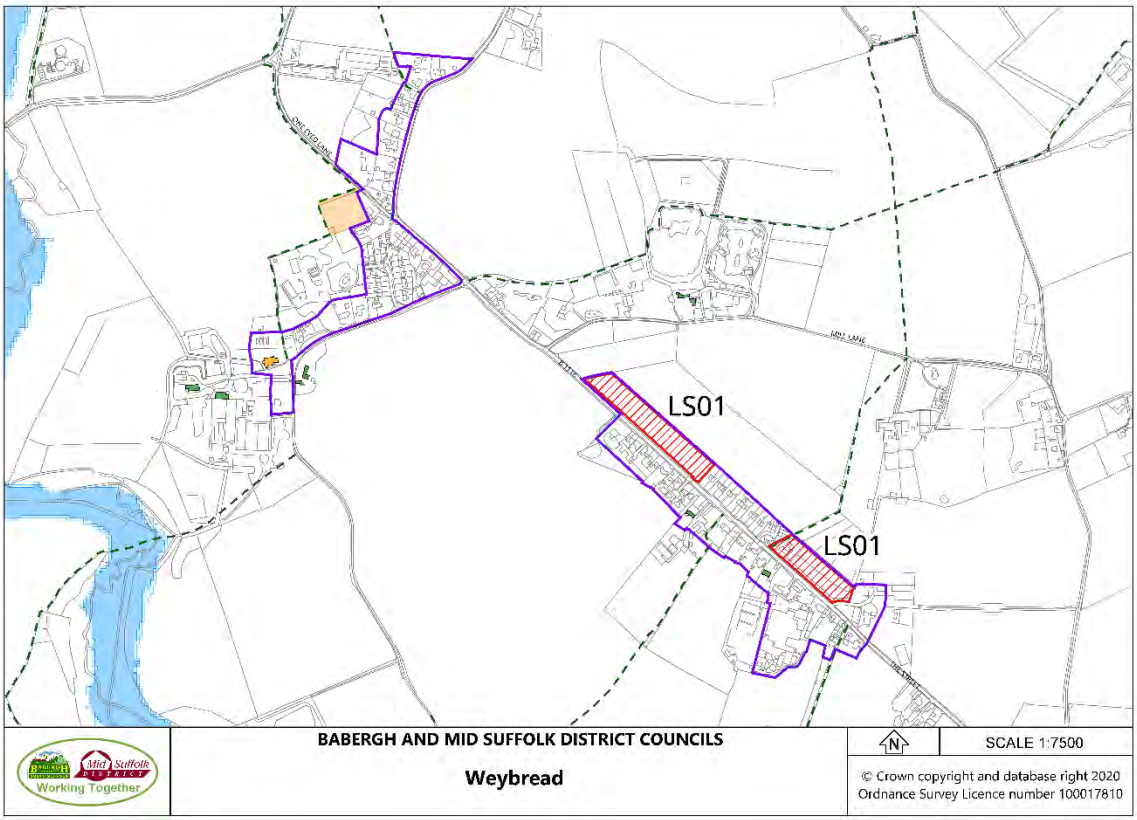
Wetheringsett-Cum-Brockford – Wetherup Street and Park Green (Hamlet)

Located within the parish of Wetheringsett-Cum-Brockford, Wetherup Street and Park Green are classified as Hamlet Villages. Both of the settlements consist of predominantly linear development and contain Grade II listed buildings.



Weybread (Hamlet)

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.



Whitton (Ipswich Fringe)

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.

Whitton 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

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

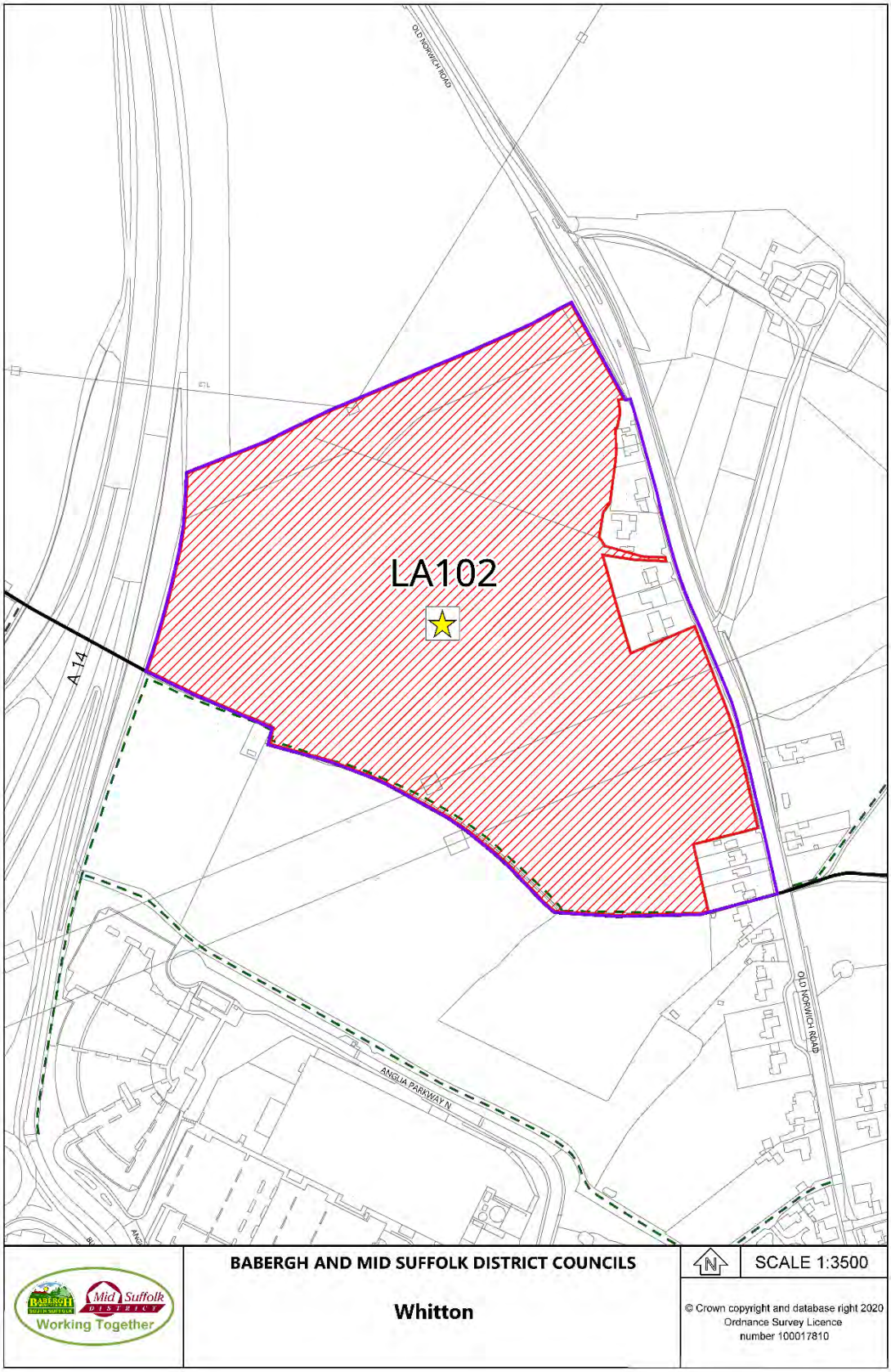
Site size – 10ha

Approximately 190 dwellings and associated infrastructure.

The development shall be expected to comply with the relevant Plan policies and the following:

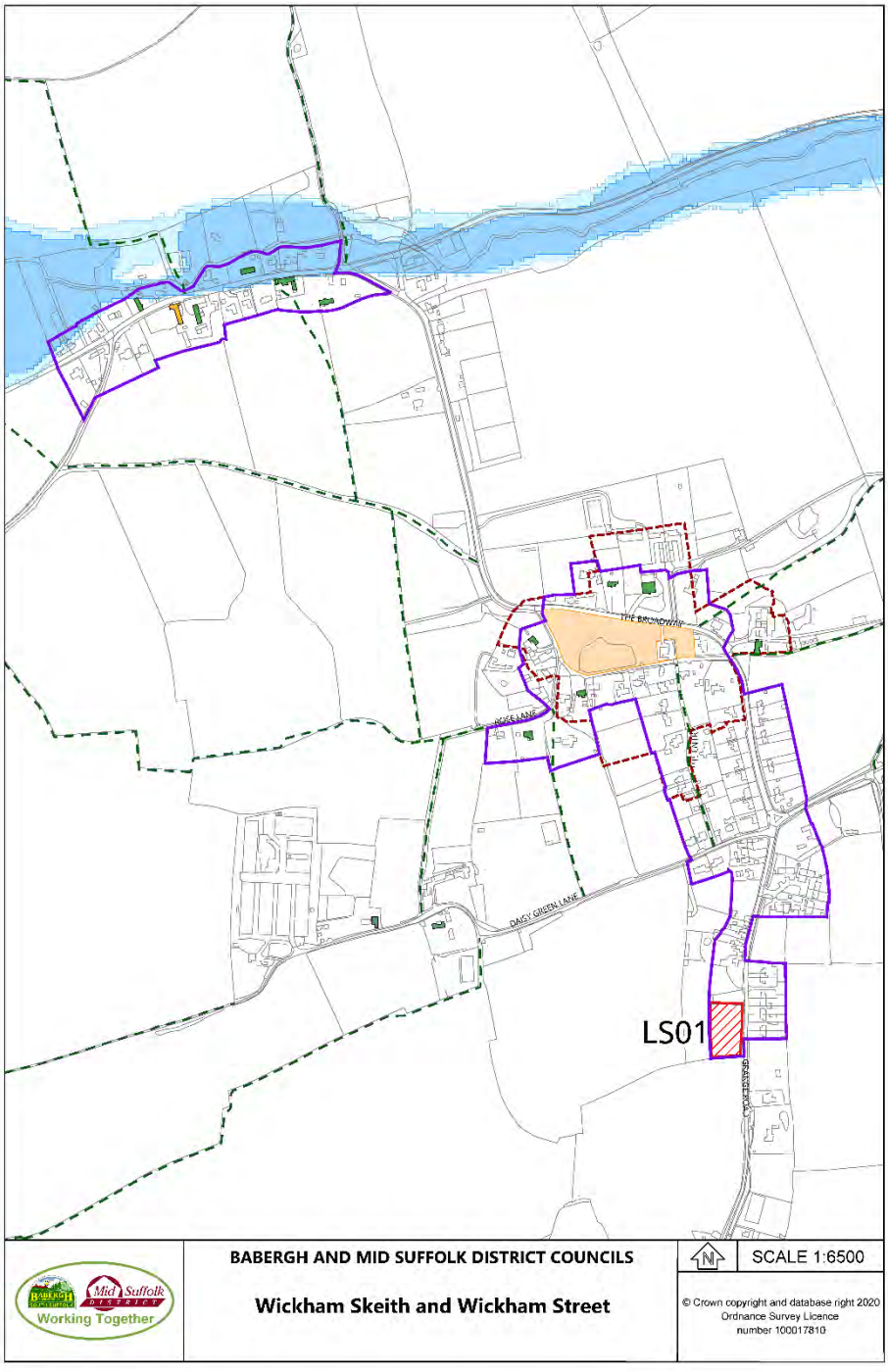
I. **Provision of bus stops within the site;**
II. **Contributions to the satisfaction of the LPA towards highway improvements to Bury Road junction.**




OLD NORWICH ROAD
LA102
A14
ANGLIA PARKWAY N
OLD NORWICH ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Whitton
SCALE 1:3500
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Wickham Skeith and Wickham Street (Hamlet)

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.



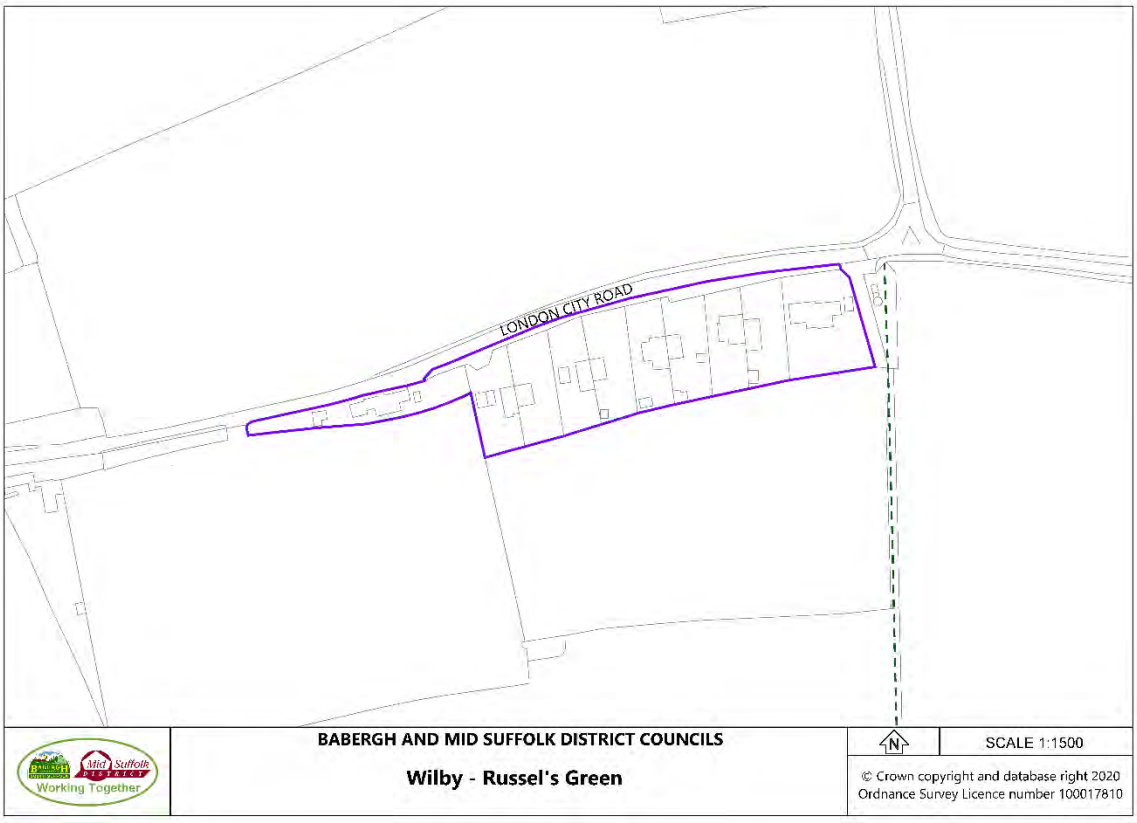
Wilby (Hinterland)

Wilby is located south of Stradbroke along the B1118 and is identified as a Hamlet Village. Russel's Green is classified 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.



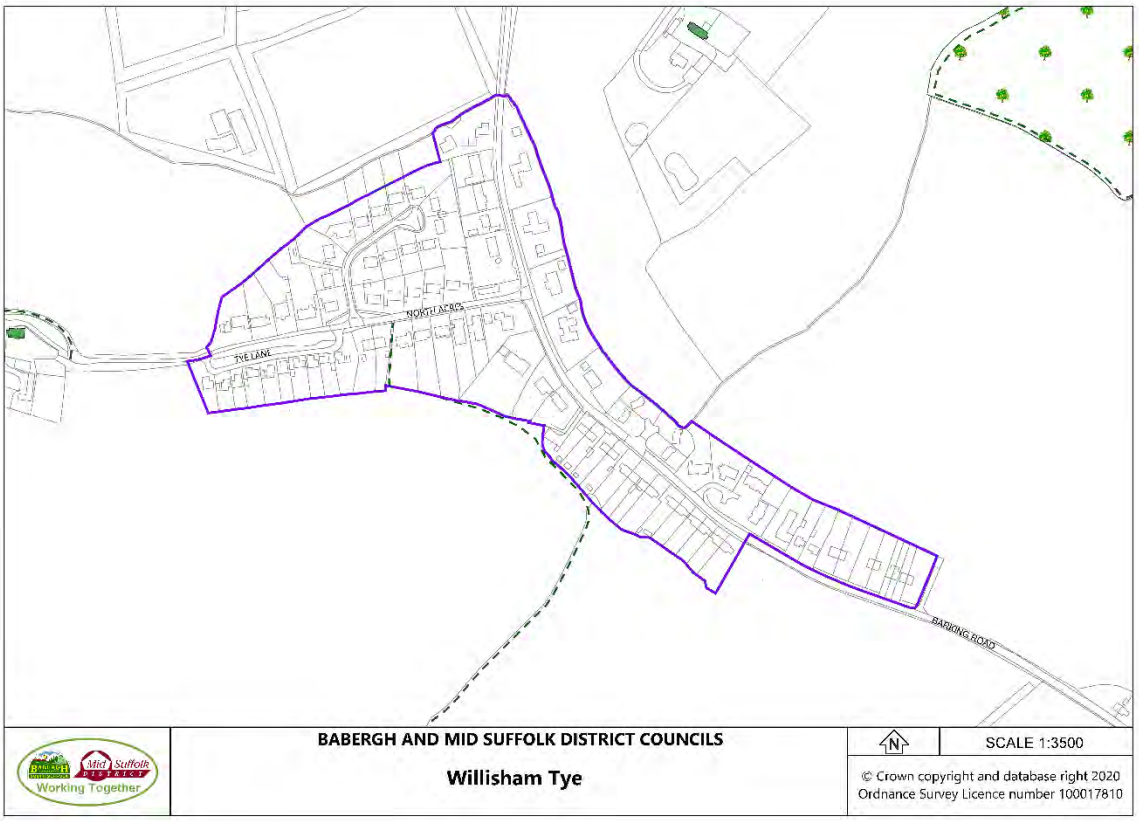
Wilby – Russel's Green (Hamlet)

Located approximately 3km south-east of Stradbroke, Wilby – Russel's Green is classified as a Hamlet Village.



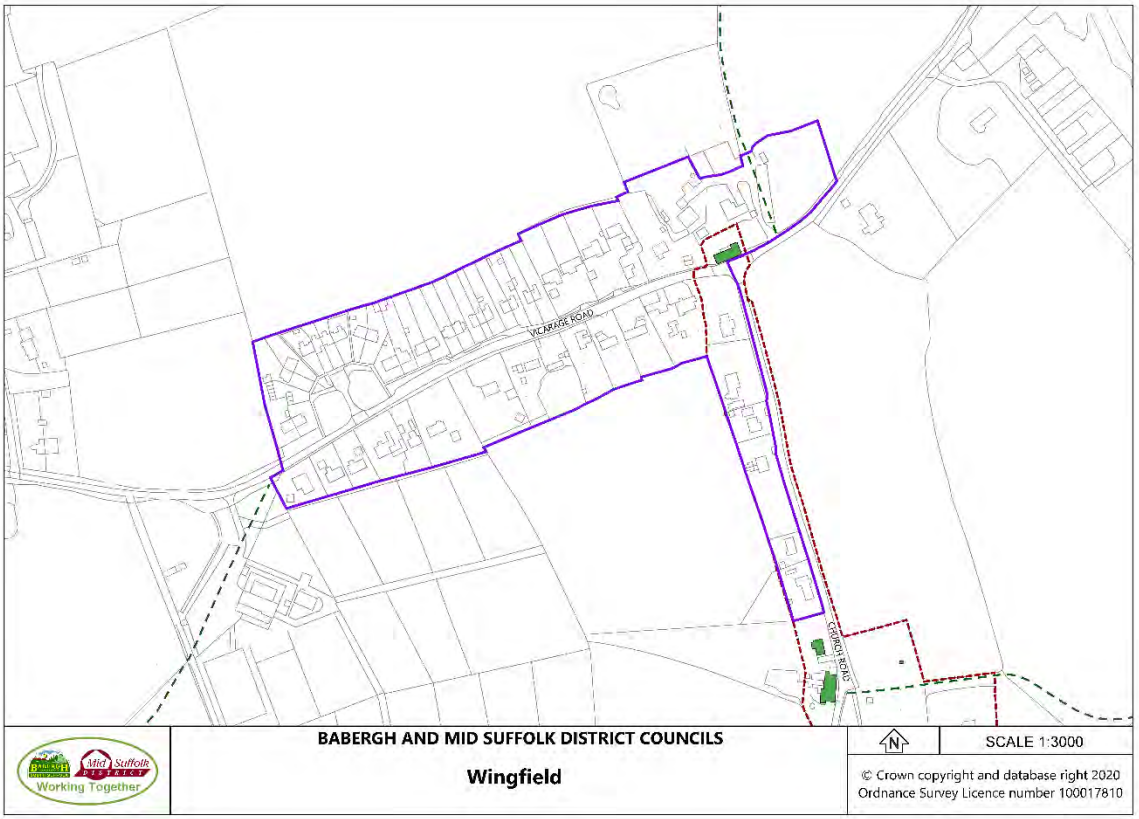
Willisham (Hamlet)

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).



Wingfield (Hamlet)

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 (Hamlet)

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.


DEBENHAM ROAD
Path (dirt)
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Winston
SCALE 1:2000
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Woolpit (Core Village)

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.

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

Joint Local Plan Allocations

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 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 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 Plan;**
II. **Development is designed to conserve and where appropriate enhance the Church of St Mary (Grade I), Church of St John (Grade II*) Woolpit Conservation Area and Monk's Close (Grade II) and their settings, including retention of open space to the eastern aspect of the site, retention of important hedgerows andincorporating sight lines towards the churches;**
III. **The north of the site should be screened and separation maintained from White Elm Road;**
IV. **An archaeological assessment and measures for managing impacts on archaeological remains are provided;**
V. **An ecological survey, and any necessary mitigation measures are provided;**
VI. **A sufficient buffer, and any relevant measures are provided to mitigate potential noise pollution from the A14 to the north of the site;**
VII. **Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site;**
VIII. **Rights of Way network should be developed within the site and its vicinity to enable access to the countryside and active transport;**
IX. **Developer should test the potential resources on the site to identify if use of the mineral on site is appropriate;**
X. **Contributions, to the satisfaction of the Highway Authority and Highways England, for A14 junction 47 highway mitigation measures;**
XI. **Provision of a transport assessment to determine existing and projected capacity and any mitigation required;**
XII. **Contributions, to the satisfaction of the LPA, towards the pedestrian and cycle link between Elmswell and Woolpit**
XIII. **A free serviced site of 3ha should be reserved for a new pre-school and primary school plus proportionate contributions towards the build costs;**
XIV. **Contributions to the satisfaction of the LPA, towards secondary school provision;**
XV. **Contributions to the satisfaction of the LPA, towards healthcare provision.**

LA097 – Allocation: 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 Plan;**
II. **An ecological survey, and any necessary mitigation measures are provided;**
III. **Site layout should be designed to take into account existing water mains in Anglian Water's ownership within the boundary of the site;**
IV. **Rights of Way within the site and its vicinity should be retained and enhanced to enable access to the countryside and active transport;**

V.	**Contributions, to the satisfaction of the LPA, towards the pedestrian and cycle link between Elmswell and Woolpit;**
VI.	**Carriage way will require widening;**
VII.	**Contributions to the satisfaction of the LPA, towards secondary school provision and a new pre-school and primary school; and**
VIII.	**Contributions to the satisfaction of the LPA, towards healthcare provision.**

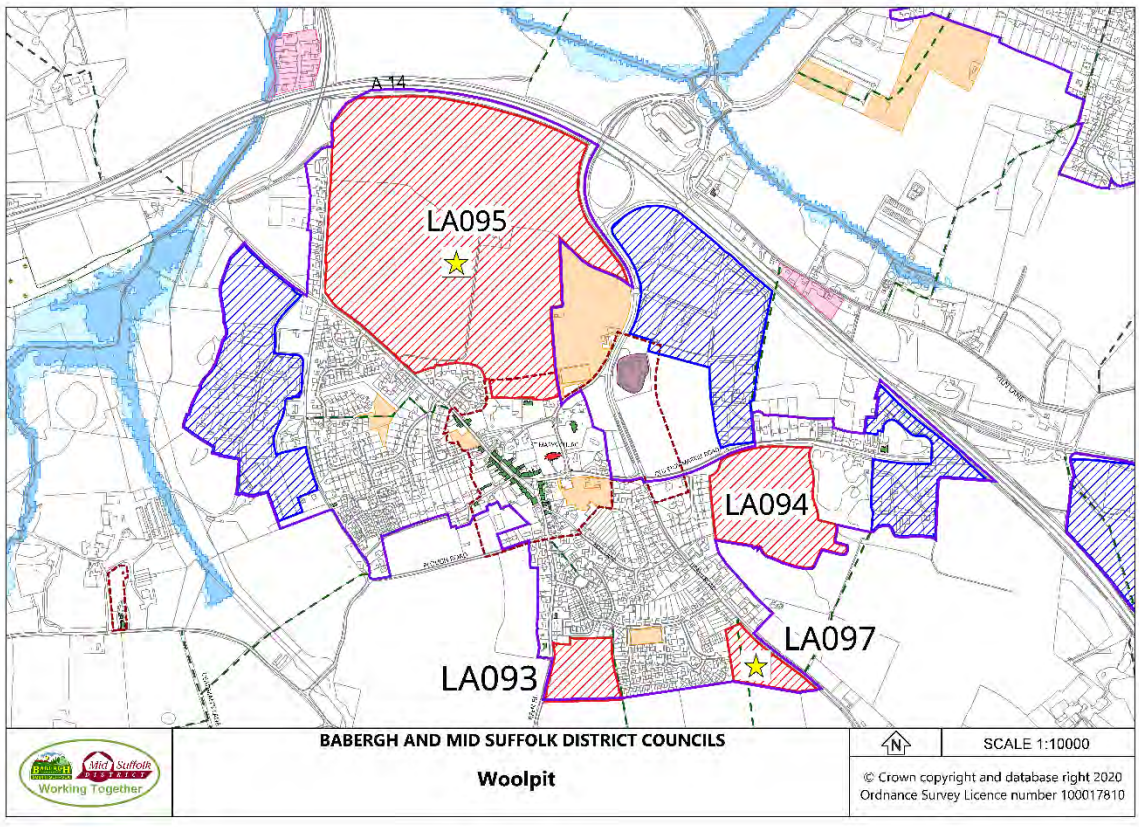
LA120 – Allocation: Lawn Farm, Woolpit

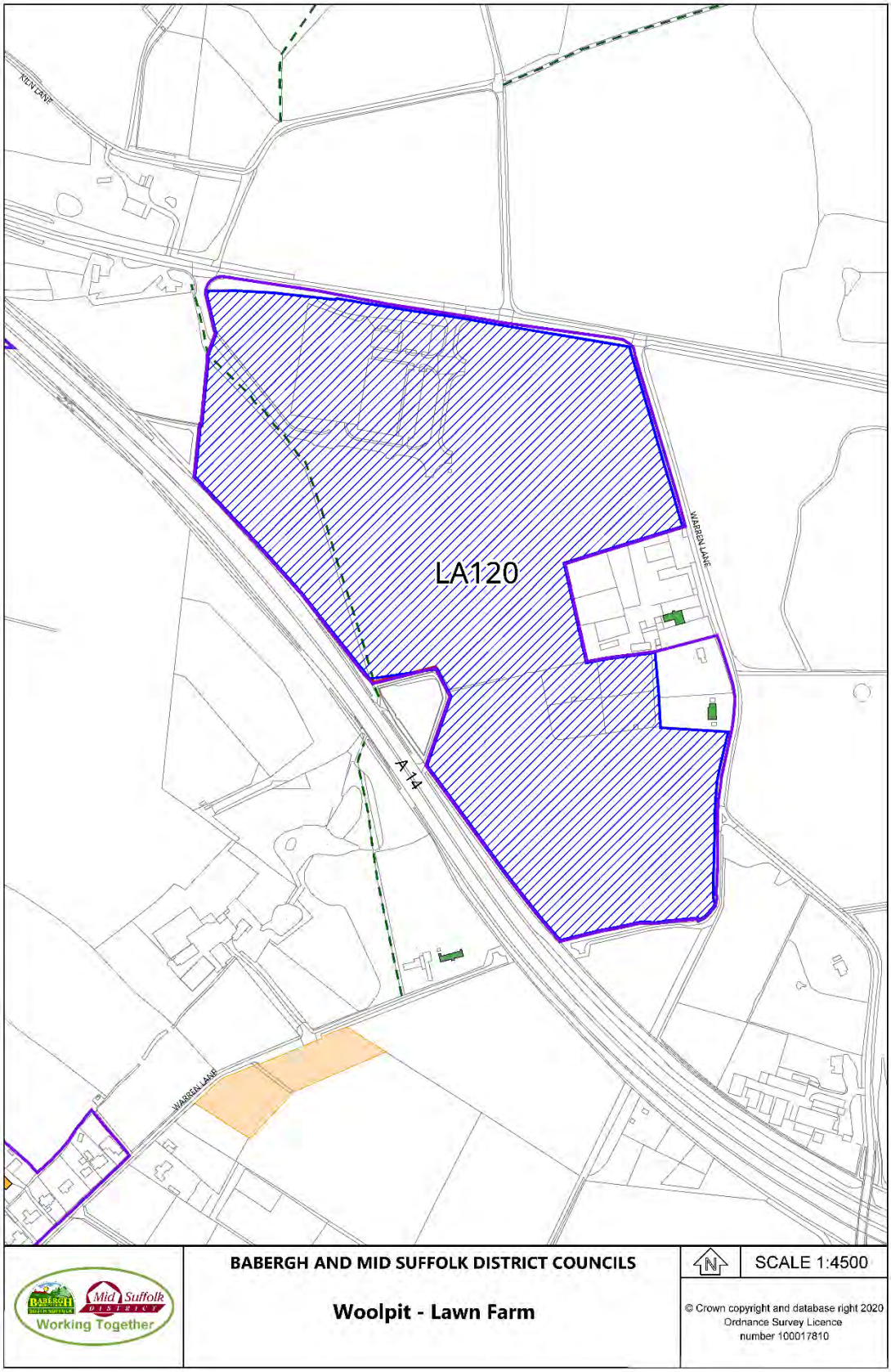
Site Size - 17ha

Approximately 17ha of Class E /B2/B8 land (with associated infrastructure)

The development shall be expected to comply with the following:

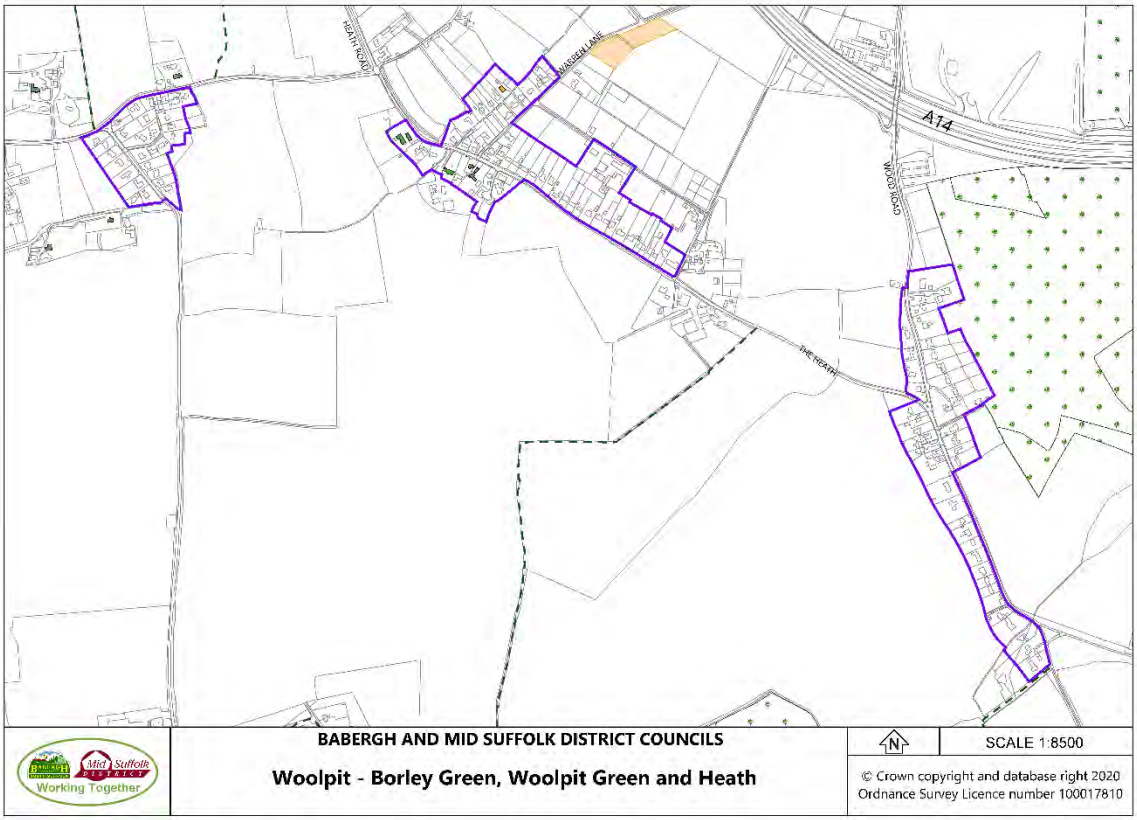
I.	**The relevant policies set out in the Plan.**
II.	**Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E will be considered on their individual merits. Prior to submission applicants should engage with the LPA to agree the required assessment work in support of any proposal.**
III.	**Development should seek to manage the visual impact of development in the wider landscape through building height, bulk colour, scale and provision of extensive and appropriate screening.**




KELVEDON LANE
LA120
WARREN LANE
A14
WARREN LANE
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Woolpit - Lawn Farm
SCALE 1:4500
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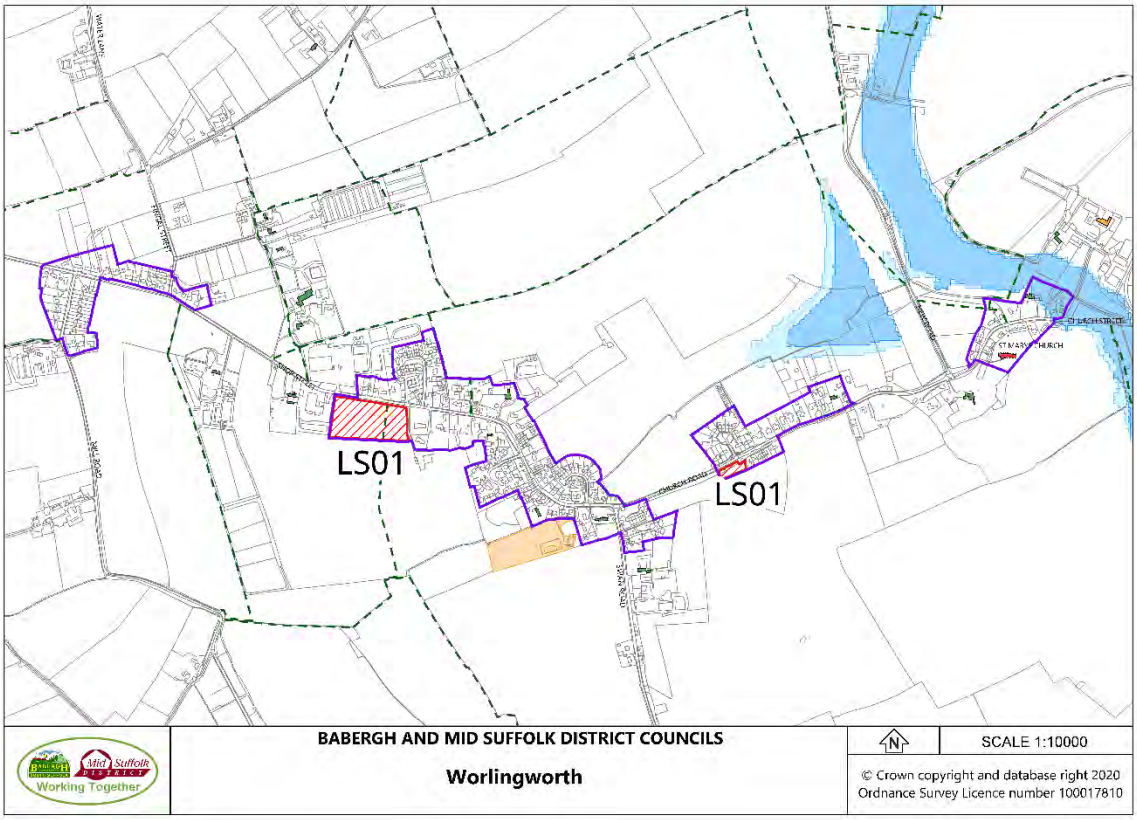
Woolpit - Borley Green, Green, Heath (Hamlet)

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 clusters of Grade II listed buildings located south of the junction with Heath Road and Warren Lane.



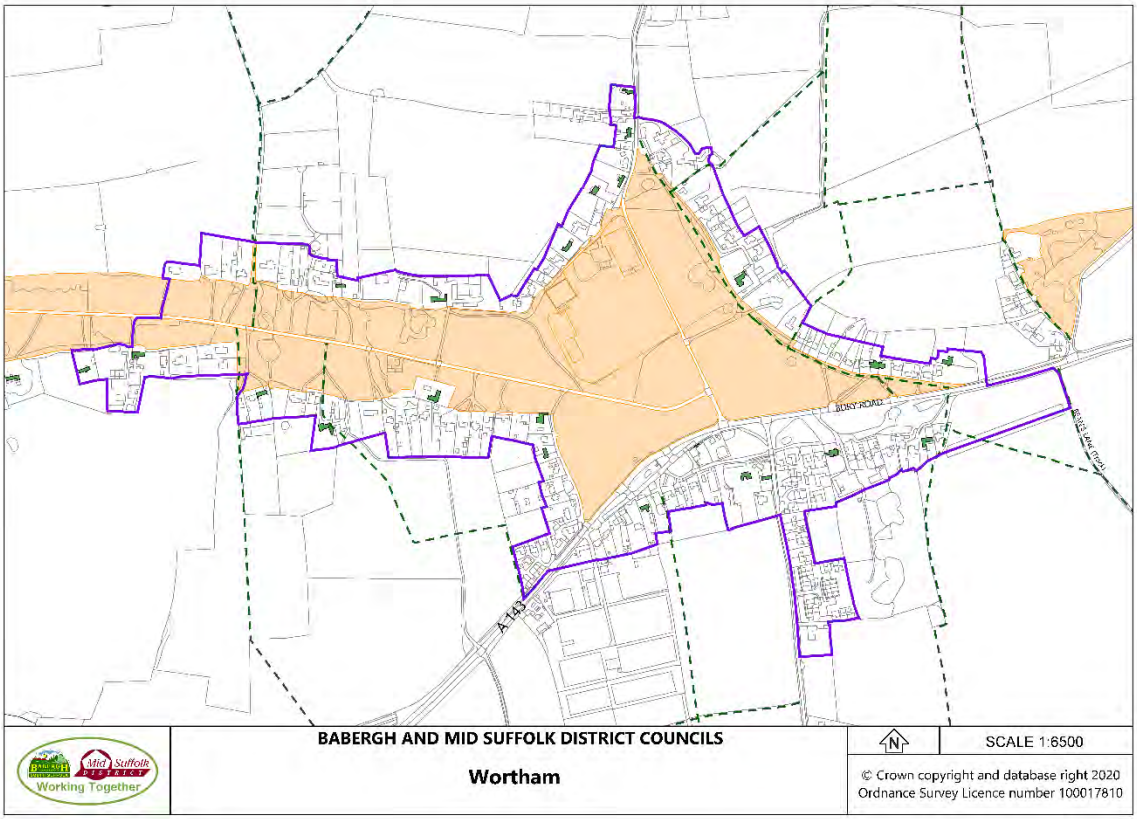
Worlingworth (Hamlet)

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.



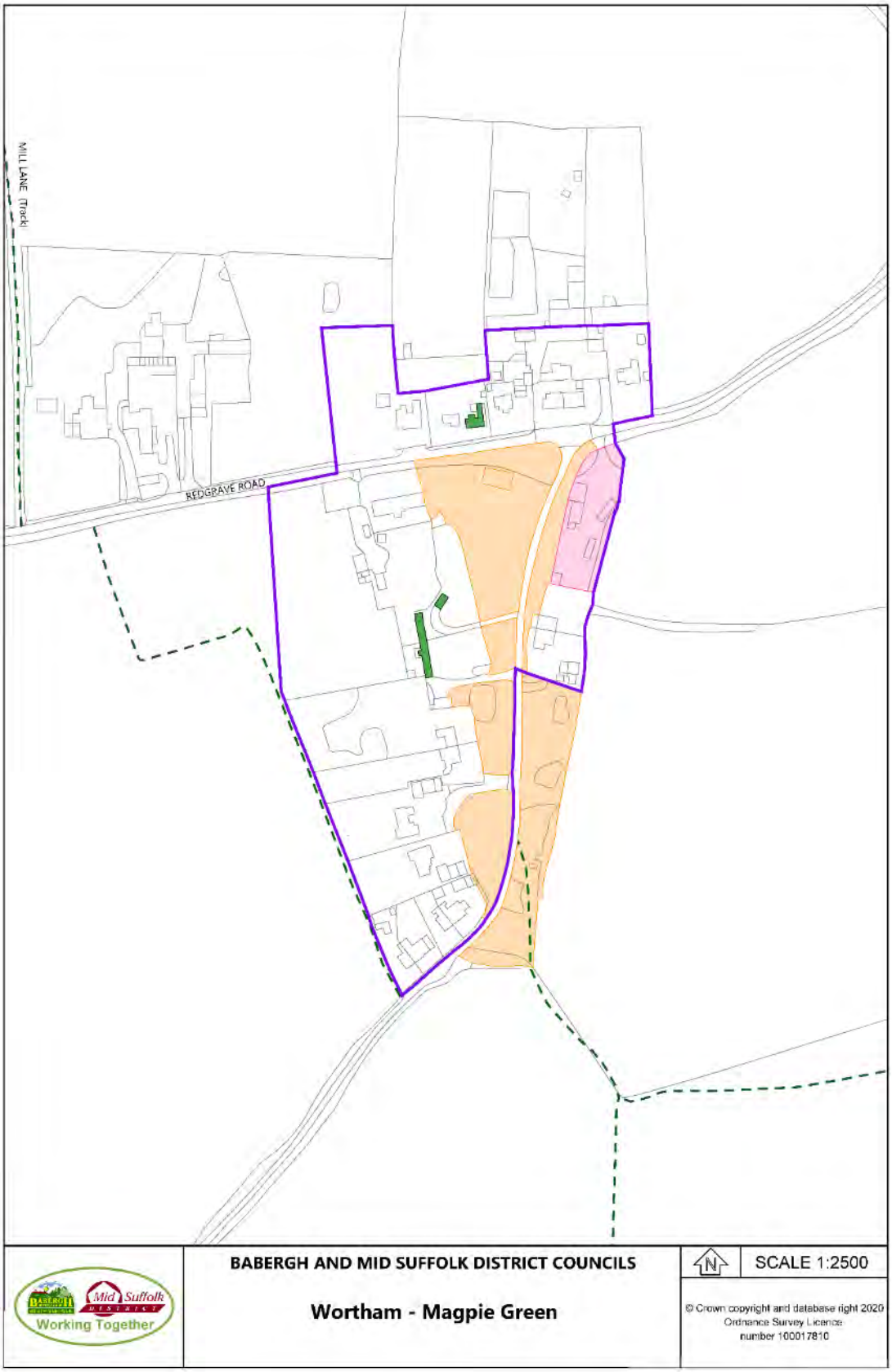
Wortham (Hinterland)

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 Hamlet Villages. 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.



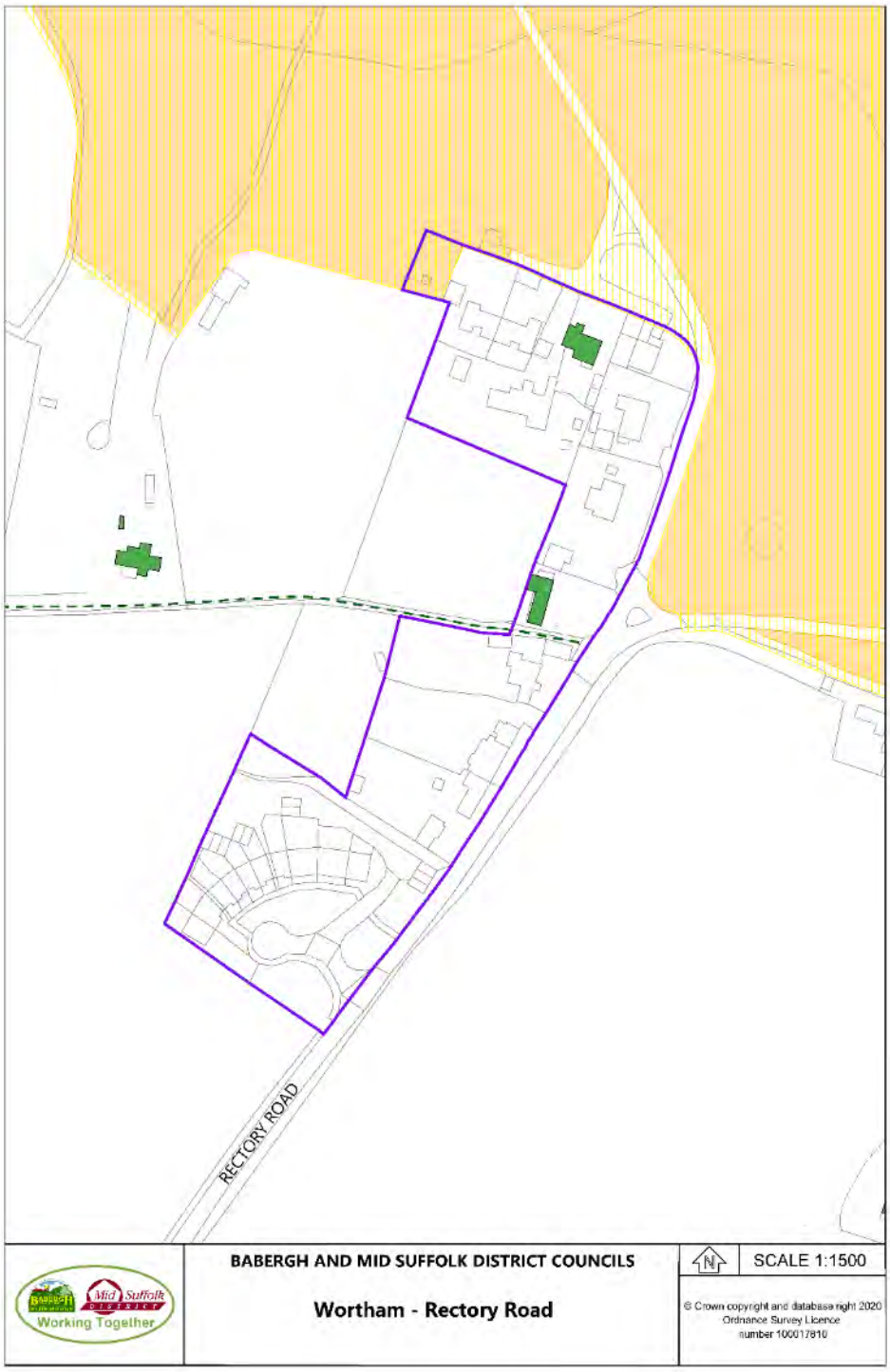
Wortham – Magpie Green (Hamlet)

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.


MILL LANE (Track)
REDGRAVE ROAD
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Wortham - Magpie Green
SCALE 1:2500
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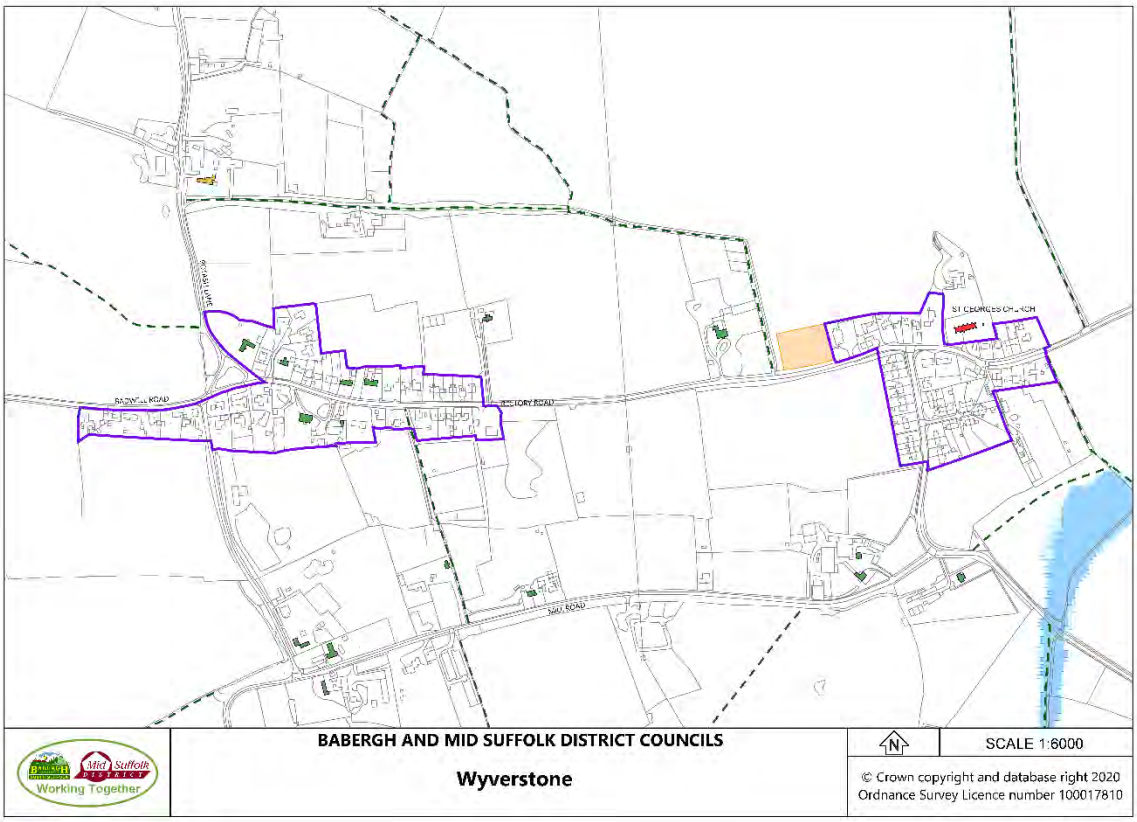
Wortham – Rectory Road (Hamlet)

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.



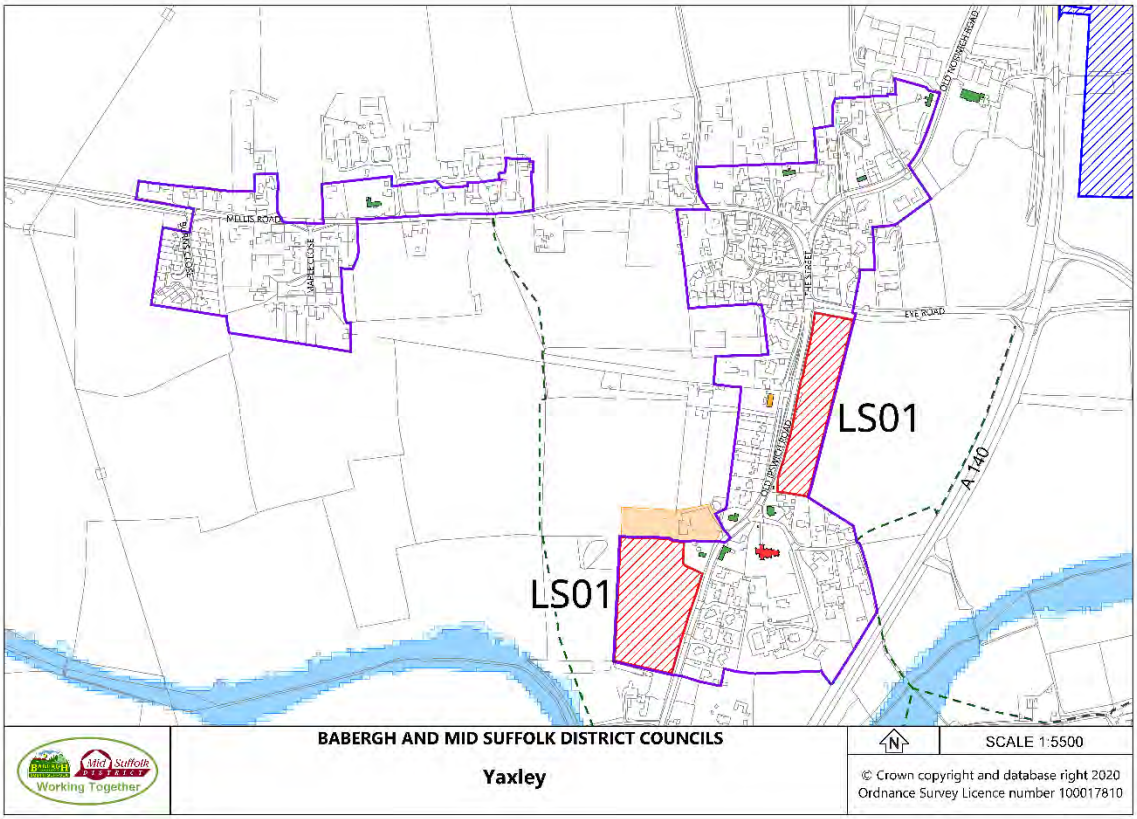
Wyverstone (Hamlet)

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.

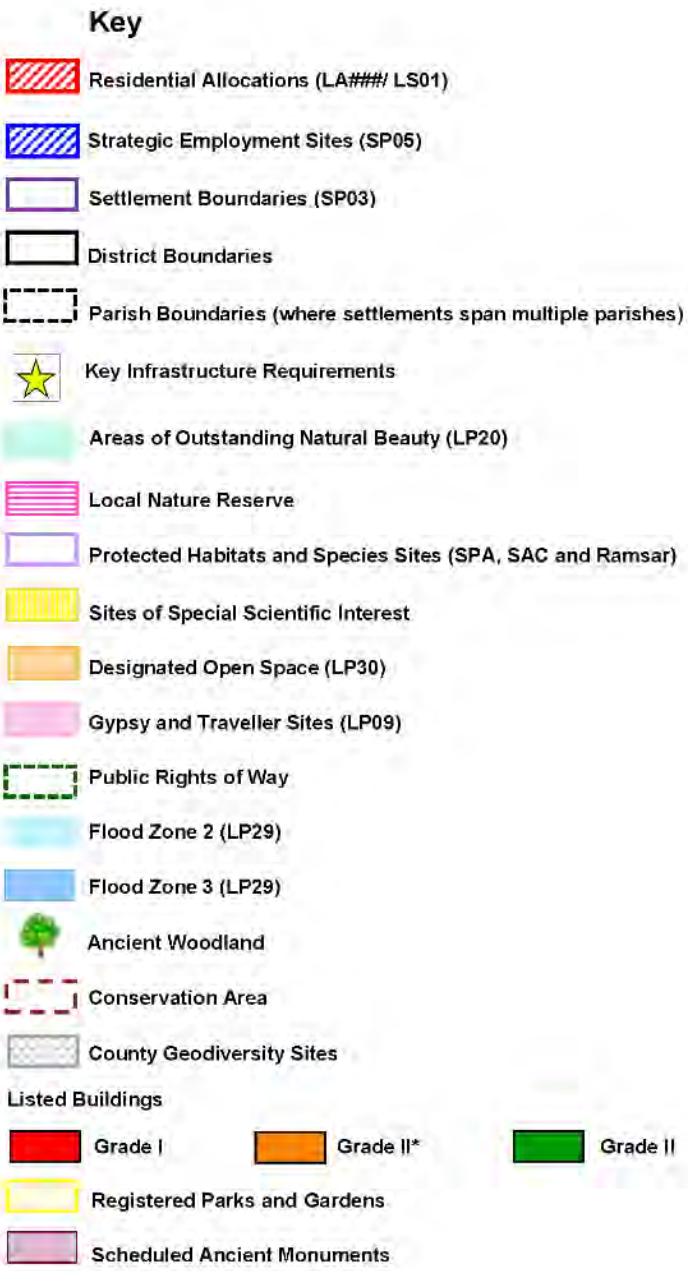


Yaxley (Hinterland)

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.


LS01
LS01
A140
EYE ROAD
OLD NORWICH ROAD
MILLS ROAD
MARKET CLOSE
HIGH STREET
BABERGH AND MID SUFFOLK DISTRICT COUNCILS
Yaxley
SCALE 1:5500
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Policies Map Key




BABERGH
DISTRICT COUNCIL
SOUTH SUFFOLK
Mid Suffolk
DISTRICT
Working Together

[BACK COVER]