



Babergh Local Plan Alteration No. 2

Public Inquiry

Topic Paper: Housing

August 2004

Babergh Local Plan Alteration No. 2

Topic Paper

Housing

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1. Introduction

1.1 This Topic Paper provides the context for the housing strategy of the Babergh District Local Plan Alteration No. 2 and sets out the reasoning behind the local plan policies in the context of national and strategic policy requirements.

1.2 The paper has been produced in response to the representations received in the Settlement Policy and Housing Chapter of the Local Plan. It provides further explanation of the Plan's policies and proposals. In particular the paper considers:-

- The overall level of housing provision for the District
- The sources of housing supply
- Urban capacity
- The distribution of new provision across the District

The Topic Paper deals with general points raised in objections. Separate proofs of evidence will be prepared for individual objections.

1.3 The subject of affordable housing is dealt with in a separate topic paper.

2. Key Policy Objectives

2.1 The housing policies seek to provide a framework for the provision of an adequate and continuous supply of housing on a choice of suitable sites.

2.2 The key housing policy objectives are set out in paragraph 3.1 of the plan as follows:-

- To meet the housing requirements of the Babergh District, including the provision of sufficient affordable and special needs housing.
- To provide for wider housing opportunities, choice and a better mix in the size, tenure, type and location of housing, and to create mixed communities.

- To provide sufficient housing land (in line with the Suffolk Structure Plan requirements) in terms of scale and location by giving priority to recycling previously developed land in urban areas; providing for a major mixed use development on the northern edge of Sudbury; and an appropriate level of new housing in sustainable villages.
- To create sustainable patterns of new housing development by locating the bulk of new housing in areas served by good public transport and are accessible to jobs, schools, community and leisure facilities.
- To promote good design in new housing developments, including increasing densities where appropriate, to create attractive, high quality environments in which people will want to live.

3. Wider Policy Context

National Guidance

3.1 General Policies and Principles are set out in Planning Policy Guidance 1 (PPG1) and paragraph 24 deals with housing:-

“Planning for Housing

In preparing their development plans, local planning authorities should consider the land-use requirements of various types of social provision. For housing, the key objectives for the location of development and the allocation of land are:

- To ensure that the planning system identifies an adequate and continuous supply of housing land to meet future requirements which is both available and sustainable;

- To make effective use of land within urban areas, by allocating the maximum amount of housing to previously-developed sites within existing larger urban areas, which have access to a range of transport and other facilities, whilst protecting open space, playing fields and green spaces in cities and towns;
- Outside urban or village areas, to promote land for housing in locations which are or will be well served by public transport and with good access to employment and a range of services including leisure, shopping education and health facilities;
- To provide a mixture and range of types of housing to meet the increasingly varied types of housing requirements, including the need for affordable housing; and
- To ensure that housing is available where jobs are created.”

3.2 The Government’s objectives in relation to maintaining an adequate and continuous supply of housing and promoting more sustainable patterns of settlement, whilst ensuring environmental policies are maintained, are set out in PPG3 (March 2000). The Government is committed to promoting sustainable patterns of development by:-

- Concentrating most additional housing development within urban areas
- Making more efficient use of land by maximising the re-use of previously developed land and the conversion and re-use of existing buildings
- Assessing the capacity of urban areas to accommodate more housing
- Adopting the sequential approach to the allocation of land for housing development
- Managing the release of land
- Reviewing existing allocations of housing land in plans, and planning permission when they come up for renewal

3.2.1 Planning Policy Guidance 3 was clarified by a ministerial statement by Keith Hill.

This stated the duration of a plan should be for a period of at least 10 years from the plans forecast adoption date, and the plan should make provision for at least ten years potential supply of housing. The emerging Babergh Local plan has an end date of 2016 and it is expected to be adopted in early 2006 so it clearly meets these requirements.

3.2.2 The clarification also requires that sufficient sites be shown on the plan's proposals map to accommodate at least the first five years of housing development proposed in the plan. The allocations contained in policy HS09 provide for just over five years supply of housing at Structure plan rates (1740 dwellings at 345 dwellings per year) although if previous allocations that are still outstanding but are expected to be developed are included the years supply is much longer.

Regional and County Guidance

Regional Planning Guidance for East Anglia - RPG6

3.3 Current regional policy is set out in RPG6 (November 2000). This sets out an overall regional provision, with a strategy designed to provide for continued population growth and meet the housing needs of all sections of the community and to concentrate development in the main cities and larger towns in preference to previously undeveloped land. In rural areas development should be focused on market towns, which have access to good quality public transport where this would contribute to greater self-containment.

3.3.1 Key development principles of RPG6 include Policy 3:-

- Development should take account of the need to protect and enhance the environment through quality of design, conservation of features of acknowledged importance and enhancement of biodiversity and should maintain the distinctiveness of different localities;

- Land should be used more intensively and efficiently, particularly where it is close to town centres and to existing and potential high quality public transport;
- Development which combines a mix of uses, including housing, should be promoted;
- Changes of use to housing from office, retail and other commercial buildings and sites should be encouraged where appropriate.

3.3.2 Policy 5 of RPG6 states that at least 50% of additional dwellings should be developed on previously used land or by the conversion of existing buildings. This target takes into account the rural nature of much of the Region and the lack of opportunities for “brownfield” development in some urban areas.

3.3.3 Policy 8 of RPG6 states that provision should be made in development plans for net increases in dwellings. The figure allocated for Suffolk is 2,600 dwellings per annum over the period 1995 - 2016.

3.3.4 There are no major areas of growth allocated within the Babergh district. Policy 15 refers to the growth potential of Ipswich saying that development should :-

- have a strong emphasis on increased housing and the redevelopment of vacant and underused sites within the built up area ; and
- respect the attractive features of the town’s built environment and rural landscape.

3.4 The East of England Regional Assembly is preparing a new RPG for the East of England (RPG14). It will update RPGs 6 (East Anglia) and 9 (South East) to guide planning and transport policy up to 2021. Due to the draft status of RPG14 it has not been afforded any significant weight in the drafting of the Babergh Local Plan.

3.4.1 Draft RPG14 was approved by the Regional Assembly on 5 February 2004 and has been 'banked' with the Secretary of State pending further work. Following discussions with Government, EERA has agreed to investigate the potential for additional growth in the London-Stansted-Cambridge-Peterborough corridor to increase its contribution to the Government's Sustainable Communities Plan.

3.4.2 Emerging Policy H1 of draft RPG14 requires the provision of 260 net additional dwellings per annum in Babergh District over the period 2001 –2021, totalling 5,200 dwellings over the period. If this figure is incorporated into the final RPG then it is likely that no new housing allocations will need to be built in the period 2016 – 2021 assuming current Structure Plan levels of provision are provided in the period up to 2016.

Suffolk Structure Plan 2001

3.5 The Structure Plan focuses on the potential, desirable and acceptable levels of development in the Suffolk Districts, taking into account key sustainable policy objectives and including the potential for development on previously developed land. The overall approach to allocation of new housing sites is to strengthen market towns and villages, protect open countryside, sustain local services and achieve a better balance between employment and housing in rural communities, thereby minimising the need to travel, and is set out in policy CS3. It is made clear that new housing in villages is not intended to play a major part in meeting Suffolk's housing requirements.

3.5.1 Policy CS8 sets out the distribution of housing development between Districts for the period of 1996-2016. For Babergh District Council the provision is for a net dwelling stock increase of 6,900 dwellings, which equates to a figure of 345 net new dwellings per annum over the plan period. This has been used as the basis of the housing provision in the Local Plan.

3.5.2 Within the figures stated above 55 dwellings per annum are to be provided in the Babergh part of the Ipswich Policy Area. The Ipswich Policy Area is defined in the Structure Plan covers all of Ipswich Borough and parts of three adjoining Districts.

The parishes of Sproughton, Copdock and Washbrook, Pinewood, Belstead and Wherstead lie within the Babergh part of the Ipswich Policy Area. This is a relatively minor proportion of the growth planned in the IPA as a whole (655 dwellings per year). This is a relatively minor proportion of the growth, which is planned for the Ipswich Policy Area to reflect the potential for brownfield redevelopment and greenfield development within the town.

3.5.3 Policy CS7 sets out a sequential approach to making new housing allocations, which should be applied in Suffolk consistent with the guidance set out in PPG3. In summary the approach is:-

- Initially sites comprising previously developed land and buildings or vacant or under-used land should be identified within built up areas. Open land should not be allocated if its development would do unacceptable harm to the townscape or the visual or historic character of the settlement.
- Following a comprehensive assessment and appropriate identification of sites under the first point above, further land may be required to meet the provisions of policy CS8. Under these circumstances, previously undeveloped sites should be identified immediately adjoining a built-up area, where development would not materially conflict with policies for transport or protection of the environment. Such sites should also be linked or be capable of being linked to shops, employment areas and community facilities by short trips on good quality public transport, walking and cycling routes.

3.5.4 The policies at national, regional and county level have been reflected in the policies and proposals for housing in the Local Plan. Letters relating to conformity with the Suffolk Structure Plan have been received in relation to the First Deposit (non-conformity) and Second Deposit Draft (conformity). A statement that the Revised Deposit Draft version of the Babergh Local Plan Alteration No2 is in general conformity with the County Structure Plan has been issued by Suffolk County Council.

4. Characteristics of Babergh District

- 4.1 Babergh District has a population of 83,461 as measured in the 2001 Census and a geographical area of 596 square kilometres.
- 4.2 There are two main towns; Sudbury and Hadleigh, and extensive rural areas comprising 76 parishes. The largest town is Sudbury, which has a population of approximately 20,000 (including Great Cornard). Sudbury has been the main focus of growth in the District and it is identified as a location for substantial housing growth. The second largest town is Hadleigh, with a population of around 7,000. Parts of the urban areas of Ipswich extend into the District on its Eastern Fringe.
- 4.3 The District also contains a wealth of attractive villages, historic buildings and countryside, with much of the countryside designated as having high landscape value, with two Areas of Outstanding Natural Beauty and other Special Landscape Areas. There are also 29 conservation areas and approximately 4,000 listed buildings within the District.
- 4.4 The character changes from deep countryside in the west to the River Estuaries of the Orwell and the Stour in the east. The area is also serviced by good rail links to London via Sudbury, Ipswich and Maningtree.

5. Urban Capacity

- 5.1 In accordance with the guidance set out in PPG3 on assessing the capacity of urban areas to accommodate more housing the Council commissioned consultants to undertake an urban capacity study to inform the preparation of the local plan review in May 2002. The report was published in November 2002.
- 5.2 The following settlements were included in the study:
- Sudbury/Great Cornard
 - Hadleigh
 - Long Melford

- Glemsford
- Lavenham
- Capel St Mary
- East Bergholt
- Brantham

5.3 The study identified 30 sites and the total unconstrained capacity at 30 dwellings per ha. was 724 dwellings, and at 40 dwellings per ha. was 934 dwellings. However, some land was then discounted, as it was unlikely to be available during the plan period. At the 30 dwellings per ha the discounted capacity would be 486 dwellings and at the 40 dwellings per ha the discounted capacity would be 627 dwellings.

5.4 The key conclusions of the study were:-

- Majority of capacity over the plan period (51%) will be located within Sudbury and Great Cornard.
- 15 % of the capacity is expected to be located within Hadleigh
- The Council will be required to allocate a significant amount (1650 dwellings) of Greenfield land to meet housing requirements set out in the Structure Plan.

5.5 Following receipt of the Urban Capacity Study, it has been necessary to evaluate in detail the larger sites put forward in relation to the overall Plan process. Sites below the 0.4-hectare threshold have been counted as small windfall Brownfield sites.

6. Evolution of the Babergh Local Plan

Issues Report

6.1 The first stage of the local plan process was a consultation exercise before the Plan was placed on first deposit. This involved publication of the Babergh Local Plan Alteration No. 2 Issues Report in January 1999. The Issues report identified the main matters and choices that needed to be resolved by the Plan for the period up to 2011.

6.2 The main issues raised in the settlement policy and housing chapter of the issues report were:-

- The overall level of housing growth and locational strategy
- Housing in Villages
- Type of housing in Villages
- Replacement Dwellings
- Local Needs Housing
- Affordable Housing
- Housing Density
- Public Open Space
- Extensions to Dwellings
- Residential Annexes
- Accessible Housing for People with Disabilities
- Gypsies and Travellers, and
- Low Impact Housing

6.3 3000 representations were received and these were taken into account in the preparation of the Babergh Local Plan Alteration No. 2 First Deposit Draft.

First Deposit Draft Plan

6.4 The First Deposit Draft Plan was published in September 2001. The Plan period was 1996 – 2011. The housing provision in the plan was based on the Structure Plan requirement for the District.

6.5 Housing allocations were made in line with the advice set out in PPG3 Housing, and the sequential test was applied. Suitable urban, previously developed (“brownfield”) sites were identified through the returns to the DETR for phase 1 of the National Land Use Database. Five new brownfield sites capable of delivering around 100 dwellings were allocated in the plan.

- 6.6 All the outstanding housing allocations within the Babergh Local Plan Alteration No. 1 were also reassessed to consider whether it was desirable to increase their housing densities. One site capable of providing around 220 dwellings was included in the plan.
- 6.7 Alternative edge of town (urban extension) locations were then evaluated in the form of an integrated mixed-use development comprising housing, employment, recreation and education development. Five sites capable of providing 820 dwellings were allocated in the plan. Finally sites in and adjoining villages were examined. Nine sites capable of providing around 265 dwellings were allocated in the Plan.
- 6.8 A total of 20 sites allocated in the First Deposit Draft plan. These were expected to deliver 1405 additional dwellings.

Second Deposit Draft

- 6.9 Approximately 2,900 representations (930 of which were valid representations to the Settlement and Housing Chapter) were received as a result of the public consultation of the first deposit draft and these were taken into account when preparing the second deposit draft.
- 6.10 In the Second Deposit Draft the end date of the plan was extended from 2011 to 2016. Accordingly the level of allocations made was revisited.
- 6.11 Six further allocations were proposed at the Second Deposit Draft Stage, five on brownfield sites (capable of delivering 210 dwellings) and one greenfield site (capable of delivering 100 dwellings). Five brownfield sites were deleted as they had been granted planning permission. Two further sites (capable of delivering 70 dwellings) were deleted as they were not considered sustainable in the light of the results of the sustainability appraisal.

Pre-Inquiry Changes

- 6.12 The pre-inquiry changes can be separated into two distinct parts. Firstly, those relating to the housing allocations and secondly those which related to the rest of the housing chapter.

Table 1: Pre-Inquiry Changes Housing Allocations

Policy	Site	Pre-Inquiry Changes Recommended
HS09A(b)	Head Lane/Broom St, Gt Cornard	4 Changes to reduce area of allocation
HS09A(d)	New Queens Road, Sudbury	Deletion of allocation
HS09A(e)	Brooklands Road, Brantham	Deletion of allocation
HS09G	High Bank, Sudbury	1 change to correct supporting text
HS09G(a)	People's Park, Sudbury	2 changes to address flood issue and complete glossary
HS09J	Shawlands Avenue, Gt Cornard	1 change to correct supporting text
HS09N	Goodlands Farm, Boxford	2 changes to correct errors
HS09P	Maltings Farm, Elmsett	3 changes to correct errors
HS09Q	Folly Road, Gt Waldingfield	None
HS09R	Church Farm, Whatfield	3 changes to correct errors
HS09S	Church Lane, Sproughton	None

See Appendix 4 for a schedule of finally modified housing policies which are placed before the Inspector, excluding HS02 and HS03 which are included in the "Built-Up Area Boundaries and Areas of Visual and/or Recreational Amenity" topic paper.

Latest available statistics

- 6.13 Table 2 below updates and supersedes the information contained in paragraphs 3.15,3.15a and 3.15b of the Revised Deposit Draft Plan and includes the latest available statistical information including for financial year ending 31st March 2004.

Table 2 – Local Plan Housing Provision

Completions 1996 – 2004 ⁽¹⁾	2300
Commitments ⁽²⁾	855
Deemed Commitments ⁽³⁾	1266
Allowance for windfall development ⁽⁴⁾	1200
Allocations contained in Plan ⁽⁵⁾	1380
Total Housing Provision 1996-2016	7001
Surplus over Structure Plan ⁽⁶⁾	101

Footnotes:

- 1) Updated figure for end of March 2004. Taken from BDC's Council Tax register will in practice slightly underestimate the number of completions over the period due to the slight lag between completion of dwelling and inclusion on Council Tax register. See appendix 1 for details.
- 2) At 1st April 2004 there was outstanding planning consent for 900 dwellings. The 855 figure included within the table above includes a 5% allowance for non-implementation of consents. This allowance is in accordance with the assumption contained in the Suffolk Structure Plan. Note, this figure has reduced substantially from that contained within Revised Deposit Draft Plan. This is due in part to improved monitoring reducing the elements of double counting in the land availability figures.
- 3) Appendix 2 details sites on which there is no current planning consent though because of the site history the principle of residential development has been established and where it is still expected that development will occur during the local plan period. The estimated capacity of these sites is 1407. A 10% allowance for non-implementation has been made to get the 1266 included in the above table.
- 4) The windfall allowance is assumed to be 100 dwellings per annum over the 12 remaining years of the Local Plan. This is slightly above the 90 per annum allowance used in table 3 of the Structure Plan and is considerably higher than the 600 figure (2002-2016) included in para 3.15b of the Revised Deposit Draft Plan. However, it is considered to be a conservative and realistic estimate based on the continuing incidence of windfall permissions being issued. Appendix 3 contains an analysis of the scale and location of windfall approvals over the last four years. This shows an average of 130 dwellings each year being permitted on brownfield sites of less than 10 dwellings. The total incidence of windfall permissions averages 229 dwellings per annum 2000-2004.
- 5) 1380 is the total indicated in policy HS09 for the housing allocations remaining in the plan. It excludes the site at Bures Road (which is included as a deemed commitment) and also excludes the two sites proposed for deletion in the Pre-Inquiry Changes. It is considered to be a conservative estimate of the number of homes likely to be delivered on these sites. No allowance is made for non-implementation as it is considered all sites are likely to come forward within the Plan period.
- 6) Total housing provision figure minus the 6900 figure in the County Structure Plan for housing provision 1996-2016.

7. Key issues raised by Objectors

7.1 At the First Deposit Draft stage 930 valid representations were made to policies in the Housing Chapter and 2334 valid representations were made at second deposit stage. Many of the representations were site specific or related to the detailed wording of policies, however a number of key issues were raised by the representations and these can be summarised as follows:

- (i) Specific housing sites
- (ii) Urban and village boundaries
- (iii) Phasing of development is not realistic or sustainable
- (iv) Many of the site allocations have been ascribed low density levels which is contrary to PPG 3
- (v) The policies relating to affordable housing are overly prescriptive and restrictive to development
- (vi) Restrictions placed on the number of dwellings that will be allowed in Villages are too onerous, sustainable villages should be allowed to continue to grow.
- (vii) Many of the housing allocations are on Greenfield land and this is contrary to government guidance.
- (viii) Provision of public open space is too prescriptive especially at levels of one dwelling.

8. Council's Response to Key Issues

Specific housing sites

8.1 These are considered on a site by site basis. However if all the sites put forward by objectors were developed this could result in over 10,000 additional dwellings. A list of all the omission sites put forward by objectors is included as appendix 5.

Urban and Village boundaries

8.2 There will be a specific topic paper on this subject.

Phasing of development is not realistic or sustainable

- 8.3 It is proposed to delete the phasing policies in the plan, this is following the adoption of pre-inquiry changes by Full Council on 12 July 2004.

Proposed Low Density Levels on Housing Allocations

- 8.4 The District Council endorses the aim of increasing housing densities in both Towns and Villages. However, the environmental quality and character of the Babergh District is exceptional and this means that in some instances, due to the sensitive location or to the proximity of very low density housing, housing allocations will require to be developed at lower densities. The District Council will also seek to ensure that the need for economical use of land is not at the expense of a high standard of design and layout sympathetic to the site and immediate surroundings. Policies HS11, HS12 and HS14 support this intention. The levels of housing specified for allocations in policy HS09 are not intended to be prescriptive minimum or maximum figures, they are intended to be a realistic but conservative estimate of the potential of the site for the purposes of ascertaining its likely contribution to overall housing supply.

Affordable Housing

- 8.5 A separate topic paper will be produced on affordable housing

Development in Sustainable Villages

- 8.6 National and Regional guidance and Structure Plan policies seek to concentrate new development in towns where there is a greater concentration of services and employment which is highly accessible by public transport, cycling and walking. These arguments are stated in paragraphs 4.19 to 4.23 in the Suffolk Structure Plan 2001.
- 8.7 The Structure Plan and Local Plan development strategy seeks to confine housing development to small infill development in certain villages and it is also considered important to maintain the character and environment of each village and the countryside.

The scale of housing development required to maintain services is increasing and this scale is often detrimental to the character of villages. Within the proposed alteration to the Local Plan under certain circumstances small developments may be allowed, such as minor allocations, infill development and affordable housing “exception” sites, thereby helping to support existing services. A total of seven housing allocations are made in or adjoining villages (providing a total of 195 dwellings). Of these 3 sites (providing 120 dwellings) are in the sustainable villages defined in policy HS03.

Greenfield Land Allocations

- 8.8 The character of the district is predominantly rural with only two towns, Sudbury with a population of 20,000 and Hadleigh with a population of 7,000, otherwise the district is attractive open countryside with areas designated Areas of Outstanding Natural Beauty (AONB). There is, therefore, limited scope for brownfield development and the District Council has taken the opportunity wherever possible to grant consent for development on previously developed land.
- 8.9 It should be noted that available brownfield sites in Babergh have generally been taken up promptly. All five of the brownfield sites identified in the in the First Deposit Draft have now been deleted from the Plan as planning consents have now been issued. Over recent years brownfield or previously developed land has made a significant contribution to providing housing development. The percentage of housing completions on previously developed land for the years 2000 – 2004 is shown below:-

Table 3 Percentage of housing completions on previously developed land

	Total Completions	Completions on Previously Developed Land	
2000/01	232	127	55%
2001/02	242	138	57%
2002/03	510	199	39%
2003/04	212	116	55%

8.10 There are no large industrial areas which have become derelict and which are regarded as appropriate to release for housing. The employment land supply study carried out for the Council identifies the need to provide additional employment land. It is unlikely, therefore, that surplus or derelict employment land can make a much greater contribution to new housing allocations. The Council's urban capacity study carried out by Chestertons adopted the sequential approach to identifying new housing sites, looking for brownfield or previously developed land first, but still came to the conclusion that greenfield sites had to be allocated. Following from the above factors, further significant greenfield sites have been allocated in this plan.

Provision of public open space is too prescriptive

8.11 The essential arguments are set out in the Local Plan Alteration No. 2 in paragraphs 3.75 to 3.77. There is a deficiency of open space provision in the district, both in terms of quantity and quality and the Council have carried out a survey which confirms this. In addition, particularly in villages, smaller recreational facilities are often not near housing.

8.12 Policies as they stand along with supplementary planning guidance give certainty and clarity to the process and the Council's intention to prevent conditions worsening. The ODPM's companion guide to PPG17, Assessing Good Practice, gives examples of good practice which have a policy backed up by supplementary planning guidance. As there is a shortfall in open space provision across the district, it is important to address the problem as positively and definitely as possible. This is to make sure that each development which would cause additional demand for public open space does make a contribution to open space provision.

Conclusions

9.1 The Council's housing policies are based on national, regional and Structure Plan policies and guidance. Policies and allocations have been subject to a rigorous sustainability appraisal.

9.2 Following an urban capacity study further greenfield allocations have been made generally adjacent to sustainable villages and the two main towns. In addition Members have agreed

to allocations in some villages to provide certain facilities and additional housing investments to improve the vitality of these villages.

- 9.3 Overall there may be a slight over allocation of housing sites but this allows a certain flexibility in the plan as the process is not an exact science. It is not known exactly when a development will be completed and therefore when it will make a contribution to the Structure Plan target. Babergh District Council is confident that the allocations proposed in the draft plan (including proposed pre-inquiry changes) are robust and defensible.

HOUSING COMPLETIONS (Financial Year)**1996 – 2004**

Taken from Building Control records of completed dwellings.

1996/97	268
1997/98	337
1998/99	240
1999/00	387
2000/01	232
2001/02	242
2002/03	510
2003/04	212
Total	2428

No of dwellings notified to the District Council as being demolished: 82 from 1996 – 2004.

Taken from records kept by the Building Control section.

Change in Babergh District Housing Stock

Taken from the Council Tax register.

1st April 1996	34,631
1st April 2004	36,931
INCREASE	2,300

HOUSING COMMITMENTS AT APRIL 2004

Total number of housing sites with current planning consent	900
95% = 855	(100%)

Deemed Commitments

Lapsed consents with new applications submitted	
Former HMS Ganges	325
Thornington Hall (Pinewood)	160
Areas F1 & F2 (Ipswich fringe) awaiting signing of Section 106 Agreement	
Other applications awaiting signing and completion of Section 106 Agreements	
Bures Road, Great Cornard also awaiting a decision on a possible ministerial “call in”	306
Land adjacent Eastern bypass, Sudbury (West of St Bartholomews Priory)	192
Aldham Mill Hill, Hadleigh – Phase 4	144
Cornard/Bakers Mill, Great Cornard	90
Guilford Europe site, Great Cornard	100
Other small sites	90
Total	1407
90% = 1266	(100%)

WINDFALL HOUSING APPROVALS 2000 – 2004

1 April 2000 – 31 March 2001

	Rural	Urban	Green	Brown
Less than 10	124	40	15	149
10 or more	NIL	84	50	34
Total	124	124	65	183

1 April 2001 – 31 March 2002

	Rural	Urban	Green	Brown
Less than 10	111	67	24	154
10 or more	NIL	99	99	NIL
Total	111	166	123	154

1 April 2002 – 31 March 2003

	Rural	Urban	Green	Brown
Less than 10	128	42	28	142
10 or more	NIL	40	29	11
Total	128	82	57	153

1 April 2003 – 31 March 2004

	Rural	Urban	Green	Brown
Less than 10	72	22	19	75
10 or more	39	14	NIL	53
Total	111	36	19	128

SCHEDULE OF HOUSING POLICIES BEFORE THE INSPECTOR (EXCLUDING HS02 AND HS03)

HS01 In Towns, housing developments will be granted planning permission, provided they have no material adverse effects on residential amenity, the environment or traffic generation, or result in the loss of a viable employment site. Where an undeveloped site makes a positive contribution to the quality of the townscape or is a playing field or other important recreational asset, its development will not be permitted.

HS04 In the interests of agriculture, rural amenity, road safety and the economy of services, new housing will be integrated into the defined areas of towns and villages. In the countryside outside towns and villages it is intended that existing land uses will remain for the most part undisturbed.

HS05 Outside the built-up areas of Towns and Villages, planning permission may be granted to replace a dwelling and ancillary outbuildings on or very close to the same site if:

- the size and massing of the replacement is not significantly different to those of the original dwelling to be replaced;
- the new dwelling is of a design which is sympathetic in scale, mass, materials and architectural details to the character of the surrounding development;
- the proposals would not cause the felling or prejudice the retention of any significant trees that contribute to the environmental quality of the area;
- the new dwelling has a safe vehicular access;
- the new dwelling is no more visually intrusive than the original dwelling;
- the existing dwelling is not a listed building; and
- there is no increase in the number of dwellings on the site.

The replacement of two or more small dwellings with one larger one will not be permitted, even if all the above criteria have been met, except when it can be demonstrated that the dwellings to be replaced would not meet any identified local housing need.

HS06 Should a registered social housing landlord or other provider compliant with Circular 6/98 be able to offer the assurances and provisions required in Policy HS07 to meet a defined local housing need, as defined in either the Council's Local Housing Need Survey or similar reliable survey, concluded to the satisfaction of the District Council, then exceptionally, planning permission for local needs housing will be granted in the following circumstances: `

- in those Villages listed in Policy HS03, development in or abutting the Built-Up Area of the village, where the number of units will be determined by the identified housing need, and in relation to the size and character of the village;
- in `clusters' of dwellings in the Countryside when the level of provision will be restricted to one unit.

In all these circumstances the following criteria will need to be met:

- the local housing need cannot be adequately met by other planning policies including social housing provision associated with Local Plan housing allocations;
- the proposed development, by virtue of its size, scale and type, will not exceed the identified local need.
- the proposed development has no unacceptable effect on residential amenity, the flood plain, drainage infrastructure, landscape characteristics, archaeology, historic buildings, biodiversity, traffic or the form, scale and character of the settlement;
- the type of dwellings to be provided are consistent with the needs identified by the housing needs survey and agreed in advance by the District Council.

And when, in the case of 'clusters' the additional criteria will have to be met:

- a cluster will comprise a tightly-knit group of dwellings clearly definable from the surrounding Countryside;
- dwellings must be located in gaps in the confines of the cluster or abut it.

HS07 Before planning permission can be granted, those organisations seeking to provide local need housing under the terms of Policy HS06 must be able demonstrate that the proposed scheme will be economically viable, can be properly managed and controlled and will only be occupied both immediately and in the long-term by those meeting the definition of local need. Where units are being offered for sale at below market value, provision will have to be made to ensure that the percentage discount on the market value is retained for the benefit of subsequent owners. Similarly, where units are being offered for rent, provision will have to be made for them to be retained for rent save for any statutory right to buy provision for Local Authority tenants which may apply. These assurances and provisions will have to be given by way of a legally binding agreement (normally a Section 106 Planning Obligation). Furthermore, in order to retain the supply of these small units and prevent subsequent extensions, the District Council when granting planning permission, will remove any permitted development rights which would otherwise allow such extensions.

HS08 On those allocated sites listed below, and others which come forward for residential development with a population of 3,000 or more and which are 0.5 hectares or more in size, capable of accommodating at least 15 dwellings, or on sites of similar size and capacity on which a renewal of planning permission is sought, the District Council will require 20-35% of dwellings to be provided in the form of affordable housing to meet identified local needs. Such properties will be required to be owned or managed by a registered social housing landlord, (or other providers compliant with Circular 6/98) in perpetuity.

- Walnuttree Hospital, Sudbury
- Cornard Road, Sudbury

- People's Park, Sudbury
- Head Lane , Great Cornard
- Church Road, Sproughton
- Folly Road, Great Waldingfield
- The Chilton Mixed-Use Development Package
- Grays Close, Hadleigh
- Rotheram Road, Bildeston
- Friends Field, Bures St. Mary
- Church Farm, Whatfield
- Bures Road, Great Cornard
- Goodlands Farm, Boxford
- High Bank, Melford Road, Sudbury; and
- Shawlands Avenue, Great Cornard

The precise number, size and type of affordable housing units and appropriate tenure arrangements to be provided on any site will relate to contemporary demands, as indicated in the most recent Housing Needs Survey, site location and other factors and should be negotiated with the District Council before a planning application is submitted.

HS08a In settlements with a population of less than 3,000 proposals for development either on sites of 0.1 hectares or more in size or which propose three or more dwellings will be required to provide one in three of the new dwellings in the form of affordable housing to meet identified local needs. Such properties will be required to be owned or managed by a registered social landlord, or other providers compliant with Circular 6/98 and held in perpetuity.

If a developer cannot provide the affordable housing on site, a commuted payment will be required in line with the prevailing charges set out by the District Council in order to provide subsidised affordable housing on an alternative site.

HS09 The locations where new housing allocations are proposed are:

Brownfield Sites

A(a) Hospital site, Walnuttree Lane, Sudbury

The site of the current Sudbury hospital on Walnuttree Lane will become surplus to requirements on completion of the new hospital that has a valid planning permission for a site to the north of the town. Many of the existing buildings on the present site are worthy of retention. The District Council will be looking for a residential scheme that seeks to provide for conversion of existing as well as newly built residential development. The site area is 0.96 hectares and the District Council seeks a residential scheme of up to 50 dwellings.

The relevant policy covering this site is SD13, located in Chapter 10: Sudbury Town.

A(b) Head Lane, Great Cornard

Approximately 0.6 hectares of land off Head Lane, Great Cornard are allocated for 50 dwellings. Proposals for development will be required to provide for vehicular access to the site from Head Lane.

A(c) William Armes Factory, Cornard Road, Sudbury

This site of about 3.0 hectares was identified in the Urban Capacity Study. The net developable area is 2.0 hectares, which could provide for at least 80 dwellings. The site comprises of mainly outdated industrial buildings that need to be substantially improved. The rest of the site, to the rear, comprises about 1.0 hectare of woodland, which has high biodiversity value. It is known to provide a habitat for deer as well as a wide variety of birds and reptiles. For this reason, the District Council will require this part of the site to be protected from development and seek its management in perpetuity.

Release of this site for residential use is an exception to the prevailing planning policy, due to the severe shortage of employment land available within the district. However, the District Council accepts the exceptional circumstances surrounding this site and is prepared to entertain the change of land use provided the business is retained within Sudbury or Great Cornard and that a prior legal agreement has been entered into to ensure there is no loss of employment opportunities from the town. The Yellow Dot Sports centre which provides a valuable asset to the town will also need to be retained either within the redevelopment of the site or on a suitable alternative site or premises provided for within close proximity to the town centre.

A(c) Approximately 3.0 hectares (2.0 hectares net) of land at Cornard Road, Sudbury are allocated for 80 houses. Proposals for development will be required to provide for:

- **prior legal agreement to secure relocation of the business within Sudbury or Great Cornard;**
- **1.0 hectare of land to the north of the site as shown on the Proposals Map to be conveyed into public ownership, to secure the continued protection of the known biodiversity asset of this site;**
- **either the retention on site, or suitable alternative provision of a new sports centre in close proximity to the town centre;**

- **vehicular access to be served from Cornard Road;**
- **a biodiversity assessment to identify the extent of value and mitigation measures agreed in advance of applying for planning permission.**

A Planning Obligation under Section 106 of the Town and Country Planning Act 1990 will be sought to secure among other things the provision and management of the wildlife area, provision of a new sports centre and agreement to relocate the business within Sudbury or Great Cornard.

A Tree Preservation Order has been made to protect the important trees to the north of the site.

Edge-of-Town Sites

F. Chilton

The largest of the edge-of-town allocations is the integrated Mixed-Use Development Package at Chilton, on the northern edge of Sudbury. This comprises 700 houses, together with employment, educational and recreational provision. Details are set out in Chapter 12.

G High Bank, Melford Road, Sudbury

This site forms part of a large residential garden that abuts an allocated site identified in the 1995 Local Plan. The Transport Authority has made clear that vehicular access to the site must be from the adjoining residential land to the east and that it would not permit vehicular access onto Melford Road. However, the adjoining land will serve many houses off a single access, so the District Council has requested an upper limit on the numbers of houses unless a second access is found.

This site has several important mature trees, which are protected by a Tree Preservation Order. Due to this, and the restrictions of a single access point a density of 28 dwellings per hectare is proposed.

Approximately 0.9 hectares of land at High Bank, Melford Road, Sudbury, are allocated for -25 houses. Proposals for development will be required to provide for:

- **retaining important perimeter trees and significant trees in the site*, as well as enhanced landscaping on the perimeter of the site, as shown on the Proposals Map;**
- **vehicular access into the site to be served from the adjacent allocated housing land to the east, as shown on the Proposals Map. Vehicular access from Melford Road will not be permitted;**
- **pedestrian access from the eastern boundary of the site along the "green lane" to Melford Road;**
- **vehicular access to be provided to the edge of the southern perimeter of the site to allow for future access to the adjacent land, and**
- **no adverse impact on the groundwater to be permitted as the site is in a Groundwater Protection Zone.**

*A Tree Preservation Order has been made on trees in the site. Prospective developers are advised to consider the adopted Development Brief for the adjacent site, which provides access details.

G(a) People's Park, Sudbury

The site at People's Park was put forward as an alternative housing site in response to publication of the Local Plan First Deposit Draft 2001. It is one of two sites in Sudbury that have a valid planning permission for a new hospital. The Health Authority's preference is to progress the other site, making this site surplus to requirements.

Historically People's Park has been used by the local community as an informal recreation area, which is borne out by the large number of footpaths crossing the site. The District Council wishes to retain a large part of the site for formal and informal open space to serve the community. It is also looking for half of the site to provide for new houses.

The District Council is aware from research that a range of formal recreational facilities is needed in this area of Sudbury.

Approximately 4.5 hectares (2.3 hectares net) of land at Waldingfield Road, Sudbury are allocated for 100 houses. Proposals for development will be required to provide:-

- **2.3 hectares of informal and formal open space which incorporates one NEAP and one LEAP facility;**
- **a commuted sum to upgrade and integrate the adjacent open space areas to the north and east of this site;**
- **the retention of the hedgerow to the west of the entire site, including providing for a 1 metre service strip on the development boundary side of the hedgerow;**
- **two pedestrian/cycle routes linking Acton Lane with Waldingfield Road;**
- **A safe pedestrian crossing on Waldingfield Road, to the specification of the Transport Authority;**
- **Appropriate landscaping along Waldingfield Road; and**
- **The undertaking of flood risk, groundwater and land contamination assessments and the implementation of any resulting mitigating measures required prior to development..**

A Planning Obligation under Section 106 of the Town and County Planning Act 1990 will be sought to secure amongst other things the management of the informal and formal play areas, improvement and integration of the adjacent open space areas and the western boundary hedge should the developers wish the District Council to take on this responsibility.

H. Grays Close, Hadleigh

Since publishing the First Deposit Draft in September 2001, three important issues relating to this site have come forward:

- The Transport Authority along with many local people has expressed concerns about the adequacy of the proposed vehicular access from Grays Close.
- The adjacent landowner has put forward a "brownfield" site for residential development.
- The Employment Land Study (2002) identifies the need to provide additional employment land in Hadleigh over the Plan period to 2016.

To address these important considerations, the District Council has substantially revised this allocation. Policy HS09 H needs to be considered alongside employment policy EM02b. This site is to be considered as a comprehensive allocation that addresses both the residential and employment allocation at the same time. The District Council will not permit more than 20 dwellings off existing roads, namely Grays Close (up to 5 dwellings) and Lady Lane (up to 15 dwellings) in advance of the building of the new roundabout access from the bypass.

Approximately 3.0 hectares of land at Grays Close, Hadleigh, are allocated for 90 houses. Proposals for development will be required to provide for:

- **retention and enhancement of the existing trees* and hedgerows on the southern boundary of the site, as shown on the Proposals Map;**
- **a footpath linking Lady Lane to Grays Close, as shown on the Proposals Map.**
- **No more than 5 dwellings to be served off Grays Close. The remainder of the site is to be served off a new access road from Lady Lane and a new roundabout off the Lady Lane/Hadleigh bypass junction;**
- **No more than 20 dwellings will be permitted in advance of the new roundabout access off of the Hadleigh bypass being built.**

*A Tree Preservation Order has been made on trees in the site.

I. Gallows Hill, Hadleigh

In response to publishing the Babergh Local Plan Alteration No2 First Deposit Draft (2001) the issue of visual impact of this site upon the adjacent Brett Valley Special Landscape Area has come to the fore. The District Council accepts the need to mitigate any adverse impact, which is why a substantial embankment is now required, together with enhanced structural landscaping on the north eastern corner of the site. Likewise, the notation of structural landscaping on the Proposals Map has been amended to coincide with the perimeter of the allocated site in order to minimise any adverse visual impact. The consequences of both of these changes has led to the overall reduction in the site area.

The Transport Authority has indicated it will require a footpath along the entire Gallows Hill frontage.

Approximately 0.9 hectares (0.6 hectares net) of land at Gallows Hill, Hadleigh,-are allocated for 10 houses. Proposals for development will be required to provide for:

- **0.4 hectares of structural landscaping including earth mounding on the northern and eastern boundaries, as shown on the Proposals Map;**
- **vehicular access into the site at the point shown on the Proposals Map;**
- **the site layout to have houses that front on to Gallows Hill.**
- **development to be restricted to single storey dwellings.**

J. Shawlands Avenue, Great Cornard

The Transport Authority has reported that this site requires extensive measures to make this acceptable. These include providing:

- a right turn lane on Shawlands Avenue (requiring widening of the east side of the carriage way);

- one additional central island;
- frontage footpath and pelican crossing;
- footpath/cycleway links to Languidic Close.

The Suffolk Wildlife Trust surveyed the site in September 2003 and found to have medium conservation value. It is important that native Poplars on site are preserved in development and ecological connectivity through the site is retained. Further surveys for reptiles should be undertaken and mitigation measures incorporated within the development if appropriate.

Approximately 2.7 hectares of land off Shawlands Avenue, Great Cornard, are allocated for 80 houses. Proposals for development will be required to provide for:

- **6.5 hectares of community woodland, as shown on the Proposals Map, together with specific proposals for its long- term maintenance;**
- **0.5 hectares of public open space, as shown on the Proposals Map, together with specific proposals for its long term maintenance; and**
- **a single vehicular access into the site from the point shown on the Proposals Map, as well as addressing the Transport Authority's requirements.**

A Tree Preservation Order has been made on trees in the site.

K. Bures Road, Great Cornard

The site at Bures Road, Great Cornard is the only remaining allocation in the Babergh Local Plan Alteration No 1 (1995) that has neither been granted planning permission nor has been built. But it is the subject of a current planning application that is being considered by the District Council. Since the Babergh Local Plan Alteration No2 First Deposit Draft was published, and to comply with the revised residential density policy, the

District Council needs to increase the number of houses allocated from 220 specified in the 1995 Plan to 270 dwellings, thereby giving a density of around 38 dwellings per hectare.

The Suffolk Archaeological Unit has investigated the archeological ring ditches found on the site and said that they do not need to be preserved in situ. As this point no longer needs to be referred to in the policy, it has been removed.

On the current planning application, several important issues need to be resolved to the satisfaction of both the District Council and the its advisors. These include:-

- Flood risk assessment and appropriate mitigation measures - the Environment Agency.
- A suitable access off Bures Road into the site and appropriate traffic calming measures to deter through traffic on to Head Lane - the Transport Authority.

Approximately 7.2 hectares of land at and adjoining the rugby ground, Bures Road, Great Cornard, as shown on the Proposals Map, are proposed for 270 houses. Proposals for development are expected to provide that:

- **there is a binding agreement prior to the relocation of Sudbury Rugby Club;**
- **a roundabout to all current highway standards is provided on Bures Road as the main access;**
- **roads within the site should provide the following:**
- **access to the business use allocation (Policy EM03);**
- **a new access linking reasonably directly to the new roundabout should be provided and the existing access closed, if the existing rugby clubhouse continues in recreation or community use;**

- a connection to Rugby Road laid out and designed so that access for the majority of houses in the area will be to the new roundabout and that the connected roads should not form an attractive alternative to the use of Bures Road and Head Lane;
- public open space is provided around the sewage pumping station and any other measures used to make it acceptable close to housing;
- a substantial landscaping strip and public open space to the north of Blackhouse Lane is provided to form a firm "green edge" to Great Cornard, and appropriate arrangements made for its long-term management;
- existing rights of way within the site are integrated within the development; and
- appropriate measures are taken to control water quality of all surface water discharges to the aquifer.

Village Sites

L. Rotheram Road, Bildeston

Approximately 1.0 hectares of land at Rotheram Road, Bildeston, are allocated for 40 houses. Proposals for development will be required to provide for:

- retaining and enhancing the existing trees and hedgerows on the southern and eastern boundaries of the site, as shown on the Proposals Map;
- public open space in the north-western corner of the site, as shown on the Proposals Map, together with specific proposals for its long-term maintenance; and
- the upgrading of an off-site public footpath connecting the site to the High Street, as shown on the Proposals Map.

M. Friends Field/Tawneys Ride, Bures St. Mary

The Suffolk Wildlife Trust has said that the site may have biodiversity value. Prospective developers will be required to undertake an ecological appraisal at the appropriate time of year to quantify the site's value and put in place appropriate mitigation measures.

Approximately 1.5 hectares of land (1.3 hectares net) at Friends Field, Bures St. Mary, are allocated for 40 houses. Proposals will be required to provide for:

- **an off-site public footpath and cycleway connecting the site to Nayland Road and the centre of the village, as shown on the Proposals Map;**
- **a public footpath/cycle way across the site linking Friend Field and Tawneys Ride;**
- **retention and enhancement of the existing trees* and hedgerows along the northern boundary of the site;**
- **retained trees, to be incorporated into an extended area of public open space (0.2 hectares) in the north-eastern corner of the site, as shown on the Proposals Map, together with specific details for its long-term maintenance;**
- **vehicular access from Friends Field and Tawneys Ride (relocate garage court), but with no vehicular link between them. No vehicular access will be permitted from Eves Orchard; and**
- **an ecological appraisal of the site, together with details of any measures necessary to mitigate identified ecological damage resulting from the development, to be submitted with the planning application.**

*A Tree Preservation Order has been made on trees in the site.

N. Goodlands Farm, Daking Avenue, Boxford

Several roads in Boxford suffer traffic congestion. Swan Street, the feeder road into Daking Avenue is recognised as being congested by Suffolk County Council which, for transport reasons, stipulates an upper limit of 20 dwellings which is below the standard density range. A higher number would be unacceptable. The District Council accepts the restriction on the number of dwellings, and considers this a valid reason for not complying with its density policy. The Transport Authority has also specified that the cul-de-sac on Daking Avenue will need extending.

Several local people have raised concerns about the need to provide land for off street parking behind properties on Swan Street. The District Council would support this initiative if it was self-financing as a residents shared car park or one owned and managed by the local community. A potential site has been marked on the Proposals Map.

Approximately 0.7 hectares of land at Goodlands Farm, Boxford, are allocated for 20 houses. Proposals for development will be required to provide for:

- **vehicular access from Daking Avenue;**
- **a footpath and cycleway connecting the site to Swan Street, as shown on the Proposals Map;**
- **2.4 hectares of land to the south and west of the site, as shown on the Proposals Map, to be conveyed into public ownership for recreational use, and surrounded by extensive tree landscaping to mitigate the impact of development and to provide adequate public open space for the development;**
- **the adjacent barn (which is a listed building), as shown on the Proposals Map, to be retained and refurbished, and incorporated into the overall redevelopment;**

- **a small informal car park for visitors to the recreational area and overspill car parking for residents of Dakin Avenue, as shown on the Proposals Map; and**
- **a small informal car park for visitors to the recreational area and overspill car parking for residents of Dakin Avenue, as shown on the Proposals Map.**

The District Council will seek a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure, amongst other things, the provision and long term maintenance of the public open space.

P. Maltings Farm, Whatfield Road, Elmsett

The Suffolk Wildlife Trust has said that this site may have biodiversity value. Prospective developers will be required to undertake an ecological appraisal at the appropriate time of year to quantify the sites value and put in place appropriate mitigation measures. In particular, surveys must determine whether the pond contains great crested newts, and the redundant agricultural buildings accommodate bats.

Approximately 1.2 hectares of land at Maltings Farm, Whatfield Road, Elmsett, are allocated for 10 houses. Proposals for development will be required to provide for:

- **retention and restoration of the pond and its immediate surroundings, as shown on the Proposals Map;**
- **0.5 hectares of village green to be conveyed into public ownership, as shown on the Proposals Map, which is accessible to the public for use as informal recreation and amenity purposes;**
- **of an ecological appraisal of the site with the planning application, together with details of any measures necessary to mitigate any identified ecological damage resulting from the development.**

- **a layout that is served by a single vehicular access into the site, with the majority of houses fronting on to Whatfield Road; and**
- **structural landscaping to the south and east of the site, as shown on the Proposals Map.**

Q. Folly Road, Great Waldingfield

The Suffolk Wildlife Trust has requested an ecological appraisal at the appropriate time of year to quantify the sites value and put in place appropriate mitigation measures. Little Owls are probably using the derelict buildings for roosting and nesting. This will need to be taken into account when planning the demolition of any buildings.

The Transport Authority has requested visibility improvements at the junction of Folly Road and B1115 and traffic calming measures along Folly Road particularly near the school.

Approximately 3.8 hectares (2.8 hectares net) of land on part of the former pig farm at Folly Road, Great Waldingfield, are allocated for 40 houses. Proposals for development will be required to provide for:

- **retention of the existing hedgerow and trees* on the site fronting Folly Road and structural landscaping on the northern and eastern boundaries of the site, as shown on the Proposals Map;**
- **traffic calming of Folly Road, and pedestrian and cycle access into the site at the point shown on the Proposals Map;**
- **retention of important "field boundary" trees in the site, as shown on the Proposals Map;**
- **upgrade the existing right of way to the west of the site to become a cycleway;**

- **a 1.1 hectare village green with pedestrian access from Folly Road to be conveyed into public ownership, as shown on the Proposals Map; and**
- **submission of an ecological appraisal of the site with the planning application, together with details of any measures necessary to mitigate any identified ecological damage resulting from the development.**

*A Tree Preservation Order has been made on trees in the site.

R. Church Farm Whatfield

The Suffolk Wildlife Trust considers that the site is likely to have biodiversity value. The District Council will require prospective developers to undertake an ecological appraisal at the appropriate time of year in order to quantify the sites value and put in place appropriate mitigation measures. A survey in 2000 showed that the site supports a good population of breeding birds in addition to Common lizards, a protected species covered by Schedule 5 of the Wildlife and Countryside Act 1981.

The Transport Authority has requested that the new footpath proposed along the front of the site be extended eastwards to connect with the existing right of way.

Approximately 1.7 hectares (0.7 hectares net) of land at Church Farm, Whatfield, are allocated for 15 houses. Development proposals will be required to provide for:

- **retention of the existing ponds, and their immediate surroundings, to the east of the site, as shown on the Proposals Map;**
- **0.7 hectares to the south of the site, as shown on the Proposals Map, to be conveyed into public ownership for public open space and informal recreational use;**
- **retention and enhancement of the existing perimeter landscaping. Particular care must be taken to retain trees* fronting Naughton Road and ensure that development is kept at least 3 metres back from this part of the site, in order to protect and minimise the impact on the ponds;**

- **submission of an ecological appraisal of the site with the planning application, together with details of any measures necessary to mitigate any identified ecological damage resulting from the development.**
- **structural landscaping to the south and west of the site, as shown on the Proposals Map; and**
- **a new footpath along the entire eastern side of the site behind the ponds, as shown on the Proposals Map.**

***A Tree Preservation Order has been made on trees in the site.**

The District Council will seek a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure, amongst other things, the provision and long term maintenance of the public open space.

S. Land off Church Lane, Sproughton

Approximately 3.4 hectares (1.1 hectares net) of land off Church Lane, Sproughton, are allocated for 30 houses. Proposals for development will be required to provide for:

- **2.3 hectares of land for public recreation, as shown on the Proposals Map, to be conveyed into public ownership before development begins;**
- **a structural landscaping belt to define and contain the housing area, as shown on the Proposals Map; and**
- **a footpath linking Church Lane to the new public recreation area, as shown on the Proposals Map.**

A Tree Preservation Order has been made on trees in the site.

The District Council will seek a Planning obligation under Section 106 of the Town and Country Planning Act 1990 to secure, amongst other things, the provision and long term maintenance of the public recreation area.

HS10 New housing development, over and above that considered acceptable in accordance with the Settlement Policy in respect of the 'Towns', 'Villages' and 'Countryside' will not be permitted in that part of the Ipswich Policy Area which lies in the Babergh District.

HS11 Planning permission for residential development will not be granted where the density is below 30 dwellings per hectare net. Residential densities should be at least 30 dwellings per hectare. To maximise residential densities at the upper end of this range, lower car parking and open space standards will be acceptable on sites in towns where they are close to jobs and services, and where:

- the site is either well related to or offers the opportunity to invest in alternative modes of sustainable transport, including public transport and cycle provision; and
- compensatory off-site open space can either be provided, upgraded or enlarged where nearby open space already exists.

The District Council will seek a Planning Obligation for the compensatory off site requirements.

HS12 Planning applications for infilling or groups of dwellings will be refused where:

- the site should remain undeveloped as an important feature in visual or environmental terms;
- the proposal, in the opinion of the District Council, represents over development to the detriment of the environment, the character of the locality, residential amenity or highway safety;

- The layout provides an unreasonable standard of privacy, garden size or public open space;
- The proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

HS13 Planning permission will not be granted for residential caravans on sites which would not receive planning permission for permanent residential development, other than for permanent Gypsy and travellers sites*.

*** Denotes sites which are permitted under Policy HS26.**

HS14 The District Council will expect all new housing development to be of a high standard of layout and design. The existing character of an area should be respected in the design and layout of any new housing and nationally adopted design solutions which do not reflect local character will not be acceptable.

HS15 Proposals for residential development on a site of 1.5 hectares and above are required to provide 10% of the gross site area as public open space. This must include providing play equipment, which has been agreed in advance with the District Council. The nature of the public open space will be expected to be:

- usable open space in terms of its location, size and shape, with no single area being less than 0.15 hectares;
- planned for in a positive way, that integrates the open space in the development it serves;
- landscaped in a way that provides for visual amenity, biodiversity gain as well as areas of shade;

- designed with the safety and the security of children in mind, including traffic calming of the access to the open space where this involves crossing a road; and
- a range of different types of open space play areas on the larger sites, to cater for different users in line with the National Playing Fields Association standards.

If open space and play equipment are to be adopted by the District Council, the developer must provide for their future maintenance. The District Council will seek to secure a Planning Obligation to make suitable financial provision for its subsequent maintenance.

HS16 Proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectare site, will be required to provide open space and play equipment in proportion to the number of dwellings to be built. In considering this, the criteria in HS15 above will be applied. Developers will be given the choice to either:

- contribute financially to secure public open space with play equipment on a nearby alternative site, or enhance and improve the nearest existing provision provided by the District Council; or
- provide 10% of the gross site area as public open space with play equipment, if an opportunity exists to combine with an established adjacent area of public open space and if this has been agreed in advance with the District Council. If direct provision is possible, the open space will be assessed against the criteria listed in policy HS15.

If a developer cannot provide open space and play equipment or facilities on an alternative site, a financial contribution will be required, in line with the prevailing charges set by the District Council, which are based on the number of bedrooms per house.

If open space and play equipment are to be adopted by the District Council, it will seek a Planning Obligation to make suitable financial provision for its subsequent maintenance.

HS17 Planning permission will be granted to extend a dwelling if:

- the scale, mass, external materials and architectural details of the proposed extension blend in with those of the dwelling and its wider setting;
- the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings;
- the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property
- the proposal would not cause the felling of, or damage to any significant trees that contribute to the environmental quality and visual amenity of the locality; and
- a safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling.

In the case of small dwellings (having a gross internal floor area of 75 sq.m or less) which may be expected to be available for first time buyers or those on low incomes, no extensions will be permitted other than those necessary to give the dwelling the basic amenities.

HS18 On all allocated housing sites - and others which come forward for residential development which are of 0.1 hectares or more in size and are capable of accommodating at least five dwellings, and on sites of similar size and capacity on which a renewal of planning permission is sought, - the District Council will require at least 20% of dwellings to be one and two bedroom units to meet the housing needs of first time buyers and single person households. The District Council will also require a mixture of two, three and four bedroom properties on the remainder of the site.

The precise number of smaller one and two bedroom units (to have an internal floor area of 75 sq.m or less) to be provided on any site will relate to contemporary demands as indicated in housing needs surveys, site location and other factors. The number of such dwellings should be agreed with the District Council before a planning application is submitted.

HS19 Self contained annexes to existing dwellings will be permitted in the form of extensions, which will be considered against policy (HS17) . The application should:

- explain the need for the annex;
- demonstrate the functional and practical linkage between the annex and the main dwelling, and;
- give an indication of how it will be used if the present need for the annex ceases to exist.

Proposals for an annex in the form of a freestanding building, will only be considered where it can be demonstrated satisfactorily that an annex cannot be provided in the form of an extension.

Where an annex would be capable of forming a separate dwelling in contravention of the housing policies in the Local Plan, a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 will be sought to ensure its occupation is tied to the main dwelling.

HS20 Change of use from residential to non-residential will not be permitted where the proposal will have a detrimental effect on residential amenity, the surrounding environment, the Conservation Area or a listed building.

HS21 Change of use from residential to non-residential will not be permitted in Little St. Mary's and Hall Street, Long Melford, south of the Congregational Church. In the remainder of Hall Street northwards to Bull Lane, change of use from residential to non-residential will only be permitted where:

- the proposal will not result in more than 50% of properties in a particular frontage of seven properties of which the particular property is the centre, being in non-residential use;
- the proposal would not have a detrimental effect on residential amenity;
- the proposal would not adversely change the appearance of a particular frontage to the detriment of the character of the Conservation Area;
- the proposal would not adversely affect a building listed as being of Special Architectural or Historic Interest;
- adequate off-street parking is being provided without detriment to residential amenity or the appearance of the Conservation Area, unless the applicant has demonstrated, to the District Council, that the proposal will not require such parking.

HS22 Change of use from residential to retail (and other appropriate uses) will only be permitted within Lavenham in the Market Place, Lady Street the High Street (between Water Street and Pump Court), and Water Street (between High Street and Lady Street), subject to there being no adverse impact on:

- residential amenity;
- the Conservation Area;
- listed buildings, and
- access and highway safety.

HS23 Planning applications for nursing, residential care, rest homes and sheltered housing and extensions to such homes will be permitted provided:

- they are in the built-up area of a town or large* village (with a range of services and facilities available);
- In the case of sheltered housing, the proposal does not conflict with the housing policies of the Plan, including the overall level of housing growth in the policy area against which they will count;
- the development provides an adequate amount of accommodation for warden/staff;
- the development incorporates usable, attractive, areas of communal garden;
- the development is well located in relation to local facilities;
- adequate car parking is provided in accordance with the District Council's adopted advisory standards, without intruding on communal garden areas;
- the internal and external layout and design meets the needs of people with mobility problems;
- where permission is granted for an institutional use (Class C2 of the Town and Country Planning (Use Classes) Order 1987 _ as amended, the permission will be restricted to the use permitted only;
- there is no detriment to road safety, residential amenity or drainage infrastructure.

Where planning permission is granted for sheltered housing, it will normally be subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, restricting occupation to persons over 60 years of age.

*large villages are defined in paragraph 3.39

HS24 Planning permission for the change of use of a dwelling/building to nursing/residential/rest home or to accommodation for the mentally or physically handicapped will be permitted provided:

- they are in the built-up area of a Town or large* Village (with a range of services and facilities available);
- the proposed property is a substantial detached dwelling/building;
- the development incorporates a suitable communal garden for residents;
- it is well located in relation to local facilities;
- where the proposal involves extending a property it will be considered in relation to the character of surrounding properties;
- adequate car parking is provided in accordance with the District Council's adopted advisory standards, without intruding on communal garden areas;
- the internal and external alterations and design meets the needs of people with mobility problems;
- there is no detriment to road safety, residential amenity or drainage infrastructure.

*large villages are defined in paragraph 3.39

HS25 If it can be demonstrated that a significant environmental benefit will result, impact housing may be permitted as an exception to the prevailing policy of restricting residential development in the countryside.

In such circumstances a Planning Obligation to ensure that the low impact nature of the development will remain in perpetuity. The development will have to be removed if it ceases to be low impact.

Low impact housing will only be permitted if it is close to a village that has a range of social and community facilities. These must include a school and food shop. Low impact housing will not be acceptable in or adjacent to, designated landscapes and protected or designated national and county wildlife sites.

HS26 Planning permission for permanent sites for Gypsies and other Travellers in mobile units of accommodation will be acceptable where:

- there is evidence of a local need for a site;
- they are located outside settlements, but in a reasonable proximity to services, particularly schools and shops;
- the proposed development has no adverse impact on residential amenities, the flood plain, drainage infrastructure, landscape character, historic features or biodiversity;
- the site is, or can be adequately screened by appropriate landscaping;
- the site is neither in, nor adjacent to, an Area of Outstanding Natural Beauty or a Special Landscape Area;
- the site offers safe access and adequate off-site parking for cars, lorries and caravans;
- there is good access to the main road; and
- utility services can be provided, including fresh water supply, foul drainage services and electricity. Private sewage treatment plants may be acceptable, but septic tanks will not.

In granting planning permission, the number of caravan pitches to be accommodated must agree with the supporting evidence of local need, which has been agreed with the relevant authorities* before the application is submitted.

*The relevant authorities referred to in Policy HS26 are the District Council and Suffolk County Council's Gypsy Liaison Officer.

HS27 If a site is proposed as a Local Plan allocation, or comes forward for development, and where need for structural landscaping has been identified, the site will need to:

- incorporate existing natural features such as trees, hedgerows and ponds, and consider site characteristics, including levels, slopes, views and location;
- include new tree and shrub planting of indigenous species, which are compatible with the landscape, archeological and biodiversity characteristics of the locality;
- range from a minimum width of three metres to a maximum of ten metres, depending on particular circumstances, with a minimum one metre wide margin on the perimeter to allow for maintenance access;
- consider the scope for including a pedestrian or cycle route;
- be outside private gardens; and
- secured in a way which retains the landscaping in perpetuity for the public benefit except where circumstances do not warrant such protection.

If structural landscaping is to be adopted by the District Council, the developer must provide for its future maintenance. The developer will be required to enter into a Planning Obligation to make suitable financial provision for the long-term maintenance.

Schedule of Housing Omission Sites

Appendix 5

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM65	509	Adj. The Briar	Bentley	1.5	50
OM220	2673	East of Rotheram Road	Bildeston	1.6	56
OM14	61	Between Stone Street & River Box	Boxford	1.34	40-50
OM20	92	Little Orchard, off Ash Street	Boxford	2.87	100
OM231	940	Land fronting Sand Hill	Boxford	0.65	20
OM60	452	Land to South of Brooklands Road	Brantham	2.2	80
OM181	1741	Adj. Burstall House	Burstall	0.33	9
OM22	95	Land adj. Capelgrove/North of A12	Capel St Mary	7.7	not specified (231-385)
OM62	489	Capel St Mary Nurseries, London Road	Capel St Mary	2.3	not specified
OM136	1187	Land at Ashcroft, London Road	Capel St Mary	0.99	40
OM201	1979	Haulage Depot, Ipswich Road	Capel St Mary	0.44	15
OM248	2613 (see 1979 same site)	The lorry park, London Road	Capel St Mary		
OM24	123/112/23 5/234/264/ 268	Land off Richardson's Road	Chelmondiston	6.5	not specified (195-325)
OM72	530	Infill between Shannon House & Janva -lan	Cockfield	0.25	8
OM73	531	Garden adj. 4 Hedgerow Cottage	Cockfield	0.05	1 or 2

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM57	438	Land adj. Holly Cottage	Copdock & Washbrook	0.2	6 or 8
OM182	1745	Hillbrook, The Street	Copdock & Washbrook	1.31	45
OM109	899/1947	Old A12/London Road	Copdock & Washbrook	144	unspecified
OM110	900/1939	Land off Oakfield Road, adj. A12	Copdock & Washbrook	1.17	40
OM111	901/1940	Westhill Farm, Wenham Road	Copdock & Washbrook	0.47	16

Appendix 5

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM165	1478	Land SE of White Horse Road	East Bergholt	1	35
OM171	1589	Land at Quintons Corner	East Bergholt	1.25	43
OM210	2060	South of White Horse Road	East Bergholt	2.4	84
OM212	2062	Land South of White Horse Road	East Bergholt	4	140
OM234	2189	Land adj. Claverly, East End	East Bergholt	0.8	28
OM42	262	Kings Field, Parks Lane	Glemsford	11.5	440
OM153	290	Adj. Patches Yard, Cavendish Lane	Glemsford	0.2	unspecified
OM85	845	Former Railway Station, Lower Road	Glemsford	0.76	26
OM152	1226	Northern Site	Glemsford	1.8	63
OM84	844	Off Shawlands Avenue	Great Cornard	1.6	56
OM164	1522	Land East of Carson's Drive	Great Cornard	15.1	210 houses (3.6ha POS)
OM1	3	Former Depot	Great Wenham	0.3	10
OM2	4	Former Depot, Calais Street	Hadleigh	0.09	4
OM54	428	The Green	Hadleigh	1.25	43
OM221	2675	Land rear of CEVCP School	Hintlesham & Chattisham	1.38	45
OM66	510	Ipswich Road	Holbrook	0.36	12

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM81	837	Land at Hyams Lane	Holbrook	2.9	100
OM150	1214	Land to rear of Green Gables, The Green	Kersey	0.09	4
OM37	211	Corner Rodbridge Road & Ropers Lane	Long Melford	1.05	35-40
OM249	2625	Land at Bull Lane	Long Melford	1.9	66
OM179	1738	Adj. The Bungalow, off Harper's Hill	Nayland	0.3	9
OM29	132	Ipswich Road/Crowcroft Road	Nedging	0.77	12
OM39	239	Crowcroft Road	Nedging	3.2	unspecified (96-160)
OM218	2632	Crowcroft Road	Nedging	1.49	unspecified (45-75)
OM235	2210	Opposite Saracens Head	Newton	0.34	6
OM251	2142	Land at Raydon Area A, Woodlands Road	Raydon	0.45	15
OM252	2143	Land at Raydon Area B, Woodlands Road	Raydon	2	70

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM83	838	Shimpling Street	Shimpling	0.25	8
OM186	1762	East of Rose Farm, The Street	Shotley	0.62	18
OM239	2214	Land to south of The Rose PH, The Street	Shotley	1.66	30-40
OM97	893/947/95 1	HMS Ganges Site	Shotley		
OM58	441	Land off Burstall Lane	Sproughton	5.4	180-200
OM59	442	Land to West of High Street	Sproughton	1.7	70
OM225	2103	Rear of 'The Croft', London Road	Sproughton	1.2	36-48
OM75	555	Land behind Lower Street	Stratford St Mary	1.5	50
OM236	2211	Land to rear of The Swan	Stratford St Mary	0.3	7
OM237	2212	Land at The Anchor	Stratford St Mary	0.33	2 or 3
OM168	1570	St Bartholomews Priory	Sudbury	0.92	30
OM202	2004	Pinecroft Rise	Sudbury	0.94	32
OM223	2101	Land at Chilton Priory	Sudbury	3.96	120
OM238	2213	Land at The Wheatsheaf	Tattingstone	0.57	6 or 8
OM229	2130	Site off Wheatfields	Whatfield	6.6	230
OM114	1137	Clock Paddock	Wherstead	3.28	115
OM41	258	Chantry Vale	Sproughton	35.7	business dev?

Omission No.	Rep. No.	Address	Parish	Area (ha.)	no. of houses proposed
OM8	1448	Cornard Mills	Great Cornard	3.9	136
OM168	1570	Bartholomew's farm	Sudbury	0.92	30
HS09G	1574	Highfield Mill	Sudbury	0.79	?
OM202	2004	Pinecroft Rise	Sudbury	0.94	32
CP01	2102	Chilton Priory	Chilton	3.96	120
OM228	2126	Brantham	Brantham	78.6	mixed use development?

