

# Aldham Neighbourhood Plan Focused Review

Schedule of Proposed Changes to the 'made' Neighbourhood Plan to be incorporated into the Neighbourhood Plan Review.

May 2025



The following schedule sets out the proposed changes as part of the review of the Elmsett Neighbourhood Plan (ENP) to bring it in line with both the new Joint Local Plan Part 1 (JLP1) for Babergh and Mid Suffolk which was adopted in November 2023, and the revised National Planning Policy Framework published in December 2023. There are also a number of factual updates.

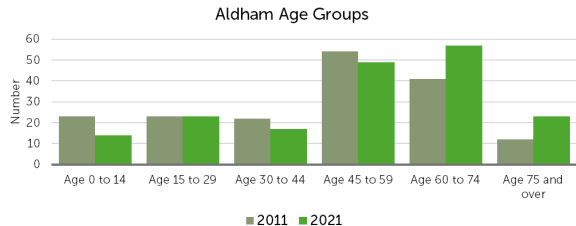
Consultation on the revised Chapter 3 – Planning Policy Context, Chapter 5 - Planning Strategy and revised Policy ALD1 Spatial Strategy, was carried out in March - May 2024. The following schedule sets out the existing text in the made Neighbourhood Plan, together with the changes proposed as part of the review and also includes further changes in response to representations received from the Regulation 14 consultation.

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
Whole Plan		All references to the adopted (November 2023) Babergh and Mid Suffolk Joint Local Plan Part 1 should be referred to as :  Joint Local Plan Part 1 or abbreviated to JLP1	Consistency throughout the NP and in response to comments received at Reg 14.
Front cover	Made Plan January 2020	Submission Draft Review Plan April 2025	Factual update.
Para 1.2	1.2 A neighbourhood plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains a vision statement, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.	1.2 A neighbourhood plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains planning policies and proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.	Reflecting that Plan does not contain a vision or aims
Para 1.4	1.4 Paragraph 29 of the National Planning Policy Framework (NPPF) states that "Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should	1.4 Paragraph 30 of the National Planning Policy Framework (NPPF) states that: "Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should	Bringing Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”.	not promote less development than set out in the strategic policies for the area, or undermine those strategic policies”.	
Para 1.5	1.5 This Neighbourhood Plan has been prepared to conform with the strategic planning policies of the current adopted Babergh Local Plan (as at October 2019), while reflecting the aspirations of the local community. Importantly, the Plan has focused on housing matters in the light of the planning policy and housing land situation in Babergh at the time of writing. This is explained further in the Policy Context section of the Plan.	Delete paragraph	Addressed later in this section
Para 1.6	1.6 The Neighbourhood Plan contains planning policies that will be used for determining planning applications in the parish.	No change other than paragraph number	Consequential change
Para 1.7	How the Plan has been prepared 1.7 The Neighbourhood Plan Regulations require a neighbourhood plan to: <ul style="list-style-type: none"> <li>▪ be appropriate, having regard to National Planning Policy;</li> <li>▪ contribute to achieving sustainable development;</li> <li>▪ be in general conformity with strategic policies in the development plan for the local area; and</li> <li>▪ be compatible with EU obligations and Human Rights requirements.</li> </ul>	No change other than paragraph number	Consequential change
Para 1.8	1.8 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved local	No change other than paragraph number	Consequential change

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	community engagement to gather evidence for the content of the Plan.		
Para 1.9	1.9 On 14 June 2018, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area, as illustrated in Map 1. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Aldham. There are no other designated neighbourhood plan areas within this boundary and the Parish Council is the "qualifying body" responsible for the preparation of the neighbourhood plan for this area.	No change other than paragraph number	
Para 1.10	1.10 At the outset of preparing the Neighbourhood Plan, an initial residents drop-in event was held on 18 July 2018 at St Mary's Parish Church, between 4pm and 8pm to share all the information we had at the time about our Neighbourhood Plan, and to illustrate how important Map 1 - Neighbourhood Plan Area it is that everyone in the parish should feel able to contribute to its evolution prior to eventual submission.	No change other than paragraph number	
Para 1.11	1.11 This document is the "made" Neighbourhood Plan". It was the subject of an examination by an independent Examiner during Summer 2019 and the modifications required to make the Plan meet the "Basic Conditions" have been made. A Referendum was held on 5 December 2019 and, following a majority 'yes' vote in favour of doing so by local residents, the	1.10 A neighbourhood plan for Aldham was originally "made" by Babergh District Council on 21 January 2020. It followed a Parish Referendum when the majority of residents that voted supported the Plan being used by Babergh District Council is determining planning applications.	Bringing Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	Plan was "made" by Babergh District Council on 21 January 2020.		
		<b>Neighbourhood Plan Review</b> 1.11 Early in 2024, the Parish Council agreed to proceed with a partial Review of the Neighbourhood Plan. A consultation was held on the proposed changes between 22 March and 13 May 2024. The changes focus on updating Policy ALD1 – Spatial Strategy, Chapter 3 – Planning Policy Context and Chapter 5 – Planning Strategy. However, paragraphs across the Plan have been amended and brought up-to-date to reflect changes that have occurred since 2020, both in terms of local circumstances and the district and national planning policy context. A separate Schedule of Plan Changes has been submitted to accompany the Plan Review to assist in identifying what has changed since the 2020 Plan.	New paragraph to reflect Review
		1.12 This is the Submission draft of the Neighbourhood Plan Review. It is now subject to further consultation before being submitted to an independent Neighbourhood Plan Examiner. The Examiner will determine whether the nature and extent of the changes to the 2019 Plan deem it necessary for a parish referendum before the new Plan can be adopted.	New paragraph to reflect Review
Pages 6-7		Delete illustration of 2018 drop-in event boards  Delete Likes and Dislikes	Now out of date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
2.2	<p>2.2 Aldham is one of the smallest villages in the Babergh district. In 2011 the Census recorded that the village had a population of 175, a decrease of 10% compared with the 2001 Census population. The nature of these changes is illustrated in the population change chart below and indicate a significant drop in the number of children in the village and a small increase in the number of residents aged 65 and over. The general split of the population across the different age categories is generally similar across small villages in Babergh, with a trend towards an ageing population.</p>	<p>2.2 Aldham is one of the smallest villages in the Babergh district. In 2021 the Census recorded that the village had a population of 183, a 4.5% increase compared with the 2001 Census population. The nature of these changes is illustrated in the age comparison chart in Figure 1. There has been a significant increase in the number of residents aged over 60 while young children has nearly halved.</p>  <p>Figure 1 – Age Comparison 2011 and 2021</p>	To bring the Plan up-to-date
2.3	<p>2.3 The 2011 Census identified that there were 75 homes in the parish, one less than in 2001. Of the 75, nearly half were larger homes having four or more bedrooms while only ten per cent have two bedrooms, a much smaller proportion than villages of a similar population. Two new homes had been completed in the village between 2001 and 2018 and a further barn conversion at Frog Hall had been granted planning permission but has yet to be completed.</p>	<p>2.3 The 2021 Census identified that there were 76 homes in the parish, and that nearly half of these were larger homes having four or more bedrooms while only ten per cent have two bedrooms. Only three homes had two bedrooms.</p>	To bring the Plan up-to-date
2.4	<p>2.4 In 2011 just over 90 residents in the village were in employment. The average distance people travelled to work at the times was 12 miles, although nearly 14% worked from home.</p>	<p>2.4 In 2021 53% of residents aged 16 or over were in employment, slightly below the rate for Babergh district, while 35% were retired compared with 30% across Babergh.</p>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
2.8	2.8 Areas in the east and west of the Plan Area are identified in the Babergh Core Strategy (2014) as a Special Landscape Area.	2.8 Areas in the east and west of the Plan Area were formerly designated as a Special Landscape Area in earlier local plan documents but not carried forward into the Babergh and Mid Suffolk Joint Local Plan (Part 1) 2023..	To bring the Plan up-to-date
2.10	2.10 There are no shops or facilities in Aldham and it relies on sharing the use of neighbouring Elmsett's village hall. Elmsett also has a Primary School, Shop, Public House and playing field and is around 1.5 miles from main population centre of the village. The larger centre of Hadleigh, with a wide range of shops, services and job opportunities is three miles away via narrow roads without pavements. Residents have raised significant concerns at the amount of traffic using the narrow roads that access Aldham. An additional 70 homes being developed at Elmsett, will result in a large proportion of the new residents driving through Aldham to get to services and facilities. A Suffolk County Council survey in May 2015 recorded in excess of 1,100 vehicle movements a day along The Street.	2.10 There are no shops or facilities in Aldham and it relies on sharing the use of neighbouring Elmsett's village hall. Elmsett also has a primary school, a newly opened community shop, public house and playing field. It is around 1.5 miles from main population centre of the village. The larger centre of Hadleigh, with a wide range of shops, services and job opportunities is three miles away via narrow roads without pavements. Residents have raised significant concerns at the amount of traffic using the narrow roads that access Aldham. Recent housing development at Elmsett has resulted in more traffic passing through Aldham to get to services and facilities. A Suffolk County Council survey in May 2015 recorded in excess of 1,100 vehicle movements a day along The Street.	To bring the Plan up-to-date
2.11	2.11 The only public transport that's available to Hadleigh is operated by Hadleigh Community Transport on four days a week, leaving Aldham after 9.00am and returning at lunchtime. The Community Transport initiative also operates a bus to Ipswich on a Thursday, leaving from near the Hadleigh Road / Street junction midmorning and returning at 1.00pm from Ipswich.	2.11 The only public transport service to Hadleigh is operated by Hadleigh Community Transport on weekdays with two services to Hadleigh and one return service. The Community Transport initiative also operates a bus to Ipswich on a Thursday, leaving from near the Hadleigh Road / Street junction midmorning and returning at 1.00pm from Ipswich.	To bring the Plan up-to-date
3.2	3.2 The NPPF requires that communities preparing Neighbourhood Plans should:	<b>National Planning Policy Framework</b>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	<ul style="list-style-type: none"> <li>• Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.</li> <li>• Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.</li> </ul>	<p>3.2 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2024 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states: "Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:</p> <p>a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;</p> <p>b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:</p> <p>i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or</p> <p>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole".</p>	
		<p>3.3 Paragraph 29 of the NPPF states that: "Neighbourhood planning gives communities the</p>	To bring the Plan up-to-date



Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
		power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."	
3.3	<p>3.3 At a more local level, the Plan has been prepared in the context of the current status of the Babergh Local Plan, which comprises the Core Strategy and the "saved policies" of the 2006 Babergh Local Plan. Babergh District Council adopted a Core Strategy in February 2014. It provides the current strategic planning framework for Aldham which this Neighbourhood Plan has had regard to. These documents are collectively referred to as "the local plan" in this document. In 2015 Babergh District Council announced their intention to produce a new Joint Local Plan (the emerging local plan) with Mid Suffolk District Council that would provide a planning framework for the management of growth across the two districts to 2036. In August 2017 a consultation document was published but as of January 2019 a draft Local Plan had yet to be published for consultation. It is considered unlikely that the emerging local plan will be adopted before the Neighbourhood Plan is "made" by the District Council. As such, the Neighbourhood Plan has been prepared to conform with the policies in the adopted local plan documents, while having regard to the status and content of the emerging local plan.</p>	<p><b>The Local Plan</b></p> <p>3.4 In November 2023, Babergh District Council adopted a new Local Plan, the Babergh and Mid Suffolk Joint Local Plan - Part 1 [referred to as 'JLP1 in this document]. JLP1 provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated here but our Neighbourhood Plan can complement JLP1 by adding locally based detail.</p>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
3.4	3.4 The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. The Core Strategy recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them. It identifies Aldham as a "hinterland village" within the "functional cluster" of Hadleigh, acknowledging that Hadleigh provides a range of services and facilities to meet many of the needs of Aldham's residents, albeit that the only realistic way to get to Hadleigh is by car. In so far as Aldham is concerned, the saved policies of the 2006 Local Plan and the policies in the Core Strategy are those by which planning applications will be judged until replaced by a new local plan. .	3.5 In February 2025 the District Council announced that it would be preparing a totally new Joint Local Plan with Mid Suffolk. The published Local Development Scheme stated that the new Joint Local Plan will cover the period to at least 2044 with consultations commencing in Spring 2026. It is not anticipated that the new Plan will be adopted until 2029.	To bring the Plan up-to-date
3.5	3.5 In 2015 the District Council commenced the preparation of a new joint local plan in conjunction with Mid Suffolk. In July 2019 the Preferred Options Draft Joint Local Plan was published for consultation. The Preferred Options document proposed designating Aldham as a Hamlet Village, a change from the proposed designation as a Hinterland Village in the previous (August 2017) Joint Local Plan consultation. The Hamlet Village designation reflects the lack of services and facilities in Aldham, the poor road links and the lack of public transport. The consultation document also identified a minimum requirement of 13 additional dwellings to be provided for in the Neighbourhood Plan between 2018 and 2036.	Delete	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
3.6	3.6 At this time the Joint Local Plan is at a very early stage of preparation and, therefore, is not a matter that has been given weight in the preparation of this Neighbourhood Plan.	Delete	To bring the Plan up-to-date
3.7	3.7 Given the status of the Joint Local Plan and the fact that the Neighbourhood Plan has been completed before the Joint Local Plan is adopted, regard has been had to the adopted Babergh development plan documents in preparing this Plan while not seeking to contradict the emerging strategic policies of the Joint Local Plan.	Delete	To bring the Plan up-to-date
		3.6 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. Much of the parish does fall within a Minerals Consultation Area and the District Council will consult the County Council on planning applications that fall within this area.	To bring the Plan up-to-date
4.1	4.1 The Plan has been prepared to focus purely on housing development. This is because of the situation at the time in Babergh where there is no site allocations local plan document and an adopted Core Strategy that is five years old without a prospect of a new local plan being in place until the end of 2020 at the earliest. In the meantime, although the District Council's Annual Monitoring Report 2017/18 identified a five years housing land supply, we feel that this is a fragile situation and could leave the Neighbourhood Plan Area vulnerable to speculative and unplanned housing development. Sustainable Development	4.1 The 2020 Plan was prepared to focus purely on housing development. This is because of the situation at the time in Babergh where there was no site allocations local plan document, an adopted Core Strategy that was five years old and little prospect of a new local plan being in place until the end of 2020 at the earliest. In the meantime, although the District Council's Annual Monitoring Report 2017/18 identified a five years housing land supply, it was considered that this was a fragile situation and could leave the Neighbourhood Plan Area vulnerable to speculative and unplanned housing development.	To bring the Plan up-to-date
4.3	In some limited circumstances, Neighbourhood Plan is likely to have significant environmental	In some limited circumstances, a neighbourhood plan is likely to have significant environmental	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council managed this process as part of their duty to support the preparation of Neighbourhood Plans. A screening opinion of the draft Plan concluded that neither a Strategic Environmental Assessment or a Habitats Regulations Assessment of the Plan was required.	impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council managed this process as part of their duty to support the preparation of Neighbourhood Plans. A screening opinion of the draft 2020 Plan concluded that neither a Strategic Environmental Assessment or a Habitats Regulations Assessment of the Plan was required. This exercise has been repeated as part of the review process and came to the same conclusions . Copies of the relevant reports and Notices of Determination (both February 2019 and June 2024) are available on the Babergh DC website.	
5.1	5.1 As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Core Strategy (2014) to a new Joint Local Plan for Babergh and Mid Suffolk districts. The Neighbourhood Plan has been prepared ahead of the Joint Local Plan being adopted and the strategy for the village is based on the continuation of the Hinterland Village designation as designated in the current adopted Core Strategy.	Context 5.1 The planning policy framework for the Parish is established in the adopted Babergh Mid Suffolk Joint Local Plan Part 1 (November 2023) and the 2020 "made" Aldham Neighbourhood Plan. The latter defines Built Up Area Boundaries. The term "Built Up Area Boundary" has been superseded in the Joint Local Plan and they are now known as Settlement Boundaries.	To bring the Plan up-to-date
5.2	5.2 Core Strategy Policy CS2 designates Aldham as a Hinterland Village which will: "accommodate some development to meet the needs within them" and where "All proposals will be assessed against Policy CS11.	5.2 The principle of development within Settlement Boundaries is accepted, in principle, while there is a general presumption against development outside them, unless this is allowed for by national or specific local policies. The level of services and facilities in the village as well as the limited accessibility to higher order settlements	To bring the Plan up-to-date



Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
		means that only limited housing growth is appropriate in the village over the period of the Plan. It is, however, essential that the growth is focused on the existing built-up area of the village where there is a close relationship with accessibility of the existing services and facilities.	
5.3	<p>5.3 Core Strategy Policy CS11 has three key strands to it that are relevant to setting the policy context to the Aldham Neighbourhood Plan. In summary, it states that development proposals will be approved where:</p> <ul style="list-style-type: none"> <li>i. proposals score positively when assessed against Policy CS15;</li> <li>ii. a series of matters identified in the policy are addressed; and</li> <li>iii. proposals are able to demonstrate a close functional relationship to the existing settlement sites.</li> </ul> <p>The sites identified for development in this Neighbourhood Plan satisfy these criteria.</p>	<p>5.3 Part 1 of the Joint Local Plan does not define a settlement hierarchy across Babergh nor allocate sites for development. These matters will now be addressed in the new Joint Local Plan which is not expected to be completed until 2029. As such, there is no housing requirement for Aldham that the Neighbourhood Plan has to meet.</p>	To bring the Plan up-to-date
5.4	<p>5.4 A central principle of the Neighbourhood Plan is to support only limited development in Aldham that:</p> <ul style="list-style-type: none"> <li>• is consistent with the lack of services and facilities;</li> <li>• takes account of the very narrow access roads to larger centres; and</li> <li>• ensures that it will not have an irreversible impact on the characteristics of this small and remote village.</li> </ul> <p>Aldham has been in receipt of a very limited amount of development in previous years and a continuation of this approach will ensure that the</p>	<p>5.4 Policy SP03 of the Part 1 Joint Local Plan sets out where new development would be supported, but the approach is very high level with general references to windfall development in accordance with the policies in Neighbourhood Plans or elsewhere in the Joint Local Plan.</p>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	essential and distinct characteristics of the village are maintained. It is, however, essential that the growth is focused on the existing main built-up area of the village in order to avoid sporadic and isolated development that would be detrimental to the rural nature of the area.		
5.5	5.5 A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and limit unjustified development outside the boundary. The boundary is based on that contained in the 2006 Local Plan but has been reviewed to reflect recent changes and opportunities for new development that will arise during the Neighbourhood Plan period. In order to manage the potential impacts of growth, new development will be focused within the BUAB. This will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped.	Settlement Boundaries 5.5 The Neighbourhood Plan Review confirms the Settlement Boundaries of the 2020 Plan.	To bring the Plan up-to-date
5.6	5.6 Policy CS11 of the Babergh Core Strategy allows, subject to certain considerations, limited growth to take place adjoining but outside the BUAB. This was the case when the District council approved seven dwellings on Hadleigh Road despite the Parish council objections. However, given the lack of services and facilities in the village, and the fact that this Plan sets out how it meets the identified housing needs in full (as referred to in Paragraph 97 of the Government's Planning Practice Guidance) there will be no local identified need for further housing development outside the BUAB other than allowed for in this Plan.	5.6 In accordance with Policy SP03 of the Joint Local Plan, the spatial strategy for Aldham supports the principle of development within the defined settlement boundaries, including the sites allocated for housing in the 2020 Neighbourhood Plan, subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan – Part 1 and Neighbourhood Plan, such as <ul style="list-style-type: none"> <li>the presence of heritage assets;</li> <li>the landscape setting of the village;</li> <li>the capacity of services and infrastructure;</li> <li>the potential impact on the amenity of existing residents; and</li> </ul>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
		<ul style="list-style-type: none"> <li>the impact of development on the wider area. This approach will ensure that the largely undeveloped countryside will remain preserved.</li> </ul>	
5.7	<p>5.7 Such development would only reinforce the ribbon nature of the village by extending the housing along the roads and would have a detrimental impact on the nature and form of the settlement. It could also erode the small but important gap that separates Aldham and Elmsett villages. There may be situations where it can be demonstrated that it is necessary for development to take place away from the BUAB, but this will be limited to that which can satisfactorily demonstrate that there is an identified need for the proposal and that it cannot be satisfactorily located within the BUAB. However, this approach does not restrict the conversion of agricultural buildings to new uses where proposals meet the government regulations and local planning policies for such conversions.</p>	<p>5.7 There may be situations where it may be adequately demonstrated that it is necessary for development to take place outside the Settlement Boundaries. However, this will be limited to that which is specifically supported by the NPPF, Joint Local Plan - Part 1 and the Neighbourhood Plan. Table 5 of the Joint Local Plan - Part 1 identifies the policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan.</p>	To bring the Plan up-to-date
ALD1	<p><b>Policy ALD1 – Spatial Strategy</b></p> <p>The Neighbourhood Plan area will accommodate development commensurate Tom's designation in the settlement hierarchy and taking into account the specific characteristics of the plan area including the availability of infrastructure, services and facilities and the local transport network. The focus for new development will be within the defined Built-Up Area Boundary, as defined on the Policies Map. Proposals for development located outside the built up area boundary (BUAB) will only be permitted where it can be satisfactorily demonstrated that there is an identified local need</p>	<p>Policy ALD1 – Spatial Strategy</p> <p>The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1. The focus for new development will be within the defined Settlement Boundaries, as shown on the Policies Map, where the principle of development is accepted. Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on</p>	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	for the proposal and that it cannot be satisfactorily located within the BUAB	infrastructure capacity, and heritage and landscape designations.	
6.1	6.1 A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it will be located. In September 2018 the government published revised National Planning Guidance that states that "the 'policies and allocations' in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area's strategic policies, an indicative figure provided by the local authority, or where it has exceptionally determined by the neighbourhood planning body." In other words, and without any further guidance being published at this time, there are four options for identifying the "housing requirement". The following paragraphs provide consideration of the available evidence to identify the current housing requirement for Aldham.	6.1 A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it will be located. In September 2018 ahead of the 2020 Plan been prepared, the government published revised National Planning Guidance that stated that "the 'policies and allocations' in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area's strategic policies, an indicative figure provided by the local authority, or where it has exceptionally determined by the neighbourhood planning body." In other words, and without any further guidance being published at that time, there were four options for identifying the "housing requirement". The following paragraphs provide consideration of the available evidence at that time to identify the housing requirement for the 2020 Aldham Neighbourhood Plan.	To bring the Plan up-to-date
6.2	6.2 At the time of preparing this Neighbourhood Plan, the housing figures in the strategic policies are those in the adopted Babergh Core Strategy (2014). A more up-to-date indicative figure has not been provided by Babergh District Council. The Joint Local Plan is at an early stage in its preparation and the numbers identified for Aldham in the July 2019 Preferred Options Joint Local Plan cannot be relied upon given the early stage of the Local Plan preparation process.	6.2 When the original Neighbourhood Plan was prepared, the housing figures in the strategic policies are those in the adopted Babergh Core Strategy (2014). A more up-to-date indicative figure had not been provided by Babergh District Council. The Joint Local Plan was at an early stage in its preparation and the numbers identified for Aldham in the July 2019 Preferred Options Joint Local Plan could not be relied upon given the early stage of the Local Plan preparation process.	To bring the Plan up-to-date



Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
6.3	6.3 The Core Strategy allocated 1,050 new homes to Core and Hinterland villages in the period to 2031. All of these have either already been built or had planning permission at the time of preparing the Neighbourhood Plan. Therefore, the Core Strategy does not require additional allocations in this Neighbourhood Plan to meet its growth strategy to 2031. Furthermore, at 1 April 2018, Babergh District Council could demonstrate a five years supply of housing sites across the district and there was, therefore, no need to identify additional sites to overcome the short-term shortfall.	6.3 The former Core Strategy allocated 1,050 new homes to Core and Hinterland villages in the period to 2031. All of these had either already been built or had planning permission at the time of preparing the 2020 Neighbourhood Plan. Therefore, the Core Strategy did not require additional allocations in this Neighbourhood Plan to meet its growth strategy to 2031. Furthermore, at 1 April 2018, Babergh District Council could demonstrate a five years supply of housing sites across the district and there was, therefore, no need to identify additional sites to overcome the short-term shortfall.	To bring the Plan up-to-date
6.4	6.4 However, given the changing circumstances in terms of the local plan and the extended period of the neighbourhood plan, it is appropriate to review the amount of growth that is predicted in Babergh over the Neighbourhood Plan period and the potential for Aldham to contribute an appropriate amount of this growth. Appendix 1 of this Neighbourhood Plan sets out a calculation for the amount of housing required in Aldham in the period to 2036. It uses the Government's "standard methodology" referred to in the NPPF using the Government's 2014 Household Projections as requested by the Secretary of State in an announcement in October 2018.	6.4 However, given the changing circumstances at the time in terms of the local plan and the extended period of the neighbourhood plan, it was considered appropriate to review the amount of growth that was predicted in Babergh over the Neighbourhood Plan period and the potential for Aldham to contribute an appropriate amount of this growth. Appendix 1 of the 2020 Neighbourhood Plan included a calculation for the amount of housing required in Aldham in the period to 2036. It used the Government's "standard methodology" referred to in the 2018 NPPF using the Government's 2014 Household Projections as requested by the Secretary of State in an announcement in October 2018.	To bring the Plan up-to-date
6.5	6.5 The calculation suggests that the residual requirement for the Neighbourhood Plan, as at 1 April 2018, is between 3 and 8 homes in the period	6.5 The calculation in the 2020 Plan suggested that the residual requirement for the Neighbourhood Plan, as at 1 April 2018, was	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	to 2036. However, given that seven dwellings already have planning permission in the village and that they are likely to be developed in the short term, it is considered essential to make provision for further housing development over the longer-term life of the Neighbourhood Plan. This Neighbourhood Plan therefore provides for around 15 new homes in the village between 2018 and 2036, including the seven above. The new homes requirement will be delivered through a number of approaches as identified in the following paragraphs.	between 3 and 8 homes in the period to 2036. However, given that seven dwellings already had planning permission at that time and that they were likely to be developed in the short term, it was considered essential to make provision for further housing development over the longer-term life of the Neighbourhood Plan. The 2020 Neighbourhood Plan therefore provided for around 15 new homes in the village between 2018 and 2036, including the seven above. The new homes requirement would be delivered through a number of approaches as identified in the following paragraphs.	
6.6	6.6 Two sites are allocated in this Neighbourhood Plan on sites adjacent to the Local Plan BUAB that are expected to come forward during the period to 2036. They are identified in specific policies (ALD 3 and ALD 4) and on the Policies Map and are expected to deliver 12 homes in total.	6.6 Two sites were allocated in the 2020 Neighbourhood Plan that were expected to come forward during the period to 2036. They are carried forward in this Review, identified in specific policies (ALD 3 and ALD 4) and on the Policies Map and are expected to deliver 12 homes in total.	To bring the Plan up-to-date
6.7	6.7 There will continue to be opportunities within the BUAB for small “windfall” sites to come forward as a result of, for example, redevelopment or plot rationalisation. There will continue to be opportunities within the BUAB for small “windfall” sites to come forward as a result of, for example, redevelopment or plot rationalisation. It will, however, be essential that such proposals have regard to the characteristics of the local environment including the presence of designated or non-designated heritage assets, any impact on the amenity of nearby residents and the ability to achieve a safe access onto the highway.	6.7 There will continue to be opportunities within the Settlement Boundaries for small “windfall” sites to come forward as a result of, for example, redevelopment or plot rationalisation. It will, however, be essential that such proposals have regard to the characteristics of the local environment including the presence of designated or non-designated heritage assets, any impact on the amenity of nearby residents and the ability to achieve a safe access onto the highway.	Remove repetition and bring Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
6.8	6.8 Outside the BUAB, there will occasionally be opportunities to convert existing buildings, such as barns, to residential use. In some circumstances, planning permission is not required for such conversions, but the schemes do help to contribute to meeting the housing need of the area. Occasionally, works that are required to existing buildings to make them suitable for residential use can have a detrimental impact on the character of the building and its setting within the countryside. The Neighbourhood Plan, while allowing in principle works to convert buildings in the countryside to residential uses, seek to limit the impact of proposals especially on the setting or significance of listed buildings or any potentially curtilage listed buildings.	6.8 Outside the Settlement Boundaries, there will occasionally be opportunities to convert existing buildings, such as barns, to residential use. In some circumstances, planning permission is not required for such conversions, but the schemes do help to contribute to meeting the housing need of the area. Occasionally, works that are required to existing buildings to make them suitable for residential use can have a detrimental impact on the character of the building and its setting within the countryside. The Neighbourhood Plan, while allowing in principle works to convert buildings in the countryside to residential uses, seek to limit the impact of proposals especially on the setting or significance of listed buildings or any potentially curtilage listed buildings.	Bring Plan up-to-date
6.9	6.9 Limited opportunities might exist for single plot infill development within the curtilages of dwellings subject to overcoming any potential impacts on the environment, residents' amenity and demonstrating that the proposal would not result in an isolated dwelling in the countryside as defined by paragraph 79 of the NPPF.	6.9 Limited opportunities might exist for single plot infill development within the curtilages of dwellings subject to overcoming any potential impacts on the environment, residents' amenity and demonstrating that the proposal would not result in an isolated dwelling in the countryside as defined by paragraph 84 of the NPPF.	Bring Plan up-to-date
6.10	6.10 Combined, and in accordance with the requirements of 97 of the National Planning Guidance, these approaches to the delivery of residential development will meet the identified housing requirement in full.	6.10 Combined, and in accordance with the requirements National Planning Guidance, these approaches to the delivery of residential development will meet the identified housing requirement in full.	To bring the Plan up-to-date
ALD2	<b>Policy ALD2 – Housing Development</b> This Plan provides for around 15 dwellings to be developed in the Neighbourhood Plan area	<b>Policy ALD2 – Housing Development</b> This Plan provides for around 15 dwellings to be developed in the Neighbourhood Plan area	Bring policy up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	<p>between 2018 and 2036. This growth will be met through:</p> <ul style="list-style-type: none"> <li>i) the allocation of sites as identified in separate policies in Plan and on the Policies Map; and</li> <li>ii) small “windfall” sites and infill plots of one or two dwellings within the Built-Up Area Boundary that come forward during the plan period and are not identified in the Plan; and</li> <li>iii) conversions and new development opportunities outside the Built-Up Area Boundary in accordance with paragraph 79 of the NPPF.</li> </ul>	<p>between 2018 and 2036. This growth will be met through:</p> <ul style="list-style-type: none"> <li>i) the allocation of sites as identified in separate policies in Plan and on the Policies Map; and</li> <li>ii) small “windfall” sites and infill plots of one or two dwellings within the Settlement Boundaries that come forward during the plan period and are not identified in the Plan; and</li> <li>iii) conversions and new development opportunities outside the Settlement Boundaries in accordance with paragraph 84 of the NPPF.</li> </ul>	
6.14	<p>6.14 Having given careful consideration to the longer-term needs of the village and taking into account the feedback from the community consultation event in July 2018, a site fronting onto The Street is allocated for five dwellings for development no earlier than 2026. This delay is made on the basis that a permission already exists for seven dwellings at Hadleigh Road (Policy ALD3) and that there is a need to continue the long-term trend of limited and small-scale growth in the village over the lifetime of the Plan through development that is more likely to meet a “proven local need” in accordance with Policy CS11 iii) of the adopted Core Strategy rather than front-load development that cannot satisfy the Core Strategy policy.</p>	<p>6.14 Having given careful consideration to the longer-term needs of the village and taking into account the feedback from the community consultation event in July 2018, a site fronting onto The Street is allocated for five dwellings for development no earlier than 2026. This delay is made on the basis that a permission already exists for seven dwellings at Hadleigh Road (Policy ALD3) and that there is a need to continue the long-term trend of limited and small-scale growth in the village over the lifetime of the Plan through development that is more likely to meet a “proven local need”.</p>	Reflects that Core Strategy no longer exists
6.15	<p>6.15 Given the identified need for smaller homes in the village, the development will be limited to dwellings that provide a mix of two and three bedroomed homes. It is also important that a substantial belt of screen planting using native species is delivered at the rear of the site in order</p>	<p>6.15 Given the identified need for smaller homes in the village, the development will be limited to dwellings that provide a mix of two and three bedroomed homes that, as identified in Map 5, should include semi-detached properties in order to avoid an over-developed frontage that</p>	To provide clarity of purpose of Map 5



Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	to minimise the impact of the development on the countryside.	would be out of character with the surrounding area. It is also important that a substantial belt of screen planting using native species is delivered at the rear of the site in order to minimise the impact of the development on the countryside.	
6.16	6.16 As the site lies within 13 kilometres of the Stour and Orwell Estuaries Ramsar site, additional residential development could result in detrimental recreational impacts on the designated site. Suffolk Coast Recreational Avoidance and Mitigations Strategy (Suffolk RAMS) is being prepared by a partnership including Babergh District Council and it may be necessary for proposals on this site to contribute towards or deliver measures through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.	6.16 As the site lies within 13 kilometres of the Stour and Orwell Estuaries Ramsar site, additional residential development could result in detrimental recreational impacts on the designated site. Suffolk Coast Recreational Avoidance and Mitigations Strategy (Suffolk RAMS) has been prepared by a partnership including Babergh District Council and it may be necessary for proposals on this site to contribute towards or deliver measures through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.	Bring Plan up-to-date
ALD4	Policy ALD 4 – Land north of The Street A site of approximately 0.3 hectares as shown on the Policies Map north of The Street is allocated for a mix of five, two and three bedroomed dwellings; The development will not be permitted to be commenced before 2026. Detailed proposals for this development should have regard to the Site Concept Plan illustrated on Map 5 and: i) provide appropriate screen planting of a type to be agreed on the northern, eastern and western boundaries and; ii) where necessary, having regard to the emerging Suffolk Coast Recreational Avoidance and Mitigation Strategy, contribute towards or deliver measures	Policy ALD 4 – Land north of The Street A site of approximately 0.3 hectares as shown on the Policies Map north of The Street is allocated for a mix of five, two and three bedroomed dwellings; The development will not be permitted to be commenced before 2026. Detailed proposals for this development should have regard to the Site Concept Plan illustrated on Map 5 and: i) provide appropriate screen planting of a type to be agreed on the northern, eastern and western boundaries and; ii) where necessary, having regard to the Suffolk Coast Recreational Avoidance and Mitigation Strategy, contribute towards or deliver measures identified through project level	Bring policy up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	identified through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.	HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.	
6.19	<p>6.19 It is therefore important to have a policy in place to enable such development to take place. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 77 of the NPPF, which states that local authorities should consider whether this approach would help provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data/ Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the</p>	<p>6.19 It is therefore important to have a policy in place to enable such development to take place. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 76 of the NPPF, which states that local authorities should consider whether this approach would help provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data/ Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the</p>	Bring Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.	needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.	
ALD4	<p>Policy ALD 4 – Affordable Housing on Rural Exception Sites</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the main village Built-Up Area Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:</p> <ul style="list-style-type: none"> <li>i) remains affordable in perpetuity;</li> <li>ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;</li> <li>iii) is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.</li> </ul> <p>These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety. To be acceptable, proposals should demonstrate that a local need exists which</p>	<p>Policy ALD 4 – Affordable Housing on Rural Exception Sites</p> <p>Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the main village Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:</p> <ul style="list-style-type: none"> <li>i) remains affordable in perpetuity;</li> <li>ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;</li> <li>iii) is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.</li> </ul> <p>These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety. To be acceptable, proposals should demonstrate that a local need exists which</p>	Bring Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	cannot be met by applying normal planning policy for the provision of affordable homes in association with the market housing. Any assessment and the accommodation proposed should contribute to meeting this proven need. In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.	cannot be met by applying normal planning policy for the provision of affordable homes in association with the market housing. Any assessment and the accommodation proposed should contribute to meeting this proven need. In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.	
7.1	<p>7.1 Paragraph 99 of the NPPF states that “the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” Paragraph 100 states that the designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>• in reasonably close proximity to the community it serves;</li> <li>• demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• local in character and is not an extensive tract of land.</li> </ul> <p>It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development.</p>	<p>7.1 Paragraph 106 of the NPPF states that “the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” Paragraph 107 states that the designation should only be used where the green space is:</p> <ul style="list-style-type: none"> <li>• in reasonably close proximity to the community it serves;</li> <li>• demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• local in character and is not an extensive tract of land.</li> </ul> <p>It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development.</p>	Bring Plan up-to-date
Policies Map		Amend key to refer to Settlement Boundary rather than Built-Up Area Boundary	Bring Plan up-to-date
Appendix	In the absence of an up-to-date housing requirement at the district level and any indicative figure for Aldham being provided by Babergh, the	In the absence of an up-to-date housing requirement at the district level and any indicative figure for Aldham being provided by Babergh, the	Bring Plan up-to-date



Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	<p>following methodology has been used to calculate a requirement. It uses the Government's 2014 Household Projections as requested by the Secretary of State in an announcement in October 2018. A base date of 1 April 2018 has been used for this Plan as it reflects the most recent land availability data available when work on the Neighbourhood Plan commenced.</p> <p><i>continued.....</i></p> <p>The August 2017 Joint Local Plan consultation proposed a range of growth across Hinterland Villages of between 5% and 15% of the housing requirement. Notwithstanding the belief that Aldham should be designated as a Hamlet in the emerging Joint Local Plan, we have applied the net requirement calculated above to the August 2017 options, based upon the proportion of the population in the village compared with the total of all proposed Hinterland Villages in Babergh.</p>	<p>following methodology was used to calculate a requirement for the 2020 Neighbourhood Plan. It used the Government's 2014 Household Projections as requested by the Secretary of State in an announcement in October 2018. A base date of 1 April 2018 was used for this Plan as it reflected the most recent land availability data available when work on the Neighbourhood Plan commenced.</p> <p><i>continued.....</i></p> <p>The August 2017 Joint Local Plan consultation proposed a range of growth across Hinterland Villages of between 5% and 15% of the housing requirement. Notwithstanding the belief that Aldham should be designated as a Hamlet in the emerging Joint Local Plan, the 2020 Neighbourhood Plan applied the net requirement calculated above to the August 2017 options, based upon the proportion of the population in the village compared with the total of all proposed Hinterland Villages in Babergh.</p>	