

REGULATION 15 SUBMISSION DRAFT

CHELMONDISTON
NEIGHBOURHOOD DEVELOPMENT PLAN

CHELPIN PLAN 2020 - 2036

CHELMONDISTON

PIN MILL

December 2020

Foreword

Welcome to the Submission version of the Chelmondiston Neighbourhood Development Plan.

Prepared by a Steering Group of volunteers this version of the Chelmondiston Neighbourhood Development Plan (Chelpin Plan for short) has been revised following consideration of the responses to the formal the Regulation 14 public consultation on the pre-Submission Draft Plan from July to September 2020.

Why do we want a Neighbourhood Development Plan?

Because a Neighbourhood Development Plan is a key part of the planning system that helps local people shape the future of their area. If approved in a referendum the Chelpin Plan will become part of the statutory development plan for the area. The Chelpin Plan will then be used to help determine planning applications. It will also have a financial benefit, as once approved the Parish Council will receive an increase in the Community Infrastructure Levy payable to the parish at 25% instead of 15%.

What's happened to the Village Development Framework (VDF)?

The VDF was prepared by the Parish Council in 2016. The VDF has not been forgotten, we are using it as part of the evidence base for the Chelpin Plan, and many of the key issues the VDF identified remain relevant.

What will the Chelpin Plan achieve?

We aim to develop a Plan that gives residents, businesses and others interested in the future of Chelmondiston and Pin Mill a greater say over future development. Particularly how that affects the area's natural and built environment and how these important assets are protected. This is not to say that there will not be any new development for housing, there will, but that is being dealt with in the new Local Plan that currently plans for 52 new homes in Chelmondiston up to 2036.

How long will the Chelpin Plan take to prepare?

The preparation of Neighbourhood Development plans is set out in a process determined by government and there are several further steps to go through before the final Chelpin Plan is accepted, including examination by an independent examiner and a local referendum. Only if a majority of residents vote "yes" in the referendum, will the Chelpin Plan become part of planning policy for the area. We anticipate this will take another 12 months. If you want the details of all the steps of the process, these are available on the Parish Council website:

<http://chelmondiston.onesuffolk.net/village-news/httpswww-qov-ukguidanceneighbourhood-planning-2/>

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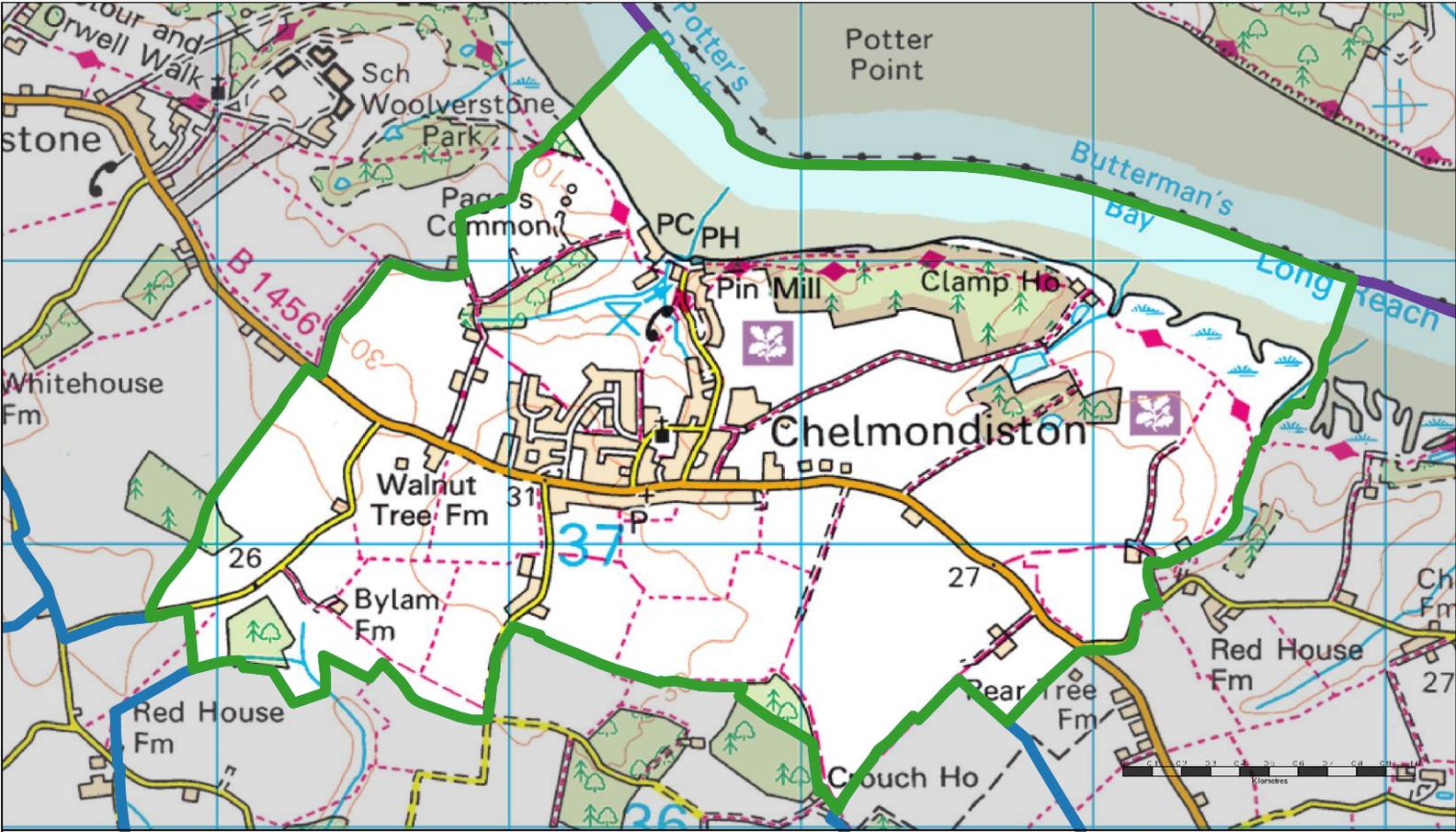
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Map 1. Chelmondiston Neighbourhood Area (Source: Babergh District Council)



Chelmondiston Neighbourhood Plan Area



BABERGH DISTRICT COUNCIL



SCALE 1:18500

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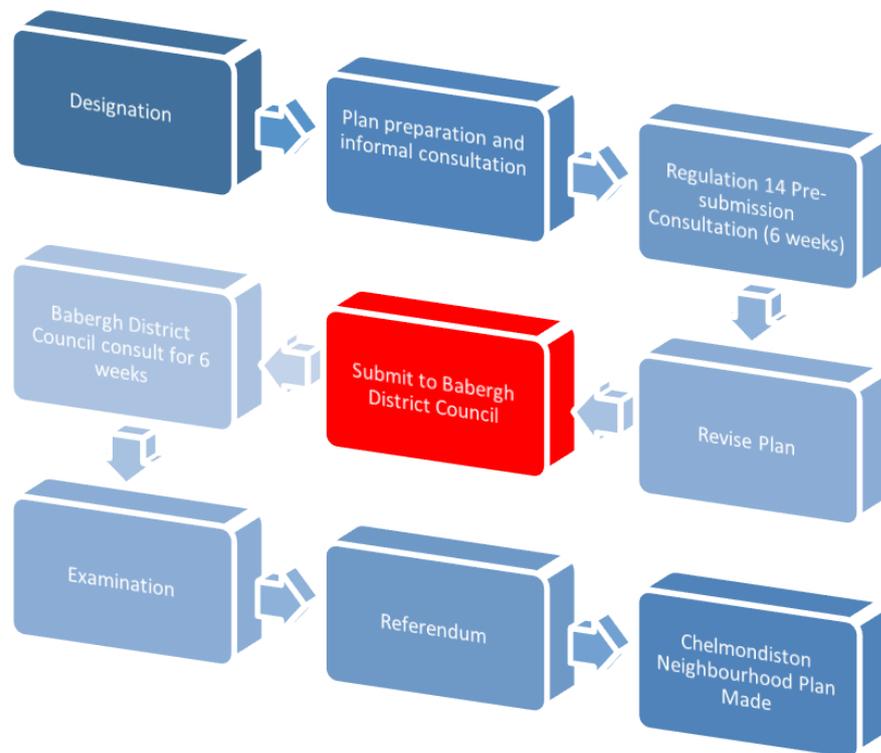
1 Introduction

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through this NDP, the Chelpin Plan, local people in Chelmondiston parish now have the opportunity to shape new development in the area. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.2 The Chelmondiston NDP (Chelpin Plan) will sit alongside the planning policies of Babergh and Mid Suffolk District Councils.

Neighbourhood Plan Process and Preparation

- 1.3 Chelmondiston Parish Council, as a qualifying body, believes this is an important power for local people to use and decided to prepare an NDP for Chelmondiston. The Parish Council applied to Babergh District Council (BDC) for the parish to be designated as a neighbourhood area in March 2018. The application for designation was approved by BDC on 23rd March 2018. The designated Neighbourhood Area is shown on Map 1.
- 1.4 A steering group comprising Parish Councillors and local residents was established to progress work on the plan. The steps in preparing a Neighbourhood Plan are set out in Figure 1 below.

Figure 1. Neighbourhood Plan Process



- 1.5 An informal consultation was held in March/April 2019 on a first draft of the Chelpin Plan. This posed a number of questions about the future of the area. Overall, 90 responses were received, and these are summarised in the Consultation Statement which is published as one of the Submission documents and is provided on the NDP website. The responses helped to shape the Regulation 14 Pre-submission Draft of the Chelpin Plan.
- 1.6 The Regulation 14 Pre-submission Plan was published for consultation for six weeks from 18th July 2020 until 1st September 2020. Residents, businesses, landowners and other stakeholders were invited to submit written comments, preferably by using one of the comment forms provided on the web site and returning these by post or email. Detailed responses were submitted by Babergh District Council and several consultation bodies including Historic England, Suffolk County Council, Environment Agency and Marine Management Organisation. Around 150 residents responded and the majority were in support of the Plan. A local landowner also commented through their agent. Full details of the responses and information setting out how the comments have been considered and have led to any resulting changes to the Chelpin Plan are provided in the accompanying Consultation Statement.

2 Key Issues, Vision and Objectives

Key Issues

2.1 The Key Issues that have been identified for the Chelpin Plan are set out below:

- **How much future development? What and where?**

In principle new houses should be on infill sites or previously developed sites and otherwise on a small scale - single or small groups of houses that relate well to the neighbouring environment. There should be restricted development in the Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest, (SSSIs) and RAMSARs site (protected wetlands)

- **Caring for the natural environment.**

Any developments on the edge of built-up areas should minimise their visual impact on the landscape.

- **What should new buildings look like?**

They should be well designed, sympathetic to their surroundings, and make a positive contribution to the landscape.

- **What community facilities do we need?**

We would generally wish to see the enhancement of sports and other recreational facilities.

- **What adequate supporting infrastructure do we need?**

Clearly, we need a sustainable mix of homes, local businesses and jobs and other facilities.

Vision

2.2 The NDP will help to address some of these key issues with the aim of achieving our Vision for Chelmondiston by 2036.

Vision for Chelmondiston

“To conserve and enhance the unique rural character of the Parish of Chelmondiston, its built and natural assets with particular reference to the need for protection of the Conservation Area at Pin Mill, the AONB status of part of the Parish and its areas of special interest (SSSIs, Stour and Orwell SPA and RAMSAR). By 2036 any development will have been sustainable, with the necessary infrastructure resulting in a place that is thriving and enjoyable for residents, local businesses and visitors”

AONB = Area of Outstanding Natural Beauty
SSSI = Site of Special Scientific Interest
SPA = Special Protection Area
RAMSAR = protected wetlands

Objectives

- 2.3 To achieve this Vision the following objectives have been set for the Chelmondiston NDP. The objectives are not ranked in order of importance, seeking to achieve all of them is integral to delivering the Vision for Chelmondiston.

Chelpin Plan Objectives

- 1. To help manage future housing growth and to meet local housing needs within the neighbourhood area.**
- 2. To conserve and enhance the character of the neighbourhood area.**
- 3. To protect local green spaces, open spaces and public rights of way within the area.**
- 4. To protect the areas natural heritage – our coast, countryside, the AONB and designated wildlife sites.**
- 5. To protect and enhance community and recreation facilities.**
- 6. To support local business and economic development.**
- 7. To ensure that the area has appropriate levels of infrastructure, including foul wastewater and sewerage infrastructure.**

3 Chelmondiston Parish

Introduction

- 3.1 Chelmondiston parish lies on the northern edge of the Shotley Peninsula, roughly halfway between Ipswich and the eastern tip of the peninsula (Shotley Gate), Map 2. The peninsula is bounded by the River Stour to the south and the River Orwell to the north. The Orwell shore is both a Site of Special Scientific Interest (SSSI) and a RAMSAR site and part of the area falls within the Stour and Orwell Special Protection Area (SPA). The mudflats and small areas of reeds are rich in marine species. The rivers Stour and Orwell meet at Shotley Point where their estuaries form Harwich harbour. Situated within the harbour are two international ports: Harwich and Felixstowe.
- 3.2 The main part of Chelmondiston lies on the peninsula plateau and has grown up along the course of the B1456, with some developments, both older and newer, mainly to the north of this road. The parish extends to the River Orwell which is fed by a series of small streams or “Grindles” running down narrow valleys. The hamlet of Pin Mill lies at the edge of the River Orwell, on a broad bay of the river, at the foot of a narrow valley running down from Chelmondiston village.
- 3.3 The landscape of the Shotley Peninsula is predominantly ancient estate farmlands, with salt marshes and intertidal mudflats along the edge of the Orwell. The mudflats are an important winter feeding area for estuary birds, wildfowl and waders. The main crops farmed are winter wheat, winter and spring barley, potatoes and sugar beet. Local farms are modest in size and therefore fields are also relatively small, frequently divided by copses, hedgerows and woodland. Even within the heart of the built area of the village there are open spaces and large tracts of garden providing continuity of habitat to the fields and woodland.

Map 2. Location Map



- 3.4 Much of the area is recognised as being relatively unspoilt and important as a natural haven for wildlife and an outdoor recreation area within easy reach of many of Suffolk's larger towns. The main part of the parish lies within the Suffolk Coasts and Heaths AONB, and the remainder of the parish lies in the AONB Project Area. Additionally, Pin Mill hamlet is part of a Conservation Area which borders the Orwell and runs halfway up the valley of Pin Mill Road. There are a number of public rights of way in the area, which enable access into the AONB and provide residents and visitors access to the rural landscape.
- 3.5 The parish covers a wide range of wildlife habitats: arable, grassland (including sheep grazing and horse paddocks), scrub, heath, woodland and saltwater margins, all of which are valuable species-rich habitats. Along with the whole of the Shotley Peninsula, the parish falls under the Suffolk Biodiversity Partnership's Biodiversity Action Plan (BAP), including Habitat and Species Action Plans (HAPs and SAPs). Hedgerows and mature tree lines are of major importance in providing nest sites and cover. The range of habitats encourages a wide range of birds. Many species still to be found locally are under threat nationally. The range of habitats encourages a wide range of birds: skylarks, corn bunting, yellow hammer, barn owls, linnets, sparrow hawks and kestrels. In winter, as well as the skylarks, golden plover, lapwing and black-tailed godwit can be seen in the area.
- 3.6 Fallow and muntjac deer are seen regularly on the arable fields and in woods. Foxes are in evidence, but rarely seen. Field and bank vole have been seen in the past, Bats and hares are a common sight. Locally found reptiles and amphibians include grass snake, slow worm and common lizard, along with common newts, frogs and toads.
- 3.7 Insects include butterflies, the more common whites, tortoiseshell and peacock, alongside other less common species of butterfly such as speckled wood, comma, holly blue, red admiral, orange tip, and the occasional visitation of migrant painted lady. Dragonflies, darters and damselflies are common, particularly over ponds. The area is noted for its large population of stag beetles.
- 3.8 Although there is only one small area of ancient semi-natural woodland in the Parish (the NE corner of Broomfield Covert), the eastern part of Bylam Wood is a Planted Ancient Woodland Site, and the other woodland is mostly broadleaved, and therefore valuable habitat for invertebrates, nesting and roosting birds, understory and woodland plants. There is also a small area of alder carr at Dawns Covert. The tidal estuary fringe of Pin Mill woods is of particular interest, being a rare example of woodland adjacent to estuarial salt water. The mature, disease-free elm tree in Richardson's Lane should be noted as a natural asset which requires protection.

Early History

- 3.9 Evidence of human habitation from thousands of years ago has been found on our parish fields in the form of stone tools and delicately worked arrowheads. The parish is situated on the edge of a large tidal river and has a plentiful supply of freshwater streams making it an ideal site for settlement throughout the ages. Chelmondiston was first known as Ceolmund's tun, or farmstead of Ceolmund who settled here. There have been many variants of the village name. The Domesday Book gave the name as Canopetuna and documents dated 1568 mention Chempton.
- 3.10 During the 13th and 14th centuries the village was a crown manor and passed through the de Holbrooke family, but in 1749 Samuel Lucas was lord of the manor. The

estate passed into the Berner's family in 1841 and remained in that family until 1937 when it was sold to Oxford University, who purchased it with a large donation from Lord Nuffield. In 1957 it was sold by auction in smaller lots when many farmers and tenants were able to purchase their land and houses.

- 3.11 Two aspects characterise the nature of Chelmondiston Parish: the relatively isolated position as part of the Shotley Peninsula has meant the parish has historically turned its face to the water for transport rather than inland. The fertile soils in the area mean that arable agriculture has for centuries been the main activity and income generator.

Modern Chelmondiston

- 3.12 Chelmondiston and Pin Mill attract many visitors for a whole range of activities such as sailing, cycling walking/rambling, bird watching, photography and painting. There is a significant number of second homes within the parish owned by people who wish to escape from the city (very often London) to a quieter location where they can enjoy the whole range of outdoor activities on offer. The Annual Pin Mill Sailing Barge Match is an event which draws people from far afield to watch the iconic Thames barges, once so numerous in the River Orwell. Pin Mill Sailing Club has a clubhouse, and an area of grass with tables and benches.
- 3.13 Most of the older dwellings date back to the Victorian era with a few Georgian era brick farmhouses and weather-boarded cottages predating the brick-built cottages. House building increased during the 1850s/1860s to cope with the rising population. There was a small population decline following World War I, which coincided with a move to urban areas and the movement of labour from agriculture to manufacturing. Since then there was a steady population increase until the latter half of the 20th Century, with the greatest single increase probably coinciding with the building of Woodlands in the 1960's. From the second half of the 20th Century the population has been stable at around 1,000 adults and children.
- 3.14 The average age of the population is slightly above the Suffolk average. Median age in the 2011 census being 50 for Chelmondiston, but 42 for the county as a whole. Just over half of the population is of working age (56%), while 16% are under 16, and 28% are aged 65 or above.
- 3.15 The 2011 census shows a total number of usual residents to 1054. The total number of households in the 2011 census was 491 in a total of 519 dwellings, some of which are second homes of non-residents. 6% of the usual resident population consists of lone parent households, and a further 32% are lone person households, half above age 65 and half below that age.
- 3.16 Unemployment is low (1.7%) and roughly half the figure for Suffolk County. There is a higher than average number of residents with high level qualifications, and only 20% with no qualifications. Property ownership is higher than the county overall, with 72% of properties owned either outright or with a mortgage. Only around 13% of properties are social rented tenures.
- 3.17 In terms of education provision, Chelmondiston falls in the Orwell ward where there is a surplus of 15 full time places once approved planning applications are taken into consideration. As it stands there will be sufficient childcare places to accommodate an additional 52 dwellings by 2036. Chelmondiston Church of England Primary School has a capacity of 140 places, however for planning purposes 95% capacity is used, making the capacity 133 places. The forecast for 2024/25 is a surplus of 44

places. Based on current forecasts, the school has sufficient surplus capacity to accommodate the additional pupils arising from development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school by prioritising in catchment pupils through the admissions process.

- 3.18 Holbrook Academy has a capacity of 600 places, however using 95% capacity, there is 570 places. The forecast up to 2024/25 expects a deficit of 49 places. The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school from 600 to 750 places. A high-level feasibility study has been completed which indicates that the accommodation can expand beyond the net capacity of 600 on the existing site. Development will be expected to contribute towards the expansion costs of schools.

4 Planning Policy Context

Introduction

- 4.1 The regulations governing the preparation of Neighbourhood Development Plans require that they must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. It is therefore important that, as the Chelplin progresses, it continues to reflect this higher-level planning framework.
- 4.2 Strategic planning policy is changing through the new Babergh and Mid Suffolk Joint Local Plan (JLP). The Chelplin Plan does not have to be in general conformity with this emerging plan, but the government's National Planning Practice Guidance (NPPG) advises that "the reasoning and evidence base informing the Local Plan process may be relevant to the consideration of the basic conditions against which the neighbourhood plan is tested". The Chelplin Plan has been prepared to take account of this and other guidance in the NPPG.

National Planning Policy

- 4.3 National planning policy is set out in the revised National Planning Policy Framework (NPPF)¹ published in February 2019. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role and an environmental role.
- 4.4 The NPPF also sets out the scope of non-strategic policies that can be used in neighbourhood plans to set "more detailed policies for specific areas, neighbourhoods or types of development" (paragraph 28). This can include "allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies." More specifically for neighbourhood plans NPPF states:

29. Neighbourhood planning gives communities the 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.

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Babergh District Planning Policy

- 4.5 The development plan for the area currently comprises the following documents:
- Babergh Local Plan 2011-2031 Core Strategy and Policies
 - Babergh Local Plan 2006 - Saved Policies
 - Suffolk Minerals Core Strategy
 - Suffolk Waste Core Strategy
- 4.6 The Chelpin Plan must be in general conformity with the strategic planning policies for the area. This makes the Local Plan 2011-2031 Core Strategy & Policies the most relevant document for the purposes of preparing the Chelpin Plan. The Local Plan provides a high-level, strategic plan for Babergh for 20 years from 2011-2031. The policies are broad, general, overarching policies outlining the strategy for growth and steering growth to sustainable locations. With the exception of five strategic allocations, the Core Strategy and Policies document does not allocate sites and other subsequent Development Plan Documents (DPDs), including the Chelpin Plan, will provide much more detailed policies covering detailed or specific requirements to cover many elements of development proposals and the site-specific details where new, smaller sites are to be allocated for development (or for other purposes).
- 4.7 Policy CS2 of the Local Plan **“Settlement Pattern Policy”** sets out how development will be managed within this hierarchy.

“Most new development (including employment, housing, and retail, etc.) in Babergh will be directed sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages identified below. In all cases the scale and location of development will depend upon the local housing need, the role of settlements as employment providers and retail/service centres, the capacity of existing physical and social infrastructure to meet forecast demands and the provision of new / enhanced infrastructure, as well as having regard to environmental constraints and the views of local communities as expressed in parish / community / neighbourhood plans.”

For Hinterland Villages such as Chelmondiston Policy CS2 states:

“Hinterland Villages will accommodate some development to help meet the needs within them. All proposals will be assessed against Policy CS11. Site allocations to meet housing and employment needs may be made in the Site Allocations document where circumstances suggest this approach may be necessary.”

Outside of the Town/Urban Areas, Core Villages and Hinterland Villages development will be considered to be in open countryside and ***“will only be permitted in exceptional circumstances subject to a proven justifiable need.”***

Emerging Babergh / Mid Suffolk Planning Policy

- 4.8 An important new planning document that has been taken into account in preparing the Chelpin Plan is the emerging Babergh and Mid Suffolk Joint Local Plan (JLP). The Joint Local Plan - Pre-submission (Regulation 19) was published for consultation from 12 November 2020 until 24 December 2020.
- 4.9 The JLP Preferred Option proposed some major changes to planning policy in the parish. New settlement boundaries have been put forward for Chelmondiston (which remains a Hinterland Village) and Lings Lane and for Pin Mill (classified as a Hamlet Village) (Maps 3a and 3b). These new settlement boundaries are adopted here and are shown on the Policies Map of the Chelpin Plan. Development within the settlement boundaries of Hinterland and Hamlet Villages will be permitted, provided it meets the more detailed provisions in the emerging JLP's Policy SP03 – Settlement Hierarchy.
- 4.10 When the Joint Local Plan is adopted, the Parish Council will undertake a review of the Chelpin Plan in order to ensure the NDP remains relevant and up to date.

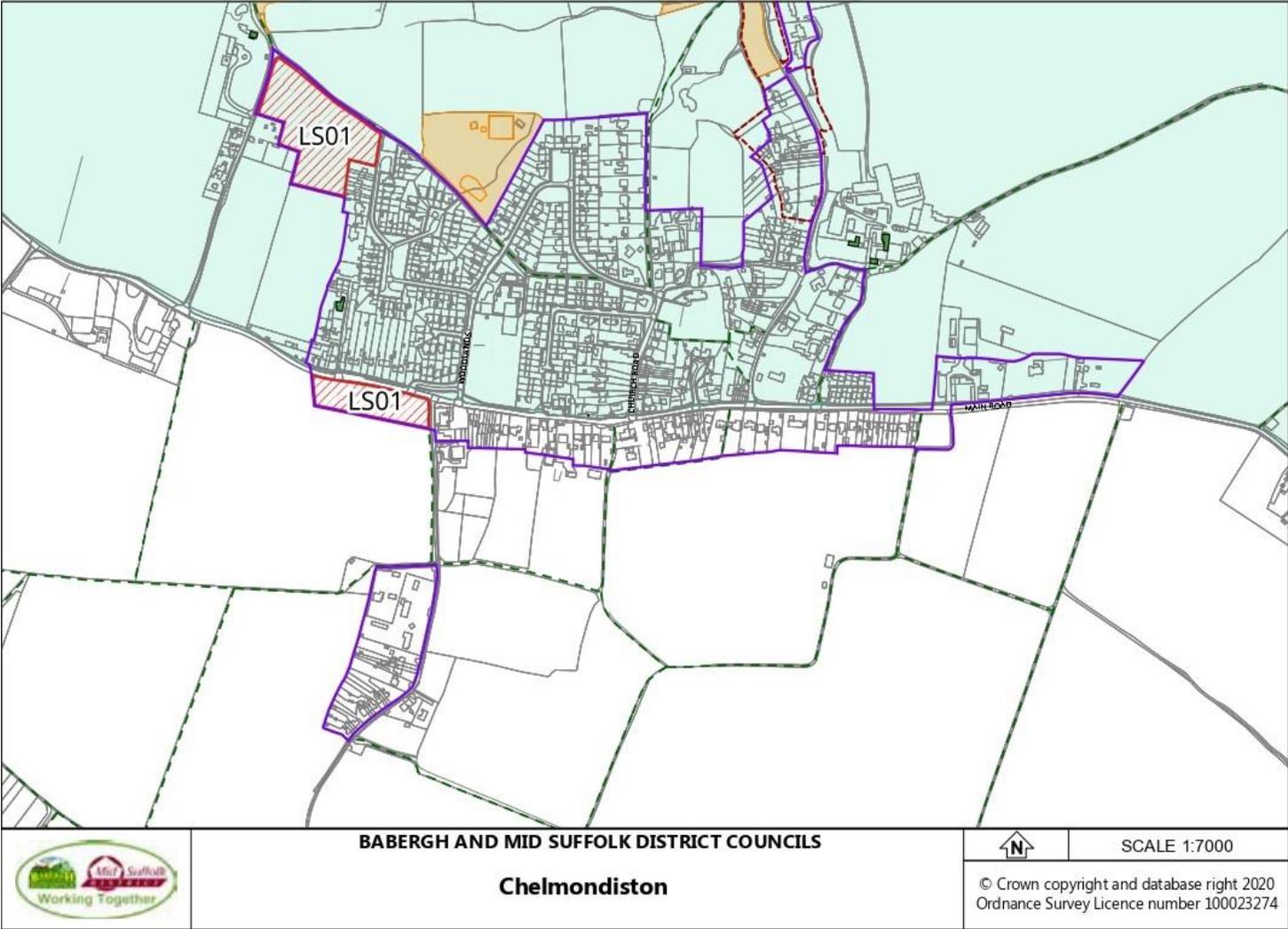
Draft South East Marine Plan

- 4.11 Marine plans inform and guide decision makers on development in marine and coastal areas. At its landward extent the Marine Plan boundaries extend up to the level of the mean high water spring tides mark (which includes the tidal extent of any rivers), and there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. The Draft South East Marine Plan was published for public consultation on 14th January 2020, at which point it became material for consideration. The South East Marine Plan covers the area from Landguard Point in Felixstowe to Samphire Hoe near Dover, including the tidal extent of any rivers within this area.

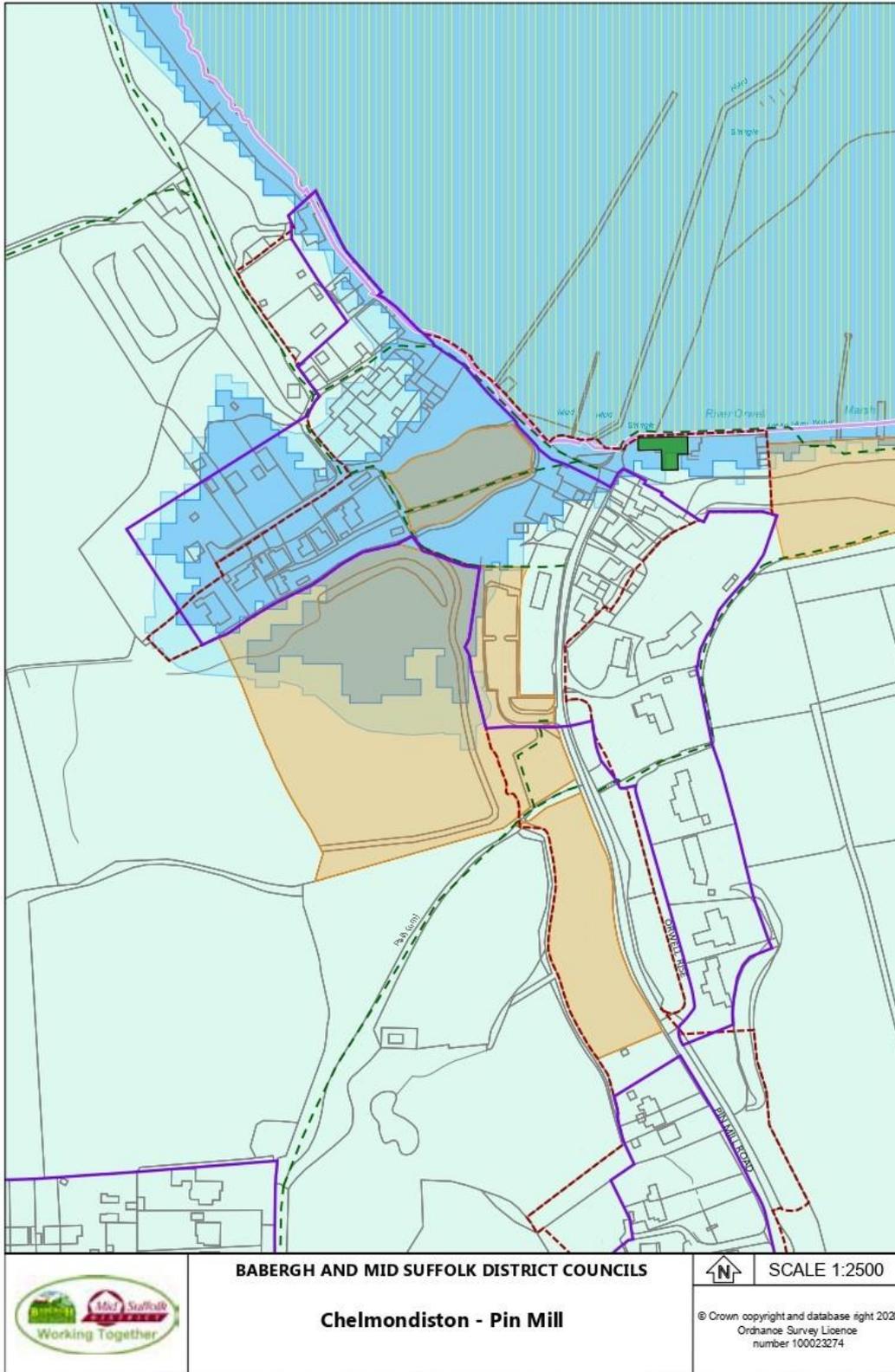
Other Relevant Legislation

- 4.12 There is other statutory environmental legislation which protects various aspects of the environment. For example the important considerations for water quality are set out in the Water Framework Directive (WFD), Habitats directive and the local water environment, particularly the Orwell Estuary; parts of which are designated important protected areas such as a SSSI, SAC and SPA. The two principal requirements of the WFD are that development activities within the neighbourhood must not lead to a deterioration of the water environment and opportunities should be taken to improve river status where possible. Important local environmental information relevant to the parish can be found on the .gov.uk website or the Catchment Data Explorer. No deterioration in the local (water) environment should occur as a result of development pressures within the parish.

Map 3a. Chelmondiston (Hinterland) Place Map, Babergh and Mid Suffolk Joint Local Plan - Pre-submission (Regulation 19) Document (November 2020)



Map 3b. Chelmondiston - Pin Mill (Hamlet) Place Map, Babergh and Mid Suffolk Joint Local Plan - Pre-submission (Regulation 19) Document (November 2020)



Key to Maps 3a and 3b

Policies Map Key

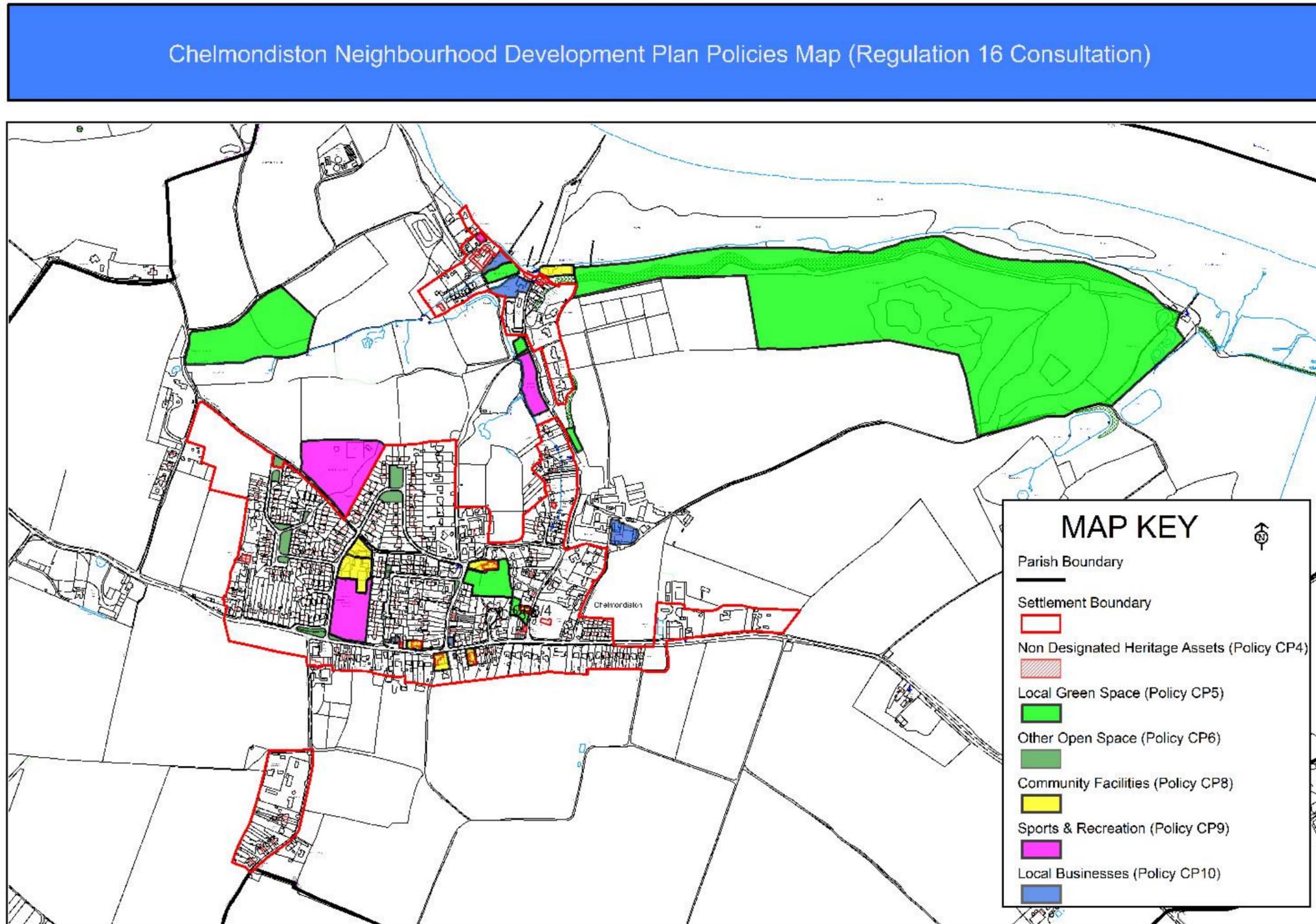
Key

-  Residential Allocations (LA###/ LS01)
-  Strategic Employment Sites (SP05)
-  Settlement Boundaries (SP03)
-  District Boundaries
-  Parish Boundaries (where settlements span multiple parishes)
-  Key Infrastructure Requirements
-  Areas of Outstanding Natural Beauty (LP20)
-  Local Nature Reserve
-  Protected Habitats and Species Sites (SPA, SAC and Ramsar)
-  Sites of Special Scientific Interest
-  Designated Open Space (LP30)
-  Gypsy and Traveller Sites (LP09)
-  Public Rights of Way
-  Flood Zone 2 (LP29)
-  Flood Zone 3 (LP29)
-  Ancient Woodland
-  Conservation Area
-  County Geodiversity Sites
- Listed Buildings**
 -  Grade I
 -  Grade II*
 -  Grade II
-  Registered Parks and Gardens
-  Scheduled Ancient Monuments

5 Neighbourhood Plan Policies

- 5.1 This section of the Chelpin Plan sets out the plan's planning policies that will help to guide development in Chelmondiston up to 2036. The policies are defined below each Chelpin Plan objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole.
- 5.2 As well as the policies themselves, the Chelpin Plan also has a Policies Map, this is included as Map 4 and is also published as a separate larger scale plan.
- 5.3 A range of evidence sources have been used in preparing the Chelpin Plan, including the VDF. Where necessary these are referred to in the "Background/Justification" section that follows each of the Chelpin Plan's policies. Also, at the outset of the Chelpin Plan's preparation a *Planning Policy Assessment and Evidence Base Review* document was prepared, this is available separately.

Map 4. Policies Map



Housing and Design

CP OBJECTIVE 1 - To help manage future housing growth and to meet local housing needs within the neighbourhood area.

Policy CP1 New Housing Development within Settlement Boundaries

Proposals for new housing development will be supported where they come forward within the defined settlement boundaries for Chelmondiston, Pin Mill and Lings Lane (as shown on the Policies Map) and where they are both consistent with the designation of those areas within the adopted settlement hierarchy and other policies in this Plan.

Proposals for development located outside of the settlement boundaries will only be permitted in exceptional circumstances subject to proven justifiable need.

The sequential test will be applied to development proposals to direct development to sites with the lowest risk of flooding.

Background / Justification

- 5.4 An important role for the Chelpin Plan is to help manage future housing growth in Chelmondiston, Pin Mill and Lings Lane. This will be within the defined settlement boundaries. The emerging Joint Local Plan sets out revised settlement boundaries for Chelmondiston and Lings Lane (identified as a Hinterland Village), Pin Mill (now identified as a Hamlet). While accepting that the JLP is still subject to consultation, and that these boundaries may change, they provide a suitable framework for decision making and are therefore adopted in this Plan and are shown on the Policies Map. Other policies in this Plan seek to manage future development within those boundaries to ensure that it is of high quality, it is in keeping with the character of those areas, and that it protects built and natural heritage assets. Parts of the Plan area are at risk of flooding (for instance some properties in the Pin Mill area are in tidal flood zone 3a). It is important therefore that development is directed towards areas at lower flood risk.
- 5.5 As well as housing within the village and hamlets, there are a number of houseboats on the river at Pin Mill; adjacent to the Butt & Oyster Public House, that are part of the distinctive character of the area and provide a unique type of housing. Local Plan Policy CR15 (2014) sets out how development in this area should be managed. In time, it is intended that this will be replaced by Joint Local Plan Policy LP10. Whilst the Chelpin Plan does not try to repeat the details of these policies it is worth emphasising the following:
- The houseboats should respect the natural environment within which they are situated and not result in any adverse effect on the Stour and Orwell

Estuaries Special protection Area and Ramsar site or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

- The general character of the houseboat area (e.g. numbers and appearance) should be maintained to support the vibrancy of the community.
- The Parish Council encourages houseboat owners to maintain their property to a high standard and not to allow this to become a visual or environmental nuisance to neighbouring vessels.
- Parish Council also encourages houseboat owners to use local boat building, fabrication, outfitting and repair facilities where possible to continue to support businesses local to Pin Mill.
- Houseboats owners should familiarise themselves with the proposed Pin Mill Good Practice Guide which is being prepared by Babergh District Council in consultation with the local community, landowners, and the Parish Council.

Policy CP2 Design Principles

All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of the settlement within which it is located. Development will not be supported where it is of poor design that has a significant adverse impact on the character of the area.

Innovation in the design of new buildings is encouraged; historical styles should not necessarily be replicated but designs should use locally distinctive materials or forms in new and interesting ways.

To ensure good design is achieved development should be designed to take account of and will be assessed against the following criteria, where relevant:

- (a) It reinforces local distinctiveness by demonstrating that it has taken account of, and responded to, good quality examples of street layouts, blocks and plots, building forms, materials (e.g. Suffolk Red Brick and weatherboarding, slate and tile for roofs) and detailing, building style and the vernacular of the settlement in which it is to be located including the design and scale of windows and glazing, doors and porches, eaves and gables, gates and boundary walls and fences;**
- (b) It is designed in such a way so as to make a positive use of local landform, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;**
- (c) It conserves and/or creates new habitat, nesting and roosting opportunities for wildlife and creates wildlife corridors with other wildlife areas within and beyond the neighbourhood boundary where feasible and relevant to the development proposed;**
- (d) It creates a feeling of spaciousness by incorporating new open spaces that are enclosed, integrated and overlooked by buildings and are in prominent useable locations**

- (e) It protects and enhances the public rights of way network, where reasonable, and promotes accessibility for all, including those with mobility problems;**
- (f) It includes appropriate boundary treatments that reflect local context for example by matching the materials, style and height of those of adjoining properties, when these are of good design quality;**
- (g) It contributes to local identity, and sense of place. Proposals should not feature generic designs and should display how they take account of the locally distinctive character of the area in which they are to be located within the Design & Access Statement;**
- (h) It respects the height of the immediate surrounding area. Where planning permission is required, future development will generally be expected to be no more than two storeys, have pitched roofs. Higher buildings will be supported where they are appropriate to their setting;**
- (i) It uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable artificial alternatives;**
- (j) It includes features to reduce carbon emissions and increase water efficiency. Where such features are proposed they should be a sympathetic to the character of the surrounding area. In meeting this criterion applicants are encouraged to go beyond any standard set by Building Regulations relevant at the time or any standards set in Local Plan policy;**
- (k) Extensions to existing dwellings should harmonise with the style, size, building materials and character of surrounding properties;**
- (l) Outbuildings should be of a style and size commensurate with the neighbouring buildings. Traditionally outbuildings have been brick or weather-boarded and with pitched tiled or slated roofs;**
- (m) It has appropriate car parking in accordance with the County Council's adopted standards and, where possible, this is sited so that it is unobtrusive and does not dominate the street scene the visual impact of car parking should be minimised;**
- (n) Development will not result in water run-off that would add to or create surface water flooding and unless inappropriate shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality,**

Poor design when assessed against the above criteria will not be supported.

Background / Justification

- 5.6 National planning policy seeks to achieve good quality design and well-designed places. Through the Village Development Framework (VDF), the Parish Council has tried to achieve similar aims. Many of the elements of good design in the neighbourhood area were identified in the VDF and this remains evidence relevant to the preparation of the Chelpin Plan. Unfortunately, the VDF was only a non-statutory planning document, this meant it could only ever carry limited weight. The Chelpin Plan now offers the opportunity for local people and others to help shape the future of the area in a far more significant way by helping to set development [plan](#) policy for

the area that will promote, manage, and, if successfully implemented, lead to good design in new development.

- 5.7 Policy CP2 includes a set of criteria that new development, where appropriate and relevant, should seek to meet. The need to protect local distinctiveness and the local environment were key areas highlighted by residents in response to the informal consultation (Appendix 2). These criteria also seek to produce more sustainable development, particularly in terms of their resource use and consumption. The Parish Council will encourage all applicants and developers to move towards creating 'Passive House' homes that help to minimise the impact of climate change. Public rights of way can encourage healthy lifestyles by enabling access to the natural environment for physical and mental health and wellbeing. Suffolk County Council has a 2030 commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.
- 5.8 Policy CP2 also notes that development should make positive use of hedgerows. Traditional hedgerows are an important landscape feature of the parish which support local biodiversity and should be retained and enhanced. A few years ago (2012) the Parish contributed to a survey of Suffolk hedgerows (see <https://www.eastsuffolk.gov.uk/assets/Environment/Green-Issues/SuffolkHedgerowSurvey1998-2012web.pdf>). Information specific to Chelmondiston is listed on pdf pp58 and 82.
- 5.9 Suffolk County Council has advised that in general, Chelmondiston has a low risk of surface water flooding, is within flood zone 1 and has no risk of reservoir flooding. Pin Mill does have a history of surface water flooding along the Pin Mill Road, and Suffolk County Council built a series of measures including an attenuation area to store surface water when there is the combined effect of heavy rainfall and a high or spring tide. These measures are maintained by the Parish. Also, as the hamlet is coastal large parts are within flood zones 2 and 3. There is an issue at the Strand at Wherstead and high spring tides can reduce accessibility to/from the parish leading to traffic diverting through other parishes of Tattingstone, Stutton and Holbrook.

Heritage

CP OBJECTIVE 2 - To conserve and enhance the character of the neighbourhood area.

Policy CP3 Development within Pin Mill Conservation Area

All new development within and affecting the setting of Pin Mill Conservation Area (Map 5) will be expected to maintain, and where possible enhance, the positive attributes of the Conservation Area and its setting. Where planning permission is required, development proposals will be supported where they:

- (a) Maintain the historic pattern of development by respecting the area's historic street layouts, building plots and boundary treatments;
- (b) Use pitched roofs with cottage style dormer windows or flat roofs and which are of a good quality design and provide chimneys where appropriate;
- (c) Use ironwork or wood for gates and fences where appropriate;
- (d) Maintain existing buildings as far as practicable using original or sympathetic materials in any conversion;
- (e) Use matching replacement windows and new window openings to replicate those existing in the property (where these are of a style and material appropriate to the age and character of the building);
- (f) Consider the public realm so that areas attached to buildings that are easily visible from the public highway/footway, such as boundary walls/fences, public seating areas etc. reflect the nature of surrounding areas, and avoid formality and urban styles in informal rural settings.
- (g) Retain open spaces, mature trees and hedgerows; and
- (h) Where below ground works and investigations are required, include suitable archaeological investigations and records.

Policy CP4 Development affecting non-designated heritage assets

Development affecting the non-designated heritage assets in the area should conserve those assets in a manner appropriate to their significance. The following non-designated heritage assets have been identified.

CP4/01	3 cottages of the former Alma Public House
CP4/02	Anchor Mill
CP4/03	Baptist Chapel
CP4/04	Boatyard Cottages
CP4/05	Old Coal Store
CP4/06	Dion's Cottage
CP4/07	King's Boatyard
CP4/08	Methodist Chapel
CP4/09	Old Bakery
CP4/10	Old Meeting Room
CP4/11	Pin Mill Sailing Club Clubhouse
CP4/12	Red Lion Public House
CP4/13	Riverview Cottage
CP4/14	Spring Cottage
CP4/15	St Andrew's Church
CP4/16	The Grange
CP4/17	Village Hall

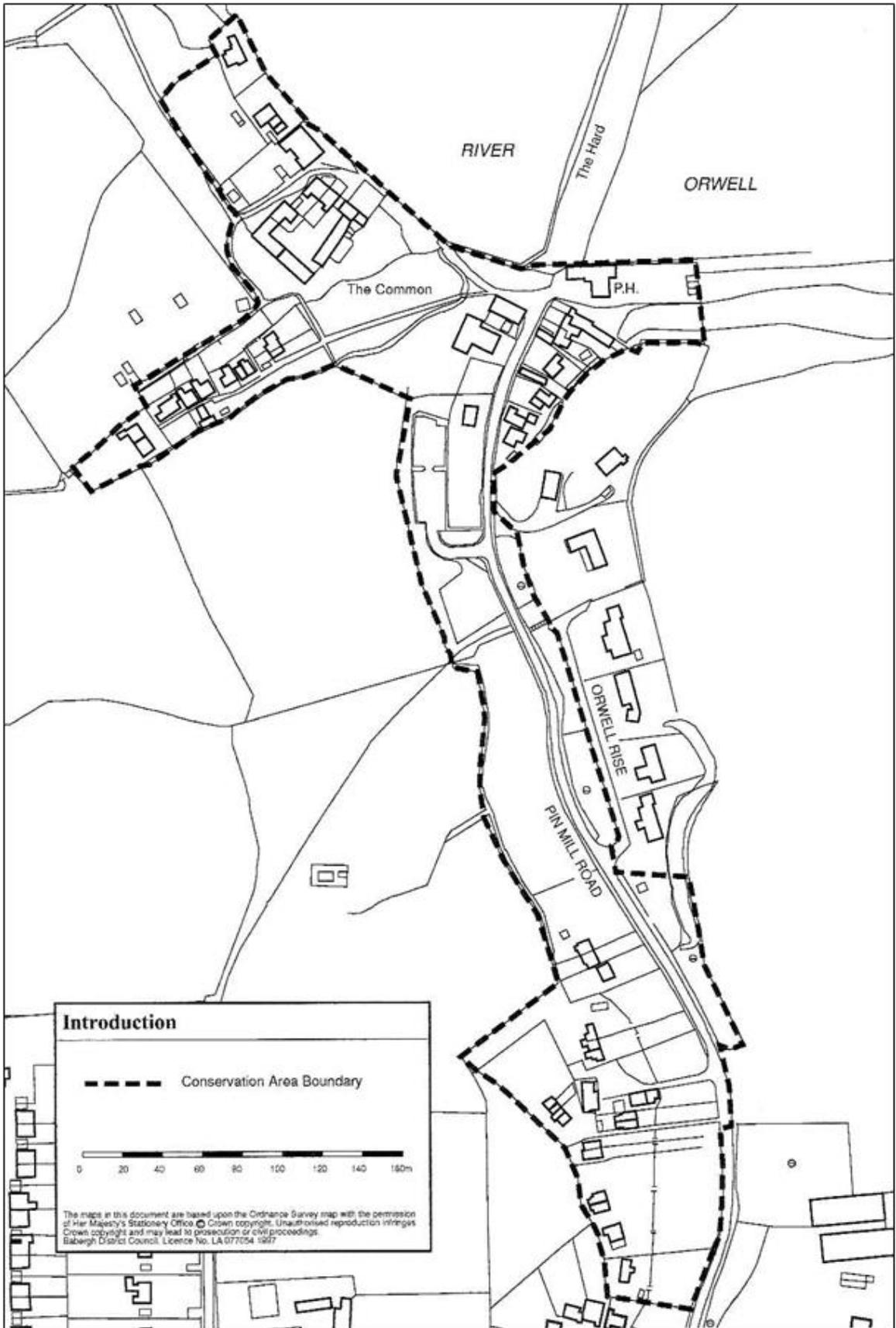
Background / Justification

- 5.10 The neighbourhood area includes a number of designated heritage assets, including Listed Buildings and Pin Mill Conservation Area. Policy CP3 using evidence from the Conservation Area Appraisal and the VDF sets development plan policy for this area.

Policy CP3 does not override or replace the statutory protections listed buildings the Conservation Area already have through other legislation, what it seeks to provide is a set of criteria that developers and designers can use to help shape their planning proposal. These criteria will then be used by decision makers to assess the suitability or otherwise of proposals within or affecting the setting of the Conservation Area

- 5.11 As well as the neighbourhood area's designated heritage assets there are also buildings, structures and features that have heritage value, so-called non-designated heritage assets. Policy CP4 identifies these non-designated heritage assets. They have been identified by the Steering Group for their architectural, historical or cultural value to the area. Such assets do not benefit from the same degree of protection as do listed buildings, and in line with national planning policy will be protected through the Chelpin Plan in a manner appropriate to their significance.
- 5.12 Further information about the justification for the identified non-designated heritage assets is provided in Appendix 2. Following consideration of comments submitted during the Reg 14 consultation some buildings have now been deleted from the list. Naeden Lodge has been removed from the list as it is unlikely to have sufficient historic value to be considered a NdHA. It should however be noted as an example of good new design in the parish. Statutory Listed buildings are noted in Appendix 5 and the list includes some of the buildings previously proposed as Non designated Heritage Assets.

Map 5. Pin Mill Conservation Area (© Crown Copyright Babergh District Council)



Landscape and Environment

CP OBJECTIVE 3 - To protect local green spaces and open spaces within the area.

Policy CP5 Protecting Local Green Space

The following Local Green Spaces are designated in this Plan and are shown on the Policies Map:

- CP5/1 – Pin Mill Common
- CP5/2 – Cliff Plantation
- CP5/3 – Pages Common
- CP5/4 – Baptist Chapel Graveyard
- CP5/5 – Community Orchard
- CP5/6 – St Andrew’s Churchyard
- CP5/7 – Picnic site, Pin Mill Road

Inappropriate development will only be permitted in very special circumstances, when potential harm to the local green space by way of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Background / Justification

- 5.13 Neighbourhood development plans give local communities the opportunity to identify and protect local green and open spaces.
- 5.14 One particular designation contained in national planning policy is designated Local Green Spaces. The Chelpin Plan will seek to designate such spaces. They must be:
 - a) in reasonably close proximity to the community it serves;
 - b) 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
 - c) local in character and is not an extensive tract of land (NPPF, paragraph 100).
- 5.15 Appendix 1 of this document includes an analysis of all the green and open spaces in the area and based on this those listed in Policy CP5 have been identified for designation as Local Green Spaces. Once designated, Local Green Spaces have the same planning status as Green Belt. As worded, Policy CNDP5 does not prevent development from coming forward that is essential to those sites.

Policy CP6 Protecting Other Open Spaces

The following open spaces are identified on the Policies Map and should be protected:

- CP6/1 Corner Main Road and Church Road
- CP6/2 Jubilee Garden
- CP6/3 Corner Main Road / Woodlands
- CP6/4 Corner Main Road / Woodlands in front of school playing field
- CP6/5 End of Woodlands and Collimer Close cul-de-sac
- CP6/6 End of Woodlands and Collimer Close cul-de-sac
- CP6/7 Corner Church Road and St Andrew's Drive, opposite church yard
- CP6/8 St Andrew's Drive
- CP6/9 Cul-de-sac end of St Andrew's Drive
- CP6/10 End of SE branch of Woodlands
- CP6/11 End of NW branch of Woodlands between road and footpath
- CP6/12 End of NW branch of Woodlands, south of hairpin bend
- CP6/13 Fork in Woodlands Road
- CP6/14 Centre of Woodlands NE Spur
- CP6/15 End of Woodlands, turn NE and left cul-de-sac

Development that would result in the loss of small open spaces within the neighbourhood area will only be supported when:

- a) Equivalent or better provision is provided elsewhere within a suitable location; or
- b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use.

Background / Justification

- 5.16 As well as the key local green spaces that are designated under Policy CP5 for the highest level of protection, the neighbourhood area also has several other important open spaces that perform a variety of useful functions. These smaller, often quite incidental open spaces help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors by contributing to health and wellbeing. These spaces are also protected but not with the high degree of protection offered to designated local green spaces that precludes most built development. The spaces protected through Policy CP6, being less important, could be developed in certain circumstances that are set out in Policy CP6.

CP OBJECTIVE 4 - To protect the areas natural heritage – our coast, countryside, the AONB and designated wildlife sites.

Policy CP7 Conserving and Enhancing Valued Landscapes and Biodiversity

New development should conserve and enhance valued landscapes by:

- (a) Protecting in accordance with their significance the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, and designated biodiversity sites, including the Special Protection Area/Ramsar/Site of Special Scientific Interest;
- (b) Conserving and enhancing the landscape setting, landscape features and settlement pattern of the neighbourhood area;
- (c) Conserving and enhancing the areas of historic local woodland in the Parish (as shown in Appendix 3);
- (d) Where possible, conserving *in situ* known archaeological sites in the area and, where considered appropriate, based on relevant technical advice, undertaking a site survey based on this advice. Where such a survey reveals evidence of archaeological remains these should be recorded, or where possible conserved *in situ* based on the advice of the relevant technical body;
- (e) Conserving and enhancing mature trees and hedgerows, or where removal is proposed as a last resort, offsetting by way of replacement planting of native species is provided elsewhere on site or within the neighbourhood plan area;
- (f) Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows;
- (g) Taking account of the impact of the development on significant views (see Appendix 4: Significant Views) and minimising any adverse impacts through a visual or other assessment where appropriate:

CP7/1 Pin Mill viewed from the River Orwell

CP7/2 The Butt and Oyster from the riverside looking east

CP7/3 The Butt and Oyster from the riverside looking west

CP7/4 Orwell viewed from above - Church Path

CP7/5 Orwell Viewed from above - Page's Common

CP7/6 Open fields looking south towards Harkstead

CP7/7 Open fields looking south-east towards Rence Park

CP7/8 Open fields looking north towards Richardsons Lane

CP7/9 Open fields looking north towards Hill Farm and beyond.

- (h) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials, and which avoids over-manicured urban styles;
- (i) Conserve existing landscape features such as trees, hedges, grassland and other landscape features as intrinsic parts of new development, which together afford the village a sense of enclosure;
- (j) Preserving the area's dark skies by minimising light pollution from internal and external lighting;

- (k) Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping;**
- (l) Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials; and by**
- (m) Ensuring the protection of natural features and providing a net gain in biodiversity through, for example, the creation of new natural habitats including ponds, the planting of additional trees and hedgerows (reflecting the character of the hedgerows), and restoring and repairing fragmented biodiversity networks. Proposals should take into account the mitigation hierarchy (avoid, mitigate or compensate).**

Background / Justification

5.17 The neighbourhood area has a wealth of natural heritage assets including the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, and designated biodiversity sites, including the Special Protection Area/Ramsar/Site of Special Scientific Interest and two County Wildlife Sites (Broomfield Covert and Bylam Wood). The significance of the AONB and other designated sites stems from their protection under other legislation and the weight afforded to them in national planning policy. Policy CP7 seeks to protect the landscape and biodiversity across the neighbourhood area. Policy CP7 has been developed by using a wide variety of evidence sources, including work carried out for the VDF. This included the significant views, previously identified in the VDF. The justification for the significant views is provided in Appendix 4. Policy CP7 will be used to help manage future development so that it does not have an adverse impact on the area's landscape and biodiversity, something that was seen as very important to protect in the informal consultation. Examples of actions which would promote biodiversity net gain include the following:

- Planting wildflower verges
- Creating designated Local Wildlife Sites
- Supporting, where location allows, protected species such as water vole, bat, and reptiles
- Using local materials and soils where possible
- Using soft rather than hard engineering techniques
- Preserving and enhancing the mudflat habitat along the river, and preventing too much pressure being applied to them from either development or recreation
- Creating wet woodland along the shoreline
- Retention of mature trees, in particular, as they often provide the greatest habitat and species diversity
- Maintaining natural form and function of watercourses.

Community Facilities

CP OBJECTIVE 5 - To protect and enhance community and recreation facilities.

Policy CP8 – Protection and Enhancement of Community Facilities

There will be a presumption in favour of the protection of existing facilities. Where permission is required, the change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children’s day nurseries), unless one of the following can be demonstrated:

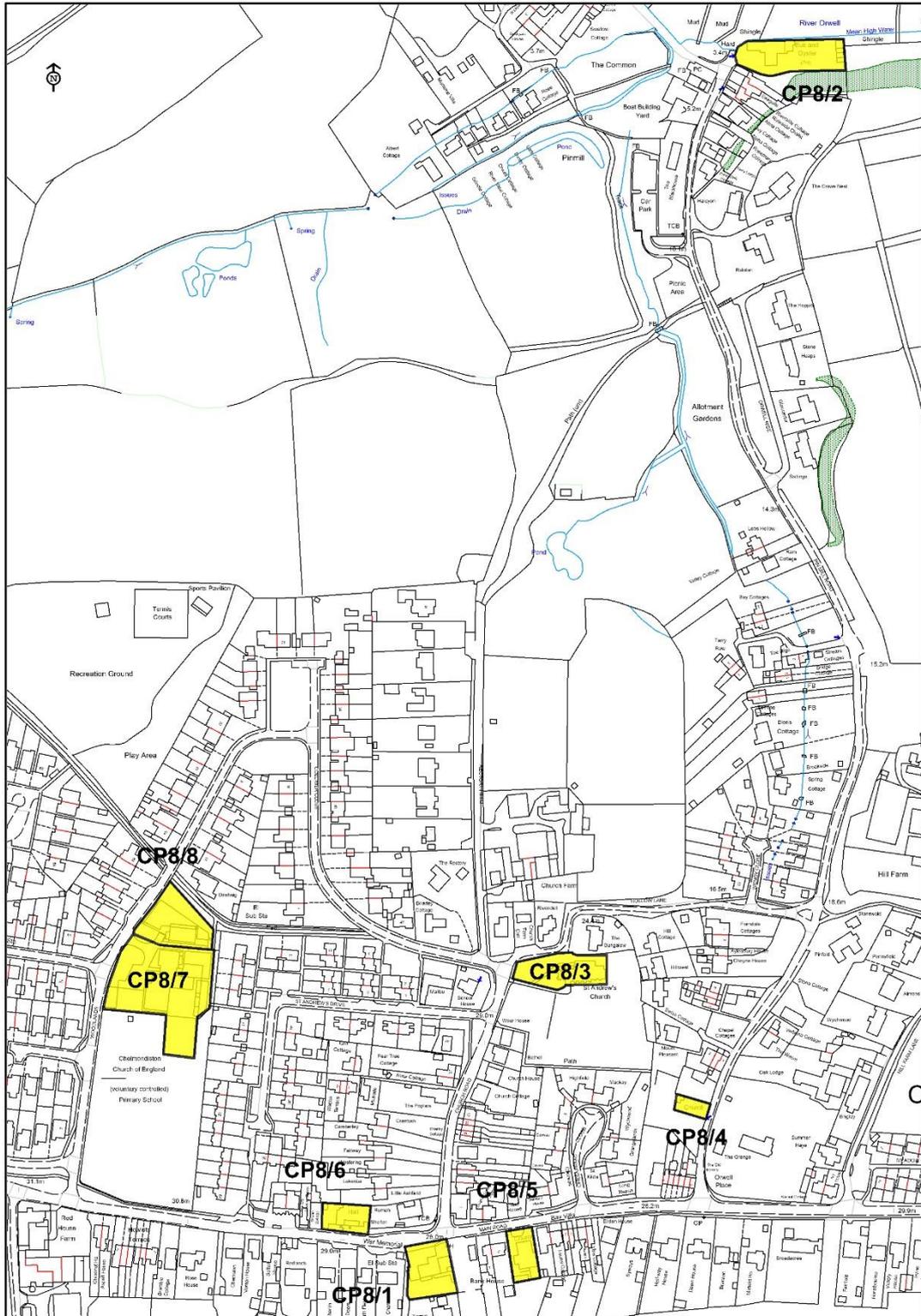
- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or**
- b) Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.**

The facilities are listed as follows and shown on the Policies Map:

- CP8/1 - The Red Lion**
- CP8/2 - The Butt and Oyster Inn**
- CP8/3 - St Andrews Church**
- CP8/4 - Peninsula Baptist Church**
- CP8/5 - Methodist Chapel**
- CP8/6 - Village Hall**
- CP8/7 - Chelmondiston Church of England Primary School**
- CP8/8 - Building for playgroup.**

Proposals that would enhance the appearance, improve access and accessibility for all users to these facilities will be supported when they are in accordance with other development plan policies and the policies of the Chelpin Plan.

Map 6. Location of Community Facilities (Policy CP6)



Background/Justification

- 5.18 The Chelpin Plan identifies and seeks to protect existing community facilities and sets planning policy for their future development through Policy CP8. The area's community facilities are the essential glue that helps bring the community together and provide vital outlets for social interaction and spiritual and cultural needs. The area's two public houses are also important local businesses and help to bring visitors to the area. From the informal consultation we know that local people value the range of community facilities the area has (Appendix 2). This consultation also raised the need for access to, or provision of facilities lacking in the village and hamlets, such as a doctor's or dental surgery. The Parish Council will pursue improved provision and access to such facilities as a non-planning action with the relevant authorities. Other community provision is available elsewhere e.g. swimming at Ipswich High School, Woolverstone, and non-car transport improvements would help improve sustainable access to such facilities for all.

Policy CP9 – Sport and Recreation Facilities

The following recreation facilities also identified on the Policies Map will be protected:

CP9/1 - Public Playing field.

CP9/2 - Primary School playing field.

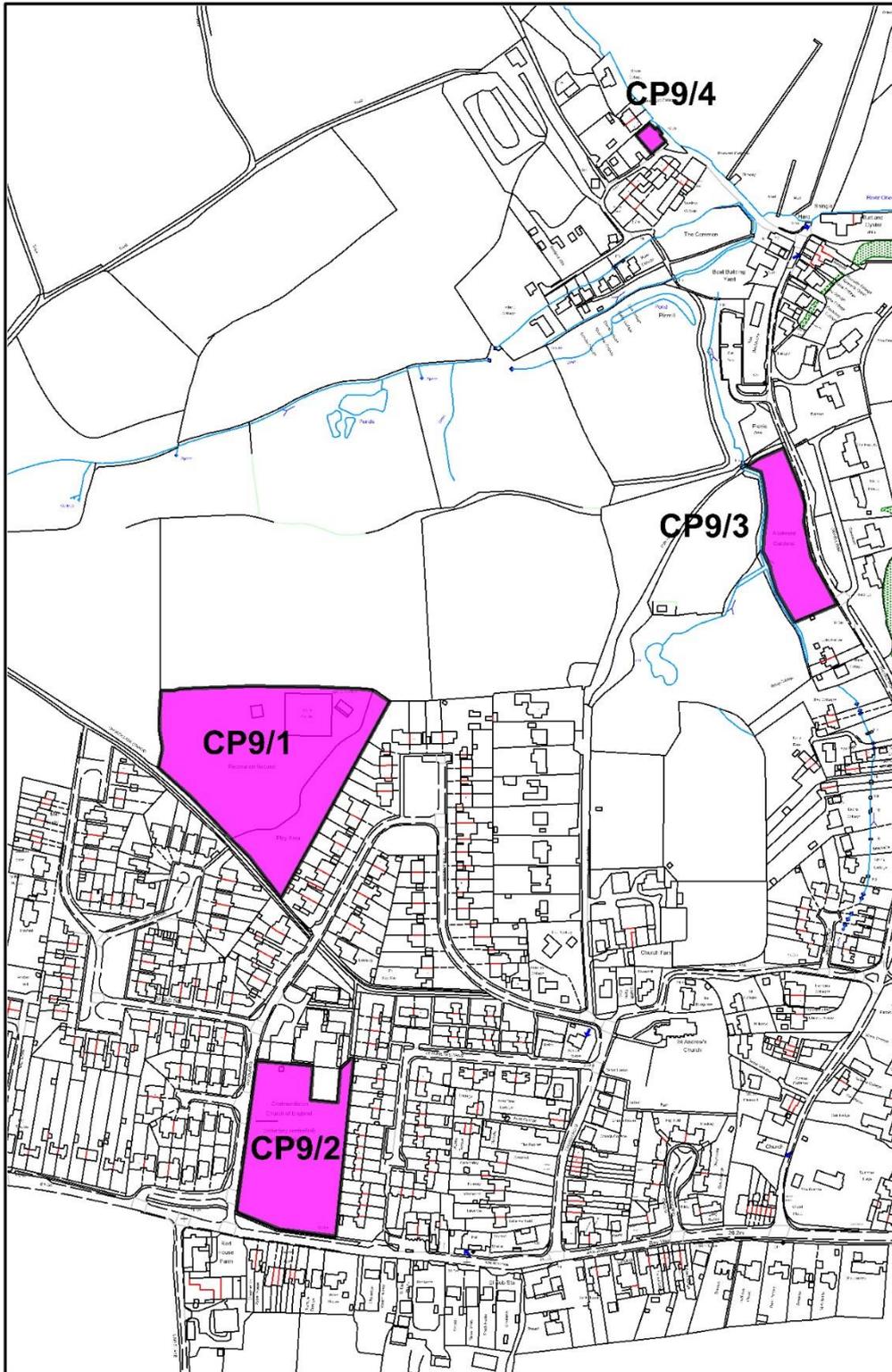
CP9/3 - The allotments at the bottom of Pin Mill Road.

CP9/4 - Pin Mill Sailing Club

Development proposals for the improvement of the existing recreation facilities on these sites will be supported when they would not have a significant adverse impact on residential amenity.

Development proposals that would result in the loss of these facilities will only be supported when the applicant can demonstrate that the facility is no longer needed for recreational use or suitable alternative provision can be provided elsewhere within the neighbourhood area to an equivalent or better standard and in a location that is in close proximity to the community it serves.

Map 7. Location of Sports and Recreation Facilities (Policy CP9)



Background / Justification

- 5.19 As well as having several community facilities that underpin village life the neighbourhood area also has three important sport and recreation facilities. These are identified on the Policies Map and are protected by Policy CP9. The informal consultation (see Consultation Statement) revealed strong support for retaining these areas and also brought forward suggested improvements (e.g. better changing, toilet facilities and children's play equipment at the public playing field). This is a matter the Parish Council will pursue away from the CP, but Policy CP9 would support such enhancements.

CP OBJECTIVE 6 To support local business and economic development

Policy CP10 - Local Business and Shops

To ensure Chelmondiston remains a balanced, sustainable community with a mix of local jobs, homes and other facilities, the following existing commercial premises will be protected for continued business uses:

- CP10/1 - Law's Cottage**
- CP10/2 - His 'n' Hers**
- CP10/3 - Hill Farm Equestrian Centre**
- CP10/4 - King's Yard, Pin Mill**
- CP10/5 - Webb's Yard, Pin Mill**
- CP10/6 - Studio Art Gallery and Photographic Centre**
- CP10/7 - Hollingsworths (including Post Office)**
- CP10/8 - Orwell Stores**

Where planning permission is required, the conversion and re-use of rural buildings for employment use will be supported where such proposals are structurally sound and supported by a structural report as needed. Such development should not have a significant adverse impact on the area's natural and built environment and residential amenity. Development will not be supported where there is an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

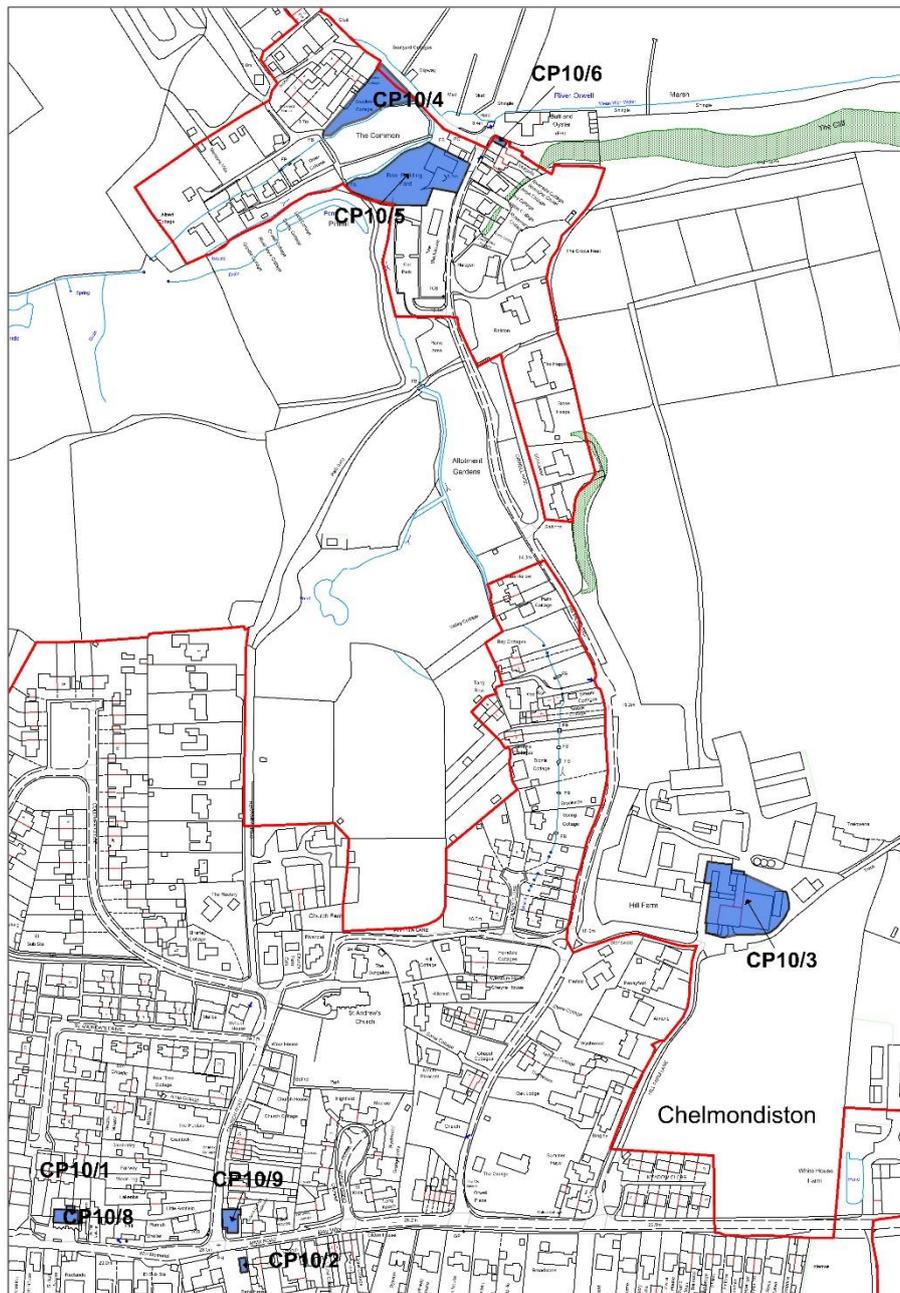
Proposals for development of local businesses should seek to minimise their visual impact, especially those caused by open storage, vehicle parking, security fencing, signage and lighting.

Background / Justification

- 5.20 The need to support local businesses was highlighted as an issue in the VDF. The Chelpin Plan will seek to strengthen protection of local employment and support the growth of existing business where it would not impact on residents or the local environment by setting development plan policy.

- 5.21 Local business is very important in this rural area. It provides employment opportunities for local people, reduces the need to travel and helps support the local economy. For these reasons the area's small number of business premises will be protected.
- 5.22 Policy CP10 also seeks to protect the area's two existing local retail units which contribute to the economy and wider life of the village as they also provide places where people can meet.

Map 8. Location of Local Businesses and Shops (Policy CP10)



CP OBJECTIVE 7 - To ensure that the area has appropriate levels of infrastructure

- 5.23 Infrastructure is often raised in consultations and was highlighted in a number of areas in the VDF, issues such as roads and access to broadband. Many of these issues are not land use planning issues, they are about service provision.
- 5.24 The VDF made a number of recommendations relating to infrastructure. The Parish Council will continue to pursue these and other transport improvements:
1. Development to improve road safety, especially on the B1456 in the centre of Chelmondiston and outside the school, for example by slowing traffic speeds and exploring different methods of traffic calming (pinch points) and parking restriction, and better public footpaths and road crossing facilities will be pursued with the relevant authorities. Designation of Pin Mill Road as a Quiet lane will be sought under the Transport Act 2000.
 2. Lowered speed limiting should start at Bylam Lane rather than its current position just before "Sunny View" on the Ipswich end of the village. This would help to prevent accidents at the bend beside Walnut Tree Farm.
 3. Applications which improve public transportation will be welcomed.
 4. Adequate parking should be provided with any new development
 5. Ensure that any new road signs replace existing ones and to resist "urbanization" and damage to wildlife through excessive street furniture and lighting.
 6. The use of streetlights and security lights should be restricted to only those situations where their use is considered essential for safety purposes. This so as to minimise light pollution.
 7. Development to provide safe alternatives to the car (safe off-road cycle routes, better public transport and public transport facilities, such as more frequent bus services and better bus shelters).
 8. Timely road maintenance to reduce potholes etc.
 9. To ensure the village has fast telecommunications with sufficient capacity for all resident and business users.
 10. There is a bus service between Ipswich and Shotley which serves the village and could be used to commute to work. There is scope to improve the bus stops in the village (eg beside the Red Lion) with raised kerbs to DDA standards and installation of bus shelters where possible, which could potentially be funded by development. Future developments would need to consider the impact they would have on the highway, and consider improvements to the footway network and bus stops to promote sustainable transport as outlined in the National Planning Policy Framework.
 11. Explore different methods of traffic calming including making more of the pinch points and designated pedestrian crossing points.
 12. To provide additional parking in the Village where possible.

- 5.25 Other issues which will be explored by the Parish Council to improve community life and the environment in the Parish include promoting more Social Rented accommodation, improving Public Rights of Way, supporting wildlife areas and verges and ensuring Disability Access and improved access for all.

Appendices

Appendix 1: Open Space Assessment

The assessment of open spaces as part of the Chelpin has been an iterative process. This has involved the following stages:

Stage 1: Identification of the parish's open spaces.

Stage 2: Assessment of the open spaces.

Stage 3: Recommended policy designations. These include Local Green Spaces, other open spaces, recreation sites.

Appendix 1 includes the latest analysis and includes.

- a) Local Green Space analysis (only for sites considered suitable against the national designaiton criteria set out paragraphs 99 to 100 of NPPF.
- b) Analysis of other open spaces.

Table A1- Local Green Space Analysis - Local Green Spaces

<u>Local Green Space (Site name and Grid Reference number, site area (hectares))</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community– (provide</u>	<u>Local in character and not an extensive tract of land?</u>	<u>Recommended CP allocation.</u>
<p>Pin Mill Common TM 2054 3796, 0.19 hectares</p> <p>CP5/1</p>	<p>Broadly rectangular in shape, the common consists entirely of amenity grassland, bounded by the Grindles on the south east and north east sides, Kings Boatyard on the north west, and a small flood defence bank on the south west. A mature oak and a mature sycamore lie at the south west corner, and mature willows follow the line of the eastern Grindle. A dinghy park is situated along the south east edge of the common operated by the Chelmondiston Parish Council.</p>	<p>There are picnic tables and benches available for visitors to use, providing views over the estuary. The common is a focal point for events and activities for the hamlet of Pin Mill and village of Chelmondiston. It is a high usage area for both locals and tourists. It is part of the Pin Mill Conservation Area and also part of the Suffolk Coasts and Heaths AONB.</p>	<p>Small open space.</p>	<p>Local Green Space.</p>
<p>Cliff Plantation TM 2143 3796, 24.4 1 hectares</p> <p>CP5/2</p>	<p>Cliff Plantation is owned and managed by the National Trust and is situated on the southern bank of the Orwell, east of Pin Mill, stretching for roughly 1km. It consists of</p>	<p>Notable wildlife includes nightingale and adder. It is designated open access land and is crisscrossed by various footpaths as well as two public footpaths, including the Stour and Orwell Walk. These are very</p>	<p>Large site but with clear fenced boundaries that make it self-contained and not an extensive tract of open land.</p>	<p>Local Green Space</p>

	coniferous plantation woodland, mixed non-native woodland, and on the steep bank running parallel to the estuary, native broadleaf woodland. The south east side has been restored to heathland, and adjacent to this some areas are managed as coppice.	popular with dog walkers, ramblers, tourists, and visitors, being within a short distance and easy access to Pin Mill and the Butt and Oyster Pub. The footpath along the northern boundary (the bank of the Orwell) also provides access to a number of houseboats with permanent moorings there.		
Pages Common - TM199380, 2.65 hectares. CP5/3	Remote from the main residential area, but within easy walking distance. Wildlife conservation area: lightly managed woodland with mature trees and undergrowth; some new planting also. Is divided approx. equally between a boggy area and a drier raised plateau.	Wildlife conservation area. PUBLIC ACCESS: Free walking access by the public.	SIZE: A roughly rectangular plot, about 0.8 hectares (100m x 80m) BOUNDARIES: bounded by bridleways, rustic fencing, and a stream	Local Green Space
Baptist Chapel Grave Yard TM 20592 37244, 0.11 hectares CP5/4	Yes. Location: Pin Mill Road, west side, just north of "The Old Bakery", about 10 metres from the junction with the B1456.	The site is crossed by two arms of Footpath 4 which is frequently used by walkers and as a short cut through to Church Road/the school etc. avoiding using the Main Road. It is mainly grass, kept mown between the headstones. The footpath crossing from "The Old Bakery" to the junction with St. Andrew's church yard follows the diagonal side behind	Local in character, with clear boundaries, not an extensive tract of land.	Local Green Space

		gardens of properties on Main Road and the gardens of the properties about to be built on "the Foresters' Arms" site.		
Community Orchard TM 20703 37597, 0.08 hectares CP5/5	Location: Pin Mill Road, E side, opposite "Bay Cottages". The site comprises a strip of land roughly 23 metres along the roadside and stretching back about 5 metres into the steep bank.	The site belongs to Hill Farm but was offered as a site for the Community orchard under the "Scattered Orchards" scheme. There are 6 trees growing there bearing fruit which is available to anyone to collect and enjoy. There are plans to place a seat there and to grow wildflowers.	Yes, small site, not an extensive tract of open land.	Local Green Space
St. Andrew's Church Yard TM 20518 37323, 0.36 hectares CP5/6	Location: north east end of Church Road, opposite Collimer Close.	It an important community asset as it is an open, non-denominational burial ground. Close to the church entrance there is an open grassy space roughly 40 metres x 20 metres which is used from time to time for fetes. The site is crossed by footpaths linking into FP4 through a couple of gates, which are frequently used by walkers. An area roughly 20 metres x 60 metres at the east end of the graveyard is generally kept unmown as a site for wildflowers. The rest of the site comprises mown grass between headstones and some trees, mostly yew.	Yes. The site is roughly rectangular. It is bounded on the north side by Hollow Lane, to the west by Church Road, to the south by Footpath FP4 and to the east by private gardens.	Local Green Space

<p>Picnic Site, Pin Mill Road TM 20581 37820, 0.08 hectares</p> <p>CP5/7</p>	<p>Location: about 100 metres from the north end of Pin Mill Road, immediately north of the allotments and immediately south of the car park.</p>	<p>The site is an important local asset as it is a quiet space available to all to use. It contains several picnic benches and is a slightly sloping grassy area bounded on all sides by trees. It is crossed by FP52 which leads to FP7A and into the wider footpath network.</p>	<p>Yes. The site is roughly rectangular in shape, 30 metres x 22 metres. It is bounded on its east side by Pin Mill Road, to the north by the car park entrance, to the south by FP7A and the allotments, to the west by the Grindle (stream).</p>	<p>Local Green Space</p>
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Map 9. Location of Local Green Spaces (Policy CP5)

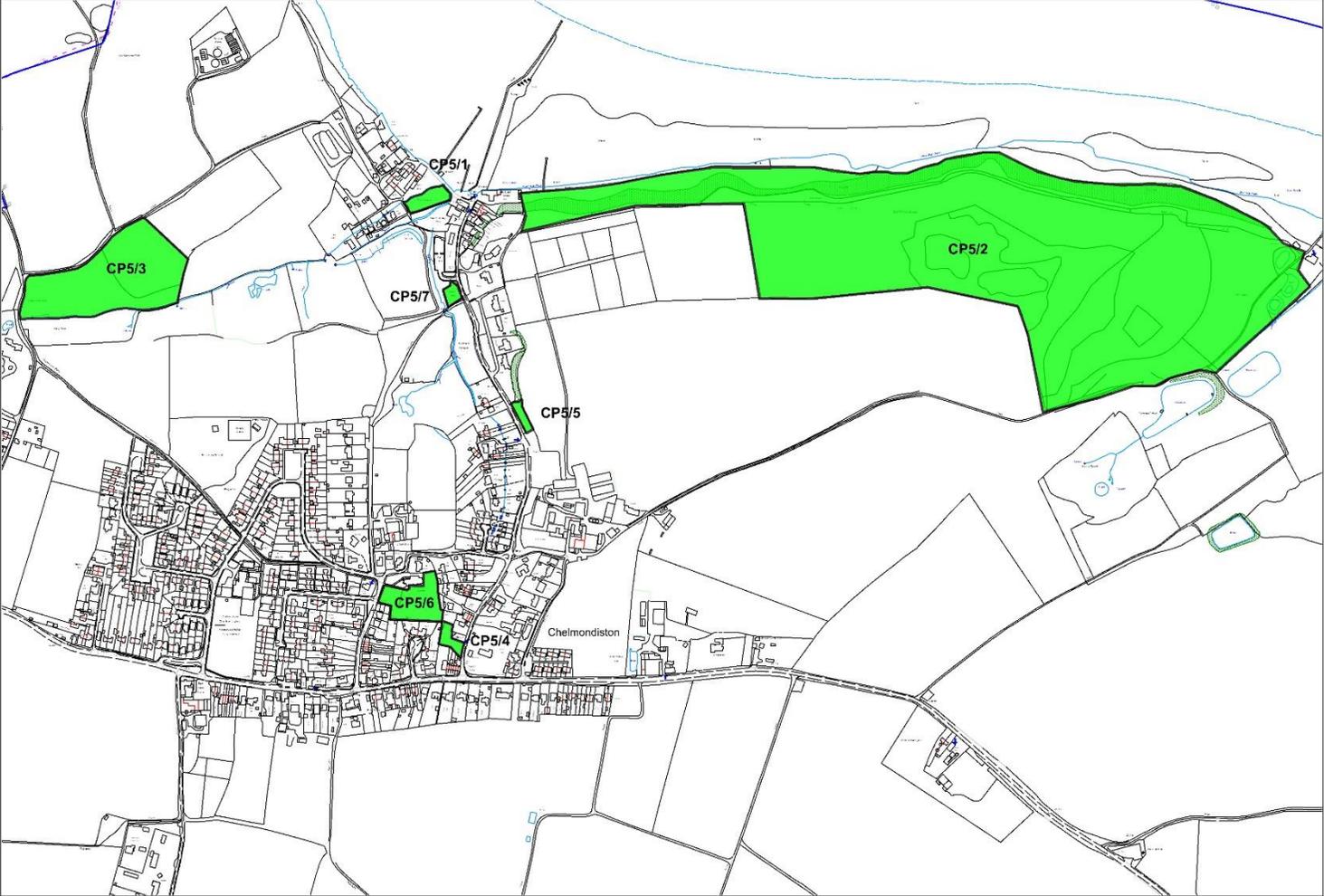


Table A1- Local Green Space Analysis - Recreation Sites / Other / Non allocation

<u>Open Space</u> (Site name and Grid Reference number, site area (hectares))	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community</u> – (provide	<u>Local in character and not an extensive tract of land?</u>	<u>Recommended CP allocation.</u>
Community Playing Field - TM201375, 1.76 hectares.	Within easy access of the main residential area. Is available for use by the whole community. Holds recreation equipment for all ages, plus tennis courts, plus football field, plus changing rooms. A grassy space bounded by mature trees and low shrubs.	This is the main formal recreation space for the whole community. PUBLIC ACCESS: Free walking access by the public through road gate.	SIZE: An asymmetric rectangular plot, about 2.2 hectares (180x180x160x70m) BOUNDARIES: Boundary defined by hedges and garden fences.	Recreation site
School Playing Field - TM202372, 0.47 hectares	Within easy access of the main residential area. Is available for use mainly by the school but is occasionally used for whole-community events. A standard grass playing field edged with a few mature trees. A regular rectangular area.	This is the main formal recreation space for the school. PUBLIC ACCESS: Restricted public access	SIZE: c 1.5 hectares(150x100m) BOUNDARIES: Fenced-off from public access.	Recreation site

<u>Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community?</u>	<u>Local in character and not an extensive tract of</u>	<u>Recommended CP allocation</u>
Dawns Covert TM 2171 3747, 5.3 hectares	Situated roughly 1km from the centre of Chelmondiston and accessible only by public footpath. It consists of predominantly immature coniferous woodland with a mix of broadleaf woodland around the periphery.	The public footpath which runs through the wood is used by dog walkers and ramblers and its location above the Orwell estuary provides fine views.	Irregular shaped open access land, belonging to the National Trust. Large site but with clear boundaries that make it self-contained and not an extensive tract of open land.	No allocation.
Allotments Site TM 20610 37737, 0.41 hectares	Location: west side of Pin Mill Road opposite the entrance to Orwell Rise down to footpath FP7A, bounded on the west side by one of the Grindles (streams) running down the valley. The southern edge adjoins the gardens of "Lob's Cottage".	The site is an important wildlife sanctuary, and a community asset as local residents can apply for a plot to grow produce. It is not open to the public but maintains a continuation of the green spaces which characterize the valley through which Pin Mill Road runs, and the site is clearly visible from the road and adjoining footpaths.	Yes. Self-contained site, not an extensive tract of open land.	Recreation site.

Map 10. Location of Other Open Spaces (Policy CP6)

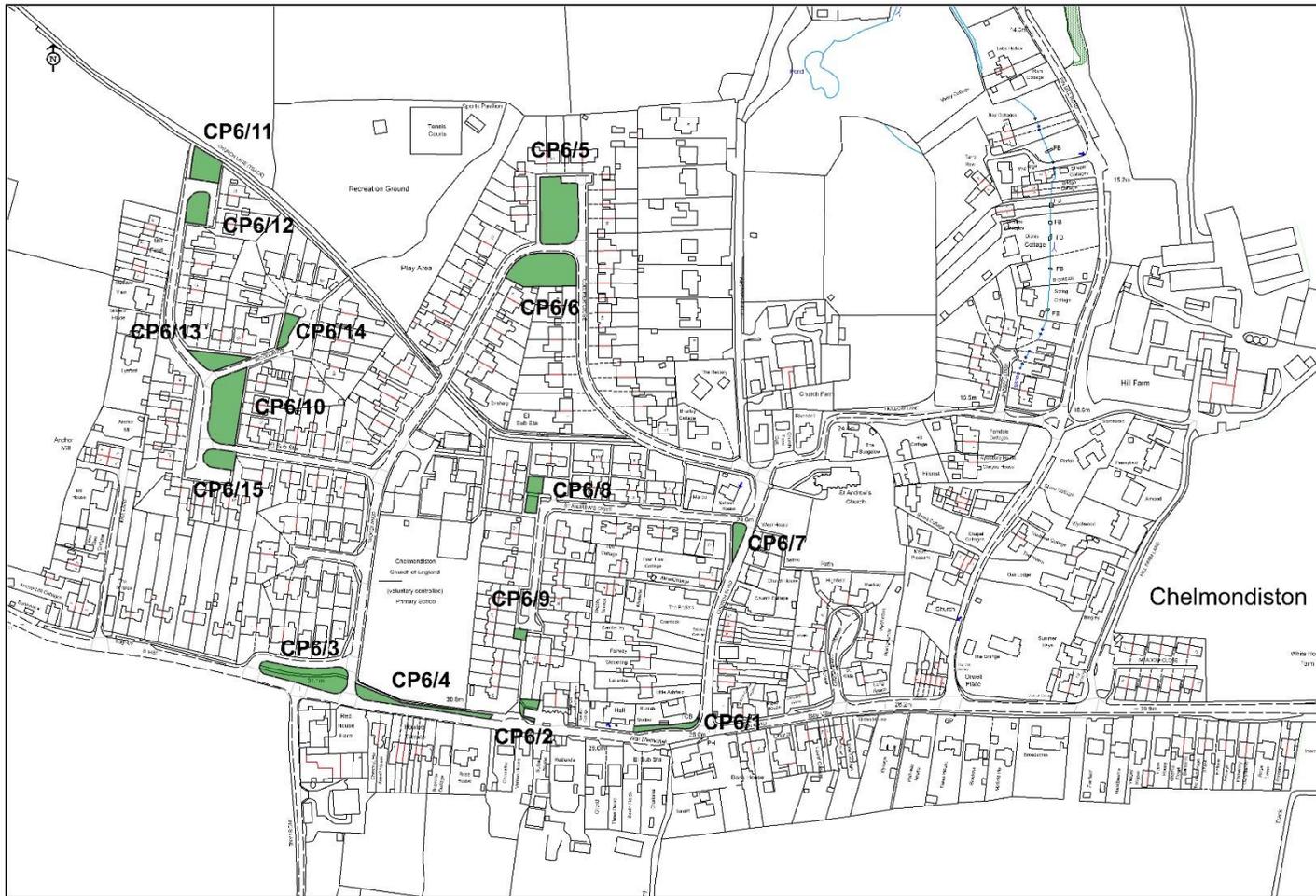


Table A2 - Chelmondiston: Open Spaces Assessment

Main Road (B1456), Woodlands and St. Andrew's Drive Area

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
CP6/1	OS Grid Reference: TM 20404 37173 Corner Main Road and Church Road	A narrow strip of cut grassy bank backed by laurel and mixed conifer hedge 10 to 12 feet high, 55m long and 4 to 5m front to back, area approx 240m ² , fronted by a pavement. The main village bus stop/shelter is up concrete steps in the middle and the strip is inundated with 2 teleposts, signs, village notice board, bottle bank and BT Open Reach cabinets. Much like a wide verge.	Much used by bus passengers, readers of notices, and passers-by. Also used on occasions as a gathering place for the teenagers and young generally for "hanging out" especially inclement weather.	Of visual importance, enhancing the open aspect of the village centre and for providing essential amenities in the village.
CP6/2	Jubilee Garden OS Grid Reference: TM 20299 37191	Established as 2 raised and planted beds in 2012 in an L shape with tarmac path through, with 1 bench seat, and 2 wooden armchairs. Approx. 85-90 m ² adjacent to Orwell Stores newspaper and convenience store and Law's Cottage take away food.	People frequently walk past and through and some observe the plants particularly. The seats are often used inclement weather.	Visually and environmentally important as an oasis of garden plants and flowers available to everybody, in the village centre.
CP6/3	OS Grid Reference: TM 20147 37211 Corner main road/Woodlands	Approx. 81m x 21m/10m, area approx. 1200 m ² Long mown grass trapezoid bisected by tarmac footpath, with bench seat, several signposts, one tele-post, bus stop. 2 prunus trees, 1 lime(?) tree, 1 large <i>prunus lusitanica</i> shrub, 1 small holly bush	Frequently by walkers, some with dogs, to and from houses to village centre.	Visually important to 8 bungalows fronting on to it and no doubt dampening road noise, also to all walkers and to drivers and cyclists passing through the village.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
CP6/4	OS Grid Reference: TM 20183 37200 Corner main road/Woodlands, in front of school playing field.	Triangular, approx. 39m x 9 at Woodlands end, approx. area 175 m ² . Mown grass, planted with mass of daffodil bulbs, making glorious sight in spring.	Tarmac pavement continuing from site 3 runs by the side, so used frequently by walkers, some with dogs, to and from houses to village centre.	Visually all walkers and to drivers and cyclists passing through the village, especially in spring.
CP6/5	OS Grid Reference: TM 20321 37543 at the end of Woodlands and Collimer Close cul-de-sac.	A mown grass rectangle approx. 50m x 30m, approx. 1500 m ² with 7 trees (2 mature chestnut, 1 beech, 4 large birch) and 3 saplings (2 cherry – wild? – and 1 silver birch)	Mainly visually.	Acts as the centre of a square for the surrounding bungalows, so of the utmost visual importance to them.
CP6/6	OS Grid Reference: TM 20307 37496 at the end of Woodlands and Collimer Close cul-de-sac.	This is really one open space with 5 above with the road hair-pinning between them. This space is therefore crescent shaped approx. 55m x 25m at its widest and is mown grass with 9 trees (3 field maples, 3 silver birch, 2 conifers, 1 large sycamore) and a sumac (rhus) thicket.	Mainly visually but is also used as a play area and meeting ground for children living nearby.	As 5 above, and as a “green lung” that helps to increase the rather vestigial name of “Woodlands”.
CP6/7	OS Grid Reference: TM 20443 37313, Corner Church Road and St Andrew’s Drive, opposite churchyard.	Irregular L shaped mown grass, approx. 31m and 35m at greatest extent, approx. area 400m ² , with bench seat and 4 trees (2 field maple, 2 silver birch) and 1 indeterminate shrub.	Pavement running alongside, so well used by local residents.	Useful small “green lung”
CP6/8	OS Grid Reference: TM 20302 37346, in the L of St. Andrew’s Drive.	A rectangle of mown grass, approx. 50m x 10m, 500m ² bisected by tarmac footpaths, with 1 large tree, type unknown, and 1 rowan sapling recently planted.	Provides open aspect (two sides of a square) to houses and flats overlooking it and is used for taking dogs out (poo mostly picked up).	Very important visually to local residents.
CP6/9	OS Grid Reference: TM 20293 37234	A small rectangle of open ground approx. 15m x 7m, approx. 100m ² , part grass part mud. It is not	Mainly for parking cars	Not of any particular importance.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
	at cul-de-sac end of St. Andrew's Drive	clear whether this is public ground, though outside the apparent boundaries of dwellings.		
CP6/10	OS Grid Reference: TM 20121 37457 End of SE branch of Woodlands	Rectangular with corner cut off mown grass, approx. 28m x 11m, approx. 280m ² with 1 tree probably field maple	Visual "green lung"	Helps to maintain open green aspect of residences.
CP6/11	OS Grid Reference: TM 20070 37569 at end of NW branch of Woodlands between road and footpath	Trapezoid area of grass with vehicular access approx. 33m x 30/18m, approx. area 864m ² , with 1 mature oak tree, and 2 trees almost in hedge (1 oak, 1 ash) and dead stump.	Visual green lung connecting Woodlands with open country to Pin Mill and estuary.	Of high visual value to abutting dwellings and to footpath users. Visually connected to 12 below.
CP6/12	OS Grid Reference: TM 20066 37539 at end of NW branch of Woodlands, south of hairpin road.	In reality the same open space as 11 above, rectangular with curved N end, approx. 25m x 17m, approx. 400m ² , with 2 rowan trees.	Mainly visual "green lung" connecting with 11 above.	As above
CP6/13	OS Grid Reference: TM 20077 37434, at fork in Woodlands roads.	Triangular shaped mown grass area, approx. 53m x 32m, approx. 850m ² with 2 trees (prunus??). Visually linked with 14, and 15 below as forming part of one open space	Visual amenity helping to preserve open aspect of dwellings.	Mainly visual "green lung" enhancing open aspect and contributing to the sense of the centre of a loose square. An integral and essential part of the overall layout of houses.
CP6/14	OS Grid Reference: TM 20085 37399 At centre of Woodlands NE spur.	A large rectangular area of mown grass, approx. 62m x 22m, approx. 1350m ² in front of dwellings, with 2 large trees (1 sycamore, 1 not known)	Visual amenity helping to preserve open aspect of dwellings and Woodlands feel.	Mainly visual "green lung" enhancing open aspect and contributing to sense of the centre of a square.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
CP6/15	OS Grid Reference: TM 20080 37364 at end of Woodlands turn NE and left and left cul-de-sac	Rectangular approx. 23m x 13m, approx. 300m ² , with 3 small trees (1 rowan, 2 autumn berries). This area is wholly paved with square concrete pavers, apart from 3 square holes for the trees. Extremely suburban and quite wrong in a village context.	Used as part of open visual aspect from surrounding dwellings.	Mainly visual enhancing open aspect and contributing to sense of square.

N.B. There are many grassy verges along the main road, St. Andrew's Drive, and in parts of Woodland which individually are too small to merit individual designation but collectively help to form a green and rural, - or in Woodlands perhaps suburban but nevertheless valuable - atmosphere of a pleasing open aspect.

Appendix 2: Non designated Heritage Assets

NON-DESIGNATED HERITAGE ASSETS

ID	Name	Reason for listing
CP4/01	3 cottages of the former Alma Public House	The building ceased to be a pub in 1908, but in the 1930's acquired a strong association with Arthur Ransome and the <i>Swallows & Amazons</i> series of books. The buildings are a key element in the Pin Mill setting.
CP4/02	Anchor Mill	There has been a mill on this site since at least C18th, and this building which housed a steam-powered mill is the latest edition, creating a strong presence in the landscape.
CP4/03	Baptist Chapel	Visual statement building with strong links to the social fabric of the community
CP4/04	Boatyard Cottages	This group of buildings is integral to King's boatyard, and a prominent feature of the shoreline.
CP4/05	Coal Store - brick building on the hard	Vernacular brick (Suffolk Red) with strong links to the social and economic history of the area, and the Berners estate in particular.
CP4/06	Dion's Cottage	Good example of local vernacular weatherboarding building style
CP4/07	King's Boatyard	A landmark-status example of linkage to the economic and historic association of the community with the River, the boatyard dating from 1850.
CP4/08	Methodist Chapel	Visual statement building with strong links to the social fabric of the community
CP4/09	Old Bakery	Good example of local vernacular weatherboarding building style
CP4/10	Old Meeting Room	An historic building (1735) with unique links to the social history of the village.
CP4/11	Pin Mill Sailing Club Clubhouse	Building occupying a key position at the PinMill and with strong links to the social fabric of the community
CP4/12	Red Lion	Visual statement building with strong links to the social fabric of the community
CP4/13	Riverview Cottage	Good example of local vernacular weatherboarding building style
CP4/14	Spring Cottage	Good example of local vernacular weatherboarding building style
CP4/15	St Andrew's Church	Visual statement building with strong links to the social fabric of the community
CP4/16	The Grange	A striking, well-proportioned Victorian house with a large garden, the whole creating an attractive opening to the Pin Mill Road.
CP4/17	Village Hall	Visual statement building with strong links to the current and historic social fabric of the community



CP4/01 Alma cottages



CP4/02 Anchor Mill



CP4/03 Baptist Chapel



CP4/04 Boatyard Cottages



CP4/05 Old Coal Store



CP4/06 Dion's Cottage



CP4/07 Kings Boatyard



CP4/08 Methodist Chapel



CP4/09 The Old Bakery



CP4/10 Old Meeting Room



CP4/11 Pin Mill Sailing Club



CP4/12 Red Lion PH



CP4/13 Riverview Cottage



CP4/14 Spring Cottage



CP4/15 St Andrews Church

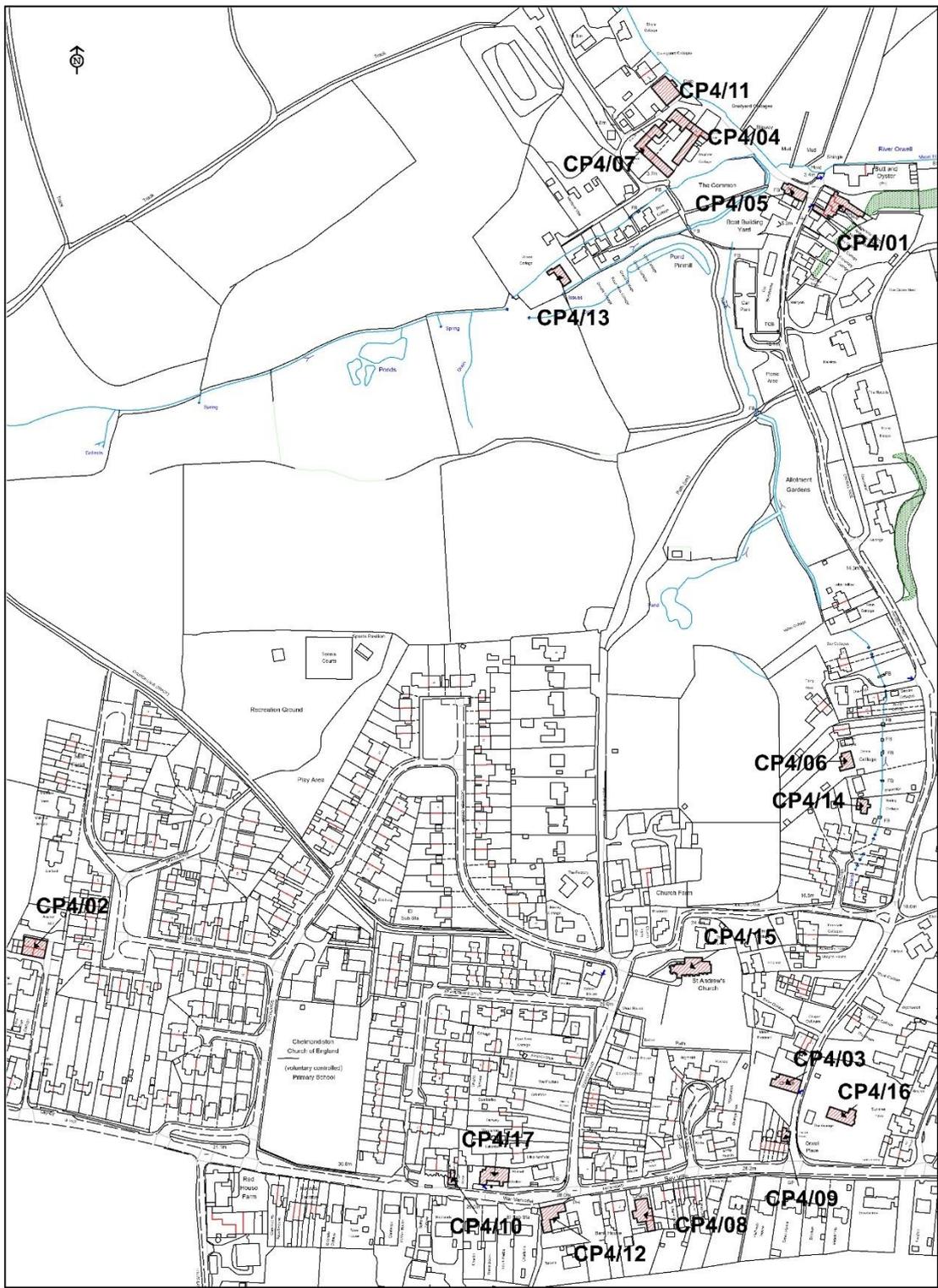


CP4/16 The Grange



CP4/17 Village Hall

Map 11. Location of Non Designated Heritage Assets



Appendix 3: Historic Woodlands

A small area of the replanted ancient woodland (Bylam Wood) is within the parish, as is the Northern sector of Broomfield Covert (ancient woodland).

The Ancient Woodland Inventory is available on the government MAGIC website - see <https://magic.defra.gov.uk/>

Figure 2: Screenshot from Magic



It is worth noting that this currently only covers woods over 2 Ha in size, so there may well be smaller fragments in the parish that are not currently included in the register. A national review is underway and it is hoped to improve mapping to include these smaller fragments in the next year or two.

Figure 2: From Suffolk Biodiversity Information Service

Parish boundaries are shown in yellow and shaded Ancient Woods in blue.

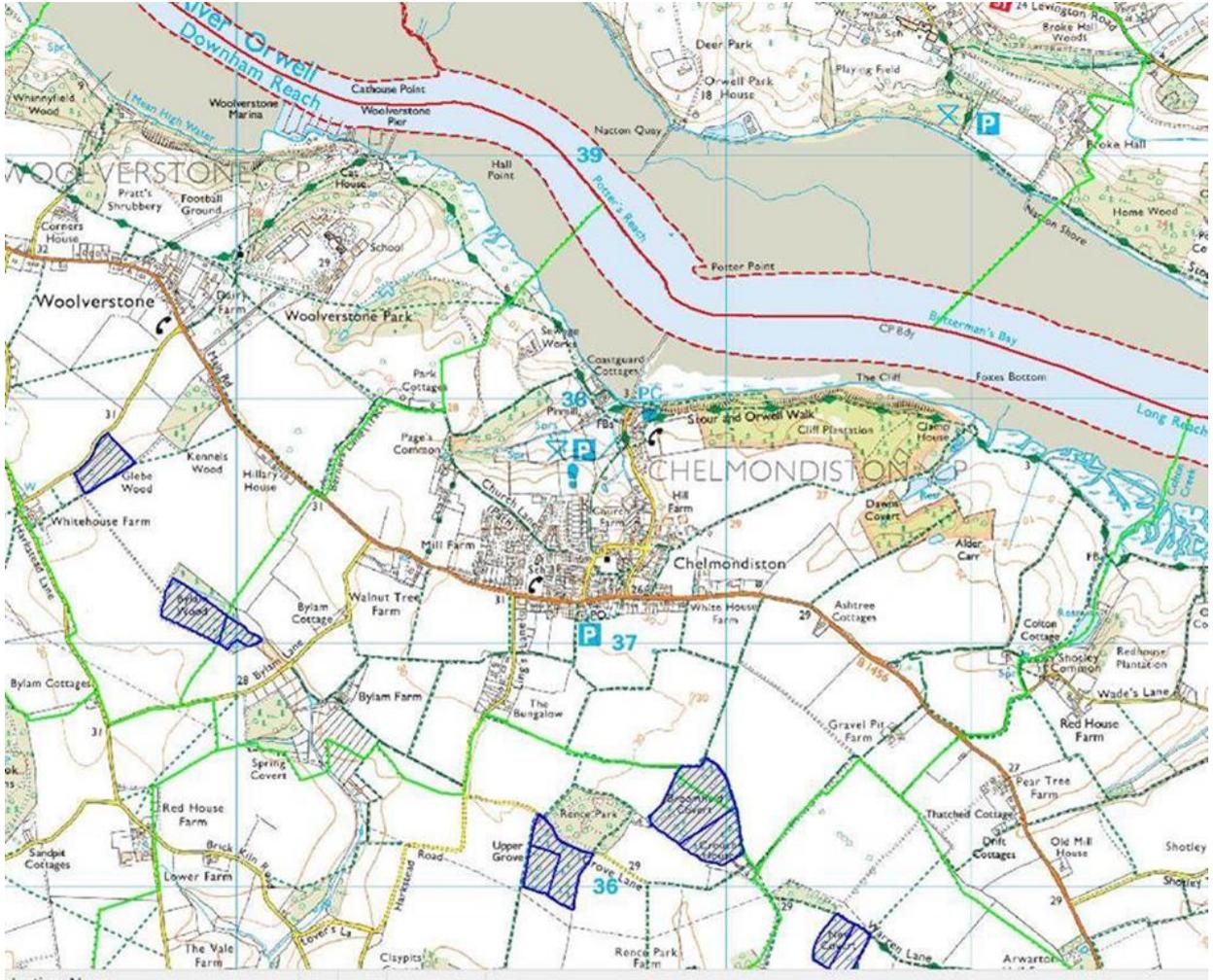
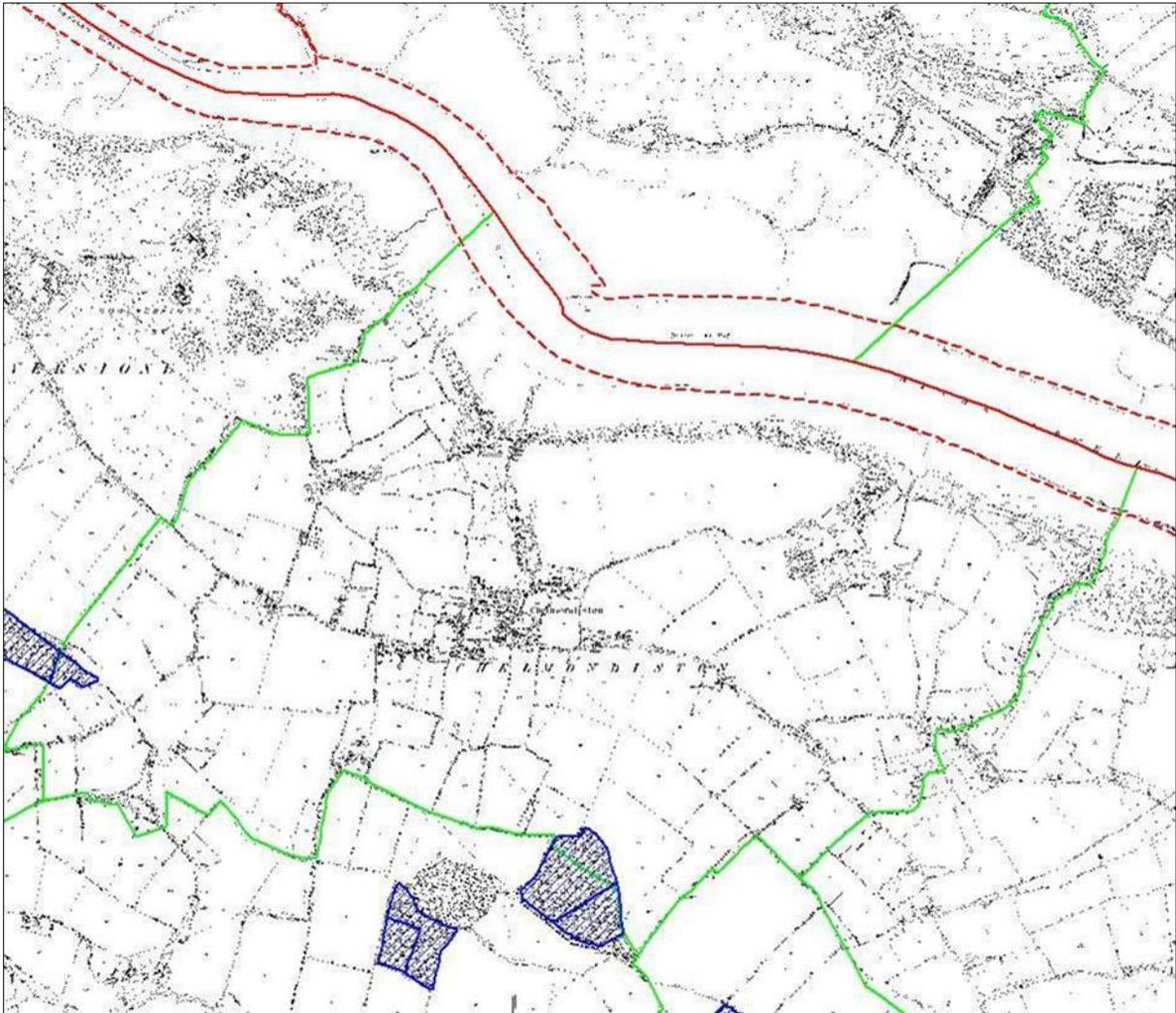


Figure 3: 1st Series OS maps (c 1840 in Suffolk)

Much of the AWI is based on early ordnance survey maps – if a wood is shown on the 1st Series OS maps (c 1840 in Suffolk) there is a good chance that it will be classified as native.



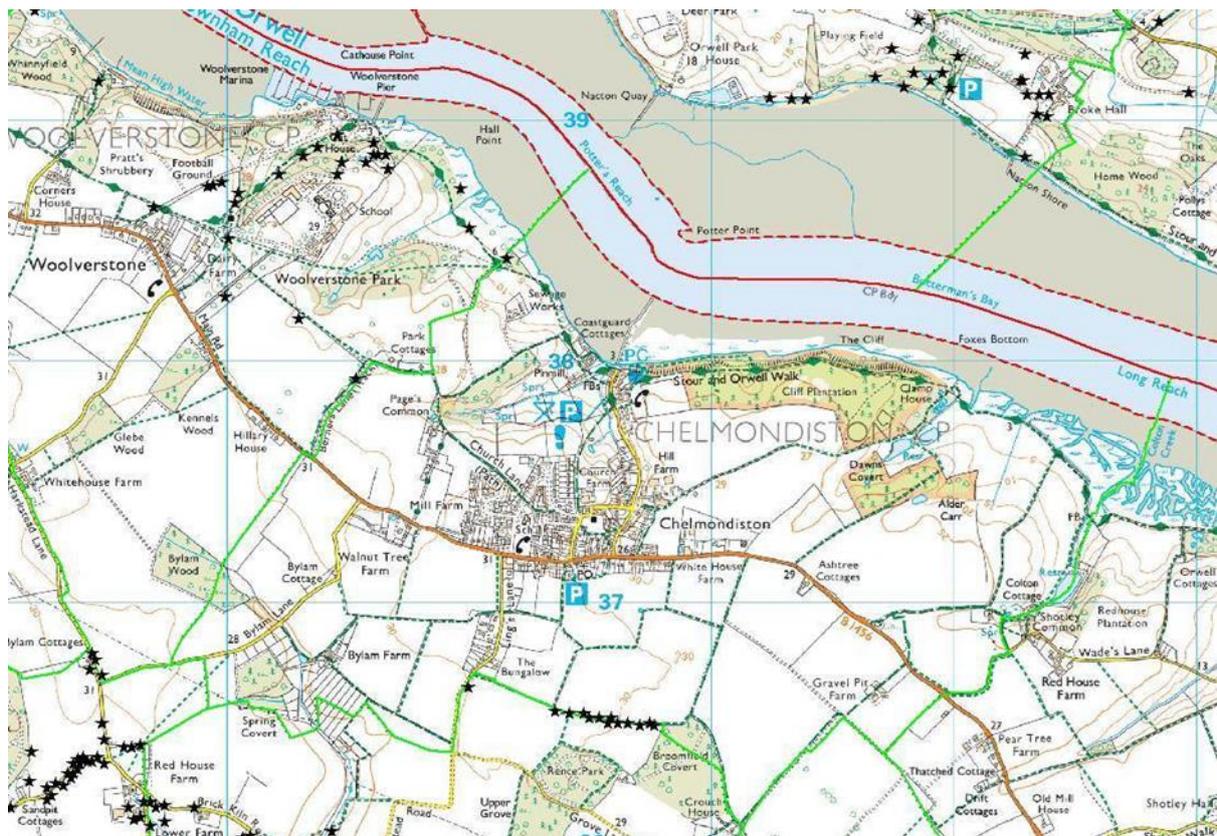
Ancient Hedgerows and Trees

Although there is little ancient woodland shown in the parish, there will be plenty of ancient hedgerows and veteran trees. See government guidance on these features:

<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

The veteran tree data does not include any records from Chelmondiston apart from a few on the boundary with Harkstead.

Figure 4: Veteran Trees



Suffolk hedge species village survey

This was done in 1998 to 2012 by two thirds of the villages in Babergh and many more across Suffolk.

All the records are still on paper and have yet to be digitalised. But many parishes may still have the records for their own village, and these provide informed responses to planning applications which may threaten certain hedges or in helping to draw up a Neighbourhood Plan.

A summary of the survey is available to download in pdf form

here <https://www.eastsuffolk.gov.uk/environment/east-suffolk-greenprint-forum/suffolk-hedgerow-survey/>

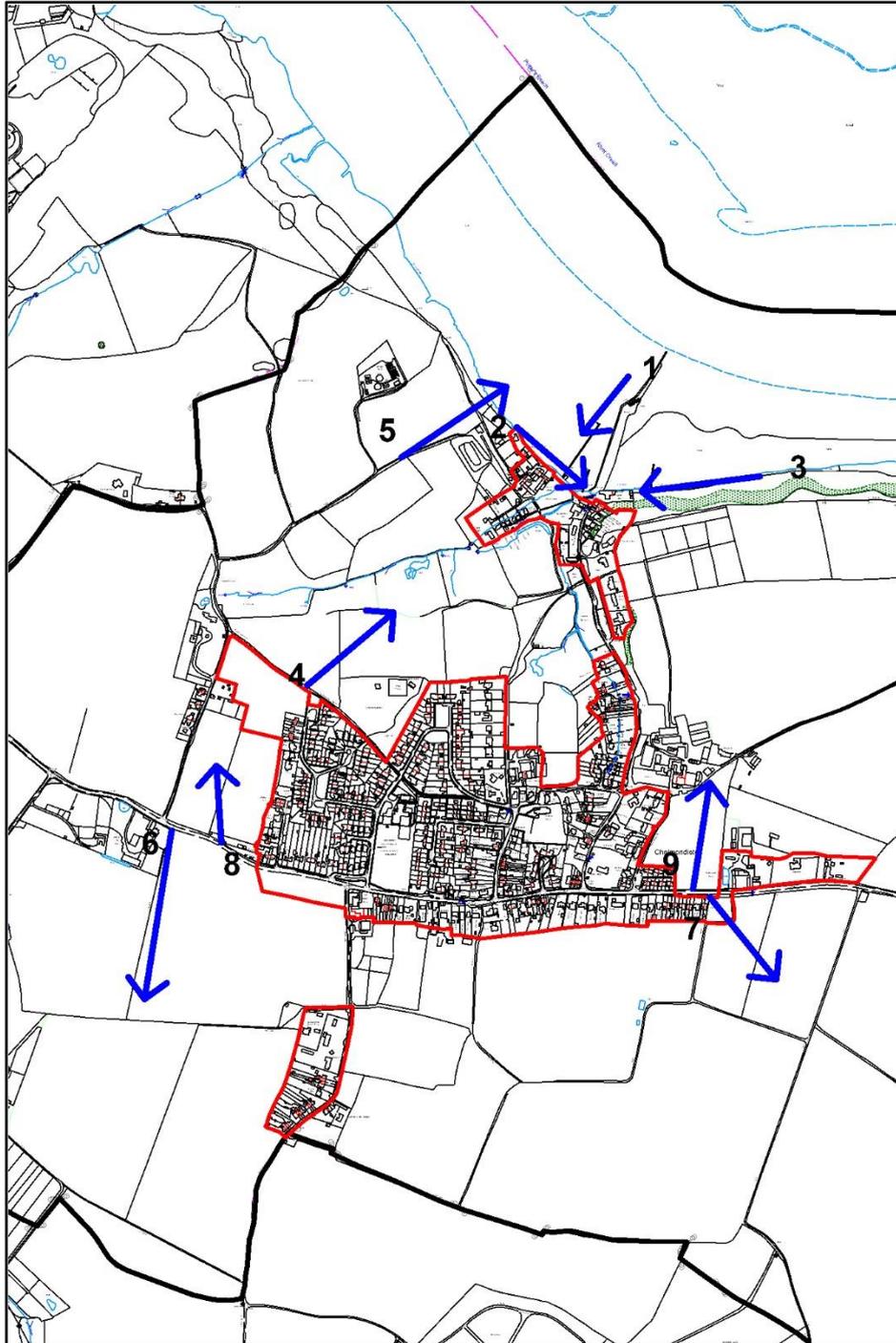
The Woodland Trust link lists just one Pendunculate Oak in Chelmondiston - see <https://ati.woodlandtrust.org.uk/tree-search/?v=1804542&ml=map&z=14&nwLat=52.00866178559005&nwLng=1.1396289197234877&seLat=51.974677642227164&seLng=1.2838244763641127>

In addition a member of the Steering Group did a quick survey and felt the following noteworthy trees and hedges should also be included:

- Elm hedge each side of Richardsons lane culminating with the mature Elm which has a TPO on it.
- The Holly hedge which runs north/south, dissecting the field which lies between Richardsons lane and the village.
- Oaks in hedges each side of Bylams lane, particularly those past Bylams cottages heading out of the parish.
- East of Lings Lane, the paddocks each side of the Bridle way are enclosed by mature hedges within which are numerous old/veteran oaks and part of the Bridle way itself is bounded on the south side by what looks like an old hedge bank.
- In the field immediately to the west of the sewage treatment works is one veteran oak and an elm. These aren't on the ancient tree inventory but I think they ought to be surveyed for inclusion.
- Pin Mill road on the eastern side particularly the upper section, at the top of the bank are several oaks approaching veteran age. There are a few other individuals nearer the bottom end of the road.

Appendix 4: Significant Views

Map 12. Significant Views



(Includes Extracts from Village Design Statement)

Pin Mill

The Pin Mill is an iconic Suffolk location situated with the Suffolk Coasts & Heaths AONB, visited by tourists from near and far and by locals wanting a relaxing time out. Viewed either from the land or the water the tranquil, rural scene with its low rolling hills in the background is typical of the Shotley peninsula. Any significant development would necessarily destroy its relaxing quality.

=====

01 Pin Mill viewed from the River Orwell:



02 The Butt and Oyster from the riverside looking east:



03 The Butt and Oyster from the riverside looking west:



River Orwell

These are some of the finest views of the estuary in the Parish, a good example of why this area is designated as AONB. The paths from which these views can be seen are much used by walkers both local and those out for the day. Any development would significantly detract from their recreational and therapeutic utility.

04 Orwell viewed from above – Church Path:



05 Orwell viewed from above – Page's Common:



Open Fields – to the South (AONB Additional Project Landscape)

These fields are extensively used by local walkers, and constitute a wonderful recreational facility. The open views afforded create a quiet and undisturbed landscape, part of the which serves to ground the village in a rural setting

06 Open fields looking South towards Harkstead:



07 Open fields looking South-east towards Rence Park:



Open Fields – to the North (Suffolk Coats & Heaths AONB Landscape)

The open views create a quiet and undisturbed landscape which serves to ground the village in a rural setting and connect it to the AONB beyond.

08 Open fields looking North towards Richardsons Lane:



09 Open fields looking North towards Hill Farm and beyond:



Appendix 5: Listed Buildings in Chelmondiston Parish

See <https://historicengland.org.uk/listing/the-list/>

HILL FARM HOUSE

List Entry Number: 1036899

Heritage Category: Listing

Grade: II

Location: HILL FARM HOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

CARTLODGE/GRANARY APPROXIMATELY 30 METRES EAST OF HILL FARMHOUSE

List Entry Number: 1036900

Heritage Category: Listing

Grade: II

Location: CARTLODGE/GRANARY APPROXIMATELY 30 METRES EAST OF HILL FARMHOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

BARN APPROXIMATELY 50 METRES EAST OF HILL FARMHOUSE

List Entry Number: 1036901

Heritage Category: Listing

Grade: II

Location: BARN APPROXIMATELY 50 METRES EAST OF HILL FARMHOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

MILL HOUSE

List Entry Number: 1036902

Heritage Category: Listing

Grade: II

Location: MILL HOUSE, MILL LANE, Chelmondiston, Babergh, Suffolk

THE BUTT AND OYSTER PUBLIC HOUSE

List Entry Number: 1036903

Heritage Category: Listing

Grade: II

Location: THE BUTT AND OYSTER PUBLIC HOUSE, PIN MILL, Chelmondiston, Babergh, Suffolk

6 AND 7, RICHARDSONS LANE

List Entry Number: 1036904

Heritage Category: Listing

Grade: II

Location: 6 AND 7, RICHARDSONS LANE, Chelmondiston, Babergh, Suffolk

Chelmondiston War Memorial

List Entry Number: 1467909

Heritage Category: Listing

Grade: II

Location: Outside Village Hall, Main Road, Chelmondiston, Babergh, Suffolk, IP9 1DX, Chelmondiston, Babergh, Suffolk



CHELMONDISTON

PIN MILL