



EAST BERGHOLT
neighbourhood plan
Our village, our future

2015- 2030



East Bergholt, the birthplace and Suffolk home of John Constable

Draft 6.2

January 2016

History

| | | | |
|-----------|------------------|--|--|
| Draft 1 | 31 Jul 2015 | Ann Skippers | First version for review |
| Draft 2 | 8 Aug 2015 | Joan Miller | Update housing chapter |
| Draft 3 | 17 Aug 2015 | Paul Ireland | Updates agreed at meeting 8 August 2015, Conversion to formatted version & completion of Developing our Plan |
| Draft 3.1 | 30 Aug 2015 | Paul Ireland | Add two policies for reinforcing planning rules |
| Draft 4.0 | 3 Sep 2015 | Paul Ireland, Nigel Roberts, Ed Keeble | Incorporate initial feedback & finalise Housing & Infrastructure policies. Add maps |
| Draft 4.1 | 8 Sep 2015 | Paul Ireland | Incorporate rationale for design statement |
| Draft 4.2 | 9 Sep 2015 | Paul Ireland | Feedback from Plan Production Group and include Character Appraisal |
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| Draft 5.1 | 5 Oct 2015 | Paul Ireland | Update maps, diagrams and front picture, add focal point maps and technical updates to policies. |
| Draft 5.2 | 6 Oct 2015 | Paul Ireland | Corrections to appendices references |
| Draft 6.0 | 25 Nov 2015 | Plan Production Group | Consider Section 14 comments |
| Draft 6.1 | 14 December 2015 | Plan Production Group | Consider and incorporate comments from meeting with Babergh on 9 December 2015 |
| Draft 6.2 | 8 January 2016 | Plan Production Group | Consider and incorporate comments relating to HRA assessment |

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Foreword

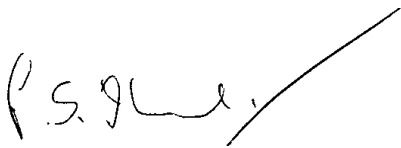
East Bergholt is a dynamic village with a very special character. While there is a general consensus supporting new development and change, people have always worried that inappropriate development could easily damage this heritage village. In the past, this worry was often reflected in resistance to proposals for large developments or to District Council policies.

The Localism Act of 2011 was recognised by many as a means for the people of East Bergholt to take control of their own destiny to ensure their village would grow in the way they wanted.

A Neighbourhood Plan Committee was formed by the Parish Council and grew rapidly in size as Councillors and Clerk were joined by a large number of volunteers who brought their different skills to bear. The significant time and effort given by these volunteers coupled with participation and support from the community as a whole, makes this Plan truly representative of the views of the Parishioners of East Bergholt and will help ensure East Bergholt remains the special village it is.

Thanks must go to everybody from the Parish who has contributed to this robust and well considered Plan. Our thanks also go to Babergh District Council and Planning Aid England for their help.

The Committee expect this plan to become the blueprint for our village's future and that it will continue to be maintained and developed by future generations living in East Bergholt.

A handwritten signature in black ink, appearing to read 'P. Ireland', with a long, sweeping flourish extending upwards and to the right.

Paul Ireland (Chair of Neighbourhood Plan Committee)

Current Status of this Plan

This Plan has undergone Section 14 consultation and the feedback from stakeholders incorporated. To date the following steps have been undertaken:

- Gained agreement from the Parish Council and community to produce the Plan
- Designated neighbourhood plan area with Babergh District Council
- Initial consultation with the community
- Detailed consultation with the community seeking their views
- Agreed topic areas to be covered by the Plan
- Established an overall Vision and Objectives for each topic area
- Discussed and formulated outline plans to deliver these objectives
- Defined Policies and Projects for these outline plans
- Considered comments from all Section 14 consultees

This document has been created from a wide range of sources:

- Formal and informal
- Published and specifically researched
- National regional and local
- Hard and soft data

For the next phase, this Plan will be passed to Babergh District Council who, after a further 6 week consultation period will arrange for an external inspection. Once the results of this inspection have been considered, it will be presented to the community for a referendum.

Vision

Our vision for East Bergholt reflects the views and wishes of us all: the local community. It is based on extensive public engagement and below are set out the principles which will be applied in managing the development of our village over the next 15 years. These principles shape the Objectives in our Neighbourhood Plan which drive both the Plan Policies and Projects (See Section 2.6).

East Bergholt will continue to maintain its attractive village environment, meeting local needs for new housing and services, and respecting the village's special character, heritage assets and its setting within a unique landscape in the heart of Constable Country. The village will retain its sense of community, respect the natural environment, be welcoming to visitors and tourists, and through sustainable development will support a successful rural economy to meet the future needs of all those who live and work in the village.

The people of East Bergholt wish to preserve the special character of the village and its strong sense of community.

We recognise the need for some modest growth and development, but not at the expense of East Bergholt's village character, its heritage assets and its setting within a unique landscape in the heart of Constable Country.

Housing development will be well integrated into the village through design, site size and location. Its scale, type and tenure will be proportionate to meet local need especially for young families and older people and will add positively to the village character and its social and economic well-being.

Infrastructure, community facilities and local services will keep step with East Bergholt's social and economic needs, including its changing demographic and the growth in home working, to support a thriving community and the Village Heart, to benefit present and future residents, visitors and businesses.

Visitors to the area will continue to be important to East Bergholt's rural economy.

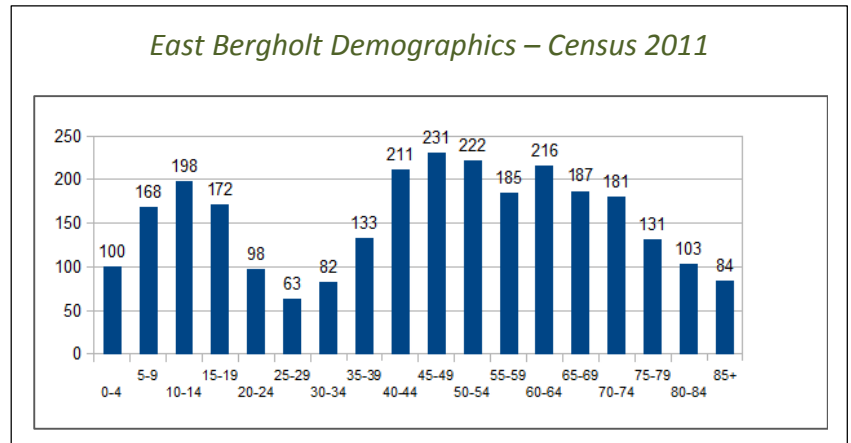
East Bergholt will embrace heritage and wildlife conservation, reduce dependence on and impact of the private motor car and encourage a resource efficient built environment. The village will aim to minimise energy use, increase the use of renewable energy and reduce waste.

These principles will remain integral to our vision for East Bergholt over the next 15 years, with a 5 yearly review by the Parish Council in conjunction with Babergh District Council.

Chapter 1 The Village of East Bergholt

East Bergholt is a Parish of 1,191 homes and a population of 2,765 (2011 Census) in the District of Babergh. It covers an area of some 1,313, hectares with an average population density of 1.5 persons per hectare. The age range of its residents is dominated by children, teenagers and older people.

East Bergholt is situated in rural South Suffolk overlooking the Stour Valley and Dedham Vale, an Area of Outstanding Natural Beauty. In addition to the Area of Outstanding Natural Beauty extending into many parts of the village, parts are also protected by a Conservation Area designation. The formal statistical data for East Bergholt can be found in Appendix A.1.



The special character of the village originates from its history and development over the past 1000 years.

1.1 History & Development

East Bergholt (or wooded hill in Old English) was listed in the Domesday Book as Bercolt. It had one royal manor, formerly held by King Harold and there has been a settlement here since the Stone Age.

The County Historic Environment Record (maintained by Suffolk County Council) has entries for 68 finds and monuments within the Parish, with all periods well represented apart from the Anglo Saxon period. The Portable Antiquities Scheme has 755 records of finds from the Parish, the dates of which again reflect this trend. There is archaeological evidence for prehistoric and medieval activity along the Stour valley sides and in East Bergholt. Large scatters of prehistoric material have been recorded across the Parish and a number of ring ditches and enclosures which are likely to be prehistoric in date have been detected through aerial photography. A cremation cemetery of Roman date is recorded within the Parish, and where the Roman road crosses the Parish boundary into Capel St Mary there is evidence for Roman activity.

East Bergholt's importance was probably due to Flatford's position as the lowest bridging point of the River Stour in ancient times. Cloth making was firmly established in the Stour valley by the 13th century and, at that time, East Bergholt was an important and wealthy centre.

The shape of East Bergholt is now defined by what was the common land, an approximate square of 2km, known as the Heath, the four manor houses that surrounded it and the small settlements of Gaston End, Burnt Oak and East End. These were connected by tracks around the Heath which have now become public highways. Most of these highways are narrow, two lane roads with limited or no

footpaths. The Heath, which is now the core of the village, is farmed and the majority lies within the Area of Outstanding Natural Beauty. The Parish also includes the hamlet of Flatford which lies in the valley by the River Stour, also in the Area of Outstanding Natural Beauty.

Development in East Bergholt has been mainly ribbon style along the roads bordering the Heath. As a result, it does not have a defined centre. Its Village Heart (Appendix A.4) lies along the road at the

*East Bergholt Street – John Constable
(The Village Heart)*



© Victoria and Albert Museum, London

south west corner of the Heath near to the largest of the manors, Old Hall, (now greatly modified), the Parish Church and Congregational Chapel. There are some retail outlets and two small business premises interspersed with residential properties, including the former home of Randolph Churchill. In addition there are a number of other Focal Points around the village, centred on schools, the medical centre and community facilities. This map, Appendix D.9, shows the zones within 800m of the village Focal Points.

Village Heart c1900



Within East Bergholt are three Built up Area Boundaries, two adjacent to the Heath and East End (a satellite 2.6 miles, 51 minutes' walk, from the Village Heart). Housing in East Bergholt is spread over a large area (approximately 1.7 miles x 2.9 miles or 1,313 hectares), some within small and secluded, low density, developments. As a result East Bergholt has the feel of a small village, a feature recognised by Parishioners who have strongly

expressed the view that East Bergholt should “remain a village”.

Village Heart circa 1940



Village Heart today



The majority of the land in East Bergholt is owned and farmed by two land owners and consists of mostly grade 2 farmland with some grade 3 farmland on the south of the Parish alongside the River Stour (Appendices A.1 and A.2).

1.2 Heritage & Environment

East Bergholt is rich in heritage assets with tracts of land owned by the National Trust. The village contains 89 listed buildings (77 grade 2, 7 grade 2* and 5 grade 1) many built from the wealth gained in the middle ages. It also is the site of a Scheduled Ancient Monument (Appendix A.3). (See <http://list.historicengland.org.uk/> for details of these sites).

Bell Cage



A feature of note is the large Bell Cage, situated at ground level in the churchyard which is listed Grade II*. This was built around 1500 and houses the heaviest 5 bell peal in the country including one bell cast in 1450. It is unique in the way the bells are housed and rung.

Ringling the Bells Today



20C Picture of Ringling the Bells



The Church East Bergholt – John Constable



The Church Today



Most importantly, East Bergholt is the birthplace of John Constable (1776 –1837), perhaps the greatest and most original of all British landscape artists. Constable is renowned especially for his views of East Bergholt and the Stour Valley. Many of the views painted by John

Constable are still recognisable around the village today. These street scenes and settings are of artistic and historical importance and place East Bergholt high on the nation’s list of heritage sites and tourist venues.

John Constable said of East Bergholt “*The beauty of the surrounding scenery, its luxuriant meadow flats sprinkled with flocks and herds, its woods and rivers, numerous scattered villages, farms and picturesque cottages, I love every style and stump and lane; as long as I am able to hold a brush I shall not cease to paint them*”.

This is still true 200 years later and is what makes East Bergholt a special village.

Flatford Bridge



Flatford Bridge- c1900



*The Church Porch, East Bergholt –
John Constable*



The Church Porch Today



Flatford, located in the Parish of East Bergholt, is internationally renowned and is the site of four Grade I listed buildings and one Grade II*. It has Tourist and RSPB information centres and a Field

Flatford Today



Studies Centre. It is the setting for a number of John Constable's paintings, including one of England's most reproduced works of art, "The Haywain".

The Haywain – John Constable



1.3 Housing

The tenure pattern is judged to be well balanced and in tune with the village's need as demonstrated by the responses to the questionnaire and housing need survey (Appendix C.7 and D.4). The houses are spread evenly in a “doughnut” around the west, south and eastern fringes of the old Heath and in more concentrated areas of housing to the north of the main village. There is also a settlement of houses 2.6 miles to the east of the main village, at East End.

Of these properties:

- 80% are owned or owned with a mortgage. This is higher than the average of 68% for the East of England region and the average of 72% for Babergh (2011 Census)
- 10% are social housing (shared ownership or social rented)
- 10% are privately rented

House price to earnings ratio of 8 is lower than the Babergh average of 8.5. Earnings in East Bergholt are on average higher than the average for Babergh.

The planning term “Affordable housing” refers to properties available for social market rent or shared ownership via the District Council register. The term “low cost market housing” used in this Plan refers to low cost property for private local market sale or rent.

The need for low cost market housing for first time buyers has been expressed in the responses to the Questionnaire. However, the high cost of houses is not the only reason for young families leaving the village:

- Compared to the Babergh average, a higher proportion of residents attain degrees and professional qualifications leading to younger people leaving in search of appropriate work.
- Young families who wish to live locally, choose to move to villages within a few miles of East Bergholt where they can purchase larger houses for the same price they would pay for a smaller property in East Bergholt, or further afield, to places such as Pinewood on Ipswich fringe where there is a greater availability of low cost market housing.

The former manor house, Old Hall, is a privately run housing association, established in 1974. The forty or so adult members farm the land and are largely self-sufficient in organic produce. Every year volunteers from around the world experience living and working at Old Hall. The Old Hall community is well integrated into the village.

In addition, there are 118 affordable properties available for rent. Of these 83 are owned by Babergh District Council, 26 properties are owned by Housing Associations, and 9 are charity managed Alms Houses. Most of these properties are 2 and 3 bedrooms and situated within 800m of the heart of the village.

1.4 Social

East Bergholt is of sufficient size to sustain a good mix of local services and facilities which are adequate for current requirements. These should not be compromised.

There are two schools in the village. In 2015 the Primary School had 177 pupils and the High School had 926 pupils, both rated as Good in the latest Ofsted reports.

There are five public houses in or around the village four of which are rated 4* and above by TripAdvisor.

There is a well frequented tea room, a general store with Post Office, chemist, bakery and small hardware shop at the Village Heart. At the other Focal Points, the village contains a medical centre, garage, playing fields and a sports centre and four community buildings, including a village hall. There is a butchers shop at East End and one of the pubs.

There is no evidence to show there is a lack of trading activity at these service outlets.

The Parish has 51 active clubs and societies serving various interests of the community. A full list can be found on the village website at:

http://www.eastbergholt.org/clubs/ClubsAndSocieties/default.aspx?DYN_MENU_MainMenu=1000012

1.5 Employment

East Bergholt is generally an affluent Parish where incomes and levels of education are on average higher than the Babergh District as a whole. It has low levels of recorded deprivation and 27% of East Bergholt residents work in administrative and professional occupations. The unemployment rate is low at 1.8%. There are:

- Two light industrial units
- Two business centres, The Gattinetts and Wheelers Yard
- Primary and Secondary schools
- Visitor facilities at Flatford
- Retail outlets and pubs

East Bergholt has its own distinct local economy and, unlike many other villages, is not just a dormitory for commuters.

The main centres of employment for 80% (Appendix A.1) of the working residents of East Bergholt are:

- Ipswich (10 miles)
- Colchester (10 miles)
- Felixstowe (20 miles)
- Chelmsford (33 miles)
- Bury St Edmunds (34 miles)
- Cambridge (64 miles)
- Norwich (52 miles, car & train)
- Central London (65 miles, train)

1.6 Transport and Communications

Primary access to and from East Bergholt is via the B1070 which passes through the village to the north of the Heath. It links the main north / south highway, the A12, to Cattawade, Brantham and Manningtree with its railway station. There can be serious delays on the B1070 caused by traffic from the High School, exacerbated by the location of the Medical Centre immediately opposite and the high incidence of parked cars. This area is particularly dangerous due to the narrow pavements forcing pupils to walk on the road. Additionally, it is used by large farm vehicles to gain access to the farmland around the Village. This causes both dangerous disruption to the traffic flows and is of increasing concern to the farmers as the traffic volumes make moving large agricultural machinery difficult. There is also congestion around the primary school in Elm Road in the morning and afternoon.

Parking and dangers caused by traffic around the two schools and at the Village Heart have been expressed as serious concerns by residents, Appendices A.4, A.5, A.6 and C.7.

East Bergholt is poorly served by public transport. Road access to the centres of employment is via the A12 northbound to its overloaded junction with the A14 at Copdock, south of Ipswich or via the A12 southbound which is very busy at peak times around Colchester. To the north, the A140 to Norwich is substandard. Both north and southbound junctions of the B1070 onto the A12 serving East Bergholt are recognised as substandard and dangerous by the Highways Agency

Rail access to both Norwich and London (1 hour travel time) is satisfactory, served by the station at Manningtree (3.6 miles from the Village Heart). Many view the service as poor. At the time of writing this Plan, 10% of journey times arrived late experiencing serious travel disruptions (<https://www.abelliogreateranglia.co.uk/about-us/our-performance/performance-figures>). There is limited or no free seating on some 30% of the peak time trains to London and the railway station car park is often full to capacity leading to parking on the limited roads around the station. Road access from East Bergholt to the railway station is poor with a level crossing for higher vehicles and a single way working underpass for cars and motorcycles. This can become severely congested at peak times.

1.7 Sustainability

East Bergholt residents demonstrably recognise the need to conserve finite resources and address pollution over the period of this Plan especially those living on the flood plain at Flatford (Appendix C.7). Flatford is, 3m above sea level making it vulnerable to climate change induced sea level rise.

There is a society in the village formed specifically to coordinate actions and promote sustainability. A combination of concern about the environment and attractive financial returns has resulted in a considerable number of East Bergholt homes now generating their own electricity. The housing association at Old Hall is run on a strong environmental ethos. Their energy sources include solar, a communal biomass boiler and large ground source heat pump.

The recent and unfortunate withdrawal of recycling facilities in the village has given concern to many.

Measures to encourage sustainable development as well as deliver resource efficient solutions for those living and working in East Bergholt are an important part of the Plan. They feature in all policy areas and are grouped in Chapter 9.

1.8 Local Area Considerations

A new housing development of some 320 houses is planned for Brantham in addition to the 1,000 or so new developments at Manningtree and Lawford.

Approximately 30% of the population of East Bergholt currently travel to work in Ipswich, Colchester and similar locations, the majority via the B1070 / A12 junction (Appendix C.7). A member of Suffolk County Council Highways department stated that it is expected that at least 20% of the traffic from this development will travel through East Bergholt on the B1070 to gain access to the A12. This promises to significantly overload the substandard junction between the A12 and B1070.

Approximately 11% of the population of East Bergholt travel more than 65 miles (e.g. London), most of these by train (Appendix C.7). The increased number of workers commuting by train will place significant additional pressure on the infrastructure and underpass at Manningtree railway station.

Chapter 2 Developing our Plan

2.1 Purpose of this Neighbourhood Plan

In its current form, the characteristics of East Bergholt were rated very highly by its residents (Appendix C.7). Additionally, its heritage assets and special character make it a popular tourist attraction.

This Plan aims to manage future development pressures to ensure East Bergholt remains a village, retains its special character, maintains a healthy village economy and a strong sense of local community and is able to cater for the needs of residents and Hinterland Villages over the next 15 years.

Like many villages it is subject to significant development pressure. Inappropriate development could easily damage this special character, leading to people and their businesses moving away from the area to the severe detriment of the local community, Babergh District and the local economy.

This Plan complies with the National Planning Policy Framework and Babergh District Council Core Strategy 2014. The Plan does not deal with excluded development including nationally significant infrastructure, waste and minerals matters.

The Neighbourhood Plan Committee has liaised extensively with Babergh District Council throughout the Plan making process to ensure the Plan is in-line with the District's Planning objectives and policies and effectively steps these down to the local East Bergholt level.

2.2 Neighbourhood Plan Committee

The Parish Council Neighbourhood Plan Committee managed the production of our Neighbourhood Plan, rather than a Steering Group for the following reasons:

- To ensure the Committee was able to operate under the legally agreed Parish Council Standing Orders
- So that all financial transactions would be managed by the Parish Council Responsible Finance Officer.
- To ensure a proper reporting and recommendation structure to the responsible body, the Parish Council.

Terms of reference for this Committee were agreed by the Parish Council (Appendix B.1) on 12 December 2013.

The Committee meetings were run monthly and were organised to ensure full community participation while still complying with Parish Council standing orders (Appendix B.2). The major part

of the meetings were open and all residents were invited to participate. Decisions were made by a democratic vote of all those attending that meeting as reflected in the Minutes.

This Plan was produced by eleven Working Groups (Appendix B.3) formed solely from volunteers from the community. During the final phases of developing the Plan, two Parish Councillors joined the Working Groups. One had previously been the Chair of a Working Group and was elected onto the Council. The other, with a long standing family history in the village, offered their experience to the Environment and Views Working Group.

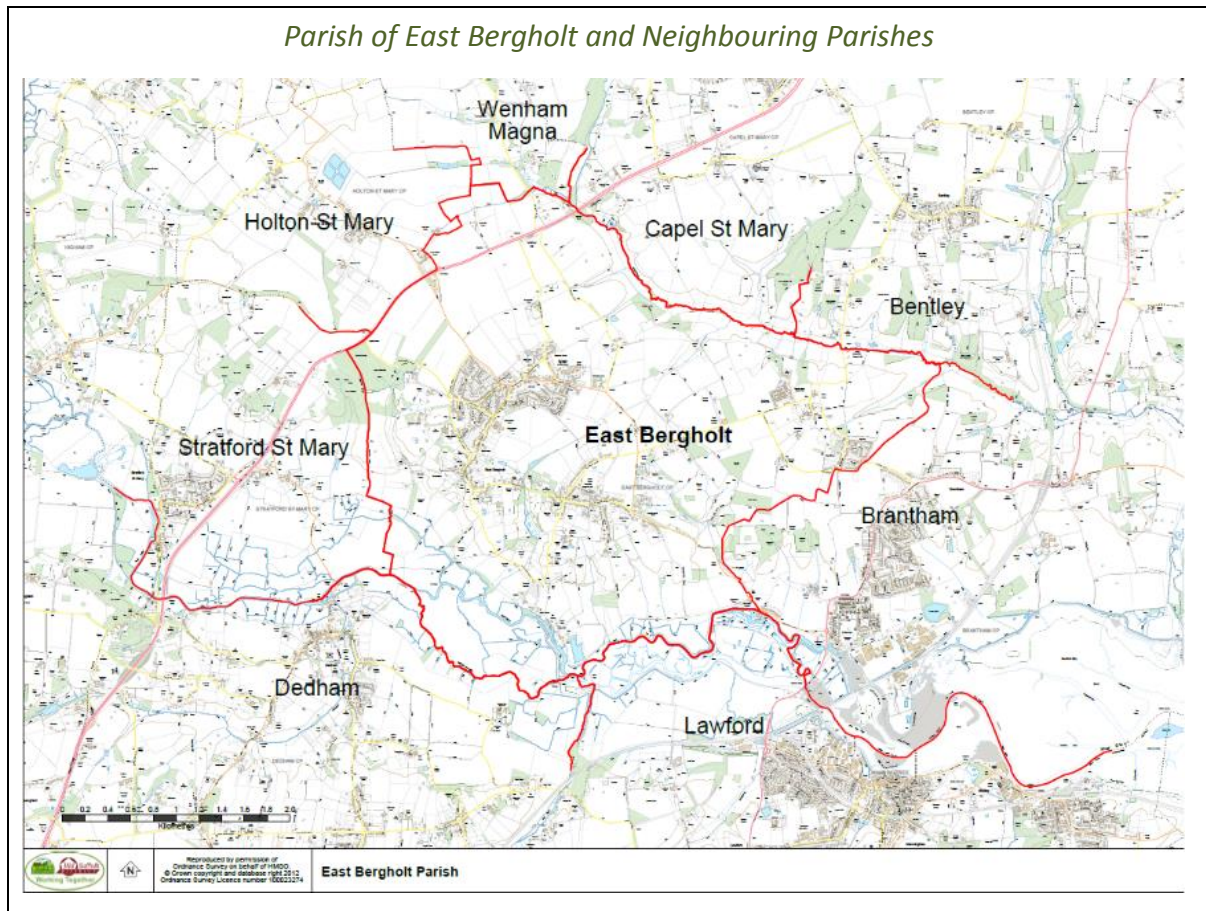
Each Working Group, consisting of volunteers, elected their own Chair who was then formally co-opted onto the Parish Council Neighbourhood Plan Committee. The Working Group operating Protocol can be found in Appendix B.3.

2.2.1 Project Plan

The first task of the Strategy and Planning Working Group was to formulate a project plan (Appendix B.4). This was based on advice obtained from Babergh District Council, Planning Aid England and other sources on the Internet. It formed the basic working framework used in the production of the Plan.

2.3 Formal area consultation

The Parish Council agreed the Neighbourhood Plan area should be the Parish of East Bergholt (shown below and in Appendix B.5).



The formal Neighbourhood Plan Designation Notice (Appendix B.6) was issued at the end of March 2014.

2.4 External Involvement

The Plan has been informed with input from a number of external experts including:

- Planning Aid England
- Babergh District Council through their Neighbourhood Plan Liaison Officer
- Housing Action Suffolk
- The Landscape Partnership
- The Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project
- Community Land Trust
- Ann Skippers Planning

2.5 Community Involvement

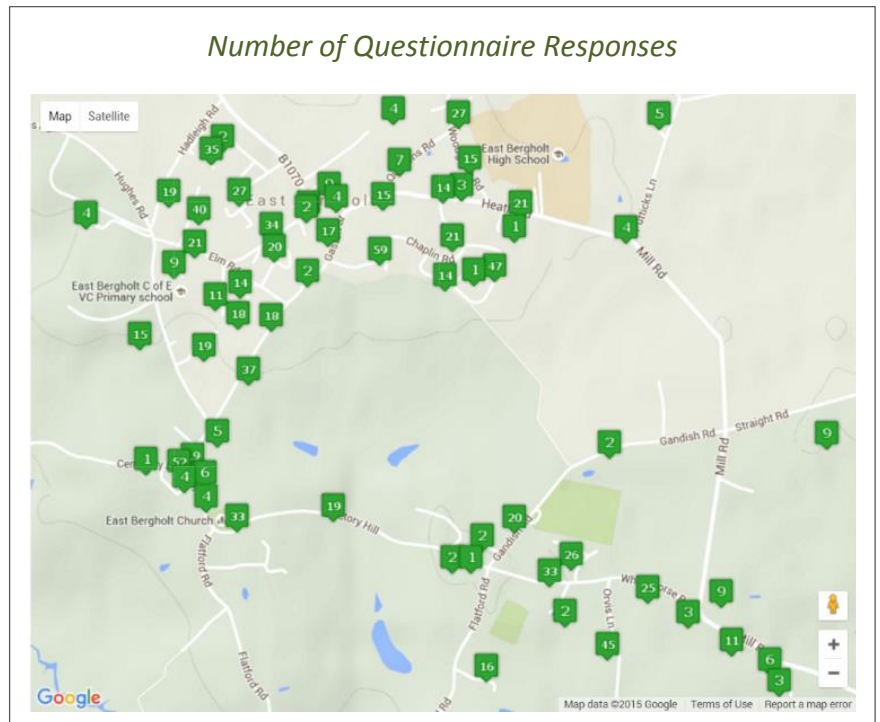
Production of an effective Neighbourhood Plan critically depends on involving as many members of the community as possible, reflected in the strategy that drove the development of the East Bergholt Neighbourhood Plan process (<http://planninghelp.cpre.org.uk/improve-where-you-live/shape-your-local-area/neighbourhood-plans/step-1-getting-started>).

Work on the Plan started in January 2014. Every effort was made to ensure all members of the community, including the satellite community at East End (Appendix B.2), Babergh District Council and potential developers, were encouraged to become involved. People attending Neighbourhood Plan Committee meetings were invited to join one of the Working Groups. Others in the community were kept fully informed by the Communications Working Group (Appendix C.1) and by regular updates published on the Village website (<http://www.eastbergholt.org>).

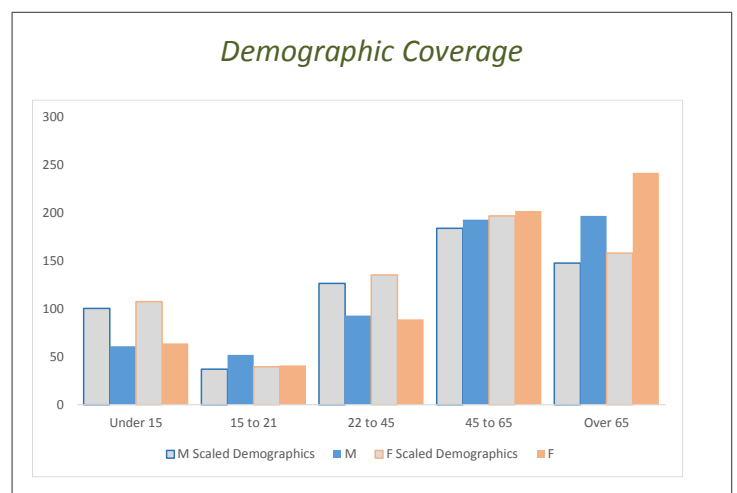
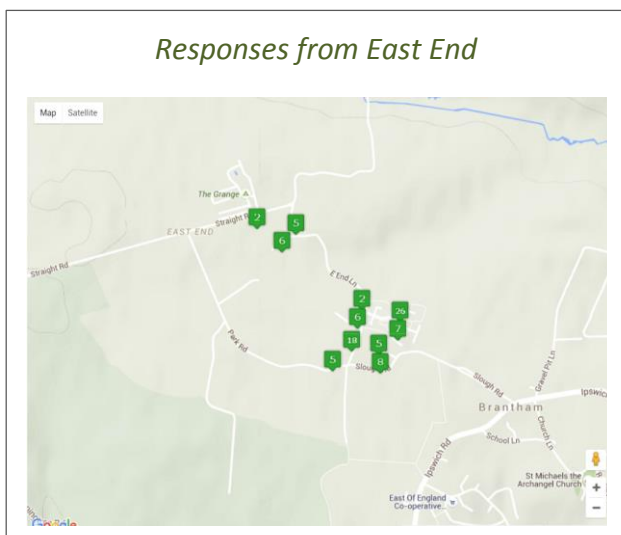
Views were sought from across the community using various communication channels and care was taken to ensure a balanced and representative response, by:

- Visits to Clubs and Societies - 51 groups and societies that meet regularly in the village were contacted, asked for their feedback and offered the opportunity to promote their activities at the East Bergholt on Show event (Appendix C.4)
- East Bergholt on Show – to ask Parishioners “How would you like the future of our Parish to develop”, attended by 315 visitors from all areas of the village (Appendices C.2, C.4 and C.5). The input from this event was used to inform the questions asked by the Questionnaire (Appendix C.6)
- Monthly Neighbourhood Plan Committee meetings – advertised on the village website and with open invitation, attended by 25 – 30 people with a cumulative total of 64 different people registering their attendance
- Monthly Parish magazine, leaflet drops and website updates (with an average of 67 visitor hits per day to the Neighbourhood Plan section of the website)

- Household Survey – a Questionnaire of 56 questions was delivered to each household with an on-line version on the village website (Appendix C.6). Nearly 50% of households responded and the vast majority of Questionnaires were completed in full. Using postcodes to track location, the respondent profile was shown to be a close match to the demographics and settlement pattern of the village. Additionally the age range of respondents was a close match to the demographics of the village. The responses showed a high level of commonality of view. (Appendix C.7, C.8



and C.9).



- Business Survey - letters (Appendix C.11) were sent to 83 businesses registered with Babergh District Council asking them to complete the online Questionnaire (Appendix C.10). With only 7 businesses responding, only a small degree of weight was given to these results in the final plan. The analysis of the responses can be found in Appendix C.12.

To ensure people living in all areas of the Parish were represented, the postcodes of people responding to the questionnaire were recorded and used to track geographic coverage. In addition the age range of respondents was used to confirm demographic coverage.

2.6 Our Neighbourhood Plan Policies and Projects

Neighbourhood planning gives communities power to shape the development and growth of their area and to formulate a vision that will align with the ambition of our community.

Our Neighbourhood Plan contains the Policies and Projects that will help to realise the community's vision for East Bergholt and address key issues that have been raised during the extensive engagement undertaken with the community and identified through the plan making process.

The Policies and Projects are the essential components of our Plan. They are based on sound analysis and a strong evidence base. They align with the National Planning Policy Framework, National Planning Guidance and the strategic planning context set by Babergh District Council. They will contribute towards sustainable development and are compatible with EU regulations.

The Policies will become a statutory consideration in determining all planning applications once the Plan is made (adopted) by Babergh District Council. Policies are shown in blue boxes.

Projects are activities identified in the feedback from the community and these will be managed by the Parish Council over the Plan period. When the Plan is approved, the Parish Council will consider a priority list for the Projects. Following this, each Project will be scheduled to be considered by the relevant Standing Committee, where appropriate, if not by the Full Council. Projects are shown in yellow boxes.

Our plan covers the following topic areas:

- Housing
- Natural Environment, Landscape and Open Space
- Design, Character and Heritage
- Transport
- Economy
- Infrastructure
- Sustainability

Each chapter below starts with the objectives which we want the Policies and Projects in each topic area to achieve. They reflect the overall Vision for East Bergholt.

Chapter 3 Housing

3.1 Objectives

- Maintain our strong and vibrant community with a better supply and a good mix of home types, sizes and tenures enabling people to stay in the village throughout their lifetime with special focus on low cost market housing for young families, housing suitable for older people and appropriate numbers of affordable homes.
- Accommodate new housing where the location, scale of development and design integrates well into East Bergholt's village character.

3.2 Background

This Plan recognises the national need for additional housing and the needs identified in Babergh District Council's Core Strategy for Core and Hinterland Villages. In addition, it takes due consideration of the views expressed by the residents in the various stages of community involvement that development will maintain the very qualities that make the village of East Bergholt special. Development will therefore be carefully managed in terms of scale, location and design.

Additional growth in East Bergholt will contribute to the village and its character and provide local benefit and the aim of these policies is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner which respects the character of the village and wider Parish.

Housing growth can be accommodated in a sensitive way based on modest scale developments within the Parish. Small scale, dispersed developments can be accommodated and will include provision of affordable housing opportunities to new and existing residents and meet the housing objectives defined by Babergh District Council's Core Strategy.

Villages have historically developed through incremental growth and in East Bergholt it will be important for growth to harmonise with the character of existing buildings and their settings. Disproportionately large estates in villages are difficult to assimilate both aesthetically and socially.

3.2.1 Local Context

The population of East Bergholt has increased very slightly in the past 10 years from 2,689 in 2001 to 2,765 in 2011 with approximately equal numbers of males and females. Since 2001, the number of houses increased by 26 from 1,165 to 1,191 (Babergh Monitoring Reports and Census 2011).

The population demographics of East Bergholt show a dip in the 20 – 35 age range (Appendix A.1). Appendix D.3 confirms this a possible reason for this dip is that for the age range 15 - 44 a net 21 per 1000 of the population are moving out of the village. This is probably because of a lack of local jobs and the lower cost of housing in neighbouring villages.

East Bergholt has a predominance of older people similar to other villages in Babergh District, with 25% of the population aged 65 and over (total in Babergh 21%). District wide this ageing trend is set to increase and it is predicted that this figure will increase to 32% of the total population of Babergh by 2030. Feedback from the village Questionnaire of September 2014 (Appendix C.7) reinforced these facts, stating there was the need to provide accommodation for:

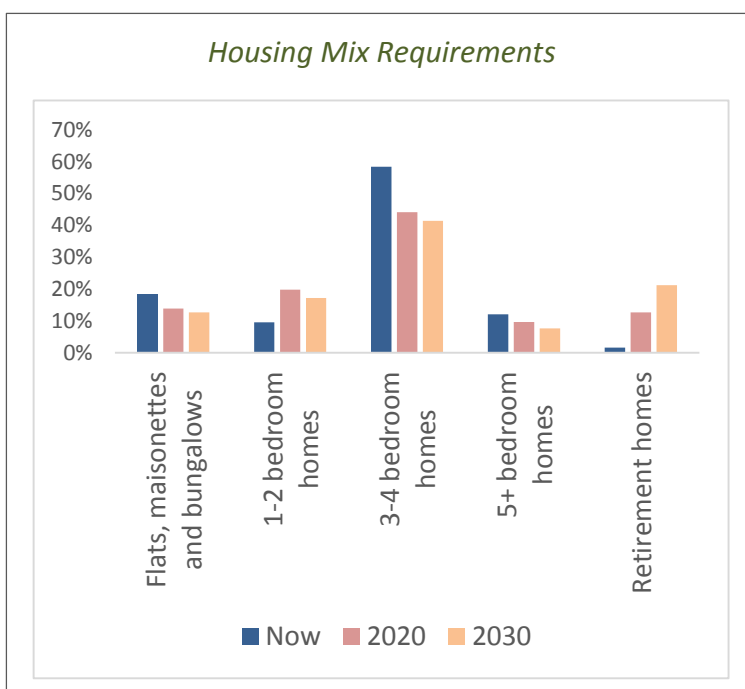
- Young people who wish to remain in the village but are being priced out of the market. The average house price paid in March-April 2015 in East Bergholt is between £301,000 and £339,000 (Land Registry)
- Older people

The feedback indicates that the majority of people have resided in the village for more than 20 years; also, a majority anticipating remaining residents for the foreseeable future. This trend will increase the demand for a wider range of housing options suitable to meet the needs of older people, freeing up some of the existing family homes in the village.

The 2011 census shows that of housing stock in East Bergholt, 35% of properties have 4 bedrooms or more. This is significantly above the average of 26% for Babergh as a whole. Of 21 houses completed in the last 5 years, 17 have been 4 and 5 bed houses, one low cost market house and 3 affordable homes. As a consequence this trend has further skewed the housing mix.

Feedback from the Questionnaire showed there is decreasing demand for 3-4 bedroom homes and sufficient 5+ bedroom homes and a future and growing requirement for 1-2 bedroom and retirement homes.

Two independent Housing Needs Surveys of 2004 and 2015, the latter commissioned as part of the Neighbourhood Plan and carried out by Community Action Suffolk (Appendix D.4), are consistent. The latter places the local requirement for affordable and low market cost houses in the region of 25-30 over 15 years. The 2015 survey identifies a demand for 19 houses/bungalows/flats for rent or for shared ownership and 11 for low market cost accommodation to buy (Appendix D.4). These figures have been incorporated into the housing need estimates.



A survey of local estate agents carried out in March-April 2015 indicated the overall current market demand for housing is broadly in balance with the local supply and there is no supply shortage (Appendix D.6). This view of the position across the District is supported by the fact that there are over 1000 homes that have been approved across Babergh District but have not yet been built.

The evidence shows there is a growing need for smaller 2 and 3 bedroom houses and retirement homes to meet the needs of the younger and ageing population.

3.2.2 National and Babergh District Council Context

Government and Babergh District policies require the Plan to allow for growth as defined in the National Policy Planning Framework and the Babergh Core Strategy & Policies (2011 - 2031) (<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/core-strategy-and-policies-dpd/>).

East Bergholt has been designated a Core Village in Babergh District Council Strategic Plan and is expected to contribute to growth in East Bergholt and its Hinterland Villages.

The National Planning Policy Framework sets the expectation that communities should plan positively to support local development, “shaping and directing development in their area that is outside the strategic elements of the Local Plan”.

This Plan takes account of both these policies and considers the economic environment (Chapter 7) and the need to provide employment led housing.

3.3 Policies

The housing policies in this Plan are framed within Babergh District Council policies CS2, CS3, CS11 and CS15. In particular it recognises the importance of CS11 and the requirements to demonstrate the East Bergholt Neighbourhood Plan housing policies contribute effectively to the success of this policy.

At an early stage the Neighbourhood Plan Committee considered the merits of selecting sites in the Parish where development would be appropriate versus a criteria based approach to ensure sufficient development capacity on appropriate sites. As this methodology is a cornerstone of the Plan, this approach was discussed with Babergh District Council. The benefits of the criteria based approach are:

- It is less restrictive than identifying specific sites and so has more potential to achieve the growth objectives of the Core Strategy
- May not require an Strategic Environmental Assessment (see SEA Determination document)
- Is a more acceptable approach to managing development

The current list of Strategic Housing Land Availability Assessment sites is under review so the criteria based approach provides a methodology that is not time dependent and allows the Plan to grow with increased future land availability.

The criteria for site selection are reflected throughout the Plan in Chapter 3, Chapter 4, Chapter 5, Chapter 6 and Chapter 8 and are summarised as follows:

- The suitability of sites will be judged against their impact on the Conservation Area, Area of Outstanding Natural Beauty, heritage assets and immediate environs and have regard to maintaining important views and landscape around the village (Appendix D.10)
- Their impact on the social, physical (including traffic and parking) and environmental and their cumulative capacity
- Are of appropriate size and scale and contribute to the “The Sense of Place”

The major Landowners in the village support the principles of development outlined in this Plan. While they have stated that they are not willing to release large tracts of land to develop large housing estates, they have indicated they would consider releasing smaller parcels of land for developments of up to 15 houses in support of the aims of this Plan (Appendix D.18).

This Plan demonstrates sections 3.3.1 and 3.3.2 that development can be accommodated in East Bergholt to meet the Objectives of the Babergh Core Strategy (Local Plan) in a manner which will not adversely affect the character of the village and that the current services, facilities and infrastructure can be developed in a timely manner to create the capacity required for 86 new homes through appropriate timing of the developments over the next 15 years. This development will not only meet the needs of East Bergholt village, but also the needs of the hinterland villages ascribed to East Bergholt by Babergh District Council in the Core Strategy. This Plan does not take into account the needs of Brantham village as these are being addressed by Babergh District Council as part of the large 600 homes windfall development brownfield site identified in their Core Strategy.

3.3.1 Deliverability

The current list of Strategic Housing Land Availability Assessment sites (2011) provides more than a sufficient supply of deliverable sites to meet the housing numbers proposed in the Policies below (Appendix D.17).

In addition, the major land owners in the community have expressed a willingness to provide land for development in accordance with the Policies in this Plan. (Appendix D.18).

This demonstrates a high level of confidence in the deliverability of the housing numbers stated in this plan and the Policies support appropriate development in the Parish.

3.3.2 Housing Numbers and Phasing

This Plan supports strategic development needs as set out in Babergh’s Core Strategy 2014 (the Local Plan) and positively supports local development in a way that is supported by the community as outlined by the National Planning Policy Framework (paragraph 16).

Babergh District Council's Core Strategy has not assigned specific housing numbers to individual Core Villages. However, as East Bergholt is a Core Village, our Plan has undertaken a thorough assessment of the need for new homes including the needs of associated Hinterland Villages. There are a variety of potential approaches to estimating future housing requirements.

Babergh District Council's Core Strategy, Objective 1, seeks to enable the development of mixed and balanced communities. The Core Strategy's success criteria therefore include the target of the growth of 1050 new houses in core villages and the delivery of a mix of housing types which match the identified need in each location. At paragraph 2.4 of the Core Strategy, Babergh suggest that this figure is "the maximum realistic and deliverable contribution to homes growth and new affordable homes that is compatible with Babergh's housing markets and capacity for growth. Growth levels beyond this figure, up to the full, theoretical new homes requirement, are considered likely to conflict with the sustainable development requirements set out in this Plan. In this way, the proposed level is considered to represent the most appropriate balance that reflects Babergh's approach to sustainable development, meeting the 3 elements of social, environmental and economic sustainability objectives."

In support of the Objective 1, East Bergholt, one of 10 core villages identified in the Core Strategy, sought to translate the Core Strategy Objective into a fair and appropriate allocation for this Plan, using a wide number of methodologies. Appendix D.5 outlines in detail all the approaches considered. Babergh have stressed to the East Bergholt Plan Production Working Group that Branham should be dealt with separately to other core and hinterland villages, and so is removed from our calculation.

The final suggested housing growth figure for the next 15 years is based on three different and complementary approaches taken from a high, medium and low methodology, and the result compared to the acceptable growth expressed by the community in response to the Questionnaire. The three methods were chosen to reflect three valid but different perspectives, and are:

1. Babergh District Council Core Strategy requirements allowing for the development at Branham and housing delivery since the inception of the Babergh Plan in 2011 (approved by Babergh District Council Members in February 2014) (64 homes) is derived from the minimum and sustainable growth figure of 1050, taken as a proportion the population across all core villages and hinterland villages
2. Affordable housing need and National Planning Policy Framework and Babergh District Council 35% requirement for affordable homes included in developments. (88 homes). This figure is derived from the independent East Bergholt Housing Needs Survey and uplifted to allow a similar proportion of housing need for the core villages.
3. Continuity with past house building numbers in East Bergholt and Core Villages, numbers which have been assimilated satisfactorily. (108 homes). This figure is derived from the number of houses built in East Bergholt and hinterland villages from 2001-2014 and assumes a similar number can be assimilated during the period the Plan.

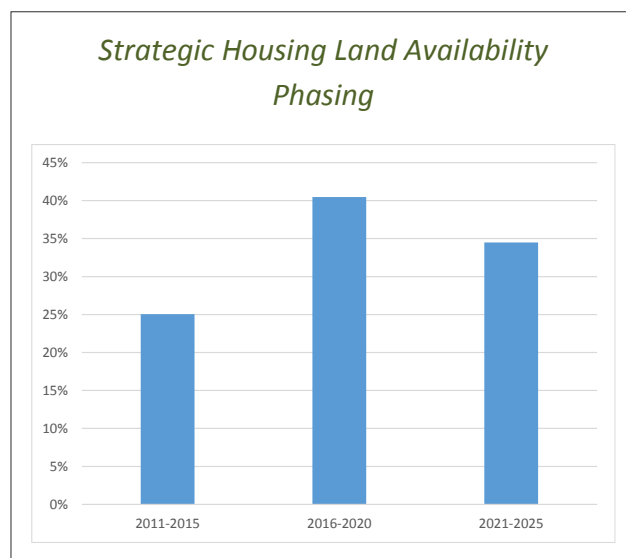
These generate a range of outcomes and highlight the difficulty of estimating a “correct” number and also the inherent uncertainty of adopting one approach. However, they are helpful in providing an order of magnitude. The Plan has adopted an average of the three methods (86 homes +/- 22 homes) for the purposes of specifying the minimum number of houses that is appropriate over the period to meet its role as a Core Village.

This number also accords well with the wishes of the community expressed in the response to the Questionnaire, which recorded a preferred mean growth of 71 houses (Appendix C.7), demonstrating the community is keen to plan positively to meet its local, District and national needs (Appendix D.5).

This figure is also broadly consistent with the capacity of the Schools in East Bergholt as specified by Suffolk County Council. A five year forecast of Primary demand based on growth of 86 dwellings would generate at least 22 additional pupils which would take the school beyond 95% of its maximum capacity. In this situation, developer contributions would be sought in order to provide additional capacity. For East Bergholt High School the additional pupils arising from the development of 86 dwellings would increase demand but taking need only slightly over the best practice 95% threshold and also at the expense of reducing out-of-area provision (Appendix D.7).

Phasing of the development is important for the following reasons:

- Retain and foster a strong sense of local community
- To ensure local services and infrastructure are able to support growth
- Ensure availability of Strategic Housing Land Availability Assessment sites identified by Babergh



Policy - EB1 Housing Numbers and Phasing

The Plan will allow for a minimum number of 86 new homes over the Plan period, 2015 to 2030, to be phased in proportion over three 5 year periods.

Subject to other criteria based policies within this Plan, proposed housing which meets these criteria, may be accommodated, if appropriate, using the current Strategic Housing Land Availability Assessment sites that informed Babergh’s Core Strategy 2014 or sites that have come forward more recently.

3.3.3 Development Size and Location

The Plan has taken into account various aspects in determining the size and scale of future developments. Major considerations in defining appropriate policy in determining development size are set out below.

The combination of these different approaches leads to a preferred development size of 15 homes.

3.3.3.1 Community View

The Questionnaire results showed that 88% of respondents support smaller developments of fewer than 15 homes.

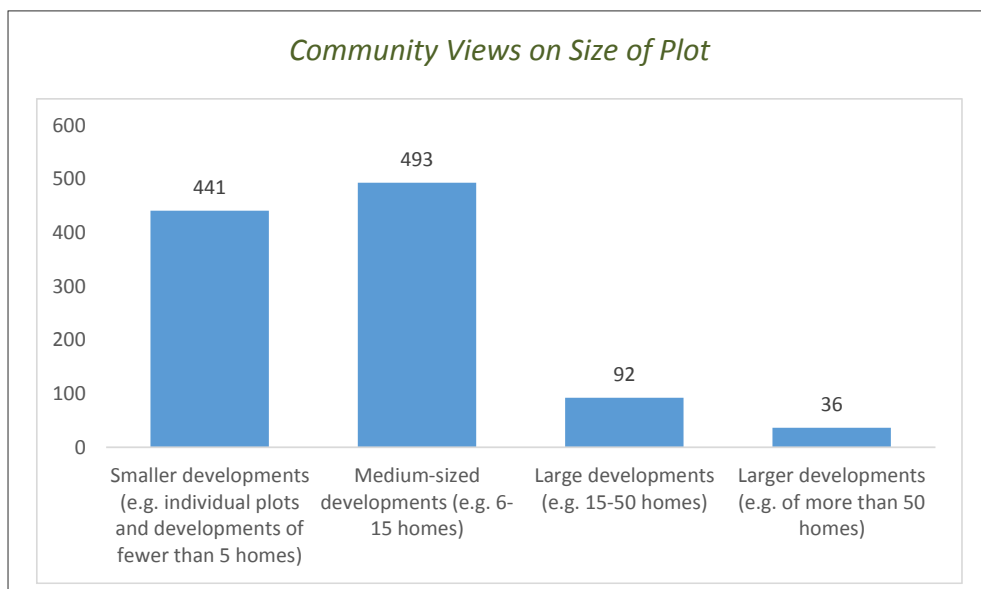
The community is concerned about the impact of large developments on the character of the village and the Area of Outstanding Natural Beauty. Historical evidence shows that

smaller estates have been successfully incorporated into the village culture whereas the larger development of 110 homes at Chaplin / Richardsons Road in the 1970s caused a significant disruption and it took the community 10-20 years to recover.

It is generally acknowledged that villagers value inclusivity and a sense of community which they recognise to be threatened by large influxes of additional population which would necessarily result from larger new developments.

3.3.3.2 Landscape and Views

The Landscape Partnership was commissioned to provide a Landscape Capacity Appraisal (Appendix D.8) to better understand the extent to which landscape sensitivity and value imposed a constraint on the location and size of new development in East Bergholt. The Landscape Partnership used their professional judgment to divide land within and adjacent to the village Built Up Area Boundary into parcels and for each such parcel used a recognised methodology to arrive at their assessments of the Overall Landscape Capacity of that parcel.



The report identified parcels of land in East Bergholt having:

- Medium Landscape Capacity
- Medium to Low Landscape capacity
- Low Landscape Capacity.

As explained in more detail in this report, parcels with Medium Landscape Capacity would typically accommodate up to 25 units of housing without significant adverse landscape effects and parcels with Low Landscape Capacity would typically accommodate up to 15 units on the same basis.

This characterisation is based purely on landscape sensitivity and value and does not address other criteria which might further limit what level of development (if any) might be appropriate on the parcel in question.

3.3.3.3 Village Character

The Character Assessment (Appendix D.1) clearly identified that smaller developments, even those with less than perfect outcomes, were less damaging to the village character, fitting better with the piecemeal evolution of the village.

Past schemes have been reviewed by the Character Assessment to assess those that have worked well within the village and to consider how development size has contributed to this success.

No one development was entirely successful but the positive elements that were noted as significant were:

- Small numbers of houses, particularly those with generous gardens
- Green verges or good mitigating landscaping, such as in Gandish Close with 4 bungalows, and adequate off street parking
- Hop Meadow is a more successful development of 15 somewhat larger houses
- Quintons Corner, built in the 1970's where two distinct and separate cul-de-sac groups of 12 houses to one side and 14 bungalows opposite
- Beehive Close with its 6 houses

3.3.3.4 Suitability of Sites

The suitability of sites will be judged against the criteria in Section 3.3 and:

- Encourage new development which is well connected to the village facilities and does not place additional traffic load on the Village Heart and other congested areas.
- Site new housing development within walking distance, defined in Babergh policy CS11 as 800m, of the Village Heart or Focal Points (Appendices A.4 and D.9)
- Retain characteristic houses with large gardens and green aspects to the front, side and rear, typical of East Bergholt (Appendix D.1)

Policy - EB2 Development Size and Location

Housing requirements will be met through small scale developments of up to 15 homes, either on small sites or larger sites that are phased in accordance with policy EB1. Proposals will be permitted within or immediately adjacent to the village Built Up Area Boundaries subject to meeting all policies in this Plan and all the specified criteria as follows:

1. 800 metres from the Village Heart or Focal Points (Appendix D.9)
2. Infill development will be designed in a manner that is sensitive to its immediate and wider context in accordance with Policy - EB10 and Policy - EB11 and respecting the rhythm, pattern, proportions and height of existing development within the street scene.
3. Proposals for small scale housing development on brown field land within or in close proximity to the village Built Up Area Boundaries will be permitted subject to meeting all policies in this plan including in particular design, views and landscape considerations.

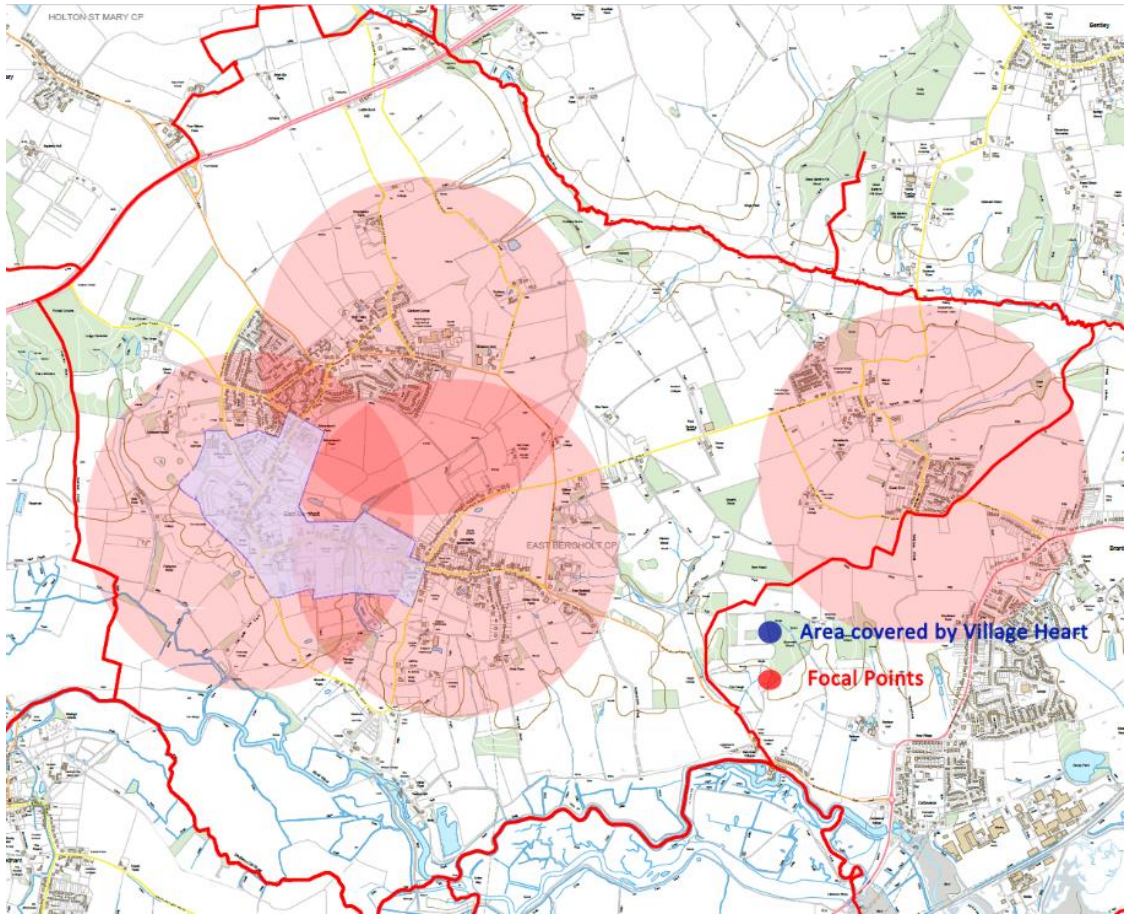
Development schemes outside the 800m zones or not located adjacent to the village Built Up Area Boundaries will be permitted subject to meeting all policies in this Plan and any of the following criteria are met:

4. The site is previously developed
5. Self-build of a maximum of 2 homes on land adjacent to existing properties
6. Involves the conversion of existing buildings or is for rural exception site affordable housing

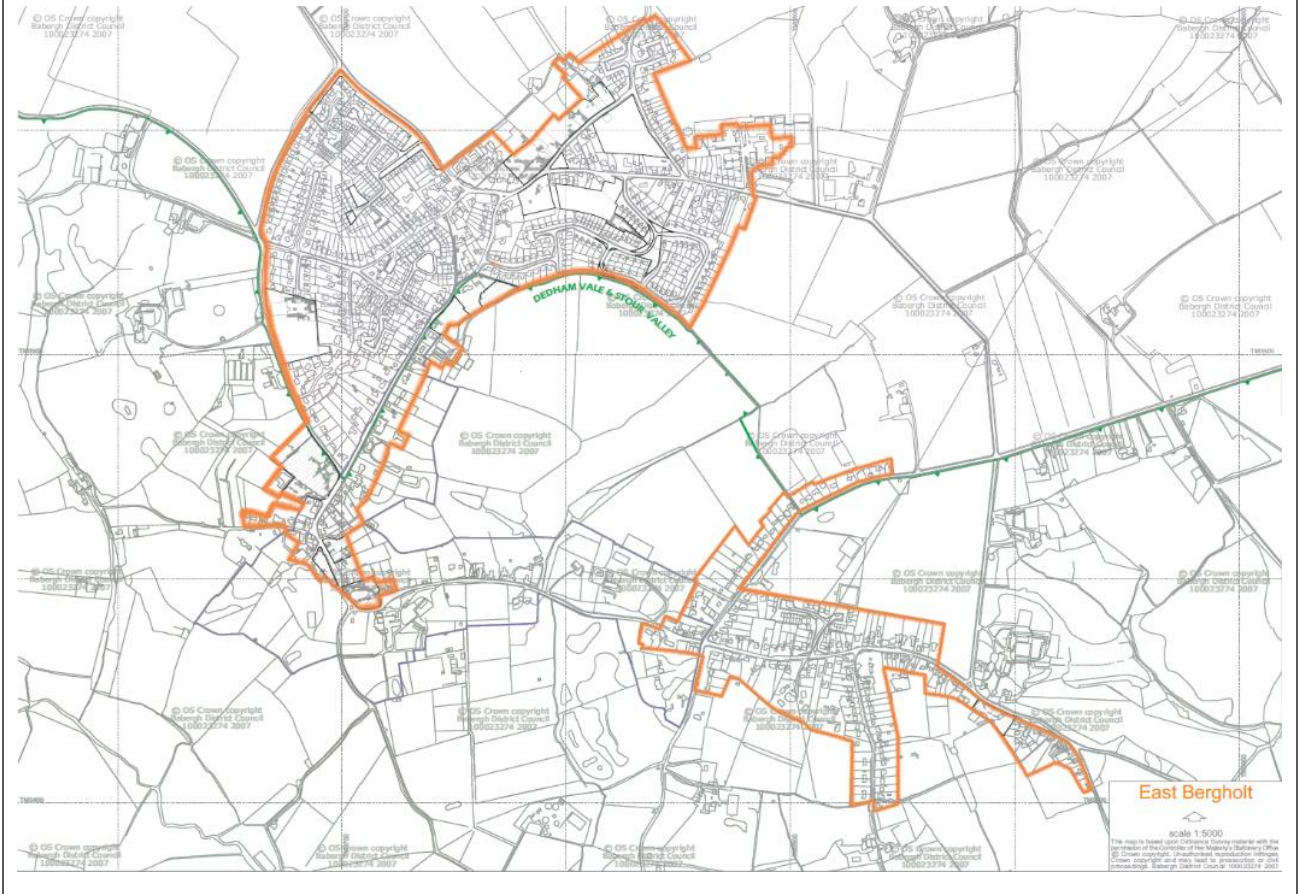
Development schemes larger than 15 will be permitted where they meet all the following criteria:

7. They are within or immediately adjacent to the village Built Up Area Boundaries and are within 800 metres from the Village Heart or Focal Points
8. Deliver exceptional benefit to the community including provision of housing for older and younger people of or with direct connections to East Bergholt
9. Satisfy Policy - EB10 and Policy - EB11

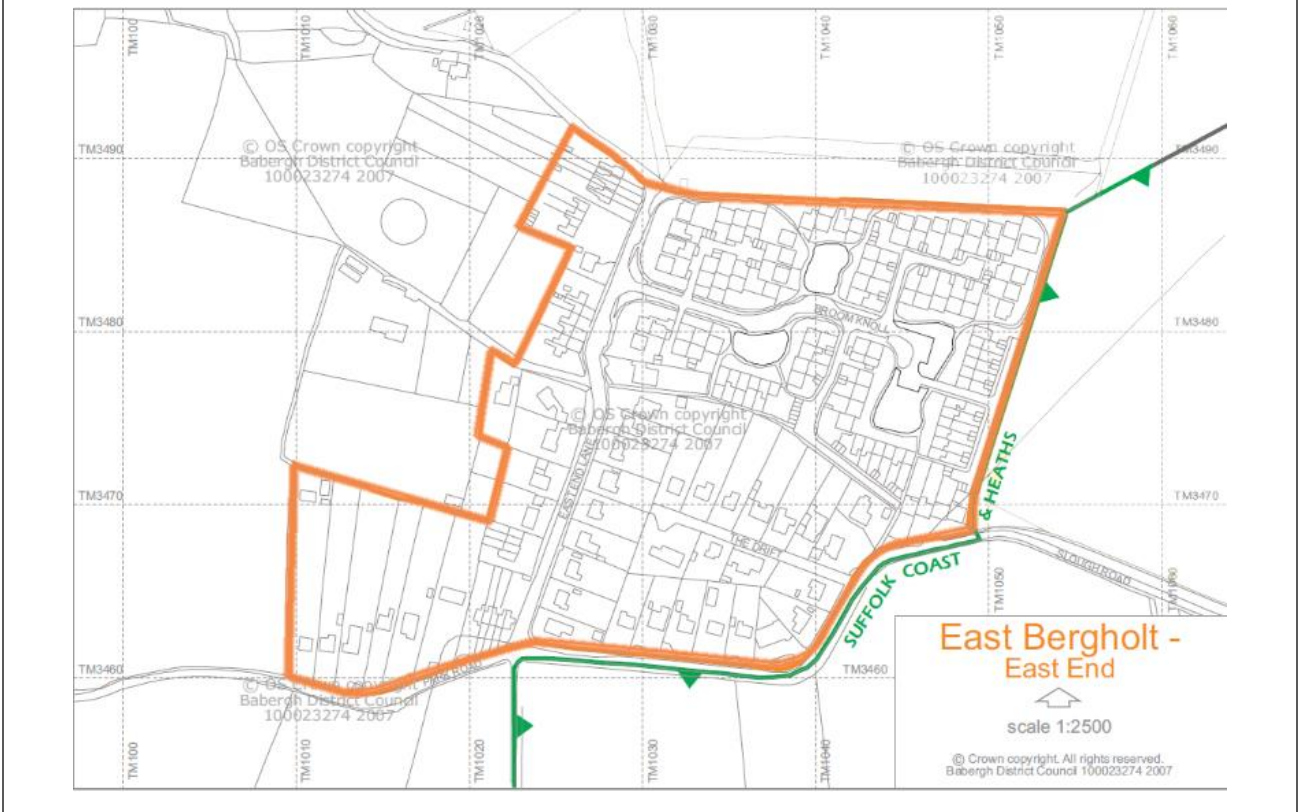
Village Focal Points (800m radius) (Appendix D.9)



East Bergholt Built Up Area Boundary



East End Built Up Area Boundary



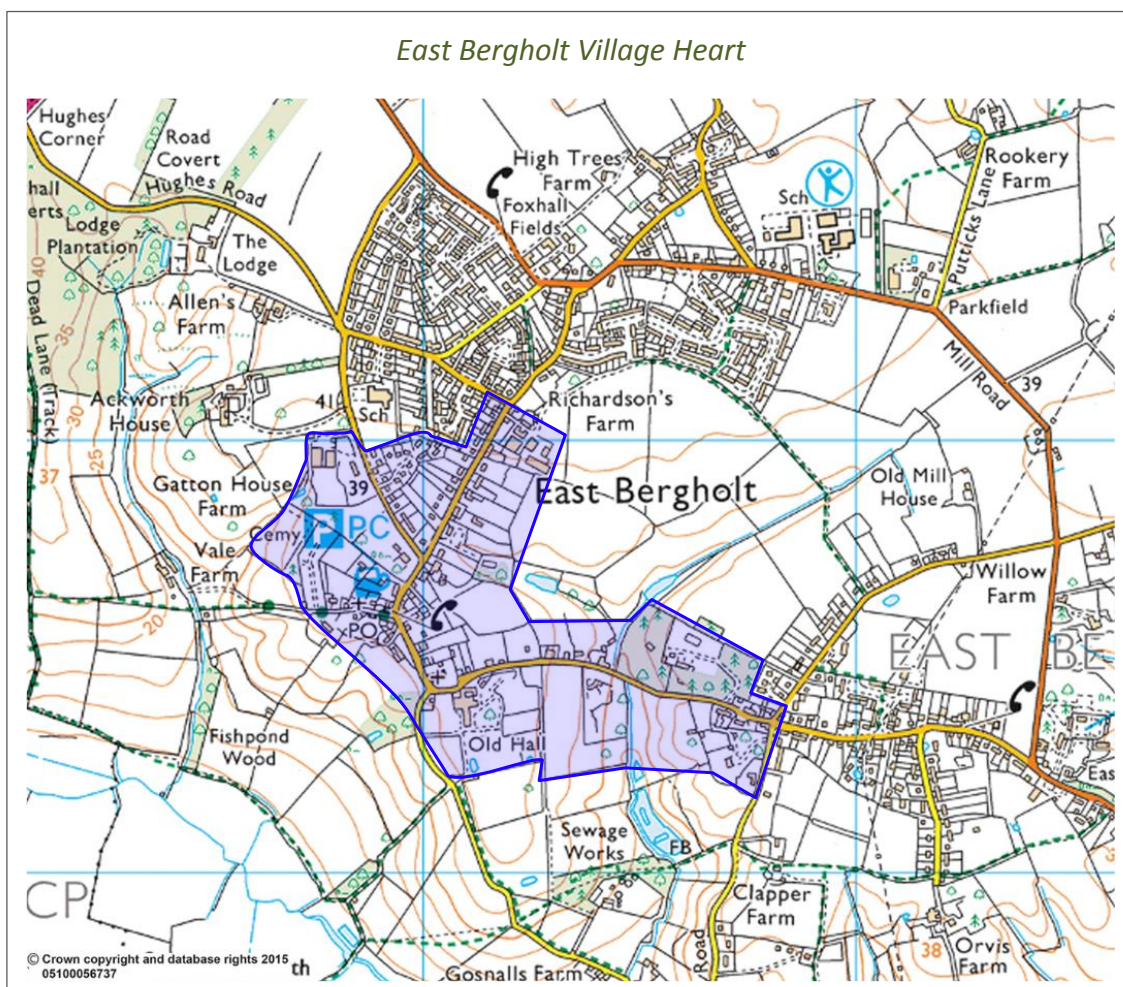
The Character Assessment (Section 5.2.1) and results from the Village Questionnaire showed there were consistently held views surrounding the Village Heart, an area subject to significant development pressure. There is concern these pressures should not result in the unique character of this area being compromised in any way. The Conservation Area covers part of the Village Heart. It is of unique historic significance with a wealth of heritage assets including John Constable's studio.

This policy seeks to sensitively manage development pressures, reduce additional traffic generation in the Village Heart caused by increasing housing sizes or total number of bedrooms and ensure this area is not spoilt by inappropriate infill development. The area must retain its special attraction for residents and visitors.

Policy - EB3 Village Heart

Within the Village Heart (Appendix A.4) small scale infill development will be permitted subject to being in line with all other policies in the plan, demonstrating a positive contribution to the village's built environment and must comply with the specific size, plot ratio as stated in Chapter 5.

To conserve the presence of large gardens that are a feature of the village, backland development will be resisted.



3.3.4 Housing Type and Tenure

The evidence from the Questionnaire (Appendix C.7), Housing Needs Survey and demographics demonstrate the need for new housing to meet the needs of younger families and older people.

Currently there is a net outflow of younger people (Appendix D.1) and the Plan will seek to encourage younger families either to stay or move into the village.

Over 600 people who responded to the Questionnaire (Appendix C.7), have lived in the Parish for more than 15 years and wish to remain in the village for the foreseeable future. This will increase the number of older people.

The majority of people own their own homes and social housing and private rented accommodation in East Bergholt is limited. However, there is a recognised need for social housing.

The 2015 Housing Needs Survey (HNS) (Appendix D.4) demonstrates that the demand for affordable houses from people who have a strong connection to East Bergholt (they are either residents, relatives of residents, or have lived in East Bergholt before and wish to move back) is in the range of 25-30 units over the Plan period 2015-2030.

This is in line with the figures from the Housing Needs Survey of 2004 and with Babergh District Council's housing needs Gateway register. The Housing Needs Survey also indicates that 8 units are required for older people, requiring downsizing or sheltered housing. 11 people in the 2015 HNS expressed a wish for low market cost houses.

To provide for the above needs it will be important for new housing to provide an appropriate mix of housing size type and tenure, where there is potential on the site.

Policy - EB4 Housing Type and Tenure

Residential units will provide a mix of type and size of new housing to support the identified housing needs of the Parish and incorporate a five year review corresponding with Policy EB1.

At least 40% of properties on suitable sites should be one or two bedroomed terraced, semi-detached or maisonette properties or similar in line with Babergh District Council Core Strategy 2014 and Affordable Housing SPD 2014.

The replacement of smaller homes with larger homes will be resisted.

3.3.5 Supporting Older People

This Plan seeks to meet the needs of an ageing population (Appendix D.3) who stated they wish to stay in the village (Appendix C.7) by enabling the development of care homes or other types of housing development specifically suited to older people. The Questionnaire identified the need for 30

people requiring retirement homes by 2020 and 42 people by 2030. This will translate into no more than 28 properties using an average occupancy of 1.5 people.

The aim of the Plan is to help people stay in the village close to their support networks as they get older, realising two objectives:

- Keeping people in the community with local support, reducing cost to social care and health services and reducing isolation of older people
- Releasing larger under occupied homes for family use

Policy - EB5 Supporting Older People

Development of up to 1/3 of the total new homes over the Plan period to meet the needs of older people will be supported. This will include purpose built and sheltered housing (not including specially adapted homes) as well as market housing suitable for older people and retirees. This allocation is part of that defined in Policy - EB1 and will need to conform to the other policies in the plan.

Development proposals should reflect the changing demographics of the Parish and require that developers demonstrate how they have considered this issue.

Within a radius of 400 metres of St Mary's Church a proportion of this need is likely to have potential to be met from limited small scale infill development that provides easy access to the Village Heart and is suitable for the needs of older people. Development which can demonstrably meet this need and subject to being in line with all other policies in the plan will be welcomed.

Policy - EB6 Supportive Care Accommodation for Older People

Supportive care accommodation for older people living in or with close connection to the village will be encouraged.

3.4 Projects

The purpose of this Project is to allow the Parish Council to deliver affordable homes, removing the need for developers to meet artificially imposed affordable housing targets on developments. This frees developers to achieve acceptable profits when building homes that both meet the need of the Community and local market demand.

Project - EB1 Support Development

Proactively work with land owners and developers during the pre-submission stage of plans to actively seek appropriate housing provision that reflects the aims of this Plan.

Project - EB2 Community Land Trust

Establish a Community Land Trust as the means of delivering homes for local people and to deliver affordable housing, to offset private sector provision, in or near to the village centre for shared ownership or rentable properties. This will meet the identified needs of East Bergholt and the proportion of the needs of the Hinterland Villages relating to East Bergholt as a Core Village.

The intention is to provide housing for younger people and to provide for key workers employed in or providing services for East Bergholt or its Hinterland Villages.

Project - EB3 Enforcement

Work in close collaboration with Babergh District Council to monitor the implementation of development schemes to ensure compliance with the approved plans.

Project - EB4 Sheltered Housing

Investigate the need for and feasibility of providing sheltered accommodation for older people.

Chapter 4 Natural Environment, Landscape and Open Space

4.1 Objectives

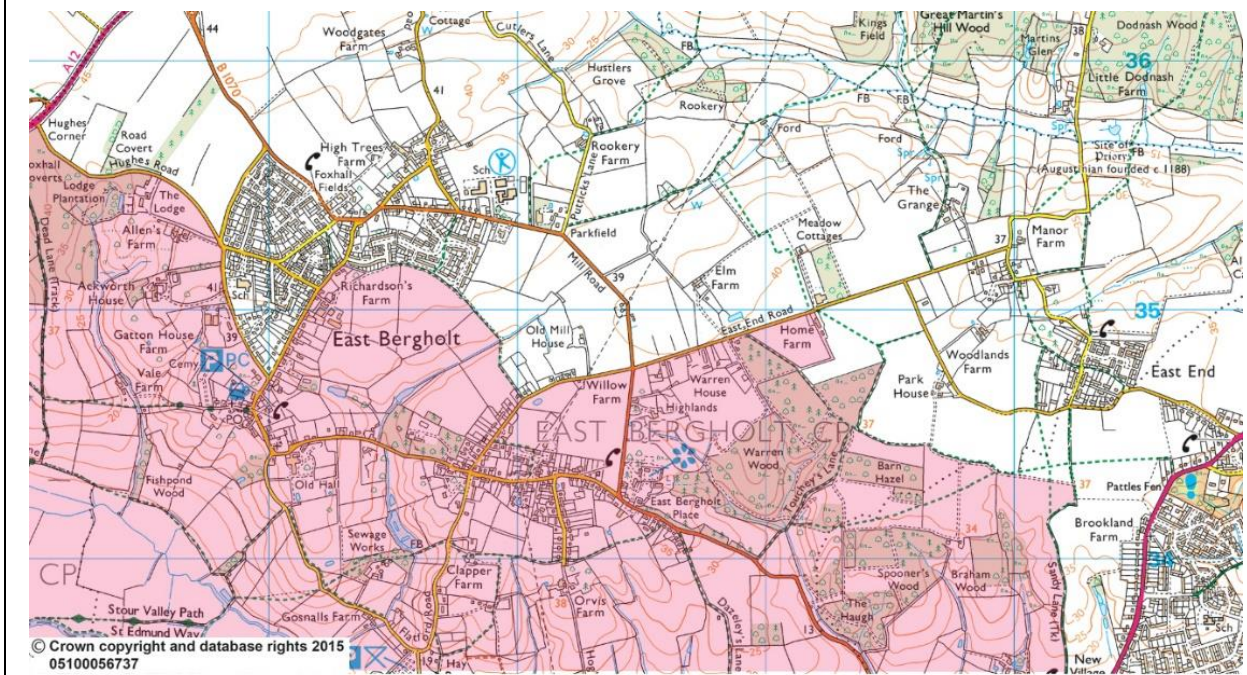
- Protect and enhance the rural village character of East Bergholt, its high quality landscape including the Area of Outstanding Natural Beauty and its Conservation Area, its heritage assets and its built environment.
- Maintain the distinctive views in, around and approaching East Bergholt and its visual connectivity with the surrounding countryside including the Area of Outstanding Natural Beauty.
- Protect important open spaces in and around the village.
- Protect and enhance biodiversity in and around the village.
- Work with the East Bergholt Society and with Babergh District Council to extend the Conservation Area

4.2 Background

The distinctive nature of the Parish is defined by, and intrinsically linked to, the countryside and landscape within which it is located. One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character and beauty of the countryside.

Part of the Parish falls within the Area of Outstanding Natural Beauty.

Dedham Vale Area of Outstanding Natural Beauty



The Area of Outstanding Natural Beauty includes the west and southern parts of East Bergholt as part of the Stour Valley. The National Planning Policy Framework is clear that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty as these have the highest status of protection in relation to landscape and scenic beauty. The National Planning Policy Framework also states that planning permission should be refused for major developments within an Area of Outstanding Natural Beauty except in exceptional circumstances and where it can be demonstrated they are in the public interest. Therefore if any application for development comes forward within the Area of Outstanding Natural Beauty, significant weight should be given to conserving the landscape and scenic beauty of the Area of Outstanding Natural Beauty. Account has been taken of the Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project Management Plan (<http://www.dedhamvalestourvalley.org/about-us/the-aonb-management-plan/>) as well as relevant policies at District level.

The National Planning Policy Framework is clear that the planning system should contribute to and enhance the natural and local environment. As well as protecting and enhancing landscapes and soils, this also means paying attention to biodiversity.

The Neighbourhood Plan Committee has focused on three areas:

- Landscape and views within and around the village
- Open spaces
- Biodiversity

4.3 Policies

4.3.1 Landscape and Views from Within and Around the Village

It is notable that in consultation in the course of preparation of this plan, the character of East Bergholt as “a village not a town” was widely identified as a defining and cherished characteristic (Appendix C.7).

Dedham Vale – John Constable



Accordingly, whilst appropriate and sustainable development should be encouraged, it should not be permitted where it would adversely affect that distinctive character.

One of the features of East Bergholt which contributes substantially to its character as a village is its setting within the landscape and the fact that it is approached from the A12 to the north through open agricultural land with wide and uninterrupted views. It is enclosed to the east and south by agricultural land, again offering wide and uninterrupted

views. In particular, such views are enjoyed from the Donkey Track across the area of East Bergholt known as the Heath and much used by local residents. Any substantial development which narrows or interrupts these views potentially damages the amenity of the village and the distinctive character of the village in its setting. As discussed above, land to the south and west of the village is included within the Area of Outstanding Natural Beauty.

It should also be noted that there is a significant distance and a clear separation between the northern boundary of the built-up area of the village and the A12. This is a significant contributing factor towards the sense of East Bergholt being a village set apart from urban areas and other infrastructure in a wide agricultural landscape. Any substantial development of the village towards the A12 and

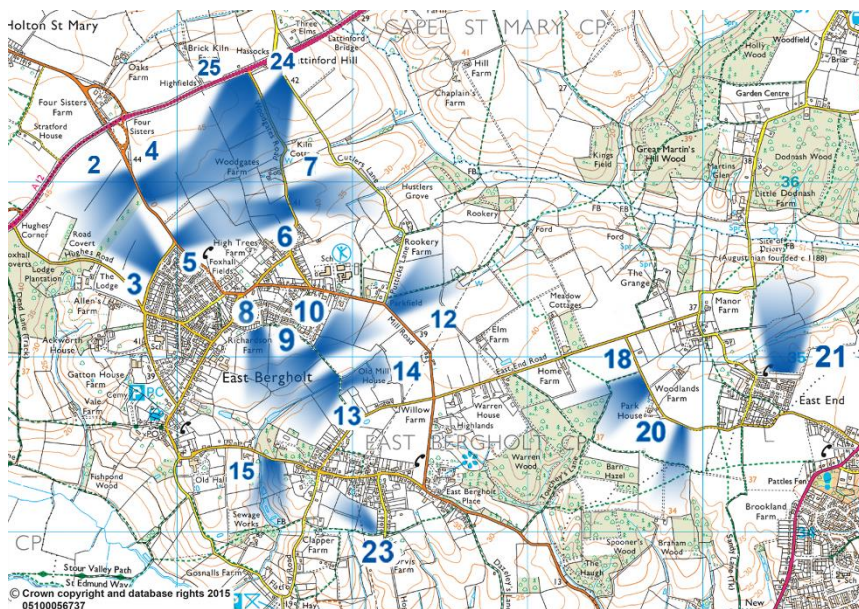
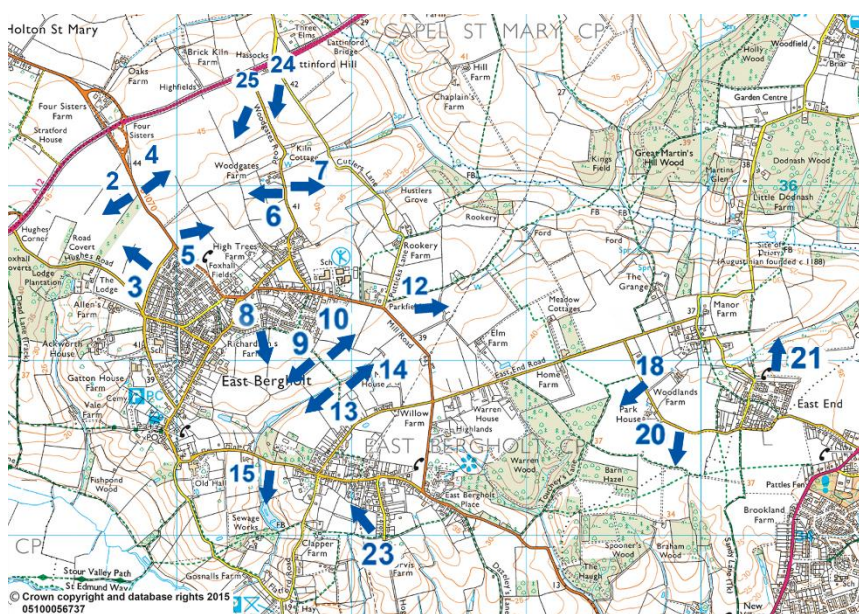
Dedham Vale



connecting it more closely with the infrastructure of the A12 potentially erodes that sense of a distinctive village which has been identified as being so important by the residents of East Bergholt.

To support this, the Parish Council has prepared the East Bergholt Views Assessment (Appendices D.10, D.19, D.20 and D.21), which identifies the most significant and valued views and is an integral part of the evidence base for this set of policies. It is important to recognise that the village derives its distinctive character from the combined effect of these views and significant weight should be given to preserving them if any development proposal is made which potentially would restrict or interrupt them.

East Bergholt Significant and Valued Views



View description

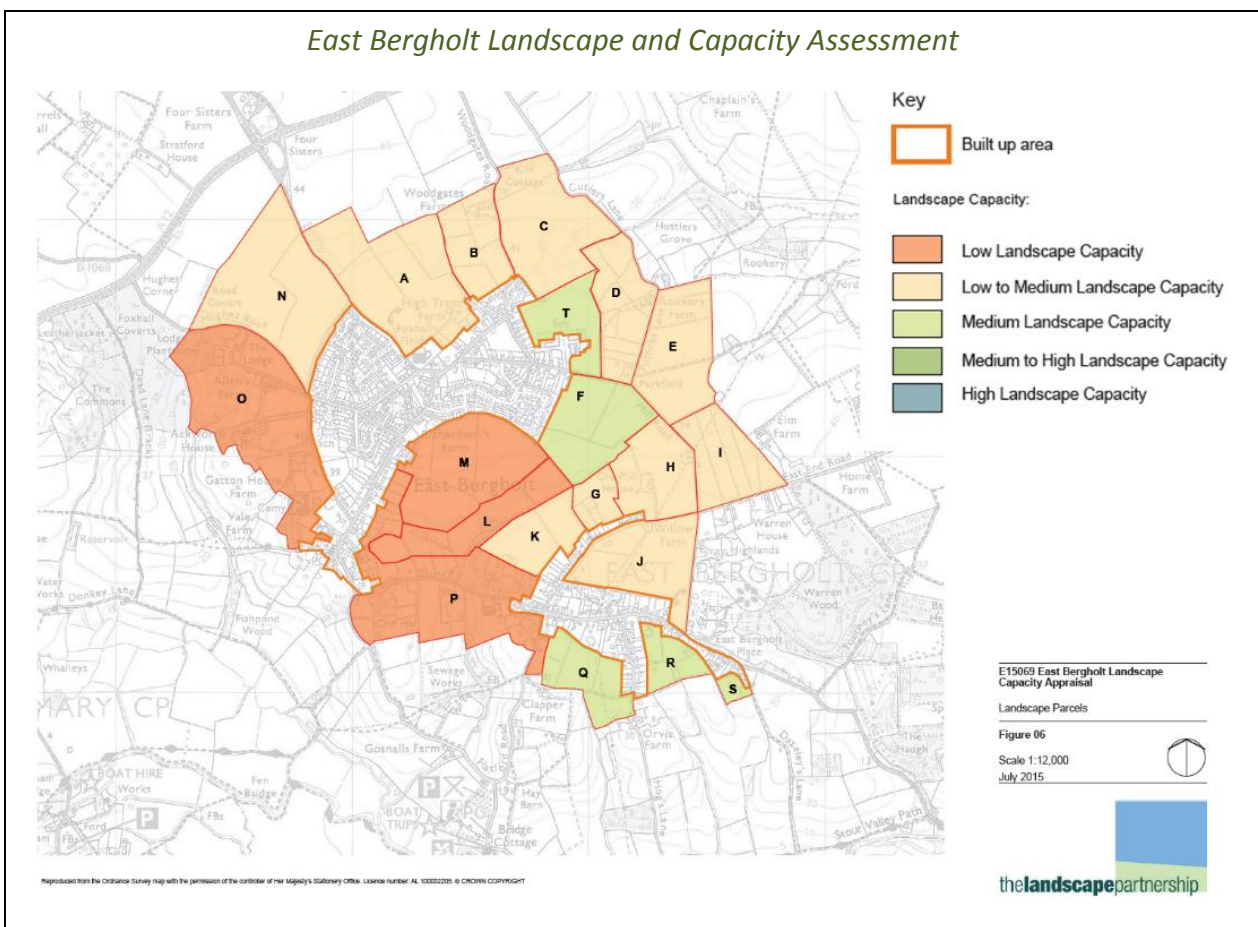
- 1 Excluded following assessment
- 2 View west from B1070
- 3 View north from Hadleigh Road
- 4 View east from B1070
- 5 View east from Hadleigh Road / B1070 junction
- 6 View west from Woodgates Road
- 7 View east from Woodgates Road
- 8 View south from Richardsons Road
- 9 View west from Donkey Path (north section)
- 10 View east from Donkey Path (north section)
- 11 Excluded following assessment
- 12 View north east from Mill Road
- 13 View west from Donkey Path (south section)
- 14 View east from Donkey Path (south section)
- 15 View south from Rectory Hill
- 16 Excluded following assessment
- 17 Excluded following assessment
- 18 View west from Slough Road
- 19 Excluded following assessment
- 20 View south from Slough Road
- 21 View north from East End
- 22 Excluded following assessment
- 23 View from near Orvis Farm
- 24 View from Lattinford Hill
- 25 View from north end of Woodgates Road

The process for compiling the East Bergholt Views Assessment included initial consultation, discussion of views at two open meetings and a subsequent field survey by members of the Working

Group. As part of the field survey a standardised sheet, employing a consistent scoring method, was used to ensure that views were subject to an objective and consistent assessment.

In view of the importance of these matters, the Parish Council also commissioned an independent report from The Landscape Partnership, the East Bergholt Landscape Sensitivity and Capacity Assessment (Appendix D.8) follows guidance provided by Natural England (<http://publications.naturalengland.org.uk/file/5769353077194752/>) and assesses identified parcels of land located in the countryside around the village, including some within the area falling within the Area of Outstanding Natural Beauty. The characteristics of each area are analysed against the wide range of criteria identified in the Natural England publication, along with other relevant considerations. An assessment is made for each area with regards to its landscape value, sensitivity and its capacity to accommodate development without significant effects on landscape character (landscape capacity). Capacity is assessed as Low, Low to Medium, Medium, Medium to High, or High as appropriate.

The conclusions of the East Bergholt Landscape Sensitivity and Capacity Assessment confirm that the countryside within and surrounding the main built-up area of the village comprises rural, intact, high quality landscapes. The majority of the identified parcels of land in the countryside surrounding East Bergholt were found to have only a Low to Medium capacity to accommodate development, based on the assumptions set out in the report. Five parcels were found to have a Medium capacity to accommodate development on that basis and none were found to have a Medium to High or High capacity. The parcels of land which were subject to this report and ratings assigned to them are set out below (this map is also shown in more detail in Appendix D.8).



It is important to recognise that both the East Bergholt Views Assessment and the East Bergholt Landscape Sensitivity and Capacity Assessment concentrate on areas within and surrounding the built-up areas of the village and therefore (for reasons of efficiency and to avoid duplication of effort) these reports do not attempt an evaluation of the full extent of the important and valuable views and landscapes which are included within the wider Area of Outstanding Natural Beauty, in particular those located towards the west of the village on the flank of the Stour valley. These views and landscapes already enjoy a high level of statutory protection by virtue of their location within the Area of Outstanding Natural Beauty and it is essential that this protection should continue and must not be allowed to be eroded by inappropriate development.

The value and sensitivity of the views, landscape and countryside as discussed above and their fundamental importance to the character of the village should be given significant weight in considering any application for development.

Policy - EB7 Landscape and Views

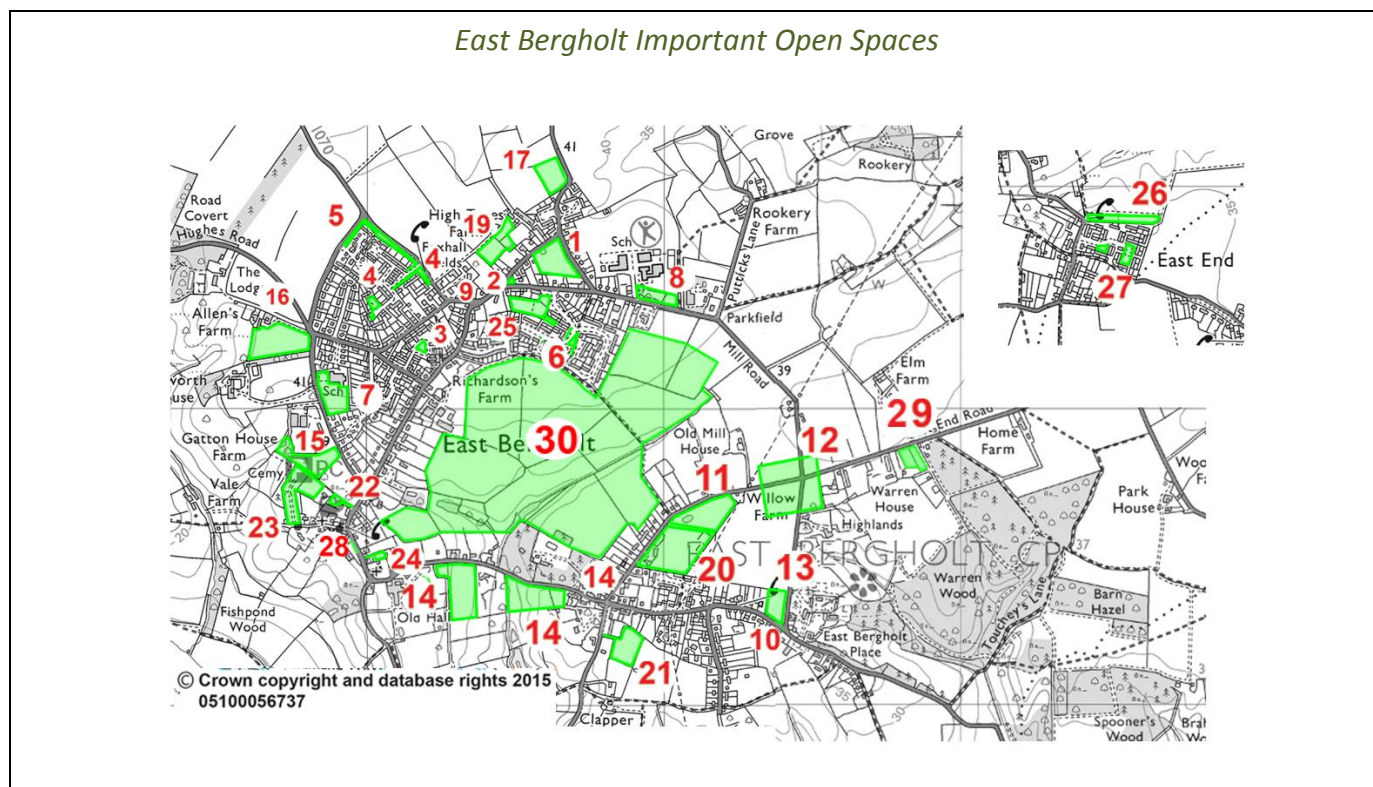
Development proposals will be permitted where they meet all the following criteria:

1. Demonstrate full account has been taken of the capacity assessment set out in the Landscape Sensitivity and Capacity Assessment (Appendix D.8)
2. Should respond positively to the special qualities and scenic beauty of the Area of Outstanding Natural Beauty and the landscape setting of the village
3. Complies with existing policies relating to the Dedham Vale AONB and the wider landscape
4. Maintain the character of the distinctive views of the surrounding countryside identified in the Views Assessment and marked on the map of Significant and Valued Views shown above
5. Satisfy the development tests as described in paragraph 116 of the National Planning Policy Framework
6. Would not have a significant impact on the landscape setting of the Parish

4.3.2 Open Spaces

It is important to recognise that the distinctive and unique village character of East Bergholt does not only stem from its location within the wider landscape and the views surrounding the village. It also stems from, and is reinforced by, open areas within the village and their relationship with the buildings within the village. These open spaces within the village are important to its character and identity as well as being identified in the Questionnaire results (Appendix C.7) as valued spaces for amenity and recreation. The loss of any of these open spaces to development would be damaging not only to the amenity of those who live near them or who use or enjoy them, but also to the overall character and identity of the village and its economy. Any development affecting these open areas therefore has the potential to negatively affect the village's heritage status in the heart of Constable

Country. The location of important open spaces within the village has been identified in the East Bergholt Open Space Assessment (Appendix D.11 and below)



| Number | Description | Area of Visual and/or Recreational Amenity (AVRA) |
|--------|---|---|
| 1 | Box Iron off Quintons Road | ✓ |
| 2 | Open area opposite entrance to the Hermitage on Quintons Road. | ✓ |
| 3 | Green area in middle of Elm Estate | ✓ |
| 4 | Green verges inside and outside Foxhall Fields | ✓ |
| 5 | Area along Hadleigh Road, fronting Collingwood Field | ✓ |
| 6 | Green areas in Chaplin Road, Richardsons Road and Pitts End | ✓ |
| 7 | Primary School Field, Hadleigh Road | ✓ |
| 8 | Land fronting Heath Road in front of High School | |
| 9 | Triangle at junction of Gaston Street junction | |
| 10 | Triangle at junction of White Horse Road and B1070 known as Eley's Corner. | |
| 11 | Land (currently undeveloped) including pond to the south of Gandish Road. | |
| 12 | Land (currently undeveloped) on the four corners of the Gandish Road/Heath Road/Straight Road junction. | |
| 13 | Land (currently undeveloped) to northeast of White Horse Road towards the B1070 junction. | |
| 14 | Land (currently undeveloped) between Flatford loop road and Rectory Hill | |
| 15 | Land west of Hadleigh Road abutting cemetery. | |
| 16 | Land west of Hadleigh Road and Elm Road Corner. | |
| 17 | Land west of Woodgates Road and Quintons Corner. | |
| 18 | [Deleted from plan following consultation at draft stage.] | |

- | | | |
|----|--|---|
| 19 | Land off Quintons Road to rear (at bottom of Moores Lane to the east). | |
| 20 | Playing field on Gandish Road. | |
| 21 | Playing field off Flatford Road. | |
| 22 | Car park behind Red Lion | |
| 23 | Cemetery | |
| 24 | Allotments by Church, behind Bell cage and Alms Houses off the Street | |
| 25 | Allotments between Heath Road and Chaplin Road | ✓ |
| 26 | Childrens Play Area to the north of Broom Knoll | |
| 27 | Green areas in Broom Knoll | ✓ |
| 28 | Grass strip and triangle in front of Stour House | |
| 29 | Land (currently undeveloped) East of Warren House, Straight Road | |
| 30 | The Heath | |

The process for compiling the East Bergholt Open Space Assessment included initial consultation, discussion of views at two open meetings and a subsequent field survey by members of the Working Group. As part of the field survey, a standardised score sheet score was used to ensure that open areas were subject to an objective and consistent assessment.

This in turn has led to the identification of Areas of Important Open Space and are shown above. The features leading to identification of such areas can be summarised as follows.

The open spaces provide a range of amenity or historic value:

- Local Visual - A number of spaces within the built-up area provide important visual amenity, despite in some cases their small size.
- Wider Visual - Larger spaces within the built-up area provide important visual amenity, including for those passing through or visiting the village. They also provide a gateway to the wider landscape.
- Social or Recreational - Some spaces within the village provide important social or recreational amenity value to the village, including playing fields and cemetery.
- Historic - A number of open spaces within the village are intrinsically valuable for historic reasons and also contribute to the character and value of the buildings within the village.

Policy - EB8 Open Spaces

Development which would result in the loss of, or would adversely affect the function or appearance of, an Area of Important Open Space identified on the map shown above (and Appendix D11) will only be permitted in cases where there are exceptional circumstances relating to essential utility infrastructure and no alternative is available. Of special importance are Open Spaces within the village which provide recreational amenity value and reduce recreational pressure on the Stour & Orwell Estuaries Special Protection Areas.

Any developments must comply with other relevant policies in this Plan.

Exception:

1. A school developing or expanding its educational or ancillary facilities, the development will be considered in terms of need and mitigation measures to meet NE Accessible Green Space Standard (ANGSt).

4.3.3 Biodiversity

There is a statutory duty on public authorities to have regard to the purpose of conserving biodiversity. The Planning Policy Guidance explains that a key purpose of this duty is to embed consideration of biodiversity in formulating policies and in decision-making. The National Planning Policy Framework also provides for the incorporation of provisions to protect and enhance

biodiversity within planning policies. This also helps to achieve sustainable development as the National Planning Policy Framework is clear that in pursuing sustainable development, there should be a move from any net loss of biodiversity to the achievement of net gains. Within the context of this Plan the importance of biodiversity is addressed through the following policy.

Policy - EB9 Biodiversity

Proposals for development must protect and enhance biodiversity and geodiversity to reflect the requirements of paragraphs 109, 117 and 118 of the National Planning Policy Framework and comply with all the following criteria:

1. Protecting and enhancing internationally, nationally and locally designated sites, protected species and ancient or species-rich hedgerows, grasslands and woodlands
2. Preserving ecological networks, and the migration or transit of flora and fauna
3. Protecting ancient trees or trees of arboricultural value, and
4. Promoting the mitigation preservation, restoration and re-creation of wildlife priority habitats and the protection and recovery of priority species
5. Providing a net gain in biodiversity
6. Avoiding potential impacts on the Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site. Proposals must demonstrate that ecological considerations have been properly assessed in relation to the application site and those adjacent to it where appropriate. Where necessary appropriate mitigation measures will be carried out. Where adverse impacts on biodiversity cannot be avoided, necessary appropriate mitigation measures or, as a last resort, compensation measures will be carried out as described in paragraph 118 of the National Planning Policy Framework
7. Promoting the mitigation preservation, restoration and re-creation of wildlife priority habitats and the protection and recovery of priority species
8. In line with paragraph 118 of the National Planning Policy Framework, biodiversity features should be incorporated in and around new developments and biodiversity enhancements added wherever possible

Proposals must demonstrate that ecological considerations have been properly assessed in relation to the application site and those adjacent to it where appropriate. Where necessary appropriate mitigation measures will be carried out. Where adverse impacts on biodiversity cannot be avoided, necessary appropriate mitigation measures or, as a last resort, compensation measures will be carried out as required.

4.4 Projects

A few people around the village grow and sell vegetables and fruit at the front of their houses. These items sell quickly and are popular with residents. A community farm would:

- Help maintain the character of the village by increasing the diversity of farmed crops
- Provide for the demand for fresh, locally grown fruit and vegetables
- Improve the general health of the population
- Reduce carbon emissions resulting from shipping fruit and vegetables

Project - EB5 Management of Green Spaces

Work with relevant landowners to ensure the future management of the green spaces identified in the map East Bergholt Important Open Spaces and consider support for local biodiversity.

Where possible, new recreational opportunities should be considered.

Project - EB6 Community Farm

Establish a community farm within the Parish taking due consideration of the important views and green spaces in the village.

Chapter 5 Design, Character and Heritage

5.1 Objectives

- As the birthplace and Suffolk home of John Constable, to protect East Bergholt as a heritage asset of national importance, visitor centre and source of employment.
- To ensure the many other heritage assets in East Bergholt and their environs are protected.
- To ensure new developments enhance the open and special feel of the village of East Bergholt.

5.2 Background

The rich and diverse mix of assets in East Bergholt, coupled with its location within and adjacent to the Area of Outstanding Natural Beauty, historic associations with John Constable and its wealth of heritage assets make the village environment highly sensitive.

This Plan does not include provision for introducing additional technical standards for new buildings or requirements relating to the construction, internal layout or performance. Its focus is on guiding the design.

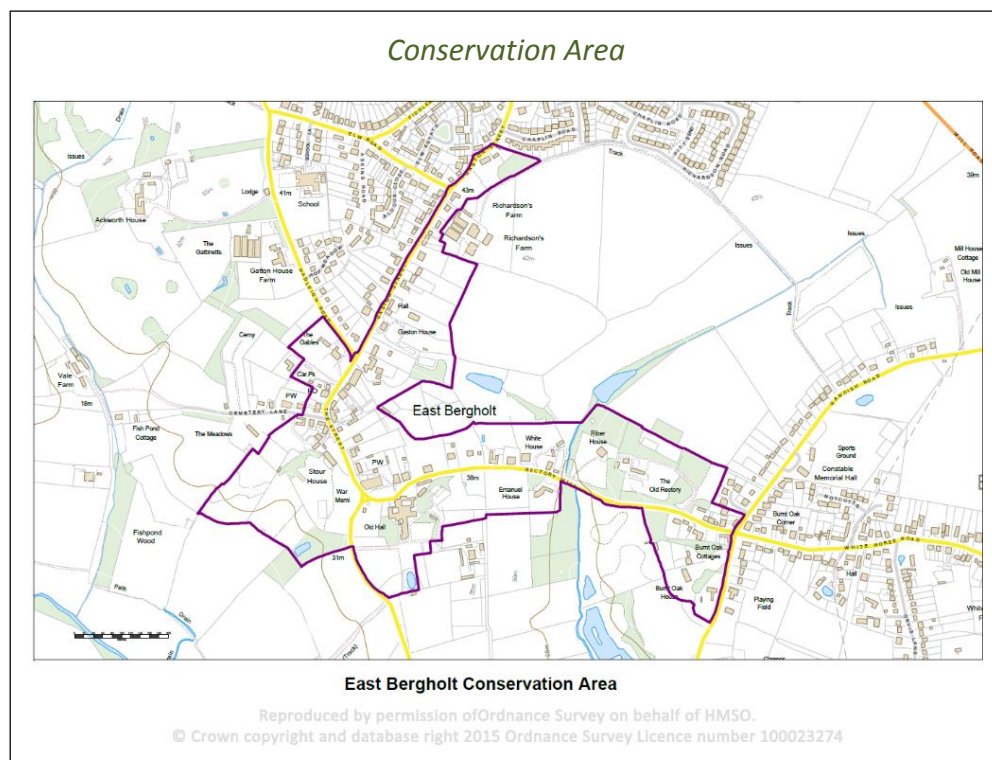
Design of new developments is very important. The Plan has undertaken a variety of studies (Appendices D.1, D.8, D.10 and D.11) to articulate the special character of East Bergholt and to guide the design of future development. This Plan has considered and adopted the principles of the Building in Context Toolkit (<http://www.building-in-context.org/the-bic-toolkit/>). Namely, a successful project will:

1. Start with an assessment of the value of retaining what is there
2. Relate to the geography and history of the place and lie of the land
3. Be informed by its own significance so that its character and identity will be appropriate to its use and context
4. Sit happily in the pattern of existing development and the routes through and around it
5. Respect important views
6. Respect the scale of neighbouring buildings
7. Use materials and building methods which are as high quality as those used in existing buildings
8. Create new views and juxtapositions which add to the variety and texture of the setting

The character and quality of the built environment is very important both to our residents and our visitors. The Parish has a number of unique characteristics that makes it very distinct and tourism is an important contributor to the economy. Good quality design is an integral part of sustainable development. The National Planning Policy Framework is clear that this is a fundamental aim of planning and one of its core planning principles is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

East Bergholt has a multiplicity of buildings of different designs and styles, but the village is underpinned by a Conservation Area and a rich plethora of listed buildings.

Although the Conservation Area was designated in 1968, no Conservation Area Appraisal exists. The East Bergholt Society booklet "Looking at East Bergholt" provided a commentary to key buildings, a useful resource in its own right for our residents and visitors.



It is the juxtaposition of the buildings, open spaces and views that contribute to East Bergholt's special character and "village feel". Maintaining this "village feel" was a strong opinion expressed in the Questionnaire responses (Appendix C.7).

5.2.1 East Bergholt Character Assessment

To underpin the Local Design Guidance and policies in this chapter, a Character Assessment (Appendix D.1) was undertaken with the help of Babergh District Council using the Oxford City Council toolkit.

The village of East Bergholt including East End was divided into 15 zones and detailed work was carried out by a group of 20 volunteers examining the spaces, buildings, views, greenery and landscape features, light and dark, noise and smell and the spirit of place (Appendix D.2).

Assessment found a green, tree filled, rural village with a multiplicity of styles and sizes of housing. The village has many listed buildings of various periods as well as national and internationally significant views and landscapes. The houses are generally well spaced with gardens appropriate for the size of house. It is particularly apparent that front gardens of a good size are the norm and this

assists the general feeling of space. The charm is enhanced by the mixture of old and new, large and small, varying roof pitches and building materials creating a satisfying whole. The different parts of the village in turn have their own characteristics, with occasional tight views opening to dramatic countryside. It was noted that there were areas of the village where cables had been installed underground on construction or subsequently removed, in contrast to those where the overhead cables were visually intrusive.

The Assessment points to the retention and protection of the spacious aspect of the village by ensuring any new development should be carefully integrated and designed to reflect this. Houses should be set back from the carriageway and include shrubs, hedges and trees, where possible. Large developments should be discouraged as they would damage the visual dynamics of the village.

5.2.2 Local Design Guidance

The Local Design Guidance has been produced to encourage quality and diversity in design and construction, while retaining an appropriate scale to village development and appearance from the street. Integrity in design and authenticity in material usage is encouraged whether a modern or historical style of housing is chosen. The expression of the detailed issues concerning design were consolidated by a Working Group formed for this purpose. All the aspirations for the quality of design for buildings and spaces in East Bergholt stem from a close analysis of the cogent views expressed in the wide public consultation.

The basis of the design choices are:

1. The recommended use of the Building in Context Toolkit (<http://www.building-in-context.org/the-bic-toolkit/>) allows for a nationally accepted checklist of important issues to be considered in any new development
2. Minimum sizes for dwellings are based on the Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government)
3. Items detailing the sizes of gardens, the distance of the house from the street, garage sizes and off-road parking, these requirements are based on tried and tested standards used by semi-rural local authorities such as Broxbourne in Hertfordshire
4. The recommendations for external materials and finishes are based on the wishes expressed by the village Questionnaire for the achievement of high quality authentic materials which will weather well over time. They are also part of the village aspiration for sustainable, recycled and recyclable products
5. Energy efficient and low carbon housing design reflects the support for low energy housing demonstrated in the village consultation Questionnaire
6. Encouraging diversity in design reflects the healthy and complex variety of styles and designs which have developed over the centuries in the village, identified in the Character

Assessment. Innovative new architecture is encouraged if the scale and materials are compatible

7. Housing and plot sizes are based on the findings of the Character Assessment, the views of the village Questionnaire and the careful considerations of the Village Design Working Group. The restriction of storey heights to two storey and the landscaped setting of terraced cottages are also based on good-practice precedents in the design of contemporary settlements
8. This plan requires that infill developments should have reference to the traditional scale, form, massing and siting of buildings in the area, and that developments should not harm the character or appearance of the conservation area, nor adversely impact on the setting of a designated heritage asset.

5.3 Policies

5.3.1 Local Design Guidance for Buildings

To ensure the special character of East Bergholt is maintained, a Local Design Guidance for housing has been prepared (below) which should be read alongside Policy - EB10. It is not intended to define local building standards in contravention to the Ministerial statement of 25 March 2015 but is intended solely to define design standards.

5.3.1.1 *New Housing Size and Plot*

1. To ensure that new dwellings allow for adequate amenity standards to meet the needs of occupiers over their lifetimes, reducing the need for later extensions etc. All new houses, flats and cottages should meet or exceed the national minimum dwelling sizes for the number of occupants. The designs should also comply with the minimum sizes for bedrooms and bathrooms.
2. To ensure there will always be external private amenity space, particularly for families and ensure groups of detached houses are not too densely packed, giving a “crowded” impression. Private garden minimum sizes for new dwellings:

| | |
|---------------------------------------|----------|
| 1 and 2-bed houses | 50 sq.m |
| 3-bed houses | 65 sq.m |
| 4-bed houses | 80 sq.m |
| 5+bed houses | 100 sq.m |
| Minimum depth of private rear gardens | 10 m |

3. To enhance the green environment of the village, to encourage wildlife and give shade any existing trees on a plot should be preserved and semi-mature trees planted if possible.
4. To enable waste bins and garden tools to be stored away from the front of the house, which can be unsightly, the rear garden should have an exterior connection in order to access the front of the property (rear gate or side access point).
5. Ensure garages are of sufficient size to allow modern larger cars to be parked and allow storage for wheelie bins, etc. Minimum garage standards 3 metres wide and 6 metres deep.
6. To discourage residents parking on the street, front gardens or side gardens should be of sufficient size to allow for parking as specified below. In addition, residential streets should be designed to allow for safe, slow-moving traffic and to safely accommodate parked vehicles for visitors only. Lay-by's will assist in this provision, except if the development is next to an existing street where this is not possible, in which case other strategies will have to be considered.

| | |
|-------------------------|-----------------------|
| 1 bed houses | 1 car space off-road |
| 2 and 3 bed houses | 2 car spaces off-road |
| 4 and larger bed houses | 3 car spaces off-road |

7. To discourage residents parking on the street and also maintain the open character of East Bergholt, front gardens should have at least 6 metres depth, unless it is an existing street where the general alignment of dwellings is nearer to the street and there is a parking space at the side for each dwelling.
8. To maintain visual amenity, blank, windowless detached garages which can dominate the street frontage should not be situated in front of the house.
9. To conserve rainwater and prevent excess surface runoff, all driveways and gardens should be designed to incorporate permeable SUDS, sustainable drainage (i.e. not covered with concrete or any other impermeable surface).
10. To preserve the scale and character of the village terraced houses or cottages should be no more than 2 storeys or single storey with dormer windows. "Town houses" are not acceptable in the village setting.
11. To protect private amenity and to ensure that groups of houses are not too closely packed, the rear of a house which is facing another property should be no closer than 12 metres from that property.
12. Where integral garages and drives to each property would be unworkable, terraced cottages can share a landscaped communal "square" or "green" for their car-parking use, if it is not possible to park cars at the rear.

5.3.1.2 *New Housing Materials and Appearance*

Whether traditional or contemporary design, the materials listed below reflect the “authentic” and high quality constructions in the character areas of the village. They are also more sustainable and recyclable in their manufacture.

1. Wall finishes should be:
 - a. Brickwork (Suffolk reds and/or whites or similar local tones)
 - b. Render, flint and timber weather-boarding alone or in combination are all acceptable
 - c. Plastic weather-boarding is not acceptable
2. Roofs:
 - a. Pitched roofs should be clay tiles, thatch, real slate, “Eternit”-type slates, lead, cedar shingles, copper and zinc. There should be a variety of angles of roof pitch if a large grouping or cluster of properties is proposed. The pitches should suit the roofing materials (e.g. clay pantiles at 35°, plain clay tiles at minimum of 40°, slates at least 30° and even shallower pitches for zinc, copper and Eternit)
 - b. Consideration should be given to the use of a green roof to enhance local biodiversity (sedum or biodiversity planting)
 - c. Concrete tiles are not normally acceptable due to their thick bulky appearance.
3. Proportions of windows and their arrangement in the elevation need to be “balanced” and aesthetically pleasing. Frames and mullions should be as thin as possible, with reveals as deep as possible.
4. Wooden windows are preferred to uPVC.
5. Any chimneys, whether on the roof or on the side gable of the house, should have a height and proportion in keeping with the property. All chimneys should serve real fires, central heating systems and stoves and should not be merely for false decoration.
6. Services such as electricity and telephone should be undergrounded or sited so as to be camouflaged or hidden from view.
7. Enable the provision and future proofing of high quality Broad Band connections.

Policy - EB10 Housing and Non-Residential Design

Proposals must plan positively for the achievement of high quality and inclusive design reinforcing the locally distinctive and aesthetic qualities of the buildings and landscape in the Parish as described in the Character Assessment and follow the Local Design Guidance. The spirit of this guidance is to encourage good design whether it may be historically-derived or in a contemporary idiom.

Any development (whether new build, extensions or alterations) is required to respond to local character and reflect the surroundings. Development should protect or enhance the positive elements of an area, as identified within the Plan's Character Assessment, and proposals must demonstrate that this is the case

Developments in the conservation area should preserve or enhance the character and appearance of the conservation area, whilst developments within the setting of a listed building should not result in harm to that building's significance.

Due to the highest status of landscape protection afforded to AONBs, the highest standards of design will be required for development within the AONB and, where appropriate, its setting. In accordance with paragraph 125 of the National Planning Policy Framework proposals must ensure that light pollution from development avoids negative impacts on the natural environment.

Proposals must submit a statement demonstrating regard for the findings of the Character Assessment and where relevant compliance with the Local Design Guidance.

5.3.2 Our Historic Environment

The community considers that protecting and enhancing the character and appearance of all buildings of architectural and historic interest and their settings is paramount in preserving the character of the area and for East Bergholt to remain an important visitor destination.

Flatford Mill lies to the south of the Parish in the Dedham Vale. The Mill was owned by John Constable's parents and many of his paintings, particularly the "6 footers", are of areas around Flatford. The Mill at Flatford is now a Field Studies Centre (<http://www.field-studies-council.org/centres/flatfordmill.aspx>), there is a visitor centre (<http://www.nationaltrust.org.uk/flatford/>) and RSPB Wildlife Garden. Flatford is an important heritage asset, visitor attraction and centre of employment (<http://eastbergholt-bells.org.uk/> and <http://www.suffolktouristguide.com/Flatford-Mill-Suffolk.asp>).

The policy refers to designated and non-designated heritage assets. A heritage asset is defined in the National Planning Policy Framework as a building, monument, site, place, area or landscape identified

as having a degree of significance meriting consideration in planning decisions because of its heritage interest. A designated heritage asset is defined as a world heritage site, scheduled monument, listed building, registered park and garden, registered battlefield, protected wreck site or conservation area. There are a number of undesignated below ground heritage assets which may be worthy of inclusion on a Village Local List. Information about archaeological sites recorded within the Parish is maintained by the Historic Environment Record, and can be provided by the County Council upon request.

The village is working on developing and maintaining a Village Local List.

Policy - EB11 Preservation of Designated and Non Designated Heritage Assets

This Plan supports the existing policies providing protection for designated assets.

Proposals for development that affect non-designated heritage assets defined on the Village Local List, will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

The criteria for identifying these Non-Designated Heritage Assets are:

- Archaeological interest
 - Recorded in the Suffolk County Historic Environment Record
- Architectural interest
 - Aesthetic value
 - Known architect
 - Integrity
 - Landmark status
 - Group value
- Artistic interest
 - Aesthetic value
 - Known designer
- Historic interest
 - Association
 - Rarity
 - Representativeness
 - Social and communal value

(Criteria sourced from
<http://www.suffolkcoastal.gov.uk/assets/Documents/District/Planning-policy/Conservation-areas/Final-adopted-criteria-of-non-designated-heritage-assets.pdf>)

5.4 Projects

It is recognised that a review of the Conservation Area is outside the scope of our Neighbourhood Plan, but as an additional and important measure to maintain the distinctive character and heritage of the village, the Conservation Area should be reviewed under the appropriate statutory procedure for doing so.

Project - EB7 Update the Village Local List

Review the buildings and other landscape features within the Parish to provide an updated Village Local List. Structures on this list will be protected as non-designated heritage assets. Register this list with Babergh.

Project - EB8 Review the Conservation Area

Work with the East Bergholt Society and other relevant statutory authorities to review and, if appropriate, extend or modify the boundaries of the East Bergholt Conservation Area ensuring the identified views and open spaces are protected.

Chapter 6 Transport

6.1 Objectives

- Avoid a heavily congested Village Heart, whilst facilitating good accessibility around the village
- Ensure East Bergholt offers a safe environment for people and vehicles to move about in
- Seek “green” transport solutions for East Bergholt residents

6.2 Background

Given East Bergholt’s location some 10 miles from the nearest commercial centres, transport has a key role to play in promoting sustainable development and improving the quality of life. Traffic and congestion can reduce enjoyment of an area making it less likely that people will shop or visit, in turn contributing to a downturn in economic prosperity and community cohesion.

One of the main issues identified through community consultation was the congestion around East Bergholt’s Village Heart (Appendix A.4).

The “spread out” nature of the properties in East Bergholt makes a significant contribution to this problem as people tend to use their cars when travelling to the Village Heart or Focal Points.

This is a major issue for the following reasons:

- On-road parking reduces road safety by making the roads narrow, reducing visibility of pedestrians, particularly children, walking on the pavement
- Cars park on the already very narrow pavements, forcing pedestrians to walk in the road
- Negatively impacts the street scene, hiding attractive listed buildings and giving the village a “cluttered” feeling
- Impacts accessibility for visitors

Evidence for this problem has come from residents in response to the Questionnaire (Appendix C.7), a traffic survey at the Village Heart (Appendix A.6) and can be seen in the photographs shown in Appendix A.5.

A series of policies and projects have been drawn up which are designed to both tackle the issues and encourage the use of more sustainable transport modes.

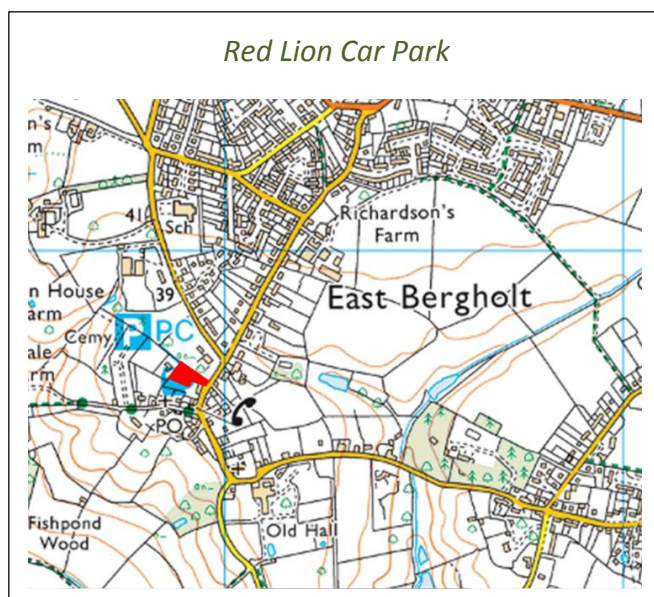
6.3 Policies

6.3.1 Car Parking

A car parking count taken around the area from the Church to the Hadleigh Road junction with Gaston Street and in the Red Lion car park revealed that the car park was being underused which contributes to on-street parking and congestion in the area. The Red Lion Car Park has already been registered as an Asset of Community Value, but it is felt necessary to devise a policy that encourages its use as a car park given the importance of this facility. A policy has therefore been devised to safeguard the Red Lion Car Park as a car park so that the opportunity for parking in and around the village centre is not lost, together with a project that will promote the use of this car park to residents and visitors alike. The combination of the policy and the project will help to alleviate congestion in the village centre.

Policy - EB12 Red Lion Car Park

Proposals for use of the Red Lion Car and Coach Park identified on the map below and in Appendix D.13 for anything other than parking as the predominant use will be refused.



Policy - EB13 New Developments, Parking

New developments must demonstrate how they remove the need for on-road parking and provide for well-located cycle and short term parking spaces.

Proposals for the provision of well-located cycle and short-term parking spaces to meet the needs of local businesses will be positively considered.

6.3.2 Walking and Cycling

It is important to create and improve the accessibility and attractiveness of East Bergholt for pedestrians and cyclists. The overarching objective is to ensure that East Bergholt offers a safe environment for people and vehicles to move about in. This in itself will encourage more sustainable means of transport and enhance accessibility. A series of policies and projects aim to increase the opportunity and attractiveness of walking and cycling.

Policy - EB14 New Developments, Walking and Cycling

New developments will provide an adequate and safe footpath layout within the development and good pedestrian links to the existing settlement. Schemes should demonstrate cycle friendly road layout and safe connections to the highway.

6.3.3 Footpaths, Cycleways and Bridleways

Footpaths in particular are an essential part of village life and provide a recreational resource. They also provide opportunities for social interaction and the promotion of healthy lifestyles and social wellbeing. They therefore make an important contribution to the quality of life and are valued by the community. However, there are no recognised cycleways and a single bridleway in the Parish.

Policy - EB15 New Developments, Footpaths, Cycleways and Bridleways

Where possible, new development should take advantage of any opportunity to enhance and protect existing networks, create new networks and improve connections between existing and proposed networks.

They should also aim to reduce recreational pressure on Stour & Orwell Special Protection Areas.

6.4 Projects

These projects are aimed at supporting the above policies.

Project - EB9 Impact of Proposals

Investigate and implement design and highways proposals that mitigate the impact of traffic within East Bergholt, ensuring these are of an appropriate scale for their location. Proposals may include traffic management measures.

Project - EB10 Parking

Consider means to actively deter and discourage parking on verges and pavements working with the authorities where appropriate.

Project - EB11 Village Heart

Propose and implement, with appropriate agencies and partners, the redesign and reconfiguration of road and pavement space in the Village Heart and introduce traffic management measures to ensure traffic travels at a safe and appropriate speed through the village to decrease congestion and to provide a safe environment to encourage walking and cycling.

Consideration should be given to enhancing the Public Realm through the reduction of visual clutter and the use of good quality materials for all hard landscaping, footpaths and roadways.

Project - EB12 Red Lion Car Park

Reconfigure the Red Lion Car Park to increase capacity and promote its use as a car and coach park.

Project - EB13 Cycling

Provide cycle parking in appropriate locations to encourage cycling.

Project - EB14 Footpaths and Cycle Routes

Provide a new cycle path route to Manningtree railway station from East Bergholt and between East End to Village Heart.

The project will also consider identifying routes which could be enhanced or extended to support travel by sustainable means and use by mobility scooters, to enable enjoyment of the countryside and to promote healthy and active lifestyles.

Any new additions to the network of footpaths and cycle routes within the parish will seek to reduce recreational pressure on the Stour & Orwell Special Protection Areas and will be subject to Habitats Regulation Assessments before implementation.

The junction between the B1070 and A12 both north and southbound have been identified as substandard and dangerous.

Project - EB15 A12 Junction

Work with Highways England and Suffolk County Council to seek funding to ensure adequate entry and exit junctions with the A12 and the B1070.

Project - EB16 B1070 Weight Restrictions

Work alongside appropriate agencies to encourage enforcement of any weight limit restrictions on the B1070 and throughout the village.

Chapter 7 Economy

7.1 Objectives

- To ensure a prosperous rural economy
- To encourage economic growth in a way that reduces dependence on the motor car, long distance commuting and mitigates the impact on the overloaded infrastructure.
- Support local employment and business needs
- Support the continuation of local farming and agriculture
- Encourage existing and new services that support the village's growing and ageing population
- Maintain East Bergholt's position as a successful tourist destination
- Maintain the mix and variety of shops and service outlets to support the healthy village economy

7.2 Background

National Planning Policy Framework states that policies must support economic growth in rural areas to help create jobs and increase prosperity. As such they must take a positive approach to sustainable new development.

The Parish benefits from a mix of services and facilities which the community values highly. (Appendix A.1). In line with the National Planning Policy Framework, our Neighbourhood Plan seeks to support local employment and business needs by retaining and encouraging services and facilities in the Parish. The following set of policies seeks to achieve this.

The local economy is small but prosperous, with low unemployment and jobs focussed mainly on provision of local services. A number of people are employed locally in professional services and in light industry/light industrial operations from a range of units at Wheelers Yard and the Gattinets. There are generally units available.

There is a relatively high number of home workers. These include people running their own businesses as well as those working flexibly away from their normal place of work. Although not employing large numbers, agriculture is an important contributor to the local economy.

The local economy currently provides a good range and mix of services to meet local need. The Questionnaire results (Appendix C.7) highlighted the importance of these facilities to the community,

including the butcher's shop at East End. Our Neighbourhood Plan seeks to maintain this range and mix of essential businesses and ensure services are not lost.

7.3 Policies

7.3.1 Prosperous Rural Economy

Policy - EB16 Maintaining and Enhancing Existing Facilities

Existing service outlets, employment sites and uses in the Parish will be supported. The expansion of existing businesses and new businesses will be supported provided that all the following conditions are met:

1. The service or facility can demonstrate an acceptable relationship with nearby residential or other uses
2. The proposal would not lead to an unacceptable increase in traffic through East Bergholt village
3. Adequate off-street car parking or other alternative provision for parking can satisfactorily be made
4. The proposal would accord with the other planning policies in this Plan

Policy - EB17 Change of Business Use

Proposals for change of use that result in the loss of jobs, services or community facilities in the Parish will only be supported where the facility is to be replaced by one of a similar or enhanced quality or where the service or facility is no longer viable.

Mixed-uses must be considered before a residential option is entertained.

A twelve month period to explore other options must be allowed, consistent with the provisions of the District Council's Supplementary Planning Guidance on safeguarding employment sites and premises.

7.3.2 Agricultural Land, Buildings and Access

Farming is very important in the Parish. The majority is Grade 2 and Grade 3 farmland (Appendices A.1 and 0). The Heath is farmed mainly for growing cereal crops, sugar beet, rape and flax.

The National Planning Policy Framework supports the development of agricultural and other land-based businesses.

Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record for applications relating to the conversion of historic farm buildings and other buildings of historic interest, in order that the requirements of the National Planning Policy Framework and Babergh Local Plan policies are met.

There is a historic problem with suitable access for farmers during the times that large agricultural machinery is required to pass through the village. New development can often unintentionally interfere with farming activity through the loss of, or reduction in size of, access routes and roads that farmers need to use. It is therefore vital to the farming enterprises within the Parish that new development does not hinder agricultural activity. The most commonly used routes are shown on the map in Appendix D.12.

Policy - EB18 Agricultural Land

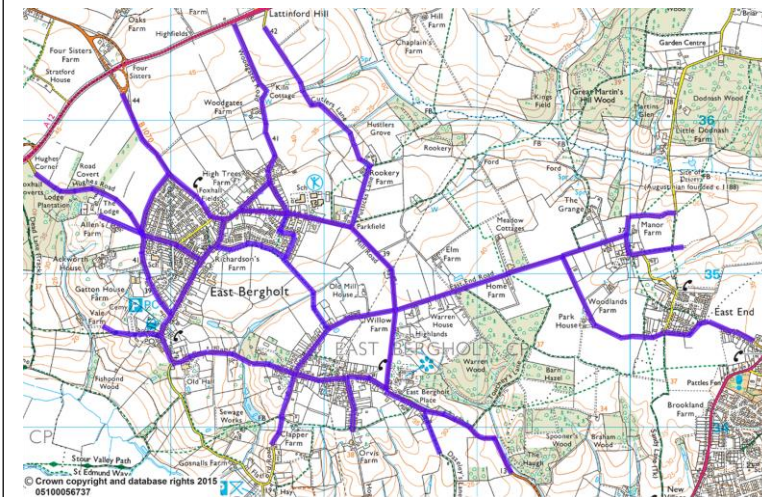
New development for uses that are not connected with the farming activity of the Parish should avoid the loss of good quality agricultural land in accordance with paragraph 112 of the National Planning Policy Framework.

Any proposed developments should demonstrate how these safeguard the best and most versatile (BMV) land; this is land classified as grade 1, 2 and 3a within the Agricultural Land Classification (ALC) system.

Policy - EB19 New Development and Farm Vehicle Access

New developments should have due regard to access routes or roads around East Bergholt village that are used by farmers to move their agricultural machinery and access fields while maintaining and enhancing existing hedgerows and trees. (Map in Appendix D.12)

Routes Used by Farm Vehicles



There are a number of farm and other rural buildings within the Parish that could provide opportunities for new or

existing businesses to remain in, or locate to, the Parish. This includes tourism uses. Subject to satisfactory design and location and the impact on the road network and any nearby residential occupiers, the reuse of such buildings can help to strengthen the local economy.

Policy - EB20 Conversion of Agricultural Buildings

The reuse of redundant farm and other rural buildings 15 or more years old may be permitted for residential use, business, or tourism purposes, including the provision of tourist accommodation, provided that the proposed use meets all the following criteria:

1. The buildings in question can be converted to a high standard using local materials, where appropriate, compliant with the Housing Design Guidance (Section 5.3.1) and to Historic England's guidance for the conversion of traditional farm buildings
2. Make a positive contribution to the surrounding landscape
3. Would have an acceptable impact on the road network
4. Would have an acceptable relationship with agricultural and other land based activities
5. Would maintain or enhance the amenities of adjoining or nearby occupiers
6. Conversions should be sensitive to their locations, boundaries. Land use must be maintained so that the conversion respects the original rural location of the property

7.3.3 Supporting Tourism

Tourism is important to the Parish. Residents are fortunate to live in an attractive environment based around Constable's birthplace, Flatford and the landscape made so famous by his paintings. Yet the very attributes of the landscape and village that draw visitors to East Bergholt Parish must be protected. It is necessary to balance the protection of this internationally renowned landscape with the needs of the tourism industry which support the economy of the area. If this balance is not achieved, the very landscape visitors have come to enjoy will be destroyed and the visitors, local residents and businesses will no longer be attracted to the area. See Economic Benefits of Tourism in East Bergholt Appendices D.14 and D.15D.15.

The following two policies therefore address tourist and visitor facilities in the most sensitive and valued landscapes and areas of the Parish and ancillary or related facilities. The related projects seek to maintain facilities at the highest possible standard and to enhance the visitor experience.

Policy - EB21 Tourist Facilities and Services

Permission for developments which are related to leisure, tourist and visitor facilities or services, including accommodation for visitors and retail and food and drink outlets and associated businesses, will be granted provided that the development meets all the following criteria:

1. Able to demonstrate a positive impact on the surrounding landscape and the character and appearance of the area
2. Have an acceptable impact on the traffic generation and parking in the surrounding area
3. Of a scale which is sensitive to the character of the area and is consistent with conservation of the visitor attraction
4. Proposals must assess the impact on the landscape and traffic movements and any residential or business amenity. Development likely to harm these aspects will be refused
5. Special consideration should be given to developments in and abutting the Dedham Vale Area of Outstanding Natural Beauty and the East Bergholt Conservation Area

7.3.4 Support for Local Businesses and Working from Home

The Parish Council is keen to support and promote local businesses and those working from home. There has been a significant increase over the last ten years or so in home working. This ranges from more people working from home perhaps for a day a week or by those who are running their business from home. The survey indicated that many people regularly worked from home on average two or more days a week. In addition over 75% agreed or strongly agreed that improved services to

support home working are needed in the village (Appendix C.7 Question 46). Often working from home is regarded as a non-planning issue because planning permission is not required in most situations. However, the encouragement of working from home has much potential in contributing to the achievement of sustainable development as it can reduce out-commuting and help to boost local economies by enhanced spending power through lower levels of commuting costs and more use being made of local facilities and services.

Given the rural nature of the Parish, a policy that supports the development of a work hub is included. A work hub is a flexible workspace that offers office space when needed on a temporary or more permanent basis to people who work from home or wish to set up a small business. Usually the work hub provides a number of facilities such as bookable desk space, meeting rooms, technical equipment such as photocopiers and broadband. Often such a facility provides the opportunity and encouragement to would be home workers or people establishing their own businesses because of its flexibility. In addition there are many benefits in sharing such a space with other businesses such as collaboration, networking and support from more socially based benefits.

Policy - EB22 Working Hub

Small scale development that provides a Working Hub in a sustainable and convenient location within the Parish will be supported, subject to compliance with other policies in this plan.

This could be established through the change of use or conversion of an existing building or through the development of a new building.

7.4 Projects

As well as a Policy on Working Hubs, the Parish Council will consider seeking suitable premises that could be used as shared space to help facilitate services provision and to support local businesses. Both the Policy and the Project will contribute to sustainable development by encouraging people to remain in the locality for their employment. Benefits include:

- A reduction in out-commuting
- Encouragement of local employment
- Retention of local businesses
- Drive business growth
- Enable the Parish and locality to become more self-sufficient

Project - EB17 Establish a Working Hub

This project will begin by identifying the potential need for a Working Hub and gain support from significant stakeholders.

In the absence of a development proposal, identify unused and underused premises close to the Village Heart or Focal Points which have the potential to provide shared business services to encourage home working and to support those currently working from home. Consideration will also be given to the identification and establishment of a 'drop off and collection point' for internet deliveries for residents and local businesses.

Project - EB18 Visitor Facilities

Encourage the owners and operators of visitor attractions and heritage assets in the Parish to maintain these assets to a good standard. Work with other appropriate bodies to ensure that the village is maintained to a high standard and is clean, safe and well maintained and remains a pleasant place to visit.

Project - EB19 Safeguarding Village Assets

Establish a process to identify and list Village Assets and where appropriate formally designate them as an Asset of Community Value.

Chapter 8 Physical Infrastructure

8.1 Objectives

- Good physical infrastructure is provided through the lifetime of the plan in support of those living and working in East Bergholt

8.2 Background

The provision of the physical infrastructure which supports those living and working in East Bergholt is the responsibility of statutory undertakers and not something over which the Plan has significant influence. However, it is important that, as the village develops, the physical infrastructure continues to be maintained to a high standard by the relevant bodies and sufficient capacity is provided for all essential services.

It is the responsibility of Babergh District Council to ensure that any new developments can be adequately serviced by the existing or expanded physical infrastructure and this has not been detailed in this Plan. However, in Chapter 9 consideration is given to ensuring new developments consume electricity, water and gas effectively in the most efficient way possible and incorporate sustainable drainage solutions.

The village Questionnaire highlighted few current concerns over infrastructure provision with the exception of areas of the village which are increasingly prone to surface water flooding. Additionally, limited internet and mobile connectivity was identified as an important issue. The latter will have significant importance in supporting the economy of the village by:

- Increasing the productivity of business and people working in the village
- Ensuring the wellbeing of the community as a whole through good access to online services and social media
- Delivering the vision for East Bergholt of reducing the carbon footprint of commuters

8.3 Policies

Policy - EB23 Physical Infrastructure Provision

Any new development will need to estimate the additional likely impact on existing physical infrastructure, such as roads, schools and utilities and demonstrate that these will not have a severe impact on current capacity or that capacity can be enhanced to meet demand.

All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality in compliance with Policy CS21 of the Babergh Core Strategy

8.4 Projects

Project - EB20 Physical Infrastructure Provision

Work with statutory bodies to highlight issues and mitigate problems. Key areas for immediate focus are:

1. Surface water drainage
2. Mobile connectivity
3. Broadband services

Other issues will be addressed as they arise.

Chapter 9 Sustainability

9.1 Objectives

- Support EU and UK policies:
 - EU Energy Reduction Commitment – 20% reduction by 2020
 - UK Climate Change Act 2008 - UK national CO2 emissions to reduce by 35% by 2020, 50% by 2025 and 80% by 2050
 - UK's obligation to meet the EU's 2020 renewable energy target - 15% of UK energy (electricity and heat) to come from renewables by 2020
 - Waste Prevention Programme for England, 2011 - the aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth
- All buildings in East Bergholt to give high regard to reducing consumption of electricity, water and gas
- Encourage implementation of domestic, local low carbon energy generation.
- The maximisation of recycling levels and minimisation of waste to landfill

9.2 Background

The need to reduce carbon emissions and make better use of our water supply is recognised at national and local level. The results from the Questionnaire (Appendix C.7) show there is strong support for energy conservation and low carbon energy generation in the Parish:

- 93% of homes have double glazing installed or are considering or planning to have it installed
- 98% of homes have loft insulation installed or are considering or planning to have it installed
- 82% of homes have cavity wall insulation installed or are considering or planning to have it installed
- 35% of homes have sustainable drainage / water reuse systems or are considering or planning to have it installed
- 32% of homes have solar panels installed or are considering or planning to have them installed

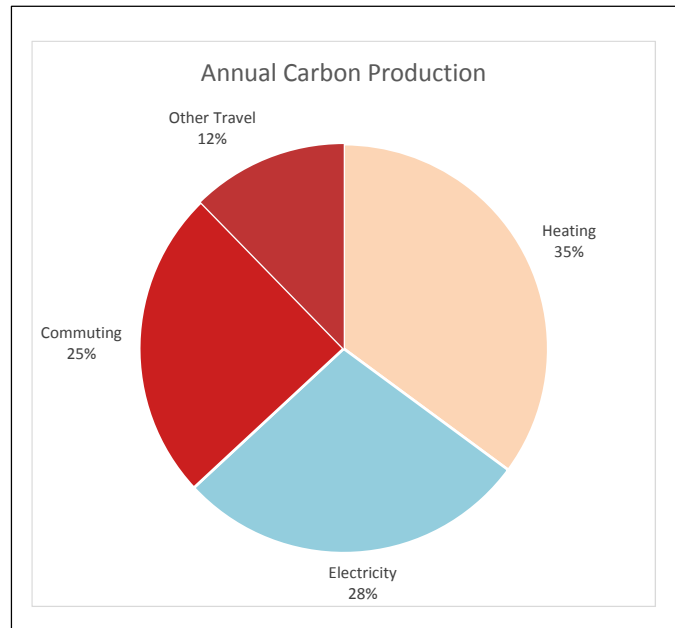
- 24% of homes have solar water heating installed or are considering or planning to have it installed

However, East Bergholt’s location at a significant distance from the main employment centres results in 80% of people in employment working outside the village (Appendix A.1) having to commute an average of 64 miles to work (two journeys of 32 miles) (Appendix C.7). This makes a significant contribution to the carbon emissions of the community.

Approximately 1/4 of the carbon emissions of a typical East Bergholt commuter travelling by car can result from travelling to work.

The policies in this chapter are to enable people in the community to contribute in a real way

towards carbon reduction, green energy generation and efficient use of scarce resources.



Unfortunately, whilst the Parish is keen to include a set of policies to achieve these ambitious targets, a Government Written Ministerial Statement in March 2015 made it clear that Neighbourhood Plans should not set out any additional local technical standards or requirements relating to construction, internal layout or performance of new dwellings. Therefore whilst over 94% of respondents during community engagement believed it was ‘very important’ or ‘important’ to minimise energy use and other environmental impacts from existing and new development, this Plan seeks to achieve these objectives through a series of interrelated projects that are set out below and encourage any new developments to comply with these policies.

9.3 Policies

9.3.1 Promotion of Sustainable Transport Solutions for East Bergholt

The use of electric cars within the Village would address the following issues:

- Reduce carbon emissions and pollution for residents travelling to the Village Heart or Focal Points
- Electric cars tend to be smaller and hence are less demanding on parking space
- Provision of charging points will encourage parking in the preferred locations

Distances between points in the village are such that electric cars are a feasible alternative means of transport.

Policy - EB24 Electric Cars

New development will provide electric charging points for cars and other domestic vehicles.

9.3.2 Sustainable Drainage Systems

It is important to protect people and property from the risk of flooding. Parts of the village, Gaston Street, Elm Road and Fiddlers Lane, for example, already suffer from flooding. In December 2014, the Government issued a Written Statement setting out the Government's expectation that major development (as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010) would put in place sustainable drainage systems to manage run-off. It is important for the Parish that new development does not increase surface water run-off and that, wherever possible, sustainable drainage systems are incorporated. Whilst the Parish would like to go further in improving and making safer the existing situation, the policy reflects Government policy.

Policy - EB25 Sustainable Drainage Systems

New residential development of ten or more units or on development sites of 0.5 or more of a hectare (where it is not known whether the number of residential units will be ten or more) or where floor space of 1000 square metres or more is to be created or development is carried out on a site which has an area of 1 hectare or more will be expected to provide sustainable drainage systems for the management of run-off.

New development should take note of Suffolk County Council Protocol for Advising Babergh District Council on Surface Water Drainage Aspects of Planning & Development Control'. This document provides guidance on those elements of flood risk management for which the County Council is responsible.

9.4 Projects

East Bergholt is committed to playing its part in helping the United Kingdom meet its energy efficiency, carbon reduction and waste minimisation targets.

Project - EB21 Energy Efficiency, Decarbonisation and Recycling

Introduce a Parish Policy to encourage and take a positive view of development proposals that help to achieve the objective that all buildings in East Bergholt consume resources in the most effective way possible and reduce carbon emissions. Namely:

1. The use of energy and water conservation measures including loft, wall and window insulation, energy efficient lighting and heating systems, water recycling and conservation measures and other low carbon technologies.
2. To meet or exceed building regulation standards, ideally to be certified against the BRE Passivhaus Certification Scheme
3. Include low carbon technologies such as solar thermal water heating, photovoltaic panels, ground or air source heat pumps, etc. in the design of new buildings in a way that minimise visual impact.
4. Maximise recycling levels and minimise waste to landfill and provide facilities for food waste composting.

Project - EB22 Energy Efficiency

Promote the upgrading of existing homes to meet a minimum Energy Performance Certificate rating grade C.

Project - EB1 Electric Vehicle Charging Points in Village Heart

Install electric vehicle charging points in Village Heart for vehicles parking to use the facilities.