

# Edwardstone Neighbourhood Plan



**Data Profile**  
**March 2022**

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## 1. Introduction

### 1.1 The Data Profile

- 1.1.1 This data profile has been developed to form part of the evidence base for the Edwardstone Neighbourhood Plan. It will be used by the Neighbourhood Plan working party alongside other evidence to inform the development of the Neighbourhood Plan policies. This data profile draws together relevant information from a range of sources including census information and existing documents.
- 1.1.2 All Census data throughout the data profile is obtained from [www.nomisweb.co.uk](http://www.nomisweb.co.uk) on 02.11.2021 unless referenced otherwise. In brackets throughout, are references to the tables downloaded from the Nomis website that contain the relevant Census information. For example, (KS101EW) is the table for Usual Resident Population. All information from other sources is referenced throughout the data profile. Data from the 2021 Census will be available in March 2023.<sup>1</sup>

### 1.2 Edwardstone Neighbourhood Plan

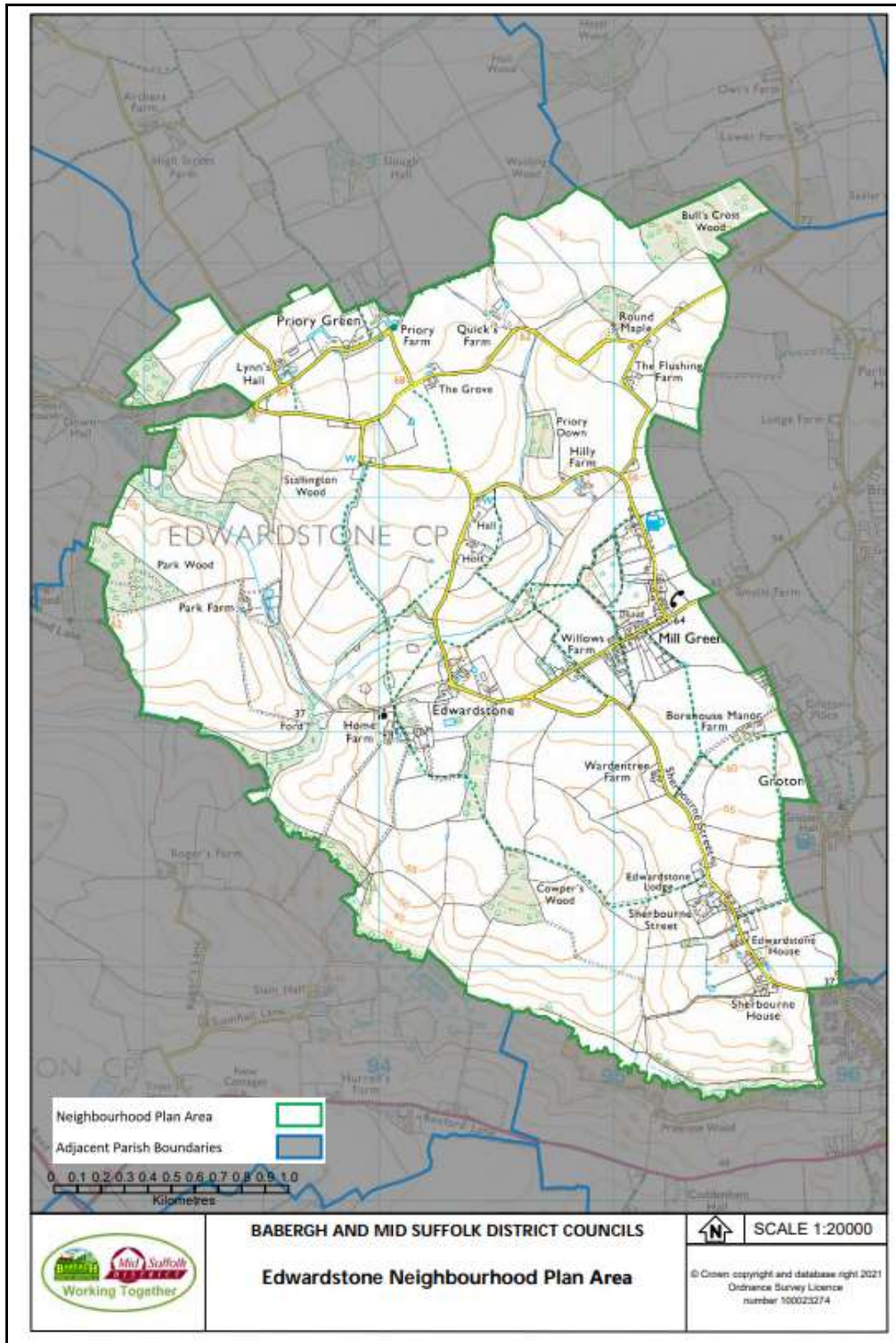
- 1.2.1 The Edwardstone Neighbourhood Plan is currently being developed as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the adopted Babergh Local Plan and the emerging Babergh and Mid Suffolk Joint Local Plan.
- 1.2.2 Edwardstone Parish Council submitted a Neighbourhood Area application to Babergh District Council on 16<sup>th</sup> March 2021. The designated area is the whole civil parish. In accordance with Regulation 5A of the 'Town and Country Planning, England – Neighbourhood Planning (General) Regulations 2012', Babergh District Council confirmed the designation on 30<sup>th</sup> March 2021.<sup>2</sup> The Parish Council is the relevant body for preparing the Neighbourhood Development Plan. The designated Neighbourhood Plan boundary can be seen in Figure 1 overleaf.

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<sup>1</sup> <https://www.ons.gov.uk/census/censustransformationprogramme/census2021milestones>. Information obtained 01.11.2021.

<sup>2</sup> <https://www.babergh.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-babergh/edwardstone-neighbourhood-plan/> information obtained 01.11.2021.

Figure 1 below: Map showing Edwardstone Neighbourhood Plan area boundary.  
Source: www.babergh.gov.uk. Map obtained 01.11.2021.



1.2.3 The Neighbourhood Plan Steering Group has developed a draft Vision:

In 2037, Edwardstone will still be a small, peaceful and safe place with protected open spaces, big skies, open views and valued community facilities. New

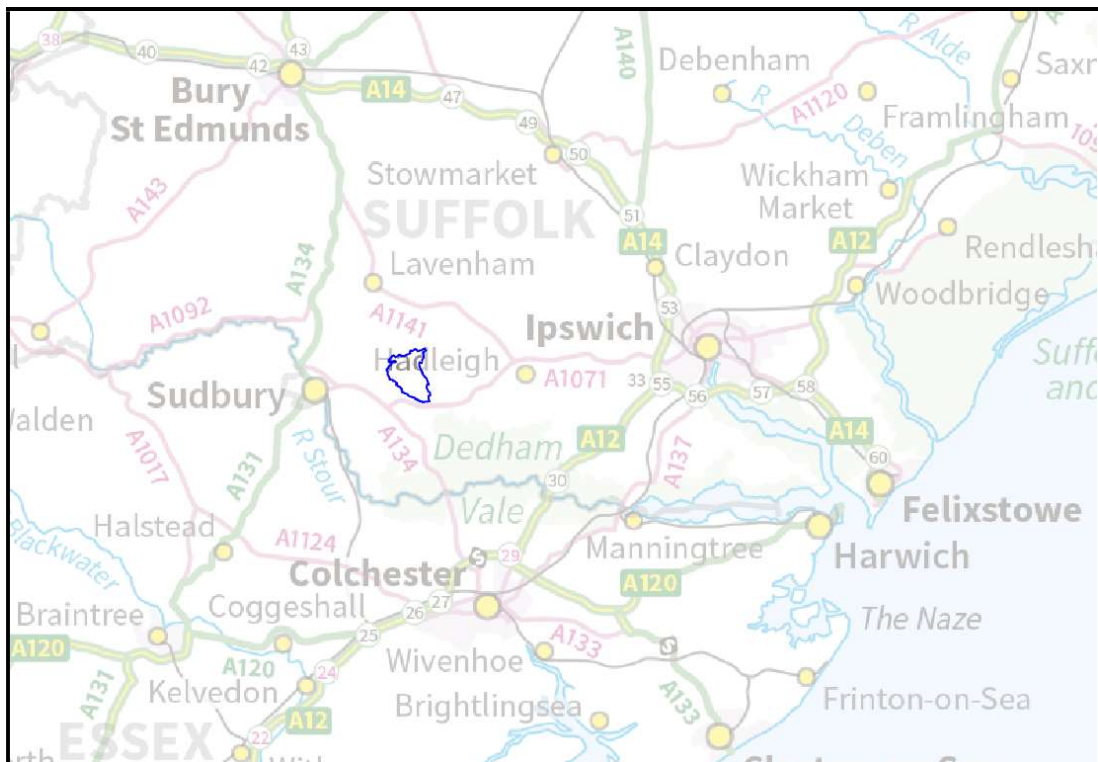
development will adapt and mitigate the effects of climate change whilst respecting and enhancing the existing rural character and heritage of the hamlets and the surrounding countryside.

### 1.3 Location

- 1.3.1 The parish of Edwardstone contains the hamlets of Mill Green, Priory Green, Round Maple and Sherbourne Street. The parish is located approximately 1.8 kilometres north of the A1071 between Hadleigh and Sudbury in the Babergh District of Suffolk.

**Figure 2 below: Map showing the location of Edwardstone parish.**

**Source: Parish Online mapping website. Map obtained 08.11.2021. Location denoted by blue outline.**



### 1.4 Local planning policy

- 1.4.1 Edwardstone is located within the administrative boundary of Babergh District Council. The current development plan for Babergh consists of the saved policies of the Local Plan 2006 and the Babergh Core Strategy 2011 – 2031 (2014). A new Babergh and Mid Suffolk Joint Local Plan is being developed and will replace the Local Plan (saved policies) and the Core Strategy. The Babergh and Mid Suffolk Joint Local Plan was formally submitted to the Secretary of State for Housing, Communities and Local Government for independent examination on 31<sup>st</sup> March 2021. Examination hearings took place in autumn 2021 and the Inspectors proposed

to progress the current Joint Local Plan (JLP) as a 'Part 1' local plan, followed by the preparation and adoption of a 'Part 2' local plan as soon as possible. The Local Development Scheme is currently being adopted to reflect this and will provide details of what each plan will cover and the timetable for their production.<sup>3</sup> The letter from the Inspectors recommended that policies SPO4, LP09, LP30 and the LS01 and Local Authority housing allocation policies are deleted and considered in 'Part 2' of the local plan.<sup>4</sup>

- 1.4.2 Edwardstone Mill Green and Sherbourne Street are identified as Babergh Hamlet Villages in the Babergh Settlement Hierarchy in Part 1 Objective and Strategic Policies of the emerging Joint Local Plan.<sup>5</sup> Policy SP04 – Housing Spatial Distribution assigns 193 new homes to Hamlets 2018 – 2037. In order to assist with delivery of the overall district housing need requirements, designated Neighbourhood Plan areas will be expected to plan to deliver the minimum housing requirements. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so. This policy although being deleted, is expected to be used as 'indicative' until a new plan is in place.
- 1.4.3 Part 3 of the Joint Local Plan is the Babergh District Council Place Maps and Policies. The maps for Edwardstone are shown overleaf. There are no site allocations.

**Figures 3 and 4 overleaf: Maps showing the development boundaries in Edwardstone Mill Green and Sherbourne Street.**

**Source: Babergh and Mid Suffolk District Council Joint Local Plan Part 3 Babergh Settlement Maps and Allocations. <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/JLP-Core-Document-Library-live.pdf> Information obtained 01.11.2021**

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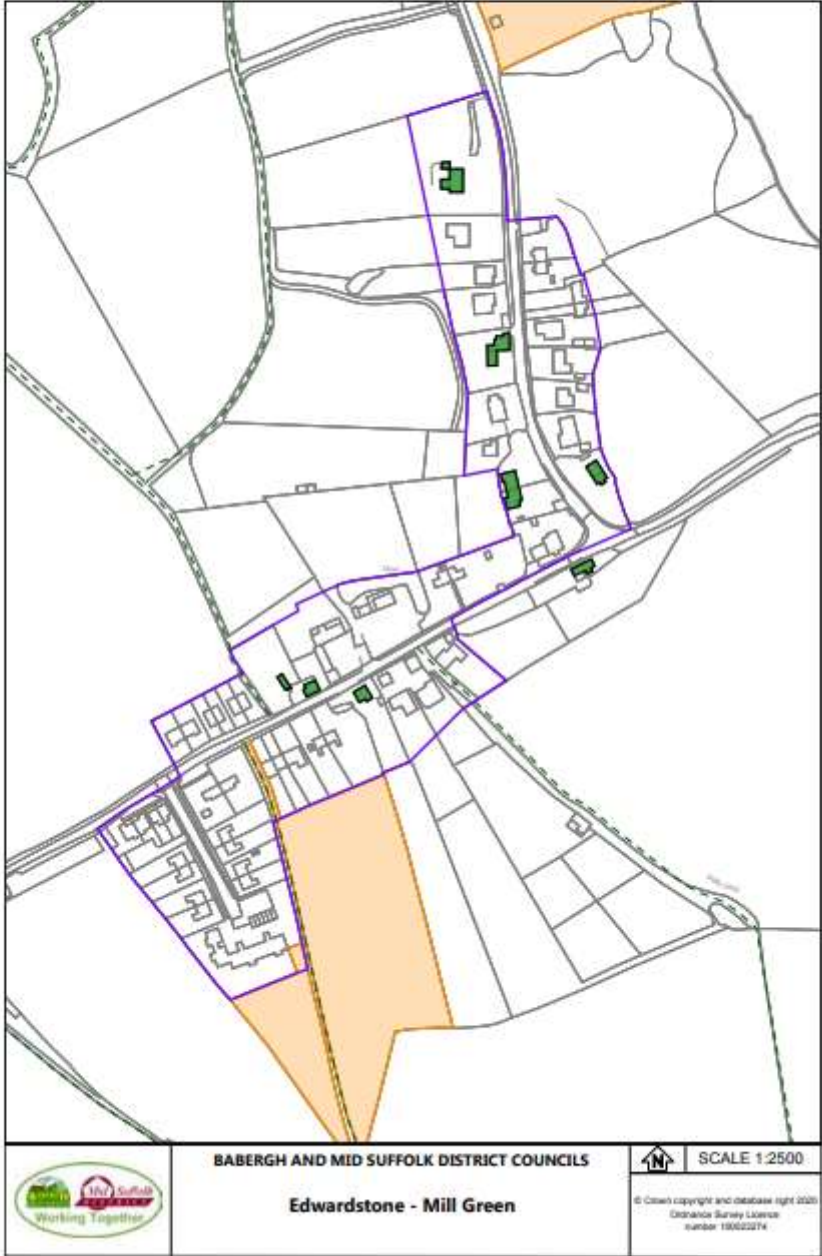
<sup>3</sup> <https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/> information retrieved 07.03.2021.

<sup>4</sup> <https://www.midsuffolk.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/G-ExaminationCorrespondence/G09-Letter-Inspectors-to-BMSDC.pdf>. Obtained 07.03.2022.

<sup>5</sup> <https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/A-SubmissionDocs/A01-Part-1-Objective-and-Strategic-Policies-Part-2-Local-Policies.pdf> Obtained 10.11.2021.

**Edwardstone – Mill Green (Hamlet)**

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





1.4.4 Information provided by Babergh District Council shows that there have been three housing completions since 2009 in Edwardstone parish:

- 2012/13: Two
  - Planning Application reference B/12/00747/FUL erection of 4 no. dwellings with new vehicular access and car parking (following demolition of 7 and 8 Mill Green). The applicant was the Suffolk Housing Society Ltd and the properties are now numbered 7, 7A, 8 & 8A Mill Green.



- 2015/16: One
  - Planning Application reference B/14/00264/FUL erection of detached dwelling (following demolition of existing outbuilding), 1 Mill Green, Edwardstone.

1.4.5 Information provided by Babergh District Council on 23.03.2022 shows that 9 further dwellings have gained planning permission but have not yet been delivered:

- 04.12.2018 Planning Application reference DC/18/03944/FUL approved. Land adjacent Well House, Round Maple, CO10 5PR for 2 dwellings. Construction not started.
- 02.10.2019 Planning Application reference DC/19/03690/AGD approved. Quicks Barn, Priory Green, CO10 5PP for 1 dwelling. Construction has started.
- 11.12.2020 Planning Application reference DC/19/01568/OUT and DC/20/04471/RES approved. Land East of Mill Green for 1 dwelling. Construction not started.
- 17.12.2021 Planning Application reference DC/20/02755/OUT and DC/21/03820/RES approved. Land West of Mill Green, CO10 5PX for 4 dwellings. Construction not started.
- 29.09.2021 Planning Application reference DC/20/03565/OUT and DC/21/04369/RES approved. Part side garden Tudor Cottage, Mill Green for 1 dwelling. Construction not started.

## 2. Demographic data and community Infrastructure

### 2.1 Population

2.1.1 The usual resident population of Edwardstone parish was 352 in the 2011 census (KS101EW). The population was 51.7 percent male and 48.3 percent female. The total population estimate for Edwardstone parish was 379 in 2019.<sup>6</sup>

2.1.2 The age structure of Edwardstone parish from the 2011 Census data is shown in the table below. The mean age of residents in Edwardstone was 44.8 years in the 2011 Census compared with 41.7 years for Suffolk and 43.1 years for Babergh.

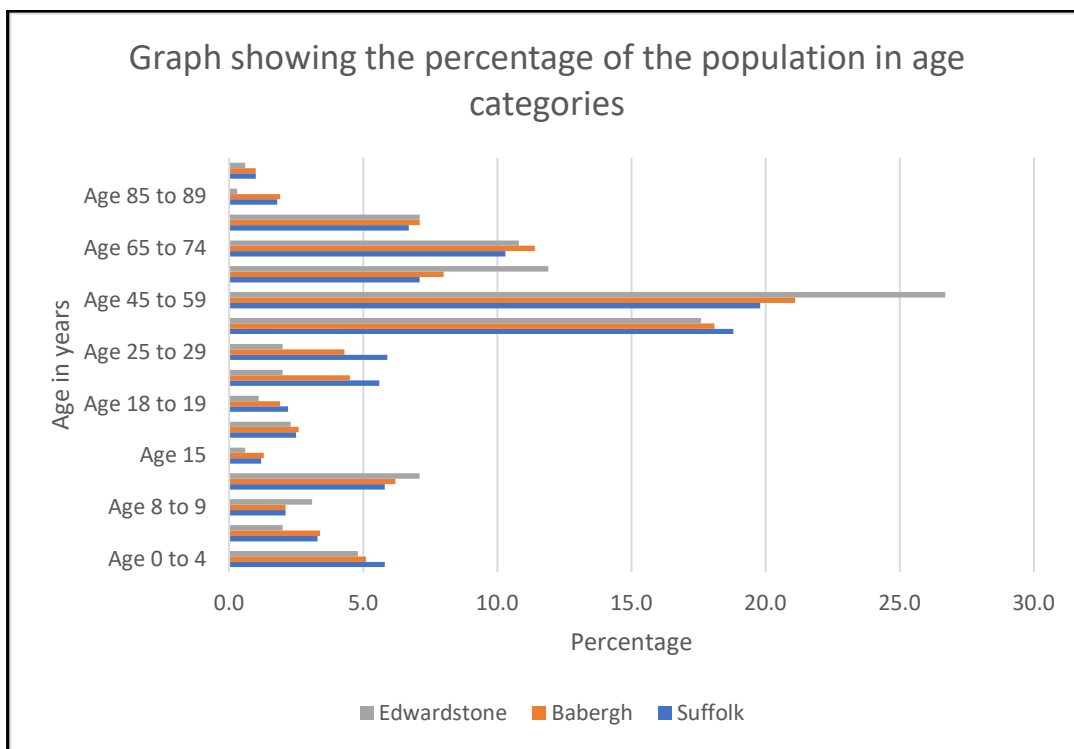
**Figure 5 and 6 below: Age structure of the population of Edwardstone, Babergh District and Suffolk from the 2011 Census.**

**Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 03.11.2021.**

Age of residents	Percentage of population		
	Edwardstone	Babergh	Suffolk
0 – 4 years	4.8	5.1	5.8
5 – 7 years	2.0	3.4	3.3
8 – 9 years	3.1	2.1	2.1
10 – 14 years	7.1	6.2	5.8
15 years	0.6	1.3	1.2
16 – 17 years	2.3	2.6	2.5
18 – 19 years	1.1	1.9	2.2
20 – 24 years	2.0	4.5	5.6
25 – 29 years	2.0	4.3	5.9
30 – 44 years	17.6	18.1	18.8
45 – 59 years	26.7	21.1	19.8
60 – 64 years	11.9	8.0	7.1
65 – 74 years	10.8	11.4	10.3
75 – 84 years	7.1	7.1	6.7
85 – 89 years	0.3	1.9	1.8
90 and over	0.6	1.0	1.0

<sup>6</sup>

<https://www.suffolkobservatory.info/population/report/view/62646f73d23e489098a5cdad7a116eed/E04009086> information obtained 03.11.2021.



## 2.2 Health and wellbeing

2.2.1 The table below shows how residents reported their health in the 2011 Census (KS310EW) compared to Babergh and Suffolk.

**Figure 7 below: Table showing how residents of Edwardstone reported their health in the 2011 Census.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 03.11.2021.

Area	Health reported by population in 2011 Census				
	Very good health	Good health	Fair health	Bad health	Very bad health
<b>Edwardstone</b>	52.8%	31.5%	11.6%	2.8%	1.1%
<b>Babergh District</b>	46.6%	35.8%	13.2%	3.4%	0.9%
<b>Suffolk</b>	45.9%	35.7%	13.6%	3.7%	1.0%

2.2.2 The table overleaf shows how residents reported how limited their day-to-day activities were in the 2011 Census (KS301EW) compared to Babergh and Suffolk.

Figure 8 below: Table showing how residents of Edwardstone reported their day-to-day activity affected by health in the 2011 Census.

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 04.01.2021.

Area	Day-to-day activity limited by Health reported by population in 2011 Census		
	Day-to-day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited
Edwardstone	6.5%	9.7%	83.8%
Babergh District	7.2%	1.02%	82.6%
Suffolk	7.9%	10.1%	82.1%

2.2.3 The table below shows how many hours of unpaid care residents reported that they provide in the 2011 Census (KS301EW) compared to Babergh and Suffolk.

Figure 9 below: Table showing how many hours of unpaid care residents reported they provided in the 2011 Census.

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk) data obtained 04.11.2021.

Area	Unpaid care provided reported by population in 2011 Census			
	Provides no unpaid care	Provides 1 – 19 hours unpaid care a week	Provides 20-49 hours unpaid care a week	Provides 50 or more hours unpaid care a week
Edwardstone	87.5%	8.8%	0.9%	2.8%
Babergh District	88.9%	7.8%	1.2%	2.1%
Suffolk	89.3%	7.1%	1.2%	2.4%

2.2.4 Edwardstone parish is served by Hadleigh Boxford Group Practice in Hadleigh, whose branch surgery is Mill Surgery in Boxford. There is no GP surgery in Edwardstone parish.

## 2.3 Qualifications

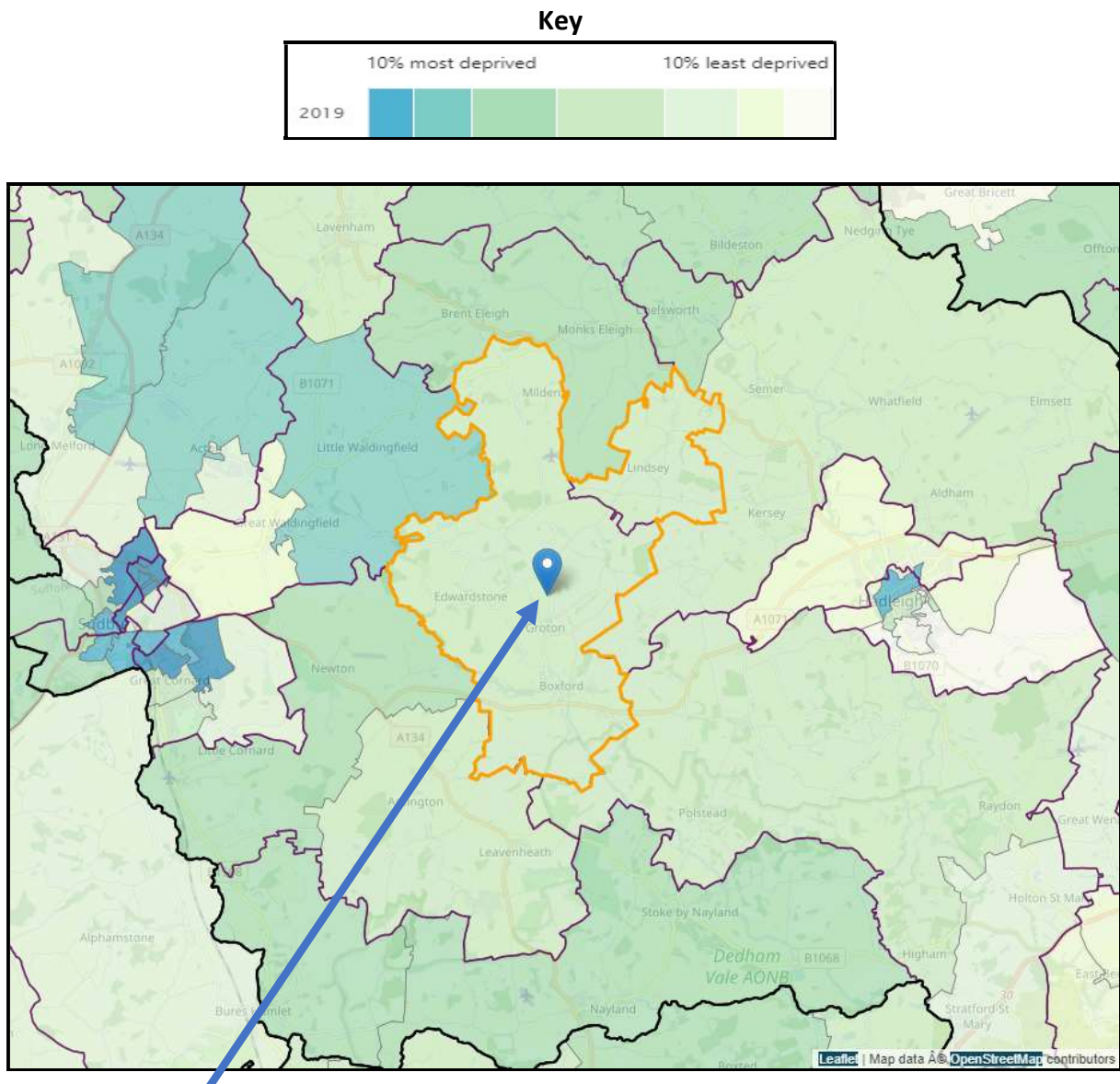
2.3.1 Data from the 2011 Census (KS501EW) shows that 20 per cent of residents have no qualifications compared to 22.8 per cent for Babergh and 24.3 per cent for Suffolk.

## 2.4 Deprivation

2.4.1 Edwardstone is located within Lower Super Output Area (LSOA) Babergh 0094. This is within Boxvale ward. A LSOA is a geographical area.

**Figure 10 below: Map showing the location of LSOA Babergh 0094 covering Edwardstone parish.**

**Source: [http://dclgapps.communities.gov.uk/imd/iod\\_index.html](http://dclgapps.communities.gov.uk/imd/iod_index.html). Maps obtained 04.11.2021.**



**Babergh 0094**

#### 2.4.2 In the Indices of Multiple Deprivation 2019:

- LSOA 0094 was ranked 22,435 out of 32,844 LSOAs in England where 1 is the most deprived LSOA. This is amongst the 40% least deprived neighbourhoods in the country.

#### 2.4.3 The Indices of Multiple Deprivation are made up of seven domains. In 2019 LSOA 0094 was amongst the:

- 30% least deprived neighbourhoods for Income Deprivation.
- 40% least deprived neighbourhoods for Employment Deprivation.
- 30% least deprived neighbourhoods for Education, Skills and Training.
- 10% least deprived neighbourhoods for Health, Deprivation and Disability.
- 40% least deprived neighbourhoods for Crime.
- 20% most deprived neighbourhoods for Barriers to Housing and Services. This measures the physical and financial accessibility of housing and local services.
- 30% most deprived neighbourhoods for Living Environment Deprivation.
- 30% least deprived neighbourhoods for Income Deprivation Affecting Children.
- 30% least deprived neighbourhoods for Income Deprivation Affecting Older People.

## 2.5 Crime

2.5.1 Crime data for Box Vale ward shows 76 crimes April 2020 to March 2021, this is a rate of 32 per 1,000 persons. This is lower than the rate of 50 crimes per 1,000 persons for Babergh district and 63 per 1,000 persons for Suffolk.<sup>7</sup>

## 2.6 Education

2.6.1 Pre-school provision can be found at Sunflowers Childcare Pre-School in the grounds of Boxford CEVC Primary School. Pre-School, breakfast and after school clubs and holiday clubs are also provided. Primary school pupils are served by Boxford CEVC Primary School. High School pupils are served by the Thomas Gainsborough School.

## 2.7 Community

2.7.1 Edwardstone Village Hall is owned and run by the village and is available for hire.

2.7.2 Edwardstone Millennium Green is located on Groton Street. This is one of the 250 Millennium Greens established in the year 2000 by an initiative of the Countryside Agency and supported by the Millennium Commission. The green includes both open space and a children's playground. The play area is in the hamlet of Mill Green, opposite the White Horse public house.

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<sup>7</sup> <https://www.suffolkobservatory.info/crime-and-community-safety/> information obtained 03.11.2021.

- 2.7.3 The Box River News was started in August 2000 following the establishment of the Box River Benefice consisting of Boxford, Edwardstone, Groton, Little Waldingfield and Newton Green. The newsletter is delivered monthly to every household.
- 2.7.4 Edwardstone White Horse Inn is located in Mill Green and also has a campsite.
- 2.7.5 Many services, facilities and clubs and groups can be accessed in Boxford, which is just over 2km from Edwardstone.

## 2.8 Open space and recreation

- 2.8.1 The Babergh and Mid Suffolk Open Space Assessment 2016 - 2036<sup>8</sup> examines existing and projected needs for open space, sport and recreation provision. The scope of the assessment covers open space including amenity and natural space, parks and recreation grounds, play space and allotments.
- 2.8.2 Edwardstone has 2.18 hectares of amenity green space, 0.04 hectares of child play space and 0.72 hectares of churchyards and cemeteries.
- 2.8.3 The Babergh and Mid Suffolk Open Space Assessment 2019 calculated the existing supply of open space compared to the standards for Open Space provision. The figures show that there is a deficit of allotments, parks and recreation grounds, and youth play space. These figures can help inform decisions about the form of new open spaces and improvements to existing open spaces.

**Figure 11 below: Table showing the existing supply of Open Space in hectares in Edwardstone parish compared to the standards for Open Space provision based on a population of 352.**

**Source: The Babergh and Mid Suffolk Open Space Assessment 2019. Information obtained 03.11.2021.**

Parish	Allotments	Amenity Greenspace	Parks and Recreation Grounds	Play (Child)	Play (Youth)	Population
Edwardstone	-0.11	1.83	-0.35	0.02	-0.01	352

- 2.8.3 The maps from the Open Space Assessment can be seen overleaf.

<sup>8</sup> <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Babergh-and-Mid-Suffolk-Open-Space-Study-May-2019.pdf> information obtained 03.11.2021.

Figure 12 below: Open Space Provision in Edwardstone.

Source: The Babergh and Mid Suffolk Open Space Assessment 2016 – 2036.

[www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Open-Space/Appendix-1-Provision-Parishes-C-G.pdf](http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Open-Space/Appendix-1-Provision-Parishes-C-G.pdf). Information retrieved 03.11.2021.

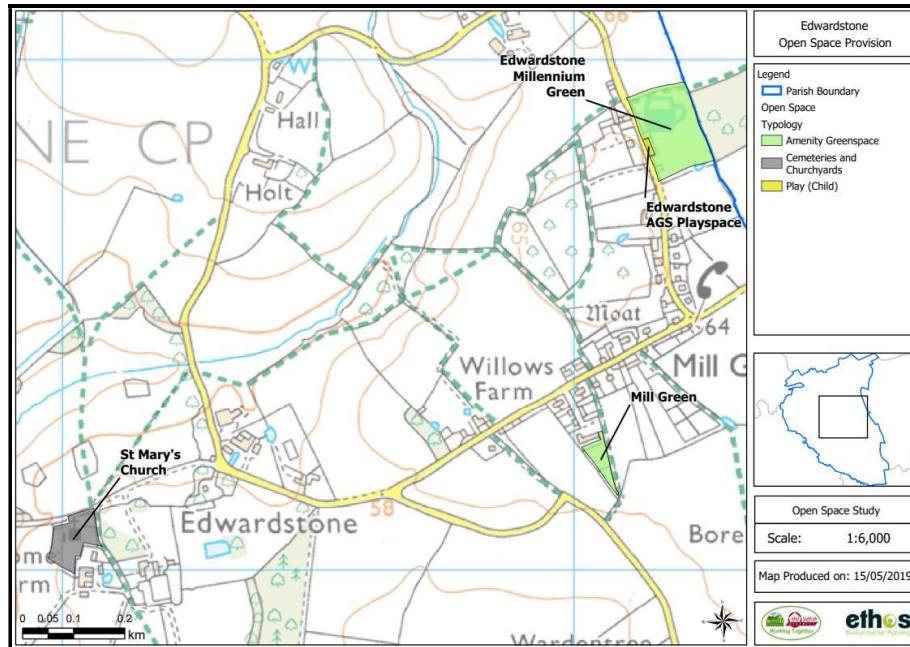
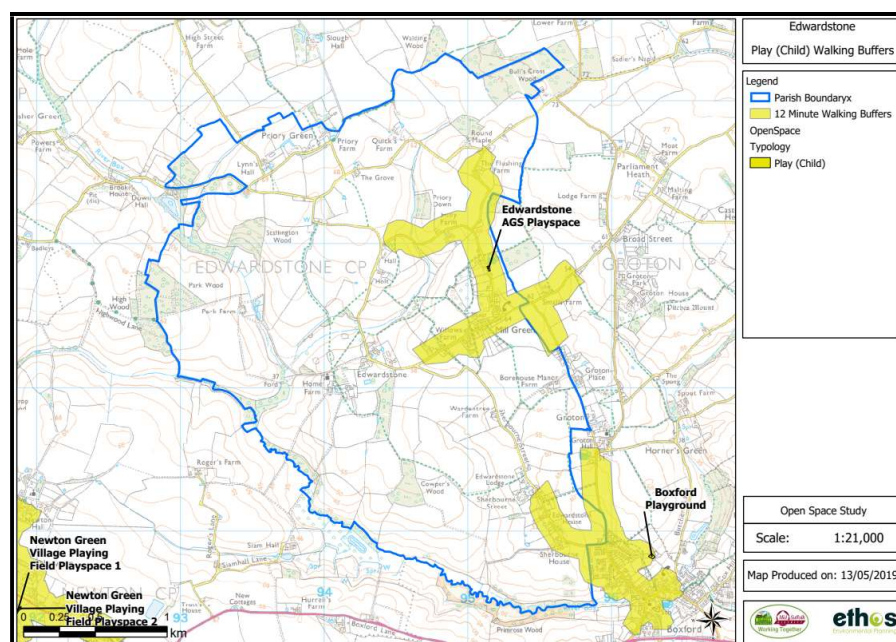


Figure 13 below: Play space provision and twelve minute walking buffers in Edwardstone.

Source: The Babergh and Mid Suffolk Open Space Assessment 2016 – 2036.

[www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Open-Space/BMSDC-Open-Space-Assessment-2019-Appendix-2-Play-Child-Parishes-E-H.pdf](http://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Open-Space/BMSDC-Open-Space-Assessment-2019-Appendix-2-Play-Child-Parishes-E-H.pdf). Information obtained 03.11.2021.





### 3. Housing and the built environment

#### 3.1 Historic environment

3.1.1 The following information is a historical summary from <https://en.wikipedia.org/wiki/Edwardstone> obtained 09.11.2021.

*The name "Edwardstone" means 'Eadweard's farm/settlement'. Edwardstone was listed in the Domesday Book as Eduardestuna. Edwardstone Priory was a priory in Priory Green and was founded by Peter, Bishop of Winchester during the reign of King John, the priory was a cell to Abingdon monastery, before the monks resident were moved to Colne Priory. The priory may be the origin of the place name "Priory Green".*

3.1.2 Historic England lists 32 listed buildings in Edwardstone parish.<sup>9</sup> The Church of St. Mary The Virgin is a Grade I listed building and the others are Grade II listed buildings. The full list is below:

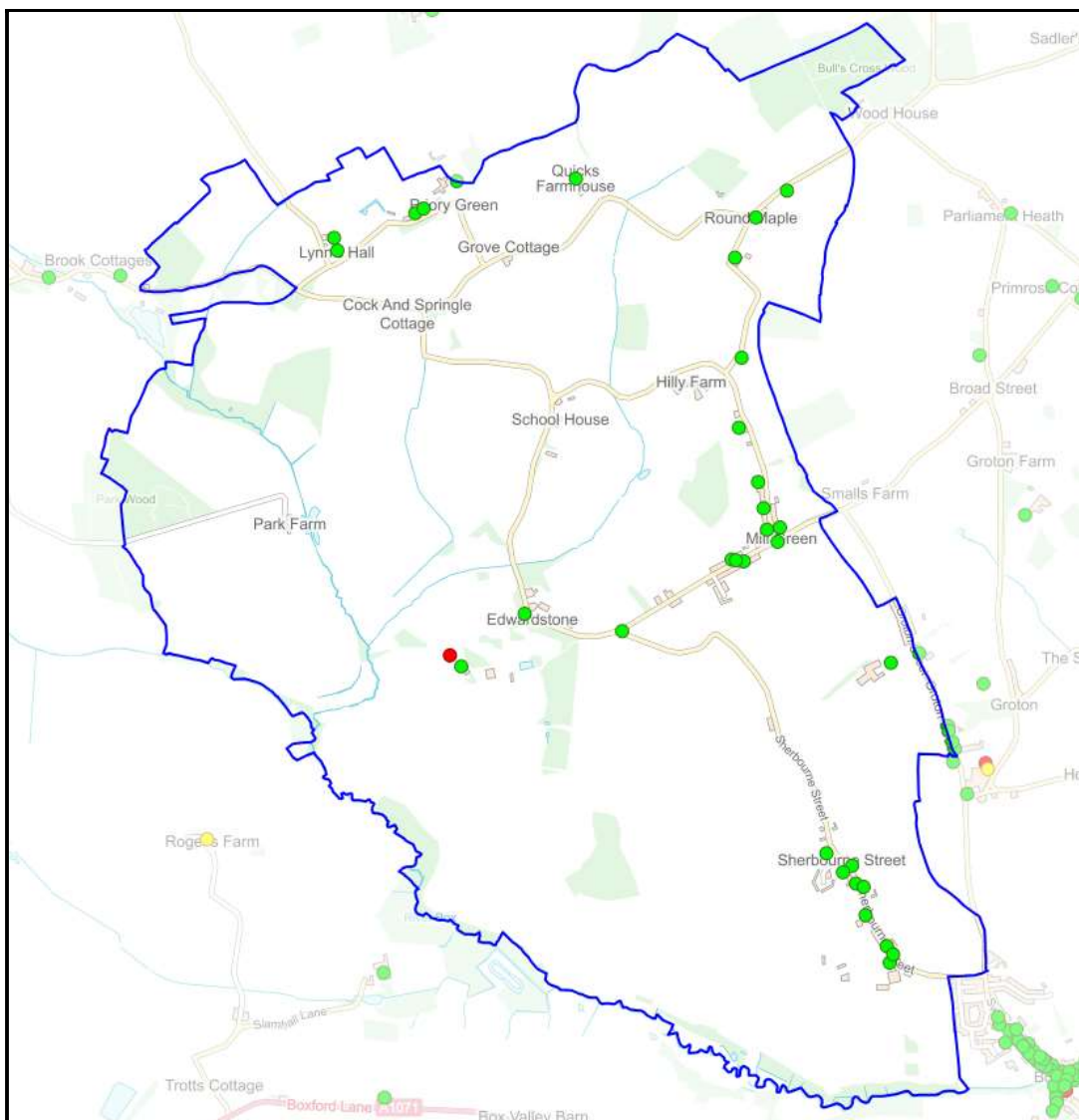
- Grade I: Church of St. Mary the Virgin, Edwardstone.
- Grade II: Home Farmhouse, Edwardstone.
- Grade II: Hideaway Corner, Edwardstone.
- Grade II: Earls Cottages, Mill Green, Edwardstone.
- Grade II: Crossways, Mill Green, Edwardstone.
- Grade II: Mill Green Cottage, Mill Green, Edwardstone.
- Grade II: Moat Farm Cottage, Mill Green, Edwardstone.
- Grade II: Sans Souci, Mill Green, Edwardstone.
- Grade II: Lynn's Hall, Priory Green, Edwardstone.
- Grade II: Priory Green Cottage, Priory Green, Edwardstone.
- Grade II: Hathaway Cottage / Little Thatch, Round Maple, Edwardstone.
- Grade II: Sherbourne Cottage, Sherbourne Street, Edwardstone.
- Grade II: Juglans, Sherbourne Street, Edwardstone.
- Grade II: Christmas House, Sherbourne Street, Edwardstone.
- Grade II: Temple Bar, Edwardstone.
- Grade II: Borehouse Manor Farmhouse, Edwardstone.
- Grade II: General Stores, Mill Green, Edwardstone.
- Grade II: Tudor Cottage, Mill Green, Edwardstone.
- Grade II: Jimmy's (previously The Thatched Cottage), Mill Green, Edwardstone.
- Grade II: Mill Green End, Mill Green, Edwardstone.
- Grade II: Seasons, Round Maple, Edwardstone.
- Grade II: Manora, Sherbourne Street, Edwardstone.
- Grade II: Sherbourne House, Sherbourne Street, Edwardstone.
- Grade II: Edwardstone House, Sherbourne Street, Edwardstone.
- Grade II: Sideways, Sherbourne Street, Edwardstone.

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<sup>9</sup> <https://historicengland.org.uk/listing/the-list/advanced-search-results> information obtained 03.11.2021.

- Grade II: Barn to the north of Lynn’s Hall, Priory Green, Edwardstone.
- Grade II: Priory Cottage, Priory Green, Edwardstone.
- Grade II: The Flushing, Round Maple, Edwardstone.
- Grade II: Garden Wall to Sherbourne House, Sherbourne Street, Edwardstone.
- Grade II: Edwardstone Lodge, Sherbourne Street, Edwardstone.
- Grade II: Quicks Farmhouse, Round Maple, Edwardstone.
- Grade II: Edwardstone War Memorial, Sherbourne Street, Edwardstone.

**Figure 14 below: Map showing the location of listed buildings in Edwardstone parish. Red dot is Grade I listed building, green dots are Grade II listed buildings.**  
**Source: Parish Online mapping website. Information obtained 08.11.2021.**



3.1.3 There are no buildings on Historic England’s Heritage at Risk register.

### 3.2 Housing

3.2.1 Data from the 2011 Census (KS401EW) shows that in total there were 154 dwellings in Edwardstone. 4 dwellings were unoccupied (2.6% of dwellings in Edwardstone).

3.2.2 In the Census 2011 (KS402EW) Edwardstone has a higher percentage of property owned by residents compared to the percentages for Babergh and Suffolk.

**Figure 15 below: Table showing home ownership in Edwardstone, Babergh and Suffolk.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk). Information obtained 09.11.2021.

Area	Owned	Owned outright	Owned with a mortgage	Shared ownership (part owned part rented)	Social rented	Social rented: Rented from Council (Local Authority)	Social rented: Other	Private rented	Living rent free
Edwardstone parish	<b>77.3%</b>	45.3%	32%	0%	12%	7.3%	4.7%	9.3%	1.3%
Babergh District	<b>71.9%</b>	39.6%	32.3%	0.5%	13.1%	8.9%	4.2%	12.6%	2%
Suffolk	<b>67.3%</b>	35.7%	31.5%	0.7%	14.8%	7.6%	7.2%	15.6%	1.6%

3.2.3 The information below contains data from the 2011 Census (KS401EW) showing the type of accommodation lived in by residents in Edwardstone compared to Babergh and Suffolk.

- 154 households were in Edwardstone parish. A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.
- All dwellings in Edwardstone were unshared with other households. The 2011 Census defines a dwelling as a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained but combine to form a shared dwelling that is self-contained.
- 142 dwellings (92.2%) were detached whole houses or bungalows in Edwardstone and 12 (7.7%) of households lived in flats, maisonettes or apartments.
  - This compares to 92% of unshared dwellings in Babergh living in whole house or bungalows and 6.8% living in flats, maisonettes or apartments,

and in Suffolk 87.98% living in whole houses and 11.53% living in flats, maisonettes or apartments.

- Of the whole houses and bungalows in Edwardstone, 55.2% were detached, 32.5% were semi-detached and 4.5% were terraced (including end-terrace).

### 3.2.4 Historic information provided by Babergh District Council shows affordable housing need in Edwardstone parish:

- May 2020: 4 applicants with a local connection, (2 aged over 55). One required a 1-bed property, two required a 2-bed property and one required a 3-bed property. None identified having any special needs (level access shower and/or ground floor accommodation).
- October 2015: 9 applicants (4 aged over 55) stating a local connection BUT only 6 applicants (2 aged over 55) with a confirmed connection. Of all applicants, four wanted a 1-bed property, three wanted a 2-bed property and two wanted a 3-bed property.
- 22 March 2022: 2 applicants stating a local connection to the parish. Both looking for a 2-bedroom property, neither was aged over 55 years and one is in need of an adapted property. One applicant has been assessed as being a Band B (serious need), the other Band E (no housing need).<sup>10</sup>

### 3.2.5 Information provided on 23.03.2022 showed that Babergh District Council own or manage:

- 2 x 4-bedroom houses.
- 1 x 3-bedroom house.
- 4 x 2-bedroom flats.
- 2 x 1-bedroom flat.

### 3.2.6 The 2014 Suffolk Housing Survey shows that, across Babergh district:

- 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
- 25% of households think their current property will not be suitable for their needs in 10 years' time.
- 2 and 3 bed properties are most sought after by existing households wishing to move.
- Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

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<sup>10</sup> <https://www.gatewaytohomechoice.org.uk/content/Information/AllocationsPolicy2021>. Information obtained 23.03.2022.

- 3.2.7 According to the property website Zoopla, the average price paid for a property in Edwardstone over the past twelve months is £734,125 this is taken from 4 sales. The current average value is £607,667<sup>11</sup>
- 3.2.8 Babergh and Mid Suffolk District Council have produced parish Housing and Population Data profiles to help inform local discussion on housing need. The Edwardstone parish profile was last updated in 2019 and can be seen in Appendix A and contains further useful information.

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<sup>11</sup> [www.zoopla.co.uk](http://www.zoopla.co.uk) Data obtained 09.11.2021.

## 4. Transport and access

### 4.1 Public transport

4.1.1 Hadleigh Community Transport provides an hourly return bus service from 7:01am to 18:01pm from Sherbourne Street to Hadleigh via Boxford.

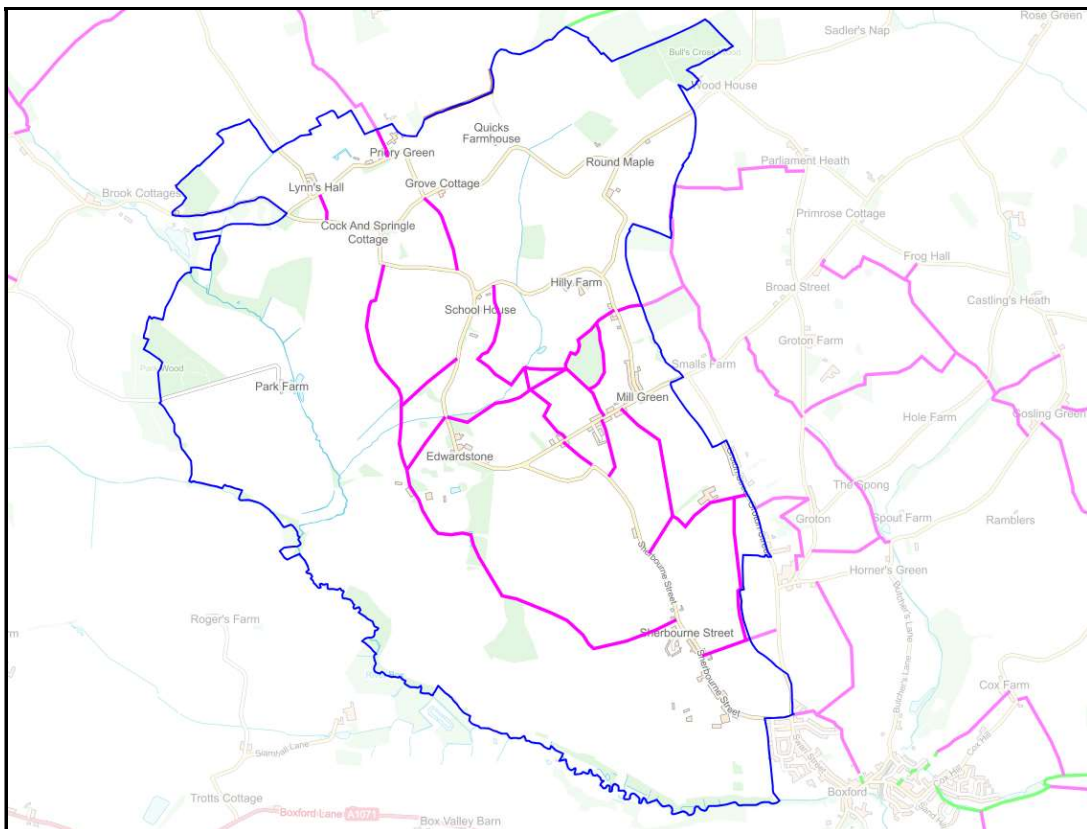
4.1.2 The nearest mainline train stations to Edwardstone are located at Colchester (20km), Manningtree (27km) and Ipswich (27km). Sudbury train station is 11km from Edwardstone where services to Marks Tey can be accessed.

### 4.2 Walking and cycling

4.2.1 Public Rights of Way in Edwardstone can be seen on the map in Figure 16.

**Figure 16 below: A map showing Public Rights of Way in Edwardstone parish. Pink line denotes footpath, green line denotes bridleway.**

**Source: Parish Online Mapping website. Information obtained 08.11.2021.**



### 4.3 Car ownership and travel to work

4.3.1 Data from the 2011 Census (KS404EW) shows that car ownership levels in Edwardstone parish are high compared to car ownership levels for Babergh district and Suffolk. These can be seen in the table in Figure 17 below:

**Figure 17: Table showing car ownership levels in Edwardstone parish.**

**Source: Rural Services Online, data obtained 08.11.2021.**

Area	Percentage of households, Census 2011				
	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 cars or vans in household	4 or more cars or vans in household
Edwardstone parish	4.7	28.0	48.0	13.3	6.0
Babergh	14.1	40.6	33.2	8.5	3.6
Suffolk	17.9	43.5	29.2	6.8	2.6

4.3.2 Data from the 2011 Census (QS701EW) shows that the main method of travel to work by residents of Edwardstone aged 16 - 74 is by car.

- 39.69% travel to work by car.
- 12.21% work from home.
- 7.25% travel to work by train.
- 1.91% travel to work as a passenger in a car or van.
- 1.15% walk to work.
- 1.53% travel to work by bus.
- 1.15% travel to work by bicycle.
- 0% travel to work by a method classed as 'other'.
- 0% travel to work by motorcycle, scooter or moped.
- 0% travel to work by taxi.
- 35.11% are not in employment.

4.3.3 Data from the 2011 Census (QS702EW) shows that of all usual residents aged 16 – 74 years in employment the week before the census, the majority of residents travelled 10km – 20km to work.

- 0.59% of people travelled less than 2km to work.
- 1.76% of people travelled 2km to less than 5km to work.
- 20.00% of people travelled 5km to less than 10km to work.
- 15.29% of people travelled 10km to less than 20km to work.
- 9.41% of people travelled 20km to less than 30km to work.
- 1.18% of people travelled 30km to less than 40km to work.

- 1.18% of people travelled 40km to less than 60km to work.
- 12.94% of people travelled 60km and over to work.
- 28.82% of people worked mainly at home.
- 8.82% of peoples travel to work was classed as 'other'.

4.3.4 Edwardstone is a dispersed parish and approximately:

- 2.9km from Boxford.
- 10km from Hadleigh.
- 11.2km from Sudbury.
- 20.9km from Colchester.
- 23.6km from Stowmarket.
- 26.3km from Ipswich.
- 29.3km from Bury St. Edmunds.



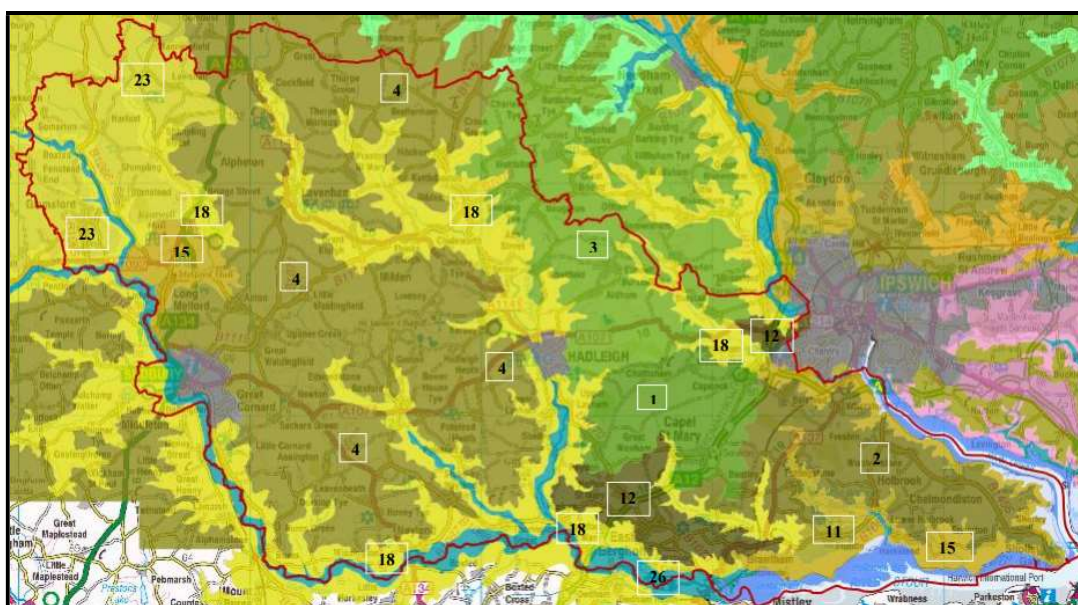
## 5. Environment and landscape

### 5.1 Landscape character

5.1.1 The Joint Babergh and Mid Suffolk District Council Landscape Guidance August 2015<sup>12</sup> divides Babergh into nine landscape typologies as identified in the Suffolk County Council Landscape Character Assessment. Each landscape character provides a brief description of the landscape and settlements. Edwardstone parish is identified as Ancient Rolling Farmlands and Rolling Valley Farmlands.

**Figure 18 below: Map showing Landscape Character areas in Babergh district. 4 is Ancient Rolling Farmlands and 18 is Rolling Valley Farmlands.**

**Source: The Joint Babergh and Mid Suffolk District Council Landscape Guidance August 2015. Information obtained 02.11.2021.**



5.1.2 The key characteristics of Ancient Rolling Farmlands is a rolling landscape of medium clay soils studded with blocks of ancient woodland. This landscape type encompasses a large area of the Babergh District including to the south the Dedham Vale Area of Outstanding Natural Beauty, River Stour Project, Polstead and Stoke by Nayland, continuing west as far as Little Cornard to the eastern side of Hadleigh and north through Cockfield and beyond the boundary of the District.

5.1.3 The landscape character is:

- I. The rolling clayland landscape is dissected by river valleys including The Brett and Box.

<sup>12</sup> <sup>12</sup> <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf> Information retrieved 02.10.2021/

- II. In some areas deposits of glacial sand and gravel produced heathland which were enclosed in the 18<sup>th</sup> and 19<sup>th</sup> century. However, only the names are left to denote these areas such as Babergh Heath in Great Waldringfield, Cornard Heath, Castling's Heath and Parliament Heath in Groton, Leavenheath and Polstead Heath.
- III. Ancient and species-rich hedgerows (mainly oak, ash and field maple, with suckering elm) and associated ditches have a strong visual impact as they are frequently high and wide.
- IV. Ancient woodland is scattered throughout in blocks consisting largely of oak, lime, cherry, hazel, hornbeam, ash, holly and elm. The woodlands provide strong visual features within the landscape.
- V. Between Hadleigh and Sudbury orchards are a more prominent feature.
- VI. Although there are some extensive field amalgamations resulting in a much more open landscape, overall the landscape is largely intact, and accessible through a dense network of winding roads and wide verges.
- VII. At Lavenham and Chilton, there are areas of flat interfluves (area between valleys that is adjacent to a watercourse) which were used for military airfields in World War II.
- IX. Wide panoramic views are offered in all directions of the compass from this landscape character.

5.1.4 The settlement character is:

- I. The settlement pattern mainly consists of dispersed farmsteads of mediaeval origin with some larger hamlets and small villages that complement the rural land form and landscape.
- II. There are frequent occurrences of small to moderate sized greens. Some have been enclosed and even lost through infill development over the years, however, the remaining open spaces are very important as they shape the relationship of buildings to each other and define the form of settlements.
- III. Acton has a clustered settlement pattern set amongst rolling farmland. Significantly built up throughout the 20<sup>th</sup> century with only a few listed buildings on the edges of the village this is an isolated setting.
- IV. Assington has a ribbon form of development broken up by orchards and farmland, concentrated along The Street, providing a quiet and tranquil atmosphere.
- V. With its narrow streets, historic buildings, brick and flint walls and the square, Bildeston has retained a picturesque village atmosphere nestled within the valley as has the historic villages of Boxford and Kersey.
- VI. The small narrow winding lanes and roads that pass through the villages of this landscape character retain the tranquil, rural feel with

only the occasional small hamlet or isolated farmstead to break up this gently rolling landscape.

5.1.5 The aims are to retain, enhance and restore the distinctive landscape and settlement character. In particular safeguarding the influences of the area.

5.1.6 The objectives are:

- To maintain and enhance the landscape and the settlement pattern, ensuring the sense of separation between settlements is maintained.
- To reinforce hedgerows of locally native species and retain the existing field boundaries.
- To safeguard the ancient hedgerow and woodland areas.
- To safeguard the orchard areas.

5.1.7 The key design principles are:

- I. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.
- II. Maintain the distinctive settlement pattern, ensuring the sense of separation between settlements is maintained.
- III. Retain rural character of the small settlements, by avoiding the use of standardised and intrusive urban materials and features; conservation areas and areas that fall within the AONB are particularly sensitive in this respect
- IV. Minimise the cumulative visual impact of equine development and ancillary equipment within this landscape character.
- V. Restore, maintain and enhance Greens and Tyes, orchards and woodland areas.
- VI. Hedging for boundaries will be designed to reflect the local character of exiting planting to minimise the landscape and visual impacts on the distinctive character of the area.
- VII. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.

5.1.8 The key characteristics of Rolling Valley Farmlands are valley sides with some complex and steep slopes in some places with deep well drained loamy soils and often sunken lanes - This type of valley is only found south of the River Gipping. This landscape a makes a significant contribution to the specific local character of the district because it is the focus of historic settlement and wealth creation. It is found along the River Stour from the Cattawade and upstream (to Haverhill, across the district boundary) including tributary valleys of the Newmill Creek (to Little Wenham), the Brett (to Hitcham and Thorpe Morieux), the Brad (to Lavenham), the

Box (to Edwardstone), the Chad Brook and the Glem. The Landscape character also includes the valley of lower Gipping from Sproughton upstream and includes the western tributary of Belstead Brook.

5.1.9 The landscape character is:

- I. The sloping valley sides with easily worked soils are ideal for farming and have been divided up into small and medium sized fields.
- II. Excavation of minerals is evident with disused chalk pits and lime kilns can be seen throughout this landscape.
- III. Ancient woodlands exist in small parcels on the upper slopes of the valleys. Two significant woods are the adjacent Lineage Wood and Spelthorn Wood in Long Melford.
- IV. Brett Valley forms a considerable portion of this landscape character. With an open valley appearance there is a concentration of vegetation and unspoilt river meadows near the valley floor and open higher land, with occasional woodland areas contributing to the visual quality of this landscape.
- V. At Great Cornard there is a parliamentary enclosure creating an area of a more regimented and systematic field pattern.
- VI. A few areas are formed into Parkland; Tendring Hall Park at Stoke by Nayland, moderate sized parks at Polstead and Chelsworth in the Brett Valley and a small village green at Long Melford
- VII. From elevated locations within this landscape character substantial views are obtained. This area is considered to have a wide zone visual impact.

5.1.10 The settlement character is:

- I. Much of this landscape retains its historic field patterns, of both the agricultural and built environment and has been influenced by the river.
- II. There are a number of villages of distinctive character and a large portion of Conservation Areas, AONB and AONB project areas within this landscape. III. Isolated halls and churches provide significant architectural features within the landscape, in particular at Polstead on the River Box and at Little Wenham on the upper waters of the Newmill Creek.
- IV. With its' narrow streets, historic buildings, brick and flint walls and the square, Bildeston has retained a picturesque village atmosphere nestled within the valley as has the historic villages of Boxford and Kersey.
- V. Brantham has experienced development throughout the twentieth century and contains a large area of historic industrial land which has been largely vacated. Brantham has been designated as an area for Strategic Development within the Core Strategy (Policy CS10). Located between two AONB's all future development should be considered with regard to the potential visual impact on both AONBs and the views from across the Stour Estuary.
- VI. The southern part of East Bergholt lies within the boundary of the Dedham Vale ANOB and has therefore has experienced a high degree of protection and enhancement. The linear settlements of East End and Gaston End create

an expansive settlement pattern for East Bergholt and have, over time, become more like individual development clusters.

- VII. The ribbon pattern of settlement through the main street of Long Melford is characterised by the narrower road width at the southern end which opens out to an open green area on the eastern side and then the road widens out to provide generous spacing on both sides for car parking and trees. The settlement pattern is more sporadic on the southern side with modern estates and the Maltings conversion. Long Melford has a unique development facing material of flint.
- VIII. Small narrow winding lanes and roads that pass through the villages retain the rural character with only the occasional small hamlet or isolated farmstead to break up this gently rolling landscape.
- IX. Historic villages blend with the valley landscape, with the buildings complementing a landscape of the highest visual quality.
- X. Chelsworth village is distinctly set within a parkland location.
- XI. Historic structures like Lavenham, Kersey and Long Melford Church are dominant features and important landmarks within the landscape.

5.1.11 The aims are to retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the rolling valley landscape with appropriate planting and safeguarding the dispersed settlement pattern.

5.1.12 The objectives are:

- To maintain and enhance the distinctive landscape and settlement pattern.
- To safeguard the parkland areas. Village Greens and Tyes.
- To safeguard and appropriately increase the woodland cover.

5.1.13 The key design principles are:

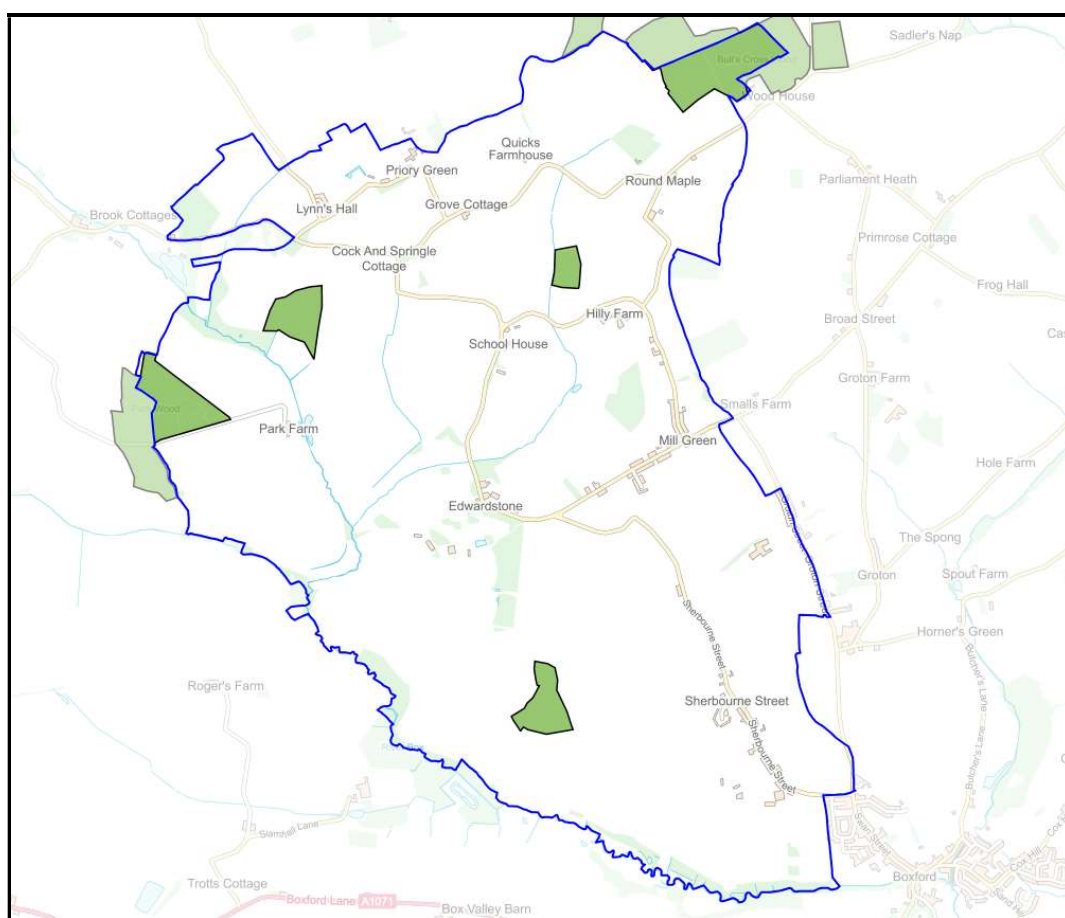
1. Due to the rolling landscape development in this area is considered to have a wide zone visual impact. All development must take into consideration the cultural and historic importance of this area and the potential visual impact on AONB and Conservation Areas.
2. Reinforce the parkland and village green features in new developments.
3. Woodlands are to be protected and maintained within this landscape character.

## 5.2 Biodiversity and geodiversity

- 5.2.1 There are two Sites of Special Scientific Interest (SSSI) in Edwardstone parish. Edwardstone Woods SSSI consists of broadleaved, mixed and yew woodland. It is in four areas: Park Wood, High Wood, Cowper's Wood, Stallington Wood and Priory Down. Milden Thicks SSSI is located in the north-east of the parish.

**Figure 19 below: Map showing the two SSSIs in Edwardstone parish. Green shading shows SSSI.**

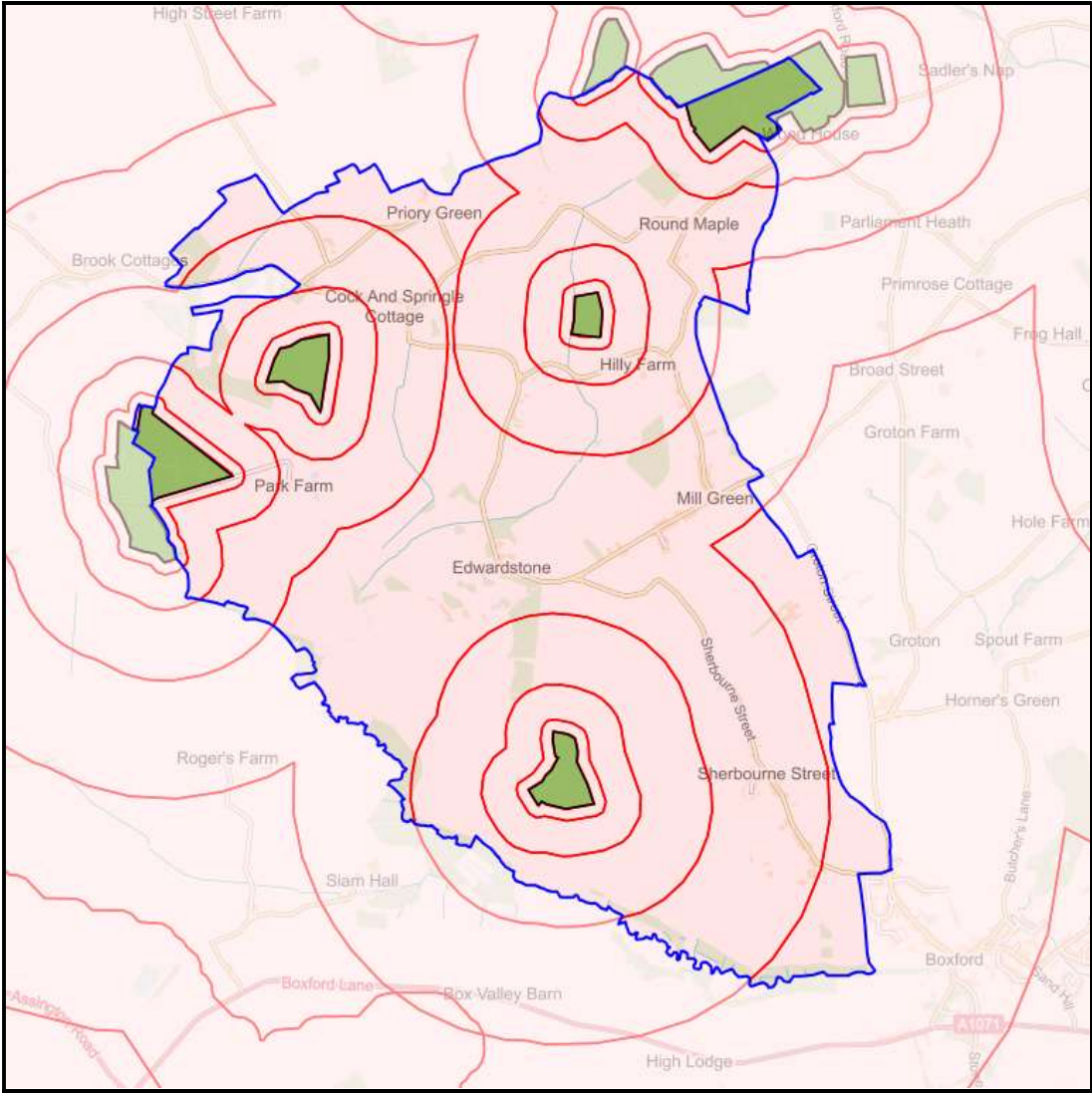
**Source: Parish Online. Map obtained 08.11.2021.**



- 5.2.2 Edwardstone parish is in the Site of Special Scientific Interest Risk Zones for Edwardstone Woods SSSI and Milden Thicks SSSI. The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.<sup>13</sup>

<sup>13</sup> [SSSI IRZ User Guidance MAGIC.pdf \(defra.gov.uk\)](#) Information obtained 03.11.2021.

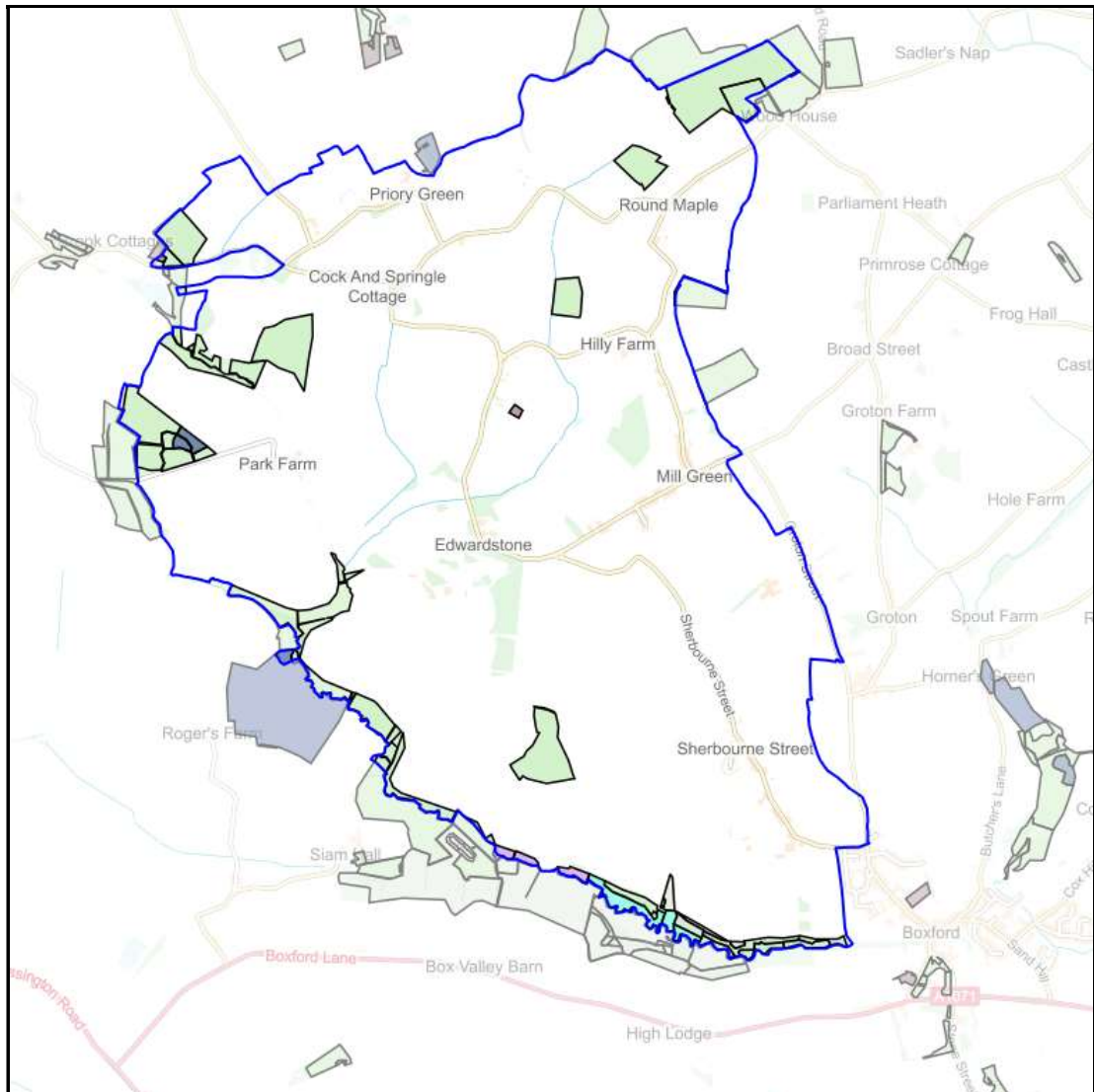
**Figure 20 below: Map showing the SSSI Risk Zones covering Edwardstone parish.  
Source: Parish Online. Map obtained 08.11.2021.**



5.2.3 The map below shows the Priority Habitat Inventory Areas in Edwardstone parish. These areas can be sensitive to development and are capable of being a consideration when determining planning applications.

**Figures 21 below: Map showing Priority Habitat Inventory Areas in Edwardstone parish. Green indicates deciduous woodland, pale brown indicates traditional orchard, blue indicates traditional orchard.**

**Source: Parish Online mapping website. Obtained 11.10.2021.**

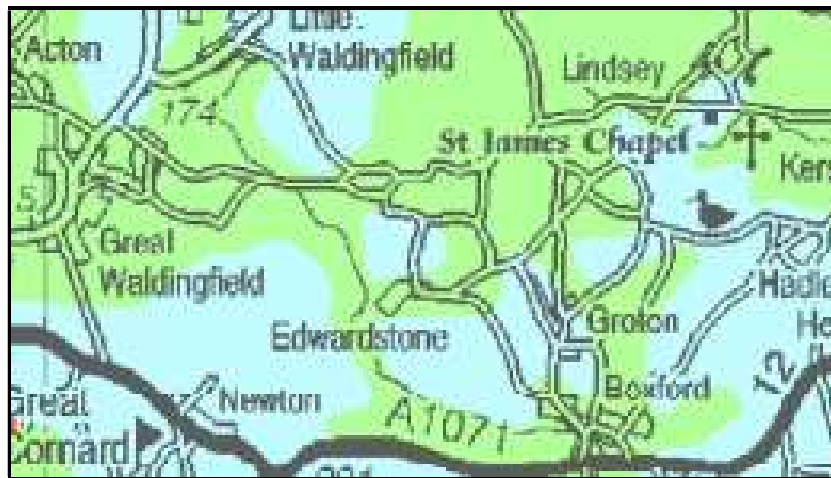






5.2.6 Agricultural Land Classification (ALC) is a system used in England and Wales to grade the quality of land for agricultural use, according to the extent by which physical or chemical characteristics impose long-term limitations. It is used to inform planning decisions affecting greenfield sites. The agricultural land in Edwardstone parish is classified as Grade 2 Very Good and Grade 3 Good to moderate.<sup>16</sup>

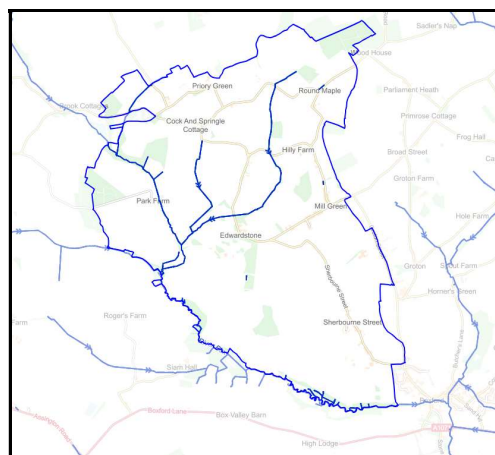
**Figure 23 below: Map showing the Agricultural Land Classification in Edwardstone parish. Light blue is Grade 2 Very Good, light green is Grade 3 Good to Moderate. Source:**<http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736> Information obtained 03.11.2021.



### 5.3 Rivers and flooding

5.3.1 A map of water courses in Edwardstone parish can be seen below.

**Figure 24 below: Map showing watercourses in Edwardstone parish. Source: Parish Online mapping website. Information obtained 08.11.2021.**



<sup>16</sup> <http://publications.naturalengland.org.uk/publication/127056?category=5954148537204736> Information obtained 03.11.2021.

5.3.3 Areas of Edwardstone parish are at risk of flooding from rivers as shown on the map below. Flood Zone 2 is shown in pale blue and this shows a medium risk of flooding with land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding. Flood Zone 3 is shown in dark blue and this shows a high risk of flooding with land having a 1 in 100 or greater annual probability of river flooding.<sup>17</sup>

**Figure 25 below: Map showing the risk of flooding from rivers in Edwardstone parish.**

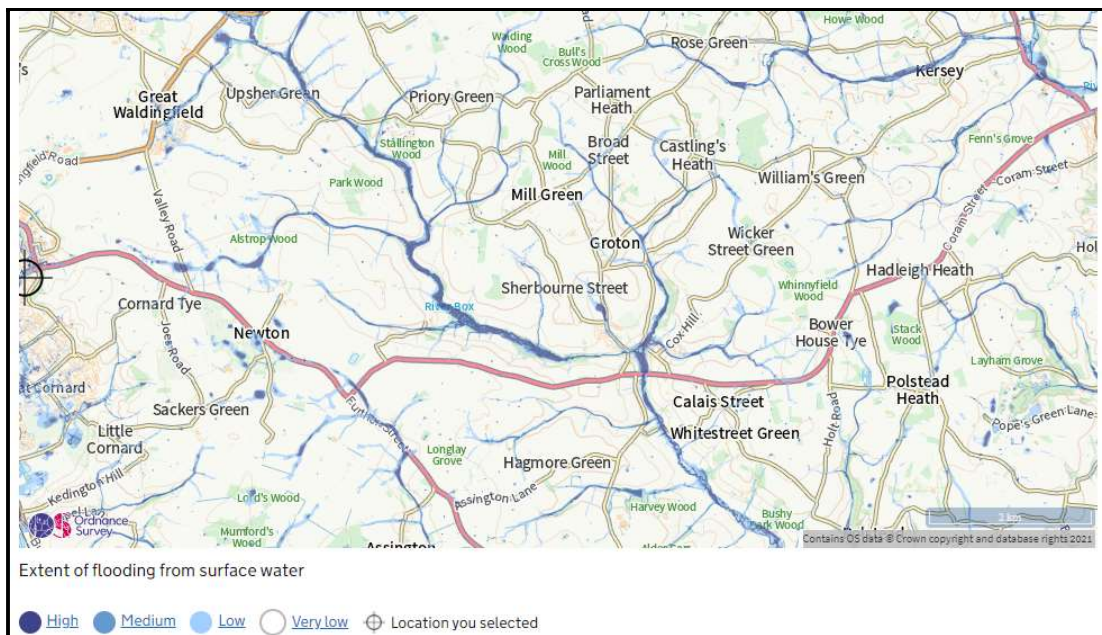
**Source: <https://flood-map-for-planning.service.gov.uk/>. Map obtained 09.11.2021.**



<sup>17</sup> <https://flood-map-for-planning.service.gov.uk/>. Information obtained 09.11.2021.

5.3.4 The map below shows the risk from surface water flooding in Edwardstone parish. Some areas are at low, medium and high risk of flooding. High risk means that each year this area has a chance of flooding of greater than 3.3%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.

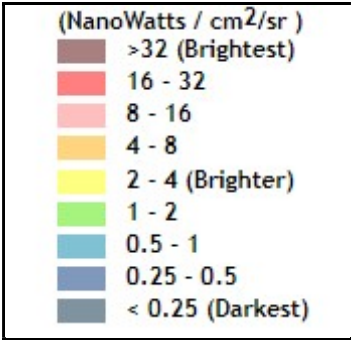
**Figure 26 below: Map showing surface water flood risk in Edwardstone parish.**  
**Source: <https://check-long-term-flood-risk.service.gov.uk/>. Map obtained 09.11.2021.**



5.4 Dark skies

5.4.1 A map showing light pollution and dark skies in Edwardstone parish and the surrounding area can be seen below.

Figure 27 below: Map showing light pollution and dark skies.  
Source: <https://nightblight.cpre.org.uk/maps/>. Obtained 03.11.2021.



## 7. Business and employment

### 7.1 Employment

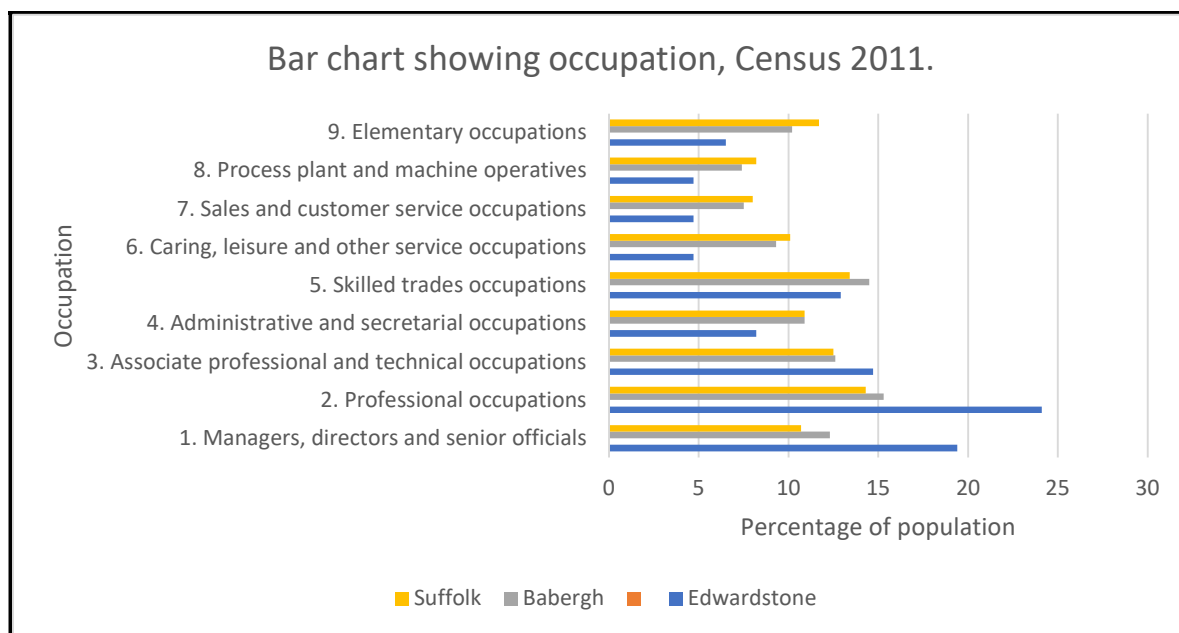
7.1.1 Edwardstone supports a variety of businesses including the following list taken from [www.yell.com](http://www.yell.com) on 03.11.2021:

- Captain Cook Cruises Fiji, Edwardstone Hall, CO10 5PH.
- Queen Bee Designs Ltd. St. John's, Sherbourne, CO10 5PE.
- Chloe's K9 Walks, 14 Mill Green, Edwardstone, CO10 5PZ.
- The Edwardstone White Horse Inn, Mill Green, CO10 5PX.
- Little Earth Project, Mill Green, Edwardstone, CO10 5PX.
- Country Heating Plus, Ceders, Mill Green, Edwardstone, CO10 5PX.
- R.G Abrey Farms, Borehouse Manor Farm, Edwardstone, CO10 5EE.
- Elaine Carpenter, Hypnotherapists, 3 Groton Street, Edwardstone, CO10 5EE.
- Powell and Sone, Farmers, Hilly Farm, Mill Green, Edwardstone, CO10 5PU.
- AF Machinery Ltd, Borehouse Manor Farm, Edwardstone, CO10 5EE.
- Topline, Pest and Vermin Control Services, 6 Groton Street, Edwardstone, CO10 5EE.
- Wainsfords Dairy Ltd, Sherbourne House Farm, Sherbourne Street, Edwardstone, CO10 5PD.
- The Grove Cottages, Self-catering holiday accommodation, The Grove Priory Green, Edwardstone, CO10 5PP.
- The Cottage Agency Ltd, Self-catering holiday accommodation, The Grove Priory Green, Edwardston, CO10 5PP.
- Gary Jarvis, Interior Decorator, 5 Sherbourne Street, Edwardstone, CO10 5QE.

7.3 The graph overleaf shows the occupations of the population (2011 Census KS608EW) of Edwardstone parish compared to Babergh District and Suffolk. There is a higher percentage of the population in associate professional and technical occupations, professional occupations and managers and directors and senior officials compared to Babergh District and Suffolk.

**Figure 28 below: Graph showing the occupation of residents.**

Source: [www.ruralservicesonline.co.uk](http://www.ruralservicesonline.co.uk) 02.11.2021.



7.4 Data from the 2011 Census (QS601EW) economic activity of the residents aged 16 to 74 years in Edwardstone parish.

**Figure 29 below: Table showing Economic Activity of usual residents aged 16 – 74.**

Source: [www.nomisweb.co.uk](http://www.nomisweb.co.uk). Data obtained 02.11.2021.

Economic Activity	Edwardstone parish	Babergh district	Suffolk
All categories: Economic activity	66.8	76.5	71
Economically active: In employment	62.2	70.7	64.9
Economically active: Employee: Part-time	15.3	5.2	15.7
Economically active: Employee: Full-time	28.6	47.6	38.9
Economically active: Self-employed	18.3	17.9	10.3
Economically active: Unemployed	1.9	3.7	3.6
Economically active: Full-time student	2.7	2.1	2.6
Economically inactive	33.2	23.5	29.0
Economically inactive: Retired	18.7	15.7	16.5
Economically inactive: Student (including full-time students)	2.7	3.4	3.2
Economically inactive: Looking after home or family	8.8	0.6	4.2
Economically inactive: Long-term sick or disabled	2.3	2.5	3.1
Economically inactive: Other	0.8	1.3	1.9

# Appendices



Appendix A: Edwardstone Parish Profile.

Source: <https://www.babergh.gov.uk/the-council/parish-profiles/>. Information obtained 09.11.2021.

# EDWARDSTONE

## HOUSING & POPULATION DATA PROFILE

### [Parish level]



(Last Updated: October 2019)

**This Parish Profile has been produced primarily to help inform local discussion on housing need.**

Most of the data comes from the 2011 Census (accessible via the ONS website). Other data sources have also been used as appropriate, and will be updated periodically.

How many people live locally?	Children Under 16	Working Age Adults (16 to 64)	People Aged 65 +	Dependency Ratio
<b>352</b>	<b>62 (17.6%)</b>	<b>224 (63.6%)</b>	<b>66 (18.8%)</b>	<b>0.57</b>
51.7% males 48.3% females	Babergh Avg = 18.1% England Avg = 18.9%	Babergh Avg = 60.5% England Avg = 64.7%	Babergh Avg = 21.4% England Avg = 16.3%	Babergh Avg = 0.65 England Avg = 0.55

[Source: ONS 2011 Census: KS101EW & KS102EW] [Dependency Ratio = Ratio of Non-working Age to Working Age Population]

Single H/holds < 65 years old	Single Pensioner Households	Lone Parent Families with Dependent Children
<b>20</b>	<b>11</b>	<b>2</b>
13.3% of all Households (Babergh Avg = 14.0%) (England Avg = 17.9%)	7.3% of all Households (Babergh Avg = 14.1%) (England Avg = 12.4%)	5.3% of all families with dependent children (Babergh Avg = 19.1%) (England avg = 24.5%)

[Source: ONS 2011 Census: KS105EW]

General Health (All Usual Residents)				
Very Good	Good	Fair	Bad	Very Bad
<b>52.9%</b>	<b>31.5%</b>	<b>11.7%</b>	<b>2.8%</b>	<b>1.1%</b>
Babergh Avg = 46.6% England Avg = 47.2%	Babergh Avg = 35.8% England Avg = 35.2%	Babergh Avg = 13.2% England Avg = 12.8%	Babergh Avg = 3.5% England Avg = 3.6%	Babergh Avg = 0.9% England Avg = 1.0%

[Source: ONS 2011 Census: QS302EW]

Total # Occupied Households	Owned (Outright or with Mortgage)	Shared Ownership	Socially Rented	Privately Rented
<b>150</b>	<b>116 (77.3%)</b>	<b>0 (0%)</b>	<b>18 (12.0%)</b>	<b>14 (9.3%)</b>
	Babergh Avg = 71.9% England Avg = 63.3%	Babergh Avg = 0.5% England Avg = 0.8%	Babergh Avg = 13.1% England Avg = 17.7%	Babergh Avg = 12.6% England Avg = 16.8%

[Source: ONS 2011 Census: QS405EW]

- At the time of the 2011 Census some 4 dwellings (2.6% of all dwellings in Edwardstone) appeared to be unoccupied. (Babergh Avg = 3.8%) [QS418EW]

<b>Number of Bedrooms (Occupied Households)</b>				
<b>None</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed +</b>
<b>0 (0%)</b>	<b>6 (4.0%)</b>	<b>26 (17.3%)</b>	<b>48 (32.0%)</b>	<b>70 (46.7%)</b>
Babergh Avg = 0.1% England Avg = 0.2%	Babergh Avg = 6.3% England Avg = 11.8%	Babergh Avg = 25.4% England Avg = 27.9%	Babergh Avg = 42.0% England Avg = 41.2%	Babergh Avg = 26.2% England Avg = 18.9%

[Source: ONS 2011 Census: QS411EW]

<b>Total # Occupied Households</b>	<b>Total # with Under-Occupied bedrooms</b>	<b>Total # with Over-Occupied bedrooms</b>
<b>150</b>	<b>138 (92.0%)</b>	<b>1 (0.7%)</b>
	Babergh Avg = 80.6% / England Avg = 68.7%	Babergh Avg = 1.5% / England Avg = 4.6%

[Source: ONS 2011 Census: QS412EW]

<b>NET NEW RESIDENTIAL COMPLETIONS (Last 5 Years: April to March)</b>				
<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>

[Source: Babergh & Mid Suffolk Joint Annual Monitoring Report]

<b>Avg Price &amp; No (in brackets) of Properties Sold in CO10 Postcode Area (Aug 2018)</b>				
<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Flat</b>	<b>All</b>
<b>£434,836 (29)</b>	<b>£274,596 (26)</b>	<b>£227,560 (25)</b>	<b>£154,128 (7)</b>	<b>£292,441 (83)</b>

[Source: Right Move website: Market Trends]

## **BABERGH**

**In Babergh, in 2017 ...the average wage was £24,499. The average house price was £269,498. Therefore, the wage to house price ratio = x 11.00**

[Source: ONS website: Median wages, median house prices and ratio calculation]

## Other Information

- **County Councillor = Cllr James Finch** (Stour Valley Division)
- **District Councillor = Cllr Bryn Hurren** (Boxvale Ward)
- Edwardstone is identified as a **Hinterland Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014)
- Edwardstone is part of a wider 'functional cluster' centred on the Core Village of Boxford
- There are few, if any, local services available within Edwardstone or nearby Mill Green.
- 70% of all households with at least one usual resident in Edwardstone are reliant on oil-fired heating [QS415EW]
- The following Housing Association's (Registered Providers) are currently known to be active in Edwardstone: Flagship and Suffolk Housing Society
- The **2014 Suffolk Housing Survey** shows that, across Babergh district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
  - 25% of households think their current property will not be suitable for their needs in 10 years' time.
  - 2 & 3 bed properties are most sought after by existing households wishing to move.
  - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.