

Elmsett Neighbourhood Plan Focused Review

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

March 2025

The following schedule sets out the proposed changes as part of the review of the Elmsett Neighbourhood Plan (ENP) to bring it in line with both the new Joint Local Plan Part 1 (JLP1) for Babergh and Mid Suffolk which was adopted in November 2023, and the revised National Planning Policy Framework published in December 2024. There are also a number of factual updates that reflect changed circumstances in the village as well as the publication of the 2021 Census results.

Consultation on the revised Chapter 4 – Planning Policy Context, Chapter 7 - Planning Strategy and revised Policy EMST1 Spatial Strategy, was carried out in March - May 2024. The following schedule sets out the existing text in the made Neighbourhood Plan, together with the changes proposed as part of the review and also includes further changes in response to representations received from the Regulation 14 consultation.

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Whole Plan		All references to the adopted (November 2023) Babergh and Mid Suffolk Joint Local Plan Part 1 should be referred to as : Joint Local Plan Part 1 or abbreviated to JLP1	Consistency throughout the NP and in response to comments received at Reg 14.
Front cover	Made Plan December 2019	Submission Draft Review Plan	Factual update.
Foreword	This is the Neighbourhood Plan for the parish of Elmsett. It has been prepared by a Steering Group of local residents established by the Parish Council under agreed Terms of Reference and has been developed to establish a vision for the village and to help deliver the local community's housing needs and aspirations for the period to 2036. Neighbourhood Plans were introduced in the 2011 Localism Act and, when complete, the Elmsett Neighbourhood Plan will become part of the statutory town planning framework for the Babergh	In 2019 the Parish Council completed the preparation of a Neighbourhood Plan for Elmsett when 93% of residents that voted supported Babergh District Council adopting the Plan and using it when making planning decisions. Six years on, it was identified that there was a need to update one of the key planning policies in the Plan, the policy that determines where development would be allowed to take place. In November 2023, Babergh District Council adopted Part 1 of a new Joint Local Plan for Babergh and Mid Suffolk districts. Whereas the	Factual update to reflect stage reached and review process.

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	<p>district. The Steering Group has consulted and listened to village residents on a range of issues that are of concern to the well-being, sustainability and long-term future of our rural community.</p> <p>Every effort has been made to ensure that the policies and actions contained in this document reflect the views and aspirations of the majority of Elmsett residents.</p> <p>The Neighbourhood Plan reflects the outcome of two stages of formal public consultation and the modifications required by an Independent Examiner following those consultation stages.</p> <p>A referendum of eligible residents held on 7 November 2019 returned 93.6% of votes cast being in favour of the Plan and on 10 December 2019 Babergh District Council "made" the Neighbourhood Plan. It will therefore be used by the local planning authority, as part of the statutory development plan, in the determination of planning applications in Elmsett.</p> <p>The Parish Council engaged Places4People Planning Consultancy to help with the preparation of the Plan.</p> <p>Neighbourhood Plan Steering Group Members Alan Newman - Group Chairman (Parish Council)</p>	<p>previous Local Plan allowed development, including housing, to take place outside of defined "Built-Up Area Boundaries" where a need could be demonstrated, the new Local Plan (Policy SP03) limits all but specific exceptions of development to take place within "Settlement Boundaries". However, the same policy states that "Outside of the settlement boundaries, development will normally only be permitted where... it is in accordance with a made Neighbourhood Plan...".</p> <p>The made Elmsett Neighbourhood Plan stated that "Proposals for development located outside the Built-Up Area Boundary (BUAB) or Rookery Road Hamlet Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB/Settlement Boundary."</p> <p>The consequence of the adoption of the Local Plan is that our Neighbourhood Plan policy was not consistent with many other neighbourhood plans across Babergh. As a result, it was considered that Elmsett could come under pressure for further housing development outside the Settlement Boundaries if a developer can demonstrate to the District Council that a "local need" exists. There had already been a number of speculative housing applications, but they were unable to demonstrate a local housing need.</p> <p>This Neighbourhood Plan Review primarily focuses on bringing Policy EMST 1 and the Planning Strategy chapter up-to-date. At the same time, opportunities have also been taken to update other</p>	

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	<p>Jeremy Francis - Group Secretary Amanda Bishop (initial stages) Stan Coram (Parish Council) Ian Chambers James Crabtree David Ford Andrew Morton Allan Mountfield Andrew Woodgate (Parish Council)</p> <p>Summary: The Plan makes provision for the construction of around 60 new homes in the village by 2036, primarily on sites that have been granted planning permission between 1 April 2017 and the completion of preparing the Plan. It also restricts any new development outside the main built-up area, other than allowing the potential for infill plots at Rookery Road. It also seeks to retain employment use at Poplar Hall and Gate Farm and allow their sensitive expansion subject to there being no unacceptable local impacts.</p> <p>In addition, the Plan identifies important environmental assets such as important views, green spaces and heritage features that should be protected.</p>	<p>background information in the Plan whilst no other changes to planning policies have been made. The updates primarily reflect changes to the National Planning Policy Framework, the adoption of Part 1 of the Babergh and Mid Suffolk Joint Local Plan, the publication of the 2021 Census results and changes in the village to available services and facilities.</p>	
1.1	<p>The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan, which can establish local planning policies for the development and use of land in the neighbourhood. This document is a</p>	<p>The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan, which can establish local planning policies for the development and use of land in the neighbourhood. This document is a</p>	<p>To reflect that the Plan has been reviewed</p>

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	Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established by the Parish Council which is the "qualifying body" as defined by the Localism Act 2011.	Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established by the Parish Council which is the "qualifying body" as defined by the Localism Act 2011. The Neighbourhood Plan was originally "made" adopted by Babergh District Council in 2019 and this is the "Neighbourhood Plan Review" that has been carried out to update Policy EMST1 – Spatial Strategy and the supporting chapter 7. At the same time, factual information contained in the 2019 Plan has been updated to reflect the situation in Elmsett in February 2025 as it relates to the Neighbourhood Plan.	
Para 1.5	Government policies require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-year's worth of housing against their requirement set out in their adopted Plan. The Council's Joint Annual Monitoring Report published in June 2017 concluded that Babergh's housing supply at 1 April 2017 was less than the required five-years. This resulted in an increase in speculative housing proposals being submitted across the district, including in Elmsett. (see also paragraph 4.7).	Government policies require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-year's worth of housing against their requirement set out in their adopted Plan. One of the original reasons for preparing the Plan was in response to the Council not having a sufficient housing land supply position and that this had resulted in an increase in speculative housing proposals being submitted across the district, including in Elmsett. The 'five year' position has improved since April 2017 and the latest available published figures (at 1 April 2024), show a 6.75 years' supply of deliverable sites.	Factual update to reflect the current situation and in response to representations received to Reg 14 consultation.
Para 1.6	1.6 At the Parish Council public meeting on 2 October 2017 the Council formally agreed to start the process of making a Neighbourhood Plan for Elmsett. At its meeting on 6 November 2017, following a tendering exercise, the Parish Council appointed Places4People as its planning consultant	1.6 At the Parish Council public meeting on 2 October 2017 the Council formally agreed to start the process of making a Neighbourhood Plan for Elmsett. At its meeting on 6 November 2017, following a tendering exercise, the Parish Council appointed Places4People as its planning consultant	To place references to the made Plan into past tense.

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	to assist and steer its way through the legal framework. All of this work has been grant funded from the Government Neighbourhood Planning Grant initiative via Locality, for which the Parish Council is grateful.	to assist and steer its way through the legal framework. All of this work was grant funded from the Government Neighbourhood Planning Grant initiative via Locality, for which the Parish Council is grateful.	
Para 1.11	1.11 The Neighbourhood Plan has been prepared by a Steering Group representing Elmsett Parish Council which, for the purposes of the Localism Act, is the "qualifying body". Preparation of the Plan has been supported by Places4People Planning Consultancy. The content of the Neighbourhood Plan has been led by the community and shaped by results of surveys and drop-in events to ensure that the Neighbourhood Plan reflects the aspirations of the community.	1.11 The 2019 Neighbourhood Plan was prepared by a Steering Group representing Elmsett Parish Council which, for the purposes of the Localism Act, is the "qualifying body". Preparation of the Plan was supported by Places4People Planning Consultancy. The content of the Neighbourhood Plan was led by the community and shaped by results of surveys and drop-in events to ensure that the Neighbourhood Plan reflected the aspirations of the community.	To place references to the made Plan into past tense.
Para1.12	1.12 The Neighbourhood Plan represents the conclusion of that work and provides a Plan that conforms with the strategic planning policies of the current Babergh Local Plan, the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the local community.	1.12 The 2019 Neighbourhood Plan represented the conclusion of that work and provided a Plan that conformed with the strategic planning policies of the Babergh Local Plan that was in place at the time, the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the local community.	To place references to the made Plan into past tense.
New paras 1.13 & 1.14		1.13 On 27 October 2017, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area as illustrated on Map 1. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Elmsett. Map 1 – The Neighbourhood Area	Moved from paras 2.1 & 2.2

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		1.14 There are no other designated Neighbourhood Plan areas within this boundary and the Parish Council is the "qualifying body" responsible for the preparation of the Neighbourhood Plan for this area.	
Para 1.13	1.13 When work on the Neighbourhood Plan started, its purpose and scope was agreed. In summary, the Neighbourhood Plan was to be an approved, legally recognised, planning document that would describe how Elmsett should develop as a sustainable, mixed, thriving community of residents and businesses over the next 20 years. Any recommendations for development would be judged by the views and opinions expressed by the community, informed by analysis of the historical and current physical characteristics and demographic composition of the village.	1.15 When work on the 2019 Neighbourhood Plan started, its purpose and scope was agreed. In summary, the Neighbourhood Plan was to be an approved, legally recognised, planning document that would describe how Elmsett should develop as a sustainable, mixed, thriving community of residents and businesses over the next 20 years. Any recommendations for development would be judged by the views and opinions expressed by the community, informed by analysis of the historical and current physical characteristics and demographic composition of the village.	Moved
Para 1.14	1.14 The Plan will be confined to the Elmsett Parish boundary. It was agreed that it would concentrate mainly upon the needs and planning aspirations of all residents regarding housing development and it would identify: <ul style="list-style-type: none"> • The demographic development of the village over the past 30 years and consider likely changes in the future. • The likely requirements for the range of accommodation needed for a sustainable mixed community of businesses and homes • Possible locations which may provide suitable sites for development and the planning restrictions necessary to protect the character of the village. 	1.16 The Plan is confined to the Elmsett Parish boundary. At the outset it was agreed that it would concentrate mainly upon the needs and planning aspirations of all residents regarding housing development and it would identify: <ul style="list-style-type: none"> • The demographic development of the village over the past 30 years and consider likely changes in the future. • The likely requirements for the range of accommodation needed for a sustainable mixed community of businesses and homes • Possible locations which may provide suitable sites for development and the planning restrictions necessary to protect the character of the village. 	Moved

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	<ul style="list-style-type: none"> It would also consider those valued environmental, material and social assets that should be protected. 	<ul style="list-style-type: none"> It would also consider those valued environmental, material and social assets that should be protected. 	
Para 1.15	1.15 The Plan would therefore focus on the provision of homes but would also consider the transport, employment, education, health and well-being requirements as needed.	1.17 At the outset of preparing the 2019 Plan, it was agreed that the Plan would focus on the provision of homes but would also consider the transport, employment, education, health and well-being requirements as needed.	To place references to the made Plan into past tense.
Before para 1.16	How the Plan has been prepared	How the 2019 Plan was prepared	Move to before Para 1.17
Para 1.17 onwards		1.17 At the outset of preparing the 2019 Plan, it was agreed that the Plan would focus on the provision of homes but would also consider the transport, employment, education, health and well-being requirements as needed.	Consequential amendment
Para 1.17	1.18 The Neighbourhood Plan Regulations require a neighbourhood plan to: <ul style="list-style-type: none"> Be appropriate, having regard to National Planning Policy. Contribute to achieving sustainable development. Be in general conformity with strategic policies in the development plan for the local area; and Be compatible with EU obligations and Human Rights requirements. 	1.18 The Neighbourhood Plan Regulations require a neighbourhood plan to: <ul style="list-style-type: none"> Be appropriate, having regard to National Planning Policy. Contribute to achieving sustainable development. Be in general conformity with strategic policies in the development plan for the local area; and Be compatible with EU obligations and Human Rights requirements. The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan.	For clarity

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Para 1.18	1.18 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan.	Merged with new Para 1.18	For clarity
Para 1.16	1.16 The Plan has had regard to the originally agreed purpose and scope but, while being in line with the current adopted Babergh Local Plan Core Strategy, provides a framework for the period to 2036.	1.19 The 2019 Neighbourhood Plan had regard to the originally agreed purpose and scope but, while being in line with the current adopted Babergh Local Plan Core Strategy, provided a framework for the period to 2036. It was prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, involved considerable local community engagement to gather evidence for the content of the Plan.	To place references to the made Plan into past tense.
Para 1.19	1.19 Following individual leafletting of the village residents and an article in the village newsletter, all residents were invited to a drop-in session at the village hall held on 1 and 2 December 2017. The sessions were very well supported with over 120 visitors attending and at that meeting names were taken of those interested in sitting on the Steering Group.	1.20 Following individual leafletting of the village residents and an article in the village newsletter, all residents were invited to a drop-in event to publicly launch the preparation of the Plan on the evening of Friday 1st December 2017 and the morning of Saturday 2nd December 2017 at the village hall. We welcomed over 120 residents through the doors over the two-day period and names were taken of those interested in sitting on the Steering Group.	To place references to the made Plan into past tense.
		1.22 A drop-in event to publicly launch the preparation of the Plan was held on the evening of Friday 1st December 2017 and the morning of Saturday 2nd December 2017 at the village hall. Every house in the village was leafletted and we welcomed over 120 residents through the doors over the two-day period.	Moved from Chapter 2
		Household Survey	Moved from Chapter 2

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		<p>1.23 As a further part of the community engagement process an introductory letter and questionnaire was delivered during April and May 2018 to all residents of the age of 16 and over. The completed questionnaires were collected two weeks after they were delivered. As an alternative, residents were able to access the questionnaire online using an access code from the introductory letter. In all we achieved a 65% return rate.</p> <p>1.24 The questionnaires were totally anonymous, other than a post code, and were analysed using google forms that provided the analytics to produce the results in a large spreadsheet and the ability to produce graphs and bar charts.</p>	
		<p>School Discussion</p> <p>1.25 Members of the Steering Group were invited to visit the Primary School in July 2018 to talk about the Neighbourhood Plan and ask children what they thought about their village and whether they would like to have further facilities. The ensuing discussion produced the following:</p> <p>Things children liked about living in Elmsett:</p> <ul style="list-style-type: none"> • Lots of space • Lots of nature and fields • Everything close and easy to get to • Good shop • Quiet roads • Quiet to relax in gardens • Being able to walk to school • Trees for wildlife <p>Some of the negative things:</p> <ul style="list-style-type: none"> • Only one shop 	<p>Moved from Chapter 2</p>

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		<ul style="list-style-type: none"> • Speed of cars • Tall grass in front of ditches • Dogs poo everywhere • Lots of potholes • Roadworks diversion • Not enough buses • Blind corners • Harvest spiders • Number of houses being built • Not enough bins Children's Wishlist: <ul style="list-style-type: none"> • Zebra Crossing near Methodist Church or shop • Lolipop person • Upgrade play equipment at Mill Lane • More football pitches • Buses to Hadleigh / Ipswich at weekends • Tennis court • Better village hall • Skate park 	
Para 1.21	<p>1.21 In October 2018 the draft Plan was subject to a six weeks "Pre-Submission" consultation when residents, landowners, statutory bodies and other organisations were asked for comments. The Plan was amended following consideration of comments and submitted to Babergh District Council in January 2019. The District Council consulted on the Plan in February and March 2019 after which it was submitted for independent examination. The Examiner's Report was received in August 2019 and required some amendments to the Plan in order that it would meet the Basic Conditions.</p>	<p>1.26 In October 2018 the draft Plan was subject to a six weeks "Pre-Submission" consultation when residents, landowners, statutory bodies and other organisations were asked for comments. The Plan was amended following consideration of comments and submitted to Babergh District Council in January 2019. The District Council consulted on the Plan in February and March 2019 after which it was submitted for independent examination. The Examiner's Report was received in August 2019 and required some amendments to the Plan in order that it would meet the Basic Conditions. The Plan was then put to a Parish Referendum on 7 November 2019 when 93% of the</p>	

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		turnout voted in favour of the Plan being used by the District Council when deciding planning applications. The Plan was formally "made" by Babergh District Council on 10 December 2019.	
New para 1.27		<p>New para</p> <p>Neighbourhood Plan Review</p> <p>At its meeting of 23 January 2024, the Council agreed to proceed with a partial Review of the Neighbourhood Plan. A consultation was held on the proposed changes between 22 March and 13 May 2024. The changes focus on updating Policy EMST1 – Spatial Strategy, Chapter 4 – Planning Policy Context and Chapter 7.</p>	Factual update to reflect NP was made in December 2019 and this version is a focussed review - (this will need to be updated again once the NP Review is 'made').
New para 1.28		This is the Submission draft of the Neighbourhood Plan Review. It is now subject to further consultation before being submitted to an independent Neighbourhood Plan Examiner. The Examiner will determine whether the nature and extent of the changes to the 2019 Plan deem it necessary for a parish referendum before the new Plan can be adopted.	New explanatory paragraph
Para 2.3	2.3 A drop-in event to publicly launch the preparation of the Plan was held on the evening of Friday 1st December 2017 and the morning of Saturday 2nd December 2017 at the village hall. Every house in the village was leafleted and we welcomed over 120 residents through the doors over the two-day period.	Move to become para 1.20	Tidying up Plan

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Para 2.4	2.4 A note of all those attending was taken, and residents viewed a series of information boards, prepared by Places4People, explaining the Plan process and why we were doing it. Attendees were also asked whether they would like to contribute to the process. The content of the Information Boards is illustrated on this page.	Deleted	Deleted as now out-of-date
Paras 2.5 & 2.6	<p>Household Survey</p> <p>2.5 As a further part of the community engagement process an introductory letter and questionnaire was delivered during April and May 2018 to all residents of the age of 16 and over. The completed questionnaires were collected two weeks after they were delivered. As an alternative, residents were able to access the questionnaire online using an access code from the introductory letter. In all we achieved a 65% return rate.</p> <p>2.6 The questionnaires were totally anonymous, other than a post code, and were analysed using google forms that provided the analytics to produce the results in a large spreadsheet and the ability to produce graphs and bar charts.</p>	Move to become paras 1.23 & 1.24	Tidying up Plan
<p>Chapter 3 and beyond are renumbered (including paragraph numbers) following the merging of Chapter's 1 and 2</p> <p>These changes are not reflected in the following rows in order to assist comparison between Plans.</p>			
Para 3.9	3.9 And so, to the present. The access roads into Elmsett follow the route of centuries - old farm tracks. Indeed, Flowton Road was gated until about 1945. Most houses throughout the village have good views of the surrounding farmland. The Village Shop, Village Hall, Pub and School are well supported and used. Beyond these, the only other	3.9 And so, to the present. The access roads into Elmsett follow the route of centuries - old farm tracks. Indeed, Flowton Road was gated until about 1945. Most houses throughout the village have good views of the surrounding farmland. The Village Shop and Post Office closed in 2024 with a new "community shop" opening at the Village Hall	

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	<p>main sources of local employment remain the farms and that provided on the Airfield site.</p>	<p>on an experimental basis in early 2025. The Rose and Crown Pub and Primary School are well supported and used. Beyond these, the only other main sources of local employment remain the farms, business units at Gate Farm and Elmsett Airfield and that provided on the Airfield site.</p>	
<p>Para 3.12 – 3.14</p>	<p>3.12 The most recent estimated population of Elmsett is 772 (2016). The 2011 Census, which provides an accurate count rather than an estimate, returned a population of 788, a 7 ½% increase over the 2001 population. However, in 2011 23% of the population was aged 65 or over compared with 16% ten years earlier.</p> <p>No changes needed to 3.13</p> <p>3.14 At the time of the 2011 Census, 74 people worked in Elmsett while 340 residents were in employment. Of these, 30% were in part-time jobs. The average distance travelled to work is 22 kilometres (13.6 miles), although 16.5% work mainly from home.</p>	<p>3.12 The Census 2021 includes the most recent population data for the parish which indicates a population of 820, compared to 788 in the 2011 Census. The proportion of older people (aged 65 or over) in the Parish has been steadily increasing from 16% in 2001, 23% in 2011 and 32 % in 2021.</p> <p><i>Make corresponding changes to population chart</i></p> <p><i>Make corresponding changes to house sizes chart</i></p> <p>3.13 When compared with the whole of Babergh district, the village has a higher proportion of homes that have three or more bedrooms. This is not unusual for villages as the larger settlements such as Sudbury and Hadleigh will have a higher proportion of smaller properties.</p> <p>3.14 At the time of the 2021 Census, over half of the residents are in n employment. Of these, 35% were in part-time jobs. 26% travel less than 10km to work and 33.5% work mainly from home compared to 16.5% in 2011.</p> <p><i>Delete Travel to Work chart as 2021 Census data unreliable</i></p>	<p>Factual updates with Census 2021 data.</p>

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Chapter 4 Planning Policy Context	<p>4.1 The regulations governing the preparation of Neighbourhood Plans require that they take account of the NPPF and be in general conformity with the strategic policies of the local development plan. In July 2018 the Government published a Revised NPPF that was to be used straight away for the purposes of making decisions on planning applications. However, for planning policy documents including Neighbourhood Plans, a “transition period” was introduced that would require all Neighbourhood Plans submitted to the local planning authority before 24 January 2019 to be examined against the 2012 NPPF. This Neighbourhood Plan was prepared within that context and submitted to Babergh District Council before 24 January 2019.</p> <p>4.2 The 2012 NPPF requires that communities preparing Neighbourhood Plans should:</p> <ul style="list-style-type: none"> • Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development. • Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan. <p>4.3 At a more local level, the Plan has been prepared in the context of the current status of the Babergh Local Plan, which comprises the Core Strategy and the “saved policies” of the 2006 Babergh Local Plan. Babergh District Council adopted a Core Strategy in February 2014. It</p>	<p>4.1 Neighbourhood Plans must have regard to the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents. Our original Plan (adopted in December 2019) was prepared in the context of the 2012 NPPF, the 2014 Babergh Core Strategy, and the saved policies from the 2006 Babergh Local Plan. With changes to all, it has been necessary to update our Plan in part to now have regard to the latest NPPF and Local Plan documents that cover the parish. The paragraphs below identify these and explains how they are relevant to our Plan.</p> <p>National Planning Policy Framework</p> <p>4.2 The National Planning Policy Framework (NPPF) sets out the Government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2024 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states: “Before Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:</p> <ol style="list-style-type: none"> a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs 	<p>Chapter 4 is one of the Chapters subject of the focussed review of the NP and the revised text has been subject to consultation under Regulation 14 during March – May 2024.</p> <p>8 representations were received on the proposed changes to Chapter 4.</p> <p>Where relevant further changes have been made to Chapter 4 in response to the comments received at Regulation 14.</p>

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	<p>provides the current strategic planning framework for Elmsett which this neighbourhood Plan has had regard to. These documents are collectively referred to as “the local plan” in this document. In 2015 Babergh District Council announced their intention to produce a new Joint Local Plan (the emerging Local Plan) with Mid Suffolk District Council that would provide a planning framework for the management of growth across the two districts to 2036.</p> <p>4.4 The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. It identifies Elmsett as a “hinterland village” within the “functional cluster” of Hadleigh, acknowledging that Hadleigh provides a range of and facilities to meet many of the needs of Elmsett’s residents. The Core Strategy recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them. In so far as Elmsett is concerned, the saved policies of the 2006 Local Plan and the policies in the Core Strategy are those by which planning applications will be judged until replaced by a new local plan.</p> <p>4.5 In 2015 the District Council commenced the preparation of a new Joint Local Plan in conjunction with Mid Suffolk. In August 2017 a consultation document was published and in July 2019 the Preferred Options Draft Joint Local Plan was published for consultation. The Preferred Options Draft Local Plan document identified Elmsett as a Hinterland Village and made provision</p>	<p>that cannot be met within neighbouring areas, unless:</p> <ul style="list-style-type: none"> i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”. <p>4.3 Paragraph 29 of the NPPF states that: “Neighbourhood planning gives communities the power to develop a shared vision for their area. neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.”</p> <p>The Local Plan</p> <p>4.4 In November 2023, Babergh District Council adopted a new Local Plan, the Babergh and Mid Suffolk Joint Local Plan - Part 1 [referred to as ‘JLP1 in this document]. JLP1 provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated here but our Neighbourhood Plan can complement JLP1 by adding locally based detail.</p>	

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	<p>for a minimum 50 additional dwellings between April 2018 and 2036 (which includes outstanding planning permissions granted as at 1 April 2018).</p> <p>4.6 At this time the Joint Local Plan is at a very early stage of preparation and, therefore, is not a matter that has been given weight in the preparation of this Neighbourhood Plan. The emerging Local Plan will not be adopted before the Neighbourhood Plan is “made” by the District Council. As such, the Neighbourhood Plan has been prepared to conform with the policies in the adopted Local Plan documents, while having regard to the status and content of the emerging Local Plan.</p> <p>4.7 As previously noted in paragraph 1.5, when work commenced on the preparation of the Neighbourhood Plan, Babergh did not have a five-years supply of available housing land, as required by government policy. However, the 2017-18 Mid Suffolk and Babergh Annual Monitoring Report published in July 2018, concluded that a five-years supply was available as at 1 April 2018.</p> <p>4.8 Given the status of the Joint Local Plan and the fact that the Neighbourhood Plan will be completed before the Local Plan is adopted, the Core Strategy and saved policies of the 2006 Local Plan remain the district planning policies, along with the NPPF. Regard has been given to these in preparing this Plan while not seeking to contradict the emerging strategic policies of the Joint Local Plan.</p>	<p>4.5 In February 2025 the District Council announced that it would be preparing a totally new Joint Local Plan with Mid Suffolk. The published Local Development Scheme stated that the new Joint Local Plan that will cover the period to at least 2044. It is not anticipated that the new Plan will be adopted until 2029.</p> <p>4.6 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. Much of the parish does fall within a Minerals Consultation Area and the District Council will consult the County Council on planning applications that fall within this area.</p>	

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Para 5.5	<p>In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council managed this process as part of their duty to support the preparation of Neighbourhood Plans. The outcome of this exercise was that the need for a SEA Scoping Report and the need for a HRA Scoping Report were both 'screened-out'. Copies of the relevant reports and Notices of Determination (January 2019) are available on the Babergh DC website.</p>	<p>In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council managed this process as part of their duty to support the preparation of Neighbourhood Plans. The outcome of this exercise was that the need for a SEA Scoping Report and the need for a HRA Scoping Report were both 'screened-out' for the originally made Plan. This exercise has been repeated as part of the review process and came to the same conclusions. Copies of the relevant reports and Notices of Determination (both January 2019 and July 2024) are available on the Babergh DC website.</p>	<p>Factual update to reflect review of NP and repetition of SEA/HRA processes.</p>
Chapter 7 Planning Strategy	<p>7.1 As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Core Strategy (2014) to a new Joint Local Plan for Babergh and Mid Suffolk districts. The Neighbourhood Plan has been prepared ahead of the Joint Local Plan being adopted and the strategy for the village is based on the continuation of the Hinterland Village designation as designated in the current adopted Core Strategy.</p> <p>7.2 Core Strategy Policy CS2 designates Elmsett as a Hinterland</p>	<p>Context</p> <p>7.1 The planning policy framework for the Parish is now established in the adopted Babergh Mid Suffolk Joint Local Plan Part 1 (November 2023) and the 2019 "made" Elmsett Neighbourhood Plan. The term "Built Up Area Boundary" has been superseded in the Joint Local Plan and they are now known as Settlement Boundaries.</p> <p>7.2 The principle of development within Settlement Boundaries is accepted while there is a general presumption against development outside them,</p>	<p>Chapter 7 is one of the Chapters subject of the focussed review of the NP and the revised text has been subject to consultation under Regulation 14 during March – May 2024.</p> <p>13 representations were received to the</p>

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	<p>Village which will: “accommodate some development to meet the needs within them” and where “All proposals will be assessed against Policy CS11.”</p> <p>7.3 Core Strategy Policy CS11 has three key strands to it that are relevant to setting the policy context to the Elmsett Neighbourhood Plan. In summary, it states that development proposals will be approved where:</p> <ul style="list-style-type: none"> i. proposals score positively when assessed against Policy CS15; ii. a series of matters identified in the policy are addressed; and iii. proposals are able to demonstrate a close functional relationship to the existing settlement sites. <p>7.4 The sites identified for development in this Neighbourhood Plan satisfy these criteria.</p> <p>7.5 A central principle of this Plan is to support limited and sustainable growth in Elmsett that doesn't have an irreversible impact on the historic and natural environment of the area. Elmsett has been in receipt of modest growth over a number of years, in the form of small estates and infill plots. This approach is expected to continue throughout the life of this Plan.</p> <p>7.6 The level of services and facilities in the village as well as the limited accessibility to higher order settlements means that only limited housing growth is appropriate in the village over the period of the Plan. It is, however, essential that the growth</p>	<p>unless this is allowed for by national or specific local policies. The level of services and facilities in the village as well as the limited accessibility to higher order settlements means that only limited housing growth is appropriate in the village over the period of the Plan. It is, however, essential that the growth is focused on the existing built-up area of the village where there is a close relationship with accessibility of the existing services and facilities.</p> <p>7.3 Part 1 of the Joint Local Plan does not define a settlement hierarchy across Babergh nor allocate sites for development. These matters are being addressed in the emerging Part 2 of the Joint Local Plan, planned for completion in 2026. As such, there is no housing requirement for Elmsett that the Neighbourhood Plan has to meet.</p> <p>7.4 Policy SP03 of the Part 1 Joint Local Plan sets out where new development would be supported, but the approach is very high level with general references to windfall development in accordance with the policies in Neighbourhood Plans or elsewhere in the Joint Local Plan.</p> <p>Settlement Boundaries</p> <p>7.5 The Neighbourhood Plan Review confirms the Settlement Boundaries of the 2019 Plan.</p> <p>7.6 In accordance with Policy SP03 of the Joint Local Plan, the spatial strategy for Elmsett supports the principle of development within the defined</p>	<p>proposed changes to Chapter 7.</p> <p>Where relevant further changes have been made to Chapter 7 in response to the comments received at Regulation 14.</p>

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	<p>is focused on the existing built-up area of the village where there is a close relationship with accessibility of the existing services and facilities.</p> <p>7.7 A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and ensure that the location of new development is well related to existing services and facilities. The boundary is based on that contained in the 2006 Local Plan but has been reviewed to reflect recent changes and opportunities for new development that will arise during the Neighbourhood Plan period. In order to manage the potential impacts of growth, new development will be focused within the BUAB. In addition, a “hamlet” is also defined at Rookery Road where there is a definable cluster of at least 13 dwellings. Through the course of the lifetime of the Plan there may be opportunities for sensitively designed infill dwellings or replacement dwelling to be constructed within the Rookery Road “hamlet”.</p> <p>7.8 In accordance with Policy CS11 of the Babergh Core Strategy, there may be opportunities for limited growth adjoining but outside the BUAB, However, such an approach to development must respect the landscape quality and setting of the village and not result in further ribbon development along the roads leading from the village centre. Furthermore, it would not be sustainable to allow development that would increase the extent of the Rookery Road area and, as such, the policy</p>	<p>settlement boundaries subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan - Part 1 and Neighbourhood Plan, such as</p> <ul style="list-style-type: none"> • the presence of heritage assets; • the landscape setting of the village; • the capacity of services and infrastructure; • the potential impact on the amenity of existing residents; and • the impact of development on the wider area. <p>This approach will ensure that the largely undeveloped countryside will remain preserved.</p> <p>7.7 There may be situations where it may be adequately demonstrated that it is necessary for development to take place outside the Settlement Boundaries. However, this will be limited to that which is specifically supported by the NPPF, the Joint Local Plan - Part 1 and the Neighbourhood Plan. Table 5 of the Joint Local Plan - Part 1 identifies the types of development that would, subject to other considerations, be supported outside settlement boundaries.</p>	

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	<p>approach of CS11 does not apply to the Rookery Road hamlet designation.</p> <p>7.9 There may be situations where it is necessary for development to take place away from the BUAB, but proposals outside the BUAB will need to be supported by evidence to demonstrate why the proposal has to be located there. However, this approach does not restrict the conversion of agricultural buildings to new uses where proposals meet the government regulations and local planning policies for such conversions.</p>		
Policy EMST 1 – Spatial Strategy	<p>The Neighbourhood Plan area will accommodate development commensurate with Elmsett’s designation as a Hinterland Village in line with Core Strategy Policy CS11. The focus for new development will be within the defined Built-Up Area Boundary as defined on then Proposals Map. Limited infill development may also be permitted within the boundary of the Rookery Road Hamlet Settlement Boundary identified on the Proposals Map.</p> <p>Proposals for development located outside the Built-Up Area Boundary (BUAB) or Rookery Road Hamlet Settlement Boundary will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the BUAB/Settlement Boundary.</p>	<p>The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.</p> <p>The focus for new development will be within the defined Settlement Boundaries, as shown on the Proposals Map, where the principle of development is accepted.</p> <p>Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on infrastructure capacity, and heritage and landscape designations.</p>	<p>Policy EMST 1 is one of the matters subject of the focussed review of the NP and the revised text has been subject to consultation under Regulation 14 during March 2024.</p> <p>13 representations were received to the proposed changes to Policy EMST1. Having reviewed these, it is not considered necessary for any further changes to Policy EMST1.</p>

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Para 8.1	<p>8.1 A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it will be located. In September 2018 the government published revised National Planning Guidance that states that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body.”</p> <p>In other words, and without any further guidance being published at this time, there are four options for identifying the “housing requirement”. The following paragraphs provide consideration of the available evidence to identify the current housing requirement for Elmsett.</p>	<p>8.1 A key role of the 2019 Neighbourhood Plan was to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it would be located. In September 2018 the government had published a revised National Planning Guidance that stated that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body.”</p> <p>The following paragraphs identify how the housing requirement in the 2019 Plan were derived and the determination of future housing requirements in relation to this Review.</p>	Update to place the Plan Review into context
Para 8.2	<p>At the time of preparing this Neighbourhood Plan, the housing figures in the strategic policies are those in the adopted Babergh Core Strategy (2014). A more up-to-date indicative figure has not been provided by Babergh District Council. The Joint Local Plan is at an early stage in its preparation and the numbers identified in August 2017 cannot be relied upon given that the consultation document was published prior to the government announcing the requirement to use a standard methodology for the calculation. .</p>	<p>8.2 When the original Neighbourhood Plan was prepared, the housing figures in the adopted strategic policies were those in the adopted Babergh Core Strategy (2014), which allocated 1,050 new homes to Core and Hinterland Villages in the period to 2031. The August 2017 Joint Local Plan consultation proposed a range of growth across Hinterland Villages of between 5% and 15% of the housing requirement. At the time we applied the net district-wide requirement to the August 2017 distribution options, based upon the proportion of the population in the village</p>	Factual update to reflect adoption of JLP1 and JLP2 in progress.

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		<p>compared with the total of all proposed Hinterland Villages. That calculation suggested that the residual requirement for the Neighbourhood Plan as at 1 April 2017 was, as a minimum, between 15 and 46 homes in the period to 2036. Consequently, the draft Joint Local Plan Preferred Options consultation (July 2019) identified a minimum housing requirement for Elmsett of 50 homes between April 2018 and 2036. However, this came after the examination of the neighbourhood Plan and was too late to be taken into account.</p>	
<p>Para 8.3 – 8.4</p>	<p>8.3 The Core Strategy allocated 1,050 new homes to Core and Hinterland Villages in the period to 2031. All of these have either already been built or have planning permission at the time of preparing the Neighbourhood Plan. Therefore, the Core Strategy does not require additional allocations in this Neighbourhood Plan to meet its growth strategy to 2031. Furthermore, at 1 April 2018, Babergh District Council could not demonstrate a five years supply of housing sites across the district and there was, therefore, no need to identify additional sites to overcome the short-term shortfall. However, given the changing circumstances in terms of the Local Plan and the extended period of the neighbourhood plan, it is appropriate to review the amount of growth that is predicted in Babergh over the Neighbourhood Plan period and the potential for Elmsett to contribute an appropriate amount of this growth.</p> <p>8.4 In the absence of an up-to-date housing requirement at the district level and any indicative</p>	<p>8.3 In December 2024 the Government announced a new standard methodology for calculating future housing requirements for local plans. With the proposed preparation of a new Joint Local Plan, it is expected that that requirement will result in an indicative housing requirement being identified for the Neighbourhood Plan Area. However, at the time of this Review the Local Plan process was at a very early stage and such a figure had yet to be published and tested.</p> <p>8.4 In the absence of an up-to-date and robust indicative housing figure for Elmsett being provided by Babergh, this review does not propose to allocate any further sites.</p>	<p>Factual update to reflect adoption of JLP1 and JLP2 in progress.</p>

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	figure Elmsett being provided by Babergh, the “standard methodology” referred to in the NPPF has been used to calculate a requirement. A base date of 1 April 2017 has been used for this Plan as that was the most recent land availability data available when work on the Neighbourhood Plan commenced.		
Para 8.5	8.5 By comparison, the August 12017 Joint Local Plan consultation document identified a total requirement, at 1 April 2017, of 7,260 additional homes to 2036. Therefore, based on the above calculation, the amount of housing required in Babergh has increased by just over ten percent. The total requirement is reduced by taking into account existing planning permissions that had not across Babergh been completed at the base date. At 1 April 2017 there were planning permissions for 2,320 new homes and, therefore, this figure is deducted from the total leaving a net (rounded) requirement of 5,720 homes for which new sites are required.	Deleted	Merged into 8.2
Para 8.6	8.6 The August 2017 Joint Local Plan consultation proposed a range of growth across Hinterland Villages of between 5% and 15% of the housing requirement. We have applied the net requirement calculated above to the August 2017 distribution options, based upon the proportion of the population in the village compared with the total of all proposed Hinterland Villages. This calculation suggests that the residual requirement for the Neighbourhood Plan as at 1 April 2017 was, as a minimum, between 15 and 46 homes in the period to 2036. The publication of the Preferred	Deleted	Merged into 8.2

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	Options Draft Joint Local Plan in July 2019 came after the examination of the Neighbourhood plan. It identified a minimum housing requirement for Elmsett of 50 homes between April 2018 and 2036.		
Para 8.7	<p>At the time of preparing this Neighbourhood Plan, there were already new housing developments in the pipeline that would exceed the minimum level of growth proposed in the Joint Local Plan (July 2019). In addition, it is to be expected that in the period to 2036 there would continue to be development coming forward on sites that are in accordance with Policy EMST1. On the basis of the above calculations and having regard to the local circumstances, landscape character, local highway capacity, the historic environment and environmental constraints, the Neighbourhood Plan makes provision for the construction of around 60 new homes between 2017 and 2036. The new homes will be delivered through the following approach.</p> <ol style="list-style-type: none"> 1. The construction of planning consents that had not been completed as at 1 April 2017. 2. The allocation, in this Neighbourhood Plan, of specific sites. 3. An allowance for "windfall" sites of less than 10 homes that will come forward during the neighbourhood plan period in the form of small infill plots within the BUAB or the conversion of existing buildings such as barn conversions. <p>As such, and in accordance with the requirements of paragraph 97 of the National Planning Guidance, the Neighbourhood Plan will meet the identified housing requirement in full.</p>	<p>8.7 As noted above, at the time of preparing the original Neighbourhood Plan, there were already new housing developments in the pipeline that would exceed the minimum level of growth proposed in the draft Joint Local Plan (July 2019). In addition, it was expected that in the period to 2036 there would continue to be development coming forward on sites that are in accordance with Policy EMST1. On the basis of the above calculations and having regard to the local circumstances, landscape character, local highway capacity, the historic environment and environmental constraints, the 2019 Neighbourhood Plan made provision for the construction of around 60 new homes between 2017 and 2036. The new homes would be delivered through the following approach.</p> <ol style="list-style-type: none"> 1. The construction of planning consents that had not been completed as at 1 April 2017. 2. The allocation, in this Neighbourhood Plan, of specific sites. 3. An allowance for "windfall" sites of less than 10 homes that will come forward during the neighbourhood plan period in the form of small infill plots within the BUAB or the conversion of existing buildings such as barn conversions. <p>As such, and in accordance with the requirements of the NPPF, the Neighbourhood Plan would meet the identified housing requirement in full.</p>	Update to place the Plan Review into context

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Para 8.12	Between 1 April 2018 and 1 July 2019 permission for a further 63 dwellings had been granted by Babergh District Council including 41 homes on Site SS0212 at Hadleigh Road and 18 homes south of Whatfield Road on part of Site SS0232. Together with the allowance for other forms of delivery identified above, it means that there is no need at this time to identify any further sites for housing development in the Neighbourhood Plan. A review of the Plan at a future date would enable this to be reassessed in the light of the calculated housing needs at the time and whether sites allocated in the Plan had come forward or whether there was, perhaps, no prospect of them being built. Policy EMST2 provides the generic policy for such an approach to delivering the housing requirement.	Between 1 April 2018 and 1 July 2019 permission for a further 63 dwellings had been granted by Babergh District Council including 41 homes on Site SS0212 at Hadleigh Road and 18 homes south of Whatfield Road on part of Site SS0232. Together with the allowance for other forms of delivery identified above, it meant that there was no need at the time to identify any further sites for housing development in the Neighbourhood Plan. A review of the Plan at a future date would enable this to be reassessed in the light of the calculated housing needs at the time and whether sites allocated in the Plan had come forward or whether there was, perhaps, no prospect of them being built. Policy EMST2 provides the generic policy for such an approach to delivering the housing requirement.	Amended to place in past tense
Following para 8.12		8.13 As at February 2025, the development of Site SS0212 (Policy EMST 3) was nearing completion and the development of the 18 homes at Whatfield Road (SS0232) was under construction.	New paragraph
Paras 8.13 to 8.15	Land off Hadleigh Road 8.13 The site is located east of Hadleigh Road and south of Garrards Road and is identified as Site SS0212 in the AECOM Site Assessment report. It has an area of 2.5 hectares and was the subject of an outline planning application for 41 dwellings received by Babergh District Council in April 2017. A plan that accompanied the application set out the following schedule of dwelling sizes	Land off Hadleigh Road 8.13 The site is located east of Hadleigh Road and south of Garrards Road and is identified as Site SS0212 in the AECOM Site Assessment report. It has an area of 2.5 hectares and was the subject of an outline planning application for 41 dwellings received by Babergh District Council in April 2017. A plan that accompanied the application set out the following schedule of dwelling sizes	To bring the Plan up-to-date

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	<ul style="list-style-type: none"> • 2 Bedroom semi-detached cottages: 10 • 3 Bedroom semi-detached cottages: 8 • 3 Bedroom bungalows: 6 • 3 Bedroom terraces: 9 • 4 Bedroom detached houses: 3 • 4/5 Bedroom detached houses: 5 <p>Of these, 11 would be affordable for rent and five would be for shared ownership tenure.</p> <p>The District Council approved the planning application in June 2018, after the base date for the Neighbourhood Plan. Accordingly, given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed in the near future.</p> <p>8.14 The site is located in a prominent position to the east of Hadleigh Road albeit that partial hedgerows and trees along its boundaries make an important contribution to the overall setting of the village within the plateau landscape. Three trees are present along the southern and eastern boundaries outside the site which are the subject of Tree Preservation Orders (TPO). A public footpath passes inside the site along the northern boundary from Hadleigh Road towards Ipswich Road and The Squeech woodland. There is also a footpath adjoining the southern boundary of the site. There is an existing rising main in Anglian</p>	<ul style="list-style-type: none"> • 2 Bedroom semi-detached cottages: 10 • 3 Bedroom semi-detached cottages: 8 • 3 Bedroom bungalows: 6 • 3 Bedroom terraces: 9 • 4 Bedroom detached houses: 3 • 4/5 Bedroom detached houses: 5 <p>Of these, 11 would be affordable for rent and five would be for shared ownership tenure.</p> <p>The District Council approved the planning application in June 2018, after the base date for the Neighbourhood Plan. Accordingly, given that the site was in the early stages of development, it was allocated in Policy EMST 3 of the 2019 Plan to provide certainty in the longer term should the development have not proceeded. Subsequently a detailed planning application was approved for 44 dwellings and the development, known as Daisyfield, is nearing completion. Policy EMST 3 of the 2019 Plan has therefore been deleted in this Review Plan.</p> <p>Para 8.14 is deleted</p>	

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	<p>Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing rising main should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</p> <p>8.15 The development of this site provides an opportunity to provide a mix of housing to meet both market and affordable housing needs in the village. However, it is important that a number of matters are addressed in order to make the development acceptable and reduce any impact on the environment and infrastructure. This includes:</p> <ul style="list-style-type: none"> • Protection of existing trees and hedgerows, including those covered by TPOs. • Additional planting to reinforce the existing boundary trees and hedgerows. • The creation of new wildlife habitats within the development. • The provision of passing places on the narrow roads of Ipswich and Flowton Roads. • Improvements to the highways frontage on Hadleigh Road. • The provision of play areas and parking spaces in accordance with adopted standards 	<p>Para 8.15 is deleted</p>	
Policy EMST 3 – land at	Policy EMST3 – Land at Hadleigh Road	Delete Policy	Factual update to reflect current situation and in response to

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
Hadleigh Road			representation received to Regulation 14 consultation.
Para 8.16	8.16 The latest published government figures identify that the median house prices in Babergh are 9.5 times the median gross annual earnings of residents. This is having a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the villages but are unable to access open market price housing. The adopted Local Plan policy for affordable housing requires new developments on sites of over ten houses to provide up to 35% of the total as housing that Meet the "affordable" definition (see Glossary). The allocation in Policy EMST3 will provide 15 affordable homes in accordance with the policy in the Core Strategy requiring the delivery of affordable housing just on sites of 10 or more homes. However, it is noted that the District Council's Choice Based Lettings system had 16 applicants registered in January 2017 with a local connection to Elmsett for affordable housing.	8.16 The latest published government figures identify that the median house prices in Babergh are 11.6 times the median gross annual earnings of residents. This is having a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the villages but are unable to access open market price housing. The adopted Local Plan policy for affordable housing requires new developments on sites of over ten houses to provide up to 35% of the total as housing that Meet the "affordable" definition (see Glossary). The development at Hadleigh Road referred to above has delivered 15 affordable homes while the redevelopment of part of the Shrublands Nursery south of Whatfield Road is providing a development of 18 affordable homes.	Updating the Plan
Para 8.17	Reference to Para 54 of NPPF 2012	Replace with Para 82	Factual update to reflect revised NPPF December 2023
Para 8.20	8.20 The 2011 Census identified that Elmsett has a higher proportion of three and four bedroomed homes than Babergh as a whole. The Ipswich Housing Market Area, Strategic Housing Market Assessment (SHMA) document, updated in 2017,	8.20 The 2021 Census identified that Elmsett has a higher proportion of three and four bedroomed homes than Babergh as a whole. The Ipswich Housing Market Area, Strategic Housing Market Assessment (SHMA) document, updated in 2017,	Change reference to 2021 Census

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change																				
	<p>identifies the mix of dwellings required for all tenures across the area, as follows:</p> <p>Estimated proportionate demand for all tenure new housing stock by bedroom numbers – Ipswich Housing Market Area</p> <table border="1" data-bbox="293 419 862 592"> <thead> <tr> <th>Bed Nos</th> <th>% of new stock</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>18%</td> </tr> <tr> <td>2</td> <td>29%</td> </tr> <tr> <td>3</td> <td>46%</td> </tr> <tr> <td>4+</td> <td>6%</td> </tr> </tbody> </table>	Bed Nos	% of new stock	1	18%	2	29%	3	46%	4+	6%	<p>identifies the mix of dwellings required for all tenures across the area, as follows:</p> <p>Estimated proportionate demand for all tenure new housing stock by bedroom numbers – Ipswich Housing Market Area</p> <table border="1" data-bbox="1012 419 1581 592"> <thead> <tr> <th>Bed Nos</th> <th>% of new stock</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>18%</td> </tr> <tr> <td>2</td> <td>29%</td> </tr> <tr> <td>3</td> <td>46%</td> </tr> <tr> <td>4+</td> <td>6%</td> </tr> </tbody> </table>	Bed Nos	% of new stock	1	18%	2	29%	3	46%	4+	6%	
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Para 9.1	<p>9.1 Land to the east and southeast of the village has, since the mid-1980's, been designated in the development plan as a Special Landscape Area (SLA). It comprises an area with tributaries to the River Gipping. Given the uncertainty about the prospect of the SLA being retained in the Joint Local Plan and the importance of this high-quality landscape in the Neighbourhood Plan area, a new local designation, the Area of Local Landscape Sensitivity (ALLS), is made in the Plan. The designated area reflects the boundary of the original SLA but has been refined to follow field boundaries rather than, as in the original SLA designation follow undefined boundaries. The ALLS designation does not, in itself, stop development taking place, but it does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.</p>	<p>9.1 At the time of preparing the 2019 Plan, land to the east and southeast of the village had, since the mid-1980's, been designated in the development plan as a Special Landscape Area (SLA). It comprised an area with tributaries to the River Gipping. Given the uncertainty about the prospect of the SLA being retained in the Joint Local Plan and the importance of this high-quality landscape in the Neighbourhood Plan area, a new local designation, the Area of Local Landscape Sensitivity (ALLS), is made in the Plan. The designated area reflects the boundary of the original SLA but has been refined to follow field boundaries rather than, as in the original SLA designation follow undefined boundaries. The ALLS designation does not, in itself, stop development taking place, but it does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.</p>	To bring the Plan up-to-date																				

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
Para 9.3	Reference to Para 76 of NPPF 2012	Replace with Para 106	Factual update to reflect revised NPPF December 2024
Para 9.4	Reference to Para 77 of NPPF 2012	Replace with Para 107	Factual update to reflect revised NPPF December 2024
Para 9.16	<p>9.16 The Plan Area falls within the 13km zone of influence (ZOI) of European designated sites on the Orwell. New housing is likely to have a significant effect upon the interest features of the designated sites, through increased recreational pressure. Local authorities and Natural England are preparing a Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate the recreational impacts. The strategy is due to be supported by a Supplementary Planning Document to cover cost implications and subsequent implementation. Where appropriate, contributions from residential development within the Plan Area will be required to make a financial contribution towards mitigation measures to avoid adverse in-combination recreational disturbance effects on European Sites. Natural England advise that, in the interim. Before the Suffolk RAMS is completed, all residential development will need to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</p>	<p>9.16 The Plan Area falls within the 13km zone of influence (ZOI) of European designated sites on the Orwell. New housing is likely to have a significant effect upon the interest features of the designated sites, through increased recreational pressure. Local authorities and Natural England have prepared a Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate the recreational impacts. Where appropriate, contributions from residential development within the Plan Area will be required to make a financial contribution towards mitigation measures to avoid adverse in-combination recreational disturbance effects on European Sites. Natural England advise that, in the interim. Before the Suffolk RAMS is completed, all residential development will need to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</p>	To bring the Plan up-to-date
Para 10.2	<p>10.2 Paragraph 113 of the 2013 NPPF states: "local plans.....should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing</p>	<p>10.2 Paragraph 120 of the 24 NPPF states: "The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the</p>	Factual update to reflect revised NPPF December 2024

Page/ Para / Policy No of 2020 NP	Made NP content	Change	Justification for the change
	masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.”	efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.	
Para 10.6	10.6 Elmsett benefits from a good range of premises and facilities that provide for some day-to-day needs of residents. These include the Village Hall, the Rose and Crown pub, the adjoining Post Office and shop, the Methodist Church Hall, and the Primary School. It is therefore vital that these services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of these facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.	10.6 At the time that the 2019 Plan was prepared, Elmsett benefitted from a good range of premises and facilities that provided for some day-to-day needs of residents. These included the Village Hall, the Rose and Crown pub, the adjoining Post Office and shop, the Methodist Church Hall, and the Primary School. However, in 2024 the Post Office and shop closed and early in 2025 a trial community shop opened in the Village Hall. A mobile Post Office also visits once a week. It remains vital that these remaining services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of these facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.	To bring the Plan up-to-date
Para 10.9	The Hall has been in continuous use for almost 40 years now and is showing its age so the VHMC are consulting regular users of the hall along with interested people, as to its future. The question is	A Village Hall on the Meadow was planned from about 1971. Eventually it was proposed that a pre-cast sectional building would be the best option with an estimated cost of £30,000. The	To bring the Plan up-to-date

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	<p>whether there should be a new build or extensions to the hall to accommodate the uses envisaged. At the time of writing this Plan, the consultation is in full swing involving an external architect and no decisions can be reported. However, the VHMC are aware that they will need to justify whatever action they propose with a costed business case.</p>	<p>Community Council, a volunteer organisation from the village, took on the project and after extensive fund-raising building work eventually started in 1977. The volunteer work did not stop after the main building work had finished and many then helped to fit out the Hall and decorate it for use. It was finally opened on the 29th May 1979 and at that time the Community Council was disbanded and the Hall was handed over to the Elmsett and Aldham Village Hall and Recreation Ground Charity and was subsequently managed by the Village Hall Management Committee (VHMC).</p>	
Policies Map			Amend key to reflect deletion of EMST3
Village Centre Inset Map			Deleted allocated area of former Policy EMST3
Poplar Hall Inset Map		Amend title to Elmsett Airfield Inset Map	To bring the Plan up-to-date
Community Action 4	<p>Community Action 4 – Village Hall The Village Hall Management Committee will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.</p>	Delete Community Action as matter no longer being pursued	To bring the Plan up-to-date
Glossary	<p>Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The 2018 NPPF includes starter homes in the definition.</p>	<p>Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p>	Factual update to reflect revised NPPF December 2024 and omission of starter homes as a category of affordable homes