

# GLEMSFORD NEIGHBOURHOOD PLAN

2023-2037



Submission Draft Plan - February 2025

Glemsford Parish Council



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## Neighbourhood Plans in a nutshell

The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.

A Neighbourhood Plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a Neighbourhood Plan can be brought into force it needs to complete the following stages:

- 1 – “Pre-submission” consultation on draft Plan by Parish Council (carried out between 11 November 2023 and 5 January 2024)
- 2 – Submission of draft Plan to Babergh District Council
- 3 – “Submission” consultation on draft Plan by Babergh District Council (current stage)
- 4 – Independent examination of draft Plan
- 5 – Parish Referendum
- 6 – If majority vote in favour of Plan, adoption by Babergh District Council

These remaining stages are likely to take around 6-9 months to complete from when the Plan is submitted to Babergh District Council.

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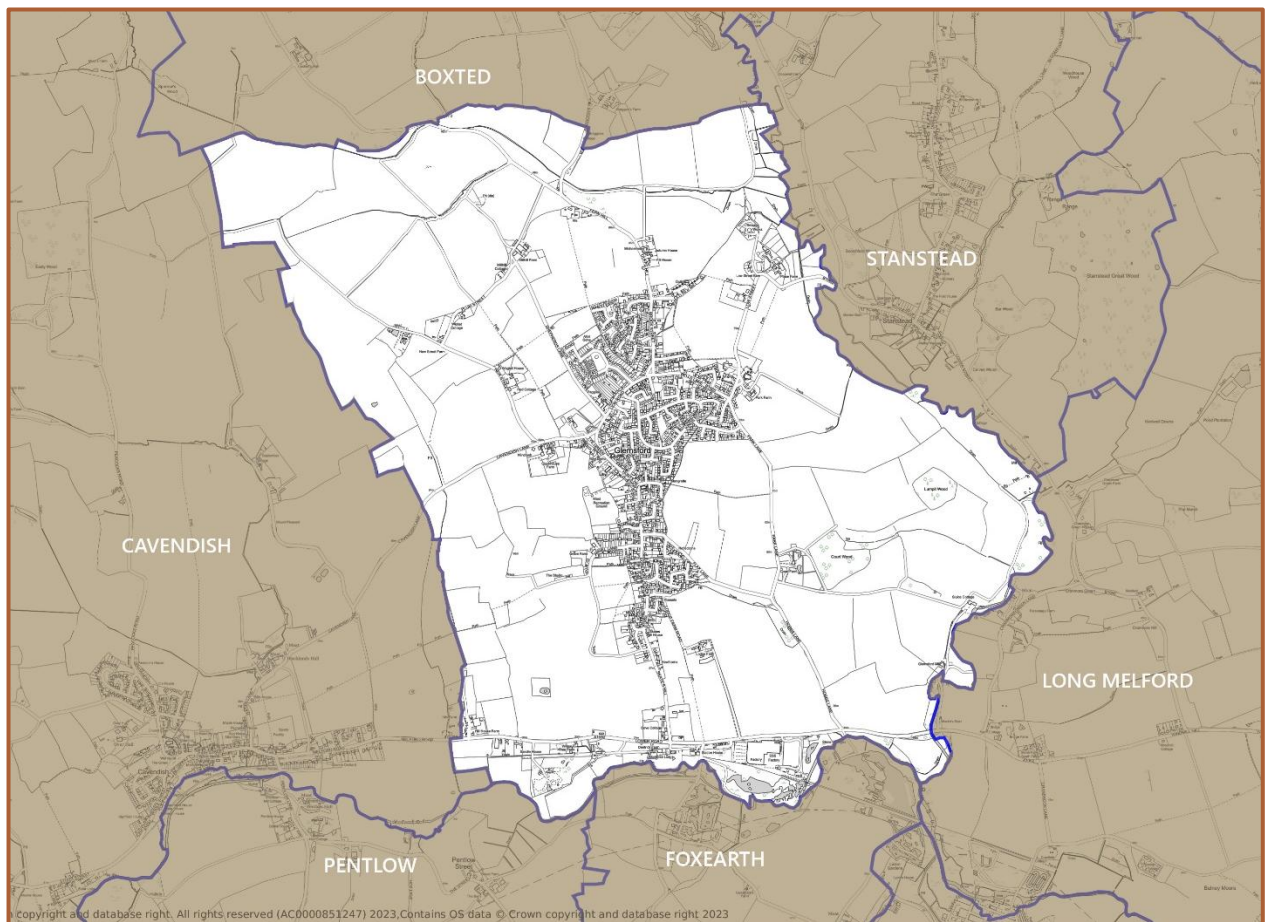
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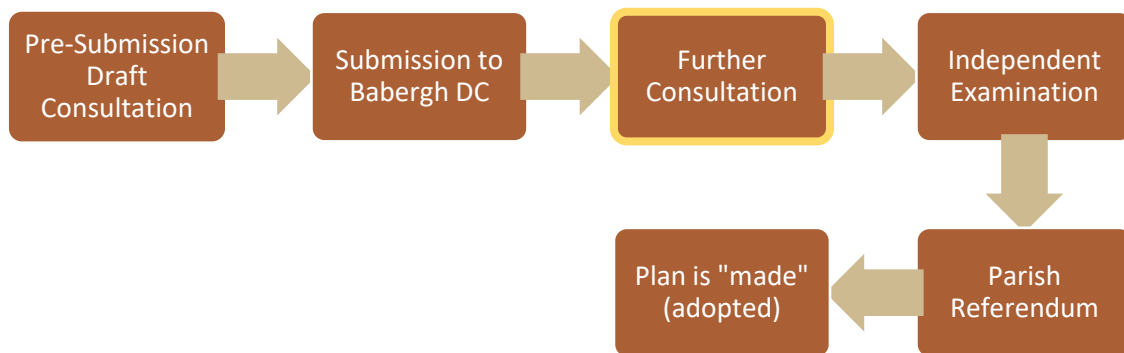
# 1. Introduction

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These plans, when properly “made” become part of the legal planning framework for the designated area.
- 1.2 A neighbourhood plan is, therefore, a community-led planning framework for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies and proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.
- 1.3 Parish Councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 In 2017 the Parish Council took the decision to prepare a Neighbourhood Plan and applied to Babergh District Council to designate it as a Neighbourhood Area for the whole parish, as identified on Map 1. That designation was confirmed on 27 October 2017 and since that time a small group of Parish Councillors and volunteers has contributed to the preparation of the Plan supported by Places4People Planning Consultancy and grants and support provided through the government neighbourhood planning support programme.



Map 1 – Glemsford Neighbourhood Plan Area

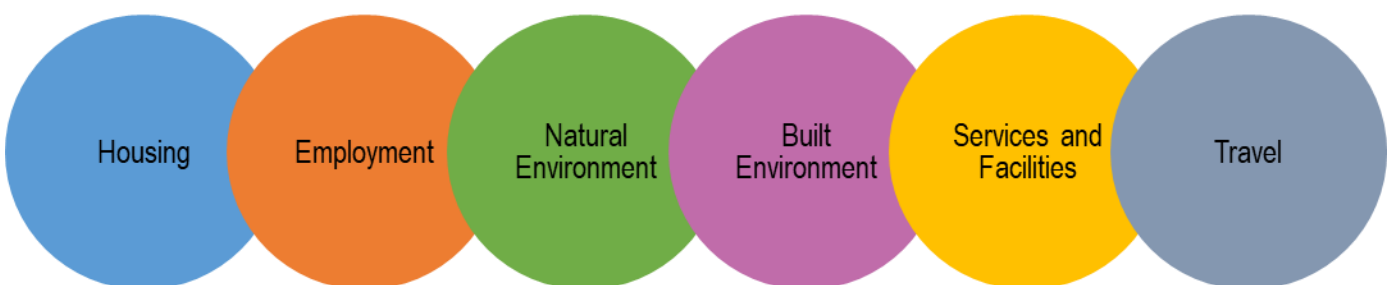
- 1.5 The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the distinct characteristics of Glemsford, as well as providing up-to-date planning policies that will complement those in the Local Plan documents for Babergh. It covers the period to 2037 to coincide with the end date of the Babergh Mid Suffolk Joint Local Plan.
- 1.6 This document is formally known as the Submission Draft Neighbourhood Plan. It has been prepared in the context of Part 1 of the new Babergh Mid Suffolk Joint Local Plan adopted in November 2023. The Neighbourhood Plan is now the subject of a further period of consultation when residents, landowners, business operators and any other interested parties, including councils and government bodies have the opportunity to comment on its content.
- 1.7 Following the pre-submission consultation, comments received were reviewed and necessary changes made. The Neighbourhood Plan will now follow the steps illustrated before the planning policies in it can be adopted by Babergh District Council. Once adopted it will be used alongside those policies in the adopted Local Plan and the National Planning Policy Framework (NPPF) when the District Council determines planning applications. Occasionally the NPPF is updated and, in such circumstances, those changes will supersede the policies in the Neighbourhood Plan.



## Themes

- 1.8 The Plan covers six themes under an overarching Planning Strategy for the parish:

# Planning Strategy



- 1.9 These themes form the basis for the content of the Plan and distinct chapters cover the policies for each. Each chapter contains a reminder of the relevant objectives and a summary of the relevant evidence collected during the preparation of the Plan, culminating in planning policies.

## How the Plan has been prepared

- 1.10 The Neighbourhood Plan has been prepared in accordance with the requirements of the government's neighbourhood planning regulations and is supported by a number of evidence documents, available on the Neighbourhood Plan pages of the Parish Council's website.

## Village Survey

Carried out in Autumn 2018, there were 806 completed or partially completed questionnaires returned. The survey covered the environment, health and wellbeing, transport, village facilities, village issues, village activities and village management. The results of the survey have informed the content of the Neighbourhood Plan and referred to across the Plan.

## Drop-in Feedback Event

A drop-in event was held at the Village Hall in August 2019 to provide feedback on the outcomes of the Residents' Survey and an update on other background work on the Plan.

## Glemsford Landscape Appraisal

The main body of the village is located in an elevated position above the valleys of the Stour and Glem rivers. To ensure that development proposals take account of the landscape within which the village sits, a Landscape Appraisal was commissioned to provide guidance on ability of the landscape to accommodate development.

## Views Assessment

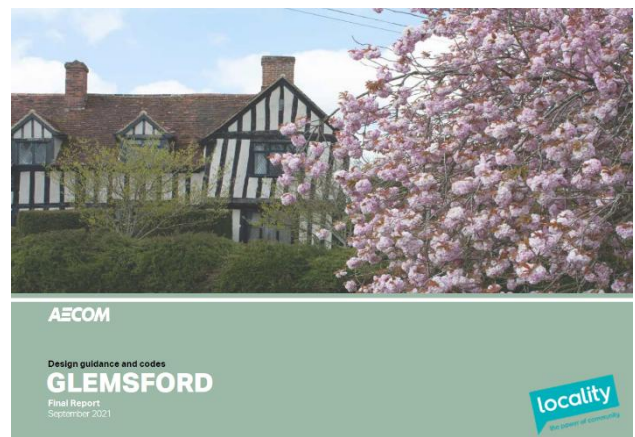
There are many fine and long-distance views from publicly accessible locations within the parish that could be impacted by development proposals. An appendix to the Landscape Appraisal specifically assessed important views, prepared to identify the most important views within the parish to provide guidance when new development is proposed.

## Local Green Spaces Assessment

There are a number of green spaces in the parish that qualify for designating as "Local Green Spaces" as defined by the government's National Planning Policy Framework. The Local Green Spaces Assessment identifies how those designated in the Plan meet the criteria for designation.

## Glemsford Design Codes

As part of the government's neighbourhood planning support programme, a separate document has been prepared to provide design "codes" or guidance for development in Glemsford. As noted later in the Plan, development proposals will be expected to have regard to the content of the guidance, as appropriate to the nature and scale of the proposal.



## Site Options and Assessment

In order to guide the location of housing development, an independent assessment of potential sites was prepared by consultants as part of the government's neighbourhood planning support programme. It assessed the suitability of sites that had been put forward by landowners for housing development.

## Site Masterplanning Guidance

A further design guide has been prepared for the site that is proposed for housing development in the Plan. It identifies how the site should be developed to create a high-quality new housing area that minimises its impact on the character of the village.

## 2. About Glemsford

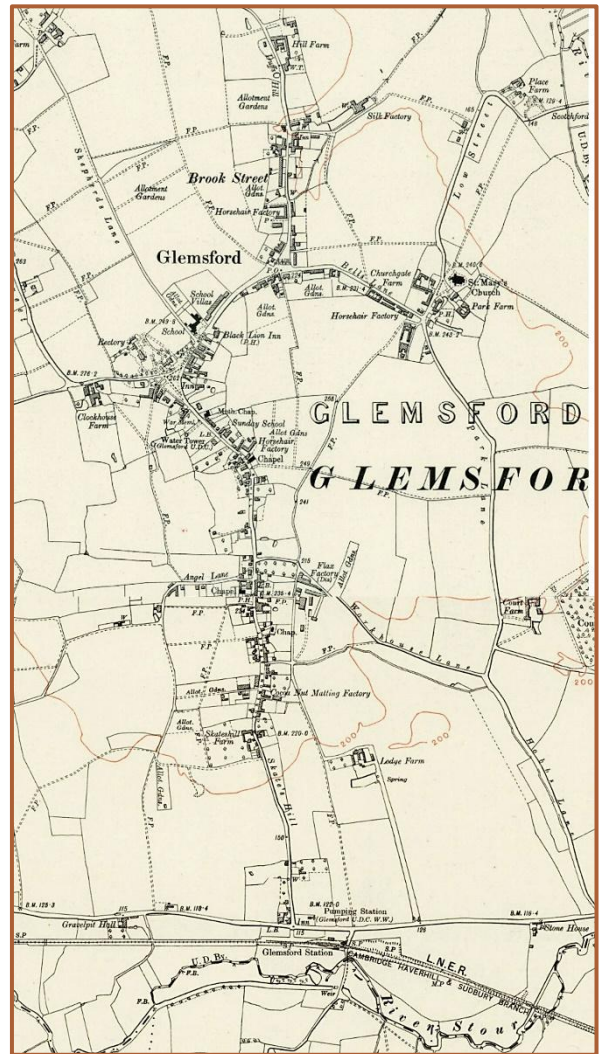
### A Short History of Glemsford

- 2.1 Glemsford is situated on the top of a spur of the East Anglian Heights to the north of the River Stour, about six miles north east of Sudbury. It takes its name from a ford across the small river Glem but is on a loop and therefore has little through traffic. There is evidence of early settlement even as far back as 8000 BC with a strong Druidic influence. Its nickname of 'Little Egypt' is the source of some disagreement, but some ascribe this strange title to Roman times when it reminded the conquerors of the Egyptian priest system. In the 9th and 10th centuries, it is likely that there was an earthworks running from what was the station on the A1017 to the church, in order to protect the village from Danish invaders. It is also likely that the first building on the site of the church was a watch tower which explains why churches in this region were generally built with towers rather than spires.
- 2.2 At the time of the Norman conquest, Suffolk was one of the most densely populated areas of England. The Babergh Hundred contained the manor of Glemsford which consisted of 960 acres and was held by the Abbot of St Ethelreds at Ely. Others mentioned in the Domesday Book are the manor of Peverells (30 acres) and the hamlet of Finstead End (320 acres). One of the earliest guilds in England was formed in Glemsford about the year 1020, known as the Fraternity of the Clerks of Glemsford. This was to provide for priests to carry out specified duties such as to chant at the funerals of the monks of Bury, keep vigil for the church of St Edmund and invoke God's mercy for the Abbot and monks. After the conquest, the college undertook to instruct clergy in the Norman French which was William the Conqueror's native tongue.
- 2.3 In mediaeval times, Glemsford became isolated from the main traffic between Melford, Clare and Bury, self-sufficient on its hilltop. It doubtless suffered from the ravages of the Black Death but later benefited from the growing wool and cloth trade which enriched this part of Suffolk. The present church was extended around 1520 benefitting from the will of John Golding, a wealthy wool merchant and the wool merchants' mark may be seen carved in stone upon a shield on the exterior of the east wall of the north aisle. However, the decline of the wool trade meant increased poverty in the village and this became a theme over the next few centuries. A growing number of wills left money to the poor in various forms, sometimes a grant of land, other times buying bibles for children. The invention of steam powered looms and the rise of industrialisation initially led to a migration from Glemsford. Poor relief records show increasing payments: in 1772 the rate amounted to £678 with a population about 2,400. By 1796, with a decrease in population, the rate was £2,129.
- 2.4 By the late eighteenth century, a new industry was introduced, that of silk weavers. The water was suitable, the nearness to London was useful and the wages were a lot less than Londoners were asking. The silk mill at Glemsford is now closed and dismantled to make way for a housing development, but until quite recently had a successful run, producing the finished product from raw silk. At first it used water power but in 1961 went from steam to electricity. Apparently, the material for Princess Diana's wedding dress was made here. Other manufacturing followed when in 1844 a horsehair factory was built. The raw material went through various processes to be used to stuff sofas and, surprisingly, to make violin bows. At one time, there was a healthy export trade, but, like so much industry in Glemsford, the factory closed down. Another industry was coconut matting and in 1906 Glemsford produced the largest ever mat, at 63,000 square feet, to cover the arena at Olympia. The industry's weakness was that the work was allocated to prisons and to the colonies where it could be carried out more cheaply.
- 2.5 The Downs establishment, only recently becoming a small housing estate, manufactured and repaired agricultural implements, exporting all over the world. It too suffered from the decline of British manufacturing to go the way of other Glemsford industries. Glemsford was well served for



a time by the railway which ran from Cambridge to Sudbury but ended under the Beeching cuts of the 1960's. Phillips Avent was a big local employer and its closure mitigated only by the purchase of the site by a cocoa company. Glemsford now has a number of smaller concerns, mostly self-employed, but with most inhabitants commuting elsewhere to work.

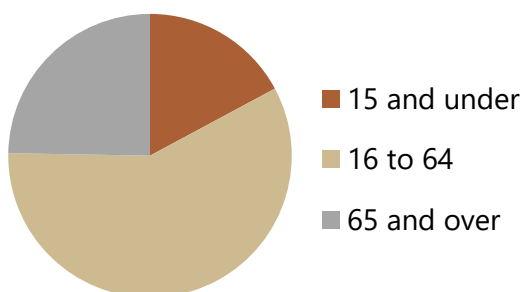
2.6 Despite its industrial past, there are a number of fine mediaeval and Tudor houses in Glemsford. The Greyhound was built about 1420 and became a public house. It lost its licence in 1907 and the regulars mourned its passing by carrying a coffin from the premises to the churchyard. A great deal of free beer was, apparently consumed that day. A surviving public house is The Angel, rumoured to have been at one time the home of the aforementioned Golding family. A carved cornerpost is said to depict the archangel Michael wielding a sword. Monks Hall, a truly beautiful mediaeval building, lies below St Mary's and is linked with ghost stories and a rumour of a secret tunnel linking it to the church. The magnificent Chequers is a half-timbered residence said to once belong to George Cavendish, secretary to Cardinal Wolsey. At one time it was three terraced cottages but is now one house. Cottages opposite also date from the mediaeval period. The current primary school was built in the 1870s and is a striking Victorian design lying at the centre of the village, impressing all who visit with its brickwork and stone facing.



Map 2 - Glemsford in 1928

### Glemsford Today (2021 Census)

- Population – 3,701
- Age Profile



- Main occupations – skilled trades; professional; and associate professional and technical.
- Households – 1,624

### 3. Planning Policy Context

3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (henceforth identified as NPPF) and the strategic policies of the Babergh Local Plan documents.

#### National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the government’s high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2024 the government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

*“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

- 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 that cannot be met within neighbouring areas, unless:*
  - 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.”*

3.3 The NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

#### The Local Plan

3.4 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023 and referred to as JLP1 in this Neighbourhood Plan. It 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 in the Neighbourhood Plan but which the Neighbourhood Plan can complement by adding locally based detail. As at March 2025, Policies SP01 to SP10 are the strategic policies of the Local Plan. In February 2025 the District Council published a new “Local Development Scheme” that sets out a proposal to prepare a new Joint Local Plan with Mid Suffolk District Council. Work was to commence during 2025, but the Plan was unlikely to be adopted until 2029.

#### Suffolk Minerals and Waste Local Plan

3.5 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. The sewage treatment works is a safeguarded site within the neighbourhood area but much of the parish does fall within a Minerals Safeguarding Area and the District Council will consult the County Council on planning applications that fall within this area.

## 4. Vision and Objectives

- 4.1 The Neighbourhood Plan provides a planning policy framework for Glemsford that is in accordance with the Joint Babergh Mid Suffolk Local Plan. As a starting point, the Plan looks forward to 2037 and our vision for Glemsford in 2037 is:

**In 2037 Glemsford will be a place that has retained its village characteristics set in a high-quality landscape where services and facilities meet the day-to-day needs of residents and new development has protected and enhanced the historic and natural environment**

- 4.2 To deliver the Vision, the following theme-based objectives have been developed against which specific planning policies are framed.

### Housing Objectives

- 1 Ensure that the amount, size and tenure of new housing in Glemsford meets locally identified needs.
- 2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Glemsford.

### Employment Objectives

- 3 Maintain and improve employment opportunities that do not result in detrimental impacts on local infrastructure, the environment and residents' amenity.
- 4 Improve opportunities for home working.

### Natural Environment Objectives

- 5 Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment.
- 6 Maximise opportunities to improve natural habitats and biodiversity.

### Built and Historic Environment Objectives

- 8 Recognise and protect the importance of Glemsford's historic assets and their settings.
- 9 Ensure that new development is designed in a way that reflects local character.
- 10 Minimise the impact of new development on infrastructure, services and existing residents.

### Services and Facilities Objectives

- 11 Protect and improve the range of community facilities and services.

### Travel Objectives

- 12 Support and encourage safe and sustainable transport, including walking, cycling and public transport.
- 13 Minimise the impact of vehicles on the environment.

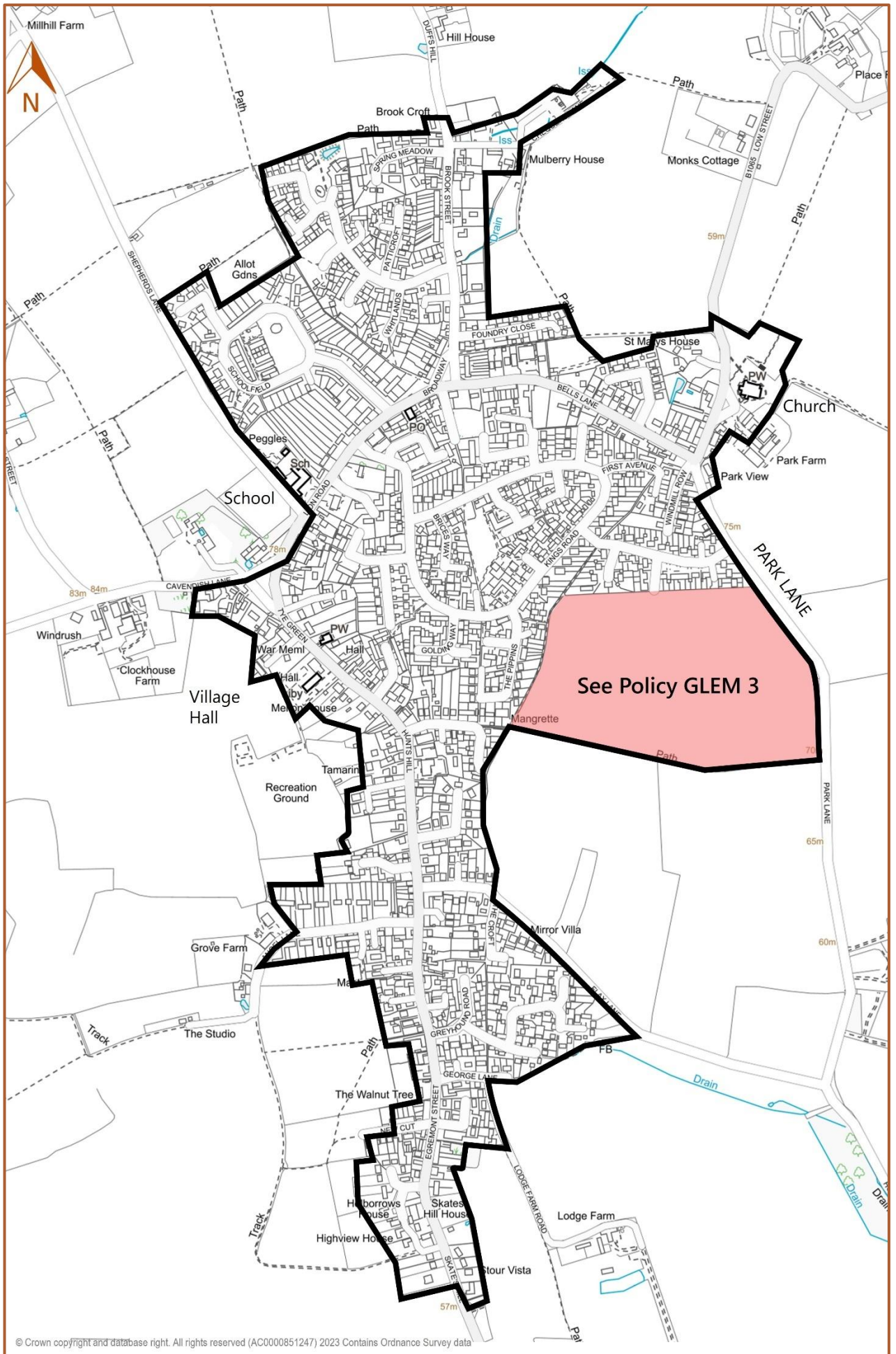
## 5. Planning Strategy

### Context

- 5.1 As noted above, the strategic planning policy framework for Babergh is contained in Part 1 of the Joint Local Plan. The November 2020 draft Joint Local Plan identified a Settlement Boundary for the main built-up area of the village. However, the Settlement Boundary has not been taken forward due to the outcome of the examination of the Joint Local Plan and the adopted Glemsford Settlement Boundary remains that contained in the adopted Babergh Local Plan (2006) until replaced by the adoption of the Neighbourhood Plan.

### Local Plan Context

- 5.2 Policy SP03 of JLP1 states that “the principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan.” The policy also states that, outside the settlement boundaries, “development will normally only be permitted where the site is allocated for development, it is in accordance with a made Neighbourhood Plan, or is specifically permitted by other relevant policies of this [Local] Plan, or it is in accordance with paragraph 80 of the NPPF (2021).” [nb – paragraph 80 is paragraph 84 in the NPPF 2024]
- 5.3 In accordance with Policy SP03, the Neighbourhood Plan strategy ensures that new development will primarily take place within or closely related to the built-up area of the parish where existing services and facilities are within easy reach. This will ensure that the important landscape and built character of the parish is protected from inappropriate development. The Settlement Boundary (defined as the Built-Up Area Boundary in the 2006 Local Plan) is out-of-date in places and does not reflect housing developments that have taken place since that time and does not reflect the situation on the ground. Accordingly, the Neighbourhood Plan defines a Settlement Boundary, as illustrated on Map 3, that recognises the current built form of the settlement and also allows for the allocation of sites for new development made elsewhere in this Plan.
- 5.4 Outside the Settlement Boundary, new development will not generally be supported, unless proposals can be demonstrated to accord with the requirements of the NPPF and Joint Local Plan relating to development in the countryside. Proposals for the construction of new buildings in these locations, where they are in accordance with the NPPF and Local Plan policies, will be supported where the impact on the landscape and any heritage assets can be minimised and where it can be demonstrated that adequate road and infrastructure exists or is capable of being provided in a timely manner.
- 5.5 Furthermore, outside the Settlement Boundary, the re-use of redundant farm buildings for business or tourism development is preferred over new development. However, careful consideration should be given to the placing of incidental buildings and car parking in such developments in order not to have a detrimental impact on the countryside. Importantly to the economy of Glemsford and nearby settlements, there are existing businesses operating from premises outside the Settlement Boundary, most notably GCB Cocoa UK who occupy a 7.2 hectares site south of the A1092 Lower Road. The retention and considerate expansion of such business uses will be supported subject to there being no detrimental impacts that cannot be mitigated against.



Map 3 – Glemsford Settlement Boundary

## Policy GLEM1 – Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Local Plan.

The focus for new development will be within the Settlement Boundary, as defined on the Policies Map, where the principle of development is accepted.

Outside of the Settlement Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. Proposals for development located outside the Settlement Boundary or sites identified in the Neighbourhood Plan for employment uses will only be permitted where they are in accordance with national and district level policies and, additionally, where they:

- i. would not have significant adverse impact on the landscape setting of the settlement;
- ii. will not result in the irreversible loss of the best or most versatile agricultural land; and
- iii. would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area, as defined on the Policies Map.

## 6. Housing

### Objectives

- 1 Ensure that the amount, size and tenure of new housing in Glemsford meets locally identified needs.**
- 2 Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Glemsford.**

### Context

6.1 The Neighbourhood Plan has an important role in identifying and delivering locally specific housing requirements for the village. It must be in general conformity with the strategic policies of the adopted Local Plan in respect of housing requirements and development proposals. However, the preparation of the Neighbourhood Plan does provide scope for tailoring housing provision to address locally specific issues.

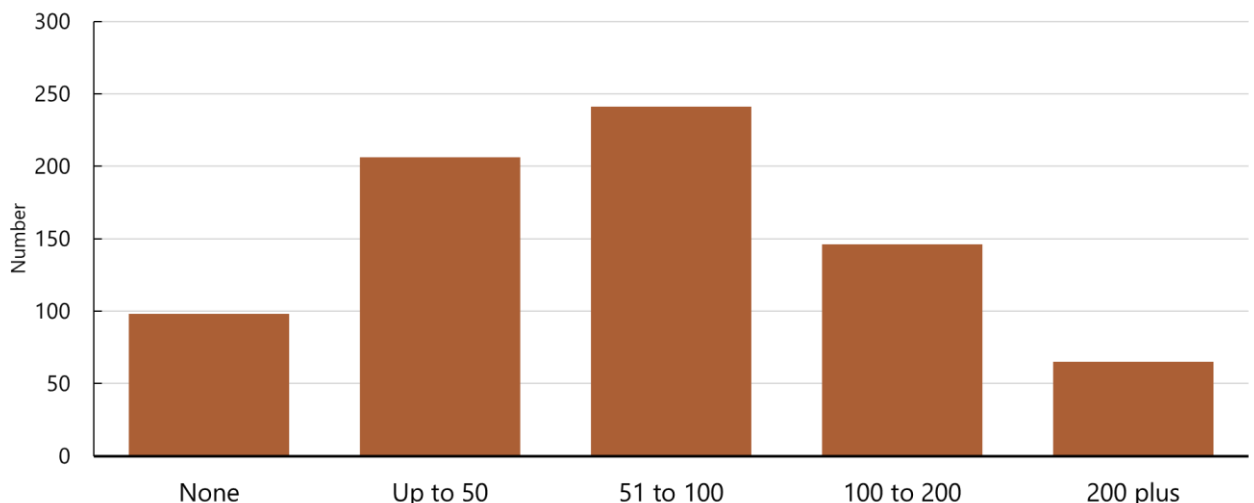
The 2021 Census notes:

- a total of 1,625 dwellings in the parish, an increase of 276 over the period since 2001.
- the largest proportion of homes had three bedrooms (44%) compared with 41% across Babergh as a whole.
- the proportion of homes with four or more bedrooms (20%) is less than Babergh's 28%.
- the proportion of semi-detached and detached dwellings are roughly equal in proportion, accounting for 71% of all housing.
- Glemsford has a much lower proportion of detached dwellings (32%) compared with Babergh as a whole.
- the last twenty years has seen an increase in smaller households, with 68% of households having one or two people compared with 62% in 2001.
- the average household size in 2001 was 2.44 persons, which has now reduced to 2.27 in 2021.
- 24.8% of residents are aged 65+, this is above the England average of 18.4% and displays an ageing population.

### Village Survey

6.2 The Neighbourhood Plan Village Survey asked how many new homes should be built in the village over the next 20 years. The results indicate most support for between 51 and 100 additional homes in the parish, as illustrated in the chart below, while the majority of residents considered that small developments of less than 20 homes would be the favoured approach to delivering them.

How many new homes do you think should be built in the village in the next twenty years?



## Planning Policy Context

- 6.3 Policy SP01 of JLP1 identifies a need to deliver at least 7,904 new homes across Babergh between 2018 and 2037. Table 3 of the Plan notes that 85% of this need had been met by 2021 leaving a minimum requirement for 1,191 homes to be identified. With the distribution of further growth to be determined in the preparation of Part 2 of the Joint Local Plan, there is currently no indicative minimum requirement for how many additional homes Glemsford will be asked to deliver. Part 2 of the Joint Local Plan is unlikely to be completed until after the Neighbourhood Plan is adopted.
- 6.4 As noted in the Policy Context chapter, Glemsford was designated as a Core Village in the settlement hierarchy of the draft Joint Local Plan (November 2020) in recognition of the level of services and facilities available in the village. That designation no longer has any status as a result of the adoption of JLP1 and the settlement hierarchy will now be addressed in the new Joint Local Plan.
- 6.5 In the interim settlement hierarchy “vacuum”, the Parish Council has taken a bottom-up approach to assessing an appropriate level of additional housing that should come forward in Glemsford over the period to 2037. This approach has taken account of:
- i. Local Context
  - ii. Sustainability of growth
  - iii. Environmental capacity
  - iv. Infrastructure capacity
  - v. Local need



## Local Context

- 6.6 Glemsford is in a relatively sustainable location to accommodate limited growth, given its position adjoining the A1092 and with good access to the A134 leading to the towns of Bury St Edmunds and Sudbury. The village has a range of services and facilities, such as the GP surgery, shops and the primary school, which are available to meet the needs of its residents and of those in nearby villages such as Cavendish (in West Suffolk), Boxted, Hartest and Stanstead.
- 6.7 Little in the way of up-to-date information is available as to how many people work in Glemsford, but it is known that around 370 people will be employed GCB Cocoa UK when it is in full production. Within the village itself that figure will be supplemented by those working in other services and businesses such as the Primary School, the GP surgery and shops and services as well as a likely increasing number of people working from home.
- 6.8 Given the level of services in the village, there is some expectation that the village should have some housing growth over the next 15 years. A continuation of past rates of growth would result in around 155 new houses in the village between 2022 and 2037. However, as noted above, the Village Survey did not show a significant amount of support for this amount of development.

### **Sustainability of growth**

- 6.9 Glemsford continues to provide a wide range of services and facilities to meet its own needs and those of its hinterland. Further managed housing growth will help sustain those services and their employees and ensure the continued sustainability of the village.

### **Environmental capacity**

- 6.10 As noted in the Natural Environment chapter later in the Plan, Babergh and Mid Suffolk District Council’s “Heritage and Settlement Sensitivity Assessment” (2018) noted that there is some capacity for development in Glemsford that would not have a detrimental impact on both the landscape setting of the village and designated heritage assets.



## Infrastructure capacity

- 6.11 Any future development will need to have regard to the capacity of existing infrastructure and its ability to accommodate additional demand. The Babergh and Mid Suffolk Infrastructure Delivery Plan (September 2020), produced in support of the Joint Local Plan, identified capacity at the GP surgery. Latest published Government information identifies that the Primary School has a capacity of 259 pupils and 249 attending. By way of comparison, in 2021 there were 33 fewer children aged 9 and under living in the village when compared with 2001.

## Meeting Housing Needs

- 6.12 The Neighbourhood Plan takes a positive approach towards the identification of both how much and where future housing development will take place in Glemsford. As identified earlier, the village had a 20% increase in the number of homes in the twenty years to 2021. If that rate of growth were to be continued to 2037 there would be a further 260 homes in the parish by 2037. As at 1 April 2023 planning permission existed for four new homes in the parish that had yet to be completed.
- 6.13 Going forward, the continued rate of growth achieved over that last 20 years is not considered sustainable given the environmental and infrastructure capacities of Glemsford. However, and in accordance with the current settlement hierarchy of the Local Plan, it is appropriate that opportunities for some additional housing growth are supported over the lifetime of the Neighbourhood Plan and that the location of these is determined locally. Accordingly, within the Settlement Boundary, proposals for the development of infill plots or the redevelopment of previously developed sites will be supported where the site is not an active employment, service or community facility, and are in accordance with planning policies of this Neighbourhood Plan, the Joint Local Plan and the NPPF.
- 6.14 It is not possible to predict how many new homes might come forward through infill plots within the Settlement Boundary, although sites have continued to come forward over the years, the opportunity for new sites has diminished as sites are developed. The Neighbourhood Plan therefore supports further housing development coming forward in a planned way through the provisions of Policy GLEM2 and GLEM3.
- 6.15 Outside the Settlement Boundary, the NPPF is clear that decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
  - d) the development would involve the subdivision of an existing residential building; or*
  - e) the design is of exceptional quality, in that it:  
- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and  
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."*

## Policy GLEM2 – Housing Delivery

The Neighbourhood Plan provides for at least 100 dwellings to be developed in the Neighbourhood Plan area between 2023 and 2037.

This growth will be met through:

- i. the completion of new dwellings with planning permission as at 1 April 2023;
- ii. the site allocation identified in Policy GLEM3; and
- iii. small brownfield “windfall” sites and infill development within the Settlement Boundary.

In addition, proposals for the conversion of redundant or disused agricultural barns into dwellings outside the Settlement Boundary will be supported where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

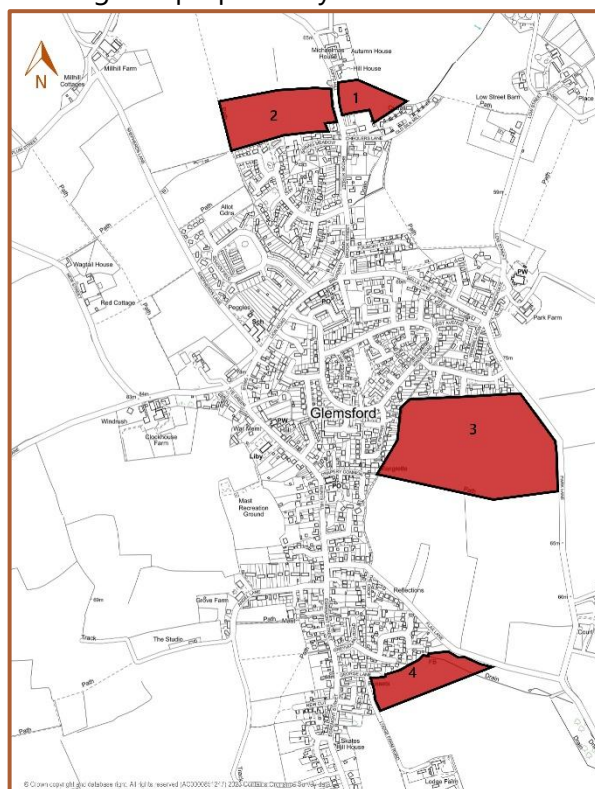
## Housing Allocation

6.16 In order to provide some local certainty about the level and location of housing growth, the Parish Council took an early decision in the preparation of the Neighbourhood Plan to allocate a site for housing. In 2020 an assessment of potential sites for housing was prepared by AECOM consultants

on behalf of the Parish Council as part of the Government’s neighbourhood planning support programme. The assessment, which is published on the Neighbourhood Plan pages of the Parish Council website, considered sites identified in the Glemsford Neighbourhood Plan Area through:

- The Babergh and Mid-Suffolk Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 and the SHELAA 2019 revision;
- Planning applications pending consideration; and
- Sites identified by the Neighbourhood Plan Group.

6.17 A final total of eleven sites were assessed for suitability and availability for allocation in the Neighbourhood Plan. Those sites were identified as either being wholly suitable, not suitable or could be suitable if issues could be resolved or mitigated against. As a consequence, seven sites were ruled out as being wholly unsuitable but there were no sites that were totally unconstrained, and which were suitable for development without resolving some issues. The remaining four sites, as



Map 4 - Assessed Housing Sites

illustrated on Map 4, were therefore carried forward for further consideration. This consideration is set out in Appendix 1 of the Neighbourhood Plan.

## Preferred Site

- 6.18 Having considered potential future housing needs and the availability of sites, the Neighbourhood Plan allocates a site of 11.4 hectares for new housing development west of Park Lane. Further detailed work on how the site could be developed has been taken through the preparation of a Site Masterplan report, also prepared by the AECOM consultancy as part of the Government's neighbourhood planning support programme.
- 6.19 The Masterplan report assessed:
- Location of existing community facilities
  - Proximity of heritage assets
  - Landscape and topography of the site and its setting
  - Movement and access
  - Site development constraints and opportunities
- 6.20 Having taken these matters into account, the Plan allocates the site for 100 dwellings. Development should take place in such a way as to maintain the key landscape features (hedges and boundaries), retain the existing connections with the wider landscape and provide a setting for development that is attractive, accessible and capable of delivery. An illustrative site concept diagram has been prepared, as identified in Figure 1, which will deliver an open space led development where a mix of house types and sizes, including affordable housing, would be set around a large central green space.
- 6.21 Affordable housing should be provided in accordance with the requirements set out in Policy SP02 JLP1, which requires 35% of the development to be affordable. This must be integrated into the development in order to be indistinguishable from market housing. Proposals for self-build/custom-build housing or proposals that make a proportion of serviced dwelling plots available for sale to self-builders or custom builders will be supported.



Figure 1 – Site Development Concept

### Development Principles

6.22 The development of the site should be carried out in accordance with the following principles.

#### Phasing

- In order to assimilate the development into the existing village and reduce singular impact on services, the development should be split into two phases of equal number of homes, with the first homes in the second phase not being commenced until January 2031.

#### Movement and access

- The site should be accessed by road solely from Park Lane.
- The 30 mph speed limit on Park Lane should be extended to the southern extent of the site.
- Pedestrian and cycle links should be provided to adjoining paths to encourage walking and cycling into village centre destinations such as shops and the Primary School.
- Means of ensuring a safe crossing of Park Lane should be provided to enable improved linkage into the public rights of way network, supporting the wider ambition for better cycling and walking connectivity between Glemsford and Long Melford, as identified in Babergh District Council's Local Cycling and Walking Infrastructure Plan.
- The majority of the parking should be located on plot, primarily to the side of the properties. There is scope for some component of on-street parking to accommodate visitors parking.

#### Green Infrastructure

- A minimum five hectares of new green space will be provided as part of the overall development of the site.
- New amenity space, play space (for children and youth), and two multi-purpose futsal courts/ multi-use games areas should be available for village to enjoy.
- The new network of open spaces must seek to integrate existing features such as hedgerows and trees.

- The eastern and southern boundaries of the site, adjoining Park Lane and the open countryside, should comprise structured landscaping with new tree planting to screen the development from locations across the Glem valley to the east and Stour valley to the south.

### **Built form (townscape)**

- All the buildings will be of two storeys in height, allowing for the views towards the surrounding landscape to still be visible from the main village.
- Buildings should be arranged with their frontages perpendicular to the road line.
- Development should be arranged in a series of large and smaller parcels. Each parcel should have a relationship with the open space and surrounding street network in some shape or form.

6.23 Developers are encouraged to undertake pre-application engagement with the Parish Council and local community prior to submitting planning applications to the local planning authority.

## **Policy GLEM3 - Land west of Park Lane**

A site of 11.4 hectares west of Park Lane is allocated for 100 dwellings and recreational open space. Development of the site should be undertaken in accordance with the Concept Diagram (Figure X) and the Development Principles set out in this Plan.

Development proposals should:

- i. incorporate measures to manage traffic safety and speeds on Park Lane including a southerly extension of the 30 mph speed limit and safe crossing point at the public right of way as illustrated on the Concept Diagram
- ii. enable access to the public rights of way network and other paths linking the site to adjoining development

Housing proposals should provide a mix of sizes and types in accordance with the most up-to-date evidence on objectively-assessed housing needs.

The affordable housing provision should be designed so that it is 'tenure blind' (so that it is indistinguishable from open market housing), be distributed around the site and not concentrated in any one area.

Proposals that include an element of self-build housing will be supported.

Any planning applications must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

## **Affordable Housing**

6.24 Affordability of housing remains a significant barrier for many seeking their own homes. Government figures indicate that, in Babergh, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market. Recent statistics from Zoopla, the house price aggregator, identifies that the average price for a home in Glemsford in April 2023 is £301,745, lower than the average for Suffolk of £342,958. Figures published by the government in March 2023 identified that the ratio of median house price to median gross annual (where available) workplace-based earnings for Babergh was 12.64, which means that house prices were over 12 times more than income. By means of contrast, the ratio in 2011 was 8.02 meaning that house prices are becoming less affordable for more people.

- 6.25 During the Neighbourhood Plan period, should a further need be identified for affordable housing to meet an identified local need, additional provision could be met through a “rural exception site” located outside but adjoining the Settlement Boundary where housing would not normally be permitted. Paragraph 76 of the NPPF states that “Local planning authorities should support the development of exception sites for community-led development...on sites that would not otherwise be suitable as rural exception sites. However, JLP1 provides little in the way of a detailed guidance for the delivery of affordable housing on a rural exception site. Policy LP07 states that any scheme should be “well-connected to an existing settlement and proportionate in size to it”. The Neighbourhood Plan therefore provides more detail as to how such a scheme would be considered.
- 6.26 To deliver affordable housing through the “exception sites” approach, the following would be required:
- A local need established, normally through a parish housing needs survey;
  - A willing landowner should be prepared to sell land at a price significantly below the market value for housing land; and
  - A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

### **Policy GLEM4 – Affordable Housing on Rural exception Sites**

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 76 of the NPPF) on rural exception sites outside the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. Remains affordable in perpetuity; and
- ii. Is for people that are in housing need because they are unable to buy or rent properties in the Village at open-market prices; and
- iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a. That no other means of funding the construction of the affordable homes is available; and
- b. The market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

- 6.27 One option for delivering affordable housing that meets local residents' needs is through the creation of a Community Land Trust which are democratic, not-for-profit organisations that own and develop land for the benefit of the community. They typically provide affordable homes but can also deliver projects such as community gardens, pubs, shops, shared workspaces and local energy schemes. They are community organisations run by local people who want to make a difference to their local community, putting control of assets into the hands of local people.
- 6.28 Homes that are built through a Community Land Trust ensure that their homes are permanently and genuinely affordable as demonstrated by a recent scheme at Peek Close in Lavenham. There may be future opportunities for such a development in Glemsford, perhaps as part of the Park Lane allocation, should sufficient support and volunteers be willing to come forward to run a Trust.



## 8. Employment

### Objectives

**3 Maintain and improve employment opportunities that do not result in detrimental impacts on local infrastructure, the environment and residents' amenity**

**4 Improve opportunities for home working**

### Context

8.1 Glemsford traditionally has an important role in supporting jobs and the local economy, reflected by the nineteenth century horsehair, coconut fibre, flax and silk mills. More recently, the Philips Avent factory adjacent to the A1092 was a major employer until it closed in July 2020 when manufacturing was transferred to the Netherlands resulting in the loss of around 425 jobs. However, on a much more positive note for local employment, early in 2023 and following the refurbishment of the buildings, GCB Cocoa commenced production of chocolate products on the site with a further phase of development due to open in 2024 when around 370 people will work on the site.



8.2 The 2021 Census indicates that the proportion of Glemsford's residents aged 16 and over that were unemployed was the same as Babergh as a whole at 2.1%. However, the proportion of the same age group that were retired was lower than Babergh at 26.9% compared with 30%. The Census also indicated that nearly 23% of those residents in work were working mainly from home in 2021, but it is likely that this figure is skewed by the restrictions that were in place at the time due to the Covid-19 pandemic. Figures on the number of people whose place of work was Glemsford parish were not available at the time the Neighbourhood Plan was prepared.

### Village Survey

8.3 The 2018 Village Survey asked a number of questions on employment, the results of which are available to view in the survey report published on the Neighbourhood Plan pages of the Parish Council website. The key headlines from the survey are:

- Of those that responded, there was a strong feeling that there were not adequate and suitable employment within or within easy reach of Glemsford.
- 74% of respondents agreed that Glemsford will only ever be a provider of minor employment opportunities.
- Half of the respondents thought that land should be made available for small scale business development in Glemsford.

### Planning Policy Context

8.4 The National Planning Policy Framework supports economic growth in rural communities, with paragraph 88 stating that planning policies and decisions should:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside;

8.5 At a local level, Policy SP05 of JLP1 identifies strategic employment sites across the district, with the nearest being at Sudbury. The Plan also acknowledges the importance of small-scale businesses across the district in support of economic sustainability and diversity.



## Planning Policies

- 8.6 The Neighbourhood Plan does not identify new sites for employment uses but it does seek to protect the existing employment use locations to ensure that local job opportunities remain and where such uses remain acceptable and viable. The GCB Cocoa site on the A1092 (Lower Road) is specifically identified as an existing employment site as are the smaller but equally important sites at Clockhouse Farm and Patches Yard south of Cavendish Road. The sites are identified on the Policies Map.
- 8.7 The creation of additional jobs in these or other sites in Glemsford will be supported where the proposal would not have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to it and identified important views.

### Policy GLEM5 - Employment Sites

The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, important views identified on the Policies Map and important gaps in the built-up area.

Proposals for non-employment or business uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:

- a) evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- b) the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- c) an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- d) it is for an employment related support facility, such as employment training/education or workplace crèche;
- e) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site.

- 8.8 The Neighbourhood Plan supports the creation of additional jobs where such development would not have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. It is envisaged that employment premises on new sites would remain small in terms of the size of the premises and the number of people employed on the site. Major development on new sites would not be appropriate in the parish as more sustainable locations exist in Sudbury where access by sustainable travel modes such as buses, walking and cycling can be readily achieved and the potential for detrimental impact on the landscape character of the area reduced.

## Policy GLEM6 - New Businesses and Employment

Proposals for new business development will be supported where sites are located within the Settlement Boundary identified on the Policies Map where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.

Outside the Settlement Boundary, proposals will be supported where:

- it is located on land designated in the development plan for business use; or
- it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal.



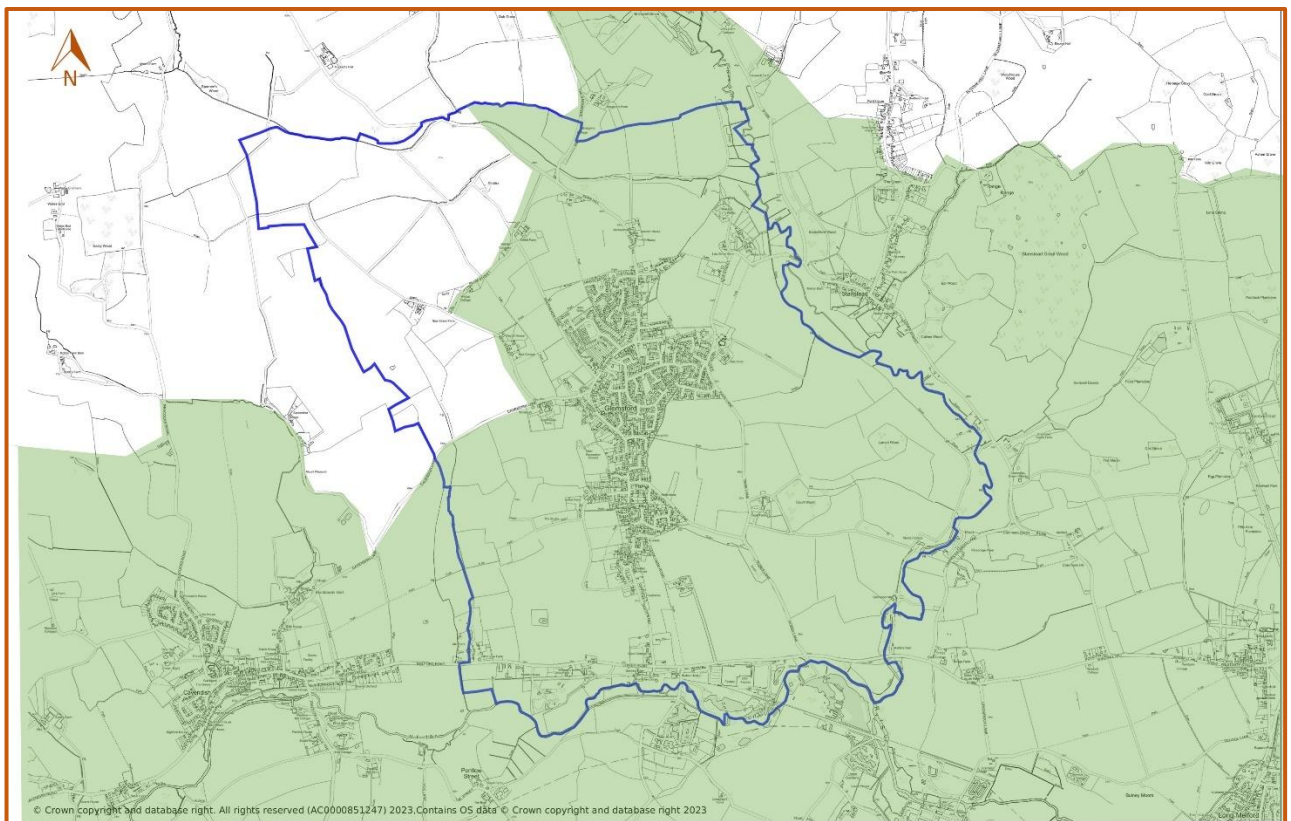
## 9. Natural Environment

### Objectives

- 5 **Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment**
- 6 **Maximise opportunities to improve natural habitats and biodiversity**

### Context

- 9.1 For the purposes of the Neighbourhood Plan, the natural environment is the landscape and natural features of the parish including wildlife habitats. Within the parish there are two Sites of Special Scientific Interest, Glemsford Pits, which are disused water-filled gravel workings that include a length of the River Stour and which extend across the county border into Essex; and Court Wood which is ancient woodland and one of a group of 15 woods associated with the former Kentwell Estate.
- 9.2 Part of the parish is included in the Stour Valley Project Area, a distinct area that lies upstream of the nationally designated Dedham Vale Area of Outstanding Natural Beauty and which follows the valley of the River Stour. It is illustrated on Map 5. The Parish Council has joined “Wilder Together in the Stour Valley” to support local people to take action for wildlife by creating a network of wildlife-friendly spaces on both public and private land, including gardens.



Map 5 – Stour Valley Project Area

### Village Survey

- 9.3 Of those that responded to the Village Survey, 91% considered it important or very important to keep the surrounding green and free from development; 96% considered hedgerows and woods were important or very important; and 87% thought that viewpoints (eg from the Church) were important or very important.

## Planning Policy Context

- 9.4 Paragraph 187 of the NPPF states that “planning policies and decisions should contribute to and enhance the natural and local environment” while at the local level, Policy SP09 JLP1 requires development to:
- support and contribute to the conservation, enhancement and management of the natural and local environment and networks of green infrastructure, including: landscape, biodiversity, geodiversity and the historic environment and historic landscapes; and
  - protect and enhance biodiversity. This must ensure that the network of habitats and green infrastructure is more resilient to current and future pressures.

## Planning Policies

- 9.5 In preparing the Neighbourhood Plan, regard has been had to a number of background studies, namely:
- Heritage and Settlement Sensitivity Assessment for Babergh and Mid Suffolk District Councils; prepared by Place Services - March 2018
  - Valued Landscape Assessment. Stour Valley Project Area; prepared by Alison Farmer Associates for the Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project Area Partnership – March 2020

These studies are available to view on the neighbourhood plan pages of the Parish Council website.

- 9.6 In addition, as part of the preparation of the Neighbourhood Plan, a parish wide Landscape Character Appraisal was commissioned in 2019 to provide an understanding of the character and qualities of the landscape (including the built environment) of Glemsford to support the preparation of planning policies in the Plan.

## The Landscape

- 9.7 The 2018 Heritage and Settlement Sensitivity Assessment noted, for Glemsford, that “in terms of the settlement’s susceptibility to change, there are areas of greater or lesser sensitivity.” It recommended that:

“The north eastern area of settlement which includes the church is highly susceptible to development and retains its historic association with its surrounding landscape. Similarly there is little modern incursion surrounding Tye Green to the west of the settlement. The local Authority should seek to avoid development within these areas. However the area to the south west of the settlement is of relatively low value from a heritage perspective and there is the potential for expansion in this area which would not impact on the significance of identified known heritage assets.”

- 9.8 The Valued Landscape Assessment noted that:

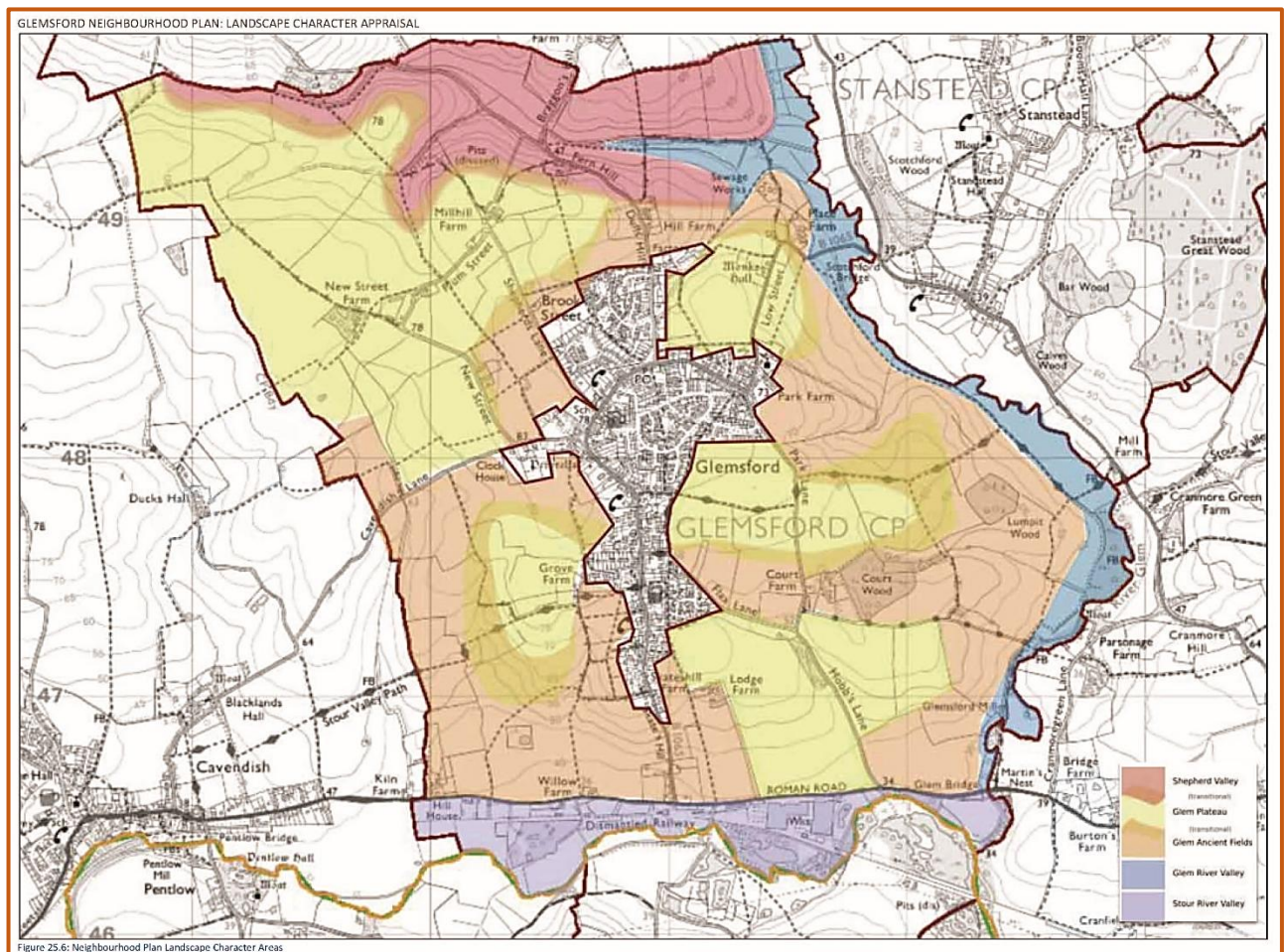
*“Glemsford’s immediate landscape setting comprises the Undulating Ancient Farmlands which form the elevated land above the valley on which the settlement sits. The Rolling Valley Farmlands landscape type comprise the steeper valley sides that drop into the adjacent valleys to the east and south, while the Valley Meadowlands landscape type comprise the valley floors. The change from Undulating Ancient Farmlands to Rolling Valley Farmlands is very subtle due to topography but also as a result of similar land uses. Much of the immediate setting to the village comprises pre-18th century enclosure patterns.”*

- 9.9 In terms of landscape sensitivity, the Assessment noted that *“The village is sensitive to change that further erodes the linear form of the settlement and hierarchy of lanes and characteristic junctions. Furthermore, the position of the church on the outer edge of the settlement and the elevation of the settlement above the high quality Glem Valley increase its sensitivity.”*

9.10 In order to conserve the special qualities of the landscape, the Assessment suggested the following:

- Seek opportunities to undertake new woodland planting on upper slopes (between 60-70m contours) to mitigate the effects of existing development and create a wooded skyline especially in views from the Stour and Glem valleys.
- Protect rural valley views to the church and its sense of isolation.
- Protect the linear street character, the hierarchy of routes and village greens at junctions and avoid further cul-de-sac development which undermines settlement form and creates an abrupt interface with the surrounding landscape.

9.11 The Glemsford Landscape Character Appraisal identified five distinct landscape character areas across the parish, as illustrated on Map 6, and provides a description of the areas.



Map 6 – Landscape Character Areas

## Policy GLEM7 - Protection of Landscape Setting of Glemsford

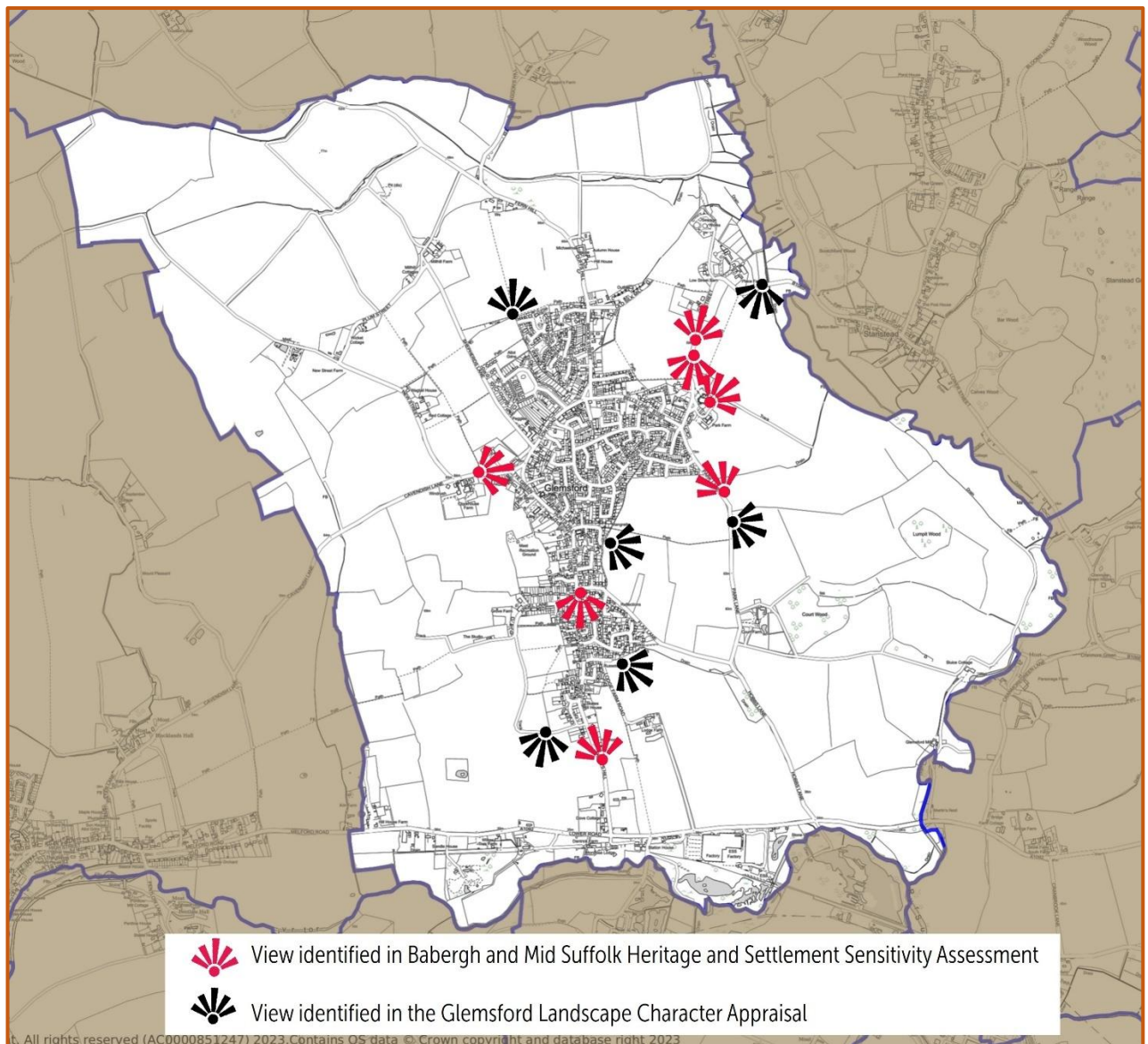
To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- i. have regard to the rural and landscape character and the setting of the built-up areas of the parish; and
- ii. conserve or enhance the unique landscape and scenic beauty within the parish, having regard to the Glemsford Landscape Character Appraisal.

Proposals for new buildings outside the Settlement Boundary will be required to be accompanied by a Landscape and Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.

### Important Views

- 9.12 The Landscape Character Appraisal reinforced the importance of the setting of the built-up areas within its wider landscape. In particular, an appendix to the Appraisal provided an assessment of important views into and out of the village. Some of these views were from locations outside the Neighbourhood Area and are outside the remit of planning policies in the Neighbourhood Plan. Additional views were identified in Appendix 1 of the Babergh and Mid Suffolk Heritage and Settlement Sensitivity Assessment Final Report – March 2018. The views and the source of their identification are identified on Map 7.



Map 7 – Important Views

- 9.13 Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of Glemsford and will not be supported. When proposals for development in the Village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape and Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity are considered in decision-making.

### Policy GLEM8 - Protection of Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Views.

### Biodiversity

- 9.14 The National Planning Practice Guidance, published to support the NPPF, notes that; “Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a

combination of on-site and off-site measures.” In Glemsford, development proposals that deliver such improvements will be particularly supported. The Guidance states that examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating ‘swift bricks’ and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, specifically hedgehog tunnels in any new development.

9.15 Under the Environment Act 2021, there is now a statutory requirement for development, with a few exceptions, to deliver a minimum 10 per cent measurable net gain in biodiversity. This is to be measured using DEFRA’s biodiversity metric and all net gains will need to be secured and monitored for at least 30 years. A Local Nature Recovery Strategy is being prepared for Suffolk which will include:

- a local habitat map showing where valuable areas for nature are currently located;
- a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and
- a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit.

When complete, it will provide a blueprint for how Suffolk’s local communities, landowners, local authorities, private companies, and government bodies can work together to; broaden protection, restore, and recover nature on the ground.

## **Policy GLEM9 - Biodiversity**

Development proposals should avoid the loss of, or material harm to trees, hedgerows and other natural features such as ponds.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example:

- a. The creation of new natural habitats including ponds;
- b. The planting of additional native trees and hedgerows of local provenance and;
- c. Restoring and repairing fragmented biodiversity networks.

In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings and their plots for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.

## **Local Green Spaces**

9.17 There are a number of important open areas within the village that make significant contributions to the character and setting of the built environment. The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces (‘LGS’) in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 107 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;



- Demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

9.18 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 107 of the NPPF. The spaces that meet the criteria are identified in Policy GLEM10 and are illustrated on the Policies Map. The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

### Policy GLEM10 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

1. Amenity open space and play area at School Field
2. Tye Green
3. Fair Green
4. Parish Churchyard, cemetery and associated green spaces
5. Kings Road Play Area
6. Crownfield Road Play Area and open space
7. The Playing Field
8. Allotments
9. School Playing Field
10. Village Hall Play Area

Development in the Local Green Spaces will be consistent with national policy for Green Belts.



## 10. Built and Historic Environment

### Objectives

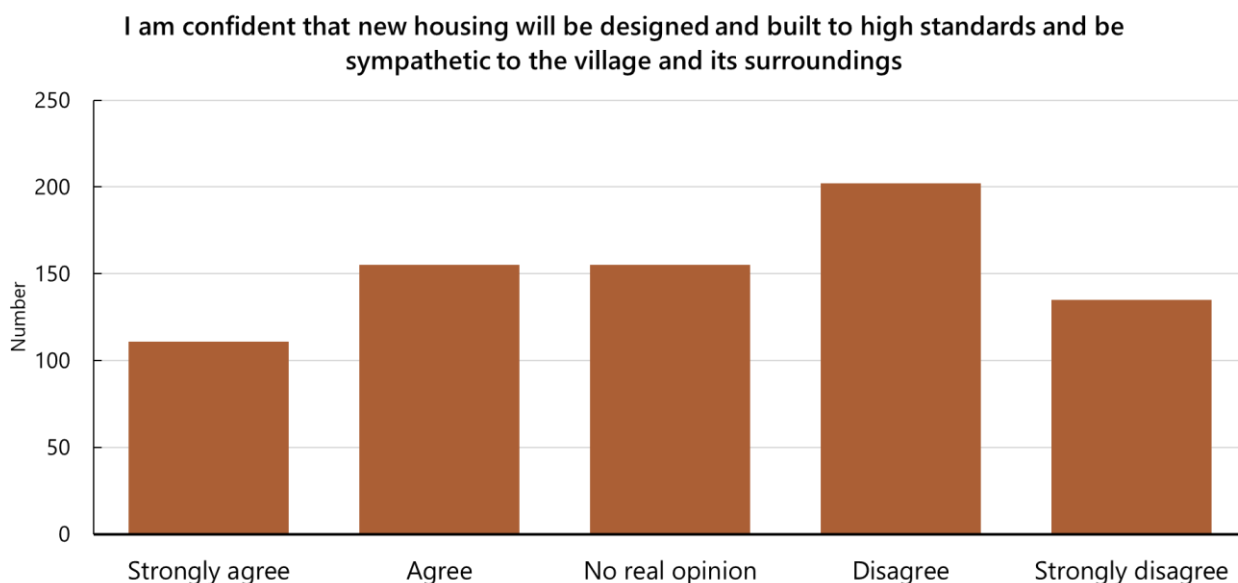
- 8 Recognise and protect the importance of Glemsford’s historic assets and their settings
- 9 Ensure that new development is designed in a way that reflects local character
- 10 Minimise the impact of new development on infrastructure, services and existing residents

### Context

- 10.1 Glemsford has a conservation area that was originally designated by the former West Suffolk County Council in 1973 and inherited by Babergh District Council at its inception in 1974. The boundary was revised by the District Council in 2001. In addition there are 46 Listed Buildings in the parish, primarily located within the Conservation Area. Details are contained in Appendix 2. It is also known that the area is rich in archaeological finds. Suffolk County Council Archaeological Service’s Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.
- 10.2 The design of new development can have a significant impact on its surroundings if not given careful consideration. What is suitable for modern areas might not fit in with areas dominated by historic buildings and features and it is important that careful consideration is made at the outset as to how the proposal impacts on the character of the area and existing residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset, can have a significant detrimental impact on the area. It will also be important that the design pays attention to minimising environmental impact through, for example, the incorporation of energy saving measures. Where planning permission is required for development, it will be important that careful consideration is given to the proposal to ensure that it enhances rather than detracts from the locality within which it is located.

### Village Survey

- 10.3 The 2018 Village Survey asked whether respondents were “confident that new housing will be designed and built to high standards and be sympathetic to the village and its surroundings.” The results are illustrated in the chart below.



## Planning Policy Context

- 10.4 The NPPF notes that heritage assets (see Glossary) “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 10.5 In terms of development design, the NPPF makes it clear, in paragraph 131, that *‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’* In January 2021 the government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It *‘provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.’* This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.
- 10.6 Policy SP10 of JLP1 requires all development to mitigate and adapt to climate change through:
- adopting a sequential risk-based approach taking into account future-proofing measures for impacts of flooding
  - conforming to the principle of Holistic Water Management
  - applying existing and innovative approaches to sustainable design and construction; and
  - identifying opportunities, where appropriate, to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.
- 10.7 Policy LP24 of Part 1 of the Joint Local sets out a detailed policy concerning the design of new development and the protection of residential amenity.

## Planning policies

- 10.8 New development in Glemsford should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings.
- 10.9 As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Glemsford Design Codes – September 2021). The Guidelines are published as supporting evidence to the Neighbourhood Plan and seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. The Design Guidance and Codes contain a development checklist which is reproduced in Appendix 3 to which development proposals should respond, as appropriate.

## Policy GLEM11 – Development Design

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in the Glemsford Design Guidance and Code and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the village's sense of place and/or local character, as identified in the Glemsford Design Guidance and Code;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
  - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
  - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
  - iii. identified important views into, out of, or within the village as identified on the Policies Map;
  - iv. sites, habitats, species and features with biodiversity and ecological interest;
  - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate, and include trees elsewhere within developments where the opportunity arises.
- h. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- j. wherever possible ensure that development faces on to existing roads;
- k. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- l. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- n. provide one electric vehicle charging point per new off-street residential parking place created.
- o. integrate energy efficient technologies such as photovoltaic and heat pumps.

## **Flooding and Sustainable Drainage**

- 10.10 The elevated position of the main built-up area of the village is such that flooding from rivers and watercourses is not a problem for the area. However, it is a very different situation in the vicinity of the River Stour and the River Glem, which are in Flood Zone 3 where there is a high probability of flooding resulting from the watercourses overflowing. There are some areas in the village that are also susceptible to surface water flooding and groundwater flooding, particularly during events of heavy or persistent rain.
- 10.11 New developments in Glemsford must be designed to not increase the risk of surface water flooding, either on the development site or elsewhere in the village. As such, proposals will be required to make provision for the management of surface water run-off. The use of Sustainable Drainage Systems (SuDS) will be necessary on larger developments and supported on smaller schemes in accordance with the guidance published by Suffolk County Council, the Lead Local Flood Authority, and should provide multifunctional benefits such as amenity and biodiversity. JLP1 includes Policy LP27 – ‘Flood risk and vulnerability’ and it is not necessary to repeat the requirements of that policy in the Neighbourhood Plan.

## **Light Pollution**

- 10.12 Paragraph 198 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. The adopted Local Plan does not include any specific policies concerning artificial lighting. It is acknowledged that the lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

## **Policy GLEM12 – Artificial Lighting**

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

# 11. Services and Facilities

## Objectives

### 11 Protect and improve the range of community facilities and services.

#### Context

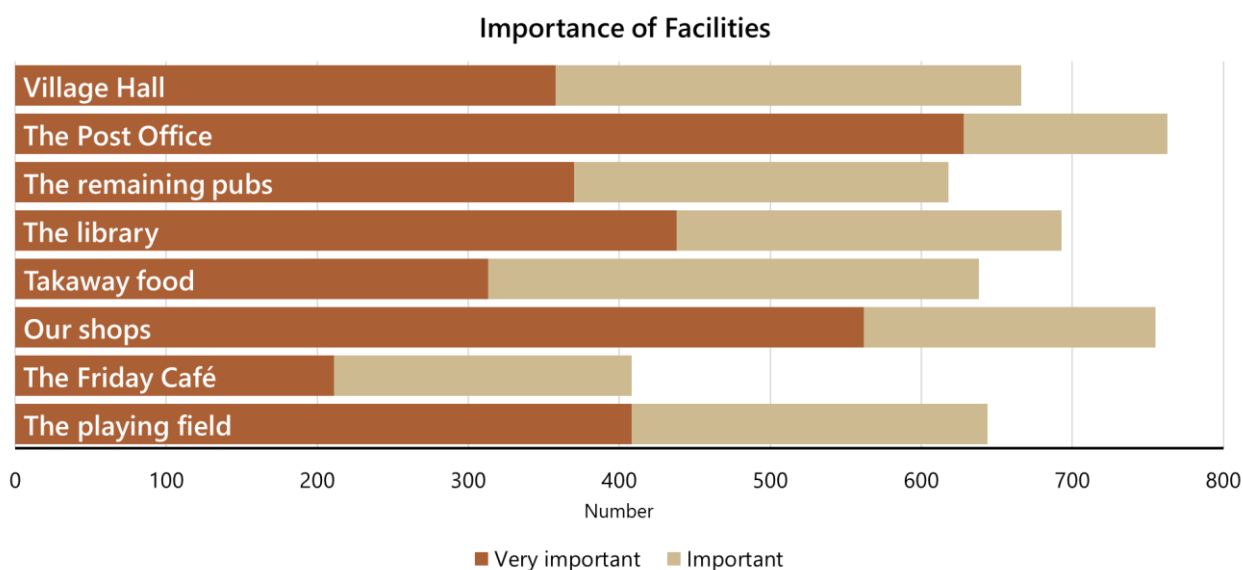
11.1 As identified earlier in the Plan, Glemsford has a good range of services and facilities which meet most of the day-to-day requirements of residents, although it is fair to say that the Covid-19 pandemic at the beginning of the 2020's followed by the UK economic downturn has had a significant impact on the viability of many businesses with many no longer functioning.

11.2 At the time of preparing the Neighbourhood Plan, the following were available:

- Spar convenience store
- Hunts Hill convenience store including Post Office
- The Angel Inn,
- Wongs at the Cherry Tree,
- Rumbles Fish and Chips,
- The Craft Cabin Café,
- Willow Tree Farm Shop and Café
- Three hairdressers
- One beauty salon.
- Glemsford Tyres,
- M&J Motors.
- Glemsford Primary Academy School and Nursery
- Glemsford Village Hall
- St Mary's Church
- Glemsford Methodist Church
- Glemsford Surgery and Pharmacy
- Recreation Ground,
- Village Hall Playground
- Schoolfield, Crownfield and Kings Road Playgrounds
- Hammond Croft Allotments
- The Old School Hall
- The Library

#### Village Survey

11.3 The 2018 Village Survey asked how important people considered a number of services and facilities. The responses are illustrated in the chart below.



## Policy context

- 11.4 Paragraph 98 of the NPPF states planning policies should “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”
- 11.5 Policy LP28 of JLP1 sets out how proposals for the provision of new or expanded services and facilities will be considered and also states that proposals “involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;
- Compensatory provision of an alternative or improved facility will be provided in an equally accessible or improved location or
  - The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role in its current or future form and it is not needed for an economically viable alternative community use.”
- 11.6 The policy also identifies the requirements for demonstrating how lack of viability and need will be assessed.

## Planning policies

- 11.7 The Neighbourhood Plan relies on Policy LP28 of JLP1 which would apply to:
- proposals for new and or expanded facilities, or
  - development that would result in the loss of existing facilities

### **Policy LP28 – Services and Facilities within the community:**

#### *1. Provision of New and / or Expanded Services and Facilities*

- Proposals for new accessible local services and community facilities will be supported where the proposal is well related to and meets the needs of the local community,*
- Development of and improvements to services and facilities which would assist in safeguarding a viable community asset will be supported subject to Plan policy compliance. The facility should be a proportionate scale to the settlement and should not adversely affect existing facilities. Proposals, particularly those located outside settlement boundaries, must demonstrate evidence of the community need for and/or the benefits of the new facilities and good accessibility to the community to be served.*
- All development should have a high standard of design and sympathetic to the surrounding landscape and townscape, with no adverse effects on heritage assets and their settings.*
- For open space, all developments in excess of 1 hectare, will be required to provide on-site open space provision to meet the needs it creates having regard to what is already in the area and the most recent Open Space Assessment. This is unless the LPA considers it more appropriate to make improvements to existing open space within the locality in an equally or more accessible location than the proposed development.*

#### *2. Loss of Services and Facilities*

*Development involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;*

- Compensatory provision of an alternative or improved facility will be provided in an equally accessible or improved location; or*
- The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role in its current or future form and it is not needed for an economically viable alternative community use.*

*3. Evidence to demonstrate that a service or facility is not viable, either in its current or future form should be agreed with the relevant LPA in advance (before being gathered) and should include:*

- a. *A sustained marketing period, normally of 6 months, undertaken at a realistic asking price on a range of terms and in an appropriate format by an independent qualified assessor;*
- b. *Regard to any material considerations, designations or adopted plans for the area.; and*
- c. *Regard to relevant evidence on levels of community need and/or requirements.*

4. *Conversion of community facilities or premises into residential dwelling(s) will be permitted subject to Plan policy compliance.*

11.8 In some instances, the loss of a service might have a significant detrimental impact on the Village and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the government in the Localism Act 2011 and came into force in September 2012. The aim was to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their area as 'Assets of Community Value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that 'social interests' include: cultural, recreational and sporting interests.

11.9 In Glemsford, The Angel public house is designated as an Asset of Community Value and there may, during the lifetime of the Neighbourhood Plan, be circumstances where the Parish Council would consider it appropriate to seek the protection of additional community facilities as an Asset of Community Value.





## 12. Travel

### Objectives

**12 Support and encourage safe and sustainable transport, including walking, cycling and public transport**

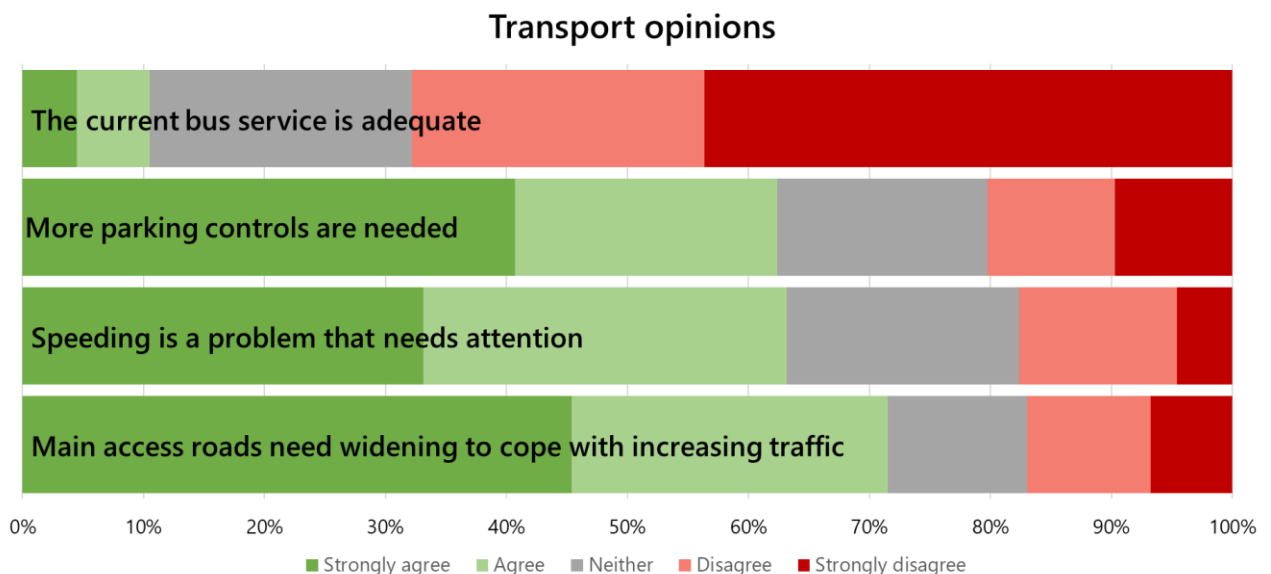
**13 Minimise the impact of vehicles on the environment**

### Context

- 12.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.
- 12.2 The village is reasonably well served by public transport with a good service on weekdays to Bury St Edmunds, Clare, Long Melford and Sudbury. However, Saturday services are more limited, especially to Long Melford and Sudbury when only one late afternoon service runs.
- 12.3 The road network includes the A1092 running east-west along the Stour Valley and the B1065 provides a route through the centre of the village and on north via the B1066 to Bury St Edmunds. There is also a good network of public rights of way, primarily public footpaths, and the 55 miles Stour Valley Path runs through the village.

### Village Survey

- 12.4 Residents were asked for their opinions on four statements relating to travel issues in Glemsford. The results are illustrated in the chart.



### Policy Context

- 12.5 The NPPF seeks to promote sustainable transport through reducing the impacts of development on transport networks and promoting walking, cycling and public transport. Policy LP29 of JLP1 sets out a number of criteria against which development will be assessed in terms of traffic impact and improvements to travel.

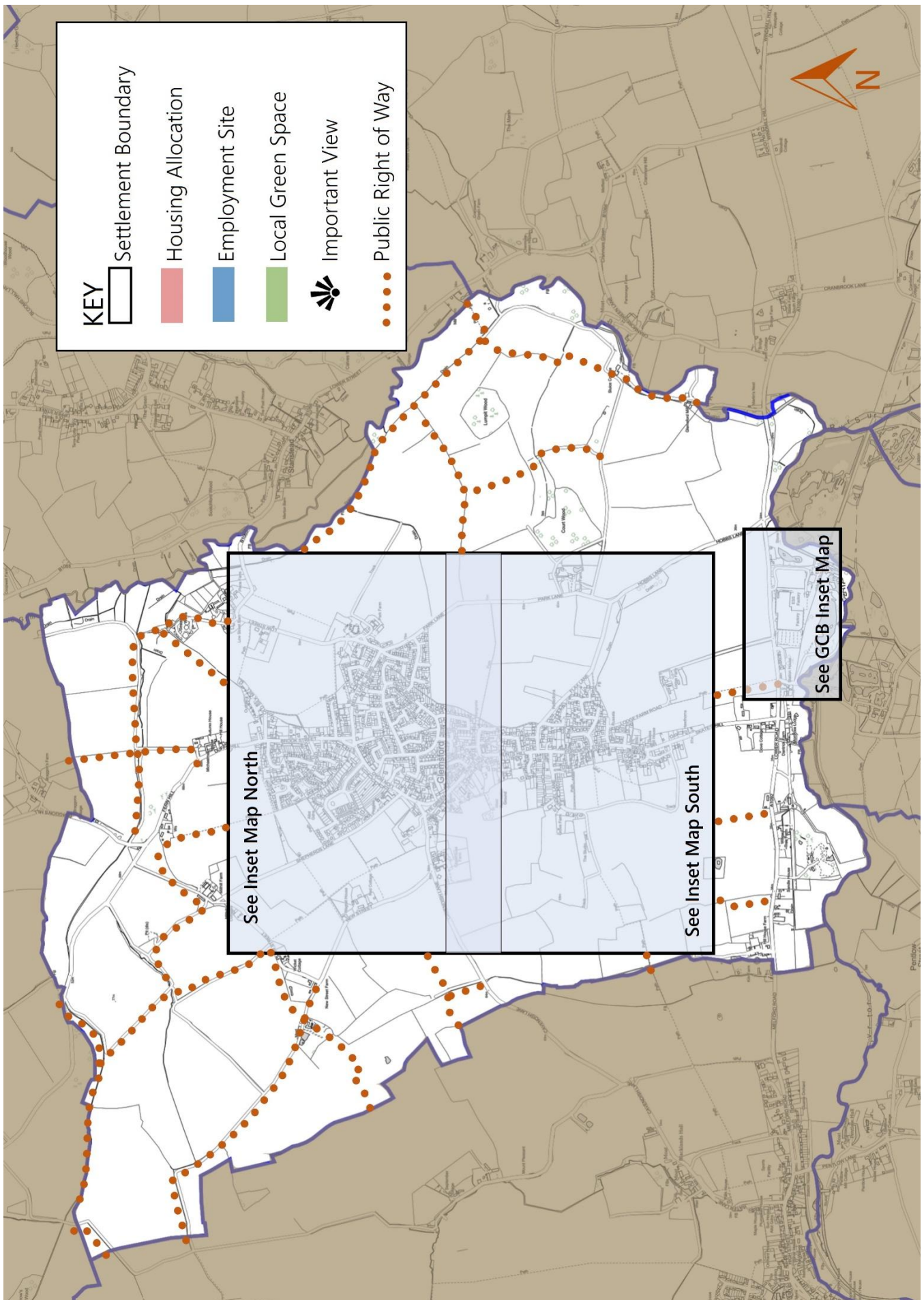
## Planning policies

- 12.6 Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is not an appropriate place to contain policies for their improvement. Likewise, the provision of bus services is a decision made outside the planning system but the Parish Council will advocate for the needs of Glemsford within the Suffolk Enhanced Partnership Passenger Group.
- 12.7 Public rights of way provide opportunities for recreational walking, horse riding and cycling. Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development proposals.

### Policy GLEM13 – Public Rights of Way

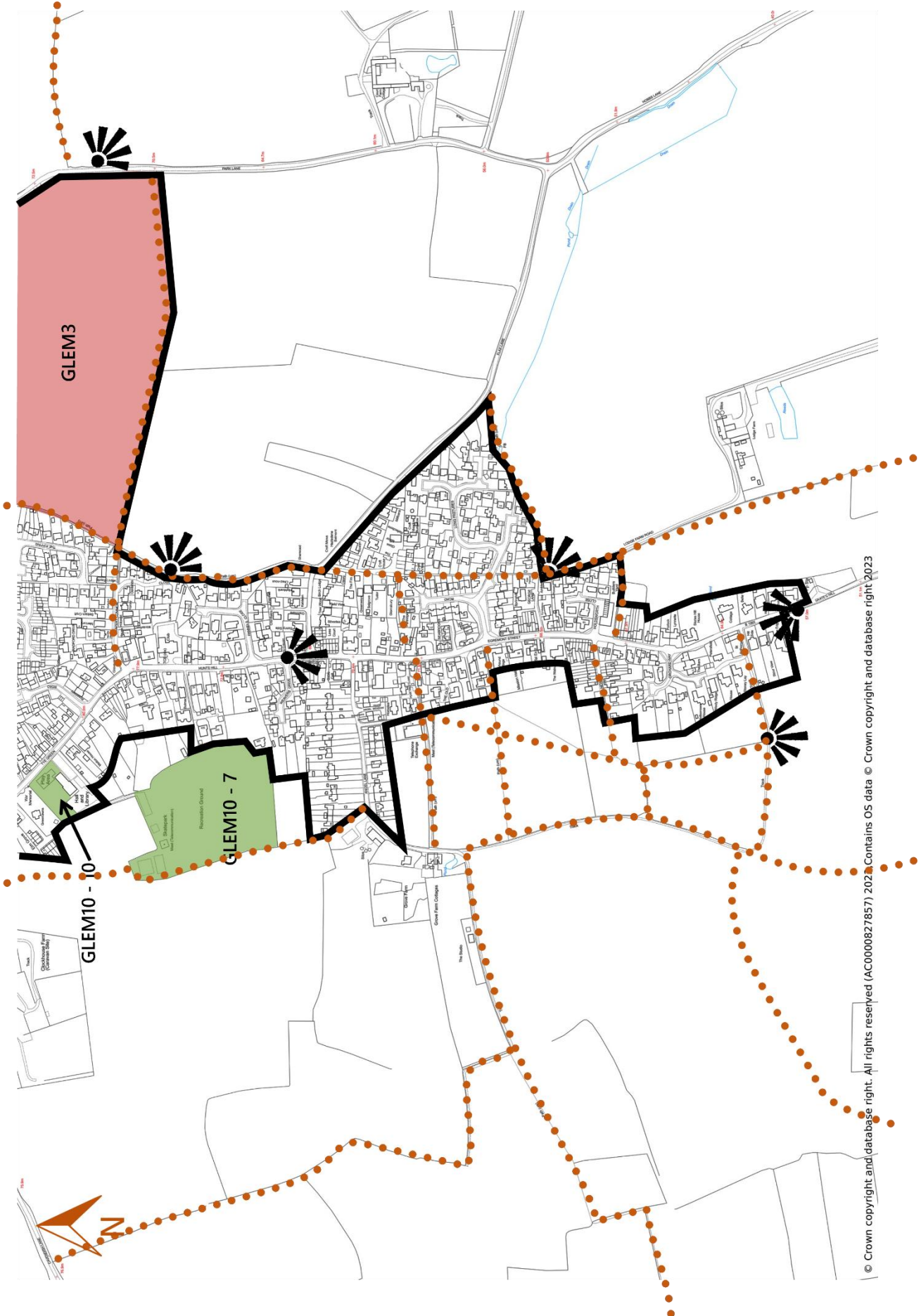
Measures to improve and extend the existing network of public rights of way and bridleways will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.

# Policies Map



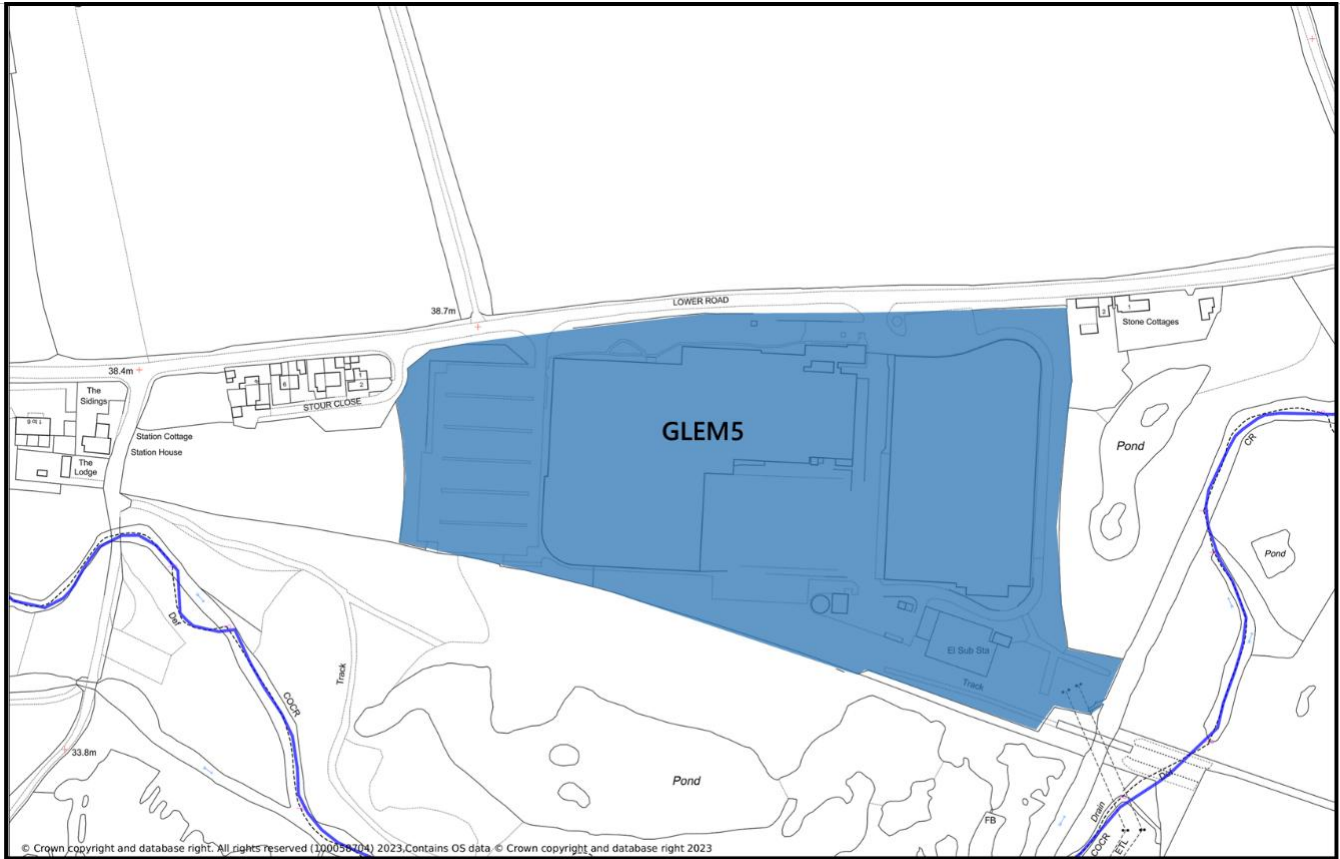


# Village Centre Inset Map (South)

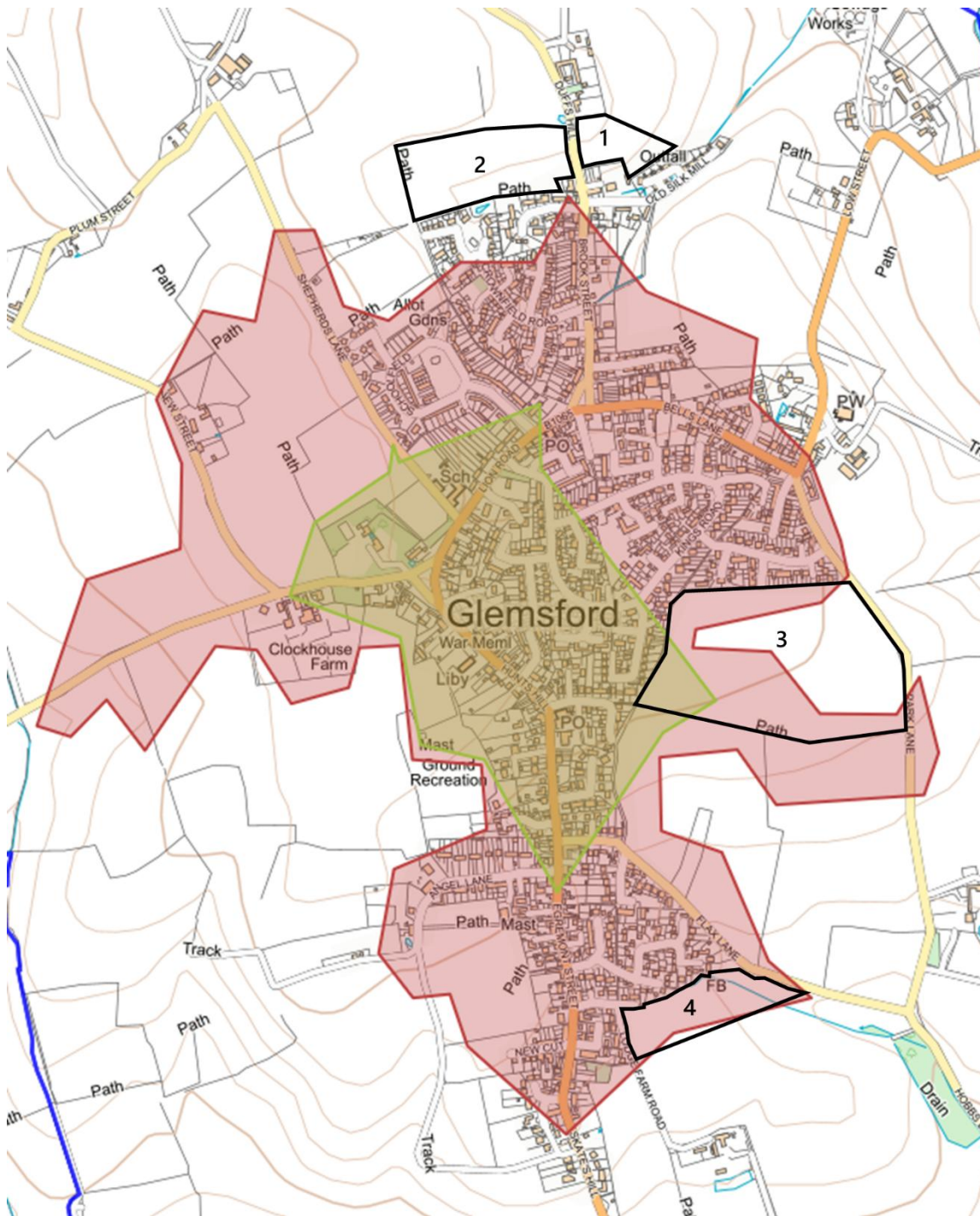


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# GCB Cocoa Employment Site



## Appendix 1 – Housing Site Selection



**The sites assessed and walking times from Village Hall – 5 mins and 10 mins**

### **Site 1: Land east of Duffs Hill**

The site has an area of 1.29 hectares and a capacity of between 25 and 30 dwellings. It would be accessed off Duffs Hill, a single-track road and may not be able to support a significant amount of new vehicle movement arising from new development. There are listed buildings in close proximity to the site and development could have a detrimental impact on the setting of these heritage assets.

The Glemsford Site Options and Assessment (2020) concluded that it would only be suitable for a limited amount of development.

### **Site 2: Land west of Duffs Hill**

The site has an area of 4.02 hectares but only the frontage was considered possibly suitable for housing when assessed both by Babergh District Council in their Strategic Housing and Employment Land Availability Assessment (2019). As with Site 1, the site would be accessed from Duffs Hill which would be unsuitable for significant increases in traffic.

The Glemsford Site Options and Assessment (2020) concluded that it would only be suitable for a limited amount of development.

### **Site 3: Lane west of Park Lane**

The site has an area of 11.4 hectares and is centrally located close to existing services and facilities with only minor physical constraints. Park Lane is a two-way road with direct access to the A1092. Pedestrian links to the services and facilities of the village centre could be provide via The Pippins and via Drapery Common.

The Glemsford Site Options and Assessment (2020) concluded that the site had the potential to create an urban extension that might also include additional physical, social and green infrastructure. Structural screening would need to be planted along the southern and eastern boundaries to reduce the visual impact on the surrounding countryside.

### **Site 4: Land south-east of George Lane**

The site has an area of 2.8 hectares and would have to be accessed via Flax Lane which is a narrow single-track road that would be unsuitable for significant increases in traffic. Pedestrian links to the services and facilities of the village centre could be provide via George Lane and via Long Pastures. Development on the site has the potential to impact on the nearby Conservation Area. Structural screening would need to be planted along the southern and eastern boundaries to reduce the visual impact on the surrounding countryside.

The Glemsford Site Options and Assessment (2020) concluded that the site had some potential for development.



## Appendix 2 – Glemsford’s Listed Buildings

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

The addresses are as described by Historic England in their published register of Listed Buildings. Locally, they may be known by different addresses. The information in this appendix is correct at the time of writing the Plan. An up-to-date record of all listed heritage assets should always be sought from Historic England or other reliable sources of information.

### Grade 1 Listed Buildings

- Church of St Mary, Churchgate

### Grade II\* Listed Buildings

- 13-17 Chequers Lane
- Angel House, 12 and 14 Egremont Street
- Monks Hall, Low Street
- Peverells, 21-25 Tye Green

### Grade II Listed Buildings

- Coldhams House
- 17 and 17A Bells Lane
- 13-15 Bells Lane
- 6 and 8 Brook Street
- The Crown Inn, 38 Brook Street
- Patches House, Cavendish Lane
- Clock House, Cavendish Lane
- 2 Chequers Lane
- 14 and 16 Churchgate
- Churchgate Farmhouse, Churchgate
- Park Farmhouse, Churchgate
- Barn and Outbuildings at Hill Farmhouse, Duff’s Hill
- Hill Farmhouse, Duffs Hill
- 91-97 Egremont Street
- 4-8 Egremont Street
- Ebenezer Baptist Chapel, Egremont Street
- 24 Egremont Street
- 32 and 34 Egremont Street
- Greyhound Cottage, 42 Egremont Street
- Angel Inn, 10 Egremont Street
- 22, 28 and 30 Egremont Street
- 50 and 52 Egremont Street
- 16 Egremont Street
- 5 Egremont Street
- 53 and 55 Egremont Street
- K6 Telephone Kiosk immediately south of Nos 50 and 52 Egremont Street
- The Little Cottage, Fair Green
- Ferncroft, Fern Hill
- Thatch End, Fern Hill
- 8, 10, 12 and 14 Hunts Hill
- The Black Lion Inn, Lion Road
- Glemsford County Primary School, Lion Road
- 1 – 3 Low Street
- Monks Cottage, Low Street
- Mill Cottage, Plum Street [known as Mill Hill Cottage]
- Skate’s Hill House, Skate’s Hill
- Potash House, Skate’s Hill
- St Anthony’s, Skates Hill
- 31 and 33 Tye Green
- 17 and 19 Tye Green

Brook Street Hall, 5-11 Brook Street / Army Cadet Force Centre, Brook Street appears on the Historic England list but was demolished some years ago.

## Appendix 3 – Development Design Checklist

Not all items in the Development Management Checklist will be appropriate to every planning application. The checklist should therefore be applied accordingly, taking into consideration the proposal, its scale and location.

### **General design guidance for new development:**

- Does the proposal integrate with existing paths, streets, circulation networks and patterns of activity?
- Does it reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does it harmonise and enhance existing settlement in terms of physical form, architecture and land use?
- Does it relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- Does it reflect, respect, and reinforce local architecture and historic distinctiveness?
- Does the development retain and incorporate important existing features of the site?
- Does the development respect surrounding buildings in terms of scale, height, form and massing?
- Does the development adopt contextually appropriate materials and details?
- Does the proposal provide adequate open space for the development in terms of both quantity and quality?
- Does it incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?
- Does the proposal ensure all its components e.g. buildings, landscapes, access routes, parking and open space are well related to each other?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Does the proposal positively integrate energy efficient technologies?
- Does the proposal ensure that places are designed with management, maintenance and the upkeep of utilities in mind?
- Does the proposal seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), and finally incorporating renewable energy sources?

### **Street grid and layout**

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

### **Local green spaces, views and character**

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

#### **Gateway and access features**

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

#### **Buildings layout and grouping**

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

#### **Building line and boundary treatment**

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

#### **Building heights and roofline**

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

#### **Household extensions**

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

## Glossary

**Affordable housing:** Housing for sale or rent for those whose needs are not met by the market including social and affordable rented and starter homes. Eligibility is determined with regard to local incomes and local house prices.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Biodiversity:** Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Development Plan:** This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitat:** The natural home of an animal or plant often designated as an area of nature conservation interest.

**Heritage asset:** A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

**Local Plan:** The plan for the future development of the district, drawn up by the local planning authority in consultation with the community.

**Neighbourhood Area:** The Neighbourhood Area is that which the Neighbourhood Plan covers. It normally covers a whole parish and is formally designated by the local planning authority upon request of the Parish Council.

**Neighbourhood Plan:** A plan prepared by a Parish Council for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004) and/or the Localism Act 2011

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites for affordable housing:** Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes

can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the Parish.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004 as amended) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Use Classes:** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Wildlife corridor:** A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joints two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

GLEMSFORD  
NEIGHBOURHOOD  
PLAN  
2023-2037



Submission Draft Plan - February 2025

Glemsford Parish Council

