

# Great Waldingfield Neighbourhood Plan

2018 - 2037



## Referendum Plan

**GREAT WALDINGFIELD PARISH COUNCIL**  
**October 2023**



## FOREWORD

It gives me great pleasure to present to you the Great Waldingfield Parish Neighbourhood Plan which has been drawn up by a Steering Group of volunteers from the Parish Council and residents in response to your input over the last four years. Throughout the process our main aim has been to give as many opportunities as possible for community feedback to ensure that this is very much your plan helping to shape the future of your village. The Plan lays out policies and proposals for the management of future growth and development in the parish while ensuring that our natural environment and heritage continues to be protected.

It is important to note that having a Neighbourhood Plan does not mean that development will not happen, but it does mean that any future planning applications will have to follow the policies in this Plan. These policies set out the conditions for the type of sustainable development that you have agreed are in keeping with our area's character.

We are hugely grateful to the large number of people in addition to the Steering Group members who have been involved in getting the Plan to this stage: our consultant Ian Poole from Places4People Planning Consultancy, the 25 volunteers who delivered many leaflets and the Village Survey out to all 750 houses in the Parish, the Parish Council for its financial and practical support and the Parish Clerk for keeping the accounts, the children from the village who designed posters and those residents who took part in our focus groups. Finally a huge thanks to everyone who took the time to fill out the Survey and who has supported us in the work in any way throughout the past four years.

With 65% of households in the village returning at least one survey, residents have shown us clearly just how much they value Great Waldingfield and want to see it grow sensitively and appropriately in the future; it is the intention of this Plan to do exactly that. Now that the Neighbourhood Plan has been successfully assessed by an Independent Examiner, it is now time for the electorate of the parish to decide at a parish referendum whether they want Babergh District Council to use the Plan when deciding planning applications.

### Clare Kiely, Chair of the Neighbourhood Plan Steering Group

The current Steering Group:

Pete Berry  
Ali Butcher  
Nasreen Hammond  
Clare Kiely (Chair)  
Mike Kiely (Secretary)  
Linda Rushton (Vice-Chair)

The following have played an important part in the Steering Group over the years:

Barry Absom  
Cecil Allard (former Chair)  
Renuka Baldwin  
Chris Bowden - Navigus Planning  
Carol Hutchison  
Roger Knight  
John Steele  
Sinead Thompson  
Keith Wilson

*Although this is the end of one part of the process, in some ways it is just the beginning of the next part; there are a number of Community Aspirations detailed in the Plan which you have asked the Parish Council to undertake.*



Prepared by Great Waldingfield Neighbourhood Plan Steering Group on behalf of Great Waldingfield Parish Council with support from

**PLACES 4 PEOPLE** **PP4P**  
PLANNING CONSULTANCY

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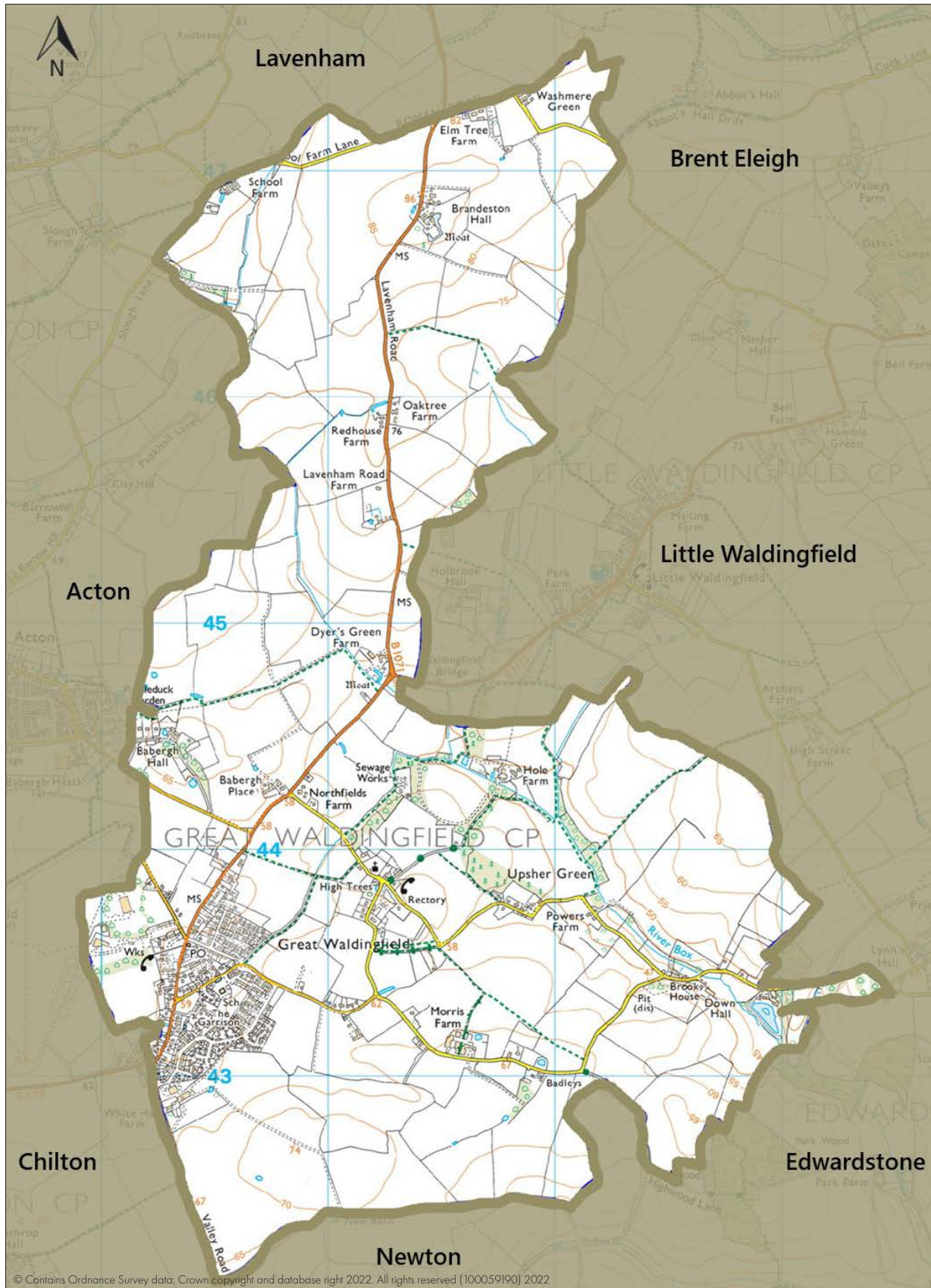


# 1. INTRODUCTION

- 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 document 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.
- 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 June 2017 the Parish Council took the decision to prepare a Neighbourhood Plan. That designation was confirmed on 26 July 2017 and since that time a small group of volunteers agreed by the Parish Council has managed the gathering of information to support the preparation of the Plan.







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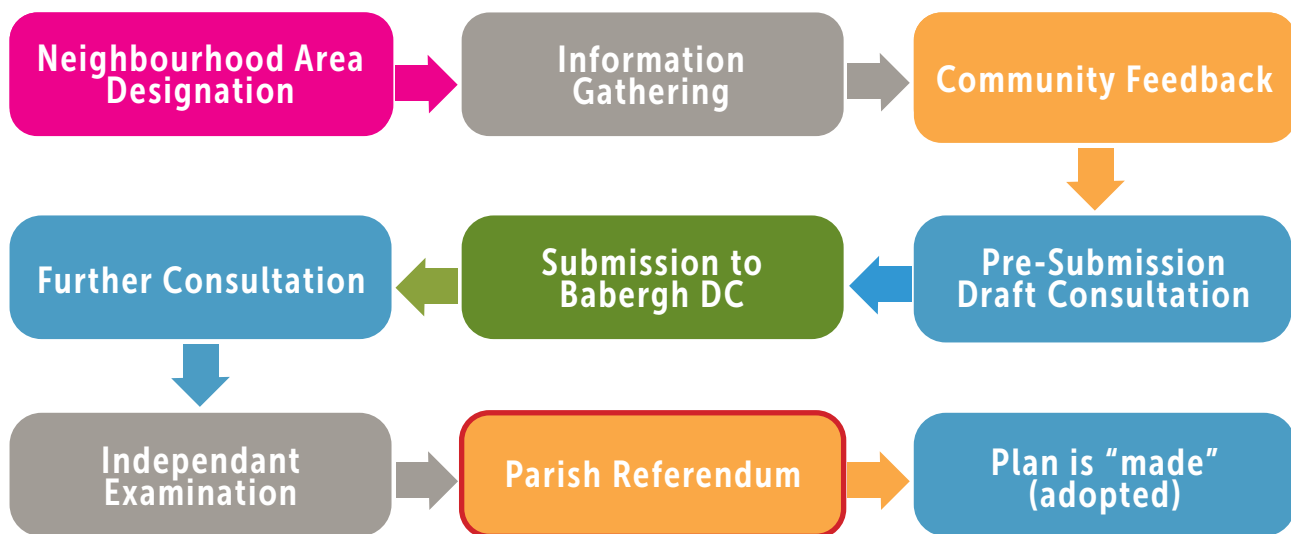
MAP 1 - The Neighbourhood Plan Area (Great Waldingfield Parish)



- 1.5 The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the specific context of Great Waldingfield, as well as providing up-to-date planning policies that complement those in the Local Plan documents for Babergh. It covers the period to 2037 to coincide with the end date of the Joint Babergh Mid Suffolk Local Plan.
- 1.6 The Pre-Submission Draft was subject to public consultation between 11 June and 1 August 2022, the details of which are set out in a separate Neighbourhood Plan Consultation Statement. Further consultation on the Submission Draft plan was undertaken by Babergh District Council between 19 April - 2 June 2023. The Plan was then submitted

for independent examination and the report into the examination was published on 16 August 2023. The Examiner recommended that, subject to identified modifications, the Plan met the Basic Conditions and could proceed to Referendum.

- 1.7 The Neighbourhood Plan will now be subject to a Referendum and on receipt of a positive vote will be used alongside the adopted Local Plan and the National Planning Policy Framework (NPPF) when Babergh District Council determines planning applications. Occasionally the NPPF is updated and, in such circumstances, those changes will supersede the policies in the Neighbourhood Plan.



**Topic Areas**

- 1.8 The Plan covers seven main topic areas:



- 1.9 These topic areas form the basis for the content of the Plan and distinct chapters cover the policies and aspirations for each topic. 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 and, where appropriate, community aspirations and projects. Community aspirations do not form part of the "statutory" Neighbourhood Plan but are included to identify other areas of improvement and change residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered GWD1, GWD2 etc, while separate boxes contain the non-statutory community aspirations, identified as CA1, CA2 etc.



## How the Plan Has Been Prepared

- 1.10 The Great Waldingfield Neighbourhood Plan has been prepared in accordance with the requirements of the government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement in order to gather evidence for the content of the Plan.
- 1.11 Throughout the process focus has been on community engagement despite the difficulties caused by the pandemic and, at every stage of the Plan, there has been careful analysis of the results of the surveys and the responses to drop-in events. This has ensured that the Plan remains entirely community-led and reflects the aspirations of the residents of the parish of Great Waldingfield.

## Community Engagement and Consultation Events

- 1.12 The main engagement events to date were Village drop-ins but in addition, individual harder-to-reach groups such as the older residents, school/young parents and businesses were accessed by group visits or stalls at community events. **Appendix 1** illustrates the process to reaching the draft Neighbourhood Plan stage. Once the COVID-19 pandemic happened and drop-ins and visits were no longer possible, the Village Survey became even more important as our only means of full parish engagement. It was delivered in July 2020 to over 750 households in the parish with the option of completing an online version. A summary of the results has been published on the Neighbourhood Plan pages of the Parish Council website.

## We have held:

### 4 Village Meetings and Drop-ins:

- An initial introductory meeting in the village hall
- A meeting to introduce the six key areas and get initial responses to questions around these.
- A drop-in for feedback to the responses to the survey and finalise the local green spaces, listed and non-listed buildings and the Vision and Objectives - attended by over 100 people.
- Drop-in event to launch Pre-Submission Consultation

### 2 Village Questionnaires and Surveys:

- Mini paper and on-line questionnaire to gain initial response to the areas that needed protection or improvement.
- Main village survey: Paper and on-line version available. Delivered to 750 houses in the parish by a group of 25 "Street Champions" resulting in

65% of households returning at least one survey booklet. There were 738 individual returns.

### 2 Group visits:

- Hard to reach groups were accessed by visits or stalls at community events.
- The Knit and Knatter group, Beavers, Women's Institute, school parents, village businesses.

### 6 Focus Groups:

- Residents from all round the village were invited to come to discuss in detail the issues raised in the six (now seven) key areas.

### 4 Information and feedback leaflet drops:

- To the whole village covering the Vision and Objectives, informing them about the Survey, and thanking them for responses and giving them information about drop-ins.
- Vision and Objectives to ask for feedback.
- Information leaflet before and thank-you leaflet after the Village Survey.
- To the school parents informing about school visits before and after school.

- 1.13 In addition, the following initiatives have taken place:

**Children's Drawing Competition:** Children were asked to draw a picture of what they like about Great Waldingfield.

**Monthly reports** on Facebook, the village website and the village magazine.

**Village Walks:** Residents and Steering Group members undertook a number of village walks to assess various elements of the parish such as local character, listed buildings and local green spaces.

The key stages of community engagement are illustrated on the following page and set out in more detail in **Appendix 1**.

## Technical evidence

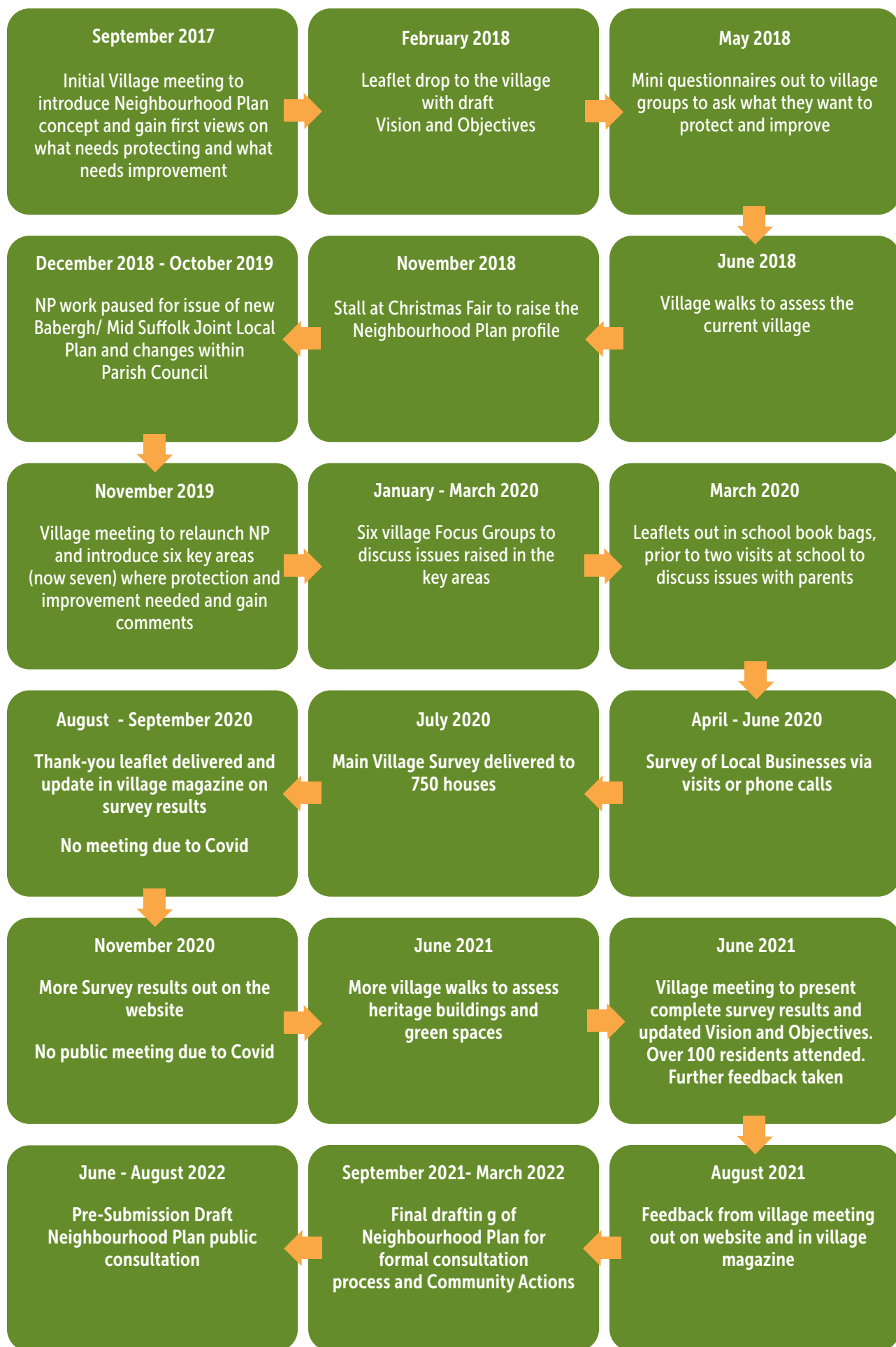
- 1.14 Access to the Government Neighbourhood Planning support programme has also enabled the following studies to be prepared to support the content of the Plan:

Great Waldingfield Housing Needs Assessment (Community Action Suffolk 2019)

Great Waldingfield Design Code (AECOM August 2021)

Great Waldingfield and Chilton Landscape Appraisal (Ubiety Landscape and Urban Design 2021)









© Credit: Mick Culham



## 2. GREAT WALDINGFIELD PAST AND PRESENT

2.1 Great Waldingfield has a long history of human settlement. Evidence suggests Neolithic people followed the River Box to its source, attracted by land rich in wildlife, which was easy to clear and cultivate. Then in the Bronze Age the land may have been stripped of scrub and trees for fires and shelter, possibly creating The Heath. Six ring ditches, the funerary monuments of Iron Age people, are still identifiable from aerial photographs. Next came the Celts who were skilled farmers, and then occupation by the Romans. Being so close to Colchester, and on a Roman Road, it is possible that Boudica's rebellion came through the area.

2.2 Great Waldingfield's name comes from 'Walla' (spring) 'Ing' (clearing) 'Field' (self-explanatory). This spring is the source of the River Box which flows from 'Babergh' (Bab's Mound), a place in the grounds of Babergh Hall, that now gives Babergh District Council its name. The original Church of St Lawrence was built before 1066 by the Anglo Saxons, who also gave the village its name.



2.3 The Domesday Book survey of 1086 tells us that Waldingfield Magna consisted of 78 people and 531 livestock. At that time there were three Manors, Waldingfield Hall, Brandeston Hall and Moreves Hall, the Rectory, Church and numerous cottages clustered around what we now know as Upsher Green and The Heath, as well as round the church. By the 1300s the village had expanded into a prosperous parish producing cloth. The church we see today was built by John Appetton in the 14th century. Building with timber and locally produced bricks increased, and by the 1600s even the smallest

cottages had a brick-built chimney. The population continued to expand, and Cromwell's army of 1648 marched through here, giving us the lane named The Garrison to this day.



2.4 Until 1810 the Parish consisted of plastered, thatched cottages scattered around a large, triangular Heath of considerable size. These were in several groups - Chilton Corner, The Garrison, Church Street, Brook Street and Upstreet, as well as Washmere Green. After 1811 the Enclosure Act transformed Great Waldingfield into a modern, agricultural parish. There were several farms and a population of around 500, either working on the land or in associated trades such as miller, blacksmith, carpenter, thatcher, shoemaker, etc. There were two pubs and two shops. Until 1902 there was a windmill on the Lavenham Road.

2.5 Between 1811 and 1850 Great Waldingfield had a Georgian mansion called Babergh Place with an avenue, a small park, formal gardens and a crinkle crinkle wall. Only the wall remains. In 1856 a school was built adjacent to the Church.

2.6 Babergh Hall still stands as a very small estate facing what was once the Heath. The parish had a 'Squarson' vicar who lived in an impressive rectory with servants and tenanted farms. The living of the Church of St Lawrence was held by Clare Hall, Cambridge and was partially supported by tithes from Chilton. The Old Rectory is now a hotel renamed Rectory Manor.

2.7 Electricity became available in the village in 1937, and tap water in 1938, when the first council houses were also built in Folly Lane. By 1939 the greater availability

of transport led to retirees and factory workers starting to live in the village. There was an interesting greyhound training establishment too. Suffolk Punch horses worked the land, alongside traction engines and tractors. An early motor garage was established on the Heath and continues to serve the village now.

- 2.8 In 1944 land was cleared near the Heath and an airfield built as the base for the American 486th Bomb Group, part of the 3rd Air Division of the 8th Air Force. 3000 members of the American Airforce moved into the parish, living in Nissen huts in many of the fields. This led to the parish getting a sewage farm built and mains drainage. Since the 1940s the population of Great Waldingfield has tripled to around 1500. Private and Council housing estates were developed, as well as modern bungalows in the front gardens of almost all the thatched cottages on the Lavenham Road.



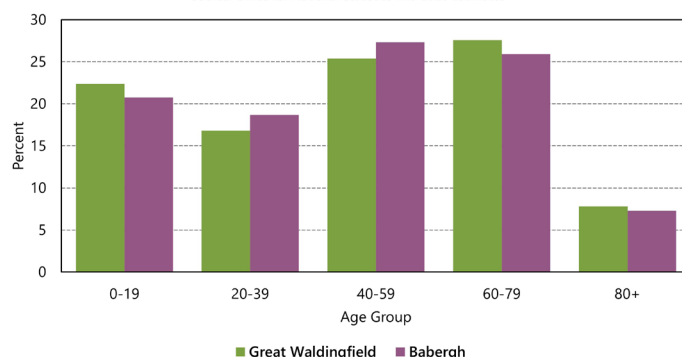
- 2.9 These days there are still several farms and the remains of the WW2 Airfield. The Heath Estate was built in the 1960s, Bantocks Road in the early 70s and the 92 new homes at Cromwell Fields were developed in 2015. All these homes, together with in-filling of orchards and many large gardens, give us the village we recognise today.
- 2.10 There are 42 listed buildings in Great Waldingfield, including a K6 telephone kiosk on The Street! Whilst a fair number are situated around the church, the rest of the village has its share with nine on The Heath, including the White Horse Public House, and a further seven in Garrison Lane and Folly Road.

### Our village today

- 2.11 The parish covers an area of 929.75 hectares, or put another way there are almost one and a third hectares per house and one and a half people per hectare (1 hectare is 10,000 m<sup>2</sup> or almost 2½ acres). According to the 2011 Census, the most recent information available, our average home has 6.4 rooms, 3.1 of which are bedrooms, and it is occupied by 2.4 people. The vast majority, 98.7% have central heating.
- 2.12 Mid-2020 Government population estimates suggest that the parish population is 1,700 split almost equally between men (49.3%) and women (50.7%).

**Great Waldingfield and Babergh Age Comparison**

Source: Office for National Statistics Mid 2020 Estimates



- 2.13 As may be seen from the previous bar chart Great Waldingfield has a different age demographic to the Babergh average and more noticeably from the average of England as a whole. We have a higher proportion of children and teens when compared to Babergh but less when it comes to people aged 20 to 59. Like many villages, we have higher proportions of residents aged 60 and over than the district. Over 35% of the parish population are now aged 60 or over compared with 27% in 2001. In short, we have a village population light in the working age group and a large proportion of residents who are in or approaching retirement age.
- 2.14 Nearly 70% of us are in employment or self-employed, 20.5% retired, the remainder being made up of students, people looking after the home, disabled and long-term sick and, at less than 1%, the unemployed.



### Current Issues

2.15 A Household Survey was undertaken in 2020 which was delivered to every home in the parish. A total of 738 responses were received representing 65% of households. A report summarising the results of the Survey is available to view on the Neighbourhood Plan website, but the key results and issues arising from the survey are summarised here.

### Housing

- Little support for the development of more than 20 new homes over the next 15 years
- High level of support for a small development to meet affordable needs

### Natural Environment

- Most think it's essential or important to protect woodland, trees, hedgerows and the variety of wildlife
- The separation between villages should be maintained
- Views and dark skies should be protected
- Green spaces should be protected
- Footpaths should be kept clear and tidy and, where possible, be accessible for buggies and wheelchairs

### Historic Environment

- There is a significant level of support for protecting our heritage and the setting of historic buildings both within the Conservation Area and throughout the parish

### Village Services and Facilities

- There is widespread support for additional social and recreation facilities around the village
- Farmers markets, film and music nights would be supported







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### 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 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 July 2021 the Government published a revised NPPF which includes 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.

#### The Local Plan

- 3.3 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh

Local Plan, which comprises the Core Strategy (2014) and the "saved policies" of the 2006 Babergh Local Plan. For present purposes, these documents will be collectively referred to as "the Local Plan". The Local Plan provides the current strategic planning framework for Great Waldingfield which the Neighbourhood Plan has had regard to.

- 3.4 The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. It recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them (a functional cluster). Great Waldingfield is designated as a "hinterland village" which "will accommodate some development to help meet the needs within them" while recognising that the larger centres of Sudbury and Lavenham will provide greater levels of jobs, services and facilities.
- 3.5 In 2015 Babergh District Council commenced the preparation of a new Joint Local Plan with Mid Suffolk District Council that will provide a planning framework for the management of growth across the two Districts up until 2037. The Joint Local Plan was submitted to the Secretary of State for examination by the Planning Inspectorate in 2021. In December 2021 the Inspectors wrote to the District Council proposing that policies concerning the distribution of new housing and the allocation of new housing sites across the districts are deleted and addressed in a new Part 2 Local Plan. The Inspectors also proposed that the Settlement Boundaries should revert to those in the adopted Local Plan which, for Great Waldingfield, is contained in the 2006 Local Plan. The District Council consulted on proposed modifications to the Joint Local Plan in March 2023. It is expected that Part 1 of the Joint Local Plan, which will identify the level of housing growth in the district and contain policies for the day-to-day determination of planning applications, will not be adopted until after the Neighbourhood Plan Referendum. All matters relating to the district settlement hierarchy and settlement boundaries would be covered through the preparation of a Part 2 Plan in due course.

## 4. VISION AND OBJECTIVES

- 4.1 As already noted, the Neighbourhood Plan provides a planning policy framework for Great Waldingfield that will complement the content of the Babergh Core Strategy (while it remains in place) and the Joint Babergh Mid Suffolk Local Plan Part 1 (which will supersede the Core Strategy in due course). As a starting point, the Plan looks forward to 2037 and, based on what residents have told us, we have agreed the following vision for the parish:

**In 2037 Great Waldingfield parish, which includes the hamlets of Upsher Green, and Washmere Green and the historic area around the church, will remain separated from its neighbours by green, biodiverse corridors. It will continue to be an attractive, rural village in an agricultural setting in which the protection of its important heritage and natural features is a priority. New development will be respectful of the character of the village and Great Waldingfield will be a thriving and vibrant community where residents of all ages can meet, live and work.**



- 4.2 To deliver the Vision, topic-based objectives have been developed as set out below. The objectives provide an element of detail against which specific planning policies and community aspirations are framed.

### **Housing:**

**H 1.** New housing meets a proven need including the long-term needs of all residents.

### **Natural Environment:**

**NE 1.** Maintain the village's rural setting by protecting the separation between Great Waldingfield village and the adjacent settlements.

**NE 2.** Protect the biodiversity of our area, our valued woodland, biodiverse corridors and green spaces as well as our important views and links to the wider countryside.

### **Historic Environment:**

**HE 1.** Conserve and enhance the heritage assets of the parish.

**HE 2.** Protect and improve the features which contribute to the historic character of the parish.

### **Development Design:**

**D 1.** New development is of a high-quality design that incorporates energy saving and eco-friendly measures.

**D 2.** Development is laid out in a way that is in keeping with Great Waldingfield's rural setting and of a scale that reinforces local character.

**D 3.** Any development maximises its energy efficiency and the potential for Great Waldingfield to become more energy resilient.

### **Village Services and Facilities:**

**C 1.** Protect and improve our present facilities and green spaces; develop new high quality accessible amenities.

### **Highways and Movement:**

**T 1.** Any new development is well connected to the services in the village, particularly for pedestrians and cyclists.

**T 2.** Seek ways of improving road safety and community transport services.

**T 3.** Protect, maintain and improve the Public Rights of Way network.

### **Employment and Business:**

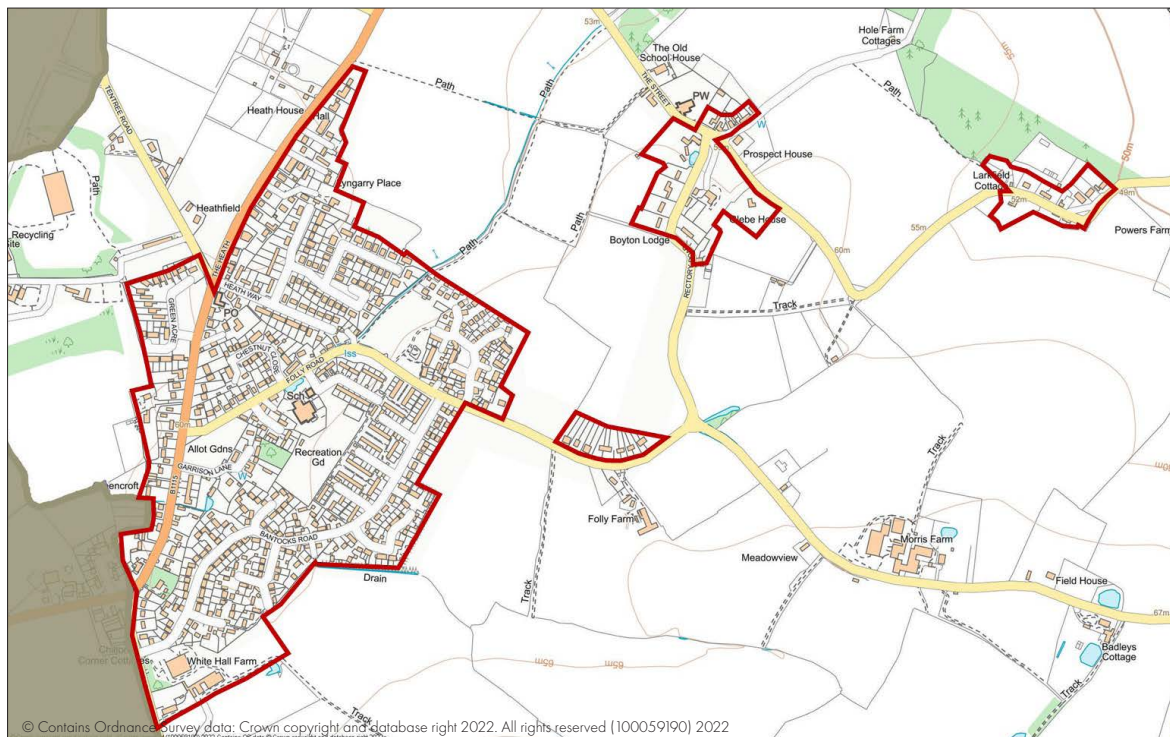
**E 1.** Provide for the needs of existing businesses and encourage opportunities for home working and local employment.



## 5. PLANNING STRATEGY

5.1 As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Babergh Local Plan (2006) and the Core Strategy (2014) into a new Joint Local Plan for the Babergh and Mid Suffolk districts. The November 2020 Joint Local Plan identified Settlement Boundaries for the main village and for the cluster of dwellings on Folly Road, the hamlet area around the Church and the hamlet area known as Upsher Green. However, these Settlement Boundaries are not being taken forward because of the outcome of the Joint Local Plan examination and the Planning Inspectors' recommendation to revert to the Settlement Boundaries in the adopted Babergh Local Plan (2006).

5.2 The Settlement Boundary (defined as the Built-Up Area Boundary in the 2006 Local Plan) is now considerably out-of-date and does not reflect the situation on the ground. Given that Part 1 of the Joint Local Plan will no longer change settlement boundaries and this will be a function of the Part 2 Plan in due course the Neighbourhood Plan adopts the November 2020 proposed Settlement Boundaries as illustrated in Map 2.



Map 2 - Settlement Boundaries

- 5.3 Our planning strategy ensures that new development will primarily take place within the existing built-up areas of the parish, while recognising that part of the built-up area of the village centre is actually in Chilton parish and outside the area covered by the Neighbourhood Plan.
- 5.4 In order to achieve sustainable growth, it is essential that development is primarily focused on the existing built-up area of the village centre, 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. Elsewhere, there may be limited opportunities for infill plots, within the Settlement Boundaries of the "hamlet villages" which will be supported in principle, subject to the proposal not having an unacceptable impact on the locality and its infrastructure.
- 5.5 Outside the Settlement Boundaries 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 that 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.
- 5.6 Given the built-form of the parish, there is a distinct gap between the main village centre and the hamlets where, without careful control of development, their distinctive nature could be eroded. The extent of the gap is defined on **Map 3** and on the Policies Map. The enforcement of planning policies relating to the Settlement Boundaries will help to mitigate this but, in addition, development within the defined settlement gap will be strictly controlled to ensure that it is not undermined.
- 5.7 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.

## POLICY GWD1 - 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 Boundaries, as defined on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and, additionally, where they:

- i. would not have a detrimental impact on heritage and landscape designations; and
- ii. would not undermine the settlement gap identified on the **Policies Map**.

## PRINCIPAL REASON FOR THE POLICY GWD1

To ensure that future development is located close to existing village facilities, respects the character, form and function of Great Waldingfield and does not have a detrimental impact on the natural and historic environment



## 6. HOUSING

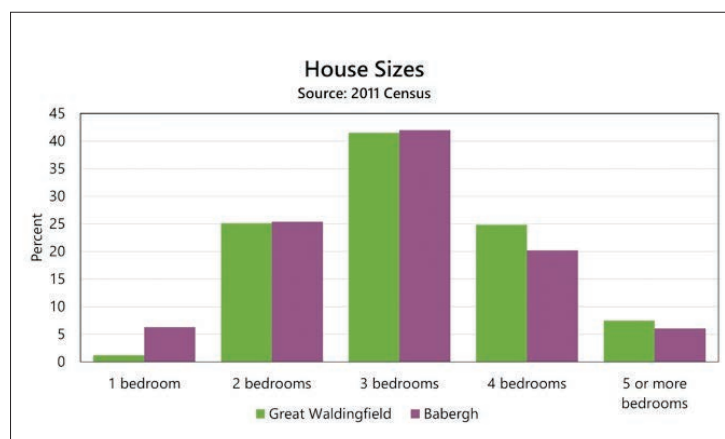
### Objective

**H1.** New housing meets a proven need including the long-term needs of all residents.

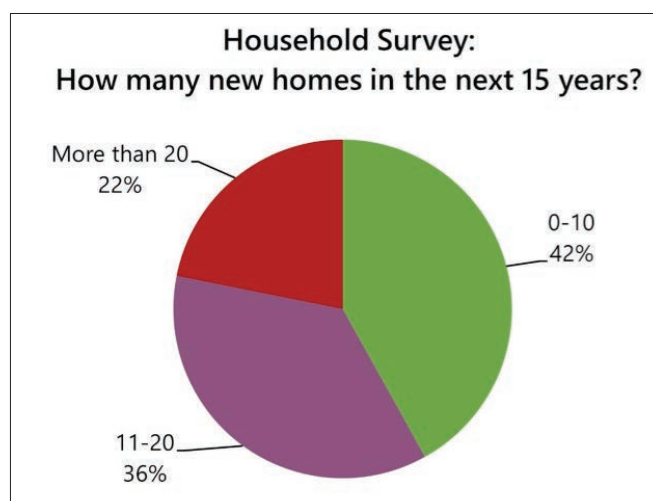
- 6.1 The Neighbourhood Plan has an important role in identifying and delivering locally specific housing requirements for the village. It must be in general conformity with the strategic policies of the adopted Local Plan in respect of housing requirements and development proposals. However, the preparation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

### What we know about housing

- 6.2 In November 2021 there were 727 residential properties in Great Waldingfield parish according to Ordnance Survey's "AddressBase" database. In 2001 the Census identified 611 dwellings, which suggests that just under 100 new homes have been created over the past 20 years. The 2011 Census identified that detached dwellings dominate in the parish, at 63% of all housing compared with 42% for Babergh as a whole. Accordingly, the parish has very low proportions of semi-detached (22%) and terraced (14%) houses as well as flats (1%). This situation will have changed since 2011 as a result of the developments at Overing Avenue and Roman Lane.
- 6.3 In terms of house sizes, the number of bedrooms that dwellings have was, at the time of the 2011 Census, broadly similar to the proportions for Babergh as a whole. Data is not yet available from the 2021 Census but it is known that at least 125 new homes have either been or are currently being built since 2011. While the proportion of one-bedroomed properties in the parish is lower, this would be expected in villages given that larger settlements, such as Sudbury, would typically have purpose-built flats and apartments.



- 6.4 The Neighbourhood Plan Household Survey asked how many new homes should be built in the village over the next 15 years. The results indicate that most support fewer than 20 additional homes in the parish, as illustrated in the chart.



### Future housing development

- 6.5 The emerging Joint Local Plan (November 2020) identified a need to deliver at least 7,904 new homes across Babergh between 2018 and 2037, while actually making provision for building at least 9,611 homes in the same period. As noted in Section 3, the distribution of the growth across the district is now to be determined in the preparation of Part 2 of the Joint Local Plan. This is unlikely to be completed until

after the Neighbourhood Plan is adopted. However, the November 2020 version of the Joint Local Plan did propose a minimum of 39 new homes, including outstanding planning permissions, to be provided in the Great Waldingfield Neighbourhood Plan. This figure now has no status and will be reassessed in the same Part 2 document. The November 2020 Joint Local Plan did allocate a site to the rear of White Hall and east of Valley Road, for 32 dwellings. This site (Roman Way) was being developed at the time the Neighbourhood Plan was being prepared.

- 6.6 Given the status of the Joint Local Plan there is no need for the Neighbourhood Plan to identify further sites for housing development. There may, however, be occasional opportunities for additional dwellings to be built as "infill" plots or perhaps the redevelopment of existing sites within the defined Settlement Boundaries. Such proposals will be supported if they can be demonstrated to be in accordance with planning policies of this Neighbourhood Plan, the Joint Local Plan and the NPPF.

## GWD2 - HOUSING DEVELOPMENT

Within the Settlement Boundaries, as defined on the **Policies Map**, there is a general presumption in favour of housing development in the form of small brownfield "windfall" sites and infill plots of one or two dwellings.

## PRINCIPAL REASON FOR THE POLICY GWD2

To ensure that housing meets the specific needs of Great Waldingfield in terms of type and number of houses and is located within the settlement boundary on small brownfield sites or infill plots.

Household Survey: 78% of respondents wanted 20 houses or fewer within the next fifteen years



## Affordable Housing

- 6.7 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, suggests that the average price for a home in Great Waldingfield is £345,721; the average for England is £352,646.

- 6.8 One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. Affordable housing schemes can primarily be delivered through a percentage of a larger development of more than 10 dwellings or on a site with an area of 0.5 hectares or more. The development at Roman Way provided 11 affordable homes (4 x 1 bedroom flats and 7 x 3 bedroom houses) in accordance with the Babergh policy of requiring 35% to meet the affordable homes definition.

- 6.9 An alternative mechanism for meeting locally identified housing needs is through "rural exception sites" located outside but adjoining the Settlement Boundary where housing would not normally be permitted. To deliver affordable housing through the "exception sites" approach, the following would be required:

- A need established;
- A willing landowner 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.

- 6.10 The Great Waldingfield Housing Needs Survey conducted by Community Action Suffolk in 2019 also identified the need for 15-20 affordable houses in the village, some of which will have been delivered through the housing development east of Valley Road.

- 6.11 The emerging Joint Local Plan (November 2020) contains only very limited policy guidance (Policy LP08) for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2037.



## POLICY GWD3 – 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 72 of the NPPF) on rural exception sites outside but adjoining or otherwise well related to the Settlement Boundary, where housing would not normally be permitted by other policies (but where Policy GWD5 Settlement Gap will still apply), will be supported where there is a proven need in the parish 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 Parish at open-market prices; and
- iii. Is offered, in the first instance, to people with a demonstrated local connection to the Parish, as defined by the Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the parish, it should then be offered to those with a demonstrated need for affordable housing and a connection in adjoining parishes, and thereafter to the rest of Babergh District.

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.

### PRINCIPAL REASON FOR THE POLICY GWD3

To enable a site for housing specifically for local people should a need be identified.

Household Survey: 78% of residents supported a small development for local people who cannot afford to buy their own house (Rural Exception Site)



Example of Community Land Trust Housing in Cambridgeshire

6.12 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.

6.13 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 Great Waldingfield should sufficient support and volunteers be willing to come forward to run a Trust.







## 7. NATURAL ENVIRONMENT

### Objectives

- NE 1. Maintain the village's rural setting by protecting the separation between Great Waldingfield village and the adjacent settlements.
- NE 2. Protect the biodiversity of our area, our valued woodland, biodiverse corridors and green spaces as well as our important views and links to the wider countryside.

### Great Waldingfield's Landscape Setting

7.1 The Village sits within an agricultural landscape classified as Ancient Rolling Farmlands in the Suffolk Landscape Character Appraisal. That Appraisal identified the following characteristics:

- Rolling clayland landscapes dissected, sometimes deeply, by river valleys.
- The landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches.
- The hedges are frequently high and wide and have a strong visual impact. There are however some areas of field amalgamation and boundary loss.
- The dissected form of this landscape has reduced the scope for the really extensive field amalgamation found in some other parts of the county.
- Ancient woodland is scattered throughout in blocks that are often larger than the surrounding fields.
- The settlement pattern is one of dispersed farmsteads of medieval origin interspersed with some larger hamlets and occasional villages. The farms are large but are mainly owner-occupied rather than estate owned.
- The farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant.

- Medieval moats surrounding the farmhouses are common in the northern parts of both areas, but are much less prevalent in the south.
- This area has a network of winding lanes and paths often associated with hedges that, together with the rolling countryside, can give a feeling of intimacy.
- However, the areas of field amalgamation have also created longer views of a rolling lightly wooded countryside.

7.2 In the 1970s a "Special Landscape Area" was designated across Suffolk in the County Structure Plan and included part of the south-west of the parish around the River Box. The Special Landscape Area was carried forward into the 2006 Babergh Local Plan, but it is not carried forward into the emerging Joint Local Plan.



7.3 As part of the preparation of the Neighbourhood Plan, a Landscape Character Appraisal was jointly commissioned with Chilton Parish Council to cover both parishes. The Appraisal, undertaken by Ubiety Landscape and Urban Design Consultancy in 2020, identified six distinct character areas across Great Waldingfield outside the village centre. The key features of these character areas are identified in Appendix 2 of the Neighbourhood Plan. It will be essential that the distinct characteristics of the relevant area are taken into account when considering development proposals.

### **POLICY GWD4 - PROTECTION OF LANDSCAPE SETTING OF GREAT WALDINGFIELD**

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 Chilton and Great Waldingfield Landscape Character Appraisal.

Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse 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**

7.4 The Landscape Character Appraisal reinforced the importance of the setting of the built-up areas within its wider landscape. In particular, a separate appendix provided an assessment of views selected:

- to provide typical views that are representative of the landscape of the Parish
- to show those areas that are most likely to be pertinent to the Neighbourhood Plan

- to show those areas that may be most sensitive to change

The northern part of the Parish is deemed unlikely to be subject to change by development in the current Local Plan period and therefore did not have such a thorough assessment.

7.5 Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of Great Waldingfield 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 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 GWD5 - 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.

### **PRINCIPAL REASON FOR THE POLICIES GWD4 AND GWD5**

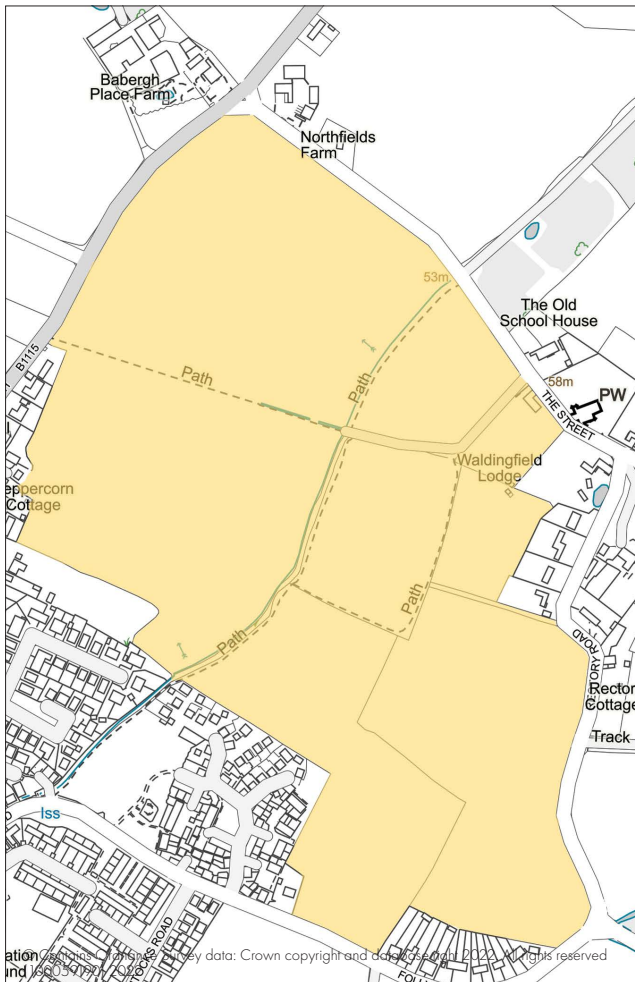
To ensure that future development will allow continued enjoyment of views into and out of the site and of the area and that the semi rural nature of the parish, reflected in its woodland, hedgerows, streams, and agricultural fields is protected.

Household Survey: 93% of respondents want to protect the views into and out of the village. 97% want to protect our hedgerows and 98% our mature trees



### Preventing Settlement Coalescence

7.6 One of the characteristics of the Neighbourhood Area is the presence of distinct built-up areas separated by natural landscape and it is essential that they are maintained to prevent coalescence of the settlement areas. While planning policies concentrate most new development to within the defined Settlement Boundaries, particular caution will need to be exercised when considering any proposals for development that could lead to the weakening of these gaps and subsequent long-term coalescence of the identified built-up areas. Development in the Settlement Gap identified on **Map 3** will not be supported unless it is in conformity with Policy GWD1 and Policy GWD6 and where there is no detrimental landscape impact and weakening of the gap.



Map 3 - Settlement Gap



### POLICY GWD6 - SETTLEMENT GAP

The open and undeveloped nature of the Settlement Gap, as identified on the Policies Map, will be protected from development to help prevent coalescence and retain the separate identity of the settlements.

Development which is otherwise in conformity of Policy GWD1 will only be permitted within a Settlement Gap where:

- i. it would not undermine the physical and/or visual separation of the settlements; and
- ii. it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development.

### PRINCIPAL REASON FOR THE POLICY GWD6

To ensure that the open views and separation from other settlements continue to maintain the distinct natural environment of the Parish.

Household Survey: 89% of respondents want to protect the gap between the settlements within the parish as well as those between the village and neighbouring villages.

### Biodiversity

7.7 Within the Neighbourhood Plan Area there are no nationally important wildlife and habitat designations, with only a small section of the Waldingfield Airfield and part of the roadside verge at Brook Street being designated County Wildlife Sites. The lack of designations does not mean that the protection and creation of habitats is not of importance. Areas of existing woodland, hedgerows, ponds and streams play an important role in providing habitats and wildlife corridors across the Parish. The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area.

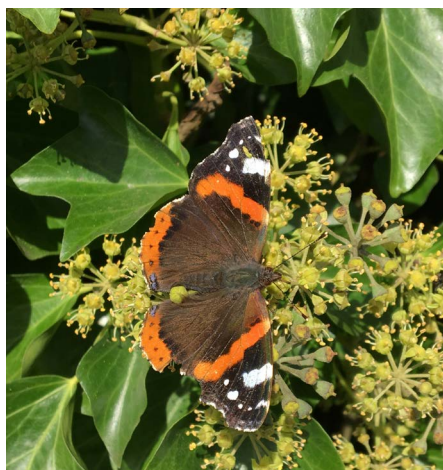
### Notable biodiversity features of County Wildlife Sites

**Waldingfield Airfield:** The chalky soils adjacent to the concrete runways that criss-cross the site support a diverse arable flora which is of county importance.

The CWS also includes an area important for its assemblage of farmland birds throughout the year, including nine priority species and red list species of conservation concern breeding on this airfield.

**Brook Street Roadside Nature Reserve:** This is a small remnant of species rich grassland, most of which (at least 97%) has been lost in the UK within the last century. These surviving areas are very vulnerable to damage.

7.8 Paragraph 174 d) of the NPPF (2021) notes that decisions should “contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. The National Planning Practice Guidance 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 Great Waldingfield, 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.

7.9 The Environment Act contains mandatory requirements for new developments to deliver a minimum 10 per cent biodiversity net gain. This will come into place in 2024. In August 2021 a British Standard for Biodiversity Net Gain was published (BS8683) to provide a standard for designing and implementing such requirements. Within the Neighbourhood Plan Area, residents and developers will be required to deliver a measurable net gain in biodiversity as part of planning proposals.

## POLICY GWD7 - BIODIVERSITY

Development proposals should avoid the loss of, or significant harm to trees, hedgerows, any part of a County Wildlife Site, priority and irreplaceable habitats and priority species, and other natural features such as ponds, and the biodiversity corridors identified on the **Policies Map**

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 (reflecting the character of Great Waldingfield’s traditional hedgerows), and;
- c. Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.



## PRINCIPAL REASON FOR THE POLICY GWD7

To ensure that any new development will safeguard our current habitats and species and increase biodiversity wherever possible.

Survey: 98% of the respondents want to protect our biodiversity. Within any new development, residents want tall trees to soften the visible rooflines (82%), wildflower verges (92%), lighting that doesn't disturb wildlife (94%) and features and corridors that will help support wildlife (96%). 98% value our community woodland.



- 7.10 Given the support for maintaining and improving wildlife in the parish as expressed in the Residents Survey, there may be opportunities to develop a community initiative to enhance existing and create new habitats. The Parish Council is well placed to facilitate such a project but it would rely on volunteers and, perhaps, external support to get it up and running. Projects could include creating wild flower areas, tree planting, the installation of bat and swift boxes and creation of hedgehog corridors.

## COMMUNITY ASPIRATION 1 - WILDLIFE PROJECTS

The Parish Council will be involved with community efforts to develop wildlife projects aiming to increase biodiversity in gardens, green spaces and new developments.



- 7.11 The trees and hedgerows across the parish help, in particular, to soften the impact of the built environment on the wider countryside. Their presence also forms an important part of our eco-system providing habitats for many species of birds, mammals and insects. A number of trees are already protected by Tree Preservation Orders and, in addition, notice has to be given to Babergh District Council Planning Department before performing work on trees which are in a conservation area which are not subject to a Tree Preservation Order.
- 7.12 There is already a Tree Warden for the parish, whose role is to plant, protect and promote local trees, including hedges. It is important that the work of the Tree Warden continues and is supported.

## COMMUNITY ASPIRATION 2 - PARISH TREES AND HEDGEROWS

The Parish Council will endeavour to maintain and support the services of a tree warden and will work with them and Babergh District Council in protecting the important trees in the village and in seeking, where applicable, to obtain Tree Preservation Orders on significant trees.









## 8. HISTORIC ENVIRONMENT

### Objectives

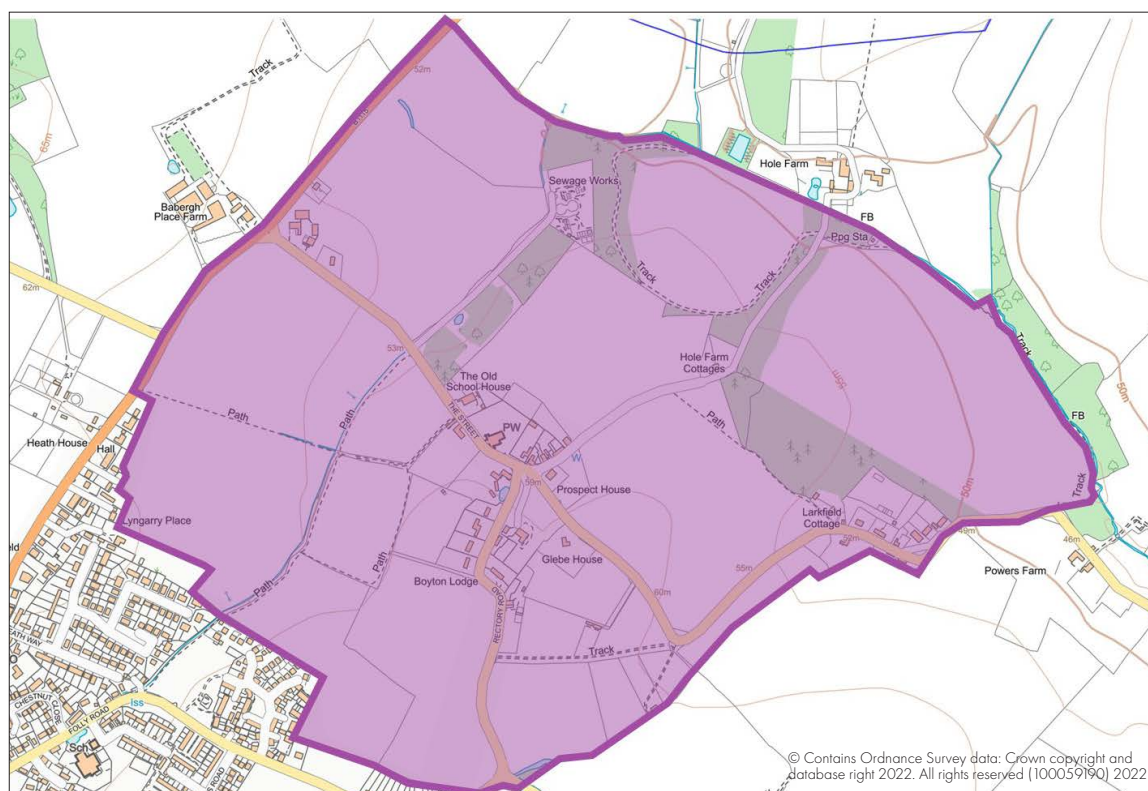
HE 1. Conserve and enhance the heritage assets of the parish.

HE 2. Protect and improve the features which contribute to the historic character of the parish.

### Great Waldingfield Conservation Area

- 8.1 The original settlements around the Church and Upsher Green are the focus for a large Conservation Area, originally designated in 1973, and illustrated on **Map 4**. Babergh District Council prepared a Conservation Area Appraisal in 2019 which noted that "The higher ground on which the church and its adjoining hamlet sit appear like an island within a surrounding sea of agricultural land. This separation

from the rest of the village should be maintained and any development required locally placed further west". The Appraisal resulted in the original Conservation Area being considerably extended into a "buffer zone" between the old village and the more recent developments in the main village centre. While the extension of the Conservation Area does not preclude development, in the way that Policy GWD1 and GWD6 do, the inclusion of this area is an important contributor for ensuring that the quality of the historic environment and its setting are maintained. The Conservation Area Appraisal is an important reference document that should be referred to when considering development proposals in the area.



Map 4 - Great Waldingfield Conservation Area

### Historic Buildings and Features

8.2 Across the Parish there are a number of buildings designated as being of architectural and historic interest. There are currently 42 Listed Buildings, as detailed in Appendix 3. The Church is Grade I and Babergh Hall is Grade II\* while the remainder are Grade II. In addition, the Parish is known to be rich in archaeological finds and records. 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.



## POLICY GWD8 - HERITAGE ASSETS

To conserve or enhance the Parish's designated heritage assets, proposals should:

- a. Conserve or enhance the significance of the designated heritage assets of the Parish, their setting and the wider built environment;
- b. Retain buildings, features and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area;
- c. Contribute to the parish's local distinctiveness, built form and scale of its heritage assets, as described in the Great Waldingfield Design Code and the Great Waldingfield Conservation Area Appraisal, through the use of appropriate design and materials;
- d. Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- e. Demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. Provide clear justification, through the submission of a proportionate heritage statement, for any works that could harm a heritage asset and where this would be less than substantial harm, weigh this against the public benefits of the proposal and in the case of substantial harm, show that this is necessary to achieve substantial public benefits that outweigh that harm.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a heritage statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the heritage statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and/or setting of the asset.

## PRINCIPAL REASON FOR THE POLICIES GWD8 AND GWD9

To ensure that new development integrates with and conserves important designated heritage assets in Great Waldingfield.

Survey: Well over 90% of respondents believe it is imperative to protect our heritage assets

- Area around the Church - 99%
- Historic cottages on main road - 94%
- Ardley House and wall - 93%
- Upsher Green - 92%
- Garrison Lane - 88%



- 8.3 The history of Great Waldingfield and its buildings and features are not necessarily well known by residents or visitors. The proximity of the village to both historic and tourist destinations of Lavenham and Sudbury means that many tourists will pass through without necessarily knowing the significance of our historic buildings and features. The sensitive design and placement of information boards around the Parish would help to raise the awareness of our history.

### COMMUNITY ASPIRATION 3 - HISTORICAL INFORMATION BOARDS

The Parish Council will seek funding for historical and environmental information boards showing our links to the ancient past and more recent events.

### COMMUNITY ASPIRATION 4 - VILLAGE MAP

The Parish Council will aim to produce an online village map identifying points of interest and public rights of way.

- 8.4 Preparation of the Neighbourhood Plan has enabled the identification of a number of buildings in the village that are of local significance and which, while not yet formally designated as having a heritage significance, make an important contribution to the historic environment and character of Great Waldingfield and may be worthy of being protected as Local Heritage Assets. The buildings, and a short description of their heritage significance, are identified in Appendix 4. They are identified in Policy GWD8 as "buildings of local significance" and they are also identified on the **Policies Map**.
- 8.5 The NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.



### POLICY GWD9 - BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

This policy designates the following buildings and features as non-designated heritage assets. They are identified on the **Policies Map** and their retention, protection, and their setting will be secured.

1. Virginia Cottage
2. Old Mill House
3. Model Farm Workers Cottages, Rectory Road
4. Pair of traditional farm cottages, Folly Road
5. Great Waldingfield Garage
6. Ardley House
7. Chota Cottage
8. The Compasses Beer House
9. Ye Old Cottage
10. Ivy Cottage
11. Old Oak Cottage
12. Nutwood Cottage
13. Molly's Cottage, Folly Road
14. Milestone, B1115
15. Old Mill Cottage

Proposals for any works that would cause harm to the significance of these buildings and features should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.







## 9. DEVELOPMENT DESIGN

### Objectives

- D 1. New development is of a high-quality design that incorporates energy saving and eco friendly measures
- D 2. Development is eco-friendly, laid out in a way that is in keeping with Great Waldingfield's rural setting and of a scale that reinforces local character.
- D 3. Any development maximises its energy efficiency and the potential for Great Waldingfield to become more energy resilient.

9.1 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.

9.2 The NPPF makes it clear, in paragraph 126, 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.

9.3 New development in Great Waldingfield 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

9.4 As part of the government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Great Waldingfield 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.



## Design Principles

9.5 The Design Code provides the following guidelines for all new development to consider:

### GENERAL DESIGN GUIDELINES FOR NEW DEVELOPMENT:

- Respect the existing settlement pattern in order to preserve the character. Coalescence development should be avoided;
- Integrate with existing paths, streets, circulation networks;
- Reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, roofline, height, form, and density;
- Enhance and reinforce the property boundary treatments;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

The Design Code provides a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 5 of the Plan.

9.6 The emerging Joint Local Plan contains policies concerning the design of development, including new housing, across the District and the need for 50% of dwellings in new developments of ten or more homes to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Developments in Great Waldingfield are encouraged to exceed these minimum requirements both in terms of the minimum number on a development and the percentage.





## POLICY GWD10 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Great Waldingfield Landscape Appraisal and the Great Waldingfield Design 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 5** 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 Great Waldingfield Design 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, including Listed Buildings and the Buildings of Local Significance identified in Policy GWD9;
  - 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 standards, that maintain or enhance the safety of the highway network, ensuring that residents' 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 whilst prioritising the movement of pedestrians and cyclists;
- j. wherever possible ensure that development faces on to existing roads;
- k. do not result in water run-off that would add-to or create surface water flooding;
- l. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- m. 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.

## PRINCIPAL REASON FOR POLICY GWD10

To ensure that future development housing is of high quality, appropriate to the village and its rural surroundings and that it is served by adequate infrastructure. It will consider current and future needs of residents and be accessible for all, utilising sustainable building practices.

### Household Survey:

81% of respondents want new development to fit with local character.

94% want a variety of garden sizes, 90% want a garden with a flowerbed for plants

89% want cycle path connections into the village

96% - green areas on each road. 95% open space with large trees. 95% green buffer between the existing and new developments. 94% a variety of garden sizes and 90% a garden with a flowerbed for plants and wildlife.

86% want garages suitable for present day vehicles. 93% want lay-bys for visitor parking, 92% want at least two off-road parking spaces for each dwelling and 89% want additional parking for residents above this.

### Responding to Climate Change

- 9.7 Energy use in the construction and operation of development is a major contributor to greenhouse gas emissions. In 2019, Babergh District Council voted to support Suffolk's county-wide aim of becoming carbon neutral by 2030.
- 9.8 Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings using, for example, good insulation and solar panels. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the climate crisis. Exceeding the minimum energy efficiency requirements of Building Regulations will be necessary if emission reduction targets are to be met.
- 9.9 Where energy use is necessary, we urge that priority is given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.

### Flooding and Sustainable Drainage

- 9.10 While little of the parish is susceptible to flooding from watercourses, there are a number of areas that experience surface water run-off as a result of the inability of drains and ditches to cope with heavy downpours. While new development cannot necessarily fix existing problems, it can be designed so that it doesn't make things worse.
- 9.11 New development will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation. In large developments (in excess of 10 dwellings) the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse. Smaller developments will also be encouraged to incorporate measures to reduce run-off onto highways and into public areas.





## POLICY GWD11 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily accessible maintenance can be achieved.

### PRINCIPAL REASON FOR THE POLICY GWD11

To ensure that new development will not cause problems with flooding in the Parish.

#### Dark Skies

- 9.12 Paragraph 185 (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”. Artificial 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.

### PRINCIPAL REASON FOR THE POLICY GWD12

To ensure that the outdoor lighting in future development will protect the current dark skies where it is safe to do so.

Household Survey: 89% of respondents felt protecting our dark skies was important.

## POLICY GWD12 - DARK SKIES

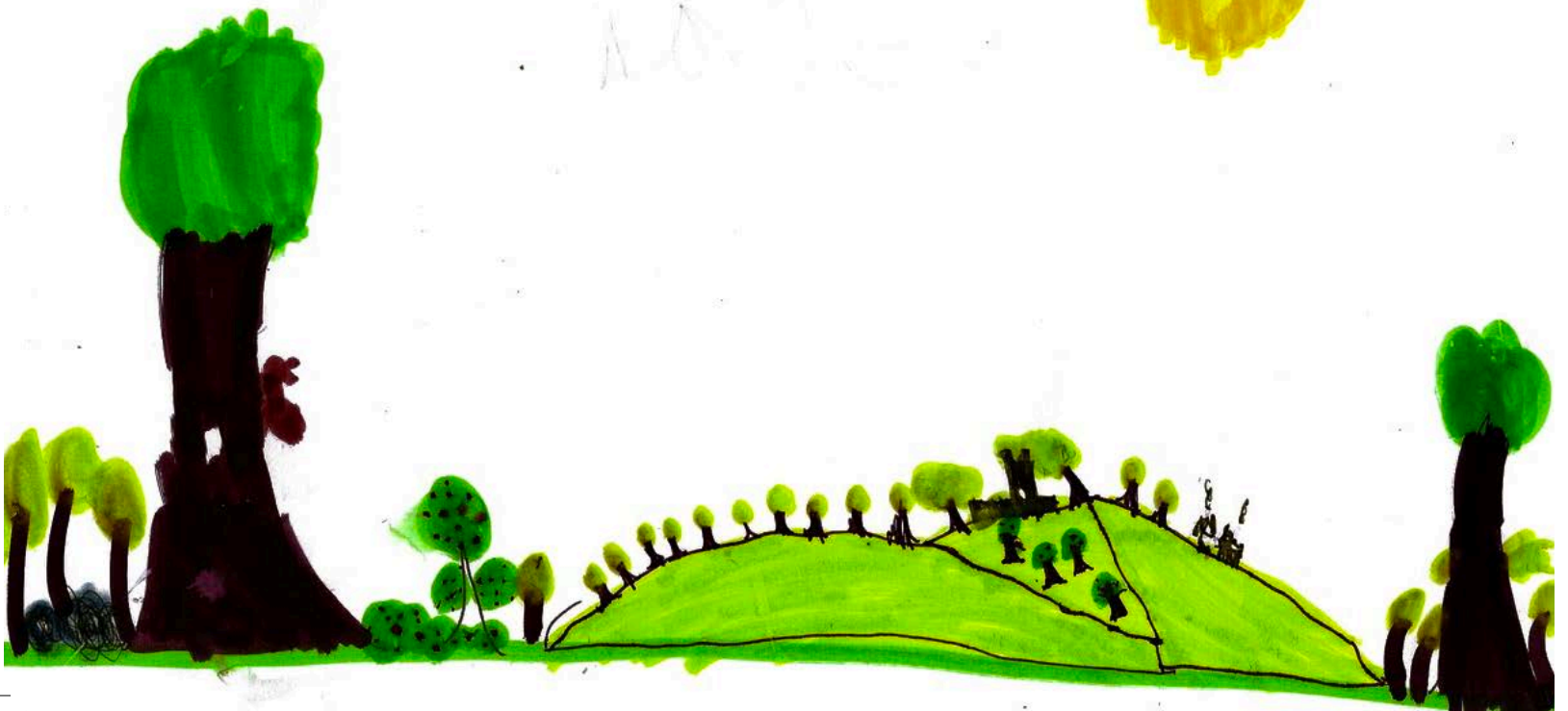
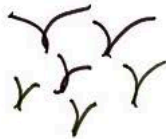
Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, 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.







I love Waddingfield  
wood





## 10. VILLAGE SERVICES AND FACILITIES

### Objectives

C 1. Protect and improve our present facilities and green spaces; develop new high quality accessible amenities.

10.1 As noted earlier in the Plan, residents of the parish are well placed to access services and facilities due to its location between Lavenham and Sudbury, but it is important that there remains an appropriate level of services at a local level to meet day to day needs of residents. Great Waldingfield benefits from a good range of services and facilities that meet those needs and currently include:

- The Primary School and Pre-School
- The Village Hall
- The Village Shop
- The White Horse Public House
- A garage
- Car Sales
- Allotments
- Play Area(s)
- Playing Field
- The Bowls and Social Club
- The Pavilion
- Old School Wood
- St Lawrence's Church
- Rectory Manor Hotel

10.2 The Residents' Survey noted that over 60% of respondents regularly used the village shop and regularly or sometimes used the White Horse public house. Playing fields and outdoor spaces are also regularly used by residents.

10.3 During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven. Policy GWD13 provides criteria which, together with the policies in the Babergh Local Plan, will be used to determine any such proposals.



10.4 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. There may, during the lifetime of the Neighbourhood Plan, be circumstances where the Parish Council would consider it appropriate to seek the protection of community facilities as an Asset of Community Value.

## POLICY GWD13 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) will only be permitted where:

- a. It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months on realistic terms first agreed with the Local Planning Authority; and
- b. It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. Alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.



### PRINCIPAL REASON FOR POLICY GWD13

To ensure that GW's current facilities are protected and that future facilities are tailored to the requirements of the village and are accessible for all.

Survey: There was a very strong response to the usage and importance of the key facilities in the village clearly supporting the need to protect the following:

	Usage - regularly and sometimes:
1. Shop	98%
2. Old School Wood	81%
3. Village Hall	78%
4. Pub	68%
5. Church	57%

- 10.5 The Village Hall is used by most residents, albeit that only 5% of those responding to the Residents' Survey used it on a regular basis. It is booked on a regular basis for clubs and activities and was redecorated and the lighting was updated in recent years. There may be opportunities in the coming years to expand the type and range of activities that take place at the Hall to meet modern demands, perhaps including the ability for those running businesses from home to book rooms for meeting clients.



## COMMUNITY ASPIRATION 5 - COMMUNITY ACTIVITIES

The Parish Council Events Working Group will continue to work with the community, supported by the Village Hall Committee, to expand, where possible, the range of community activities.



### Sport and Recreation

- 10.6 The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. Within the Neighbourhood Plan area, the focus for such facilities is the play area and open space at the rear of the Primary School and the recently provided open space provided as part of the Overing Avenue development. However, there are no formal sports pitches in the parish available, for example, for football or cricket. The nearest pitches are in Lavenham and Sudbury.
- 10.7 The Residents' Survey identified the following levels of support from the 678 responses received:

Suggestion	Support
Additional benches around the village	508
A fitness trail around the village	357
A multi-use games area	303
A signposted running route around the village	247
Outdoor barbecue and picnic tables	233
A skate ramp (for 10-year olds and above)	221
A meeting place with kitchen facilities	202
Outdoor table tennis table	129

The Parish Council acknowledges that it has a role in enabling the provision of additional facilities.



### **COMMUNITY ASPIRATION 6 - LEISURE FACILITIES FOR YOUNG PEOPLE**

The Parish Council will support community measures to provide leisure facilities for young people of all ages including those with disabilities.

### **COMMUNITY ASPIRATION 8 - DISABILITY CO-ORDINATOR**

The Parish Council will endeavour to have a designated Disability Co-ordinator who will work with the community to improve disabled access around the village.

### **COMMUNITY ASPIRATION 7 - OUTDOOR LEISURE FACILITIES**

The Parish Council will endeavour to facilitate outdoor leisure facilities e.g. gym or fitness trail.

- 10.8 It is essential that the recreation facilities in Great Waldingfield are maintained and improved to support healthy lifestyles in future years. The Neighbourhood Plan therefore seeks to protect sport and recreation facilities from being lost unless an equally good or better recreational facility is provided in an equally accessible location in the village.

## **POLICY GWD14 - OPEN SPACE, SPORT AND RECREATION FACILITIES**

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan.

Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for that location, and the proposed loss will not result in a shortfall during the plan period; or
- b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the current and future needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas.

Proposals which give rise to intrusive floodlighting will not be permitted.

### **PRINCIPAL REASON FOR POLICY GWD14**

The need to ensure that Great Waldingfield's open spaces and sport and recreational facilities are protected for the future.

Household Survey: 91% wanted to protect the playing field





### Local Green Spaces

10.9 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 102 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.

10.10 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 102 of the NPPF. The spaces that meet the criteria are identified in Policy GWD15 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 GWD15 - LOCAL GREEN SPACES

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

1. Folly Road Allotments
2. Green Acre
3. Lavenham Road Allotments
4. Playing Field
5. Queen's Jubilee Gardens
6. Heath Estate Greens
7. Folly Road Open Space
8. Overing Avenue Open Space
9. Knights Field
10. Old School Wood
11. Churchyard
12. Ten Trees Road Open Space
13. Cherry Orchard, Folly Road
14. Land at former airfield

## PRINCIPAL REASON FOR POLICY GWD15

To ensure that these spaces will be protected from development except in exceptional circumstances.

Household Survey: Around 90% of respondents wished to protect our Local Green Spaces.









## 11. HIGHWAYS AND MOVEMENT

### Objectives

- T 1. Any new development is well connected to the services in the village, particularly for pedestrians and cyclists.
- T 2. Seek ways of improving road safety and community transport services.
- T 3. Protect, maintain and improve the Public Rights of Way network.

- 11.1 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.
- 11.2 Being positioned on the B1115, the village experiences high levels of through traffic from a range of sources and destinations including;
- Journeys between Sudbury and RAF Wattisham, Needham Market and Stowmarket
  - Traffic avoiding Sudbury travelling between Colchester and Bury St Edmunds
  - Tourist traffic from the south visiting Lavenham.

The key routes are illustrated on Diagram 1.

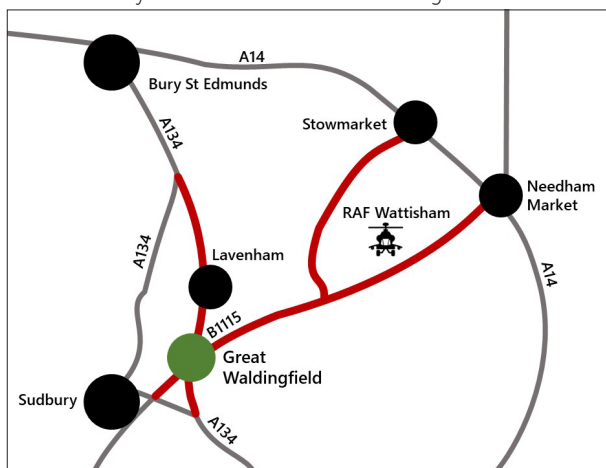
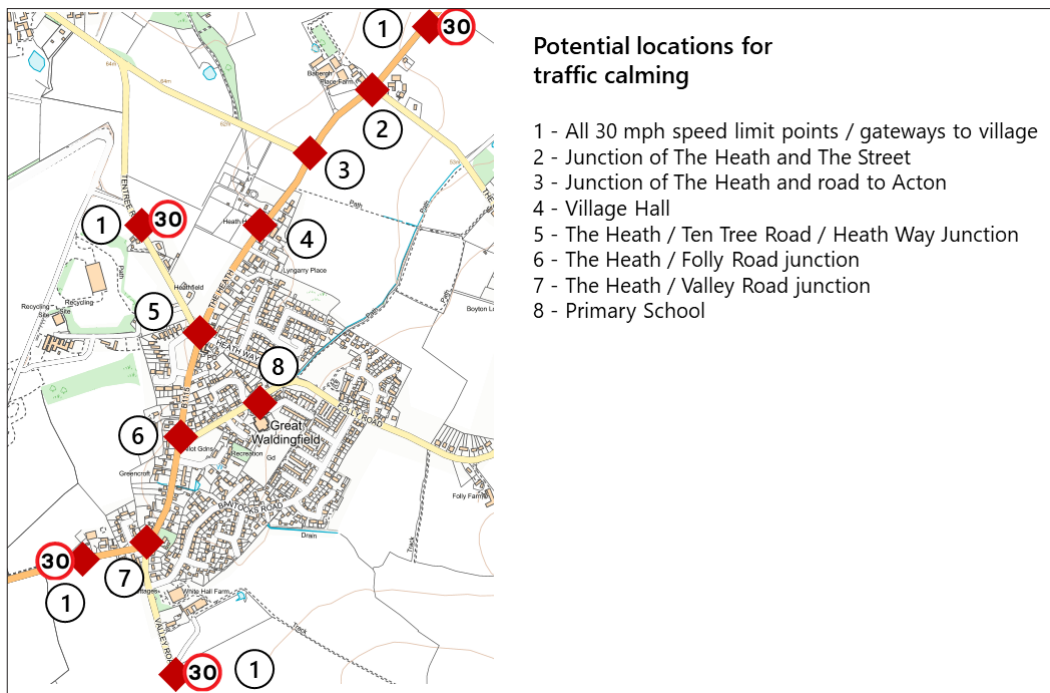


Diagram 1 - Traffic routes through Great Waldingfield

- 11.3 The Residents' Survey results indicate that most people consider it essential to resolve the following issues, in order of priority:
- Speeding on the B1115
  - Speeding on Valley Road
  - The junction at Heathway / Ten Tree Road / B1115
  - Morning and afternoon parking at The Primary School
  - Parking at the Shop
- 11.4 A Speed Indicator Device was set up in the village in 2017. Since that time the data shows that the proportion of vehicles speeding has increased and that in 2021, on recording days, some 72% of vehicles exceeded the speed limit. Furthermore, the junctions at Chilton Corner and at Heathway / Ten Tree Road / B1115 have a number of records of vehicle accidents. The north-eastern expansion of Sudbury with 1,150 new homes at Chilton Woods is likely to increase the amount of traffic passing through the village adding further to the pressure on these junctions and reducing the quality of life for residents.
- 11.5 It may be possible to introduce sensitively designed traffic calming at key locations through the village to reduce speeds and make, in particular, the B1115 safer for pedestrians and cyclists to use. Potential locations are illustrated on **Map 5**. One possible example of such an initiative is contained in "Traffic in Villages" produced by the Dorset AONB Partnership in conjunction with Hamilton-Baillie Associates and it will be possible to use the checklist of features contained within the document to inform an action plan for Great Waldingfield. Such measures would have to be delivered by the County Council and would require budgets to be made available for any scheme.





Map 5 - Potential locations for traffic calming

### COMMUNITY ASPIRATION 9 - TRAFFIC CALMING

In order to reduce speeding in Great Waldingfield, the Parish Council will continue to work with village residents regarding the installation of sensitively-designed traffic calming measures e.g. gates and signage at the four village entrances.

### COMMUNITY ASPIRATION 10 - PRIMARY SCHOOL PARKING

All concerned parties will continue to work together to monitor the parking situation at Great Waldingfield Primary School during drop-off and pick-up periods and to maintain the good relationships already established between residents and the school.

### COMMUNITY ASPIRATION 11 - PAVEMENTS AND FOOTPATHS

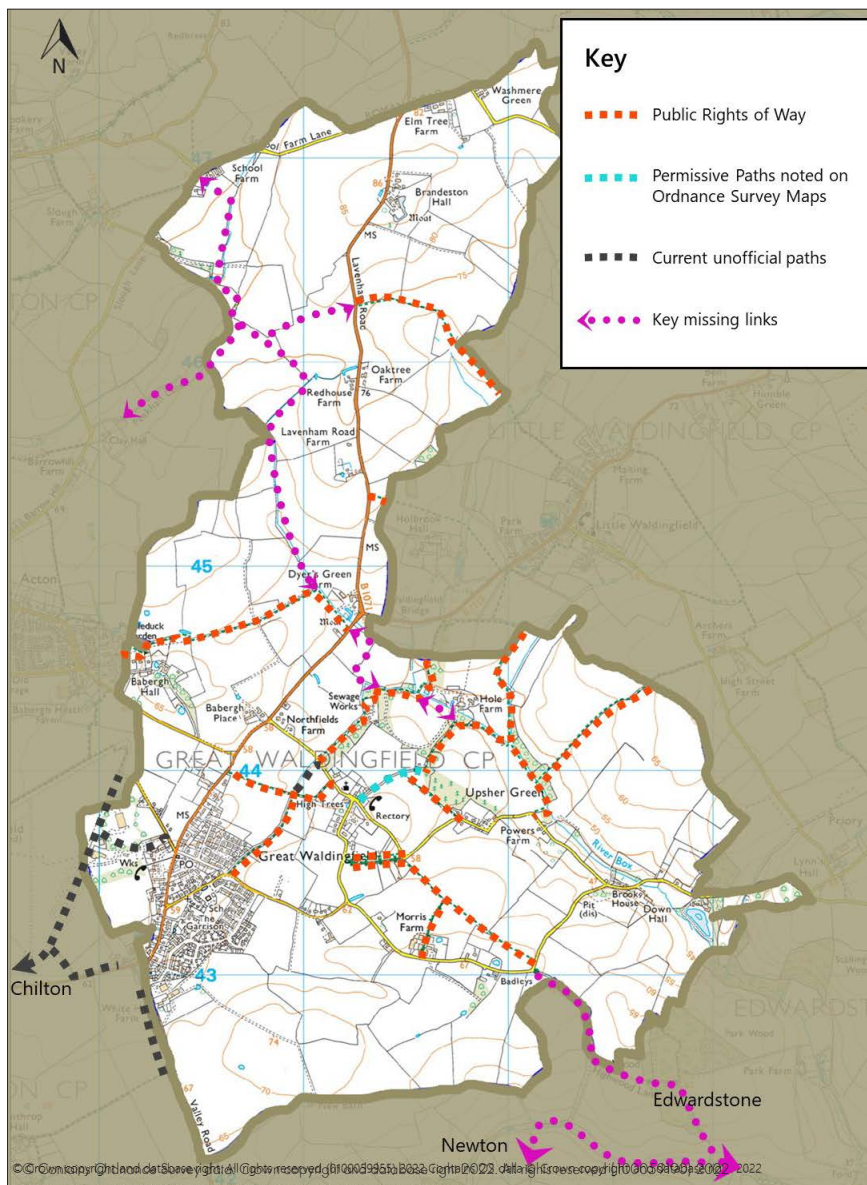
Working with the District and County Councils and residents, the Parish Council will endeavour to improve ease of movement on pavements and footpaths for all pedestrians, buggies, and disabled users and publish a plan, showing who has responsibility for specific areas.



#### Walking and Public Rights of Way

11.6 Compared with other parishes, there is a generally limited network of public rights of way in the parish and work carried out during the preparation of the neighbourhood plan has identified gaps in the network that are either already being used as unofficial paths or where new paths would help create more opportunities for walking in the countryside. The current network of public rights of way is illustrated on Map 6.





Map 6 - Walking and Public Rights of Way Network

The current unofficial paths are:

1. From the entrance to the Bowls Club on Ten Tree Road around the grain barn onto the old runways of the airfield. This is the only way on foot to Acton without walking along Ten Tree Road. It would be also be useful to add a footway along Ten Tree Road to Acton.
2. From the end of Bantocks Road along the field edge to the public footpath that leaves Valley Road going to Chilton Grange. Technically this is just into the parish of Chilton. This avoids walking on the dangerous Valley Road or its uneven verge. Consideration could also be given to a footway.
3. From the Sudbury Road just beyond "The Hollies" along the field edge and then along a farm track to the airfield runway. This avoids the narrow and noisy footway by the road (Chilton).

4. A direct continuation of Parish FP11 along the field edge by the stream to the entrance of the community woodland on The Street.

The key missing links are:

1. 200M section along the southside of the River Box linking Parish FP4 to FP7 at the end of Hole Farm Lane, allowing a shorter circular walk using FP4 via the community woodland.
2. A field edge path to link FP4 near the sewage works with FP3 on B1115 by Dyers Green Farm. It would need to cross the stream.
3. Restore the links to Edwardstone and Newton from High Wood. A dead end public highway called High Wood Lane leads from Badley's Road to the ancient woodland where the three parishes meet. Previously this connected to Edwardstone Church, Newton Church and

New Barn but the paths were not designated post war. The omission should be corrected, preferably as bridleways or byways.

4. A three-way link between them and Lavenham Road near Redhouse Farm/parish FP1, The corner of FP3 250m northwest of Dyers Green Farm and Peak Hall Lane, Acton. Most of this exists on the map as farm tracks. It would improve east-west connectivity to Acton and Little Waldingfield.

### **POLICY GWD16 - PUBLIC RIGHTS OF WAY**

Measures to improve and extend the existing network of public rights of way, including their accessibility for all users, will be supported where:

1. existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way network;
2. new bridleways are created to support the local equestrian community;
3. their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal; and
4. comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish.

### **PRINCIPAL REASON FOR POLICY GWD16**

To ensure that new development both maintains and improves current footpath networks thereby encouraging healthier lifestyles. To ensure that any new footpaths created within the new development are suitable for buggies, wheelchairs and mobility scooters.

Household Survey: 98% want to maintain footpath network

97% want to link up footpaths to make circular walks

Providing footpaths suitable for buggies and wheelchairs was top in the list of what needs improving in the village.

### **COMMUNITY ASPIRATION 12 - ACCESSIBLE FOOTPATHS**

The Parish Council will work with local voluntary groups and community members with a disability to highlight footpaths and routes in the village which can be made more accessible.

### **COMMUNITY ASPIRATION 13 - PUBLIC RIGHTS OF WAY WARDEN**

The Parish Council will endeavour to maintain and support the services of a parish footpath warden and will work with them to improve walking and cycling links to Sudbury and adjoining villages.

#### **Public Transport**

- 11.7 At the time of preparing the Neighbourhood Plan, Great Waldingfield is served by 4 bus services;
  - Felix Coaches - 700 - Monday to Friday (not Bank Holidays) - three times a day. Sudbury circular route taking in both ends of Great Waldingfield
  - Chambers Boomerang - 753 - Monday to Saturday - Colchester/Sudbury/Bury St Edmunds - thirteen times a day - roughly hourly in both directions- takes in Post Office end of Great Waldingfield
  - GoStart Community Transport - 112 - Tuesday and Thursday - one trip in the morning to Sudbury via Tesco's and Sainsbury's and other places on route. Return from Sudbury at 12.30, need pre-booking.
- 11.8 In addition, Go Start Community Transport will provide a door to door service. Passengers need to register with Go Start as a member and then they can book transport at a convenient time for trips to Sudbury, Tesco's, Surgery etc. The trip from Great Waldingfield to Sudbury. Trips further afield can be arranged, usually at the price charged on the regular bus service.



## 12. EMPLOYMENT AND BUSINESS

### Objective

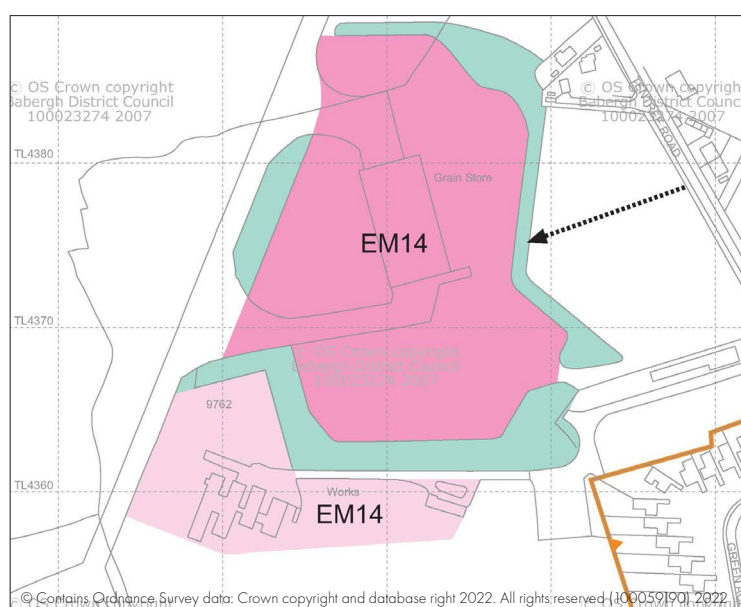
- E 1. Provide for the needs of existing businesses and encourage opportunities for home working and local employment.

12.1 Hinterland villages such as Great Waldingfield are not expected to make provision for a large number of new jobs as these would be expected to be provided in higher order settlements such as Sudbury. This is supported by the data from the 2011 Census that identifies that 30% of those in work travelled between 2 and 5 kilometres to work while the average distance to work was 20 kilometres. At the time of the 2011 Census some 13% worked from home, a figure that is likely to have increased as a result of the COVID-19 Pandemic.

12.2 The currently adopted Local Plan (2006) identifies land that was once part of Waldingfield airfield west of Ten Tree Road, as identified on **Map 7**, as an employment site. It notes that *“the small industrial site closely related to Great Waldingfield provides valuable rural employment opportunities and wider benefits to the local economy. The site also lies in the Sudbury employment catchment area and is important to it. It is well located in relation to the village, but could cause local traffic impacts if employment uses are allowed on the site that generate high volumes of heavy goods vehicle movements. The site’s local employment role needs to be safeguarded but subject to planning control to protect residential amenity, in particular.”* The designation is not carried forward in the emerging Joint Local Plan.

12.3 Currently there is a range of businesses operating from the site and the retention of these employment opportunities is supported as they provide local jobs.

12.4 In line with the Local Plan statement, there may be opportunities for the sensitive expansion of employment uses on this site, subject to careful consideration of the potential impacts both on the site and its surroundings.



**Map 7 - Extract from Babergh Local Plan (2006) illustrating employment designations west of Ten Tree Road**



## POLICY GWD17 - 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 have an acceptable impact in relation to local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified Settlement Gap 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.

## PRINCIPAL REASON FOR POLICY GWD17

To retain current businesses in the village as well as look for opportunities for future growth within the current employment sites within the village.



- 12.5 The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't 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 the employment premises would remain small in terms of their size and number of people employed on the site. Major development 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 GWD18 - NEW BUSINESSES AND EMPLOYMENT

Proposals for new business development will be supported where sites are located within the Settlement Boundaries 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 Boundaries, proposals will be supported where:

- a) it is located on land designated in the development plan for business use; or
- b) 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 can be satisfactorily demonstrated.

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 and landscape character as identified in the Neighbourhood Plan Landscape Appraisal.

## PRINCIPAL REASON FOR POLICY GWD18

To promote opportunities for new business development where they would not have a detrimental impact on the village and its residents.

- 12.6 The enforced practice of home working during the COVID-19 Pandemic highlighted the importance of good quality broadband for connectivity to data and for online meetings. As this practice continues, it will be essential that superfast fibre broadband is more widely available to residents and business operators. While the main towns continue to receive investment in this infrastructure, the roll-out to villages such as ours is imperative to enable connectivity and economic benefits.

## COMMUNITY ASPIRATION 14 - BROADBAND

The Parish Council will work with relevant providers and other stakeholders to support improvements in broadband coverage within the village.

- 12.7 Visitors to the village can bring local economic benefits where the process is managed effectively so as not to have detrimental impacts on the village. The village has the opportunity, in particular, to promote countryside walks (public rights of way) and the history of the area.



### Farm Diversification

- 12.8 Some of the farms in the area have also expanded with the development of large-scale barns for storage, while older buildings have been renovated and converted to business use, such as School Farm in School Farm Lane. There may be some scope for further commercial development utilising and converting agricultural buildings across the parish where they are well related to the main highway network and such a conversion for business use

wouldn't have a detrimental impact on the natural and historic environment and the amenity of nearby residents.

- 12.9 Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the character of the area identified in the Neighbourhood Plan Landscape Character Appraisal in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design and impact mitigation measures.



## POLICY GWD19 - FARM DIVERSIFICATION

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would 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 Character Appraisal will not be supported.

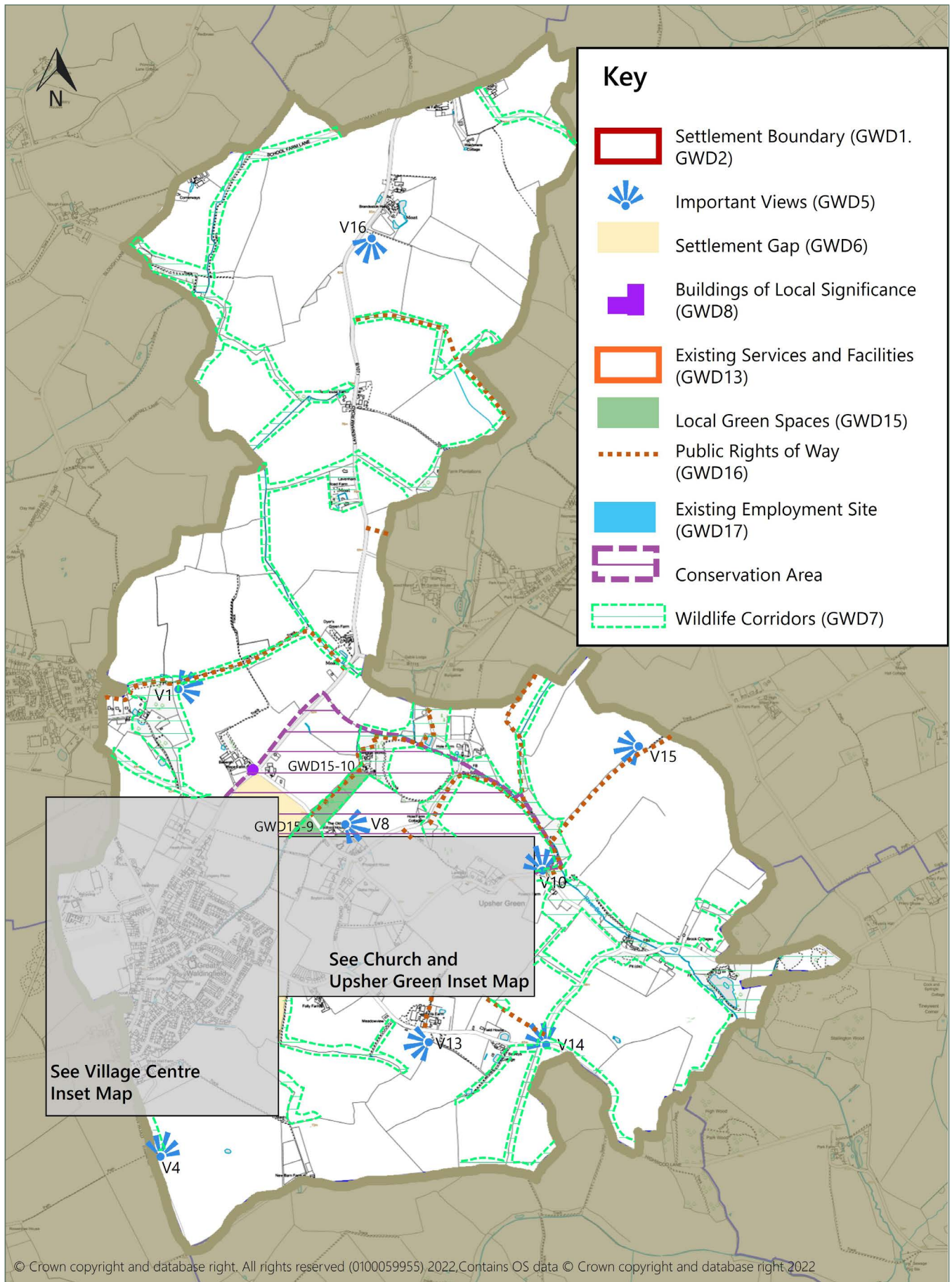
## PRINCIPAL REASON FOR POLICY GWD19

To recognise that there may be opportunities for farms to use redundant farm buildings for small scale commercial uses where the impacts would be acceptable.

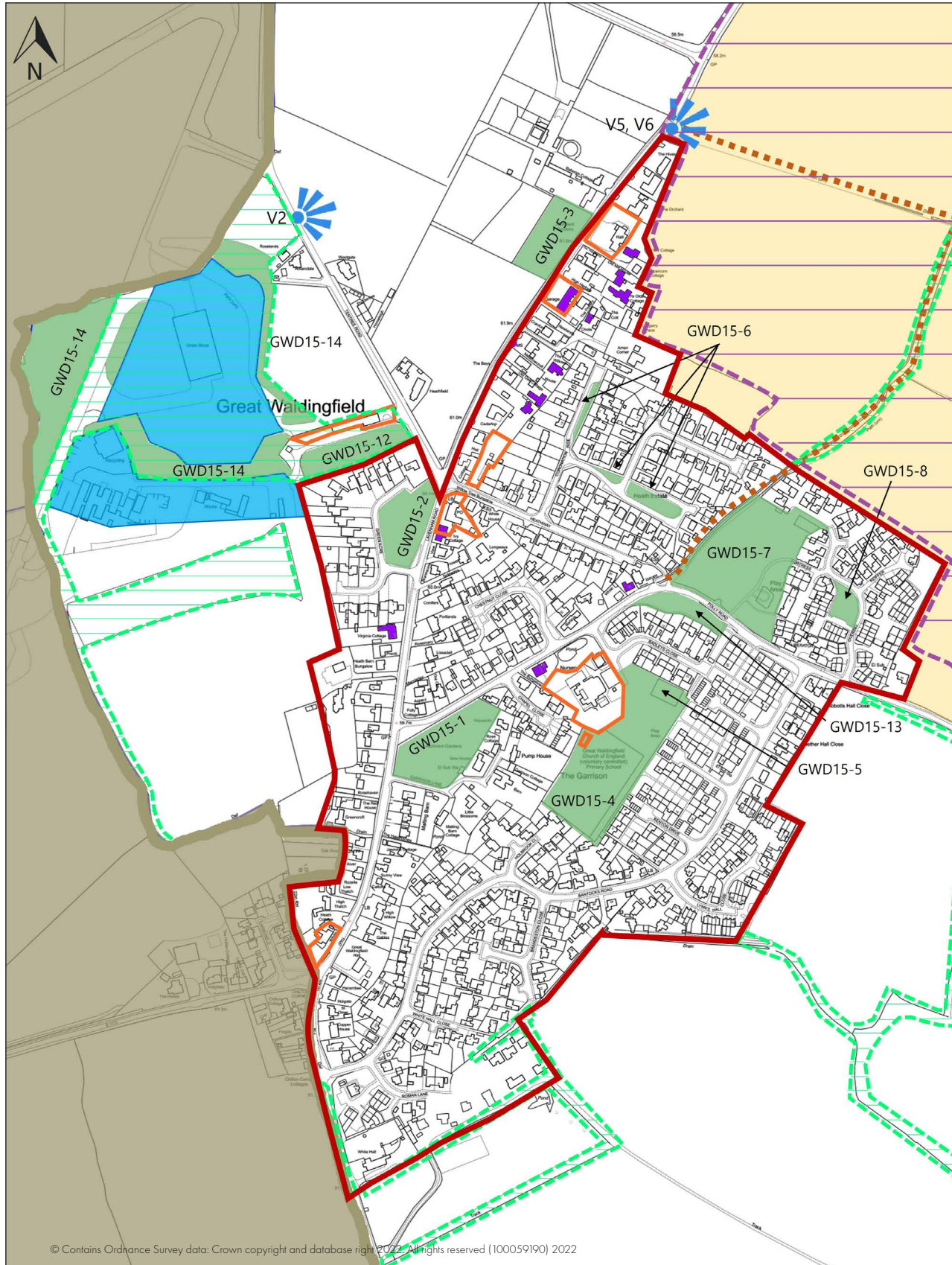




# POLICIES MAP

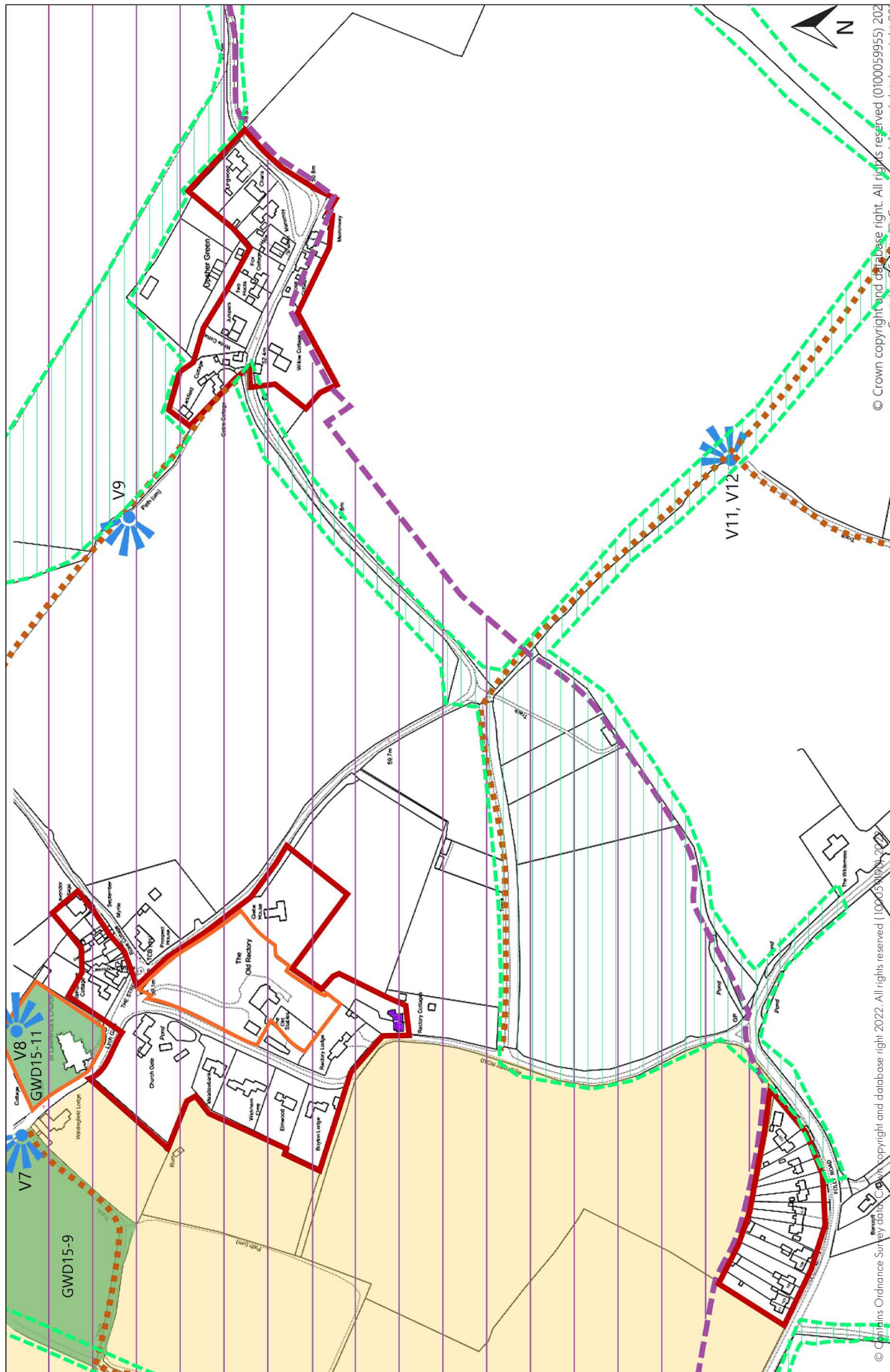


# VILLAGE CENTRE INSET MAP





# CHURCH AND UPSHER GREEN INSET MAP



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## APPENDIX 1 - COMMUNITY ENGAGEMENT EVENTS

**September 2017:** Initial Village meeting - introduction to a Neighbourhood Plan and first views on what needs protecting and what needs improvement in the village.

**February 2018:** Leaflet drop to the village with draft Vision and Objectives.

**May 2018:** Mini questionnaires out to village groups ++ to detail what they wanted to protect and improve in the village.

**June 2018:** Village walks to assess the current village.

**November 2018:** Stall at Christmas Fair to raise the Neighbourhood Plan profile.

**November 2019:** Relaunch of NP with a village meeting to introduce six key areas where protection and improvement needed and ask for comments.

**January - March 2020:** Six village Focus Groups to discuss issues raised in the key areas.

**March 2020:** Leaflets out in school book bags prior to two visits before and after school to discuss issues with parents.

**April - June 2020:** Survey of Local Businesses via visits or phone calls.

**July 2020:** Pre-survey leaflet and main Village Survey out to 750 houses. (Involvement of 25 Street Champions each responsible for specific areas of the parish).

**August/September 2020:** Thank-you leaflet out to the village and key points from survey out in the village magazine. No meeting allowed due to Covid.

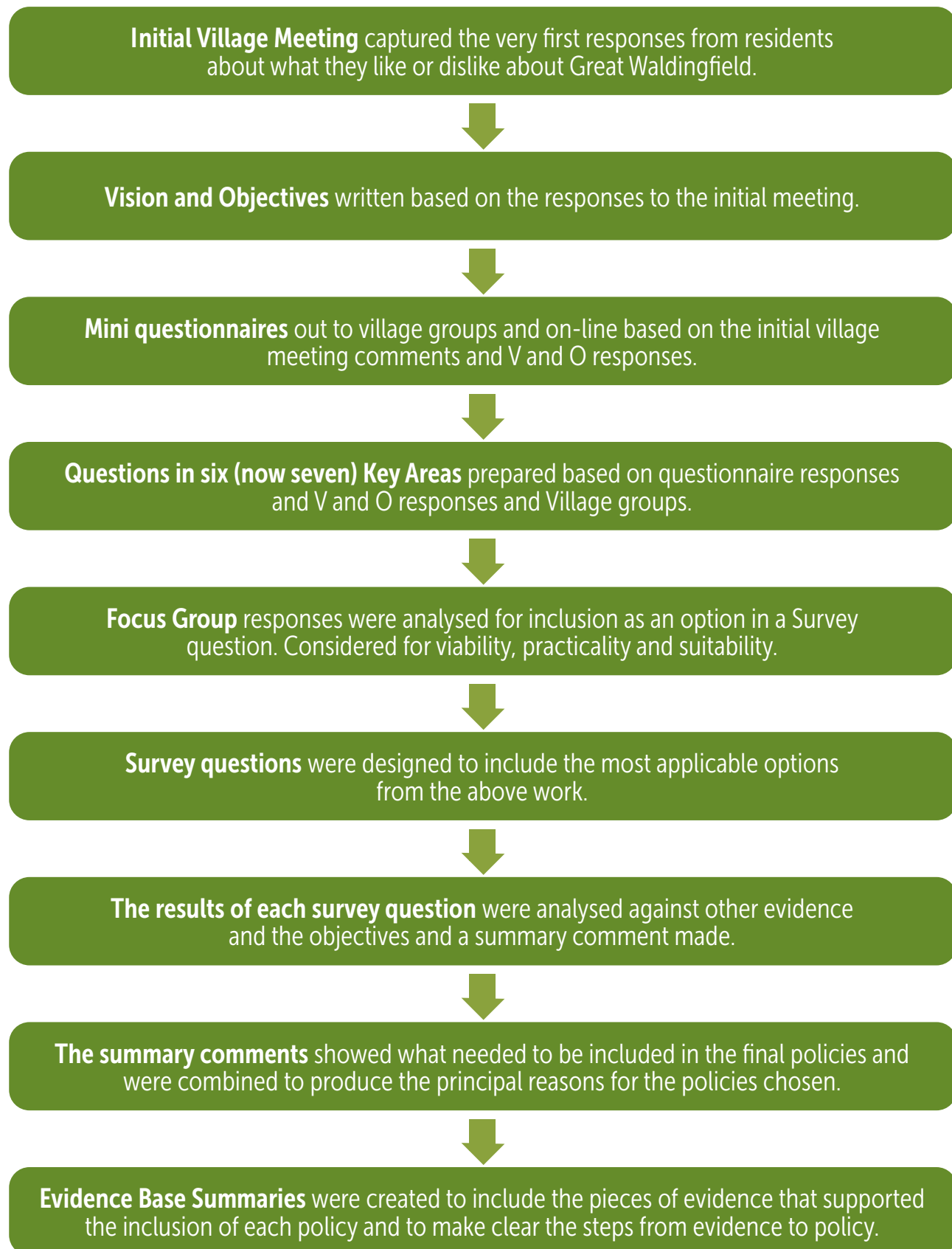
**November 2020:** More Survey results out onto the website. No meeting allowed due to Covid.

**June 2021:** Village meeting held with presentation of complete survey results, green spaces, listed and unlisted buildings together with the updated Vision and Objectives. Over 100 residents attended the meeting and provided further feedback.

**August 2021:** Feedback from village meeting out on village website and in the village magazine.

**July 2022:** Village Drop-in event to launch Pre-Submission draft Neighbourhood Plan for six weeks consultation.

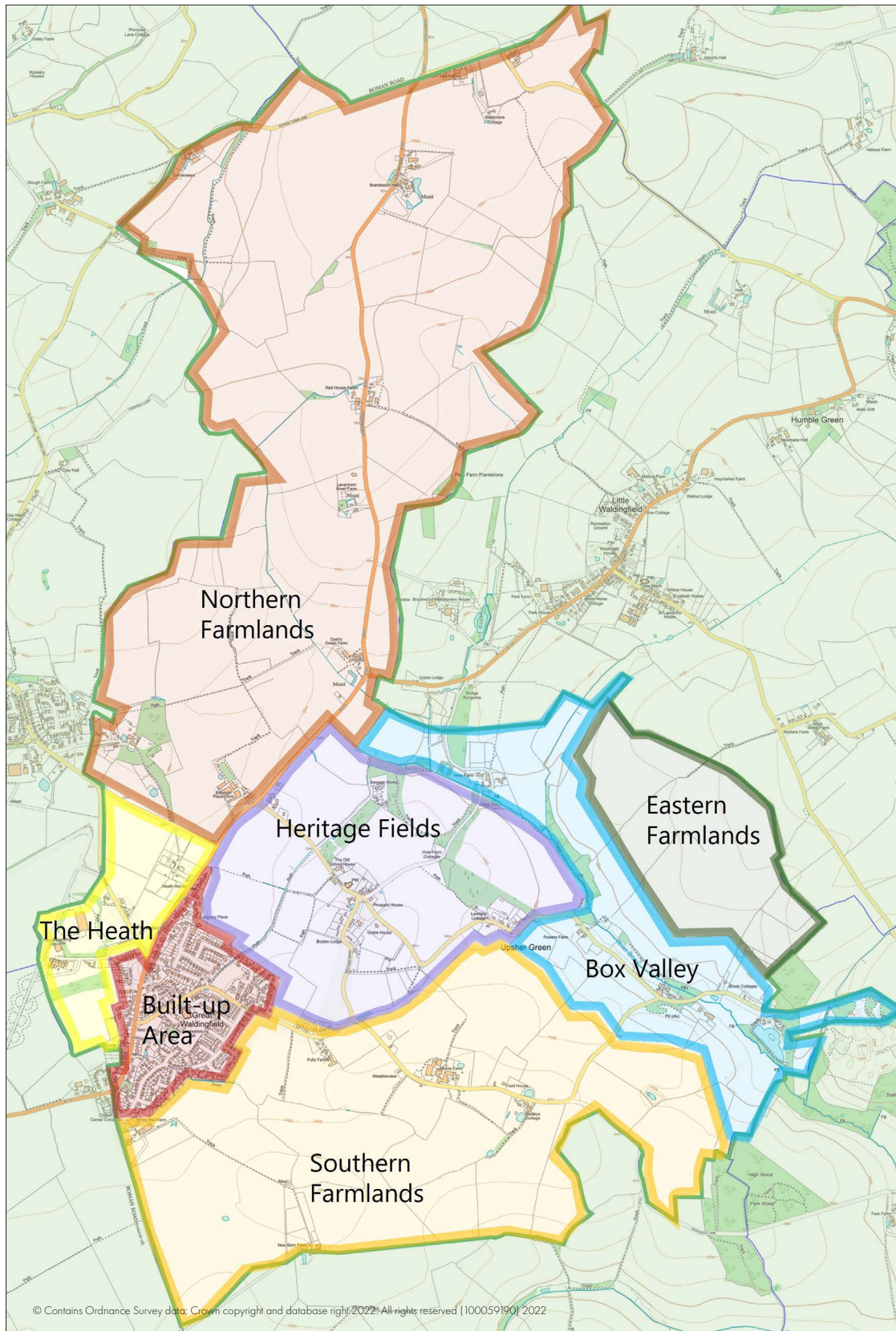
## HOW THE VILLAGE DECIDED WHAT WAS IN THE PLAN





## APPENDIX 2 - LOCAL LANDSCAPE CHARACTER AREAS

The Chilton and Great Waldingfield Neighbourhood Plans Landscape Character Appraisal identified six locally distinct character areas across the parish, as illustrated on the map below.



### **Heritage Fields**

This aligns with the expanded Conservation Area. It incorporates and provides a setting for the most historic parts of the village. In the context of the Neighbourhood Plan Area it is also distinctive as landscape type in its own right.

Topographically it is more complex with the hamlet clustered around St Lawrence church being elevated on a ridge while Upsher Green nestles in a fold in the land.

Fields are small and more irregular in shape and mature trees and small wooded areas more in evidence. The sum of these parts is a more visually varied and intimate landscape.

### **The Heath**

This is a flat, free-draining area ('The Heath' being a long - established place-name indicative of light soils and acidic vegetation) with a mix of uses and vegetation.

### **Southern Farmlands**

Open arable farmland on gently undulating loams and defined by hedged field boundaries with some long distance views.

### **Northern Farmlands**

Open arable farmland on gently undulating loams and defined by hedged field boundaries with some long distance views.

### **Eastern Farmlands**

Open arable farmland on gently sloping loams and defined by hedged field boundaries with some long distance views.

### **Box Valley**

The River Box is a small stream that can frequently be leapt in drier weather in its upper reaches however it has cut a V-shaped valley in the glacial till.

The upper valley slopes are shallow and merge into the plateau while the lower slopes are more steep with a level bottom resulting in the appearance of a small, narrow valley.

Together with the fact that the section of valley running through the parish is generally wooded it combines to create a distinctive character type.



## APPENDIX 3 - LISTED BUILDINGS

The buildings and features listed below are reproduced from the Historic England database of Listed Buildings and reflect the description held by Historic England. Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion. The information in this appendix is correct at the time of writing the Plan. Up to date information on heritage assets should always be sought from Historic England or other reliable sources of information.

### Grade I

Church of St Lawrence

Rose Haven, The Heath

Malting Barn Cottage, Garrison Lane

### Grade II\*

Babergh Hall

White Horse Inn, The Heath

Brook House, Brook Street

Lavender Cottage, The Street

### Grade II

Willow Cottage, Upsher Green

25 Folly Road

Owl Cottage, The Street

Rose Cottage and Farriers, The Street

Rose Tree Cottage, The Street

Waldingfield Lodge, The Street

Power's Farmhouse

The Cottage, Brook Street

The Badley's, Folly Road

Barn to the Badley's, Folly Road

Pumphouse, Garrison Lane

Rose Cottage, Garrison Lane

Jasmine Cottage, The Heath

Greencroft, The Heath

Bowling Green Farmhouse, The Heath

Brandeston Hall, Lavenham Road

Waldingfield Primary School, The Street

Morris Farmhouse, Folly Road

Garrison Cottage, Garrison Lane

Low Thatch, The Heath

Lavenham Road Farmhouse, Lavenham Road

K6 Telephone Kiosk opposite Prospect House

Orchard Cottage, 30 Folly Road

School Farmhouse, School Farm Lane

High Trees, The Street

Barn Malting, Garrison Lane

Great Waldingfield Hall, The Heath

High Thatch, The Heath

The Red House, The Heath

The Old Rectory, Rectory Road

Walnut Tree Cottage, The Street

Lawrence Cottage and Little Thatch, The Street

Hole Farm

White Hall, Valley Road

Crinkle Crinkle Wall west of Ardley House, Lavenham Road

## APPENDIX 4 - BUILDINGS OF LOCAL SIGNIFICANCE

The buildings and features identified in this table are not formally designated Listed Buildings but are those that satisfy criteria for designation as Buildings of Local Significance, as identified in the separate "Assessment of Buildings of Local Significance".

Policies Map Ref	Building	Criteria Met	Description
1	Virginia Cottage B1115	Age Landmark Aesthetic interest	An attractive local landmark. Late Georgian with local brick construction, original windows, and a beautiful original front door.
2	Old Mill House off B1115	Aesthetic interest	A much-extended cottage with a 17th century core. Interesting in being the home of the Miller who worked the windmill which was demolished in 1902.
3	Model Farm Workers Cottages, Rectory Rd	Aesthetic interest Social and communal value	An early example of semi-detached cottages from the mid nineteenth century, originally for the gardener and coachman of the Rectory. Built to a high standard as 'model' housing, the cottages are a lovely red brick and are set beside a huge oak tree.
4	Pair of traditional farm cottages, Folly Road	Aesthetic interest	Pair of traditional farm cottages. Red brick and pointed gabled porches, early nineteenth century. Hedged front gardens with mown verges, adjoining the village pond. A focal point for Folly Road.
5	Great Waldingfield Garage B1115	Historic interest Social and communal value	A working MOT and Servicing Centre on the B1115. Attractive elderly buildings still in use. Already working as a Garage in 1939. Up until a few years ago the garage sold petrol and was very popular with passing motorists.
6	Ardley House B1115	Aesthetic interest Landmark status	A beautiful, mid-nineteenth century farmhouse adjoining a listed serpentine wall. A local landmark on the B1115 with landscaped gardens. It is built from Suffolk brick with original windows.
7	Chota Cottage off B1115	Historic interest Aesthetic interest	Thatched roof. White plastered walls, standing in a lovely garden. Not visible from the B1115 due to infill building.
8	The Compasses Beer House off B1115	Historic interest Aesthetic interest Social and communal value	Tucked away behind development, this was Great Waldingfield's second public house. It was still open as a beer house in 1939. An attractive 18th Century pargetted pink house with a large chimney stack and hand-made tiled roof.
9	Ye Old Cottage off B1115	Historic interest Aesthetic interest	Hidden away behind modern buildings. Much extended, pink plaster and thatched cottage with 'eye-brow' windows.
10	Ivy Cottage B1115	Aesthetic interest Social and communal value Landmark	The original shop on the Heath. Late Georgian or Early Victorian red brick. Double fronted house with an attractive porch, low garden wall and two chimney stacks, with the low shop building attached. Unusual slate roof. Landmark on the B1115.



11	Old Oak Cottage B1115	Historic interest Aesthetic interest	A hidden gem. The front garden sold for building, like many others in the village. Old Oak Cottage is therefore hidden away. It has a thatched roof and is probably 17th Century. It is set in a beautiful garden.
12	Nutwood Cottage B1115	Historic interest Aesthetic interest	A thatched cottage on the B1115. Probably at least 17th century. Important for the village as it is the only original property on the Heath that has not sold its front garden for building. The garden has lovely trees.
13	Molly's Cottage Folly Rd	Age Aesthetic interest	A pargetted cottage that appears to be two thirds of a Hall House, which means it could be as early as sixteenth century. All the painted plaster on the front wall is beautifully decorated. The front garden has a lovely low wall, decorated with knapped flints in true Suffolk style.
14	Milestone B1115	Historic interest Landmark	On the B1115. A milestone with Roman numerals. This says we are LIX (59) miles from London (they used Hyde Park Corner) and III (3) miles from Sudbury.
15	Old Mill Cottage off B1115	Social and communal value	An early nineteenth century brick cottage, painted pink. In the garden is what remains of the brick base of the windmill, demolished in 1902.

## APPENDIX 5 - DEVELOPMENT DESIGN CHECKLIST

### STREET GRID AND LAYOUT

- 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?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Does the proposal preserve and enhance the local wildlife?
- Has the proposal considered the creation of green corridors to benefit biodiversity?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the character of a rural location?
- 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 this will be used by the new owners and how will it be managed?

### 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?



### **BUILDING 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?

### **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?

### **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?

#### **BUILDING MATERIALS AND SURFACE TREATMENT**

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?

#### **CAR PARKING SOLUTIONS**

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?

#### **ARCHITECTURAL DETAILS AND DESIGN**

- If the proposal is within an historic area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties?
- Does the proposal respect the height, massing and general proportions of adjacent buildings and take cues from materials and other physical characteristics?
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?



## GLOSSARY

**Affordable housing:** Housing for sale or rent, for those whose needs are not met by the market including 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.

**Built-up Area Boundary:** These are defined in the Babergh Local Plan 2006 and the policies in the Babergh Core Strategy 2014 also refers to them. They are a planning term that do not necessarily include all buildings within the boundary.

**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.

**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.

**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 local area, drawn up by the Local Planning Authority in consultation with the community.

**Neighbourhood Plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**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.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.



# Great Waldingfield Neighbourhood Plan

2018 - 2037



**GREAT WALDINGFIELD PARISH COUNCIL**



Logo Design by Renuka Baldwin