

Council review of JLP Policies SP03, SP04 & LP01

- 1.01 The below text proposes amendments to SP03, SP04 and LP01 following discussion at the Matter 4 Preliminary Hearing Session which was held on 21 July 2021.
- 1.02 The changes have been proposed having regard to the discussion on 21st July 2021, with the benefit of further consideration, the Councils suggest the below amendments to address matters raised, policy inconsistencies and consistency with the NPPF.
- 1.03 In order to ensure that policy SP03 is effective and consistent with national policy, the following are suggested text changes to the Plan.

Suggested text ref ST40

08.05 In accordance with the NPPF (paragraph 20) Councils need to set out their overall strategy for the pattern and scale of development. The Babergh and Mid Suffolk Joint Local plan makes provision for this under policies SP03, SP04 and LP01. All windfall planning applications should be considered with regard to the criteria as set out in Policy SP03.

Suggested text ref ST41 (superseding ST03 changes)

Policy SP03 – Settlement Hierarchy

- ~~1. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.~~
2. **A settlement hierarchy has been created and is set out in Table 2 and Table 3.** Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Plan and/ or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.
3. Settlement boundaries have been created as defined on the Policies Map ~~in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries.~~ The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries, ~~in isolated locations~~ development will only be permitted in **exceptional circumstances specified in national policy.**
- ~~4. Development within settlement boundaries will be permitted where:~~

- ~~a. Design is sympathetic to its surrounding and demonstrates high-quality design by having regard to the relevant policies of the Plan~~
- ~~b. A high standard of hard and soft landscaping, appropriate for the location is used;~~
- ~~c. Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and~~
- ~~d. The cumulative impact of proposals will be a material consideration.~~

- 1.04 In order to ensure the policy is clear, the following are suggested text changes to the Plan.

Suggested text ref ST42

9.02 Since the 2001 Census, both Districts have delivered housing growth predominantly in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. The Councils are working to address this, including the production of an 'Action Plan' to focus upon the timely delivery of new housing. This Plan has identified a supply of development from April 2018 up to March 2037. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner. **Policy SP04 sets out spatial distribution of the required land allocations, having regard to the 20% buffer for meeting objectively assessed needs, which broadly equates to around 9,600 dwellings in Babergh and over 12,700 dwellings in Mid Suffolk (rounded figures).**

- 1.05 In order to ensure the policy is positively prepared, effective and consistent with national policy the following are suggested text changes to the Plan.

Suggested text ref ST43

Policy SP04 – Housing Spatial Distribution

In accordance with national policy, for plan-making, the overall pattern and scale of housing development in the Plan is set out below. However, the settlement hierarchy minimum homes numbers are not to be applied for decision-taking purposes.

From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:

Babergh

~~[delete whole original JLP table]~~

<u>Settlement Hierarchy</u>	<u>Minimum Homes*</u> <u>(2018 – 2037)</u>
<u>Ipswich Fringe</u>	<u>2,000</u>
<u>Market Towns and Urban Areas</u>	<u>3,200</u>
<u>Core Villages</u>	<u>2,700</u>
<u>Hinterland Villages</u>	<u>900</u>
<u>Hamlets</u>	<u>300</u>
<u>‘Windfall’</u>	<u>500</u>

* figures rounded

Mid Suffolk

~~[delete whole original JLP table]~~

<u>Settlement Hierarchy</u>	<u>Minimum Homes*</u> <u>(2018 – 2037)</u>
<u>Ipswich Fringe</u>	<u>1,700</u>
<u>Market Towns and Urban Areas</u>	<u>4,000</u>
<u>Core Villages</u>	<u>4,800</u>
<u>Hinterland Villages</u>	<u>1,300</u>
<u>Hamlets</u>	<u>400</u>
<u>‘Windfall’</u>	<u>500</u>

* figures rounded

~~All identified home numbers are minimum figures. Allocations and settlement boundaries are identified on the Policies Map.~~

Neighbourhood Plans

~~In order to assist with delivery of the overall district housing need requirements, **housing requirements for** designated Neighbourhood Plan areas **are set out in Table 04. Neighbourhood Plans will need to make provision for the requirements, through any combination of allocations (from either this Plan or the relevant Neighbourhood Plan) and outstanding planning permissions.** will be expected to plan to deliver the minimum housing requirements set out in Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.~~

Suggested text ref ST44

Table 04 – Minimum housing requirement for NP Areas

Babergh

~~09.11 The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement~~

~~[delete whole original JLP table]~~

<u>Neighbourhood Plan Area</u>	<u>Minimum Homes (2018 – 2037)</u>
<u>Aldham</u>	<u>13</u>
<u>Assington</u>	<u>38</u>
<u>Bentley</u>	<u>52</u>
<u>Boxford</u>	<u>13</u>
<u>Capel St Mary</u>	<u>792</u>
<u>Chelmondiston</u>	<u>52</u>
<u>Chilton</u>	<u>161</u>
<u>Copdock and Washbrook</u>	<u>274</u>
<u>East Bergholt</u>	<u>241</u>
<u>Elmsett</u>	<u>49</u>
<u>Glemsford</u>	<u>37</u>
<u>Great Waldingfield</u>	<u>39</u>
<u>Hadleigh</u>	<u>871</u>
<u>Hartest</u>	<u>12</u>
<u>Hitcham</u>	<u>17</u>
<u>Holbrook</u>	<u>65</u>
<u>Lavenham</u>	<u>118</u>
<u>Lawshall</u>	<u>23</u>
<u>Leavenheath</u>	<u>44</u>
<u>Little Cornard</u>	<u>3</u>
<u>Little Waldingfield</u>	<u>4</u>
<u>Long Melford</u>	<u>367</u>
<u>Newton</u>	<u>23</u>
<u>Sproughton</u>	<u>1,514</u>
<u>Stoke by Nayland</u>	<u>27</u>
<u>Stutton</u>	<u>65</u>
<u>Whatfield</u>	<u>1</u>
<u>Woolverstone</u>	<u>26</u>

Mid Suffolk

~~09.12 The numbers contained within the table include outstanding planning permissions granted as of 1st April 2018. If outstanding planning permissions (OPPs) granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total requirement.~~

~~[delete whole original JLP table]~~

<u>Neighbourhood Plan Area</u>	<u>Minimum Homes (2018 – 2037)</u>
<u>Ashbocking</u>	<u>19</u>
<u>Battisford</u>	<u>12</u>
<u>Beyton</u>	<u>30</u>
<u>Botesdale & Rickingham</u>	<u>194</u>
<u>Debenham</u>	<u>261</u>
<u>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</u>	<u>64</u>
<u>Drinkstone</u>	<u>1</u>
<u>Elmswell</u>	<u>834</u>
<u>Eye</u>	<u>663</u>
<u>Fressingfield</u>	<u>56</u>
<u>Haughley</u>	<u>199</u>
<u>Hoxne</u>	<u>43</u>
<u>Laxfield</u>	<u>97</u>
<u>Mendlesham</u>	<u>161</u>
<u>Needham Market</u>	<u>512</u>
<u>Old Newton with Dagworth</u>	<u>141</u>
<u>Redgrave</u>	<u>11</u>
<u>Stowupland</u>	<u>652</u>
<u>Stradbroke</u>	<u>282</u>
<u>Thorndon</u>	<u>75</u>
<u>Thurston</u>	<u>1,489</u>
<u>Walsham le Willows</u>	<u>90</u>
<u>Wilby</u>	<u>7</u>
<u>Woolpit</u>	<u>717</u>

- 1.06 The following suggested text change to the Plan is proposed for deletion as it is not considered relevant to the corresponding policy.

Suggested text ref ST45

~~13.04 It is known the Districts have an ageing population with physical disabilities. Therefore, there is an identified need to meet future housing demands regarding accessible and adaptable dwellings. This windfall policy will support the delivery of M4(2) standards, along with other measures set out in the Plan.~~

- 1.07 In order to ensure consistency of policies, the following are suggested text changes to the Plan. In light of proposed changes to policies SP03 and SP04, dwelling clusters are considered overly complex and ineffective as they are not defined in the settlement hierarchy nor would they have settlement boundaries.

Suggested text ref ST46

Policy LP01 – Windfall development in hamlets and dwelling clusters

1. *Proposals for windfall development within ~~dwelling clusters~~²² and/or hamlets may be acceptable, subject to **consideration of circumstances as set out in national policy** and all of the following criteria:*
 - a) *It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.*
 - b) *It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.*
 - c) *The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.*
 - d) *Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.*
 - e) *All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.*

²² ~~A dwelling cluster is defined as a nucleus of at least 10 dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the avoidance of doubt and in the interest of good planning small clusters are referred to as hamlets~~