

Hitcham

Neighbourhood Plan



Data Profile

November 2022

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Appendix A: Hitcam Housing and Population Data Profile.
Source: Babergh District Council.

1. Introduction

1.1 The data profile

1.1.1 This data profile has been developed to form part of the evidence base for the Hitcham Neighbourhood Plan. It will be used by the Hitcham Neighbourhood Plan Steering Group alongside other evidence to inform the development of the Neighbourhood Plan policies. This data profile draws together relevant information from a range of sources and existing documents.

1.2 Hitcham Neighbourhood Plan

1.2.1 The Hitcham Neighbourhood Plan is currently being developed as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the existing Babergh Local Plan and the emerging Babergh and Mid Suffolk Joint Local Plan.

1.2.2 On 7 January 2020, Hitcham Parish Council submitted an application to define the boundary of their Neighbourhood Plan. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), Babergh District Council confirmed the designated Neighbourhood Development Plan area on 20 January 2020.¹

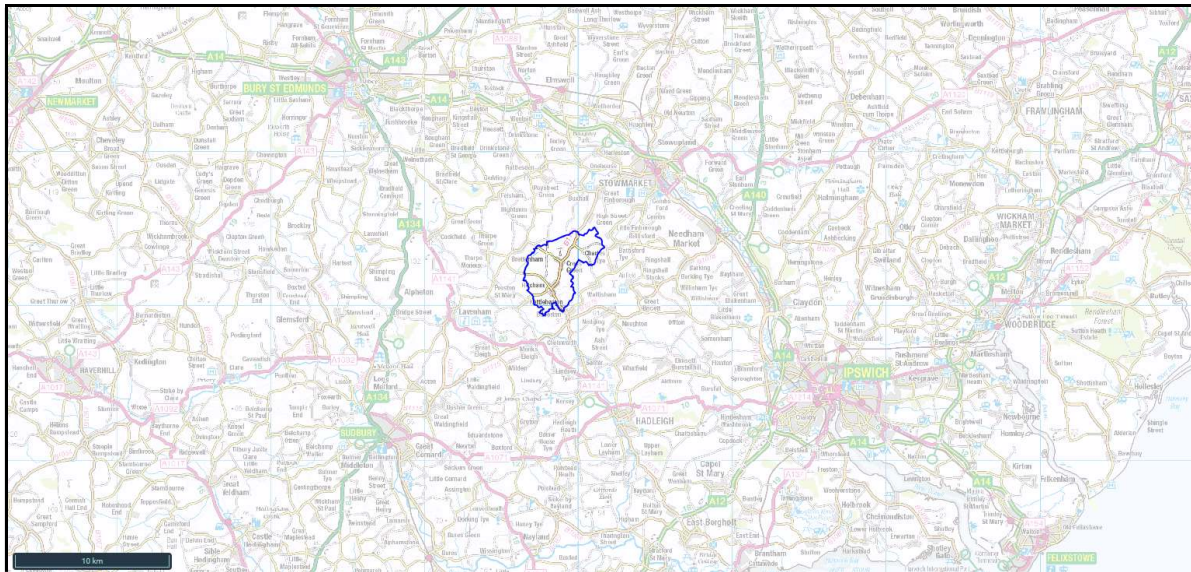
¹ <https://www.babergh.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-babergh/hitcham-neighbourhood-plan/>. Information obtained 22.09.2022.

1.3 Location

1.3.1 Hitcham is a village and civil parish in Suffolk. Hitcham is located on the B1115 road between Hadleigh and Stowmarket and is within Babergh district. The parish contains the hamlets of Bird Street, Cook's Green and Cross Green.

Figure 2 below: Map showing the location of Hitcham parish.

Source: [Parish Online mapping website](#). Location denoted by blue line. Map obtained 18.10.2022.



1.4 Local Planning Policy

1.4.1 Hitcham is located within the administrative boundary of Babergh District Council. The current development plan for Babergh consists of the saved policies of the Babergh Local Plan 2006 and the Babergh Core Strategy 2011 – 2031 (2014). Hitcham is identified as a Hinterland Village in Policy CS2 of the Babergh Local Plan Core Strategy and Policies 2014. Hitcham is part of a wider 'functional cluster' centred on the Core Village of Bildeston. The map in Figure 3 shows the Built Up Area Boundary of Hitcham and the Areas of Visual and/or Recreational Amenity under policy CN03 Open Space within Settlements, which is still live.² Policy CN03 states that development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted.

² <https://www.babergh.gov.uk/assets/Strategic-Planning/BDC-current-policies-June-2016.pdf>. Obtained 08.11.2022.

- 1.4.2 A new Babergh and Mid Suffolk joint Local Plan is being developed and will replace the Local Plan (saved policies) and the Core Strategy. The Councils are working on the proposed modifications to the Joint Local Plan. The Inspectors have written to the Councils on 16 September 2022 with the latest update on the anticipated Examination schedule. The Inspectors require a review of the settlement hierarchy and the outcomes of this will be set out in the Part 2 Local Plan.
- 1.4.3 A table showing development completions and dwellings under construction can be seen in Figure 4 overleaf. This information was provided by Babergh District Council on 30.08.2022.

Figure 4 below: Table showing dwelling completions and dwellings under construction in Hitcham parish.

Source: Babergh District Council 30.08.2022.

Planning application	Site address	Date approved	New dwellings	Dwellings lost	Status	Completed	Notes
DC/17/02486/FUL	Barn next to the Gables, Bird St, Hitcham	20/07/2017	1	0	Completed	17.12.2010	
B/04/01911/FUL	Oak Tree Farm Barn, Finborough Rd	21/04/2005	1	0	Completed	17.12.2018	
B/15/00768/FUL	Hitcham Garage, The Causeway, Hitcham, IP7 7NE	30/09/2015	2	0	Completed	31.03.2019	
DC/18/02579/FUL	Land off Bury Road, Hitcham, IP7 7PS	13/08/2018	1	0	Completed	10.03.2020	
B/09/00571/CEU	Buttermilk Cottage, The Causeway	11/09/2009	1	0	Completed	Nominal date only	
B/04/00204/FUL	Hitcham House, Balls Hill	23/08/2005	1	0	Completed	Nominal date only	
B/10/01495/FUL	Land North of Cheneys Hse, The Causeway	27/06/2011	2	0	Completed	Nominal date only	
B/09/00205/FUL	Land West of 2 Causeway Estate	20/04/2009	1	0	Completed	Nominal date only	
B/04/02123/FUL	Part side garden Innisfree, The Causeway	06/06/2005	2	0	Completed	Nominal date only	
B/05/00034/FUL	Syers Farm (South), The Causeway	03/03/2005	2	0	Completed	Nominal date only	
<i>B/05/00035/FUL</i>	Syers Farm, The Causeway (B/07/01957 also refers)	07/03/2007	5	0	Completed	Nominal date only	At least 2. Are 4 bedroom detached houses.
B/13/00295/FUL	Winfar, The Causeway (Was B/12/01197/FUL)	19/12/2012	2	1	Completed	Nominal date only	

B/10/00238/FUL	Woodview, The Causeway	17/06/2010	1	0	Completed	Nominal date only	
DC/21/00621/FUL	Assembly Room, Cross Green, Hitcham, IP7 7LL	19/11/2021	1	0	Not Started		
DC/21/06127/FUL	Araucaria, The Causeway, Hitcham, [? Supersedes C/21/03584/OUT]	20/12/2021	1	0	Under Construction		
DC/20/05474/FUL	Eastwood Farm, Battisford Road, Hitcham, IP7 7LX	11/02/2021	1	0	Under Construction		
DC/18/00657/FUL	Hillcrest, The Causeway, Hitcham, IP7 7NF	11/05/2018	1	0	Under Construction		
DC/20/01794/OUT	Land N of Lower Farm Barn, The Causeway (DC/20/05777/RES also ref's)	17/03/2021	6	0	Under Construction		Mix of Detached 3-bed, 4-bed & 5-bed Houses
DC/17/05229/AGD	Mill Hill Farm Barn, Finborough Road, Hitcham, IP7 7LS	28/11/2017	1	0	Under Construction		
DC/18/01147/FUL	Mizpah, The Causeway, Hitcham, IP7 7NFO	06/06/2018	4	0	Under Construction		2no 2-bed Det Houses & 2no. 3-bed Det Houses

- 1.4.3 Planning permission has been granted for permanent grassland overflow parking in the paddock off Fen Lane. This is primarily to provide parking for the church.

2. Community Infrastructure

Please note: All Census data throughout the data profile is 2011 Census data obtained from www.nomisweb.co.uk in September 2022 unless referenced otherwise. In brackets throughout, are references to the tables downloaded from the Nomis website that contain the relevant Census 2011 information. For example, (KS101EW) is the table for Usual Resident Population.

District level data from the 2021 Census was released on 28th June 2022 showing population by age and gender, rounded to the nearest 100. The next phase of Census 2021 data is the release of topic summaries in October 2022 with the last topic summary by the end of 2022. Further census data and analysis will be released throughout 2023.⁴

Part of the neighbouring parish of Wattisham is included in the 2011 census data for Hitcham, as shown on the map below. Therefore, the Census 2011 information contained in the data profile throughout is for the area shown in Figure 5 below.

**Figure 5 below: Map showing the Hitcham Census 2011 data area.
Source: Nomis Website.⁵ Map obtained 18.10.2022.**



2.1 Population

- 2.1.1 The usual resident population of Hitcham was 774 in the 2011 Census (KS101EW). The population was 50.8 percent male and 49.2 percent female.

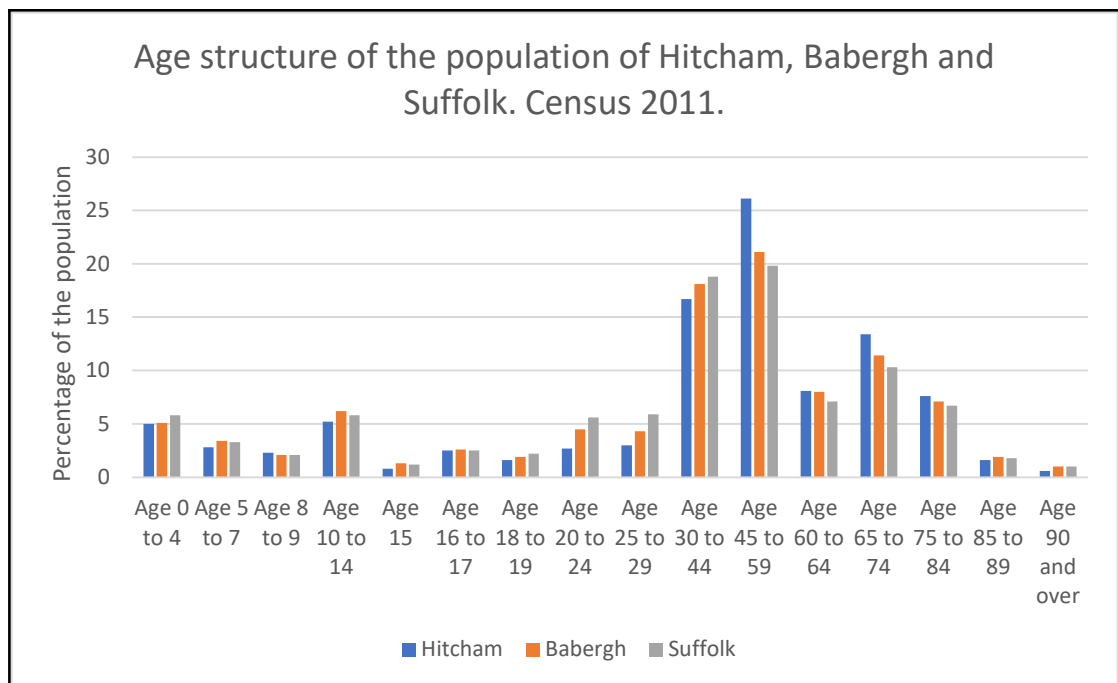
⁴ www.ons.gov.uk/census/aboutcensus/releaseplans Obtained 18.10.2022.

⁵ www.nomisweb.co.uk/reports/localarea?compare=E04009098 Obtained 18.10.2022.

- 2.1.2 The density of the population is 0.4 persons per hectare in the 2011 Census (KS101EW).
- 2.1.3 The mean age of the population of Hitcham was 45.4 years in the 2011 Census (KS102EW). This compares to the mean age of 43.1 for Babergh and 41.7 for Suffolk.
- 2.1.4 There is a higher proportion of the population aged between 45 years and 84 years in Hitcham parish compared to Babergh and Suffolk in the 2011 Census (KS102EW). This information can be seen in Figure 6 below.

Figure 6 below: Age structure of the population of Hitcham, Babergh and Suffolk Census 2011.

Source: Rural Services Online. Date obtained 14.10.2022.



2.2 Health and wellbeing

- 2.2.1 The table below shows how residents reported their health in the 2011 Census (KS310EW). A higher percentage of residents of Hitcham reported very good health compared to residents on average across Babergh and Suffolk.

Figure 7 below: Table showing how residents of Hitcham, Babergh and Suffolk reported their health in the 2011 Census. Source: Nomis website. Data obtained 14.10.2022.

Area	Health reported by population in 2011 Census				
	Very good health	Good health	Fair health	Bad health	Very bad health
Hitcham	49.1%	33.7%	14.2%	2.3%	0.6%
Babergh	46.6%	35.8%	13.2%	3.4%	0.9%
Suffolk	45.9%	35.7%	13.6%	3.7%	1%

2.2.2 The table below shows how residents reported how limited their day-to-day activities were in the 2011 Census (KS301EW).

Figure 8 below: Table showing how residents of Hitcham, Babergh and Suffolk reported their health in the 2011 Census. Source: Nomis website. Data obtained 14.10.2022.

Area	Day-to-day activity affected by health in the population in 2011 Census				
	Day-to day activities limited a lot	Day-to-day activities limited a little	Day-to-day activities not limited	Day-to-day activities limited a little: Age 16 to 64	Day-to-day activities limited a lot: Age 16 to 64
Hitcham parish	7.4%	9.3%	83.3%	3.2%	3.7%
Babergh	7.2%	10.2%	82.6%	4.2%	2.6%
Suffolk	7.9%	10.1%	82.1%	4.4%	3%

2.2.3 The table overleaf shows how many unpaid hours of care a week are provided by residents in the 2011 Census (KS301EW).

Figure 9 below: Table showing how many hours of unpaid care a week are provided by residents. Source: Nomis website. Data obtained 14.10.2022.

Area	Unpaid care provided per week. Census 2011.			
	Provides no unpaid care	Provides 1 to 19 hours unpaid care a week	Provides 20-49 hours unpaid care a week	Provides 50 or more hours unpaid work a week
Hitcham parish	86.8%	10.2%	1.4%	1.6%
Babergh	88.9%	7.8%	1.2%	2.1%
Suffolk	89.3%	7.1%	1.2%	2.4%

2.3 Qualifications

2.3.1 Data from the 2011 Census (KS501EW) shows that 22.8% of the residents of Hitcham have no qualifications, which means no academic or professional qualifications including no GCSEs.⁶ This compares to 22.8% for Babergh and 24.3% for Suffolk.

2.4 Deprivation

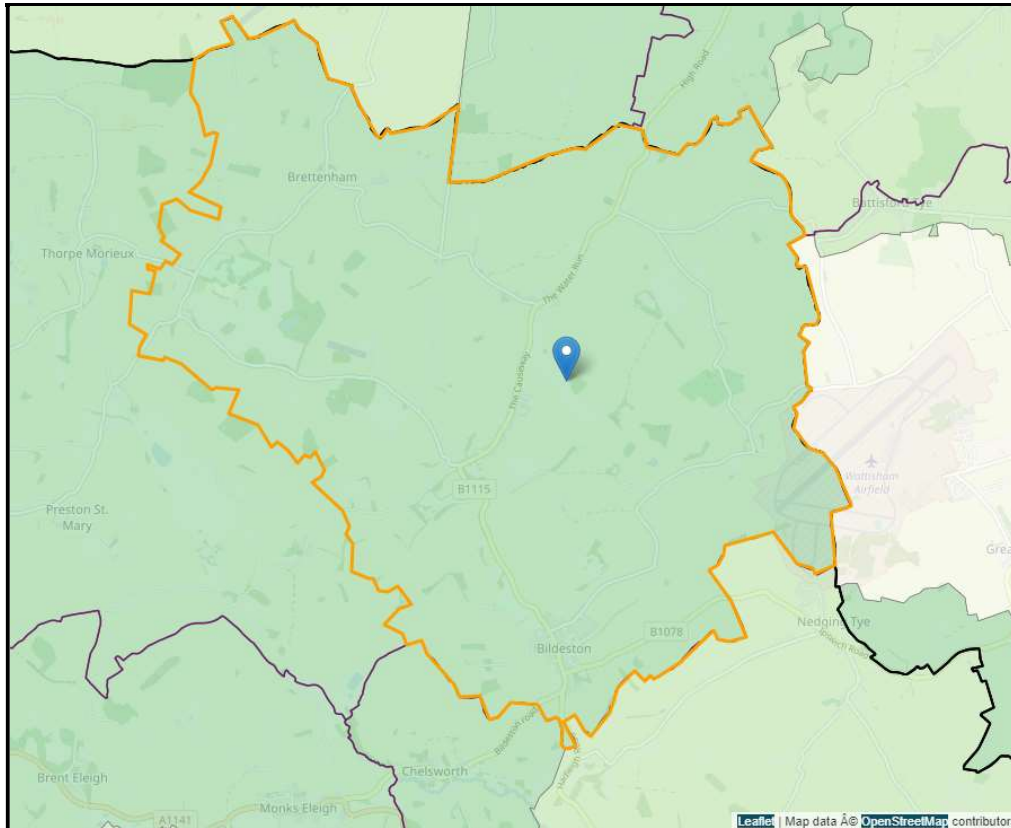
2.4.1 Hitcham parish is located in the Lower Super Output Area (LSOA) Babergh 001A as shown in the map in Figure 10 overleaf.

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www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/qualificationsandlabourmarketparticipationinenglandandwales/2014-06-18 Information obtained 18.10.2022.

Figure 10 below: Map showing the area of neighbourhood Babergh 001A including the parish of Hitcham.

Source: www.dclgapps.communities.gov.uk/imd Map obtained 14.10.2022.



2.4.2 In the Indices of Multiple Deprivation 2019, this LSOA was ranked 17,579 out of 32,844 LSOAs in England; where 1 is the most deprived LSOA. This is amongst the 50% least deprived neighbourhoods in the country for overall deprivation.⁷

2.4.3 The Indices of Multiple Deprivation are made up of seven domains, which are listed in the paragraph below.

2.4.4 In 2019 Babergh 001A was ranked:

- Amongst the 20% most deprived neighbourhoods in the country for barriers to housing and services, which measures the physical and financial accessibility of housing and local services.
- Amongst the 50% least deprived neighbourhoods for Income Deprivation, which measures the proportion of the population experiencing deprivation relating to low income, including those people out-of-work, and those in work who have low earnings.

⁷ http://dclgapps.communities.gov.uk/imd/iod_index.html# Information obtained 14.10.2022.

- Amongst the 40% least deprived neighbourhoods in the country for income deprivation affecting children, which measures the proportion of children aged 0 – 15 living in income deprived families.
- Amongst the 40% least deprived neighbourhoods in the country for income deprivation affecting older people, which measures the proportion of all those aged 60 or over who experience income deprivation.
- Amongst the 50% least deprived neighbourhoods for Employment Deprivation, which is a measure of the proportion of the working age population in an area involuntarily excluded from the labour market.
- Amongst the 40% least deprived neighbourhoods for Education, Skills and Training, which measures the lack of attainment and skills in the local population.
- Amongst the 20% least deprived neighbourhoods in the country for Health Deprivation and Disability, which measures the risk of premature death and the impairment of quality of life through poor physical or mental health.
- Amongst the 20% least deprived neighbourhoods for crime, which measures the risk of personal and material victimisation at a local level.
- Amongst the 20% most deprived neighbourhoods in the country for living environment and deprivation, which measures the quality of the local environment.

2.5 Facilities and community

2.5.1 Hitcham parish has a village hall where many of Hitcham’s key events take place and many clubs and societies meet. Adjacent to the village hall is an area of green open space and a play area with a range of play equipment for different ages from toddlers to teenagers.

2.5.2 Activities held at Hitcham village hall include:

- Carpet bowls
- Keep fit for all
- After Sevens – evening speakers
- Hatha Yoga
- Line dancing
- Crochet workshop
- Hitcham Scribblers
- Hitcham Hoes Garden Group
- Rural Coffee Caravan
- Sewing workshop
- Pub night
- Coffee morning
- Bingo

- 2.5.3 All Saints Church Hitcham is in the Rattlesdon Benefice.⁸ The Friends of All Saints Church is a registered charity to raise funds and manage work on the church building and work with the Parochial Church Council. Hitcham Church Tower Project was launched in 2017 and received a £100,000 grant from the National Lottery Heritage Fund and support from other charities and donors along with 2000 hours of work from volunteers.
- 2.5.4 Hitcham Post Office and Stores is located on The Causeway.
- 2.5.5 There is a mobile library service in Hitcham on the second Wednesday of each month, which stops at four points in the parish.
- 2.5.6 The Roundabout is the community magazine that serves Hitcham and the surrounding parishes.
- 2.5.7 Honey Bees Nursery is a pre-school Playgroup held at the village hall in Hitcham. Honey Bees uses two rooms and a free flow outdoor area.
- 2.5.8 Information provided by Suffolk County Council on 13.10.2022 details the primary schools and secondary schools attended by pupils living in Hitcham in January 2022. The information can be seen in Figure 11 below.

Figure 11 below: Table showing the schools attended by pupils living in Hitcham in January 2022.

Source: Suffolk County Council. Information obtained 13.10.2022.

School	Primary	Secondary
Bildeston Primary School	14	
Wood Ley CP School	5	
Rattlesden C of E Primary Academy	3	
Great Finborough CEVCP School	2	
Somersham Primary School	2	
Other primary schools	3	
Hadleigh High School		14
Set Ixworth School		3
Stowmarket High School		2
Thomas Gainsborough School		2
Other secondary school		1
Total	29	22

- 2.5.8 Information provided by Suffolk County Council is that Bildeston Primary is forecast to be near capacity over the next five years. Hadleigh High School has growing

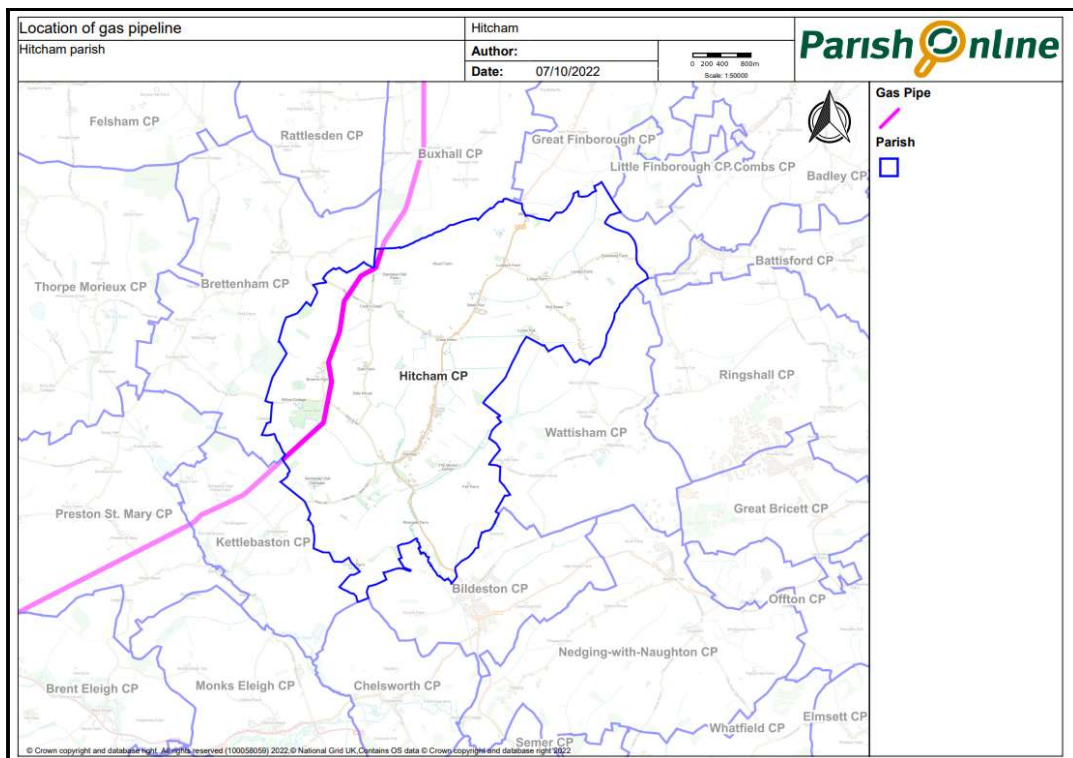
⁸ <https://hitchamsuffolk.org.uk/hitcham-parish-church/> Information obtained 07.10.2022.

numbers of pupils as there are several housing developments in the area. Forecasts show this school also approaching its capacity over the next five years.

2.5.9 There is no medical practice in the parish. The medical practice, which serves Hitcham is Bildeston Health Centre. In response to a request for information, Dr Hainsworth and Louise Bissett responded on 10.10.2022 to say ‘At present we are short of staff. Like the rest of the country there is a shortage of doctors who are happy to work in the traditional way. There are plans afoot to try and address these shortages but as ever it is the government’s wish to reduce public spending that places limits on the service we can provide. We will always do our best but we are not able to guarantee increased capacity. Indeed, we have had to contact our boundaries. This is an attempt to reduce patient demand.’
‘We are finding it incredibly difficult to recruit and building wise we need work done if we increase capacity- I have tried for CIL money to no avail.’

2.5.10 The gas pipeline runs through the west of the parish, as shown in Figure 12.

Figure 12 below: Map showing the location of the gas pipeline in Hitcham parish.
Source: Parish Online mapping website.



3. Housing and the built environment

3.1 Historic environment

- 3.1.1 A short history of Hitcham by David Turner taken from the Hitcham Parish Council website can be seen below.

A few Bronze Age artifacts have been picked up in the fields of Hitcham (an arrow head and an axe head) but the earliest archaeological sites that have been dutifully recorded are both Roman, at which coins, fragments of pottery, tiles and small ornaments have been found. These have been dated from the first to the fourth centuries. The settlement pattern, however, has evolved from the early Anglo-Saxon period as has the name HITCHAM; first recorded in AD992 and in the Domesday Book of 1086 as HECHAM.

The parish church dates from the 14th century but the Domesday record describes an earlier church. In 1984, a site in a field behind The White Horse was excavated, revealing an ancient burial ground with a number of well preserved skeletons and the foundations of what might have been a church. Fragments of pottery found suggested a date of 10th or 11th century.

By the end of the 13th century, farms and homesteads were in much the same positions as they are now, the prominent ones being Hitcham Hall, Wetherden Hall and Loose Hall. Thus the settlement pattern of Hitcham became one of scattered hamlets as it is mostly today – Bird Street, Cross Green, Cooks Green, the Water Run and so on – small clusters of houses around or near a farm.

During the medieval period, up until 1559, the Lords of the Manor of Hitcham were successive Bishops of Ely who extracted feudal dues from all who lived in the parish, whatever their status.

The late Tudor and early Stuart periods seem to have been times of relative prosperity (for some anyway) in Hitcham, as many of the farmhouses were virtually rebuilt during that time. Ennals is a fine example of an 'L' shaped Tudor house and Chapel Farmhouse and Brick House Farm have excellent examples of Tudor brickwork.

The long years from the end of the 17th to the early 19th century seem to have been marked by a slow descent into impoverishment. Few improvements were made to houses, virtually no new and lasting building took place and nothing was done to the church. Indeed, in the 1840s Hitcham was described as being one of the most poverty stricken parishes in pauperised Suffolk. This could have been largely due to the system of land ownership prevailing in Hitcham. Farms in the west of the parish were part of the estate of the Wenyeve family at Brettenham Park, noted for having no

money, and most of the rest of Hitcham's farms were owned by absentee landlords who collected rents without carrying out improvements.

When the Rev Professor John Henslow arrived at Hitcham in 1837 the parish was in dire straits with about half the labouring population receiving meagre benefits from the village Feoffment Charity. Henslow introduced a number of social measures in the village to improve conditions, but it was the general agricultural prosperity of the 1850s which had the most marked effect, allowing the better landlords to carry out improvements to their properties and the farmers to increase wages.

However, another farming slump began in the 1870s, and in Hitcham several farm workers joined a newly formed labourers' union in a bid to force farmers to increase wages. This led to the 'Farm Lock-out' of 1874 and a number of disturbances in the village. Victory went to the farmers and several Hitcham families were obliged to leave the village.

Farming economics continued in an up and down fashion until the first world war when many Hitcham men joined the army. It is believed that 42 young men from Hitcham were killed in action.

In the 1890s a scandal arose in Hitcham over water. A number of children died from infectious diseases and water was deemed to be a cause. The only supply of domestic water in the village was from ponds which in summer often became fouled. As a result of an enquiry carried out by the newly formed West Suffolk County Council, a water tower was constructed at Cross Green and the village was supplied with a number of pumps and stand-pipes from which clean water could be drawn.

Electricity arrived in Hitcham in the interwar period and Cosford Rural District Council built two sets of council houses (at the top of Browns Hill and in Brettenham Road) to accommodate families from the village living in cramped conditions.

During the second world war 93 men and women from Hitcham served in the armed forces, and eight men lost their lives. Able-bodied men required to stay behind to work on the land enlisted in the Hitcham Platoon of the Home Guard. A number of Hitcham girls fell in love with and married US servicemen stationed nearby.

After the war a further batch of council houses was built on the Causeway Estate. When a mains sewerage system arrived during the 1960s, homeowners took the opportunity to improve their homes, and country properties became attractive to people who wished to move from the towns. This led to some startling increases in house values and one Hitcham cottage, offered for sale in the 1950s to anyone who

would take it off the owner's hands for £100, would, in the year 2000, probably sell for about £150,000.⁹

- 3.1.2 The History of Hitcam is also outlined below from 'Hitcam: a landscape, social and ecclesiastical history of a Suffolk clayland parish' by Edward Martin. ISBN 978-1-8381223-1-7. Published by The Suffolk Institute of Archaeology & History

Hitcam is one of the largest parishes (4,308 acres)¹⁰ in the claylands of Suffolk. It lies at the head of a south-flowing tributary of the River Brett in the undulating rural landscape of south Suffolk, about 5 miles to the west of the town of Stowmarket. The high saddleback ridge in the centre the parish, called the Causeway because the land slopes away on either side of it, forms a watershed between the streams draining south to the Brett and those draining west to the River Gipping. The name Hitcam is a combination of Old English *hecc* (a side-form of *haec* 'a hatch, grating, half-gate or wicket') and *hām*, perhaps denoting a farm or estate with a significant or distinctive hatch or gate; in some cases this term was used for a gate on the boundary of a forest, parish or hundred.¹¹ It may be significant that Hitcam is on the northern boundary of the hundred of Cosford, where it borders the hundreds of Stow and Thedwastre, whilst on its southern boundary with Bildeston there was once a place with the eerie name of *Qualmstowe*, a name derived from Old English *cwealmstow* meaning a 'place of execution'.¹² Execution sites and boundaries often seem to coincide, suggesting a linked concept of both barrier and threat.¹³ Perhaps it was here that there was an awesome gate that gave name to the settlement.

The Hitcam *Qualmstowe* is one of only a very small number of so-named places in the British Isles and is an early indicator of the many unexpected things that can be found in the history of this Suffolk parish, a history that connects and interweaves with national and even international history. It has links with an Anglo-Saxon warrior who fought Viking invaders at the Battle of Maldon in AD 991, a thirteenth-century king's physician, the medieval Knights Hospitallers, participants at the Battle of Crécy in 1346, a fourteenth-century cardinal in Rome, the mysterious death of the Duke of Gloucester in 1447, the proclamation of Queen Mary in 1553, a herald at the funeral of Queen Elizabeth in 1603, the rebuilding of Bury St Edmunds after a disastrous fire in 1608, early settlers in New England in the 1630s, ship-building for the wars with Holland in the 1650s, a Catholic martyr in 1678, an eighteenth-century Stradivarius violin, Florence Nightingale and the first bishop of Ballarat in Australia in 1917. And most notably it has a close connection with the Revd Professor John Stevens Henslow (1796-1861), best-known as Charles Darwin's teacher, inspirer and lifelong

⁹ <https://hitcamsuffolk.org.uk/history/>. Information obtained 23.09.2022.

¹⁰ The tithe apportionment of 1840 estimated the parish's area as 3,800 acres, but *White's Directory of Suffolk* put it as 4,056 acres in 1844.

¹¹ Briggs and Kilpatrick 2016, p. 70.

¹² Smith 1970, pt. 1, pp. 213-4; Hall 1960, pp. 164 and 174.

¹³ Reynolds 1997, pp. 33-41.

friend, but also a significant scientist, educationalist and social reformer in his own right. The rich documentary history also points to the existence of a vineyard in Hitcham around 1250, indicating that there is more to this landscape than one might suspect!

It is impossible to give a precise answer as to when people first settled in Hitcham. As in most of the claylands of Suffolk, there is a likelihood that itinerant hunters crossed its territory repeatedly in the centuries following the ending of the last Ice Age about 10,000 years ago, but theirs may not have been a permanent presence. Around 4,500 BC the first farmers arrived in Britain, ushering in the Neolithic or 'new stone age'. The visible imprint of these people is normally very slight over most of Suffolk, but in 1995 Anthony Currie had the good luck, while potato picking in a field near Dale Farm, to recognise and pick up a fine Neolithic flint axe. Such an axe could indicate clearance of woodland for agriculture. Ipswich Museum also has a Neolithic stone axe (made of a non-local stone) and a broken flint axe that are also said to have come from Hitcham, suggesting perhaps something more than passing activity in the area at this period.¹⁴

In the subsequent Bronze Age the evidence is similar, this time two bronze axes from the 2nd millennium BC and a few fragments of other bronze tools.¹⁵ The Iron Age is represented by two gold coins – one a *stater* minted at *Camulodunum* (Colchester) and bearing the name of Cunobelinus (c.AD 5–42) the king of the Trinovantes; the other an uninscribed quarter *stater* of an unclassified type that is mainly known from Essex.¹⁶ Both are consistent with a wider patterning that indicates that south Suffolk, as well as Essex, lay within the territory of the Trinovantes tribe.¹⁷ After the Roman Conquest in AD 43 the evidence for people and settlement in the Hitcham landscape becomes much clearer and more abundant.

Despite the passage of two thousand years, Hitcham still has a visible legacy in its landscape from Roman times. Descending into the parish from the north is a quiet, straight, lane that is in origin a Roman road.¹⁸ It starts to be recognisable at Poystreet Green in Rattlesden and in its journey south it becomes the parish boundary between Rattlesden and Buxhall, where it takes the name of Mitchery Lane (a curious name, recorded as *Mickery Lane* in 1839, but by 1884 it 'was unhappily perverted into Misery Lane', but more recently cleansed into its current name).¹⁹ It then becomes part of the boundary between Brettenham and Hitcham before entering the parish more fully near Stanstead Hall. It continues past

¹⁴ SHER nos. HTC047 and HTC102. The stone axe is made of augite graniphyre from the Penmaenmawr area of Caernarvonshire, indicating how quickly long-distance trade developed for key products (Ipswich Museum, T. Griffiths Collection, 1949-202-38 and 34).

¹⁵ SHER no. HTC014 (a Middle/Late Bronze Age socketed axe) and www.finds.org.uk unique ID: SF-03E206 (a Middle Bronze Age palstave).

¹⁶ www.finds.org.uk unique IDs: SF-4EA2B2 and SF-55A834.

¹⁷ Martin 1999, pp. 44-99; Rippon 2018.

¹⁸ Margary 1973, p. 257: road 330 Bildeston to Ixworth.

¹⁹ Copinger 1903, pp. 7 and 41; Ordnance Survey map 1884.

Peppertree Farm and through Cook's Green before either disappearing or becoming more curving near Dale Farm.

The Roman origin of the road was first recognised by one of the Victorian county historians, the Revd Alfred Suckling, in 1846. He further suggested that the road was probably a 'continuation of the well-known Peddar Way' that runs from near Ixworth northwards to the Suffolk/Norfolk border at Knettishall and then in a very straight line to the Norfolk coast at Holme-next-the-Sea.²⁰ This may have originated as a military road, taking troops from the legionary fortress at Colchester to a ferry point on the Norfolk coast. A validation of its age comes from the fact that some twenty parishes along its route used it to mark their boundaries.²¹ Its name is probably much younger. It comes from medieval Latin *pedare* 'to walk' and *pedarius* 'one who goes on foot' and is often said to be recorded on an unspecified map of 1587.²² It is certainly recorded as *Peddars Way* on William Faden's *Map of Norfolk* of 1797 (Thomas Reynolds in his *Iter Britanniarum* of 1799 adds an apostrophe to make it *Peddars' Way*).²³

But is likely that the road was differently named in the Hitcham area. Just north of Hitcham the road passes by Pie Hatch Wood in Buxhall. Buxhall manorial documents record it as *Pyes Wood* and link it with a *Highway called Pyes Street*. Nineteenth-century field names of *Great* and *Little Magpye* south of the wood indicate that *Pye* was then understood to mean a magpie.²⁴ The name *Pyes Street* strongly suggests a link with the name Poystreet Green in Rattlesden, which is also on the line of the road.²⁵ A very similar name, the Pye Road, is applied to another Roman road in Suffolk, in the section north of Baylham of the road from Colchester to the Icenian tribal capital at *Venta Icenorum* (now Caister St Edmund) in Norfolk. It has been suggested that this road might take its name from the Magpie Inn at Little Stonham, famous for its sign perched on an arch straddling the Roman road (now the busier A140).²⁶

On entering Hitcham the road passes near Stanstead Hall, which was formerly, and more correctly, *Stanstreet Hall* (*Stanestrada* in Domesday Book), meaning 'stone street' – a name referring to the metalled surface of the Roman road. In its more

²⁰ Suckling 1846, I, p. xviii.

²¹ Clarke 1925, p. 19.

²² <https://explorewestnorfolk.co.uk/trails/peddars-way-16/>.

²³ The name is not unique to this road – *Pedderis Weye* in Mettingham is mentioned in the 1454 will of Thomas Thebenham and an east-west running road on the southern boundary of Walsham-le-Willows is named as *Peddars Way* on a map of 1817 (SA(B) 373/26). Peddar is also found as a surname in both Norfolk and Suffolk.

²⁴ Copinger 1902, p. 169 and parish map.

²⁵ This is *Poy Street Green* on J. Hodkinson's *Map of Suffolk* 1783. A connection also seems likely with *le Poustrete* in nearby Drinkstone, which is mentioned in the 1448 will of James Turner (Northeast 2001, p. 167).

²⁶ Margary 1973, p. 267: road 3d. Recorded as 'the Pye Road', adjacent to the 'Stonham Pye Inn a House of good Entertainment' in 1735 (Kirby 1735, pp. 50-1).

winding way down the Brett valley the road passes by Stone Street Farm just before it enters Hadleigh, suggesting that this part of the road was more generally known as Stone Street. The same name is given to the Roman road running from Halesworth through Bungay to Wootton in Norfolk, and, more famously, to the Roman road between Canterbury (*Durovernum*) and Lympne (*Portus Lemanis*) in Kent.

In the 1920s the Revd Henry Copinger-Hill (1865-1948), the rector of Buxhall, tried to trace some of the missing sections of the road and he also reported on actual Roman remains that had been found during farming operations near Brick House Farm.²⁷ He followed up these finds in 1925–6 by undertaking the first archaeological excavations in Hitcham. He uncovered the remains of a rectangular building, 51ft long by 25ft 6in wide, with internal subdivisions and walls that were ‘2-ft thick of flint and rubble’ without mortar, together with rubbish deposits that included Roman pottery, roof and flue tiles, some metal items including coins of Trajan (AD 98–117) and Maximian (286–305), glass, ‘tesselated flint’ and ‘burnt ditto’, animal bones and oyster, whelk and mussel shells.²⁸ The discoveries suggest a substantial dwelling with a tiled roof and heating provided by tile-lined flues linked to an external furnace. It is not clear what he meant by ‘tesselated flint’ or ‘burnt ditto’, but if these were actually Roman *tesserae* (cubes of tile or stone) they would mean that the building had a high-grade floor or even one with a decorative mosaic. Without more evidence it cannot be definitely classed as a villa, but it certainly seems to have been the residence of someone with a Romanised way of living. Copinger-Hill went further in suggesting that this was part of the settlement named *Combretonium*, as mentioned in the Roman *Antonine Itinerary*.²⁹ In this he was following earlier antiquarians who, on the basis of a perceived similarity of name, had argued that Brettenham was *Combretonium*.³⁰ More recent analysis has identified *Combretonium* (a better reading of the name) as Coddenham in the Gipping valley, where there is evidence of Roman forts.³¹

In 2010 the Suffolk Historic Environment Record contained records of 3,632 Roman sites and finds in the county; additionally, parish-based fieldwalking surveys in north-east Suffolk indicated that Roman settlement sites occurred at intervals of about half a mile.³² This level of numbers suggests a well-developed landscape that was predominantly a farmed one. Tiles are absent on most of those settlement sites, implying relatively simple timber houses with thatched roofs, more in the nature of

²⁷ Copinger-Hill 1924, pp. 211-21. The site at Brick House Farm had been found by the farmer’s son, Leonard Bull – Bull 2002, pp 99-100.

²⁸ Copinger-Hill 1925, pp. 93-4 and 1926, pp. 227-32. For later work on this site see SHER no. HTC 002.

²⁹ Rivet and Jackson 1970, pp. 34-82.

³⁰ Camden 1594, p. 352; Gale 1709, p. 110.

³¹ Moore, Plouviez and West 1988, pp. 32-4.

³² Martin and Satchell 2008, p. 103.

farmhouses than villas. What was found near Brick House Farm seems to be a more than usually substantial farmhouse. And it is not the only one in Hitcham.

In the late twentieth century the Squirrell family at Plains Farm, about a mile and half north-east of Brick House Farm, found scatters of Roman pottery, tile and other objects in some of their fields. In 2005 a Local Heritage Initiative Project was started, with the help of the Archaeological Service of Suffolk County Council, to explore the significance of these findings and to give the Hitcham community an opportunity to be involved in the research process.³³ In the first stage, in 2005, geophysical surveys were carried (both magnetometry and resistance) to try and locate areas with buildings or other significant features, followed by organised fieldwalking and metal-detecting (in the last, notably and ably aided by Bill Wyman of The Rolling Stones). A rectangular arrangement of probable ditches in the upper part of an arable field (and extending into an adjacent pasture field) coincided with a concentration of finds, while some probable curvilinear ditches coincided with another concentration of finds in the lower part of the same field.

In the following year, 2006, six trenches were opened up to explore the features revealed by the previous surveys. The trenches in the upper part of the arable field exposed the eroded footings, made of unmortared flint rubble, of a building. The excavated footings, together with evidence from the geophysical surveys, suggest a rectangular building 25 to 30m long, by 15m wide, with perhaps six rooms and a veranda along its south side. This might be consistent with a small corridor-type villa, the standard type of small country house in the Romanised parts of Britain, France, Belgium and Germany.³⁴ The quantity of iron nails and tile fragments point towards a timber building above the stone footings and a tiled roof.

A trench in the adjacent pasture field exposed a complex of mortared flint walls that were much better preserved. These seemed to have undergone remodelling over a long period of use and were surrounded by a charcoal-rich filling of sand and rubble, including fragments of painted wall plaster and a small number of ceramic *tesserae*. This was interpreted as a bathhouse serving the villa. The finds suggest an occupation from the mid first century to the mid fourth century, with the main period of use falling in the second and third centuries.

About thirty Roman villas are known from Suffolk and although the Hitcham ones are by no means the grandest examples, being nearer the farmhouse rather than the country house end of the scale, the presence of two in near proximity does suggest a level of affluence in Roman Hitcham. The Plains Farm villa is particularly intriguing in that it lies in the upland part of the parish in an area that in later centuries was dominated by a substantial wood. Was there a wood here in Roman times too and

³³ Martin, Pendleton and Plouviez 2006, p. 241 and 2007, p. 374-6; Antrobus and Caruth 2010.

³⁴ Rivet 1969, pp. 53-9.

did this villa have a specialised function, such as a hunting lodge? At present we cannot say, but it does suggest that Hitcham's Roman past may be above average.

Archaeology can offer little at present to bridge the gap between the fourth century and the tenth century when Hitcham enters into recorded history. The Roman province of Britannia had dissolved into a network of Anglo-Saxon kingdoms that had subsequently suffered invasions and partial conquest by Viking armies, but had re-emerged after campaigns of reconquest by Alfred the Great and his son Edward the Elder as a more unified kingdom of England. It was probably in the reign of King Edward's grandson, Edgar (reigned AD 959–75), that a 'faithful and rich man' named Godwine made a gift of all his lands of *Hecham* to the newly-founded monastery at Ramsey in Cambridgeshire for the good of his soul. Godwine's wealth is evidenced by the fact that his gift of Hitcham was only to take effect after the death of his tenants – his steward Æthelwald, his goldsmith Leofric, and a man named Wulfgar.³⁵ A man with his own goldsmith must indeed have been rich! Although it is never explicitly stated, Godwine must have been a thegn, the Anglo-Saxon term for a lord. Ramsey Abbey had been founded around AD 970 by St Oswald, Bishop of Worcester (and later Archbishop of York) with the help of Æthelwine, Ealdorman of East Anglia, and was intended to be a shining example of the stricter Benedictine Rule of monasticism. Æthelwine's enthusiasm led him to be nicknamed *Dei Amicus* – 'Friend of God'. Another important supporter of Ramsey was the thegn Æthelstan Mannesune, whose wife was related to St Oswald.

Godwine also gave the monastery, after his wife's death, land at Horringer, near Bury St Edmunds, that had belonged to her father. Godwine also occurs in the records of the Abbey of Ely, described as the 'lord of Hoo' (*dominus ville de Hoo*) in east Suffolk, ostensibly (but impossibly) in the time of both King Edward the Martyr (AD 975–78) and Abbot Ælfsige (abbot c.996x999 to c.1016x1019) when he had been struck down by an illness affecting his whole body. In return for accepting him as a monk (and thus caring for him) he gifted Hoo to the abbey. He died shortly afterwards and was buried in the abbey cemetery.³⁶ 'Then, after a short time had elapsed', Godwine's brother Ælfmaer gifted his part of *Hecham*, which he had inherited from his father (unfortunately not named) to Ely. This gift was witnessed by Bishop Æthelstan of the East Angles (AD 995–1001) and Abbot Ælfsige, so must have taken place around AD 1000.³⁷

The abbey at Ely had been founded around AD 673 by St Æthelthryth (otherwise known as Etheldreda or Audrey), the daughter of King Anna of the East Angles, but had been devastated by the Danes around 870. It had limped into the tenth century but was more forcibly re-founded as a Benedictine monastery in 970 by St

³⁵ Mackay 1886, pp. 83-4, no. 52.

³⁶ Blake 1962, p. 167, Book ii, no. 69; Fairweather 2005, p. 167, Book II, no. 69.

³⁷ Blake 1962, pp. 167-8, Book II, no. 70; Fairweather 2005, pp. 167-8, Book II, no. 70.

Æthelwold, Bishop of Winchester. Æthelwine's counterpart at Ely was Byrhtnoth (Brihtnoth), Ealdorman of Essex. Through his marriage to the daughter of Ealdorman Ælfgar, Byrhtnoth possessed extensive estates in south Suffolk, many of which were close to Hitcham – Buxhall, Finborough, Thorpe Morieux, Monks Eleigh, Chelworth and Nedging, to name but the closest. Byrhtnoth died fighting the Danes at the Battle of Maldon in 991 and in his will he gifted Finborough to Ely. Rattlesden, another place on Hitcham's northern border, was also given to Ely around 1007. The giver was Ælfwaru, the daughter of Æthelstan Mannesune. Her gift, like Godwine's, shows that the Anglo-Saxon nobles were happy to bestow gifts on more than one monastery. Godwine's gift of Hitcham to Ramsey Abbey never seems to have taken effect, instead Hitcham passed, as his brother Ælfmaer had directed, into the possession of Ely for more than 500 years. This gift was confirmed by a charter of King Edward the Confessor.³⁸

Domesday Book records that while most of *Hecham* belonged to the abbey of Ely, there had been encroachments since the Norman Conquest by the newly arrived lords, notably Roger Bigod and Richard son of Count Gilbert. The reasons for these encroachments are complex. The seeds were perhaps sown in the immediate pre-Conquest period, when misrule by Abbot Wulfric (abbot c.1044–66) had allowed the 'loaning' out of abbey lands to lay lords; after the Conquest this gave rise to a multiplicity of claims to the lands of the abbot's men. On top of this, the abbey was implicated in the revolt of 1070–1 by Hereward the Wake against Norman rule, after which there was a long vacancy in the abbacy from 1075/6 to 1082. All this combined to make Ely 'the special prey of the Norman spoiler'.³⁹ An additional source of information for this period is the *Inquisitio Eliensis*, which gives summaries of Ely's holdings, lists of the holdings alienated from the abbey's possession, and an account of an inquiry that was held into Ely's losses between 1071 and 1075; its source seems to have been drafts (now lost) for Domesday Book and it sometimes gives information that is different or additional to that in Domesday Book.⁴⁰ In this Hitcham is named as *Hecceham* or *Heccheham*.

In its main holding in Hitcham, Ely had eleven carucates (11 x 120 acres = 1,320 acres) of land, on which there had been 30 villeins in 1066 and 'now' (1086) there were 36, in addition there had been 18 bordars ('smallholders') in 1066 and now 26, and always eight slaves. There had been four ploughs on the demesne (the lord's land) but now three, and the tenants had had 20, but now 16. There were 16 acres of meadow and woodland for 20 pigs. There were 11 horses, 30 heads of cattle, 175 sheep, 60 pigs, 42 goats and two beehives. And there was a church with two acres. In all its value had been £20, but was now £40.⁴¹

³⁸ Sawyer 1968, no. 1051; <https://esawyer.lib.cam.ac.uk/charter/1051.html>. The charter would date to 1042x1066, but doubts have, however, been cast on its authenticity.

³⁹ Miller 1951, p. 66.

⁴⁰ Hamilton 1876, pp. 141-95.

⁴¹ Rumble 1986, 21.42.

In a second Ely holding in Hitcham, five sokemen (that is free men under the jurisdiction (soke) of their lord) are recorded as holding 60 acres, which the *Inquisitio* additionally defines as *thainland*, that is land that had been ‘loaned’ to a lay lord. This had had two and a half ploughs, but now had only one. It also had three acres of meadow and was valued at 10 shillings. This was held by Roger Bigod. Additionally, 123 acres of the demesne (in the *Inquisitio* this is given as one hide (120 acres) and 24 acres), with three bordars, one plough, and one and half acres of meadow, also valued at 10 shillings, were held by Richard son of Count Gilbert.⁴² In a separate entry in Domesday Book, Richard son of Count Gilbert is also recorded as holding, in *Hetcham*, two free men with a carucate (120 acres) of land, three bordars, two slaves, one plough (formerly two), and four acres of meadow, valued at 20 shillings. This was held of him by Æthelward son of Bell.⁴³

The inquiry of 1071–5 lists other Ely losses in Hitcham which are not recorded in Domesday Book: William de Borneuile (Burnaville) held 60 acres of demesne, Walter a knight (*miles*) held one carucate in socage, an Englishman named ‘Fui’ (a probable scribal error for ‘Fin’) also held one carucate in socage, and Serius de Otboruile (Auberville) held 20 acres of demesne.⁴⁴

But this is not the end of the Domesday complexity, because it also records three subsidiary settlements on the borders of Hitcham: *Losam*, *Manetuna* and *Stanestrada*. *Losam* is now Loose Hall, and the parish boundary between Hitcham and Wattisham formerly ran through the middle of the house. Rather unfortunately, Old English *hlose* means a pigsty. In 1086 *Losam* was a manor with one and a half carucates (180 acres) of land, held by Ranulf Peverel and under him by Leofstan of Loose, who had held it (and lands nearby in Great Bricett and Great Finborough) in 1066. The soke or jurisdiction over one carucate belonged the church of the Holy Trinity in Canterbury (otherwise known as the cathedral priory of Christchurch). This was connected with the gift, by Ealdorman Ælfgar of Essex in his will of AD 949/51, to Canterbury of Monks Leigh and Hadleigh; a gift that was repeated in the will of his son-in-law Ealdorman Byrhtnoth in 991. At Loose Leofstan had six bordars and had had two slaves. There were two ploughs on the demesne, six acres of meadow, but although it had six horses, ten head of cattle, 30 pigs and 64 sheep in 1066, it now had none; its value however was unchanged at 40 shillings.

Manetuna, meaning ‘Manna’s estate or farmstead’, is now Chapel Farm, on the border between Hitcham and Kettlebaston, and once again the boundary went through the house. It may be named after a man called Manna who was a landholder on the northern boundary of Chelsworth in AD 962 (a land charter twice

⁴² Rumble 1986, 21.44.

⁴³ Rumble 1986, 25.20.

⁴⁴ Hamilton 1876, p.194.

refers to *mannan mearce* ‘Manna’s boundary’).⁴⁵ In 1086 Ranulf Peverel had one free man with 50 acres there, which had been held by the Anglo-Saxon thegn Siward of Maldon in 1066.⁴⁶ Bury St Edmunds Abbey also had two carucates (240 acres) of land there in 1086 which is described as being in *Manetuna* and Kettlebaston. This had been held by four free men in 1066, but in 1086 one carucate was held by Gamas and the other by Humphrey. There were also six acres of meadow, eight bordars, three slaves and three ploughs, with a total value of 60 shillings.⁴⁷

Stanestrada is now Stanstead Hall in Hitcham. As noted before, its name means ‘stone street’, referring to the Roman road that runs through this area. It formerly lay in a detached portion (129.75 acres) of Brettenham parish, but this was transferred to Hitcham in 1885. In 1086 Richard son of Count Gilbert held a free man with 24 acres here, valued at four shillings. Richard’s predecessor, Finn the Dane, had half of the commendation or patronage over half of this, and the abbot of Ely had the other half. Probably as a result of this, Ranulf Peverel had claimed half of this land and it had been attached to his Loose Hall holding.⁴⁸ The ownership of Loose Hall was linked to the manor of Great Bricett, which Ranulf also held. In the fifteenth century Bricett passed into the ownership of King’s College in Cambridge, and in the 1840s King’s still owned a small farm near Stanstead Hall, a distant memory of the settlement recorded in 1086.

Many of the people recorded in 1086 can be identified.⁴⁹ The wealthiest and best connected of them was Richard son of Count Gilbert. His father had been a count in Normandy and belonged to the same male kindred as William the Conqueror. Richard accompanied William to England in 1066 and was rewarded with two large feudal estates or ‘honours’ – one in Kent, centred on his castle at Tunbridge, and one in Suffolk and north Essex centred on his castle at Clare in Suffolk. Of his 176 lordships, 95 were in Suffolk. His descendants took their surname ‘de Clare’ from their Suffolk home and the family rose to be earls of Hertford and Gloucester. One of Richard’s predecessors was Finn the Dane, a shadowy figure who was holding a considerable amount land in Buckinghamshire, Essex and Suffolk in 1066. He survived the Norman Conquest and even seems to have increased his holdings, but had disappeared before 1086; his wife Wulfgifu, however, does appear in the Essex section of Domesday Book. Finn’s involvement with Stanstead Hall raises the distinct possibility that he is the ‘Englishman named Fiu’ (or Fin) who is cited in the inquiry of 1071-5 as having invaded Ely’s Hitcham lands (as is mentioned above). His demise may be linked to the revolt of the earls in 1075, which was headed by Ralph, Earl of Norfolk.

⁴⁵ Hart and Syme 1987, pp. 173-4.

⁴⁶ Rumble 1986, 34.2.

⁴⁷ Rumble 1986, 14.114.

⁴⁸ Rumble 1986, 25.112.

⁴⁹ A major source of information is Keats-Rohan 1999.

Roger Bigod was another wealthy and powerful Norman and he served as sheriff of Suffolk for considerable periods before his death in 1107. His son Hugh was created earl of Norfolk in the 1140s and built castles at Bungay and Framlingham. William de Burnaville, from Bourneville in Eure, Normandy, was one of Roger Bigod's tenants, who is recorded in Domesday Book as holding land near Hitcham at Ringshall and may have been Roger's tenant in Hitcham as well. Serius de Auberville, from Auberville in Calvados, Normandy, seems to have been dead by 1086, but his sons Roger and William appear in Domesday Book, holding land in Great Finborough, Ringshall and elsewhere in Suffolk. Ranulf Peverel, from west Normandy, held considerable lands in London, Essex, Suffolk and Norfolk and his name lives on in Hatfield Peverel in Essex.

- 3.1.3 Historic England lists 58 listed buildings in Hitcham parish and one Scheduled Monument.⁵⁰ The Church of All Saints is a Grade I listed building and the other buildings are Grade II listed.

Scheduled Monument

- Moated site and associated fishponds at Wetherden Hall

Grade I Listing

- Church of All Saints

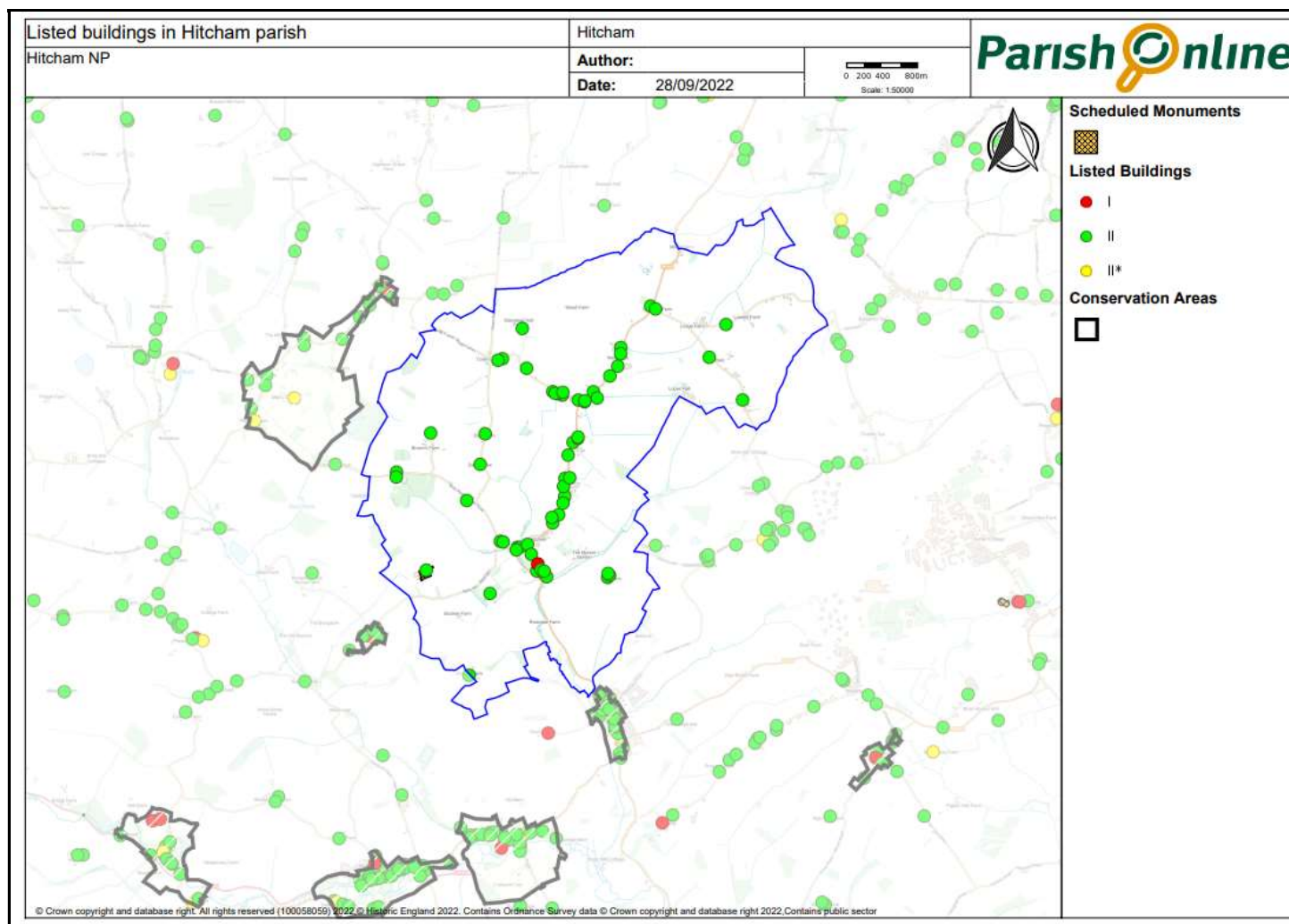
Grade II Listing

- Mill House, Water Run
- Laurels Farm Cottage, Battisford Road
- 5 Bury Road
- The Cottage, Cross Green
- The Cottage, Water Run
- The Cottage, Fen Lane
- The Chimney House, The Causeway
- Cross Green House, Cross Green
- Gayhurst, The Causeway
- Great Causeway Farmhouse, The Causeway
- Old Bloxhall House
- Stansted Hall Farmhouse, Cooks Green
- Dale Farmhouse
- Dale House
- Holmwood, Bury Road
- The Stores, The Street
- Wetherden Old Hall
- Hedgerows, Church Lane

⁵⁰ www.historicengland.org.uk/listing/the-list Information obtained 23.09.2022.

- Cartshed approximately 40m north of Fenn Farmhouse, Fenn Lane
- Ennals Farmhouse, Cook's Green
- Hill Farm Barn, Bury Road
- Tudor House, The Causeway
- Old House
- The White Horse Inn, The Street
- Little Causeway Farmhouse, B1115
- Fenn Farmhouse, Fenn Lane
- 2 Barns approximately 30m north-east of Fenn Farmhouse, Fenn Lane
- Barn circa approximately 30m east of Brickhouse Farmhouse, Bury Road
- Primrose Cottage and Tudor Beams, The Causeway
- Hitcham Hall
- Hitcham House
- Brickhouse Farm
- Bridge Cottage
- Oak Cottage, Cross Green
- North Oak Cottage South Oak Cottage, The Causeway
- Layer Marney, The Causeway
- Oakdene, The Causeway
- Brook Cottage
- Town Cottage, The Causeway
- Bristol Flower Thatch Rose Cottage The Ranch, Water Run
- Luckeys Farmhouse
- Wheelwrights Cottage, Luckeys Corner
- Mill Cottage, The Causeway
- Windyridge, Wattisham Road
- Lower Farm Cottage Squirrels Cottage, The Causeway
- Church Cottage
- Holly Tree Cottage
- Hillcrest and Mowle's Cottage, Cross Green
- Stable block to Cross Green House
- Rambul Cottage Cross Green
- Bush Farmhouse, Water Run
- Fir Tree Cottage, Water Run
- Cross Green Cottage
- Friday Lane Cottage
- Sefton Cottage, Cross Green
- Syers Field, Cooks Green
- Mere Cottage, Cross Green

Figure 13 below: Location of listed buildings in Hitcham parish. Red dot indicates Grade I listed building. Green dot indicates Grade II listed building. Yellow dot indicates a Grade II* listed building.
Source: Parish Online Website. Data obtained 18.10.2022.



3.1.4 There are no buildings in Hitcham on Historic England’s Buildings at Risk Register.

3.2 Housing

3.2.1 Data from the 2011 Census (KS401EW) shows that in total there were 366 dwellings in Hitcham. 39 dwellings were unoccupied (10.7% of dwellings in Hitcham).

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

Figure 14 below: Table showing home ownership in Hitcham, Babergh and Suffolk. Source: Nomis website. Information obtained 23.09.2022.

Area	Owned	Owned outright	Owned with a mortgage	Shared ownership (part owned part rented)	Social rented	Social rented: Rented from Council (Local Authority)	Social rented: Other	Private rented	Living rent free
Hitcham parish	75.8%	48.6%	27.2%	0.3%	5.8%	5.8%	0%	15.3%	2.8%
Babergh District	71.9%	39.6%	32.3%	0.5%	13.1%	8.9%	4.2%	12.6%	2%
Suffolk	67.3%	35.7%	31.5%	0.7%	14.8%	7.6%	7.2%	15.6%	1.6%

3.2.3 In total there were 366 household spaces. Of these, 327 (89.3%) had at least one usual resident and 39 (10.7) had no usual residents. A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area. Dwellings are classified into two types, shared and unshared. The 2011 Census defines a dwelling as a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained, but combine to form a shared dwelling that is self-contained. A household space is the accommodation that a household occupies, and self-containment means that all rooms, including the kitchen, bathroom and toilet are behind a door (but not necessarily a single door) only that household can use. In most cases, a single household space will be an unshared dwelling.

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

- 366 households were in Hitcham parish. A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or

dining area. A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

- All dwellings in Hitcham were unshared with other households. The 2011 Census defines a dwelling as a single self-contained household space (an unshared dwelling) or two or more household spaces at the same address that are not self-contained but combine to form a shared dwelling that is self-contained.
- 337 dwellings (92.1%) were whole houses or bungalows in Hitcham and 6 (1.6%) of households lived in flats, maisonettes or apartments. 23 (6.3%) households spaces were in caravans.
 - This compares to 92% of unshared dwellings in Babergh living in whole house or bungalows, 6.8% living in flats, maisonettes or apartments and 0.3% in caravans, and in Suffolk 87.98% living in whole houses, 11.53% living in flats, maisonettes or apartments and 0.5% in caravans.
- Of the whole houses and bungalows in Hitcham, 60.9% were detached, 26.8% were semi-detached and 4.4% were terraced (including end-terrace). The percentage of detached houses or bungalows is higher for Hitcham compared to 41.6 percent for Babergh and 35 percent for Suffolk.

Figure 15 and 16 below: Table showing dwelling type data (KS401EW) from the 2011 Census.

Source: Nomis website. Data obtained 22.09.2022.

Dwelling Type	Hitcham number	Hitcham %	Babergh number	Babergh %	Suffolk number	Suffolk %
All categories: Dwelling type	366	100	39,015	100	327,808	100
Unshared dwelling	366	100	39,010	100	327,678	100
Shared dwelling: Two household spaces	0	0	3	0	52	0
Shared dwelling: Three or more household spaces	0	0	2	0	78	0
All categories: Household spaces	366	100	39,026	100	328,165	100
Household spaces with at least one usual resident	327	89.3	37,522	96.1	310,745	94.7
Household spaces with no usual residents	39	10.7	1,504	3.9	17,420	5.3

Dwelling Type	Hitcham number	Hitcham %	Babergh number	Babergh %	Suffolk number	Suffolk %
Whole house or bungalow: Detached	223	60.9	16,231	41.6	114,335	34.8
Whole house or bungalow: Semi-detached	98	26.8	11,476	29.4	99,997	30.5
Whole house or bungalow: Terraced (including end-terrace)	16	4.4	8,458	21.7	72,301	22.0
Flat, maisonette or apartment: Purpose-built block of flats or tenement	3	0.8	2,135	5.5	30,775	9.4
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	2	0.5	333	0.9	6,134	1.9
Flat, maisonette or apartment: In a commercial building	1	0.3	295	0.8	2,896	0.9
Caravan or other mobile or temporary structure	23	6.3	98	0.3	1,727	0.5

3.2.5 The Ranch is a fully residential park comprising of thirty Park Homes located at Water Run, Hitcham. The Ranch has 12 months permanent residential use with a minimum age restriction of 45 years.⁵¹

⁵¹ <http://www.ggwparkhomes.com/the-ranch--completed-.html>. Information obtained 23.09.2022.

3.2.6 The table below represents the recorded level of Affordable Housing need in Hitcham as of 24 August 2022. The information was provided by Babergh District Council.

Figure 17 below: Table showing the level of affordable housing need in Hitcham. Source: Babergh District Council. Information obtained 26.09.2022.

	Band A	Band B	Band C	Band D	Band E	Totals
1b	0	1	1	0	3	5
2b	0	0	0	0	0	0
3b	0	2	0	0	0	2
4b	0	0	0	0	0	0
5b	0	0	0	0	0	0
Totals	0	3	1	0	3	7

- 1 household needs adaptation in respect of accessibility
- 4 households have a reference person aged 55+
- This was a snapshot as at the given date
- It is a record of households with a local connection. This is a proxy measure for local needs, not a direct reflection of local needs. We operate a Choice Based Lettings system, so these households might choose to bid on properties in other parts of Babergh. Equally, other households on the Babergh register might bid for properties in Hitcham (they are allocated on the basis of banding Band A = highest housing need, highest priority).
See: www.gatewaytohomechoice.org.uk/content/Information/AllocationsPolicyJuly2022 which provides more information on, for example, the banding categories.
- Whilst the proportion of 'with a need for 1-beds' seems high, 1-bed properties are often difficult to let so we would apply judgement in commenting on requirements for individual sites to reflect this and we would be likely to deviate from the data to reflect the fact that needs will change over time, after developments have been built out.

3.2.7 The last Housing Need report Babergh District Council has on record is from May 2020 and is shown in Figure 18 below.

Figure 18 below: Table showing Housing Need in Hitcham in May 2022. Source: Babergh District Council.

	Band A	Band B	Band C	Band D	Band E	Totals
1b	0	0	0	0	1	1
2b	0	0	1	0	0	1
3b	0	1	0	0	0	1
4b	0	0	0	0	0	0
Totals	0	1	1	0	1	3

- 2 households would need some form of adaptation for accessibility
- 1 households have a reference person aged 55+

3.2.8 A Housing Needs Assessment is being funded by Locality and completed by AECOM and will be available in Autumn 2022 to inform the development of the Neighbourhood Plan policies.

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

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

3.2.9 According to the property website Zoopla, the average price paid for a property in Hitcham over the past twelve months is £523,835.⁵²

3.2.7 Babergh and Mid Suffolk District Council have produced parish Housing and Population Data profiles to help inform local discussion on housing need. The Hitcham parish profile was last updated in October 2019 and can be seen in Appendix A and contains further useful information.

⁵² www.zoopla.co.uk Data obtained 23.09.2022.

4. Transport and access

4.1 Public transport

4.1.1 There are a number of bus services operating in Hitcham parish.

- 111 Hitcham – Bildeston – Somersham – Ipswich operated by Mulley’s Motorways
- 338 Hitcham – Hadleigh High School operated by Beestons
- 379 Hadleigh – Bury St Edmunds operated by Chambers
- 461 Stowmarket – Bildeston – Hadleigh operated by Hadleigh Community Transport

4.1.2 Hadleigh Community Transport Group provide the Connecting Communities dial-a-ride service to Hadleigh Monday to Friday, which can also take people to Bildeston Health Centre or to the train station to connect to services.⁵³

4.1.3 The nearest railway station is at Stowmarket, 12.1km from Hitcham. Greater Anglia run services to Norwich and London. Services also run to Cambridge and Ely via Bury St. Edmunds.⁵⁴

4.2 Walking and cycling

4.2.1 There are a number of footpaths and permissive paths in Hitcham parish.

⁵³ https://hadleigh.org/index.php?option=com_content&view=featured&Itemid=465 Information obtained 17.10.2022.

⁵⁴ www.greateranglia.co.uk/tickets-fares/season-tickets/smartcard/smartcard-route-map Information obtained 17.10.2022.

Figure 19 below: Map showing permissive paths in Hitcham.
Source: Hitcham Neighbourhood Plan group. Obtained 19.10.2022.

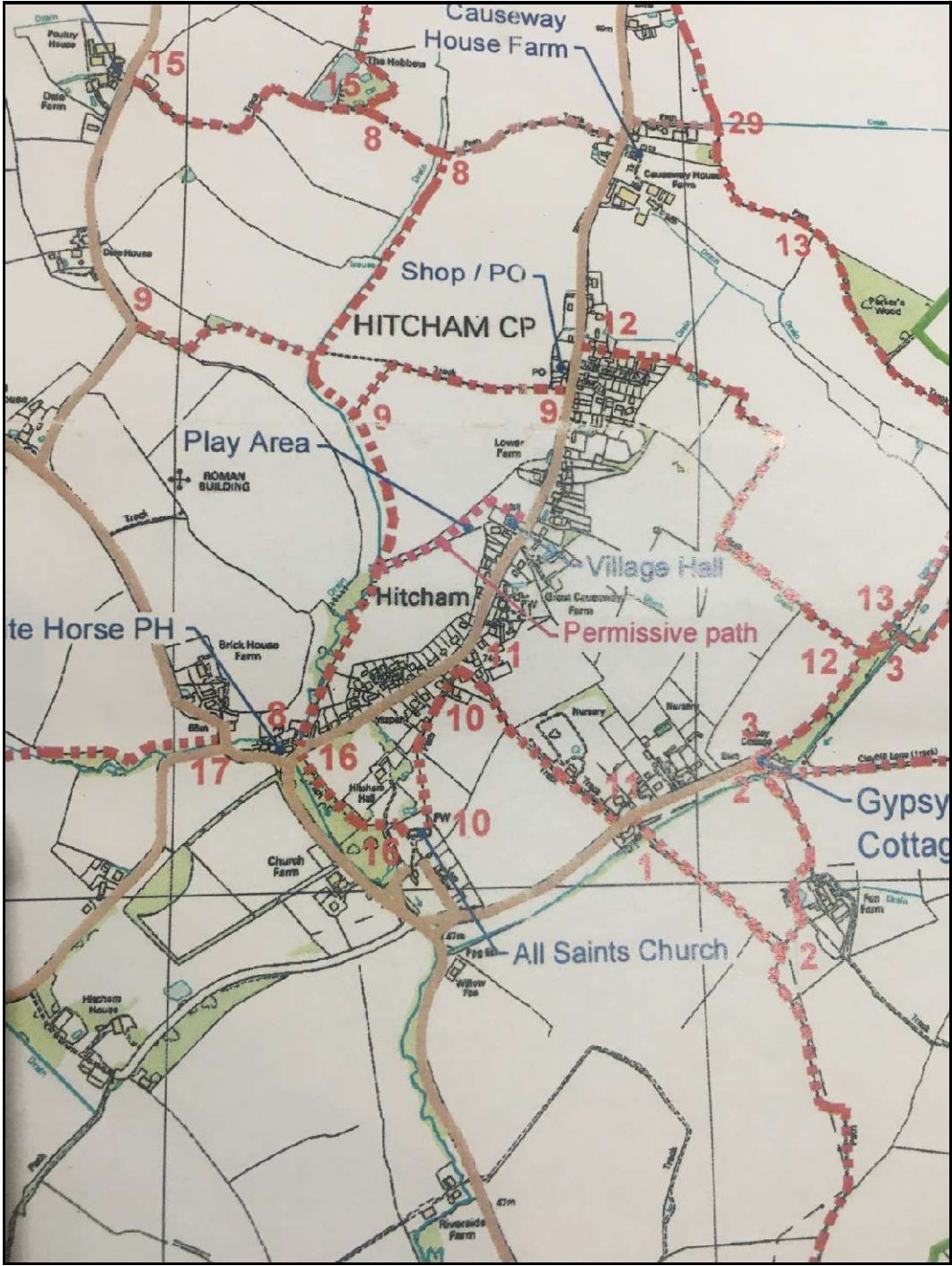
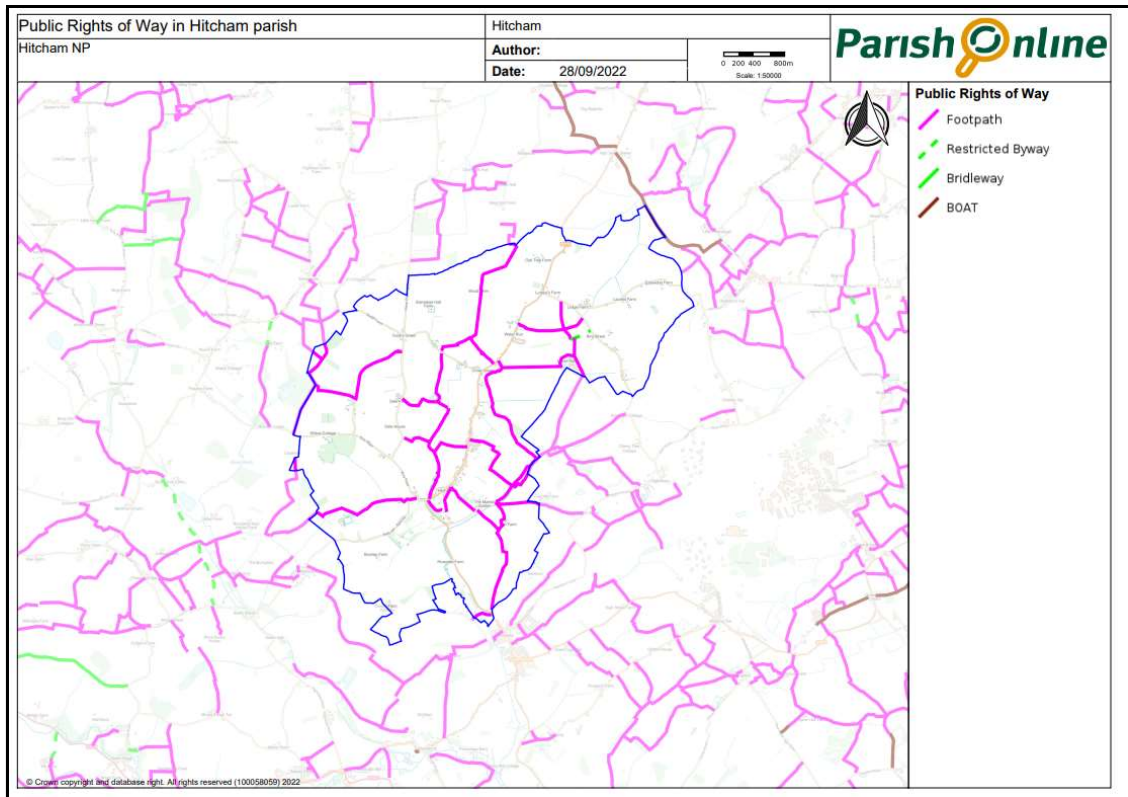


Figure 20 below: Map showing public footpaths (in pink), restricted byways (brown) and bridleways (green).

Source: Parish Online mapping website. Map obtained 17.10.2022.



4.3 Car ownership and travel to work

4.3.1 Data from the 2011 Census (KS404EW) shows that car ownership levels in Hitcham parish are high compared to car ownership levels for Babergh district and Suffolk. These can be seen in the table in Figure 21 below:

Figure 21 below: Table showing car ownership levels in Hitcham parish.

Source: Rural Services Online website. Data obtained 14.10.2022

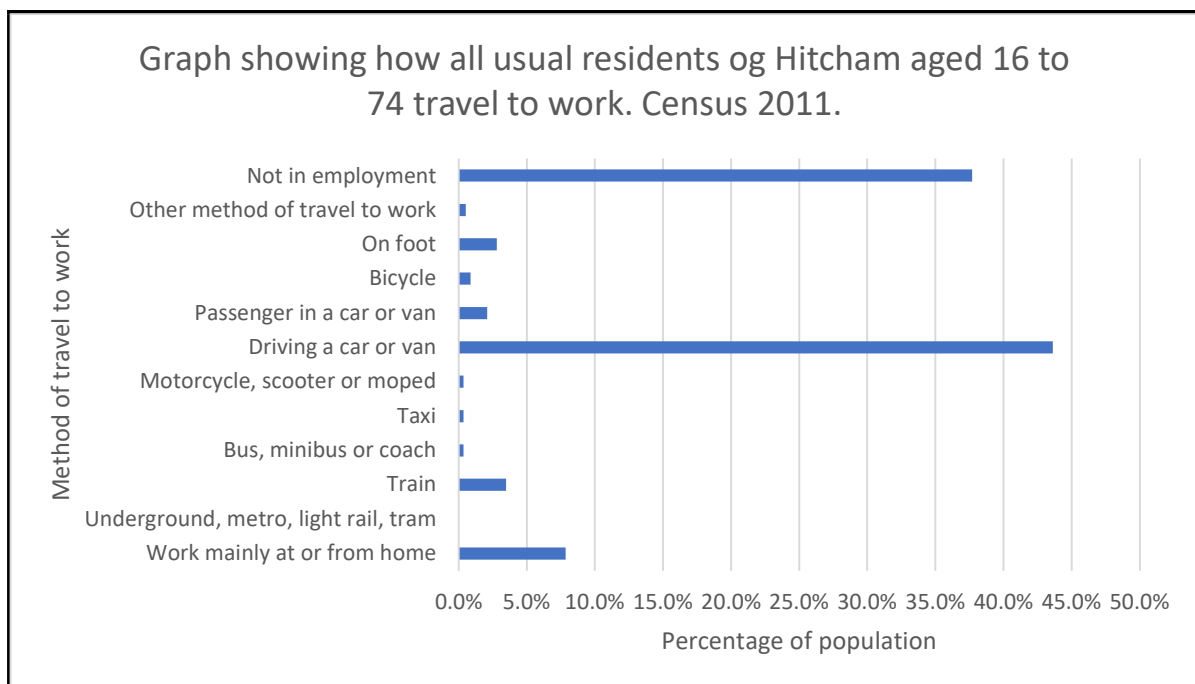
Area	Percentage of households, Census 2011				
	No cars or vans in household	1 car or van in household	2 cars or vans in household	3 cars or vans in household	4 or more cars or vans in household
Hitcham parish	6.7	32.7	37.3	15.3	8.0
Babergh	14.1	40.6	33.2	8.5	3.6
Suffolk	17.9	43.5	29.2	6.8	2.6

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

- 43.6% travel to work by car
- 7.9% work from home
- 3.5% travel to work by train
- 2.1% travel to work as a passenger in a car or van
- 2.8% walk to work
- 0.3% travel to work by bus
- 0.9% travel to work by bicycle
- 0.5% travel to work by a method classed as 'other'
- 0.3% travel to work by motorcycle, scooter or moped
- 0.3% travel to work by taxi
- 37.7% are not in employment

Figure 22 below: Graph showing how residents of Hitcham aged 16 – 74 years travel to work.

Source: www.nomisweb.co.uk data obtained 17.10.2022.



4.3.4 Data from the 2011 Census (QS702EW) shows that of all usual residents aged 16 – 74 years in employment the week before the census, the majority of residents travelled 10km – 20km to work, with a high percentage of people also working from home.

- 2.8% of people travelled less than 2km to work
- 7.3% of people travelled 2km to less than 5km to work
- 10.1% of people travelled 5km to less than 10km to work
- 23.0% of people travelled 10km to less than 20km to work

- 7.0% of people travelled 20km to less than 30km to work
- 1.7% of people travelled 30km to less than 40km to work
- 2.8% of people travelled 40km to less than 60km to work
- 10.1% of people travelled 60km and over to work
- 22.1% of people worked mainly at home
- 13.2% of peoples travel to work was classed as 'other'

4.3.5 Hitcham is:

- 2.2km from Bildeston
- 10.5km from Hadleigh
- 11.8km from Stowmarket
- 16.5km from Needham Market
- 19.4km from Sudbury
- 22.3km from Bury St. Edmunds
- 23.4km from Ipswich
- 34.1km from Colchester

5. Environment and landscape

5.1 Landscape character

5.1.1 In the Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015, Hitcham is within three Landscape Character Areas:⁵⁵

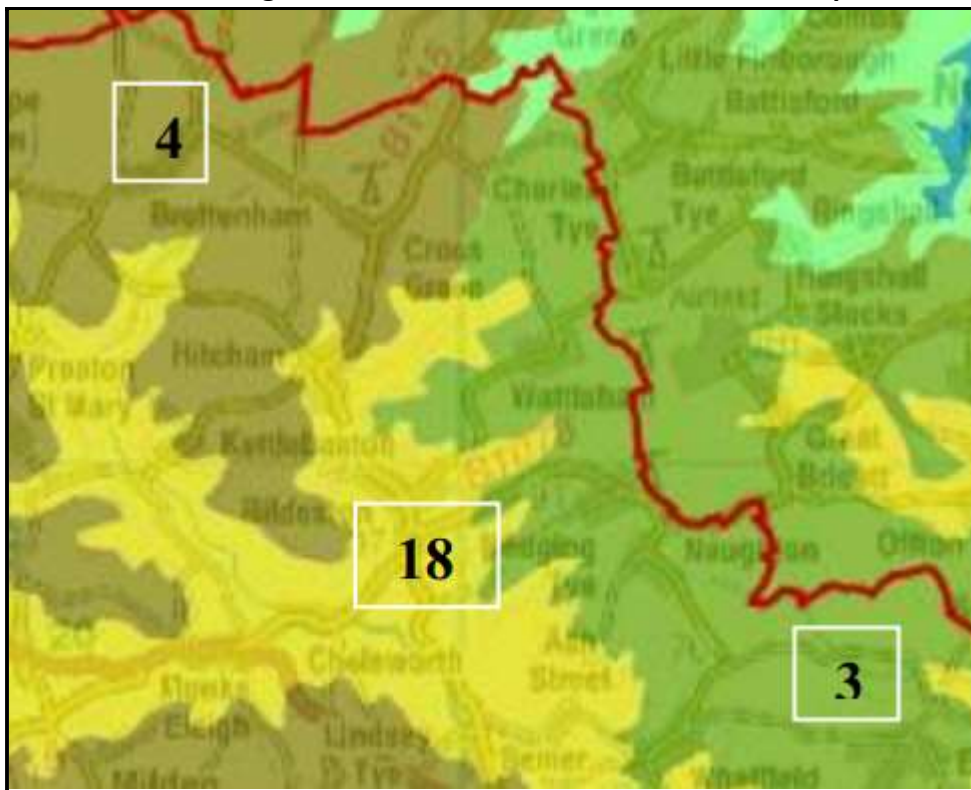
Figure 23 below: Map showing the location of the Landscape Character Areas.

3: Ancient Plateau Claylands

4: Ancient Rolling Farmlands

18: Rolling Valley Farmlands

Source: Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015.



5.1.2 The key characteristics of the Ancient Plateau Claylands landscape are gently rolling heavy clay plateaux with ancient woodlands – in Babergh District. This landscape type occurs south of the Gipping Valley but straddles the border extending northward to Mid Suffolk.

5.1.3 The Aim in the Landscape Guidance for Ancient Plateau Claylands is:

- To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the woodland, parkland and prairie

⁵⁵ <https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>. Information obtained 28.08.2022.

landscape with appropriate planting and safeguarding the dispersed settlement pattern.

5.1.4 The Objectives in the Landscape Guidance for the Ancient Plateau Claylands are:

- To maintain and enhance the landscape areas and settlement pattern, ensuring the sense of separation between settlements is maintained where appropriate.
- To reinforce and enhance the existing field boundaries.
- To safeguard the plantation and ancient woodland areas.
- Safeguard the parkland area.

5.1.5 The Key Design Principles in the Landscape Guidance for the Ancient Plateau Claylands are:

I. This is quite open landscape with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening or an appropriate landscape design plan.

II. Reinforce, enhance, restore or where locally appropriate create the estate and parkland characteristics in new developments.

III. Any development that impacts upon the historic parkland will be accompanied by a management plan or other detailed evidence, including a detailed scheme of mitigation and enhancement, to support the proposals.

IV. Whenever possible incorporate existing landscape features such as tree belts woodland or hedge lines into the design and layout of development proposals such that the locally characteristic patterns can be retained within new land uses.

V. Ancient woodlands and old existing hedge lines are to be protected and maintained within this landscape character.

VI. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for landscaping.

5.1.6 The key characteristics of the Ancient Rolling Farmlands landscape are medium clay soils studded with blocks of ancient woodland. The settlement pattern mainly consists of dispersed farmsteads of mediaeval origin with some larger hamlets and smaller villages that complement the rural landform and landscape.

5.1.7 The Aim in the Landscape Guidance for the Ancient Rolling Farmlands landscape is:

- To retain, enhance and restore the distinctive landscape and settlement character. In particular safeguarding the influences of the area.

5.1.8 The Objectives in the Landscape Guidance for the Ancient Rolling Farmlands landscape are:

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

- To safeguard the ancient hedgerow and woodland areas.
- To safeguard the orchard areas.

5.1.9 The Key Design Principles in the Landscape Guidance for the Ancient Rolling Farmlands are:

I. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.

II. Maintain the distinctive settlement pattern, ensuring the sense of separation between settlements is maintained.

III. Retain rural character of the small settlements, by avoiding the use of standardised and intrusive urban materials and features; conservation areas and areas that fall within the AONB are particularly sensitive in this respect.

IV. Minimise the cumulative visual impact of equine development and ancillary equipment within this landscape character.

V. Restore, maintain and enhance Greens and Tyes, orchards and woodland areas.

VI. Hedging for boundaries will be designed to reflect the local character of exiting planting to minimise the landscape and visual impacts on the distinctive character of the area.

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

5.1.11 The Aim in the Landscape Guidance for Rolling Valley Farmlands is:

- To retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the rolling valley landscape with appropriate planting and safeguarding the dispersed settlement pattern.

5.1.12 The Objectives in the Landscape Guidance for Rolling Valley Farmlands are:

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

5.1.13 The Key Design Principles are:

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

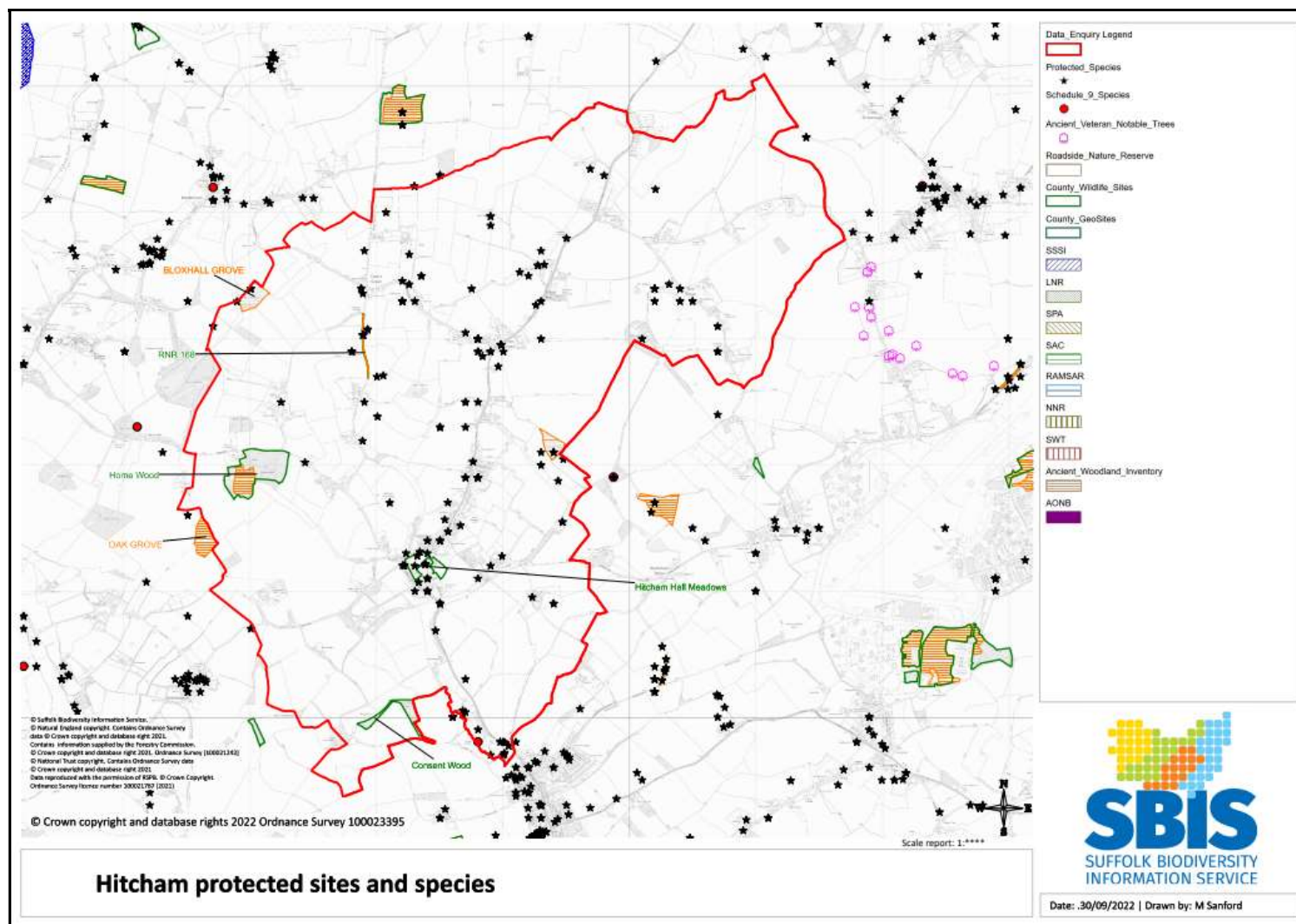
5.2 Biodiversity and geodiversity

5.2.1 A search by the Suffolk Biodiversity Information Service found several Priority Species in Hitcham. These are species of principal importance for the purpose of conserving biodiversity covered under Section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions.

5.2.2 The designated sites in Hitcham parish are shown in the map in Figure 24 overleaf.

Figure 24 below: A map showing habitats and land uses in Hitcham parish.

Source: Suffolk Biodiversity Information Service. Obtained 18.10.2022.



5.2.3 There are four County Wildlife Sites in Hitcham parish. A County Wildlife Site designation is non-statutory, but it recognises the high value of a site for wildlife. Many sites are of county, and often regional or national importance and are often designated because they support characteristic or threatened species or habitats.

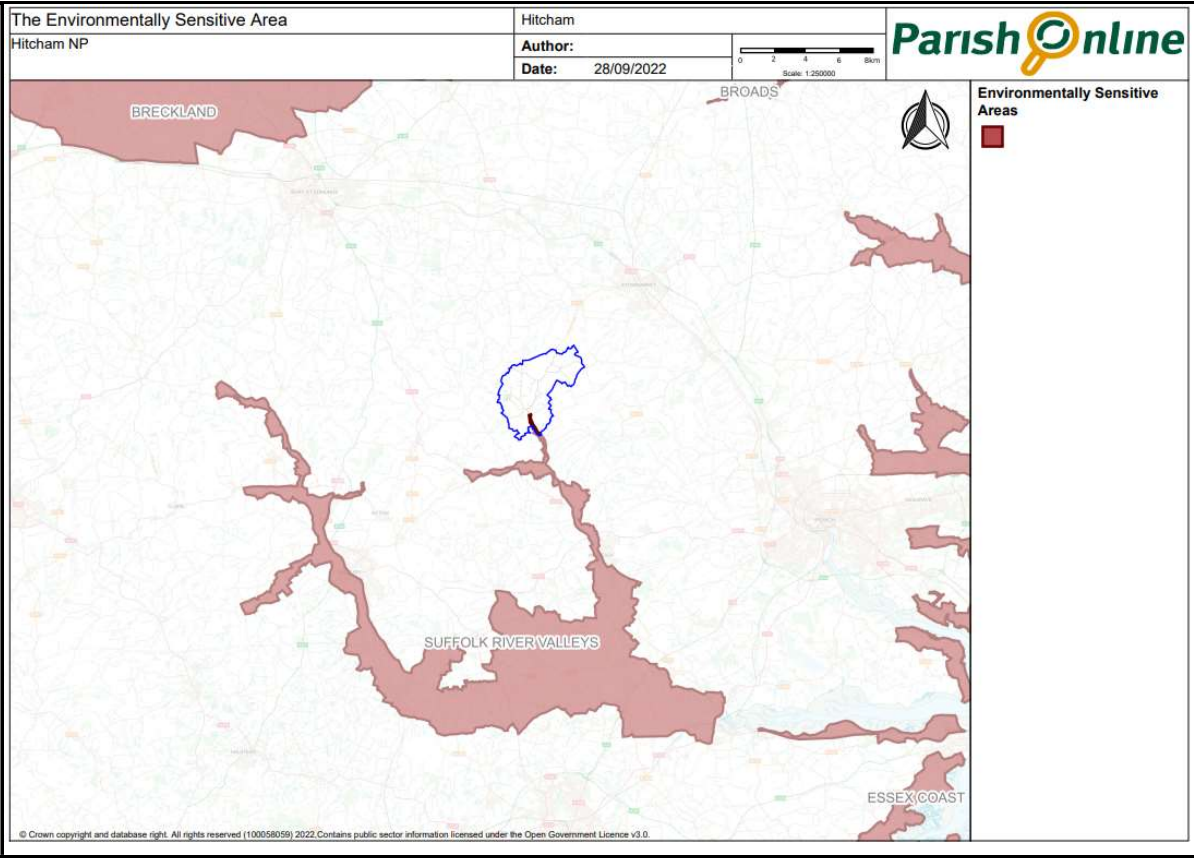
5.2.4 The Hitcham County Wildlife Sites are:

- Babergh 148 - Hitcham Hall Meadows
 - Hitcham Hall Meadows are situated in the grounds of Hitcham Hall, adjacent to Hitcham church. There are three fields; two of semi-improved neutral grassland and one of unimproved neutral grassland on boulder clay soil. The unimproved meadow is species-rich including a good diversity of common grasses such as yellow oat grass, meadow barley and quaking grass. The sward is herb rich and includes bee orchid and pyramidal orchid.
- Babergh 162 – RNR 168
 - Boulder clay flora. This site is also a Roadside Nature Reserve.
- Babergh 68 – Home Wood
 - Home Wood is situated on a gentle south facing slope of the Brett valley adjacent to the Bury Road which links Brettenham with Hitcham. It is listed in English Nature’s Ancient Woodland Inventory and contains a number of interesting historical features including a moat, located in the north-western corner of the site.
- Babergh 69 – Consent Wood
 - Consent Wood is a fragment of ancient wood which lies to the south of Hitcham and to the north-west of Bildeston. The parish boundary between Hitcham and Bildeston runs along the eastern boundary of the wood.

5.2.6 The Suffolk River Valleys Environmentally Sensitive Area extends into Hitcham parish.

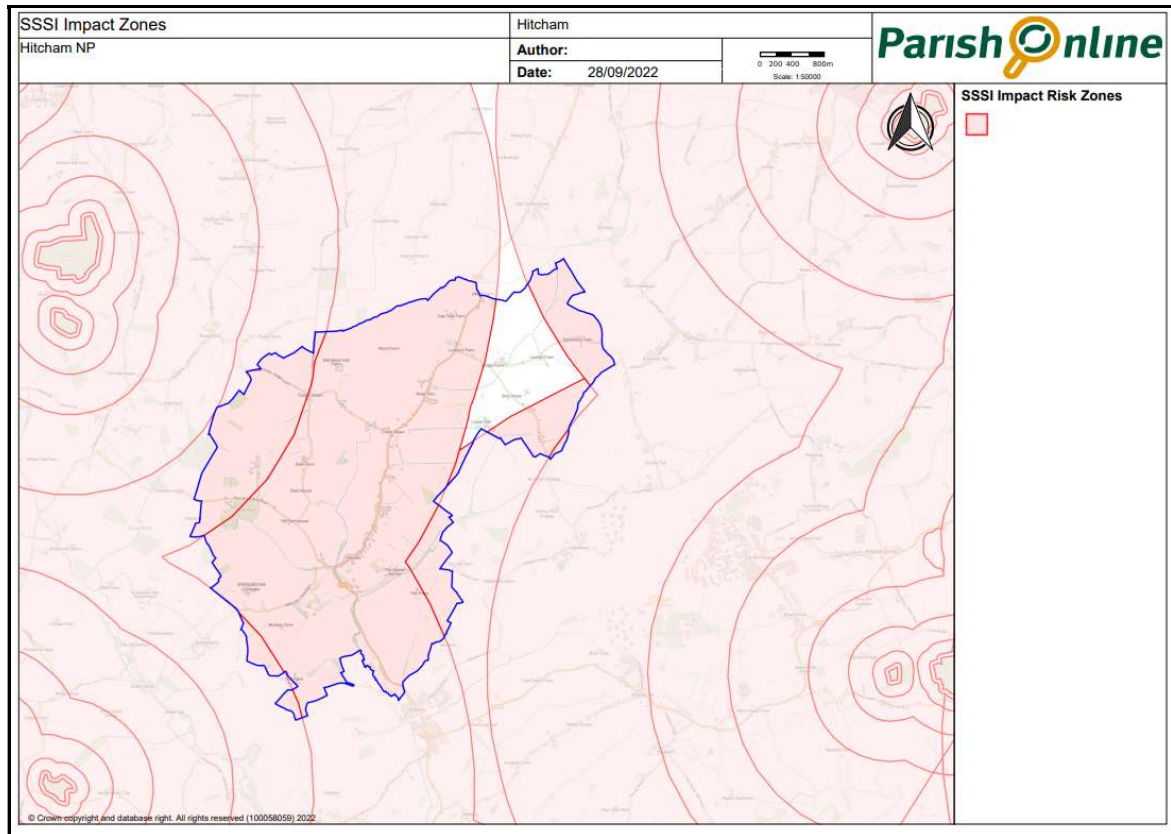
Figure 25 below: Map showing the extent of the Suffolk River Valleys Environmentally Sensitive Area.

Source: Parish Online Mapping website. Obtained 28.09.2022.



5.2.7 There are no Sites of Special Scientific Interest in Hitcham parish. The majority of Hitcham parish is covered by Site of Special Scientific Interest (SSSIs) Impact Risk Zones from SSSIs outside the parish. Therefore, planning applications need to be assessed for the likely impact on the SSSIs.

**Figure 26 below: Map showing SSSI Impact Risk Zones covering Hitcham parish.
Source: Parish Online Mapping website. Obtained 28.09.2022.**

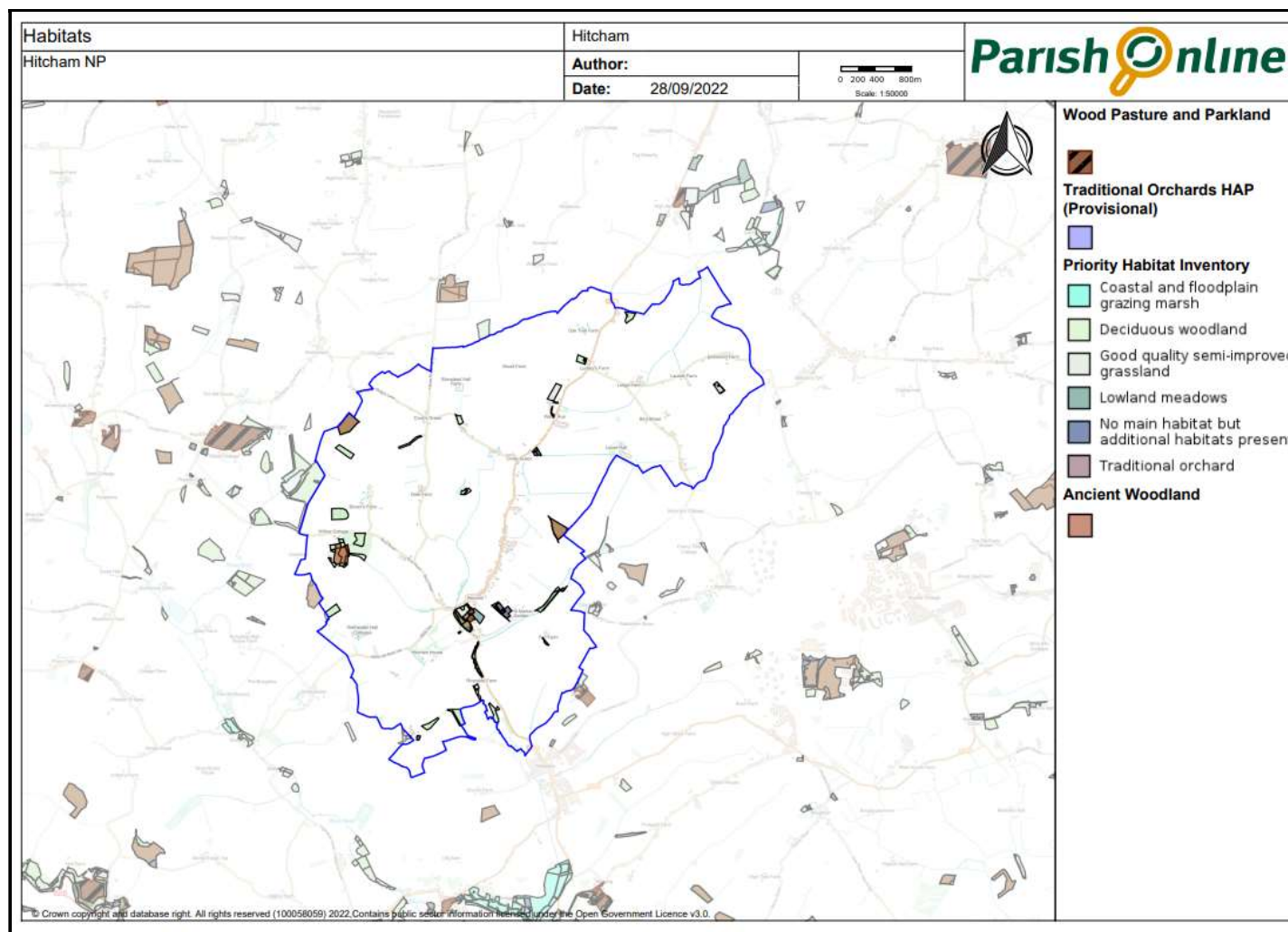


5.2.8 Hitcham parish is not within a Special Protection Area, a Special Area of Conservation or a Ramsar site.

5.2.9 Figure 27 overleaf shows habitats in Hitcham parish.

Figure 28 below: Map showing habitats in Hitcham parish.

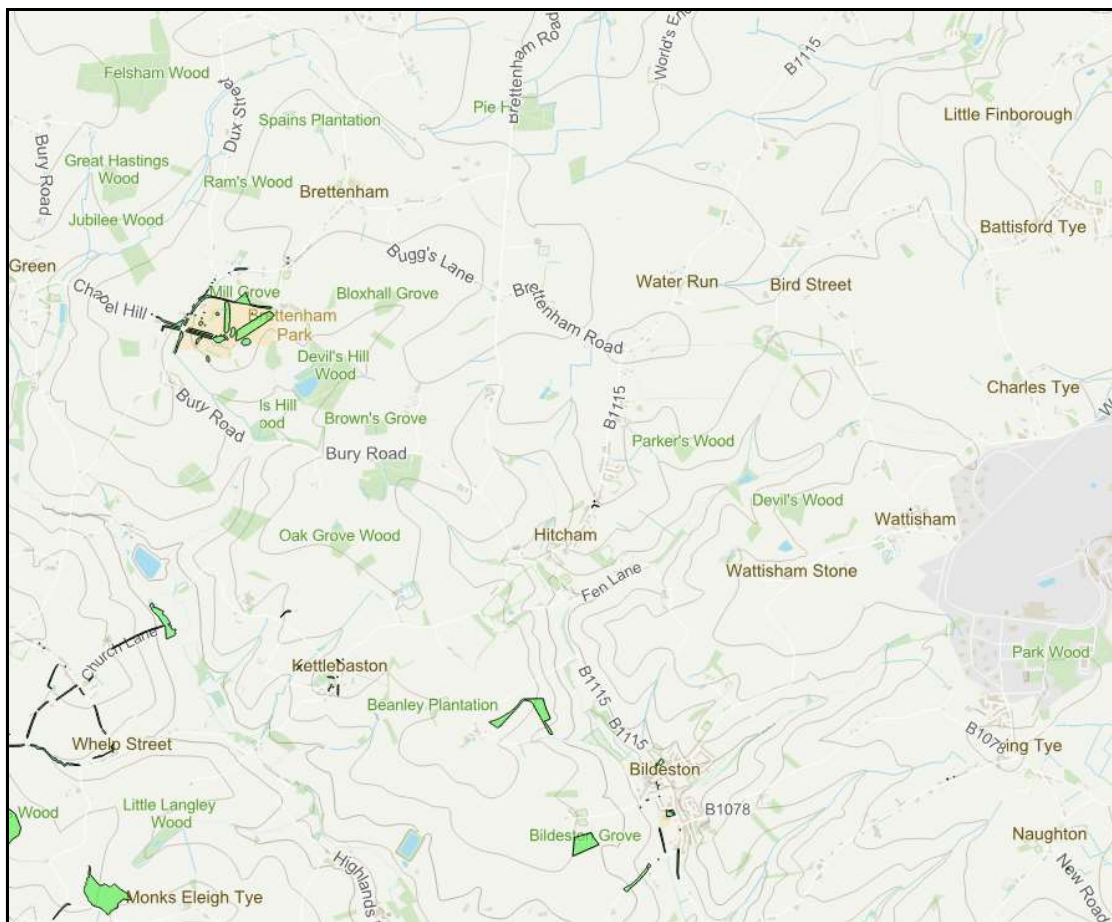
Source: Parish Online mapping website 28.09.2022.



5.2.10 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage and wilful destruction of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.⁵⁶

Figure 29 below: Map showing Tree Preservation Orders in Hitcham parish. The Tree Preservation Orders are shown in bright green.

Source: www.bmsdc.cloud.cadcorp.com/WebMap/Map.aspx. Map obtained 28.09.2022.

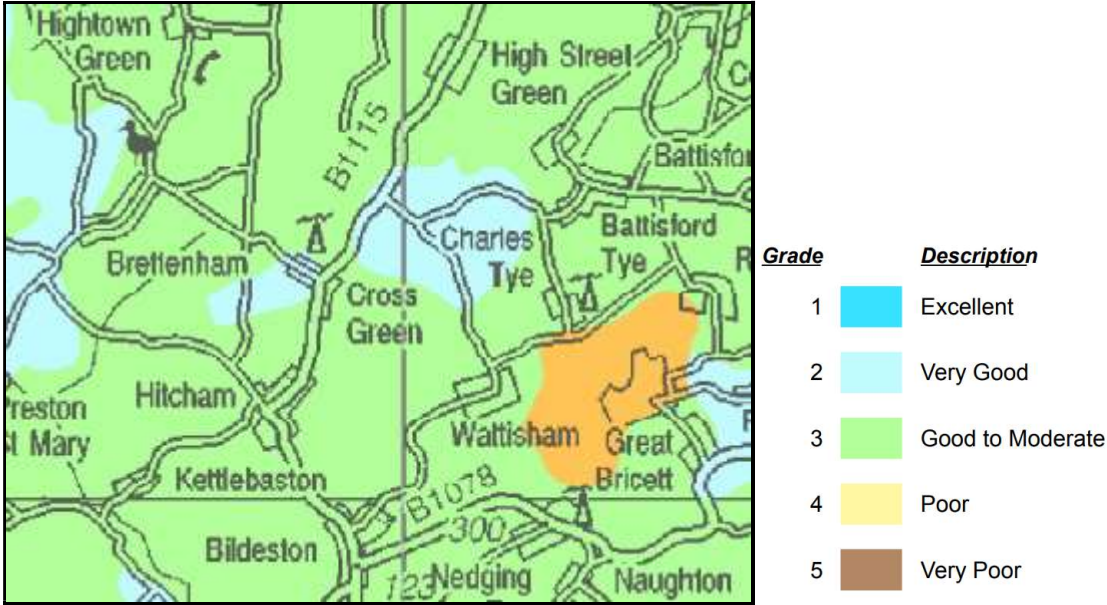


5.3 Land, soil and water resources

5.3.1 Natural England's Agricultural Land Classification map for the eastern region, shows that the agricultural land is classed as 'very good' and 'good to moderate' in Hitcham parish.

⁵⁶ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>. Information obtained 28.09.2022.

Figure 30 below: A map showing the Agricultural Land Classification in the parish.
Source: www.naturalengland.org.uk Information obtained 28.09.2022.

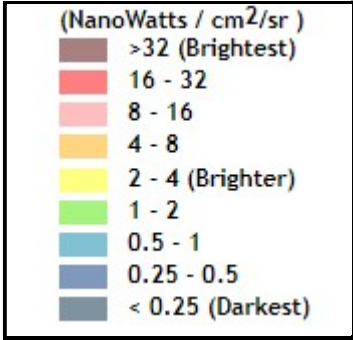


5.3.1 The map in Figure 31 shows light pollution levels and dark skies in Hitcham parish and the surrounding area.

**Figure 31 below: Map showing light pollution and dark skies.
Source: Night Blight website. Obtained 28.09.2022.**



Each pixel shows the level of radiance (night lights) shining up into the night sky. These have been categorised into colour bands to distinguish between different light levels.

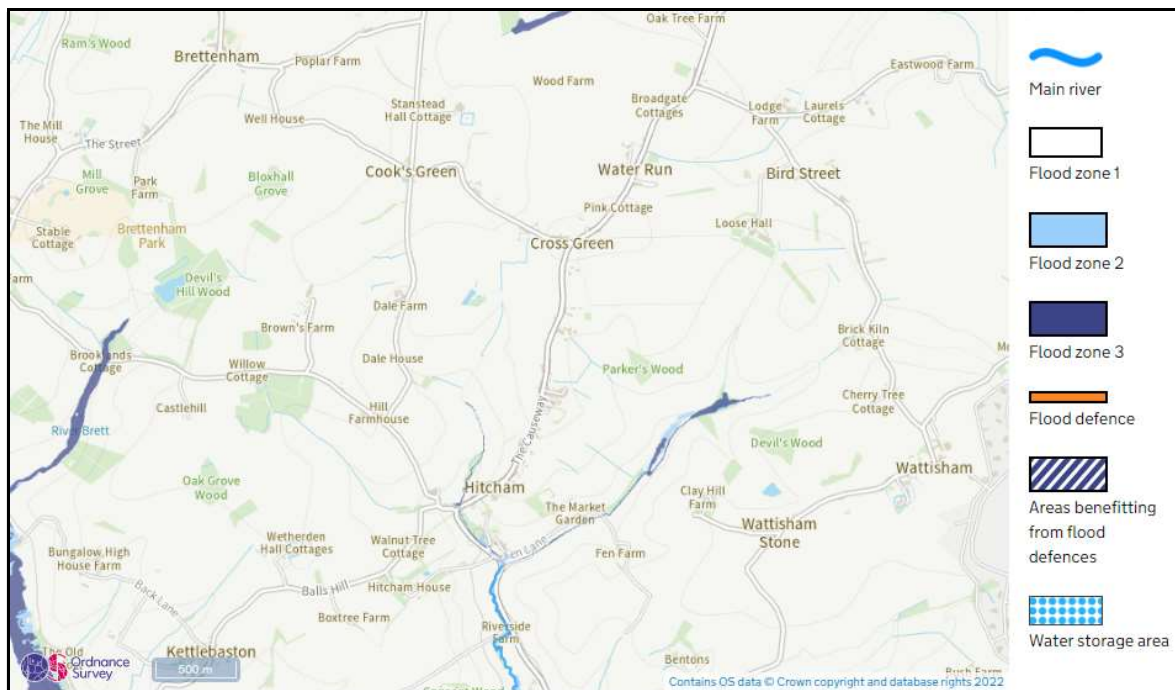


5.4 Rivers and flooding

5.4.1 Areas of Hitcham parish are located within areas at risk of flooding from rivers, these can be seen in the map in Figure 32. The majority of the parish is at very low risk of flooding from rivers. This means that each year, the area has a chance of flooding of less than 0.1%. A minority of land around the river is within Flood Zone 3 where land has a 1 in 100 or greater annual probability of river flooding.

Figure 32 below: Map showing flood risk map from rivers.

Source: www.flood-map-for-planning.service.gov.uk. Information obtained 28.09.2022.



5.4.2 Surface water flooding, sometimes known as flash flooding:

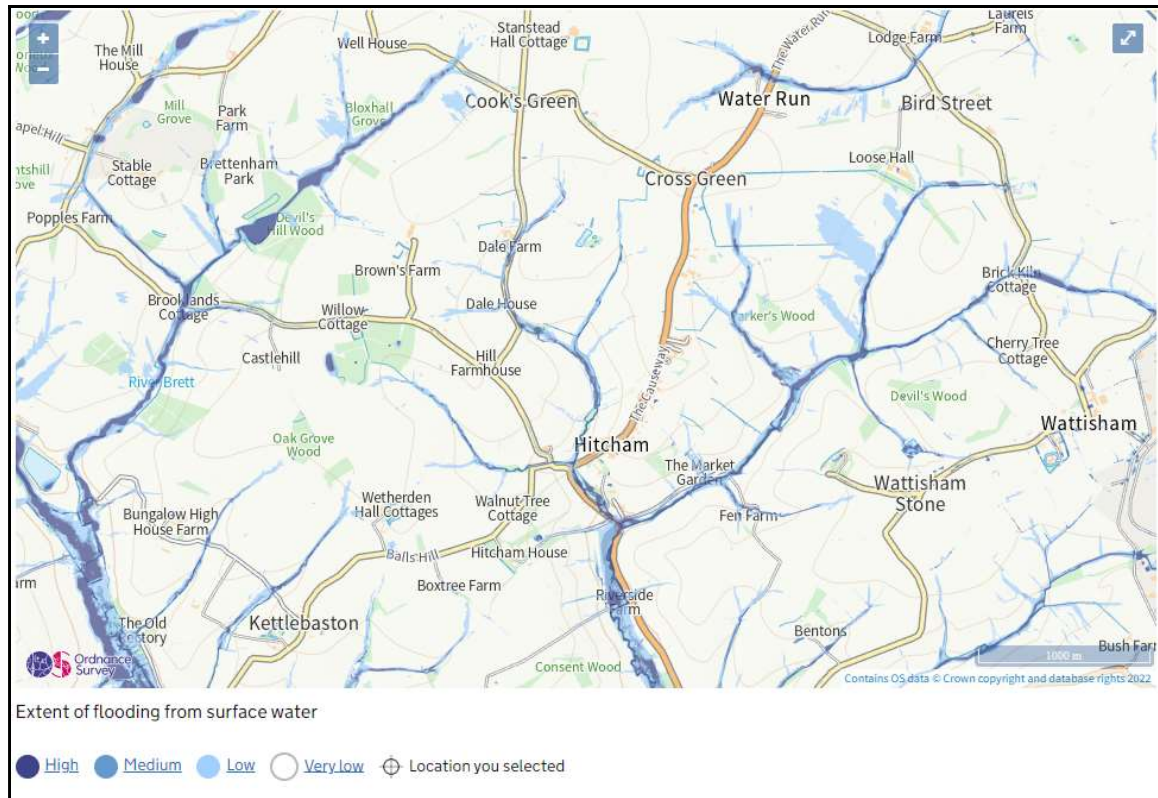
- happens when heavy rain cannot drain away.
- is difficult to predict as it depends on rainfall volume and location.
- can happen up hills and away from rivers and other bodies of water.
- is more widespread in areas with harder surfaces like concrete.

5.4.3 The majority of the area of Hitcham parish is at low risk of flooding from surface water. Some areas of Hitcham parish are at low, medium and high risk of surface water flooding, which can be seen in Figure 33. Surface water flooding, sometimes known as flash flooding happens when heavy rain cannot drain away. As seen on the map there are small areas at a high risk of surface water flooding as shown in dark blue. This means that each year this area has a chance of flooding of greater than 3.3%. Small areas are at a medium risk of surface water flooding, which means they have a chance of flooding between 1% and 3.3%. Small areas are at a low risk of

surface water flooding, this means that each year the area has a chance of flooding of between 0.1% and 1%.⁵⁷

Figure 34 below: Map showing flood risk map from surface water.

Source: www.flood-warning-information.service.gov.uk Information obtained 29.09.2022.

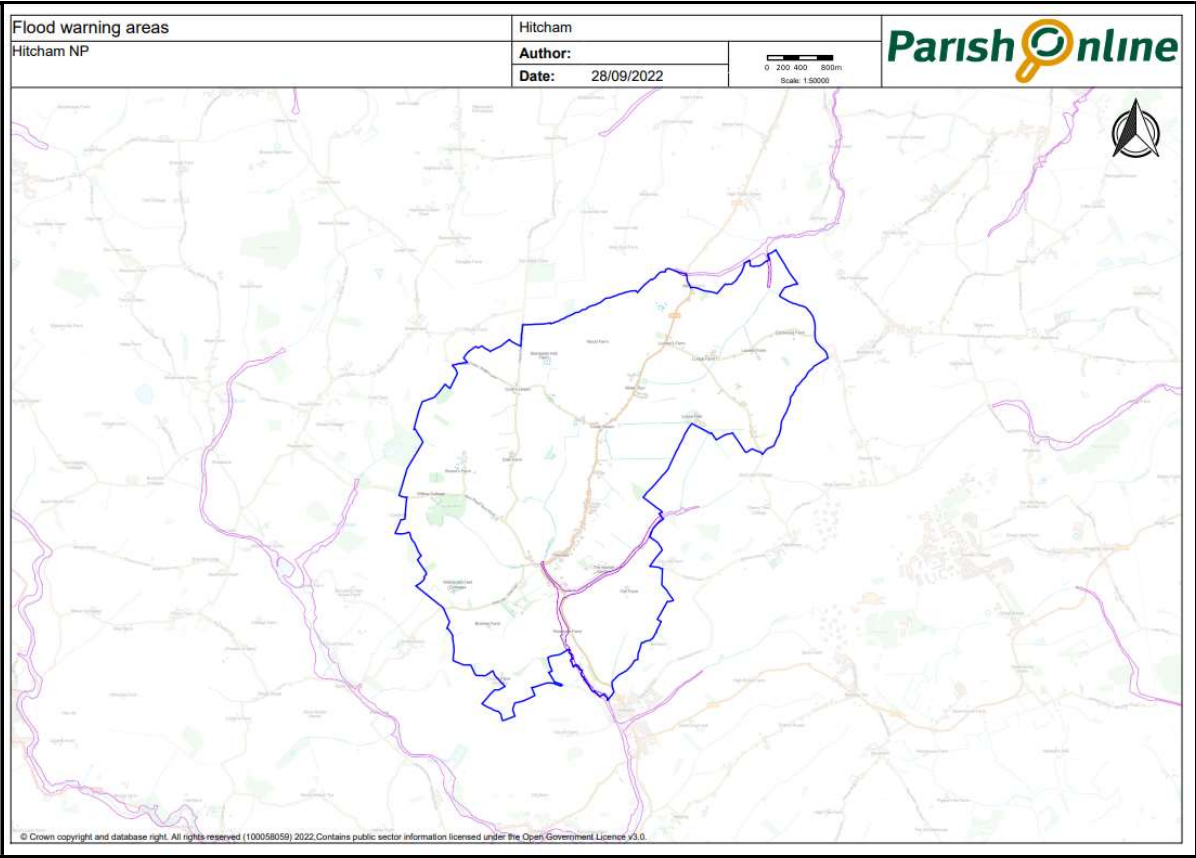


5.4.4 The map in Figure 35 shows the Flood Warning Areas within Hitcham parish.

⁵⁷ <https://www.gov.uk/check-long-term-flood-risk>. Information retrieved 28.09.2022.

Figure 35 below: Map showing the flood warning areas within Hitcham parish. The flood warning areas are shown in pink.

Source: Parish Online. Map obtained 28.09.2022.



5.5 Air Quality

5.5.1 There are no Air Quality Management Areas in Hitcham parish.

6. Business and employment

6.1 Employment

6.1.1 Local businesses listed on Yell.com in Hitcham include:

- Sandskill, Floor Sanding and Polishing
- The Food Station, Catering and Drink supplies
- Mill House Media, Advertising Agencies
- Perceval Designs, Furniture Manufacturers and Designers
- Honey Bees Nursery, Playgroup and Pre-School, Hitcham Village Hall
- Shipping Container Consultants Ltd, Shipping and Forwarding Agents
- Portals to the Past, Educational Services
- Stuffa Ltd, Clothing Manufacturers and Wholesalers
- Radian Design Ltd, Design Consultants
- Squirralls Coaches, Coach Hire
- W C F Elsdon & Son, Farmers
- Electrical Solutions, ES Ltd, Electrical Inspecting and Testing
- W C F Elsdon & Son, Gates and Railings
- Hitcham Post Office, The Causeway
- S J Rushbrook and Son, Farmers
- Eleanor May Painting and Decorating, Painters and Decorators
- C & L Metal Recycling and Rubbish Clearance
- UPMACS, Handyman Services
- Light by Design Ltd, Lighting Product Wholesalers
- Westgate Engineering, Engineers
- Aldous & Partners, Farmers
- L H Saunders & Sons, Farmers
- Hitcham Rocking Horses
- Roman Mosaic Workshops
- N W Cooper, Farmers
- R E S Facility Services Ltd, CCTV Installers
- A M S Air Conditioning Ltd, Air Conditioning Installers
- Mill House Holiday Cottages
- Land & Sculpture Design Partnership, Garden Designers
- R F Grimsey, Farmers
- Greenwood Waste Disposal, Domestic Waste Disposal
- D B H Bull & Sons, Farmers

6.1.2 Other businesses in Hitcham include:

- GH Squirrel & Sons, Farmers
- Richard Hammond, Decorator
- Megan Pryke, Beautician
- S.R & AM Taylor, Plumbing and Heating Engineers

- Dazzle Dogs, Dog grooming

6.1.3 Data from the 2011 Census (KS601EW) shows that 64.7% of the population of Hitcham aged 16 – 74 years are economically active. This compares to 70.3% for Babergh and 71% for Suffolk. 18.8% of the population of Hitcham aged 16 – 74 years are retired, compared to 18.2% for Babergh and 16.5% for Suffolk.

6.1.4 Data from the 2011 Census (QS601EW) shows economic activity of the residents aged 16 to 74 in Hitcham.

**Figure 36 below: Table showing Economic Activity of usual residents aged 16 – 74.
Source: Nomis website. Data obtained 26.09.2022.**

Economic Activity	Hitcham Count	Hitcham %	Babergh Count	Babergh %	Suffolk Count	Suffolk %
All usual residents aged 16 - 74	573	100	63,075	100	525,463	100
Economically active: Total	371	64.7	44,347	70.3	373,282	76.9
Economically active: In employment	348	60.7	41,035	65.1	340,981	70.3
Economically active: Employee: Part-time	73	12.7	9,578	15.2	82,248	5.9
Economically active: Employee: Full-time	160	27.9	23,434	37.2	204,527	50
Economically active: Self-employed	115	20.1	8,023	12.7	54,206	14.4
Economically active: Unemployed	14	2.4	1,879	3.0	18,873	4.3
Economically active: Full-time student	9	1.6	1,433	2.3	13,428	2.3
Economically inactive: Total	202	35.3	18,728	29.7	152,181	23.1
Economically inactive: Retired	108	18.8	11,468	18.2	86,545	14.0
Economically inactive: Student (including full-time students)	21	3.7	2,129	3.4	17,006	3.3
Economically inactive: Looking after home or family	38	6.6	2,671	4.2	22,120	0.7

Economic Activity	Hitcham Count	Hitcham %	Babergh Count	Babergh %	Suffolk Count	Suffolk %
Economically inactive: Long-term sick or disabled	18	3.1	1,593	2.5	16,484	3.1
Economically inactive: Other	17	3.0	867	1.4	10,026	2.0
Unemployed: Age 16 – 24	5	0.9	527	0.8	5,743	1.4
Unemployed: Age 50 – 74	3	0.5	438	0.7	3,807	1.0
Unemployed Never worked	0	0.0	180	0.3	2,335	0.5
Long term unemployed	3	1.1	775	1.2	7,184	1.5

6.1.5 Data from the 2011 Census (KS608EW) shows that:

- 14.8% of the working population of Hitcham are employed as managers, directors and senior officials. This compares to 12.3% for Babergh and 10.7% for Suffolk.
- 14.8% of the working population are employed in professional occupations. This compares to 15.3% for Babergh and 14.3% for Suffolk.
- 12.3% of the working population are employed in associate professional and technical occupations. This compares to 12.6% for Babergh and 12.5% for Suffolk.
- 10.6% of the working population are employed in administrative and secretarial occupations. This compares to 10.9% for Babergh and 10.9% for Suffolk.
- 17.6% of the working population are employed in skilled trade occupations. This compares to 14.5% in Babergh and 13.4% in Suffolk.
- 9.5% of the working population are employed in the caring, leisure and other service occupations. This compares to 9.3% for Babergh and 10.1% for Suffolk.
- 4.8% of the working population are employed in sales and customer service occupations. This compares to 7.5% for Babergh and 8% for Suffolk.
- 7.0% of the working population are employed in process plant and machine operatives. This compares to 7.4% for Babergh and 8.2% for Suffolk.
- 8.4% of the working population are employed in elementary occupations, compared to 10.2% for Babergh and 11.7% for Suffolk.

Appendix A: Hitcham Housing and Population Data Profile.
Source: Babergh District Council. Obtained 23.09.2022

HITCHAM

HOUSING & POPULATION DATA PROFILE [Parish level]



(Last Updated: October 2019)

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

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

How many people live locally?	Children Under 16	Working Age Adults (16 to 64)	People Aged 65 +	Dependency Ratio
774	125 (16.1%)	469 (60.6%)	180 (23.3%)	0.65
50.8% Males 49.2% Females	Babergh Avg = 18.1% England Avg = 18.9%	Babergh Avg = 60.5% England Avg = 64.7%	Babergh Avg = 21.4% England Avg = 16.3%	Babergh Avg = 0.65 England Avg = 0.55

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

Single Pensioner Households	Single H/holds < 65 years old	Lone Parent Families with Dependent Children
44	28	9
13.4% of all Households (Babergh Avg = 14.1%) (England Avg = 12.4%)	8.6% of all Households (Babergh Avg = 14.0%) (England Avg = 17.9%)	12.1% of all families with dependent children (Babergh Avg = 19.1%) (England avg = 24.5%)

[Source: ONS 2011 Census: KS105EW]

General Health (All Usual Residents)				
Very Good	Good	Fair	Bad	Very Bad
49.1%	33.7%	14.2%	2.3%	0.7%
Babergh Avg = 46.6% England Avg = 47.2%	Babergh Avg = 35.8% England Avg = 35.2%	Babergh Avg = 13.2% England Avg = 12.8%	Babergh Avg = 3.5% England Avg = 3.6%	Babergh Avg = 0.9% England Avg = 1.0%

[Source: ONS 2011 Census: QS302EW]

Total # Occupied Households	Owned (Outright or with Mortgage)	Shared Ownership	Socially Rented	Privately Rented
327	248 (75.8%)	1 (0.3%)	19 (5.8%)	50 (15.3%)
	Babergh Avg = 71.9% England Avg = 63.3%	Babergh Avg = 0.5% England Avg = 0.8%	Babergh Avg = 13.1% England Avg = 17.7%	Babergh Avg = 12.6% England Avg = 16.8%

[Source: ONS 2011 Census: QS405EW]

- At the time of the 2011 Census some 39 dwellings (10.6% of all dwellings in Hitcham) appeared to be unoccupied. (Babergh Avg = 3.8%) [QS418EW]

Number of Bedrooms (Occupied Households)				
None	1 bed	2 bed	3 bed	4 bed +
0 (0%)	11 (3.4%)	73 (22.3%)	128 (39.1%)	115 (35.2%)
Babergh Avg = 0.1% England Avg = 0.2%	Babergh Avg = 6.3% England Avg = 11.8%	Babergh Avg = 25.4% England Avg = 27.9%	Babergh Avg = 42.0% England Avg = 41.2%	Babergh Avg = 26.2% England Avg = 18.9%

[Source: ONS 2011 Census: QS411EW]

Total # Occupied Households	Total # with Under-Occupied bedrooms	Total # with Over-Occupied bedrooms
327	276 (84.4%)	4 (1.2%)
	Babergh Avg = 80.6% / England Avg = 68.7%	Babergh Avg = 1.5% / England Avg = 4.6%

[Source: ONS 2011 Census: QS412EW]

NET NEW RESIDENTIAL COMPLETIONS (Last 5 Years: April to March)				
2013/14	2014/15	2015/16	2016/17	2017/18
4	0	0	0	0

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

Avg Price & No (in brackets) of Properties Sold in IP7 Postcode (Aug 2018)				
Detached	Semi-Det'	Terraced	Flat	All
£474,773 (11)	£290,410 (5)	£238,790 (5)	£122,500 (1)	£363.227 (22)

[Source: Right Move website: Market Trends]

BABERGH

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

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

Other Information

- **County Councillor = Cllr Robert Lindsay** (Cosford Division)
- **District Councillor = Cllr Robert Lindsay** (North West Cosford)
- Hitcham is identified as a **Hinterland Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014)
- Hitcham is part of a wider 'functional cluster' centred on the Core Village of Bildeston.
- Local Services in Hitcham include ... a Post Office / Village Store, places of Worship, Village Hall and a Pub / Restaurant
- 70% of all households with at least one usual resident in Hitcham are reliant on oil-fired heating [QS415EW]
- One Housing Association (Registered Provider) is currently known to be managing property in Hitcham. They are Hastoe Housing
- The **2014 Suffolk Housing Survey** shows that, across Babergh district:
 - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
 - 25% of households think their current property will not be suitable for their needs in 10 years' time.
 - 2 & 3 bed properties are most sought after by existing households wishing to move.
 - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.