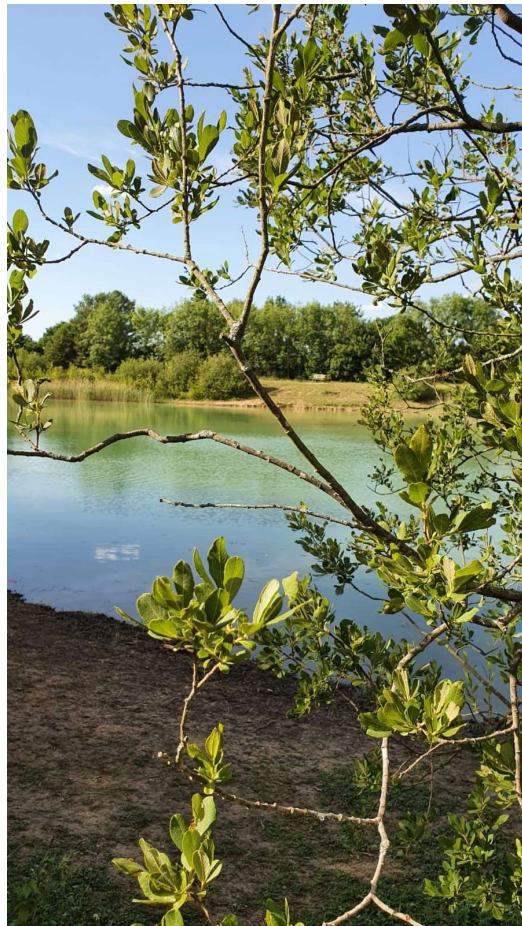


Leavenheath Neighbourhood Plan

Data Profile

July 2020



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

Introduction

1.1 The data profile

1.1.1 This data profile has been developed to form part of the evidence base for the Leavenheath Neighbourhood Plan.

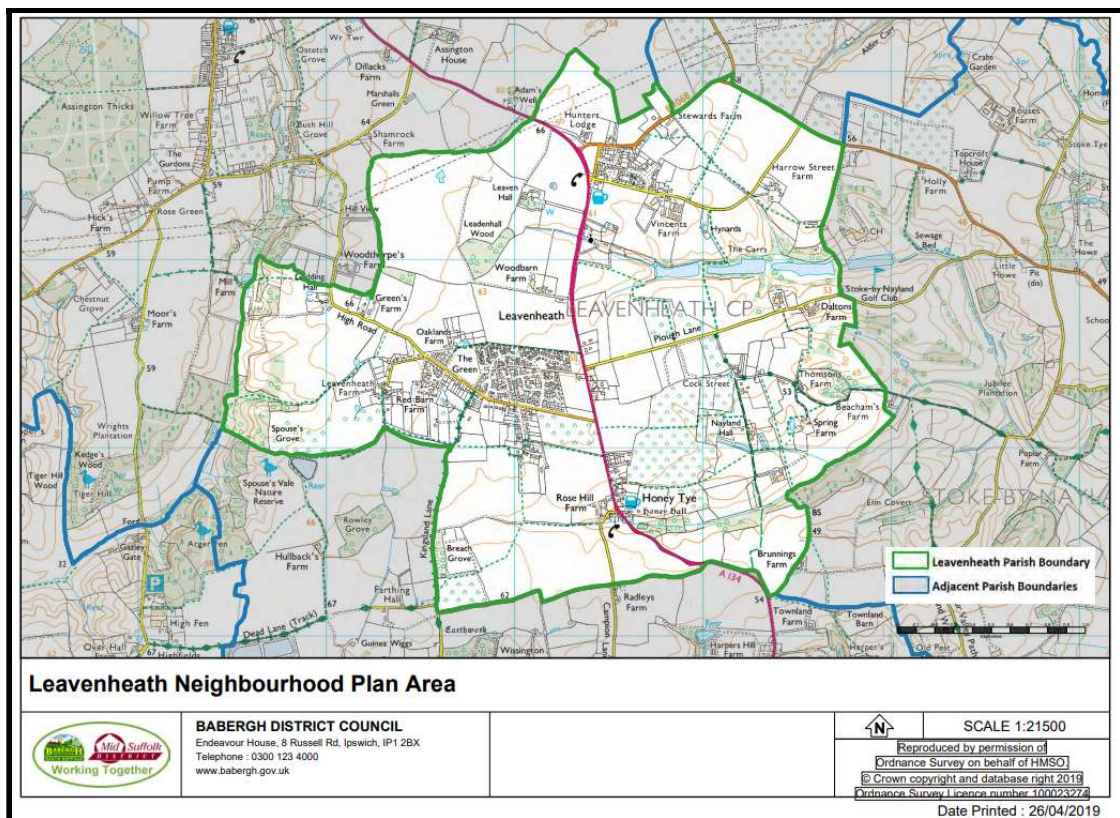
1.1.2 The Leavenheath Neighbourhood Plan is currently being developed as a Neighbourhood Development Plan under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Plan is being prepared in the context of the existing Babergh Local Plan and the emerging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

1.2 Leavenheath Neighbourhood Plan

1.2.1 On 19th April 2019, Leavenheath Parish Council submitted an application to define the boundary of the Neighbourhood Plan area. Babergh District Council confirmed the designated Neighbourhood Plan boundary on 8th May 2019, and this can be seen in Figure 1 below.

Figure 1 below: Map showing the Leavenheath Neighbourhood Plan area boundary.

Source: Babergh District Council. Map obtained 01.06.2020.



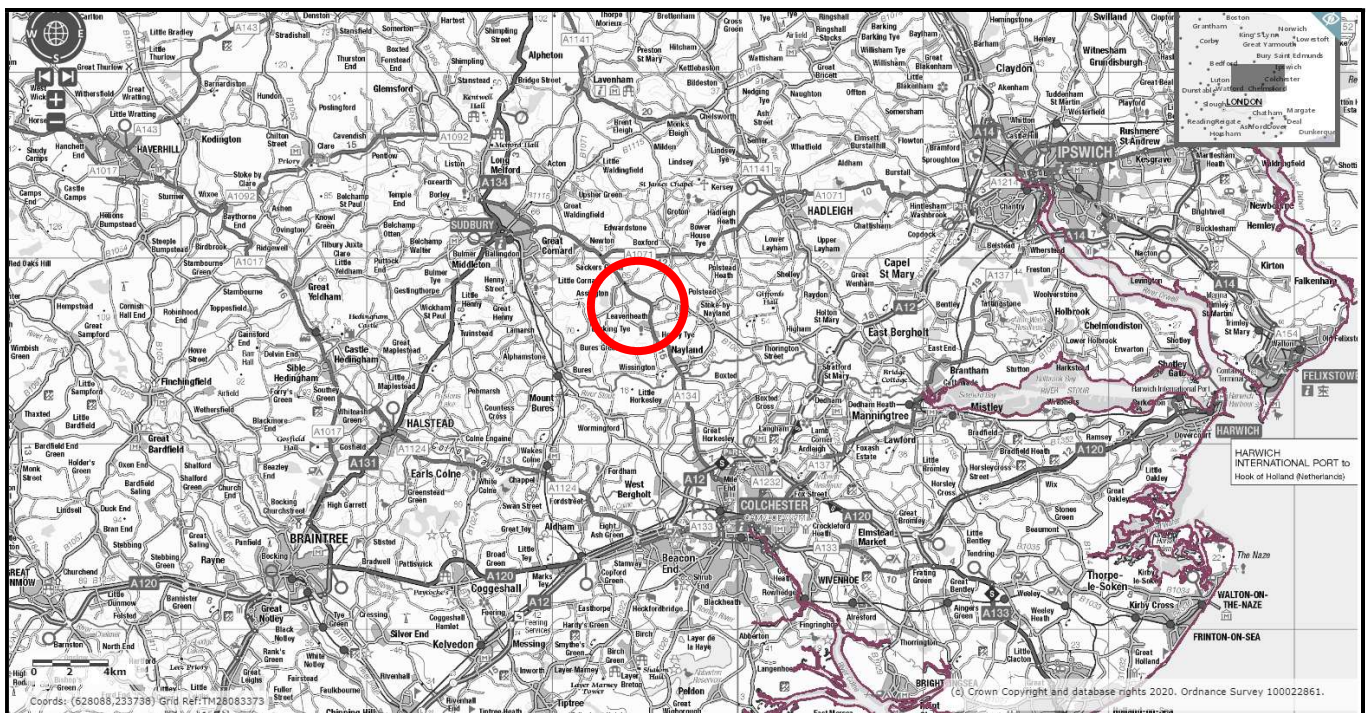
- 1.2.2 The Neighbourhood Plan Steering Group has developed a set of draft Aims, a draft Vision and draft Objectives. These were drafted at a Neighbourhood Plan Steering Group workshop on 7th March 2020 using the results of a Neighbourhood Plan questionnaire. The initial questionnaire was delivered to each household in November 2019 and had a return rate of 36%.
- 1.2.3 The draft Aims for the Neighbourhood Plan are to:
- Communicate what the Neighbourhood Plan can and cannot achieve.
 - Give a voice to residents to shape and reach consensus on new development.
 - Allow the village to develop sensitively, in terms of heritage, local character and the environment.
 - Facilitate a sense of community.
 - Protect, maintain and promote the natural environment.
 - Identify community needs for the use of developer contributions and other possible funds.
- 1.2.4 The draft Vision for the Neighbourhood Plan is:
Leavenheath will be one community of three hamlets and the surrounding countryside. It will be a more connected, cohesive and rural parish. It will be developed in a way that is sustainable and sensitive to its residents needs and location, its character and the natural environment, including the Area of Outstanding Natural Beauty. It will be a place where all generations can live now and in the future.
- 1.2.5 The draft Neighbourhood Plan Objectives are:
- Community Infrastructure**
- To enable a cohesive joined up community with appropriate community and sports infrastructure.
- Housing and the Built Environment**
- To encourage a range of development that is well-designed and suitably located, which complements the character of Leavenheath.
- Transport and Access**
- To encourage safe walking and cycling within and beyond Leavenheath parish.
- Environment and Landscape**
- To protect and enhance the green and open character of the parish, whilst enabling access to the countryside.
- Business and Employment**
- To encourage and support appropriate new and existing businesses.
- 1.2.6 This data profile is set out in sections based on the draft Neighbourhood Plan objectives.

1.3 Location

1.3.1 Leavenheath was established in 1952 as a civil parish and is made up of three small hamlets that have in recent years expanded with the construction of new developments.¹ Each hamlet has its own distinct character. Leavenheath is situated in Suffolk to the north of the Essex/Suffolk border, midway between the market towns of Sudbury and Colchester as shown in Figure 2 below.

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

Source: www.magic.defra.gov.uk/MagicMap.aspx. Location denoted by red circle.



1.4 Local Planning Policy

1.4.1 Leavenheath is located within the administrative boundary of Babergh District Council. The current development plan for Babergh consists of the saved policies of the Local Plan 2006 and the Babergh Core Strategy 2011 – 2031 (2014). A new Babergh and Mid Suffolk joint Local Plan is being developed and will replace the Local Plan (saved policies) and the Core Strategy.

1.4.2 At the time of writing, the Core Strategy & Policies (Part 1 of the new Local Plan) provides a high-level, strategic plan for Babergh for 20 years from 2011-2031. Leavenheath is identified as a Hinterland Village in Policy CS2 of the Babergh Local Plan 2011-2031. Hinterland Villages will accommodate some development to help meet the needs within them. Leavenheath is part of two wider ‘functional clusters’ centred on the Core Villages of Boxford and Nayland. Core Villages will act as a focus

¹ www.leavenheath.org Information obtained 01.06.2020

for development within their functional cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document.

1.4.3 The Joint Local Plan is ongoing following the Preferred Options consultation in 2019. The Council have been considering the comments made during the consultation on the Preferred Options document undertaken between 22nd July and 30th September 2019. A revised Local Development Scheme (timetable) for the Joint Local Plan will go to the Babergh Council meeting in July 2020, which will outline the anticipated timetable for the Joint Local Plan to adoption.

1.4.4 The Babergh and Mid Suffolk Joint Local Plan Preferred Options (July 2019) document contains an allocation for 40 dwellings in Leavenheath:

LA098 - Land south of High Road, Leavenheath

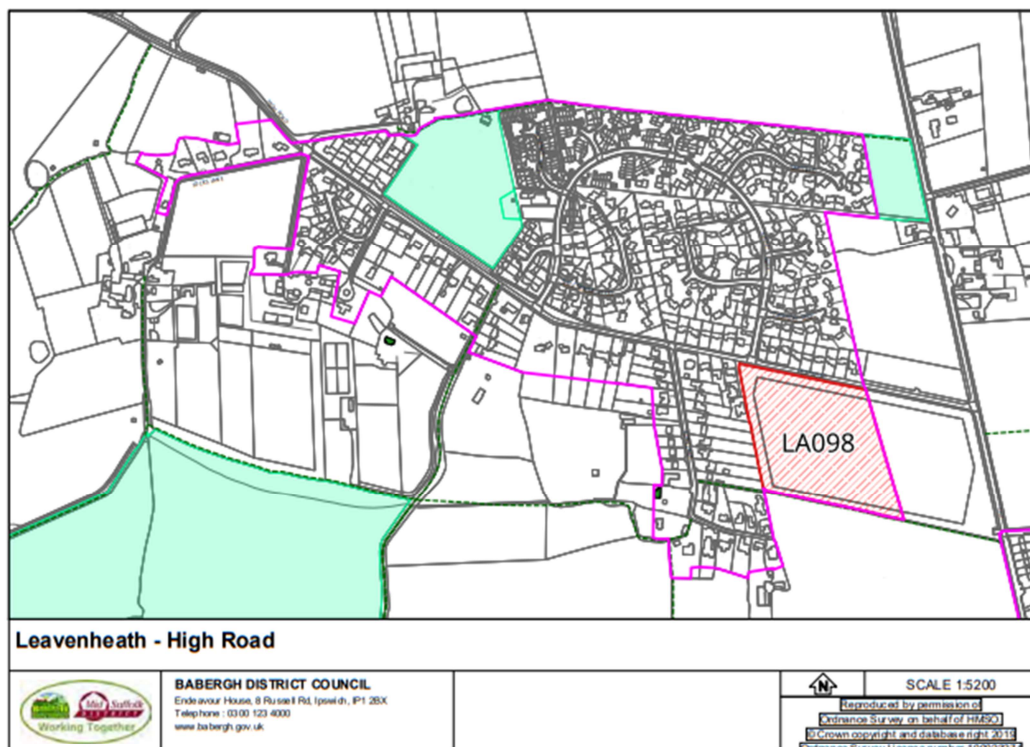
Size of site – 5.29ha

No. dwellings - 40 dwellings

Development of the site will be expected to accord with the following criteria:

- I. The relevant policies of the Joint Local Plan;
- II. Landscaping will be included to reflect the sensitivity of the landscape the area;
- III. Contributions to the satisfaction of the LPA, towards healthcare; and
- IV. Contributions to the satisfaction of the LPA, towards education provision.

**Figure 3 below: Map showing potential site allocation LA098 in Leavenheath.
Source: Babergh and Mid Suffolk Joint Local Plan Preferred Options (July 2019) document.**



1.4.4 The net new residential completions in Leavenheath since 2010 (April to March) are:

- 2010/11: 2
- 2011/12: 1
- 2012/13: 0
- 2013/14: 1
- 2014/15: 0
- 2015/16: 2
- 2016/17: 0
- 2017/18: 3
- 2018/19: 0

1.5 Leavenheath: Our planning priorities for the future of the Village, March 2018

1.5.1 In March 2018, Leavenheath Parish Council published a set of key planning principles and key priorities for Leavenheath.² The key planning principles in the document are set out below.

1. To retain the character of Leavenheath as a village by avoiding over development, overbearing proposals and the loss of privacy;
2. Determine planning applications in accordance with local capacity, needs and aspirations and have due regard to the National Planning Policy Framework [NPPF] [as per Babergh Plan Para 2.8];
3. Maintain the village status as we are not an industrial or commercial centre therefore its character and facilities are not appropriate for any substantial expansion of local business, or the import of large businesses. Should circumstances modify this view, such expansion should only be permitted in collaboration with the wishes of the village community, prioritising local employment and protecting the environmental/social capital of the village;
4. To enhance community life, by providing housing for local needs, promoting local employment and supporting suitable retail, community and sports provision;
5. Resist development outside planning boundaries, except for housing for the elderly or appropriate affordable housing. Affordable housing should be modest in numbers and scale, and in keeping with surrounding properties. Any affordable housing proposed will be fully considered by village residents for comment and approval, before it proceeds to a planning application;
6. To improve the quality of the built environment through high quality design and layout of development, improvement to the street scene and conservation and enhancement of the historic environment, thus ensuring developments are appropriate/in-keeping with their surrounding and protect space between buildings and our open frontages;
7. In avoiding overdevelopment, we will take this to be one or more of the following:

² <http://leavenheath.suffolk.cloud/assets/Parish-Council/Other-Documents/Leavenheath-Plan.pdf>
Information obtained 01.06.2020

- A significant reduction of on-site car parking potential;
 - A significant reduction in the amount of external amenity space on the property;
 - A close proximity of buildings on the site to the full length of all of its site boundaries;
 - An overall cramped development in relation to the size of the site;
 - The height and dominance of external walls negatively impacting upon the visual amenity of an area;
 - The height and dominance of external walls dominating and causing loss of light to neighbouring property, and any external windows overlooking neighbouring private amenity space;
8. To enhance the green and open character of the village (which includes Spouse's vale, Royston Wood, Village green), providing green areas, habitats and open space, particularly in association with development;
 9. To promote a village that functions as a single community but retains the character of its individual parts and the gaps between them, through the location of development and community provision and improved walking and cycling access;
 10. To minimise the impact of development on landscape and wildlife and to promote their protection. Protect mature hedgerows, trees, verges and ecological habitats- Spouse's Vale, Royston Wood/Tree warden/Golf course. Use native trees for tree planting. Encourage property boundaries to be appropriate to the local character;
 11. Respect the landscape, landscape features, streetscape/villagescape, heritage assets, important spaces and historic views. Protect open spaces (including but not limited to the Village Green, Royston Wood, open verge near entrance to Wright's Way; the openness of Maple Way and the wide verge at village sign);
 12. Protect historical assets and views- e.g. Honey Tye from upper Radley's Lane; over the golf course; west across the orchard to the east side of Edies Lane. Restrain further damage to views by overhead wires/pylons;
 13. Consult widely any proposed application involving Travellers, Gypsies, and Travelling Show People have their own specific accommodation needs; There is a long-established showman's storage field at Southerdown, Cock Street.
 14. Minimise waste (including waste-water) during construction, and promote and provide for the reduction, re-use and recycling of all types of waste from the completed development;
 15. Minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building methods, materials and construction techniques that optimise energy efficiency and are resilient to climate change (e.g. resilience to high winds and driving rain);
 16. Maintain the status quo of the limited street lighting, unless substantial safety concerns require it to be changed;
 17. Support work to enforce speed limits and provide road safety with fewer signs.

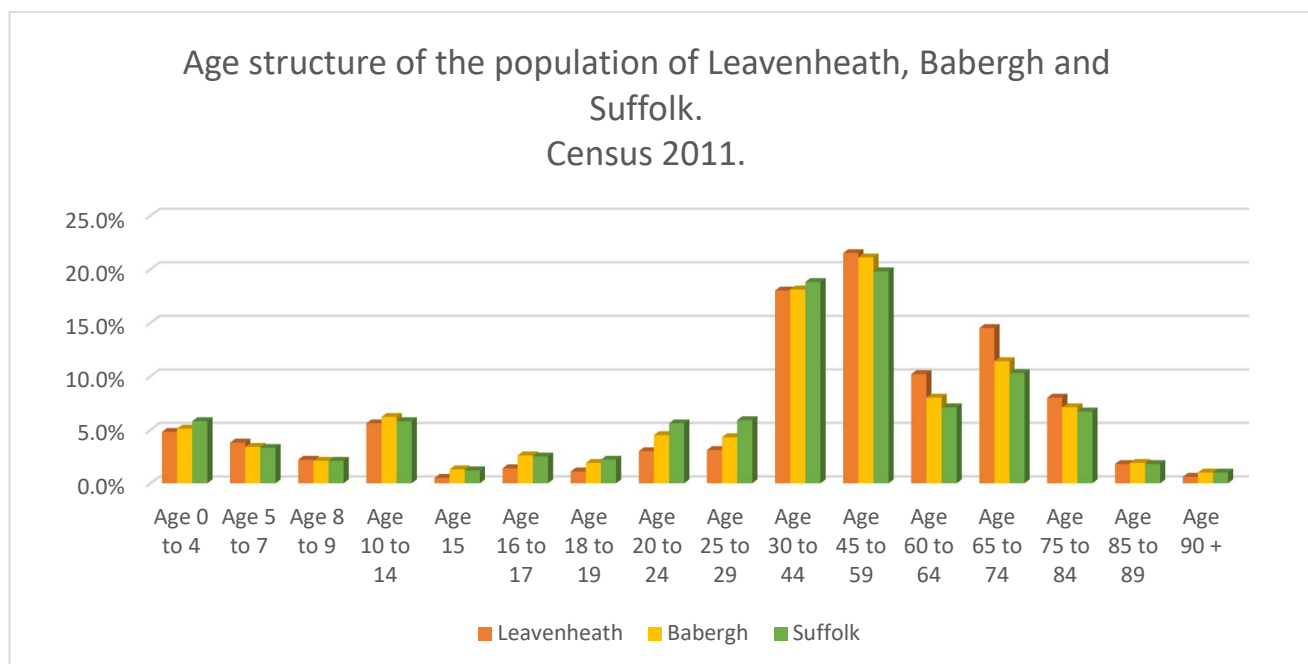
2. Community Infrastructure

All Census data throughout the data profile is obtained from www.nomisweb.co.uk on 01.06.2020 unless referenced otherwise. In brackets throughout, are references to the tables downloaded from the Nomis website that contain the relevant Census information. For example, (KS101EW) is the table for Usual Resident Population.

2.1 Population

- 2.1.1 The usual resident population of Leavenheath was 1,370 in the 2011 Census (KS101EW), which is very similar to the population of 1,373 in the 2001 Census.
- 2.1.2 The population of Leavenheath in the 2011 Census (KS101EW) was 52.1% female and 47.9% male.
- 2.1.3 The density of the population is 2.1 persons per hectare in the 2011 Census (KS101EW), with the area of the parish at 658.45 hectares.
- 2.1.4 The mean age of the population of Leavenheath was 46 years in the 2011 Census (KS102EW). This compares to the mean age of 43.1 for Babergh and 41.7 for Suffolk.
- 2.1.5 There is a higher proportion of the population aged between 45 years and 84 years in Leavenheath parish compared to Babergh and Suffolk in the 2011 Census (KS102EW). There is a lower proportion of the population aged between 15 and 29 in Leavenheath compared to Babergh and Suffolk in the 2011 Census. This information can be seen in Figure 4 overleaf.

Figure 4: Age structure of the population of Leavenheath, Babergh and Suffolk Census 2011. Source: Rural Services Online. Date obtained 01.06.2020.



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 Leavenheath reported Very good health compared to residents on average across Babergh and Suffolk. A lower percentage of residents in Leavenheath reported Bad health and Very bad health compared to residents in Babergh and Suffolk.

Figure 5 below: Table showing how residents of Leavenheath, Babergh and Suffolk reported their health in the 2011 Census. Source: www.nomisweb.co.uk data obtained 1.06.2020

Area	Health reported by population in 2011 Census				
	Very good health	Good health	Fair health	Bad health	Very bad health
Leavenheath parish	49.5%	33.6%	13.7%	2.6%	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). Residents in Leavenheath reported

their day to day activities were restricted less than the residents of Babergh and Suffolk.

Figure 6 below: Table showing how residents of Leavenheath, Babergh and Suffolk reported their health in the 2011 Census. Source: www.nomisweb.co.uk data obtained 01.06.2020.

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
Leavenheath parish	5.8%	10.6%	83.6%	4.2%	2.3%
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 below shows how many unpaid hours of care a week are provided by residents in the 2011 Census (KS301EW).

Figure 7 below: Table showing how many hours of unpaid care a week are provided by residents. Source: www.nomisweb.co.uk data obtained 01.06.2020.

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
Leavenheath parish	88.9%	7.5%	1.2%	2.4%
Babergh	88.9%	7.8%	1.2%	2.1%
Suffolk	89.3%	7.1%	1.2%	2.4%

2.3 Qualifications

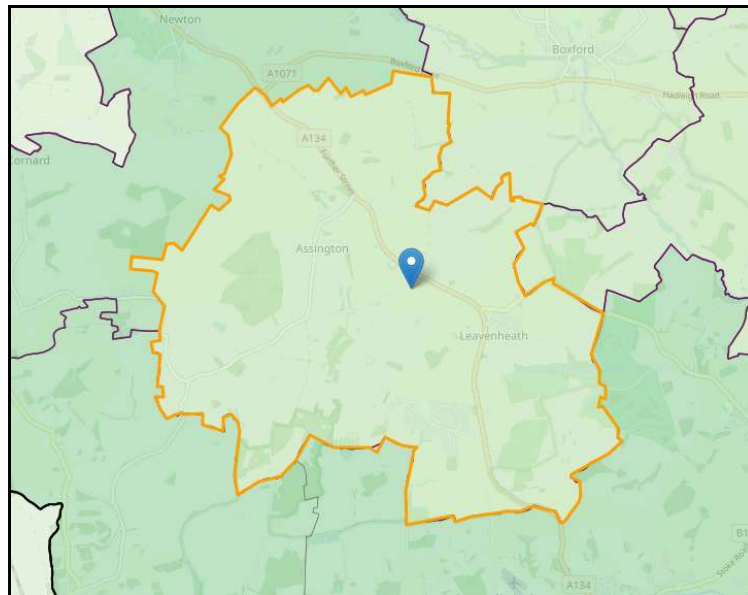
2.3.1 Data from the 2011 Census (KS501EW) shows that 17.7% of the residents of Leavenheath have no qualifications. This compares to 22.8% for Babergh and 24.3% for Suffolk.

2.4 Deprivation

2.4.1 Leavenheath parish is located in the Lower Super Output Area (LSOA) Babergh 009B as shown in the map in Figure 8 below.

Figure 8 below: Map showing the area of neighbourhood Babergh 009B including the parish of Leavenheath.

Source: www.dclgapps.communities.gov.uk/imd Map obtained 01.06.2020



2.4.2 In the Indices of Multiple Deprivation 2019, this LSOA was ranked 21,463 out of 32,844 LSOAs in England; where 1 is the most deprived LSOA. This is amongst the 40% least deprived neighbourhoods in the country for overall deprivation.³

2.4.3 The Indices of Multiple Deprivation are made up of seven domains, which are listed in the paragraph below. This LSOA consistently is found in the 50% or higher least deprived neighbourhoods in the country, apart from the Housing and Services domain, where it falls within the 10% most deprived neighbourhoods in the country. The Housing and Services domain measures geographical barriers including road distance to a post office; primary school; general store or supermarket; GP surgery and wider barriers including household overcrowding, homelessness and housing affordability.

2.4.4 In 2019 Babergh 009B was ranked:

- Amongst the 10% most deprived neighbourhoods in the country for barriers to housing and services, which measures the physical and financial accessibility of housing and local services.

³ http://dclgapps.communities.gov.uk/imd/iod_index.html# Information obtained 01.06.2020

- Amongst the 20% 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.
 - Amongst the 20% least deprived neighbourhoods in the country for income deprivation affecting children, which is measures the proportion of children aged 0 – 15 living in income deprived families.
 - Amongst the 10% least deprived neighbourhoods in the country for income deprivation affecting older people, which is measures the proportion of all those aged 60 or over who experience income deprivation.
- Amongst the 30% 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 20% least deprived neighbourhoods for Education, Skills and Training, which measures the lack of attainment and skills in the local population.
- Amongst the 10% 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 50% least deprived neighbourhoods for crime, which measures the risk of personal and material victimisation at a local level.
- Amongst the 50% least deprived neighbourhoods in the country for living environment and deprivation, which measures the quality of the local environment.

2.5 Services, Utilities and Facilities

- 2.5.1 Leavenheath parish has a village hall with adjacent playing fields and play equipment. The village also has St Matthew's Church and the Hare and Hounds Public House. There is a mobile library service on a Saturday.
- 2.5.2 Children in Leavenheath can attend Little Ladybirds (Mother & Toddler group) continuing into Ladybirds Pre-school held in the Village Hall. There is no school in the parish. State education is served by two primary schools; one in Nayland and one in Stoke by Nayland. At age eleven, pupils continue to secondary school at the Thomas Gainsborough School at Great Cornard. There are alternative private education establishments in surrounding villages.
- 2.5.3 There is not a medical practice in the parish. Medical practices, which serve Leavenheath include Mill Road Surgery in Colchester, Nayland Surgery and Boxford Surgery. The nearest accident and emergency facility is at the Colchester General Hospital situated at Mile End, approximately six miles south of Leavenheath.

- 2.5.4 Mains gas is not available to all households in Leavenheath. The newer estate areas off High Road have mains gas, but the Harrow Road area and other more rural households in the parish are reliant on oil.
- 2.5.5 Feedback from the community consultation in November 2019 showed that there is a variation in broadband provision across Leavenheath parish, with just over 20% of residents noting that internet speeds were not acceptable.
- 2.5.6 There have been a number of mains water pipework failures on the A134 between High Road and Harrow Road over the last few years, which have resulted in long term road closures and traffic disruption in the parish.

2.6 Social and Cultural

- 2.6.1 There are a wide range of active clubs and groups in Leavenheath. Groups and clubs held at the village hall include a craft class, badminton, Women's Institute, whist, seniors lunch, afternoon tea, beavers, scouts, supple fit, active fit, living fit, table tennis, pilates, children's dance class, carpet bowls, karate, film nights and coffee mornings. There are church services at St Matthew's Church on the 1st Sunday of the month and Evening Praise is held on the 3rd Sunday of the month.

3. Housing and the Built Environment

3.1 Historic environment

3.1.1 Leavenheath is largely a creation of 19th and 20th century house building. 18th century maps show a large heath on the borders of Assington, Polstead, Nayland, Stoke by Nayland and Wissington called 'Leaden Heath'. The heath was enclosed in 1817, giving a landscape of straight roads and geometric land units. Leavenheath became a separate chapelry in 1863, a parish in 1868 and a civil parish in 1952.⁴ St. Matthews Church was built, originally as a chapel of ease, in 1836 and houses the Village War Memorials with white wooden named crosses for those killed in World War One and brass plate for World War Two.

3.1.2 Historic England lists 14 listed buildings in Leavenheath parish.⁵ Honey Hall is Grade II* Medieval Hall House (2 and 3-storey) - timbered, sand plastered with tiled roof – which was begun in the late 14th century. A floor and fireplaces were inserted in the hall in the 16th and 17th centuries. The upper floor west front projects over curved brackets. There are old leaded casements and the remains of panel pargetting. The other thirteen buildings are Grade II listed. They are:

STONICOTT

- List Entry Number: 1033464
- Heritage Category: Listing
- Grade: II
- Location: STONICOTT, LEAVENHEATH, Leavenheath, Babergh, Suffolk

ACRE PIECE

- List Entry Number: 1181518
- Heritage Category: Listing
- Grade: II
- Location: ACRE PIECE, NAYLAND ROAD, Leavenheath, HONEY TYE, Babergh, Suffolk

SPRING FARMHOUSE

- List Entry Number: 1351806
- Heritage Category: Listing
- Grade: II
- Location: SPRING FARMHOUSE, COCK STREET, Leavenheath, Babergh, Suffolk

HARE AND HOUNDS PUBLIC HOUSE

- List Entry Number: 1351807
- Heritage Category: Listing

⁴ www.leavenheath.suffolk.cloud/assets/Footpaths/Circular-Walks/LCWWalking-in-Leavenheath-Brochure-Final-Web-Version.pdf Information obtained 04.06.2020

⁵ www.historicengland.org.uk/listing/the-list Information obtained 04.06.2020

- Grade: II
- Location: HARE AND HOUNDS PUBLIC HOUSE, NAYLAND ROAD, Leavenheath, Babergh, Suffolk

HEATHCOTE

- List Entry Number: 1351808
- Heritage Category: Listing
- Grade: II
- Location: HEATHCOTE, NAYLAND ROAD, Leavenheath, HONEY TYE, Babergh, Suffolk

GREYLANDS

- List Entry Number: 1181498
- Heritage Category: Listing
- Grade: II
- Location: GREYLANDS, HARROW STREET, Leavenheath, Babergh, Suffolk

HARROW STREET FARMHOUSE

- List Entry Number: 1036599
- Heritage Category: Listing
- Grade: II
- Location: HARROW STREET FARMHOUSE, HARROW STREET, Leavenheath, Babergh, Suffolk

GREEN'S FARMHOUSE

- List Entry Number: 1181511
- Heritage Category: Listing
- Grade: II
- Location: GREEN'S FARMHOUSE, HIGH ROAD, Leavenheath, Babergh, Suffolk

HONEY TYE COTTAGE AND COTTAGE ADJOINING

- List Entry Number: 1036598
- Heritage Category: Listing
- Grade: II
- Location: HONEY TYE COTTAGE AND COTTAGE ADJOINING, Leavenheath, HONEY TYE, Babergh, Suffolk

ROSEHILL FARMHOUSE

- List Entry Number: 1036601
- Heritage Category: Listing
- Grade: II
- Location: ROSEHILL FARMHOUSE, NAYLAND ROAD, Leavenheath, HONEY TYE, Babergh, Suffolk

HONEY HALL

- List Entry Number: 1036600
- Heritage Category: Listing

- Grade: II*
- Location: HONEY HALL, NAYLAND ROAD, Leavenheath, HONEY TYE, Babergh, Suffolk

KINGSLAND HOUSE

- List Entry Number: 1233395
- Heritage Category: Listing
- Grade: II
- Location: KINGSLAND HOUSE, KINGSLAND LANE, Leavenheath, Babergh, Suffolk

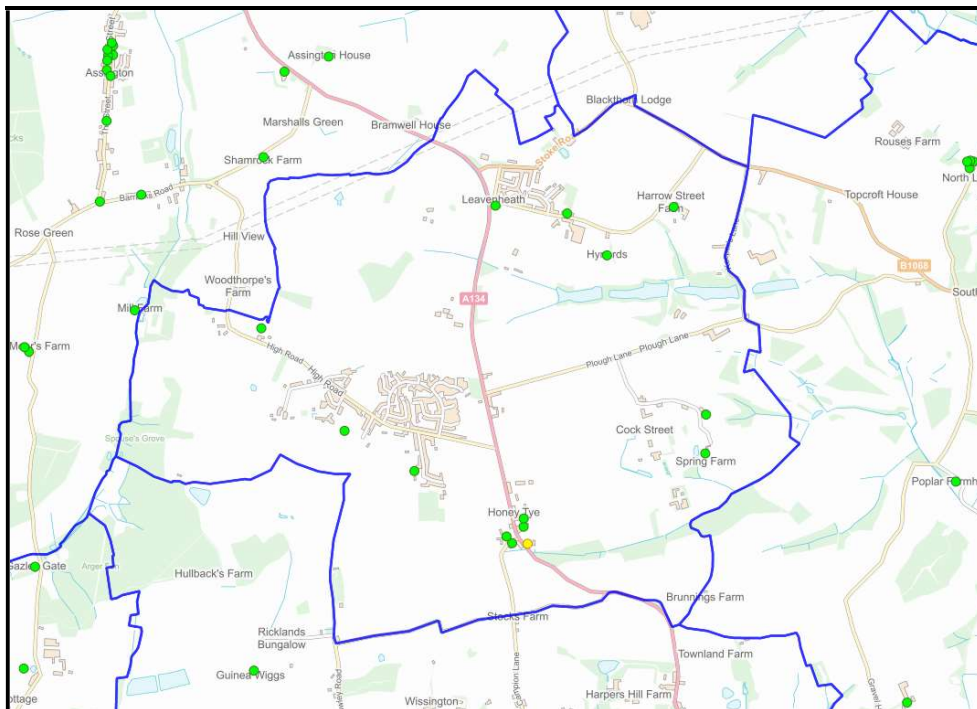
THOMSON'S FARMHOUSE

- List Entry Number: 1119683
- Heritage Category: Listing
- Grade: II
- Location: THOMSON'S FARMHOUSE, COCK STREET, Leavenheath, Babergh, Suffolk

HYNARDS COTTAGE

- List Entry Number: 1033461
- Heritage Category: Listing
- Grade: II
- Location: HYNARDS COTTAGE, HARROW STREET, Leavenheath, Babergh, Suffolk

Figure 9 below: Location of listed buildings in Leavenheath parish. Green dot indicates Grade II listed building. Yellow dot indicates a Grade II* listed building.
Source: Parish Online Website. Data obtained 09.06.2020.



3.1.3 There are no buildings in Leavenheath 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 600 dwellings in Leavenheath. 13 dwellings were unoccupied (2.1% of dwellings in Leavenheath).

3.2.2 In the Census 2011 (KS402EW) Leavenheath has a higher percentage of property that are owned by residents compared to the percentages for Babergh and Suffolk where figures for renting properties are higher than in Leavenheath. The Census information is shown in the table in Figure 10 below. The community questionnaire survey completed by the Neighbourhood Plan group had a response rate of 35% and found that home ownership was 97% with 71.5% of homes owned outright and 25.5% owned with a mortgage. This could show an increase in home ownership levels since the Census in 2011.

Figure 10 below: Table showing home ownership in Leavenheath, Babergh and Suffolk.
Source: www.nomisweb.co.uk. Information obtained 04.06.2020.

Area	Home ownership, Census 2011						
	Owned	Owned outright	Owned with a mortgage	Shared ownership	Social rented	Private rented	Living rent free
Leavenheath parish	88.7%	51.3%	37.3%	0%	2.5%	7.7%	1.2%
Babergh District	71.9%	39.6%	32.3%	0.5%	13.1%	12.6%	2%
Suffolk	67.3%	35.7%	31.5%	0.7%	14.8%	15.6%	1.6%

3.2.3 The information below contains data from the 2011 Census (KS401EW) showing the type of accommodation lived in by residents in Leavenheath compared to Babergh and Suffolk. A higher percentage of residents live in houses and bungalows in Leavenheath compared to the percentages for Babergh and Suffolk.

- 600 households were in Leavenheath 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 Leavenheath 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.

- 592 dwellings (98.67%) were whole houses or bungalows in Leavenheath and 7 (1.17%) of households lived in flats, maisonettes or apartments.
 - This compares to 92% of unshared dwellings in Babergh living in whole house or bungalows and 6.8% living in flats, maisonettes or apartments, and in Suffolk 87.98% living in whole houses and 11.53% living in flats, maisonettes or apartments.
- Of the whole houses and bungalows in Leavenheath, 71.62% were detached, 12.5% were semi-detached and 15.88% were terraced (including end-terrace).

3.2.4 A Housing Needs Assessment is being funded by Locality and completed by AECOM and will be available in Summer 2020 to inform the development of the Neighbourhood Plan policies.

3.2.5 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.

3.2.6 According to the property website Zoopla, the average price paid for a property in Leavenheath over the past twelve months is £310,393.⁶

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 Leavenheath parish profile was last updated in October 2019 and can be seen in Appendix A and contains further useful information.

⁶ www.zoopla.co.uk Data obtained 09.06.2020

4. Transport and access

4.1 Public transport

4.1.1 There is a regular bus service throughout every weekday, passing through the village on the A134 connecting Colchester and Sudbury. Recent bus route changes have resulted in residents having to walk further to reach temporary bus stops on the A134. Colchester North Station is 12km from Leavenheath and is the nearest rail link for London (Liverpool Street) and can be reached by bus from Leavenheath.

4.2 Traffic

4.2.1 The parish is dissected by the A134, which connects Colchester and Sudbury. Traffic through the parish is restricted to 30 miles per hour, which changes to 40 miles per hour on the A134 through the Harrow Street hamlet. The Leavenheath Neighbourhood Plan group has obtained grant money to undertake a transport survey within the village, which will cover the four main routes in and out of the village. This will be undertaken in September 2020 and the results will inform the Neighbourhood Plan policies. The transport survey will provide traffic movements on:

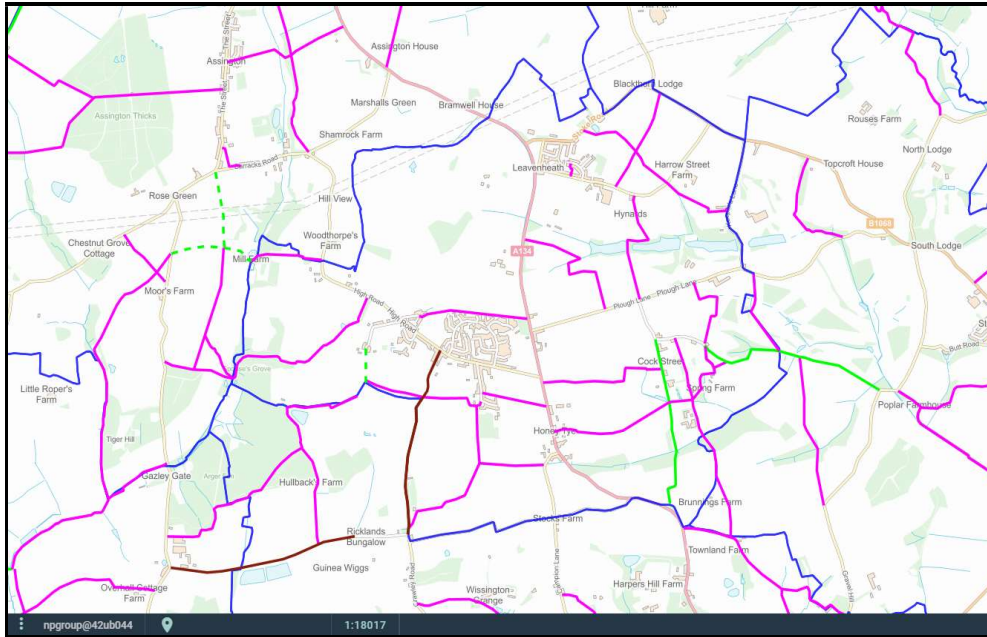
- A134 south of High Road
- A134 north of B1068 Stoke Road
- High Road
- Stoke Road (B1068)

4.2 Walking and cycling

4.2.1 There are a number of footpaths, a byway and a bridleway in Leavenheath parish. These can be seen on the map overleaf.

Figure 11: Map showing public footpaths (in pink), restricted byways (brown) and bridleways (green).

Source: Parish Online mapping website. Map obtained 09.06.2020

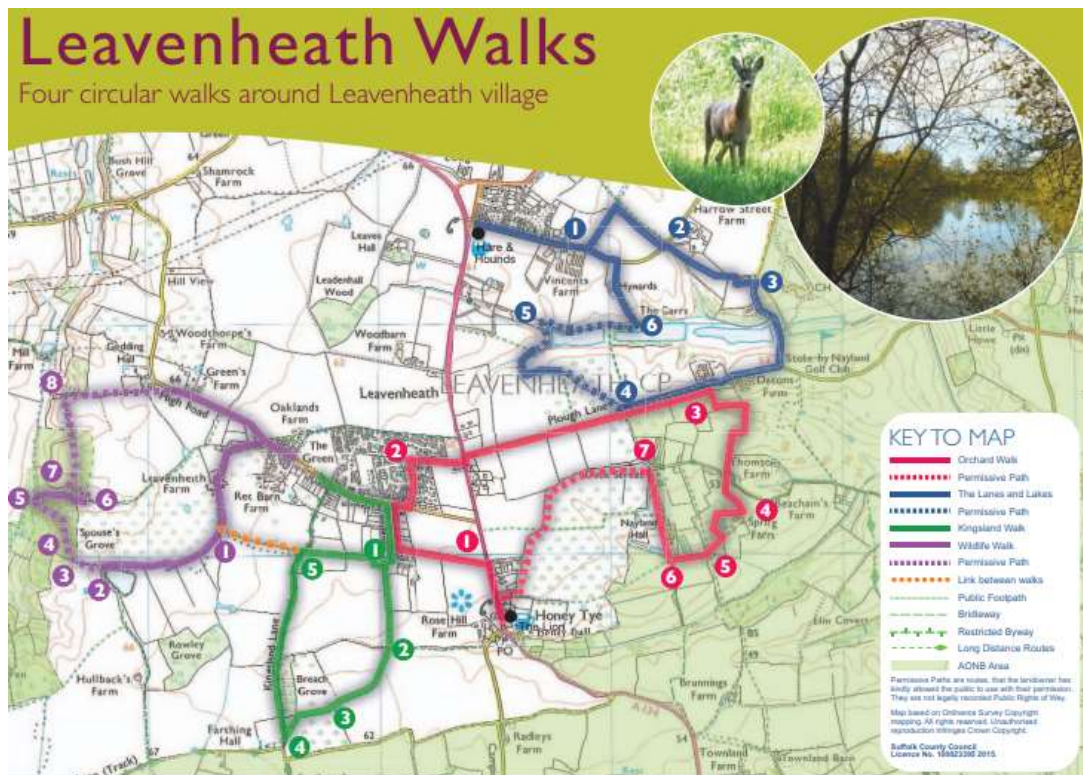


4.2.2 Leavenheath Parish Council has produced two walking leaflets detailing circular walks that begin in Leavenheath. The map below shows the circular walks in the leaflet and the permissive paths in addition to Figure 11.

Figure 12: Map showing circular walks and permissive paths in Leavenheath.

Source: Circular Walks Leavenheath

<http://leavenheath.suffolk.cloud/assets/Footpaths/CircularWalks/LCW-Leavenheath-Leaflet-Web-Version-1.pdf>



4.3 Car ownership and travel to work

4.3.1 Data from the 2011 Census (KS404EW) shows that car ownership levels in Leavenheath parish are high compared to car ownership levels for Babergh district and Suffolk. These can be seen in the table in Figure 13 below:

Figure 13: Table showing car ownership levels in Leavenheath parish.

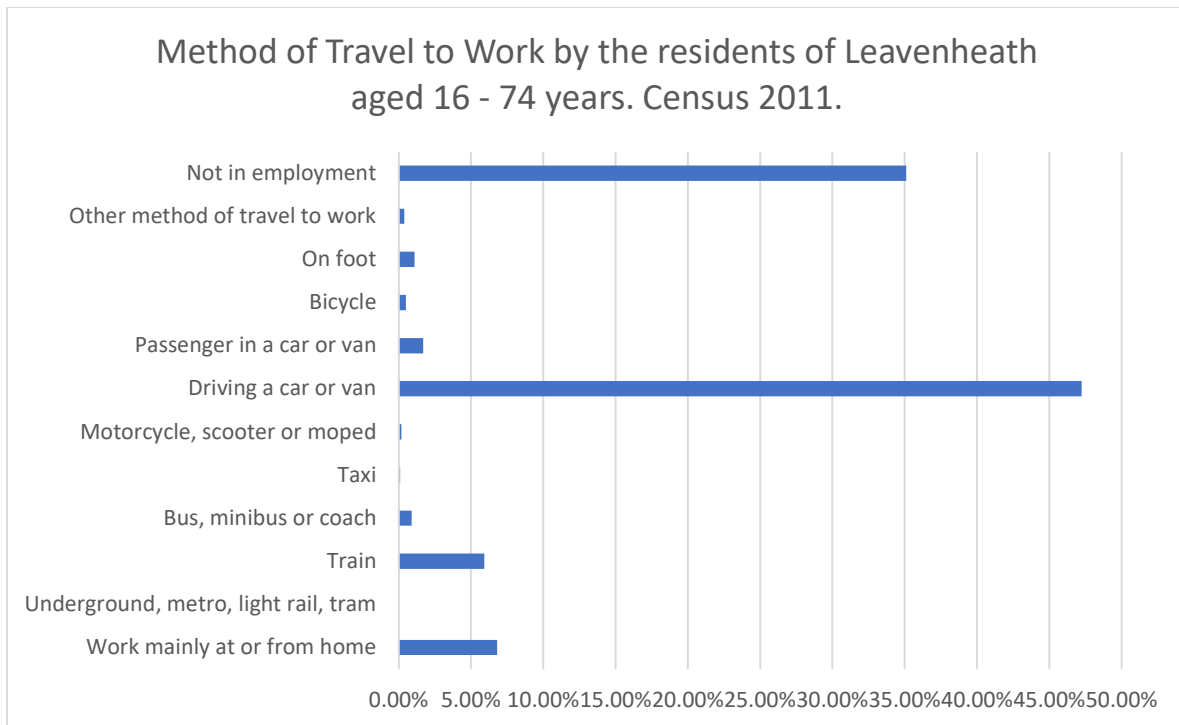
Source: Rural Services Online, data obtained 04.06.2020

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
Leavenheath parish	5.5	37.0	43.7	9.0	4.8
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 Leavenheath aged 16 - 74 is by car.

- 47.24% travel to work by car
- 6.82% work from home
- 5.92% travel to work by train
- 1.71% travel to work as a passenger in a car or van
- 1.1% walk to work
- 0.9% travel to work by bus
- 0.5% travel to work by bicycle
- 0.4% travel to work by a method classed as 'other'
- 0.2% travel to work by motorcycle, scooter or moped
- 0.1% travel to work by taxi
- 35.11% are not in employment

Figure 14 overleaf: Graph showing how residents of Leavenheath aged 16 – 74 years travel to work. Source: www.nomisweb.co.uk data obtained 04.06.2020.



4.3.3 The 2019 Neighbourhood Plan household questionnaire asked the question ‘how do you travel to your main place of work or study? The results were:

- 11.3% of people work or study from home
- 1.4% of people walk to work or their place of study
- 0.7% of people cycle to work or their place of study
- 66% travel to work or their place of study by car
- 11.7% travel to work or their place of study by bus
- 7.2% of people travel to work or their place of study by train
- 1.7% of people travel to work or their place of study by other means

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.

- 3.25% of people travelled less than 2km to work
- 6.03% of people travelled 2km to less than 5km to work
- 12.98% of people travelled 5km to less than 10km to work
- 26.28% of people travelled 10km to less than 20km to work
- 8.04% of people travelled 20km to less than 30km to work
- 4.17% of people travelled 30km to less than 40km to work
- 2.63% of people travelled 40km to less than 60km to work
- 11.28% of people travelled 60km and over to work
- 15.46% of people worked mainly at home
- 9.89% of peoples travel to work was classed as ‘other’

4.3.5 Leavenheath is:

- 6km from Stoke-by- Nayland
- 12km from Sudbury
- 13km from Colchester
- 29km from Ipswich
- 36km from Braintree
- 39km from Bury St Edmunds

5. Environment and landscape

5.1 Landscape character

5.1.1 In the Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015, Leavenheath is within the Ancient Rolling Farmlands landscape. The key characteristics of this 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.

5.1.2 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.

5.1.3 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.

5.1.4 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.

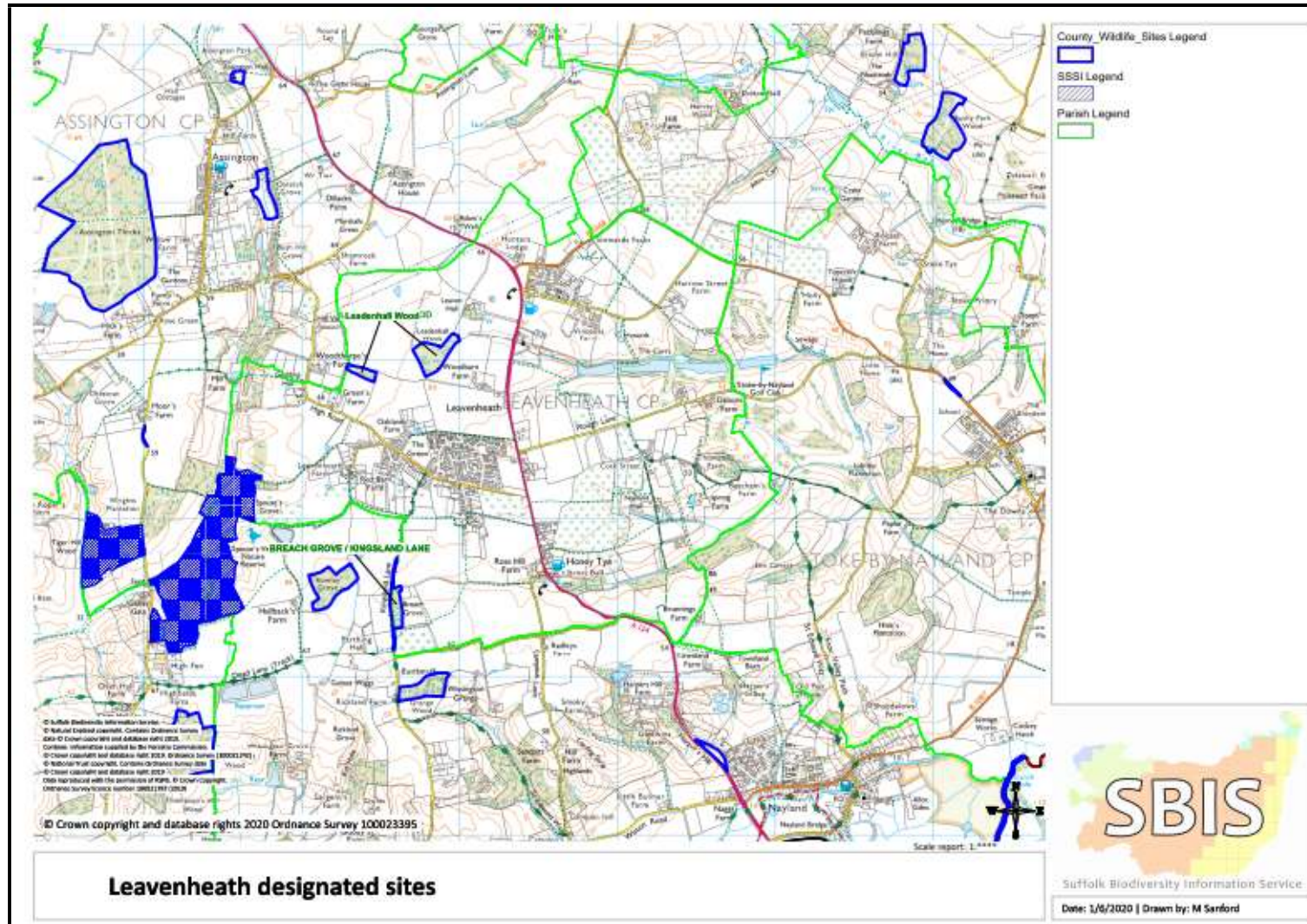
VI. Hedging for boundaries will be designed to reflect the local character of existing planting to minimise the landscape and visual impacts on the distinctive character of the area.

5.2 Biodiversity and geodiversity

- 5.2.1 A search by the Suffolk Biodiversity Information Service found several Priority Species in Leavenheath. 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 Leavenheath parish are shown in the map in figure 15 overleaf.

Figure 15 below: A map showing habitats and land uses in Leavenheath parish.

Source: Suffolk Biodiversity Information Service 02.06.2020.



5.2.3 There are two County Wildlife Sites in Leavenheath 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 Leavenheath County Wildlife Sites are:

Babergh 138 Leadenhall Wood, which has an area of 4.58 hectares.

Leadenhall Wood is listed in the Suffolk Inventory of Ancient Woodland (English Nature). It is an important landscape feature situated on higher ground to the west of the A134, just north of the village of Leavenheath. During a brief survey carried out in 1993, it was found that Leadenhall Wood consists mainly of ash and small-leaved lime coppice. The latter species is an uncommon woodland tree which is restricted to medieval hedges and woods. Mature cherry and oak are also present throughout the wood and the wetter areas appear to be dominated by birch. The size of the coppiced ash and lime stools (4m-5m in diameter) is a good indication of the wood's antiquity. There is no information to date on ground flora or population density of birds in the wood.

Babergh 82 Breach Grove/Kingsland Lane, which has an area of 1.99 hectares.

Breach Grove is one of several ancient woods in this part of Suffolk which is listed in the Inventory of Ancient Woodland (English Nature). It has been considerably disturbed in recent years by the construction of a number of buildings and a cinder track which runs the length of the wood. It is composed mainly of medium-aged oaks, planted approximately one hundred years ago. In addition, it contains hazel, holly, elder, cherry and bramble. Recent management work has included the thinning of some mature trees. Breach Grove is bordered along its western margin by Kingsland Lane, a green lane which links Leavenheath with the Nayland road. This lane consists of a grassy track bordered on both sides by ditches and mature hedges. The hedges support a very good diversity of woody plants; a total of twenty-one species has been recorded including holly, aspen and the scarce small-leaved lime. Of particular conservation value is the presence of three scarce Suffolk species which grow along the track, namely betony, common cow-wheat and wood spurge. In order to improve access to Breach Grove, part of the southern section of the track has been reinstated with cinders. If this improvement were to be extended northwards the populations of both betony and common cow-wheat would be eliminated.⁷

5.2.5 Arger Fen Site of Special Scientific Interest (SSSI) is located in the west of the parish and continues into the adjacent parishes of Nayland-with Wissington, Assington and

⁷ Leavenheath County Wildlife Site Citations, Suffolk Biodiversity Information Service 09.06.2020.

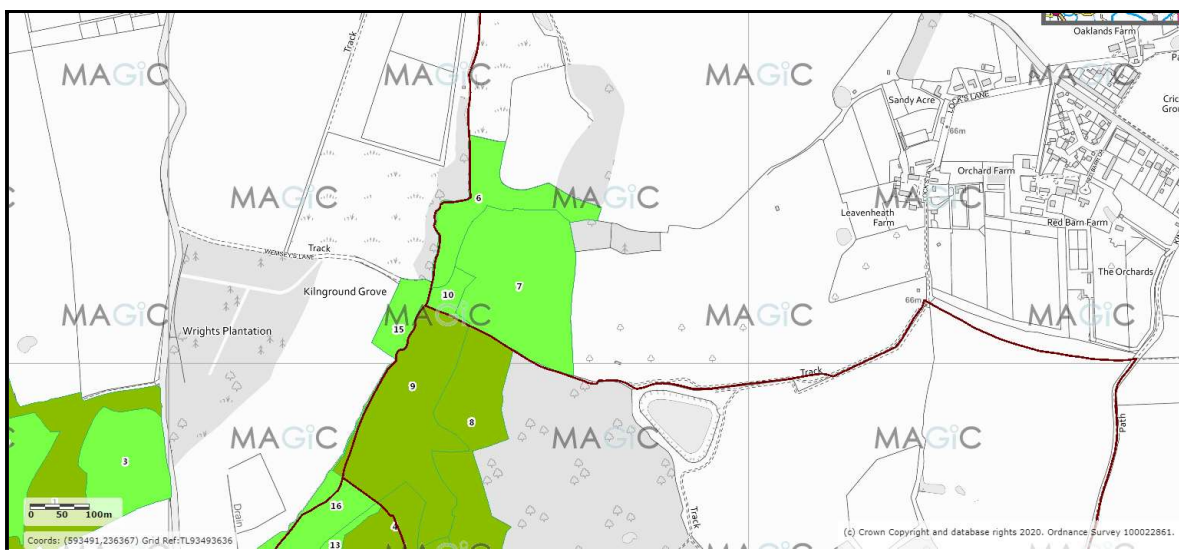
Bures St. Mary and can be seen in the map in Figure 15. A SSSI is a formal conservation designation. Usually, it describes an area that's of particular interest to science due to the rare species of fauna or flora it contains, or important geological or physiological features that may lie within its boundaries.

5.2.6 The map in Figure 16 below shows the different areas of the SSSI within Leavenheath parish.

- Area 006 is Arger Fen SSSI – Spouses Grove – Wet Woodland and the main habitat is broadleaved, mixed and yew woodland in lowland. The site condition is favourable.⁸
- Area 007 is Arger Fen SSSI – Spouses Grove – Dry Woodlands and the main habitat is broadleaved, mixed and yew woodland in lowland. The site condition is favourable.
- Area 010 is Arger Fen SSSI – Reservoir Wood – Wet Woodland – Broadleaved, Mixed and Yew Woodland in lowland. The site condition is favourable.

Figure 16: Map showing the areas of the SSSI in Leavenheath.

Source: www.magicmaps.gov.uk obtained 09.06.2020.



5.2.7 Leavenheath parish is covered by two SSSI Impact Risk Zones. Therefore, planning applications need to be assessed for the likely impact on the SSSIs.

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

5.2.8 Part of Leavenheath parish is covered by Dedham Vale Area of Outstanding Natural Beauty (AONB). The AONB (90 square kilometres) stretches from Manningtree to within 1 mile of Bures. Leavenheath includes two areas of the AONB – at Spouse's

⁸ www.designatedsites.naturalengland.org.uk Information obtained 02.06.2020

Grove (part of a Site of Special Scientific Interest) and east and north east of Cock Street, including Stoke by Nayland Hotel, Golf and Spa and around Spring Farm.

5.2.9 The AONB is land protected by the Countryside and Rights of Way Act 2000. It protects the land to conserve and enhance its natural beauty. Natural England must give advice to local planning authorities on development proposals within an AONB and consider the conservation and enhancement of AONBs in its work, for example, when carrying out land management activities or giving permission for statutory bodies to carry out works in an AONB. Only local authorities or the Secretary of State can give permission for development in, or affecting, an AONB. Any proposals should have regard for the purpose of conserving and enhancing the natural beauty of the AONB, for example when:

- adding utility services, like gas pipes and telecommunications cables
- creating public access as part of rights of way improvement

5.2.10 The Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project management plan should be used to shape the Leavenheath Neighbourhood Plan and make decisions on development proposals.

Figure 17 below: Map showing the area covered by the AONB in Leavenheath indicated by the narrow red line.

Source: www.magicmaps.gov.uk Obtained 09.06.2020.



5.2.11 Suffolk Wildlife Trust own 76 acres of land in west Leavenheath and the site is devoted to linking up habitats to benefit dormouse and other vulnerable species - including Peck's Piece, Hullback's Grove, Spouse's Grove and, recently added, Ford's

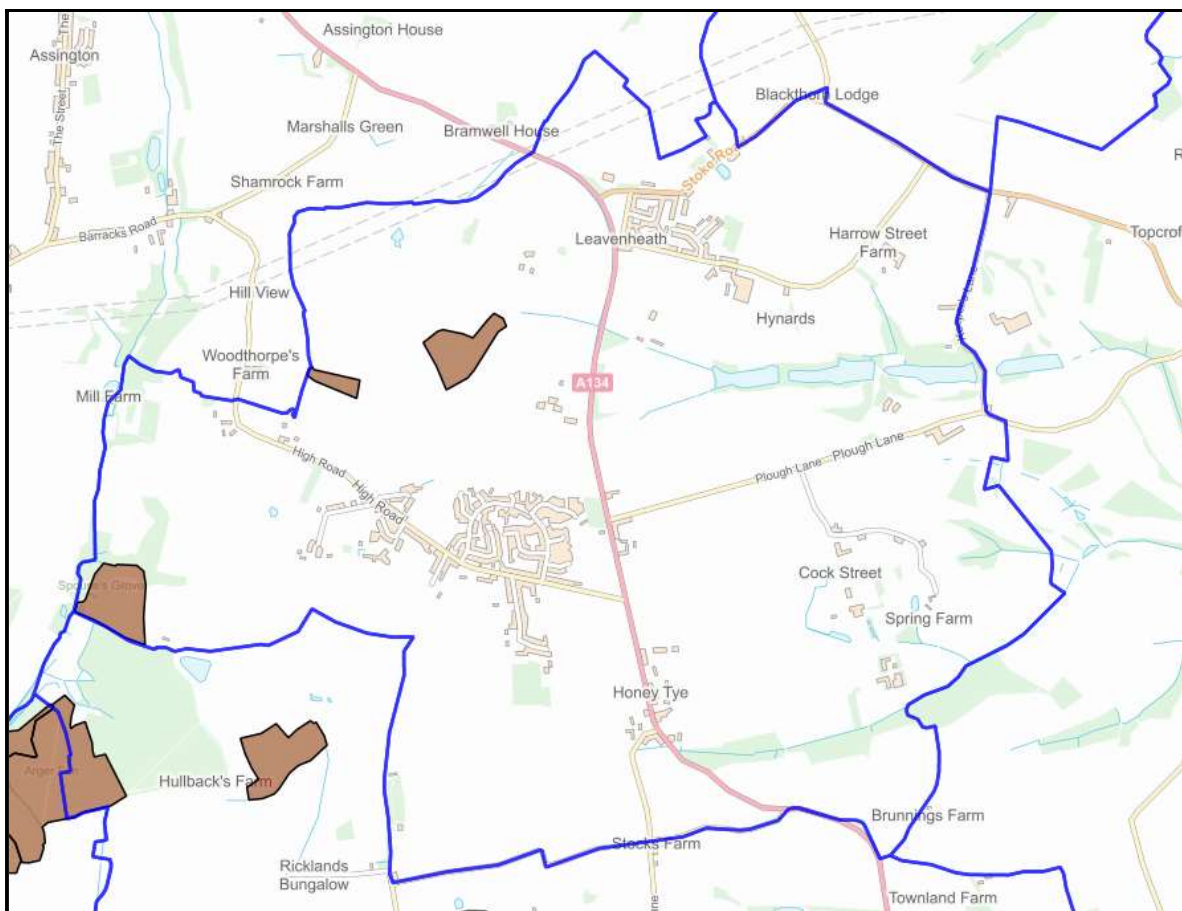
Heath. Suffolk Wildlife Trust is allowing woodland to regrow naturally, seeded by the hedges and ancient woodland. As the wood develops, it will link the ancient woodlands of Arger Fen and Spouse's Grove, which is ancient woodland.

5.2.12 Royston Wood is just west of the A134 and is a 0.6 hectare community woodland, owned by Babergh District Council and managed by the Leavenheath, Polstead and Stoke by Nayland Community Woodlands.

5.2.13 Figure 18 below shows the areas of Ancient Woodland in Leavenheath parish.

Figure 18 below: Map showing areas of Ancient Woodland (in brown) in Leavenheath parish.

Source: Parish Online mapping website 09.06.2020.



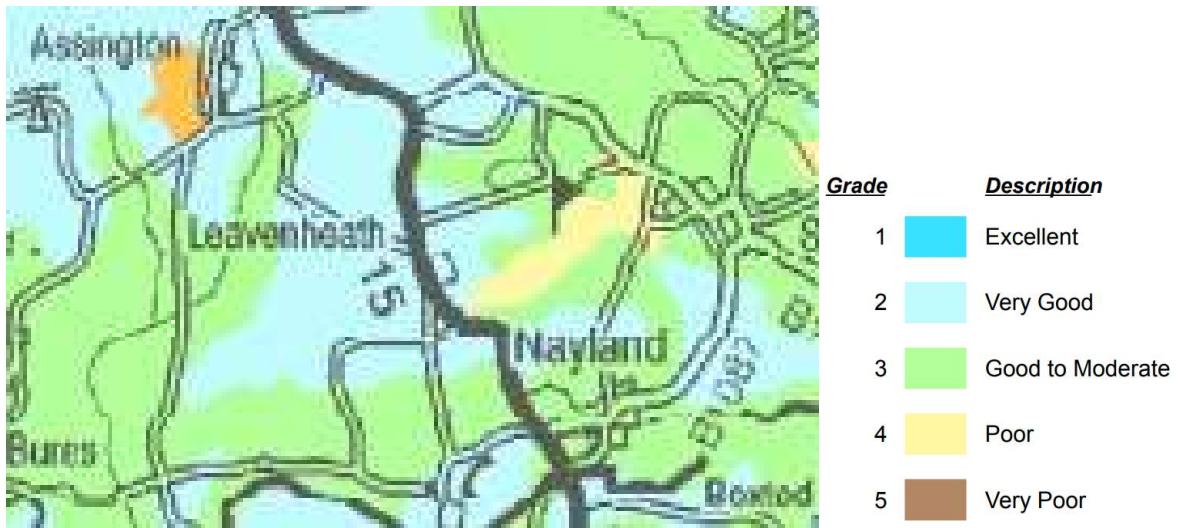
5.2.10 In the east of the parish are The Carrs, a set of four ponds that feed the River Stour. The large lakes are coarse-fished for carp, tench, roach, rudd and bream, and attract many birds including Grebes, Greylag geese and Canada geese, Tufted ducks, Coots, Moorhens, Herons and Kingfishers.

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’, ‘good to moderate’ and ‘poor’ in the parish.

Figure 19 below: A map showing the Agricultural Land Classification in the parish.

Source: www.naturalengland.org.uk Information obtained 02.06.2020.



5.3.2 There are two different soil types in the parish area:

- Soilscape 6: Freely draining slightly acid loamy soils
- Soilscape 8: Slightly acid loamy and clayey soils with impeded draining.⁹

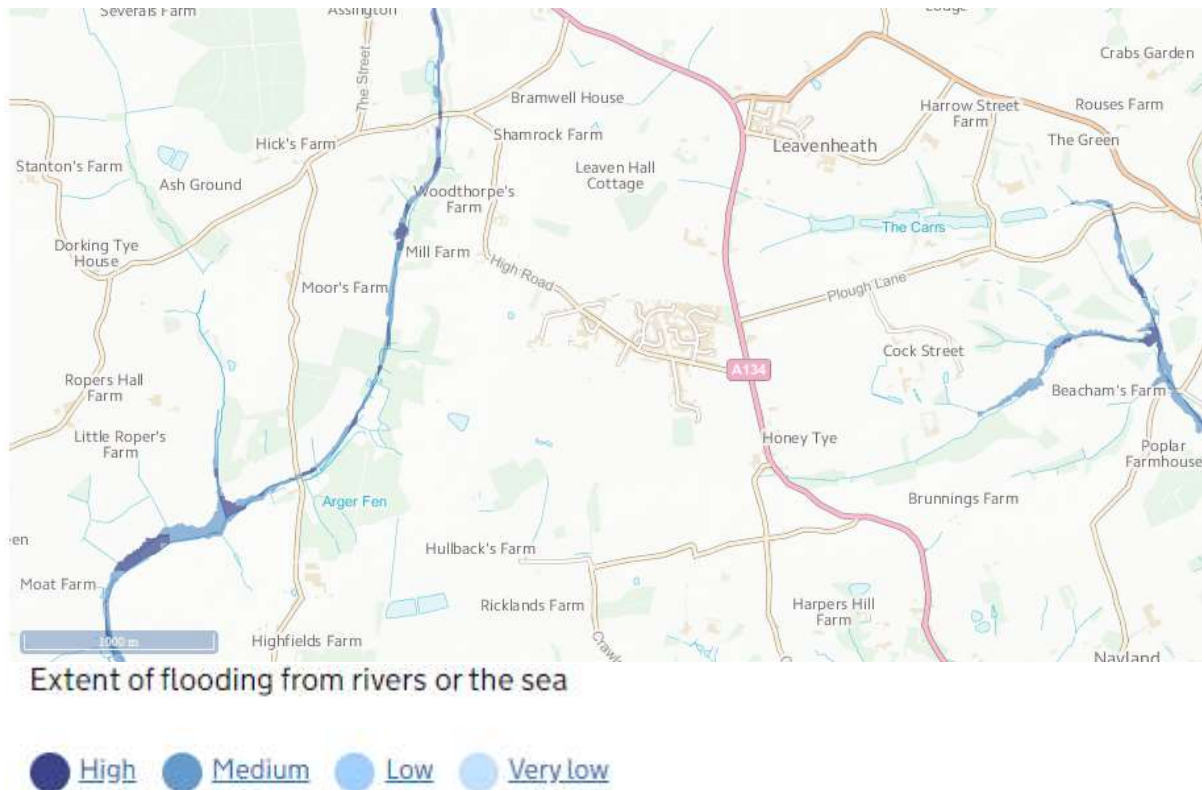
5.4 Rivers and flooding

5.4.1 Small areas of Leavenheath parish are located within areas at risk of flooding from rivers, these can be seen in the map in Figure 20 below. 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%.

⁹ www.landis.org.uk/soilscales Information obtained 02.06.2020

Figure 20 below: Map showing flood risk map from rivers.

Source: www.flood-warning-information.service.gov.uk Information obtained 02.06.2020.

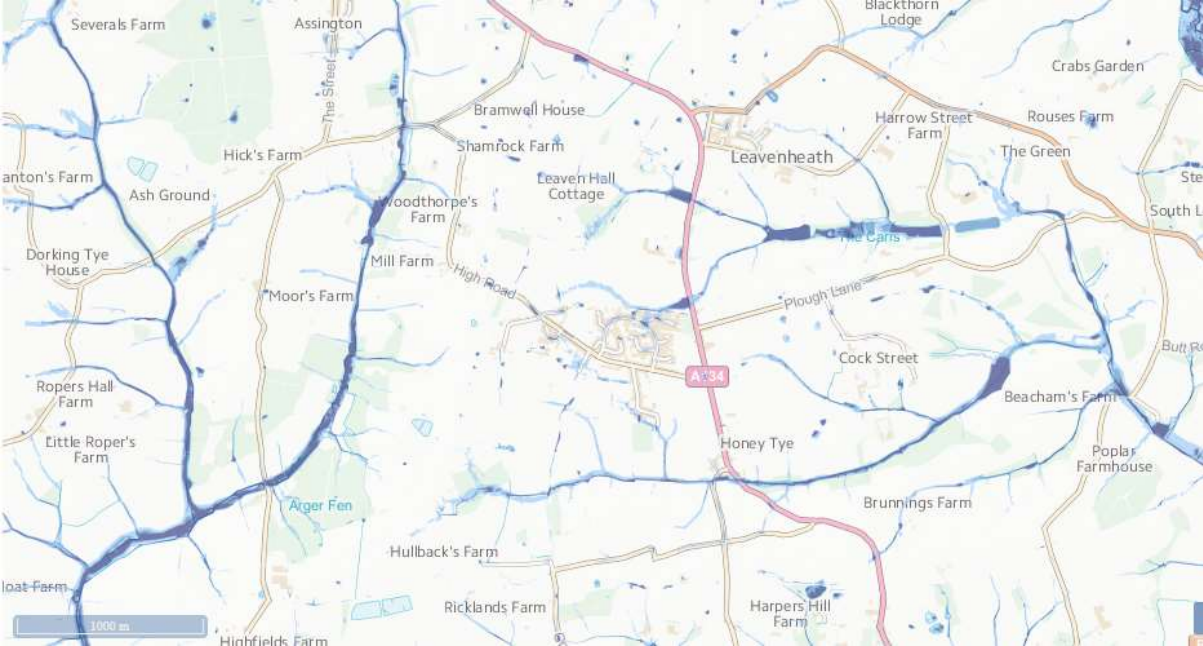


5.4.2 The majority of Leavenheath parish is at very low risk of flooding from surface water, this means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.¹⁰ As seen on the map in Figure 21 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%.

¹⁰ www.flood-warning-information.service.gov.uk Information obtained 02.06.2020

Figure 21 below: Map showing flood risk map from rivers.

Source: www.flood-warning-information.service.gov.uk Information obtained 02.06.2020



Extent of flooding from surface water



5.5 Air Quality

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

6. Business and employment

6.1 Employment

- 6.1.1 Local businesses include Stanton Farms, The Stoke by Nayland Hotel, Golf and Spa, PepsiCo Copella (immediately adjacent to the parish), Boxford Suffolk Farms, St Christopher's garage, Leavenheath Joinery, David Burr (Estate Agents) and The Hare and Hounds public House. The SESAW Animal Rescue is an important refuge, serving a wide area.
- 6.1.2 Data from the 2011 Census (KS601EW) shows that 66.9% of the population of Leavenheath aged 16 – 74 years are economically active. This compares to 70.3% for Babergh and 71% for Suffolk. 23.4% of the population of Leavenheath aged 16 – 74 years are retired, compared to 18.2% for Babergh and 16.5% for Suffolk.
- 6.1.3 Data from the 2011 Census (KS608EW) shows that:
- 16.8% of the working population of Leavenheath are employed as managers, directors and senior officials. This compares to 12.3% for Babergh and 10.7% for Suffolk.
 - 18.7% of the working population are employed in professional occupations. This compares to 15.3% for Babergh and 14.3% for Suffolk.
 - 15.1% of the working population are employed in associate professional and technical occupations. This compares to 12.6% for Babergh and 12.5% for Suffolk.
 - 13.9% of the working population are employed in administrative and secretarial occupations. This compares to 10.9% for Babergh and 10.9% for Suffolk.
 - 10.8% of the working population are employed in skilled trade occupations. This compares to 14.5% in Babergh and 13.4% in Suffolk.
 - 8.5% 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.
 - 5.6% of the working population are employed in sales and customer service occupations. This compares to 7.5% for Babergh and 8% for Suffolk.
 - 3.6% of the working population are employed in process plan and machine operatives. This compares to 7.4% for Babergh and 8.2% for Suffolk.
 - 7% of the working population are employed in elementary occupations, compared to 10.2% for Babergh and 11.7% for Suffolk.
- 6.1.4 Data from the 2011 Census (QS701EW) shows that 6.82% of residents aged 16 – 74 years work from home.

LEAVENHEATH

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
1,370	232 (16.9%)	798 (58.3%)	340 (24.8%)	0.72
47.9% Males 52.1% 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
76	62	13
12.7% of all Households (Babergh Avg = 14.1%) (England Avg = 12.4%)	10.3% of all Households (Babergh Avg = 14.0%) (England Avg = 17.9%)	9.3% 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
49.5%	33.6%	13.7%	2.6%	0.6%
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
600	532 (88.7%)	0 (0%)	15 (2.5%)	46 (7.7%)
	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 13 dwellings (2.1% of all dwellings in Leavenheath) 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%)	13 (2.2%)	194 (32.3%)	154 (25.7%)	239 (39.8%)
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
600	536 (89.3%)	2 (0.3%)
	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)				
2010/11	2011/12	2012/13	2013/14	2014/15
2	1	0	1	0

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

Net new residential completions in subsequent years:

2015/16 = 2

2016/17 = 0

2017/18 = 3

Avg Price & No (in brackets) of Properties Sold in CO6 Postcode Area (Aug 2018)				
Detached	Semi-Det'	Terraced	Flat	All
£452,619 (29)	£350,889 (9)	£251,600 (10)	£171,500 (1)	£374,402 (41)

[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 James Finch** (Stour Valley Division)
- **District Councillor = Cllr Lee Parker** (Assington Ward).
Information amended 14.06.2020
- Leavenheath is identified as a **Hinterland Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014)
- Leavenheath is part of two wider 'functional cluster' centred on the Core Villages of Boxford and Nayland
- Local Services in Leavenheath are limited but do include ... a pre-school, place of Worship, a Village Hall and a Pub / Restaurant
- 57% of all households with at least one usual resident in Leavenheath have access to gas-fired central heating. A further 32% are reliant on oil-fired heating [QS415EW]
- There are no Housing Associations (Registered Providers) currently known to be active in Leavenheath.
- 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.