

# Leavenheath Neighbourhood Plan 2022-2037



Submission DRAFT  
January 2022,  
amended August 2022



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Leavenheath Parish Council,  
[pc@leavenheath.suffolk.gov.uk](mailto:pc@leavenheath.suffolk.gov.uk)

# 1. Introduction

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- 1.1 The Leavenheath Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land over the period, 2022-2037, consistent with the end date of the emerging Babergh and Mid Suffolk Joint Local Plan. It is the first planning document put together by the community of Leavenheath. Once the Plan is made and adopted, Babergh District Council will use the Neighbourhood Plan to determine planning applications and inform future policy. Leavenheath Parish Council will use the Plan to respond to planning applications.
- 1.2 Neighbourhood Planning was initiated in response to a commitment to transfer power to local communities as part of a wider decentralisation agenda.<sup>1</sup> The Neighbourhood Plan has been developed under the Localism Act (2012) and the Neighbourhood Planning (General) Regulation (2012 as amended), giving communities the right to shape future development at a local level. The Leavenheath Neighbourhood Plan complements existing local and national planning policy, providing a valuable level of local detail attained through consultation with residents and businesses, as well as desk research (further information can be found in chapters 2 and 3).
- 1.3 Commissioned by Leavenheath Parish Council, the Leavenheath Neighbourhood Plan has been developed by a Steering Group of local residents, made up of Parish Councillors and other interested residents (see Appendix A).
- 1.4 Early on in the process the Steering Group drafted a set of aims for the Neighbourhood Plan:
- 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.

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<sup>1</sup>Parker, G., Salter, K. and Wargent, M. (2019) 'Concise guides to planning: Neighbourhood Planning in Practice'.



- 1.5 The Leavenheath Neighbourhood Plan is not a means of stopping development; it is there to ensure development takes place in an appropriate way for the area. Once adopted, the Plan will become a statutory planning policy document sitting alongside the Local Plan – at the time of writing, the Babergh Local Plan, and the emerging Babergh and Mid Suffolk Joint Local Plan. The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of development is anticipated and planned for in Leavenheath.
- 1.6 This is the second draft version of the Leavenheath Neighbourhood Plan, prepared for ‘submission’ (Regulation 16 and 17). From 6th September 2021 until 25th October 2021, local residents, businesses and statutory agencies had the opportunity to comment on the draft Plan. During Autumn 2021 all comments were collated and considered. The Plan was then amended for submission to Babergh District Council.

### Accompanying supporting documents

- 1.7 The fundamental principle underpinning the planning system in England remains that of achieving sustainable development. The Leavenheath Neighbourhood Plan is accompanied by the following documents:
- **Basic Conditions Statement** – showing how the Leavenheath Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012.
  - **Consultation Statement** – showing the consultation process employed in the production of the Leavenheath Neighbourhood Plan and how the requirements of Regulation 14 and 15 of the Neighbourhood Planning General Regulation 2012 have been satisfied.
  - **Strategic Environmental Assessment Screening Report** – to determine whether the Leavenheath Neighbourhood Plan requires a full Strategic Environmental Assessment.
  - **Habitat Regulation Screening Report** – to assess whether there are likely to be any significant effects on European Sites as a result of the emerging policies set out in the draft Neighbourhood Plan that would necessitate the production of a full Habitat Regulations Assessment.

## Examination and referendum

- 1.8 After submission, Babergh District Council will undertake a checking process and further consultation (Regulation 16). It will then go through an independent examination. Subject to the examiner's report, the Neighbourhood Plan should then proceed to referendum.
- 1.9 At referendum every resident of Leavenheath, who is entitled to vote in Babergh District Council elections and is 18 years or over, will have the opportunity to vote on whether or not they agree with the Neighbourhood Plan. At referendum residents will be asked, '*Do you want Babergh District Council to use the Neighbourhood Plan for Leavenheath to help it decide planning applications in the neighbourhood area?*'. If the Plan gets at least 50 per cent support from those that vote in the referendum, Babergh District Council will adopt the Neighbourhood Plan.







## 2. Leavenheath parish

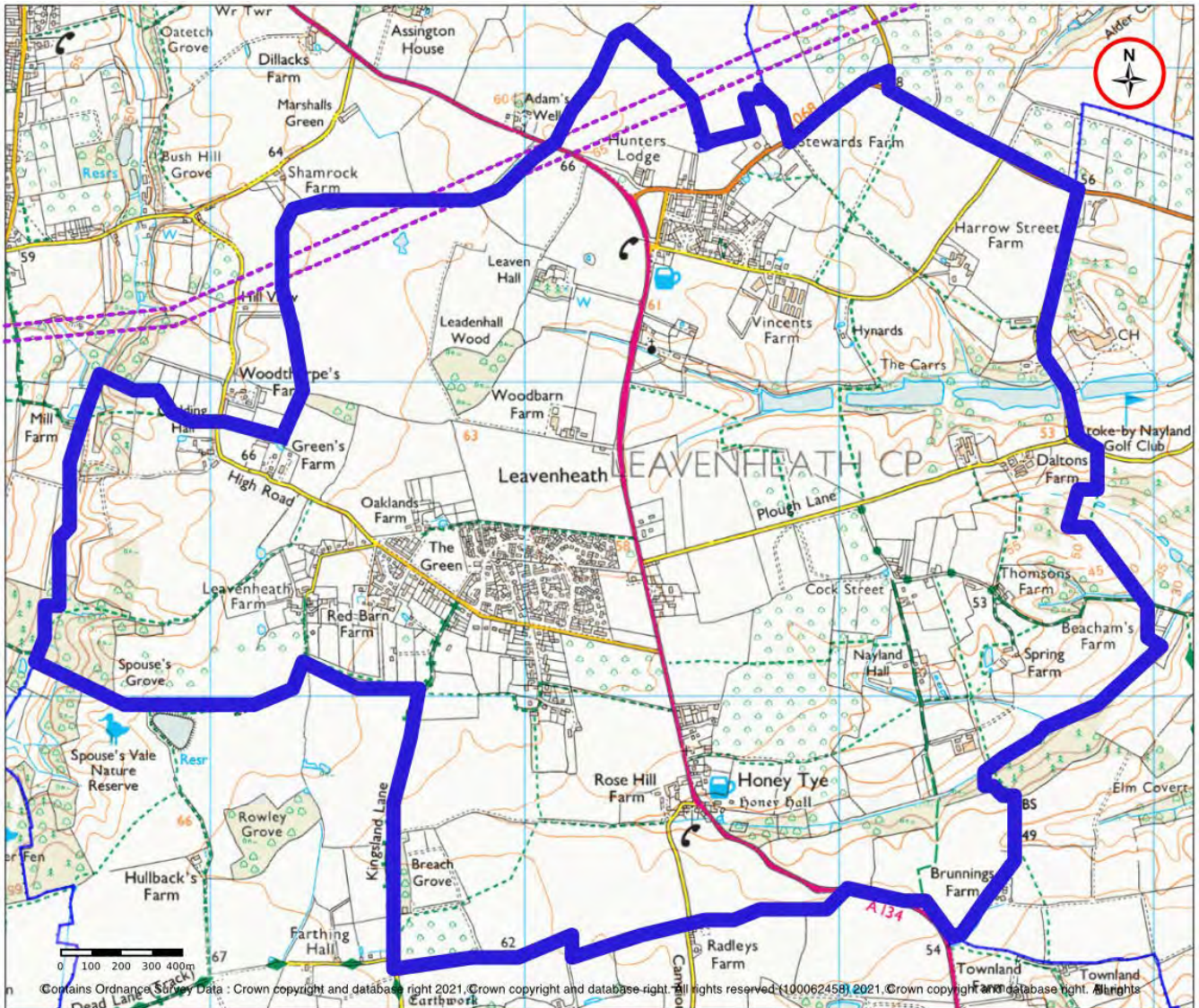


Figure 1: the Leavenheath parish, designated Neighbourhood Plan area (source: parish online with own annotations). Blue line denotes parish boundary and purple dashed line denotes pylons and power network.

### Introduction to Leavenheath

2.1 Leavenheath is a parish located on the Essex-Suffolk border, located on the A134 between the market towns of Sudbury and Colchester. It is in the Babergh district of Suffolk. The village was named after the Leaven Heath, an area of open land between Boxford, Bures, Nayland and Polstead.

- 2.2 The parish is predominantly rural, containing the three hamlets of Harrow Street, High Road and Honey Tye. Each hamlet has developed over the years from the more traditional linear form due to the main road and agricultural nature of the area with open farmland in between the three distinct parts. There are also dispersed and some isolated dwellings which generally pre-date the three main nucleated parts due to the early agricultural nature of the area pre any major developments of the 1970s and 1980s.
- 2.3 The south-eastern part of the parish is covered by the Dedham Vale Area of Outstanding Natural Beauty (AONB), while the south-west contains a section of the Arger Fen Site of Special Scientific Interest (SSSI). In the east of the parish are The Carrs, a set of four ponds that feed the River Stour. Breach Grove and Leadenhall Woods are both County Wildlife Sites.
- 2.4 The 2011 Census showed a population of 1370, 52.1 per cent are females and 47.9 per cent are male. The mean age of the population of Leavenheath was 46 years old, compared to the mean age of 43.1 for Babergh district and 41.7 for Suffolk. There is also a higher proportion of the population aged between 15 and 29 years old in Leavenheath compared to Babergh district and Suffolk. The density of the population is 2.1 persons per hectare.<sup>2</sup> As the parish is developed further, the population is likely to increase.

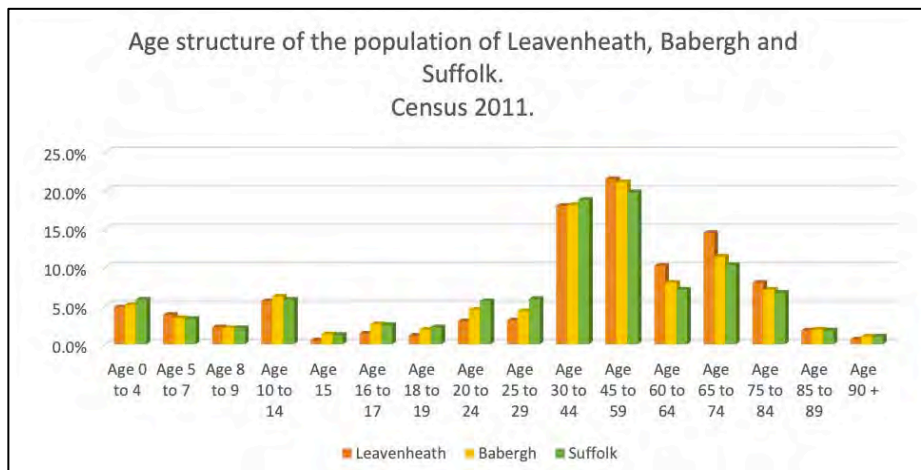


Figure 2: Age structure of the population of Leavenheath, Babergh and Suffolk Census 2011. Source: Rural Services Online. Date obtained 01.06.2020.

<sup>2</sup> Census data from [www.nomisweb.co.uk](http://www.nomisweb.co.uk) on 01.06.2020.

## Brief history

- 2.5 In the 19th Century Leavenheath was known as the Leaden Heath. Previously it had also been known as Leowine's heath and *circa* 1292 it was called Levynhey. It was enclosed in 1817 resulting in the typical straight tracks and geometric land units. As of 1865 the description of the area was that there are few farmhouses and cottages, and there was a National school. Leavenheath is largely a creation of 19th and 20th Century house building. The Character Appraisal (Appendix B) shows distinct eras of development.
- 2.6 Further historic information can be found in the Historic Environment Record maintained by Suffolk County Council Archaeological Service.<sup>3</sup>

## Spatial and strategic policy context

- 2.7 Every local planning authority in England must prepare a Local Plan, which includes all the local planning policies for that area, identifying how land is currently used and determines what will be built where. The Neighbourhood Plan is an opportunity for Leavenheath to add detail specific to the area. The Local Plan and the Neighbourhood Plan will provide the basis for determining planning applications and future development in the local area and must also be consistent with the National Planning Policy Framework (NPPF).
- 2.8 The NPPF (found at [www.gov.uk](http://www.gov.uk)) was published in March 2012 and revised again in 2019. It sets out the Government's planning policies for England and how these should be applied. The Leavenheath Neighbourhood Plan is believed to be in conformity with the revised NPPF, in particular taking a positive approach that reflects the presumption in favour of sustainable development.

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<sup>3</sup> [www.heritage.suffolk.gov.uk](http://www.heritage.suffolk.gov.uk).





Figure 3: The spatial and strategic policy context for Leavenheath, showing the relationship between the NPPF, the Babergh Local Plan, the Emerging Babergh and Mid Suffolk Joint Local Plan, and the Leavenheath Neighbourhood Plan.

- 2.9 At the time of writing, the ‘Core Strategy and Policies’ (part 1 of the Local Plan) provides a strategic plan for Babergh for 20 years from 2011-2031. Leavenheath is identified as a ‘Hinterland Village’ in Policy CS2. 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 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.
- 2.10 When Leavenheath embarked on a Neighbourhood Plan in early 2019 Babergh District Council had commenced the formal updating of its Local Plan, known as the emerging Joint Local Plan. At the point the Steering Group commenced work a draft of the emerging Local Plan had been published. The Joint Local Plan identified three separate and distinct settlement boundaries around Harrow Street, High Road and Honey Tye, which reflects the distinct separation of the three main areas of development within Leavenheath.
- 2.11 The emerging Joint Local Plan had set out a minimum housing requirement figure of 44 new dwellings for this Neighbourhood Plan Area (to be built between April 2018 and March 2037). Babergh District Council had included one site allocation for Leavenheath within the emerging Local Plan, LA098 ‘Land south of High Road, Leavenheath’, which was a 5.29ha site for 40 dwellings. Four new dwellings identified as having been granted consent, but which had not yet been completed at the 1st April 2018 (base date of the emerging Joint Local Plan). Since April 2018, five have been granted consent which contribute to the figure of new dwellings for Leavenheath.

- 2.12 As a local planning authority Babergh should have a 5-year land supply. As of 3rd November 2021 Babergh district's 5-year land supply stood at 6.86 years, healthily well above the 5 year figure.
- 2.13 Babergh's Joint Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government in March 2021. It moved through to independent examination, but this was delayed as a result of Covid-19 and led to a number of sittings. As a result of sittings in September and October 2021 the Inspector raised a number of matters for Babergh and Mid Suffolk councils to give further consideration.
- 2.14 On 16th December 2021 Babergh issued a Neighbourhood Plan briefing note and provided interim guidance following a meeting with the Inspectors. It was agreed the Joint Local Plan would be split into two parts. The delayed second part relates to minimum housing requirements throughout the district. This has created uncertainty. In the briefing note Babergh District Council stated, 'Neighbourhood Plan Groups [should] continue to produce Neighbourhood Plans in accordance with this indicative number'. However, as the settlement hierarchy and new distribution of future housing allocations is something for Part 2 of the Joint Local Plan to address, and Policy SP04 on Housing Spatial Distribution is to be omitted from Part 1 of the Joint Local Plan, it is not considered appropriate to refer to this indicative number of new dwellings for Leavenheath.
- 2.15 The Leavenheath Neighbourhood Plan maintains the settlement hierarchy of Hamlet Villages for Harrow Street, High Road and Honey Tye as set out in the current version of the emerging Local Plan. In accordance with the Inspectors' comments on the emerging Joint Local Plan, the settlement boundaries from the current adopted Local Plan have been included below (figure 4) instead of those contained within the draft Joint Local Plan submitted for examination. This is due to the Inspectors' identifying significant problems with the spatial distribution of housing and the housing site selection process undertaken, with a fundamental review required.

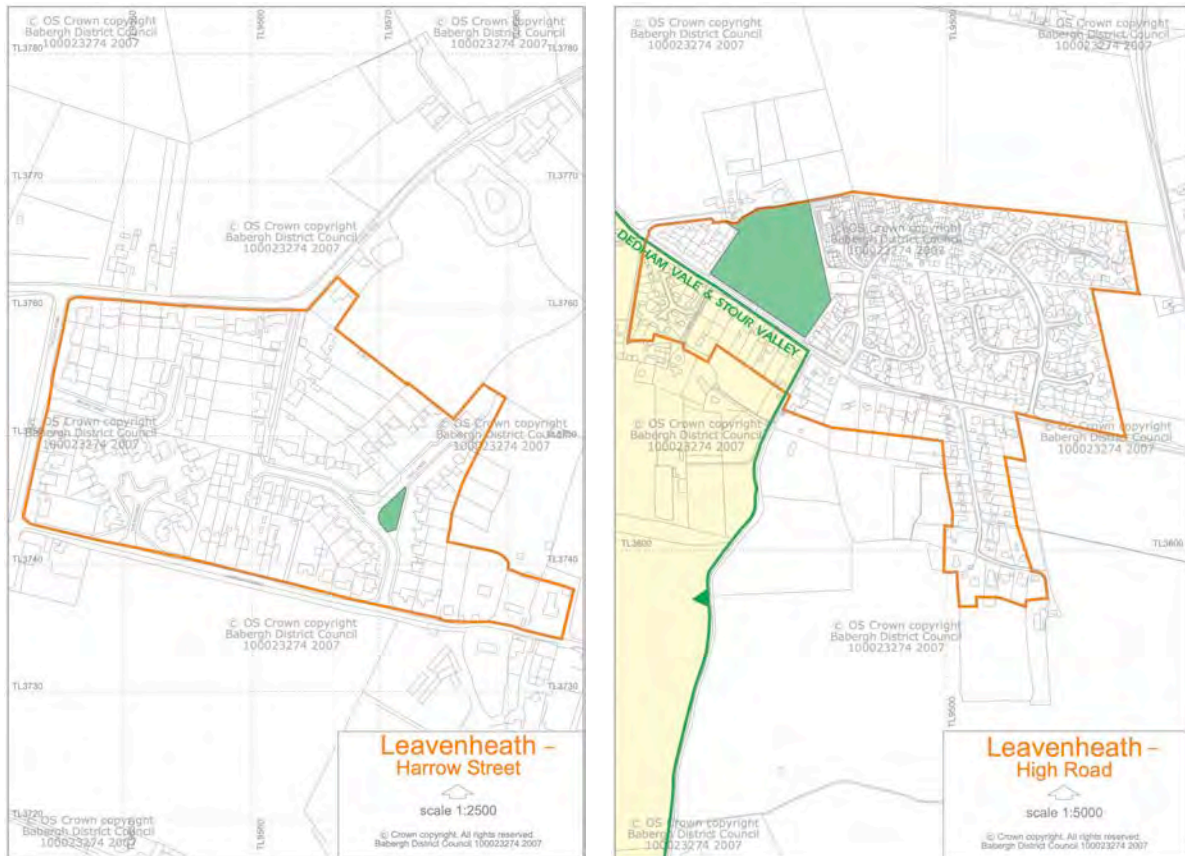


Figure 4: Settlement boundaries for Harrow Street and High Road. Source: Babergh Local Plan, adopted 1st June 2006 (<https://www.midsuffolk.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/babergh-local-plan/>). Note: there is no settlement boundary for Honey Tye.

2.16 Leavenheath Parish Council will take part in further consultations as the Local Plan continues to develop. The Parish Council has previously informed Babergh District Council that the 44 minimum number of new dwellings identified for Leavenheath (a small parish with minimal infrastructure) within the now deleted LS01, SP04 and individual allocation policy is a significant number compared to other places within the district and welcome the opportunity for this to be reviewed.



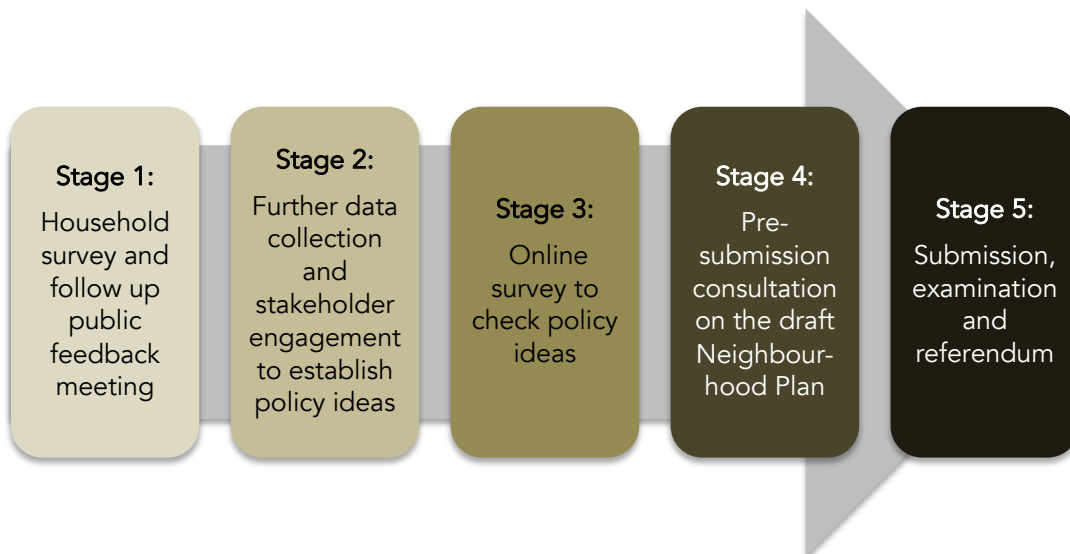
## 3. How the Plan was prepared

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- 3.1 The Neighbourhood Plan Steering Group has prepared the Plan with support from a team of three independent consultants (see Appendix A).
- 3.2 The Plan has been commissioned and part funded by Leavenheath Parish Council. Other funding has come from central government through Locality.

### Community engagement and consultation

- 3.3 The Leavenheath Neighbourhood Plan has been undertaken with extensive community engagement, consultation and communication. There have been five stages of its production. More details of all the consultation will be outlined in the Consultation Statement, accompanying the submission version of the Neighbourhood Plan. Full results of all consultation events and notes are on the Neighbourhood Plan website, [www.leavenheathnp.co.uk](http://www.leavenheathnp.co.uk).
- 3.4 Below is a summary of each of the 5 stages. These are outlined in further details below.



## Stage 1: Household survey and follow up public feedback meeting

- Leavenheath Neighbourhood Plan **household survey** delivered to every household during (October/November 2019). 513 responses.
- **Update meeting** following the questionnaire, (11th January 2020), with prize draw.
- Follow up **public feedback meeting** to share findings of the survey and explore issues further, (8th February 2020).



Figure 5: Photographs from the update meeting and the public feedback meeting.

## Stage 2: Further data collection and stakeholder engagement, to establish policy ideas

- **Steering Group workshop day**, included drafting of Neighbourhood Plan aims, vision and objectives (March 2020).
- A **data profile** of Leavenheath developed (July 2020).
- **Stakeholder meetings** with Village Hall committee representative, Children's dance class representative, Cubs and Beavers, Whist group representative, Parish Council representatives, SC Fitness representative, Leavenheath Ladies representative, Pilate's representative, Table tennis representative, Lunch club representative, Women's Institute and Film Club, Ladybird preschool representative, Babergh District Council and Suffolk County Council (June to September 2020).
- **Flyer** sent to every household exploring the appetite of local residents to support the undertaking of a 'call for sites' (August 2020). 240 responses.
- **Traffic survey** commissioned by Leavenheath Parish Council (September 2020).
- **Character Appraisal** written by Steering Group (Summer 2020).
- **Housing Needs Assessment** commissioned. Work undertaken by AECOM (Summer 2020).
- **Leavenheath Design Guidelines and Codes** work commissioned. Work undertaken by AECOM (Autumn/Winter 2020).

### Stage 3: Online survey to check policy ideas

- **Consultation letters** sent to owners of proposed Local Green Spaces and Non-designated Heritage Assets (started in February 2021).
- **Online survey** to check emerging policy ideas, including the details of the Leavenheath Design Guidelines and Codes (from 13th February to 12th March 2021, during national lockdown due to COVID-19). 97 responses.

Figure 6: Poster/flyer for online survey.



### Stage 4: Pre-submission consultation on the draft Neighbourhood Plan (Regulation 14)

- **Draft Neighbourhood Plan** out for pre-submission consultation from 6th September to 25th October 2021. Sent to statutory agencies and available for residents to comment on.
- Consultation launched with an **exhibition**, on 24th and 25th September 2021 at Leavenheath Village Hall, and available in the village hall, the Hare and Hounds pub and online.



Figure 7: Poster/flyer for pre-submission consultation.





Figure 8: Photographs of the draft Neighbourhood Plan exhibition, September 2021.

### Stage 5: Submission, examination and referendum

- **Modifications** following pre-submission consultation.
- **Submission** of the Neighbourhood Plan to Babergh District Council with supporting documents, January 2022.
- **Examination**, Early 2022.
- **Referendum**, Spring 2022.

### Communication

3.5 Communicating with residents through the development of the Leavenheath Neighbourhood Plan was particularly important at consultation stages and also in between as planning and writing took place. The following methods of communication were used: posters, flyers, the Neighbourhood Plan website, Parish Council updates, letters, Facebook and the parish magazine 'LSPN Community News'.







# 4. Vision and objectives

4.1 The Neighbourhood Plan vision is an overarching statement describing what Leavenheath should be like by the end of the Plan period, 2037. It sets out what Leavenheath residents wish their parish to be like in the future. It was drafted in response to early consultation and then finalised through further liaison with residents. The vision attempts to capture what is unique about Leavenheath parish now, whilst looking ahead to what it hopes to be.

VISION 2037

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, particularly the Area of Outstanding Natural Beauty. It will be a place where all generations can live now and in the future.

4.2 Under the vision sits a series of objectives regarding Environment and Landscape, Development and Design, Access, and Community Infrastructure. Under each objective sits a policy or set of policies, including the Leavenheath Design Guidance and Codes (addendum document).

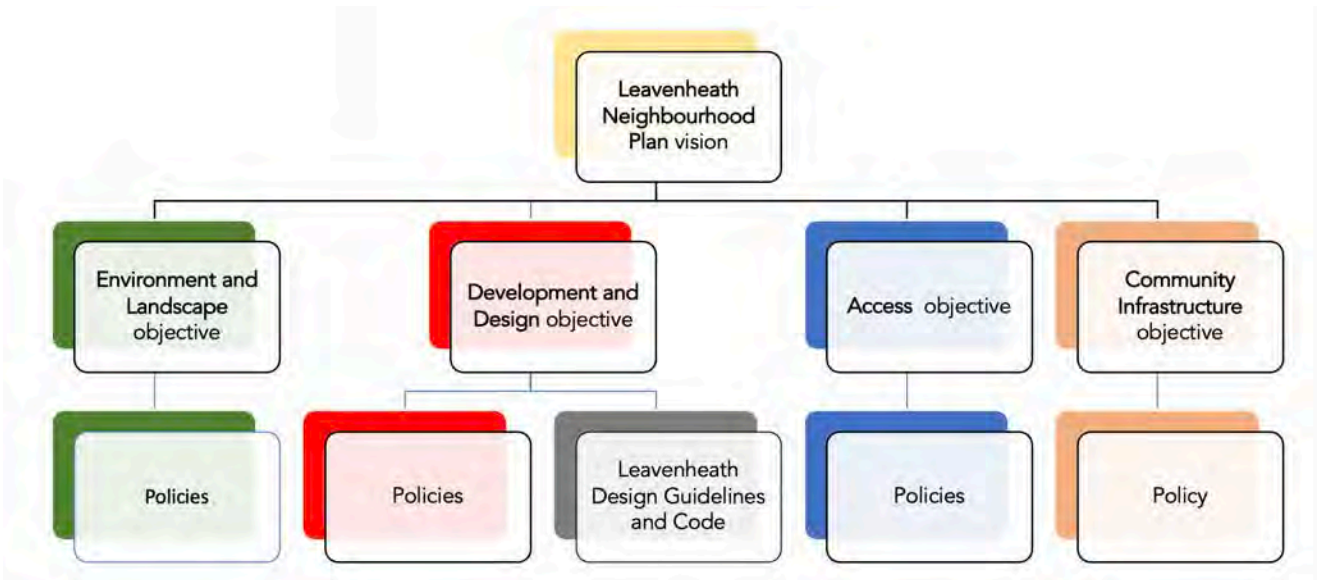


Figure 9: Structure of the Neighbourhood Plan (own diagram).

## List of objectives

- 4.3 The objectives of the Neighbourhood Plan are broad statements of intent. They are based on the themes that emerged through early community engagement and relate back to the vision. The objectives are as follows:

### Objectives of the Leavenheath Neighbourhood Plan

#### Environment and Landscape

Objective 1: To protect and enhance the green open character and biodiversity of the parish, whilst enabling access to the countryside.

#### Development and Design

Objective 2: To ensure that any future development is sustainable, well designed, suitably located, compliments and enhances the character of Leavenheath.

#### Access

Objective 3: To encourage safe walking and cycling within and beyond Leavenheath parish.

#### Community Infrastructure

Objective 4: To enable a cohesive joined up community with appropriate community and sports infrastructure.



# 5. Policies and projects

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## Policies

- 5.1 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation events, stakeholder engagement and desk research. The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates back to a particular objective.
- 5.2 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out requirements in advance for new development in the area.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>4</sup>.
- 5.3 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

## List of policies

- 5.4 There are 14 planning policies within the Leavenheath Neighbourhood Plan, as follows:

Policies of the Leavenheath Neighbourhood Plan
<p><b>Environment and Landscape</b></p> <ul style="list-style-type: none"> <li>• Policy LEAV1: Views of community importance</li> <li>• Policy LEAV2: Local Green Spaces</li> <li>• Policy LEAV3: Landscape and biodiversity</li> <li>• Policy LEAV4: Surface water drainage</li> </ul> <p><b>Development and Design</b></p> <ul style="list-style-type: none"> <li>• Policy LEAV5: Location, size and rate of housing development</li> <li>• Policy LEAV6: Pattern of growth and strategic gap between hamlets</li> </ul>

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<sup>4</sup> Tony Burton, Writing Planning Policies, Locality.

- Policy LEAV7: Housing size, type and tenure
- Policy LEAV8: Non-designated Heritage Assets
- Policy LEAV9: Design principles (including the Leavenheath Design Guidelines and Codes)

#### Access

- Policy LEAV10: Walking and cycling
- Policy LEAV11: Traffic and road safety

#### Community Infrastructure

- Policy LEAV12: Recreational space
- Policy LEAV13: Protection of existing community infrastructure
- Policy LEAV14: Convenience/small shop

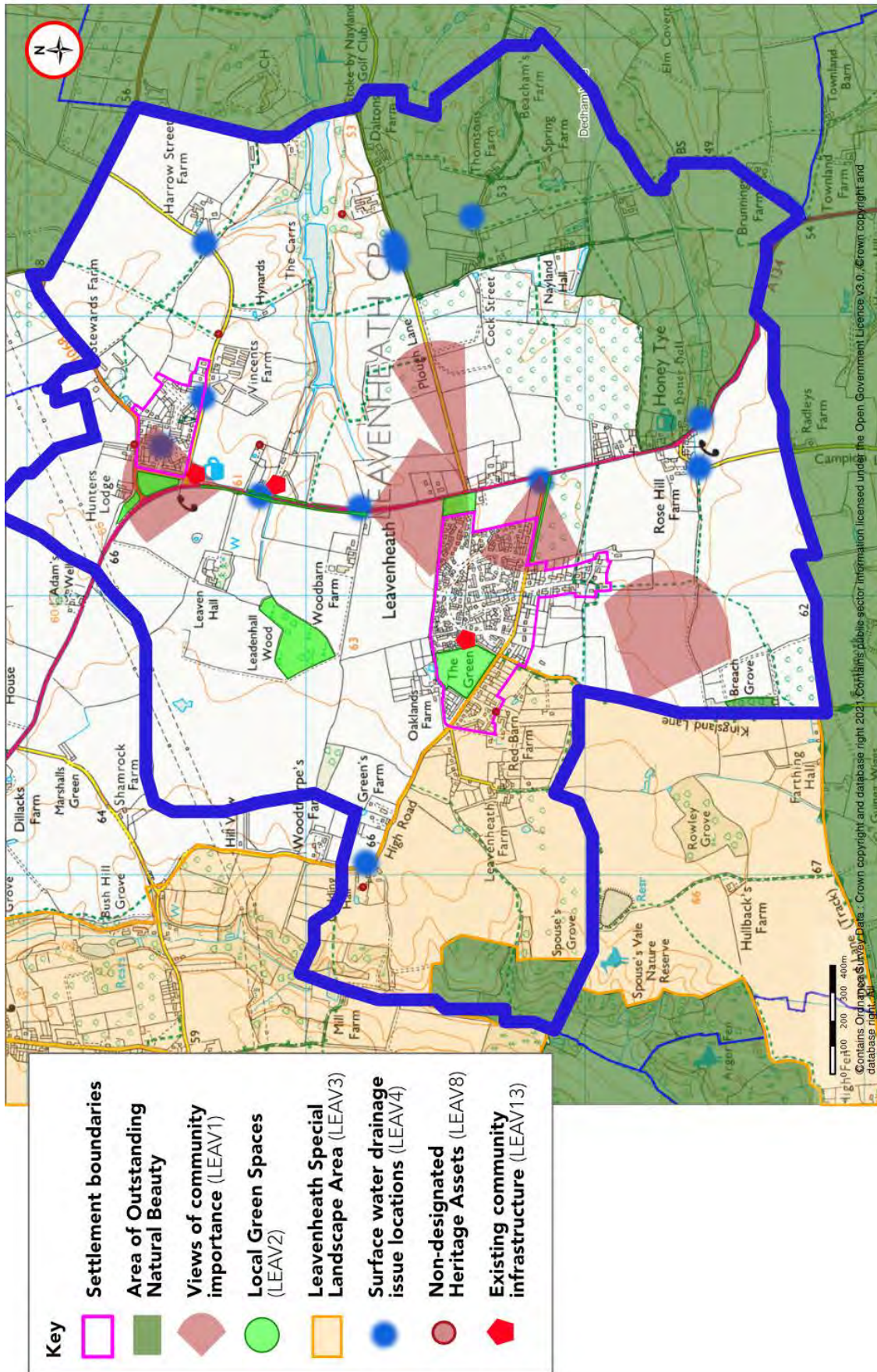


Figure 10: Composite policy map (source: parish online). Blue line denotes parish boundary. Subject to change as the Joint Local Plan emerges.



## Leavenheath Design Guidelines and Codes

5.5 The Leavenheath Design Guidelines and Codes report is part of the Leavenheath Neighbourhood Plan and sits as an important part of the Development and Design policies. The document advises on how to design the physical environment to create distinct and lively places integrated within the parish.



Figure 11: Front cover of the Leavenheath Design Guidelines and Codes final report June 2021.

## Community action projects

5.6 As expected, during consultation events, the local community identified several projects that fall outside the remit of planning policy. These are called 'community action projects' and are in white boxes at the end of policy chapters. Community action projects will be taken forward outside the Neighbourhood Plan process and should not be treated as an exhaustive list. Over the lifetime of the Neighbourhood Plan, Leavenheath Parish Council will consider developing a range of projects to respond to development. See Chapter 6 for more details on implementation of the Plan.



## 5.1 Environment and Landscape

5.1.1 Leavenheath is predominantly rural farmland, with mostly grade 2 and 3 agricultural land. The natural environment is very important to the residents of Leavenheath. It is the countryside surrounding each of the hamlets that gives the parish its rural feel and distinction from one another. The parish should only grow in a sustainable way, providing new development that is considerate of the natural environment, both in terms of fitting within the landscape and considering climate change.

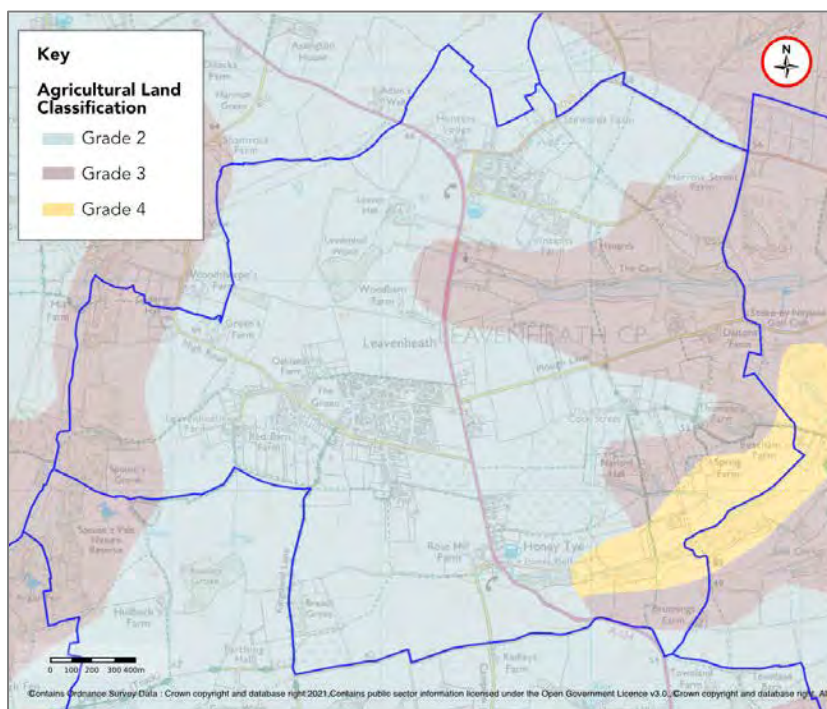


Figure 12: Agricultural Land Classification in Leavenheath (source: parish online). Blue line denotes parish boundary.

5.1.2 In the Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015), Leavenheath is classed as 'Ancient Rolling Farmland'. The key characteristic is 'a rolling landscape of medium clay soils studded with blocks

of ancient woodland. This landscape type encompasses a large area of the Babergh District including to the south the Dedham Vale AONB'.<sup>5</sup>

5.1.3 Key design principles from the Landscape Guidance are as follows:

- i. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibly intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.
- ii. Maintain the distinct settlement pattern, ensuring the sense of separation between settlement 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 or existing planting, minimise the landscape and visual impacts on the distinctive character of the area.
- vii. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on- and off-site landscaping including enhancing field boundaries with local hedging and tree species.<sup>6</sup>

5.1.4 The conservation, enhancement and creation of wildlife habitats has an important role to play in Leavenheath being a sustainable and sensitive place. 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.

5.1.5 There are two County Wildlife Sites (CWS) in Leavenheath parish. A CWS designation is non-statutory, but it recognises the high value of a site for

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<sup>5</sup> Joint Babergh and Mid Suffolk District Council Landscape Guidance, August 2015  
<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>

<sup>6</sup> Joint Babergh and Mid Suffolk District Council Landscape Guidance, August 2015  
<https://www.babergh.gov.uk/assets/Strategic-Planning/Current-Evidence-Base/Joint-Landscape-Guidance-Aug-2015.pdf>, page 42.

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. CWSs are not protected by legislation, but their importance is recognised by local authorities when considering any relevant planning applications and there is a presumption against granting permission for development that would have an adverse impact on a site.<sup>7</sup> The two sites are:

1. **Babergh 138 Leadenhall Wood**, 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.
2. **Babergh 82 Breach Grove/Kingsland Lane**, 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.<sup>8</sup>

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<sup>7</sup> Suffolk Biodiversity Information Service 10.03.21

<sup>8</sup> Leavenheath County Wildlife Site Citations, Suffolk Biodiversity Information Service 09.06.2020



**Objective 1: To protect and enhance the green open character and biodiversity of the parish, whilst enabling access to the countryside.**

- 5.1.6 Paragraph 174 of the NPPF states that ‘Planning policies and decisions should contribute to and enhance the natural and local environment by: (b) *recognising the intrinsic character and beauty of the countryside...*’. There are some specific views and vistas within the parish of Leavenheath that are of particular importance to the community. During February and March 2021, the community were asked to put forward their ideas for important views and vistas. The merits of each of the views were then considered by the Steering Group. This is not to stop development within these views, but to ensure that the character of Leavenheath remains rural and distinct. Development within the views listed in LEAV1 that is overly intrusive, unsightly or prominent will not be supported locally.
- 5.1.7 Views identified as important to the community:
- **View 1:** View looking south from the A134 towards Royston Wood and High Road hamlet. Development in this location could have a significant detrimental impact by encroaching into the existing green corridor between the A134 and High Road hamlet, which is a key feature of Leavenheath. Development in this location could also undermine the physical or visual separation of the three hamlets.
  - **View 2:** View looking south-east across field towards Honey Tye hamlet. Development in this location could have a significant detrimental impact by undermining the physical or visual separation of the High Road and Honey Tye hamlets.
  - **View 3:** View looking west along High Road from the A134, with established treeline and grass verge to the south. Development in this location could have a significant detrimental impact on the rural setting of the High Road hamlet.
  - **View 4:** View looking north from the A134 towards Harrow Street hamlet, with important glimpses to the listed Hare and Hounds Public House. Development in this location could have a significant detrimental impact by encroaching into the existing green corridor between the A134 and Harrow Street hamlet, which is a key feature of Leavenheath. Development in this location could also undermine the physical or visual separation of the three hamlets.
  - **View 5:** Plough Lane is a 2.5km long single-track road (designated as a quiet lane), which is bounded on either side by extensive hedgerows and many mature deciduous trees that over-arch the road. Plough Lane borders the AONB to the south for approximately 2.2 km and to the north for

approximately 1.5 km. In addition to its tranquil and attractive landscape Plough Lane also provides an important nature corridor that links the AONB with woodlands in Leavenheath, such as Royston Wood, which lies opposite to its intersection with the A134.

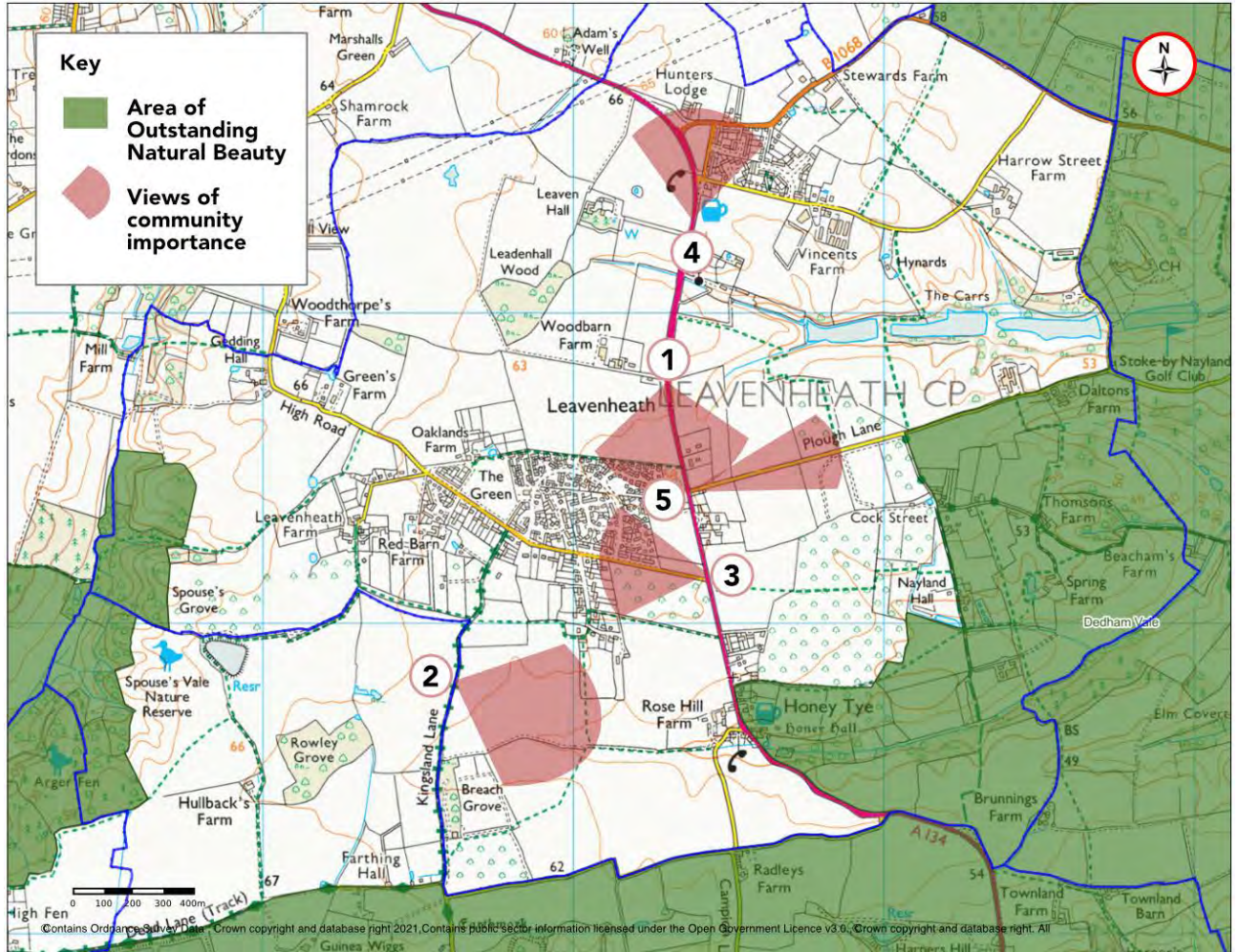


Figure 13: Areas of Outstanding Natural Beauty in Leavenheath and views of community importance (source: parish online). Blue line denotes parish boundary.

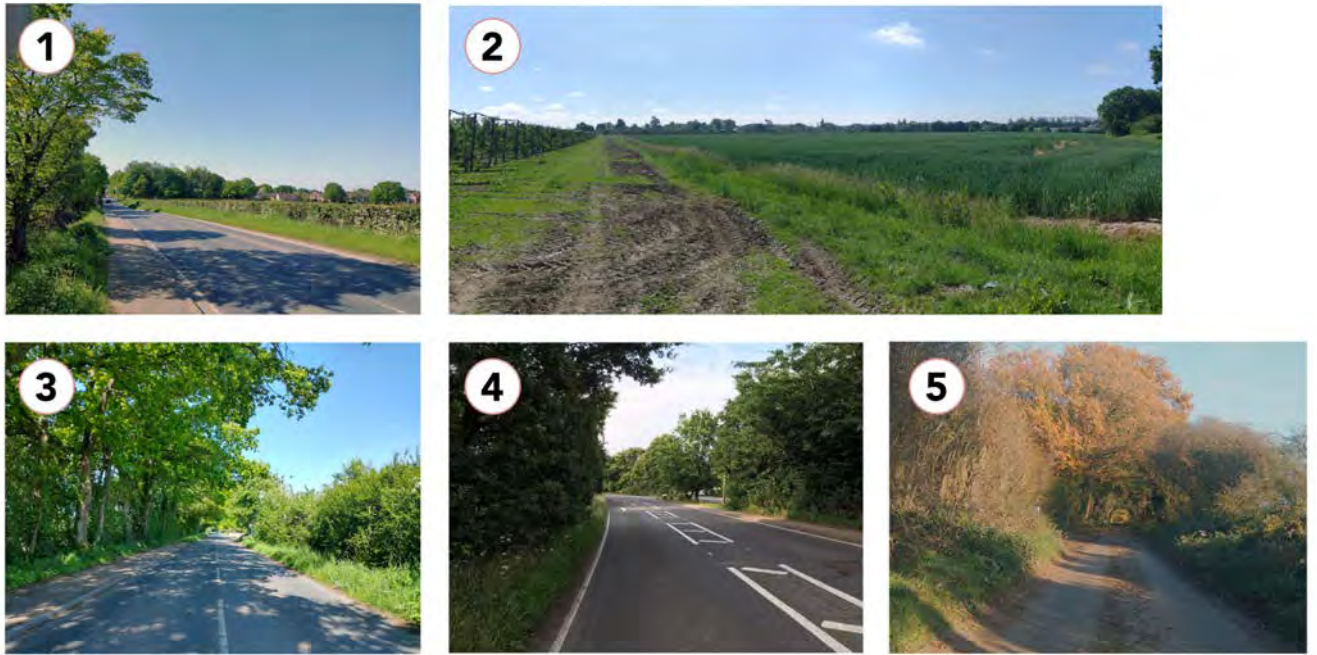


Figure 14: Views of community importance.

**POLICY**

**LEAV1: Views of community importance**

The following views and vistas (as shown in figure 13 and 14) are identified as important:

1. View from the A134 looking south towards Royston Woods and High Road.
2. View from Kingsland Lane looking southeast towards Honey Tye.
3. Vista from the junction of A134, looking west along High Road.
4. View from A134, looking north towards Harrow Street.
5. View from A134, looking east along Plough Lane, incorporating hedgerows and trees.

The scenic beauty, including views into and out of the AONB will also be taken into account with its designation as a nationally important landscape.

Development proposals within or which could affect an important public local view or vista should take account of the view or vista concerned.

Developments, which would have an unacceptable adverse impact on the landscape or character of the view or vista concerned, will not be supported.



- 5.1.8 Paragraph 101 of the NPPF states that 'The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period'.
- 5.1.9 Paragraph 102 goes on to outline the criteria for designation of Local Green Spaces. Those that have been identified in policy LEAV2 meet the criteria, as follows, 'The Local Green Space designation should only be used where the green space is:
- a) in reasonably close proximity to the community it serves;
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land'.
- 5.1.10 Paragraph 103 states, 'Policies for managing development within a Local Green Space should be consistent with those for Green Belts' and therefore affords them a very high level of protection. The designation of Local Green Spaces should not be used a mechanism for resisting development. Each Local Green Space varies in terms of size, shape, location, ownership and use, but each are valuable to the community. The list in LEAV2 has been refined since the February/March 2021 checking consultation survey, where residents put forward their own ideas. A justification for each Local Green Space can be found in Appendix C.

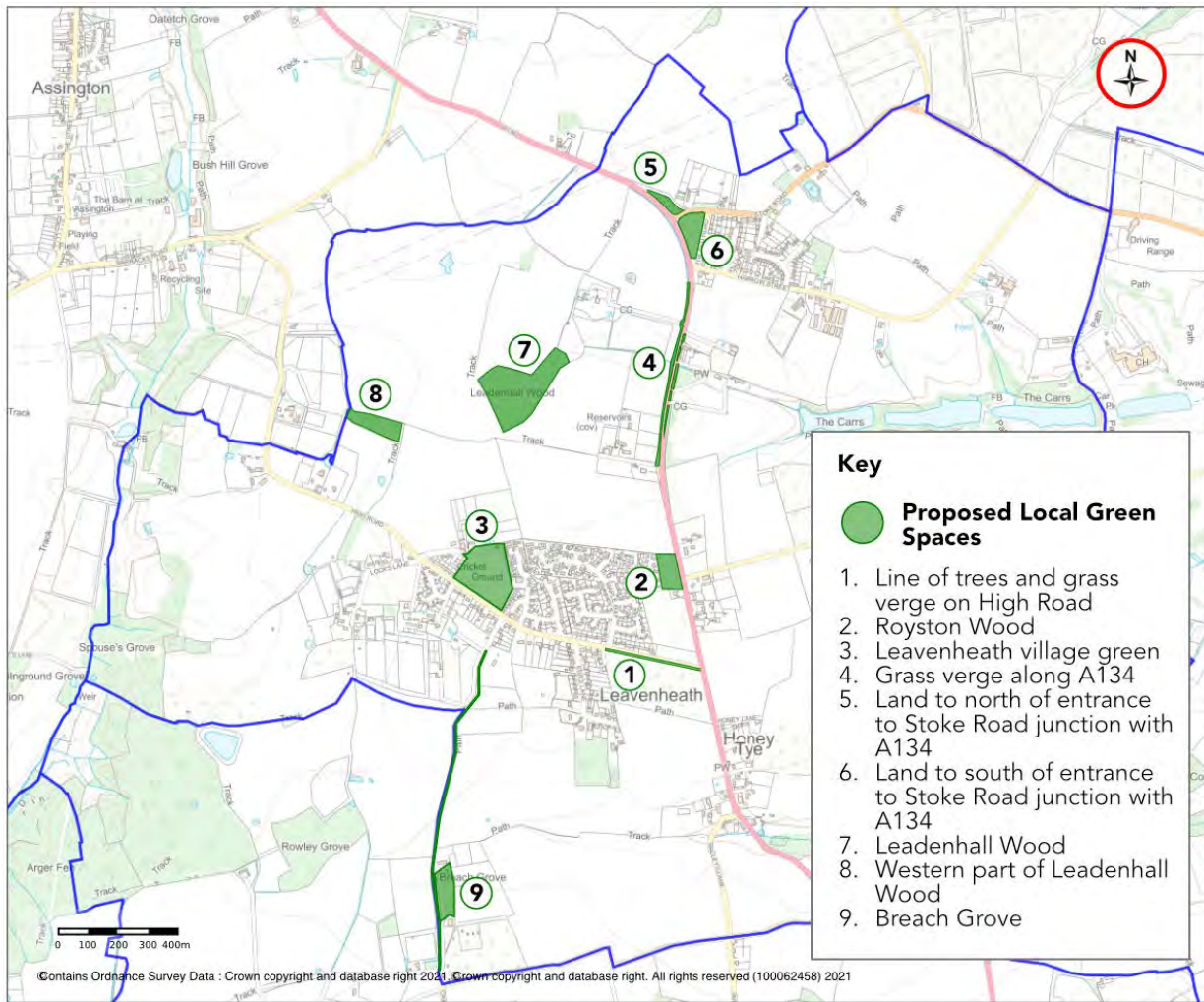


Figure 15: Proposed Local Green Spaces in Leavenheath (source: parish online). Blue line denotes parish boundary.

## POLICY

**LEAV2: Local Green Spaces**

The following areas are designated as Local Green Space for special protection (as shown in figure 15):

1. Line of trees and grass verge on High Road.
2. Royston Wood.
3. Leavenheath village green.
4. Grass verges along A134.
5. Land to north of entrance to Stoke Road junction with A134.
6. Land to south of entrance to Stoke Road junction with A134.
7. Leadenhall Wood.
8. Western part of Leadenhall Wood.
9. Breach Grove.

Development on designated Local Green Space will only be supported in exceptional circumstances. Development in the Local Green Spaces must be consistent with national policy for Green Belt land.

5.1.11 A SSSI is a formal conservation designation (showing in figure 16). Usually, it describes an area that is 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. 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 Bures St. Mary.

5.1.12 Part of Leavenheath parish falls within the 13km Zone of Influence (ZOI) of the Stour and Orwell Estuaries SPA and Ramsar site covered by two SSSI Impact Risk Zones. Therefore, planning applications need to be assessed for the likely impact on these designations. The areas is within 13km of a Zone of Influence of Sour and Orwell Estuaries Special Protection Area.



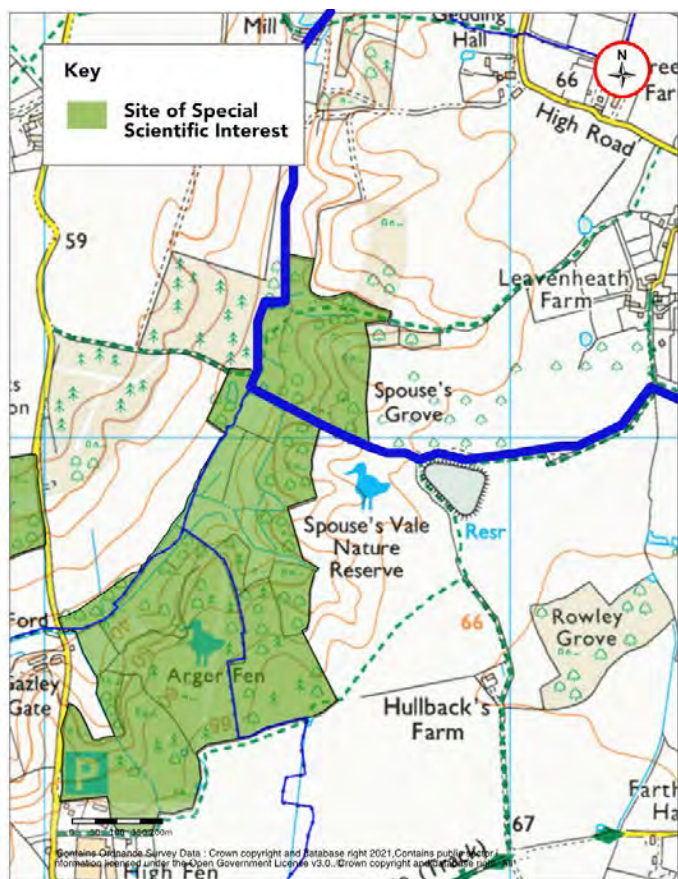


Figure 16: Site of Special Scientific Interest – northern part falls within the parish of Leavenheath (source: parish online). Thicker blue line denotes parish boundary. Northeast of the boundary line is Leavenheath.

5.1.13 Part of Leavenheath parish is covered by the Dedham Vale Area of Outstanding Natural Beauty (AONB), shown in figures 10 and 13. The AONB (90 square kilometres) stretches from Manningtree to within 1 mile of Bures. Leavenheath includes two areas of the AONB, at Spouse's Grove (part of a Site of Special Scientific Interest) and east and northeast of Cock Street, including Stoke by Nayland Hotel, Golf and Spa and around Spring Farm. 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, and creating public access as part of rights of way improvement.

5.1.14 The Neighbourhood Plan 2019 survey asked, 'Is the preservation of the AONB important to the household?'. 98.7 per cent of respondents said it was, and a

further 78.3 per cent stated that there should not be any development in the AONB. The following community action project has therefore been identified.

**Community action projects**

- An extension to the current area of the AONB to include the extent of the Suffolk Wildlife Trust site is encouraged.

5.1.15 Suffolk Wildlife Trust own 30.8 hectares 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. An extension to the current area of the AONB to include the extent of the Suffolk Wildlife Trust site is encouraged.

5.1.16 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.

5.1.17 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.

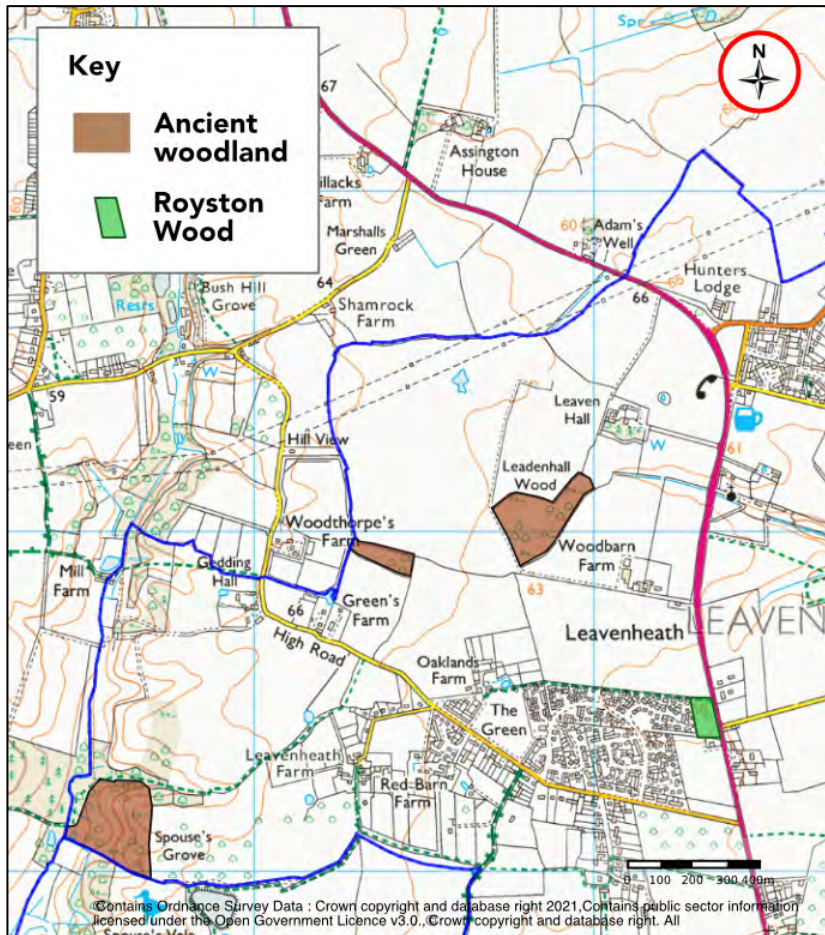


Figure 17: Areas of ancient woodland and Royston Wood in Leavenheath (source: parish online). Blue line denotes parish boundary.

5.1.18 The Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015), identifies Leavenheath as 'Ancient Rolling Farmlands' – a rolling landscape of medium clay soils studded with blocks of ancient woodland. This landscape type encompasses a large area of the Babergh District including to the south the Dedham Vale AONB, River Stour Project, Polstead and Stoke by Nayland, continuing west as far as Little Cornard to the eastern side of Hadleigh and north through Cockfield and beyond the boundary of the district.<sup>9</sup> Figure 17 shows areas of ancient woodland and Royston Wood.

5.1.19 Part of the parish to the west of High Road is currently identified in the adopted Babergh Local Plan 2006 as a Special Landscape Area (SLA). Its extent is shown in figure 18. Policy CR04 of the 2006 Plan requires that development proposal should only be permitted in such areas where it can be demonstrated that they will maintain or enhance the special landscape qualities of the area and, are designed and sited so as to harmonise with the landscape setting. However, the SLA designation is not set to be continued in the emerging

<sup>9</sup> Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015) <https://www.babergh.gov.uk/assets/DM-Planning-Uploads/Joint-Landscape-Guidance-Aug-2015.pdf>



Babergh Mid Suffolk Joint Local Plan, which instead relies upon the broader Landscape Guidance document produced in 2015. Given that the landscape remain largely unchanged, this Neighbourhood Plan retains the designation, but renames this as an Area of Local Landscape Sensitivity to ensure consistency with other neighbourhood plans across Babergh District

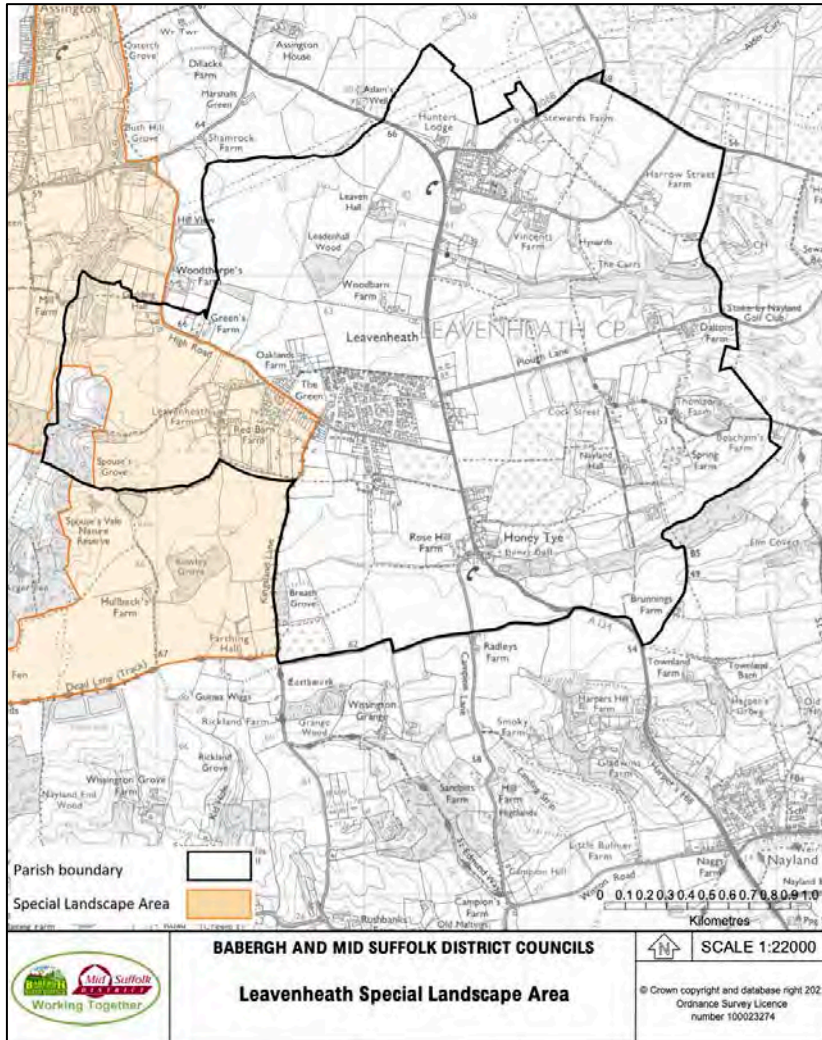


Figure 18: Leavenheath Special Landscape Area. Source: Babergh District Council.

## POLICY

**LEAV3: Landscape and biodiversity**

The scenic value of the landscape within the neighbourhood plan area, and outside of the defined settlement boundaries, will be protected from development that would adversely affect its character and value. Sensitive features typical of the Ancient Rolling Farmlands character area, such as woodland, species rich hedgerows, and associated ditches, should be retained and incorporated into the design and layout of new development proposals.

Development proposals within the Area of Local Landscape Sensitivity (as defined on figure 18 and the policies map) will only be permitted where they:

- Maintain or enhance the special landscape qualities of the area; and
- Are designed and sited so as to harmonize with the landscape setting.

All development proposals should retain existing features of biodiversity value (including trees, hedgerows, grass verges, ponds and drainage ditches).

Development proposals should identify how they will provide a net gain in biodiversity through, for example:

- The creation of new natural habitats.
- The planting of additional native trees and hedgerows, for screening, landscaping and separation purposes.
- Green areas between and on new developments.
- Soft site boundaries to new developments.

New and enhanced ecological networks and wildlife corridors will be encouraged. The line of trees and grass verge on High Road between the A134 and Edies Lane (policy LEAV2), and the line of hedge and trees on Plough Lane, should be retained.

5.1.20 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 per cent. Through community consultation, the community identified 'surface water drainage issue' locations, which, when there is heavy rainfall, suffer from excess surface water. In the face of climate change, the risk of surface water drainage problems is likely to increase.

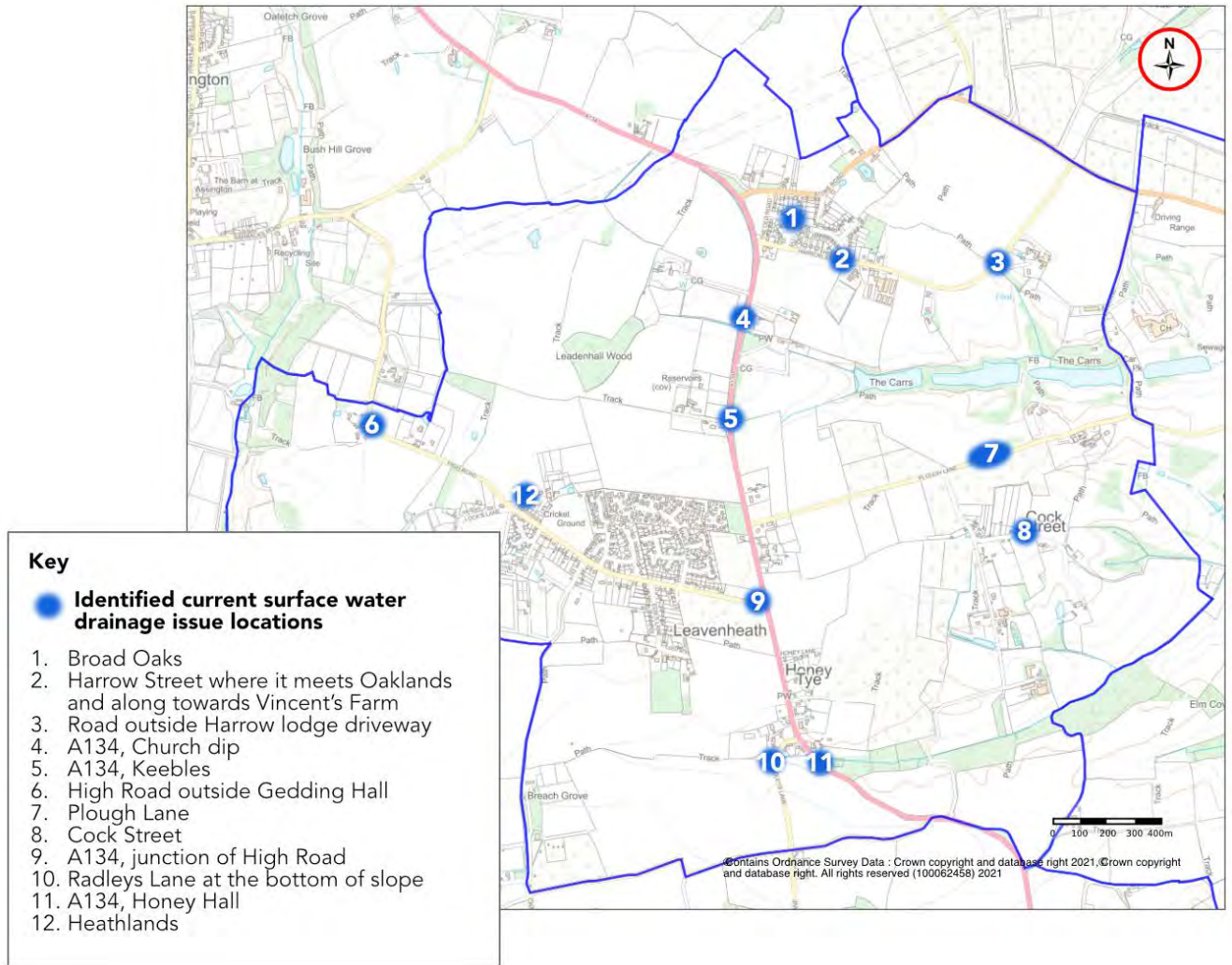


Figure 19: Identified surface water drainage issue locations (source: parish online with own annotations). Blue line denotes parish boundary.



## POLICY

**LEAV4: Surface water drainage**

There are a number of locations that have surface water drainage issues. The following locations within the parish (figure 19) are identified as localised flooding areas:

1. Broad Oaks.
2. Harrow Street where it meets Oaklands and along towards Vincent's Farm.
3. Road outside Harrow lodge driveway.
4. A134, Church dip.
5. A134, Keebles.
6. High Road outside Gedding Hall.
7. Plough Lane.
8. Cock Street.
9. A134, junction of High Road.
10. Radleys Lane at the bottom of slope.
11. A134, Honey Hall.
12. Heathlands.

Development proposals within the immediate locality of any of the surface water drainage areas should use appropriate drainage methods to prevent, and, where appropriate, alleviate the drainage issues. Future development must not cause or contribute to new flooding or drainage issues, exacerbate existing issues, or cause water pollution, and should mitigate its own flooding and drainage impacts.



## 5.2 Development and Design

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5.2.1 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’.<sup>10</sup> The built environment is defined as human-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks’. Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the Plan unless material considerations indicate otherwise’.

**Objective 2: To ensure that any future development is sustainable, well designed, suitably located, compliments and enhances the character of Leavenheath.**

5.2.2 Of the 467 respondents to the Neighbourhood Plan 2019 survey, 324 (69.4 per cent) ticked that the amount of current housing was ‘about right’. 83 respondents (17.8 per cent) ticked that the parish needed ‘a few more’ and 55 (11.8 per cent) ticked that there were ‘too many already’. Only 5 respondents (1.1 per cent) thought that the parish ‘needs a lot more’ housing.

5.2.3 In the Neighbourhood Plan 2019 survey, residents were asked ‘In your opinion how many new homes should be built in Leavenheath in the next 20 years?’ The majority said none (33 per cent). 20.9 per cent said 1-20 houses, 23.7 per cent said 11-20 houses and 15.5 per cent said 21-50 houses (the amount allocated in the emerging Local Plan). 5.9 per cent said 50-100 houses and just 0.9 per cent said 100+ houses. Some 175 respondents (36.7 per cent) were concerned about the future housing development in Leavenheath.

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<sup>10</sup> Town and Country Planning Act 1990 Section 55.



Figure 20: Response to question 20 of the Neighbourhood Plan 2019 survey 'In your opinion how many new homes should be built in Leavenheath in the next 20 years?'

- 5.2.4 Paragraph 79 of the NPPF states, 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'.
- 5.2.5 The emerging Joint Local Plan has an allocation of 44 new homes for Leavenheath. Recognising that this is likely to be a minimum number, the Leavenheath Neighbourhood Plan Steering Group explored the appetite of local residents to support the undertaking of a 'call for sites', an invitation for landowners to put forward additional pieces of land for consideration. During August 2020 residents were asked, 'Do you want the Leavenheath Neighbourhood Plan to undertake a 'Call for Sites' with the potential for allocating additional sites for development within the parish?' 240 residents responded, of which 18 per cent said yes, and 82 per cent said no to undertaking a call for sites. The decision was therefore taken not to explore further housing allocations as part of the Neighbourhood Plan process. The settlement boundaries also remain those of the Local Plan.
- 5.2.6 The location and scale of housing development is therefore not outlined within the Leavenheath Neighbourhood Plan. However, to reflect the desires of local residents, as expressed in the Neighbourhood Plan 2019 survey, the location and scale should not adversely impact the special qualities of the parish and should contribute positively to its setting.
- 5.2.7 The number of granted planning permissions for new dwellings in the past few years has been very low:
- o 2011/12: 1 completion
  - o 2012/13: 0 completions



- o 2013/14: 1 completion
- o 2014/15: 0 completions
- o 2015/16: 2 completions
- o 2016/17: 0 completions
- o 2017/18: 3 completions
- o 2018/19: 0 completions
- o 2019/20: 2 completions<sup>11</sup>
- o 2020/21: data not available at the time of writing.

5.2.8 Given the parish only has a village hall, a village green, a children’s play area, a church and a public house, concern was expressed by residents that any large-scale development may swamp the current infrastructure. Question 23 of the Neighbourhood Plan 2019 survey asked, ‘When considering a new housing development in Leavenheath, would your householders be concerned about any of the below?’ The bar graph below shows the number of respondents concerned about various issues, the impact on the countryside being the greatest, followed by increased traffic and congestion, and impact on the environment.

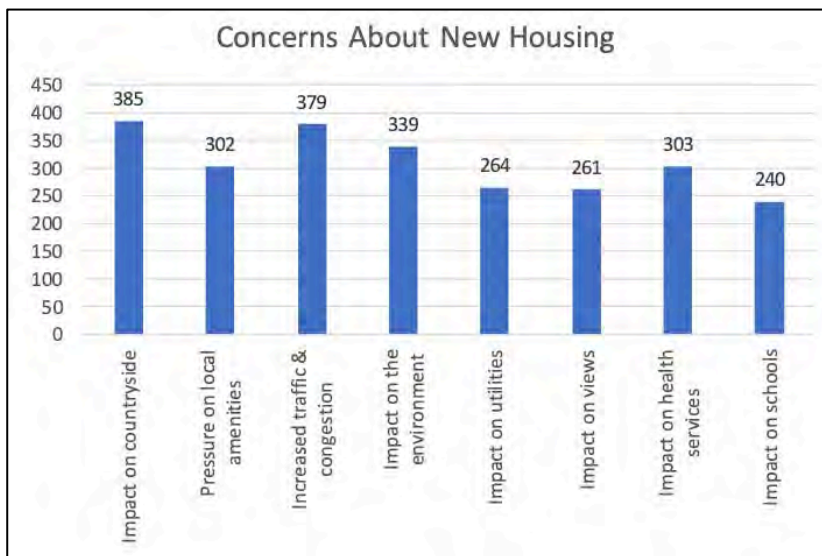


Figure 21: Response to question 23 of the Neighbourhood Plan 2019 survey ‘When considering a new housing development in Leavenheath, would your householders be concerned about any of the below?’

<sup>11</sup> Data provided by Babergh District Council, 01.06.21.

## POLICY

**LEAV5: Location, scale and rate of housing development**

Housing development may be supported within or immediately adjacent to the current settlement areas, provided that the development:

- Does not have an adverse impact on the special qualities of the Area of Outstanding Natural Beauty, Local Green Spaces (policy LEAV2) and views of community importance (policy LEAV1).
- Does not have an adverse effect on the integrity of Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar site where land is within 13km Zone of Influence of Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (RAMS).
- Is phased across the life of the Plan, in order to keep pace with the development of associated community infrastructure and fit within the rural context and hamlet designation.
- Would not have an adverse unacceptable impact upon the historic or natural environment or highway safety.
- Has a close functional relationship to the existing settlement or constitutes a logical extension of the built-up area of the hamlet.
- Is self-contained and has logical, natural boundaries.
- Is well designed and landscaped and is appropriate in size/scale, layout, and character to its setting and to the hamlet, in accordance with the Design Guidelines and Codes (addendum document).
- Can demonstrate no likely significant effects or adverse effects on site integrity of European sites through an individual project-level Habitats Regulations Assessment (HRA). There is a requirement for all residential development within the 13km Zone of Influence (ZOI) of Stour and Orwell Estuaries Special Protection Area (SPA) and Ramsar to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (RAMS).

5.2.9 In the emerging Joint Local Plan, proposals for windfall development within dwelling clusters and/or a defined hamlet may be acceptable, subject to criteria. In order to maintain the distinct separation of the three hamlets, any windfall and new allocations within the lifetime of the Neighbourhood Plan should respect the pattern of growth outlined in policy LEAV6. There is currently a visual and physical separation of the three hamlets, mostly set back from the A134, the main road running through the parish. This should be retained.

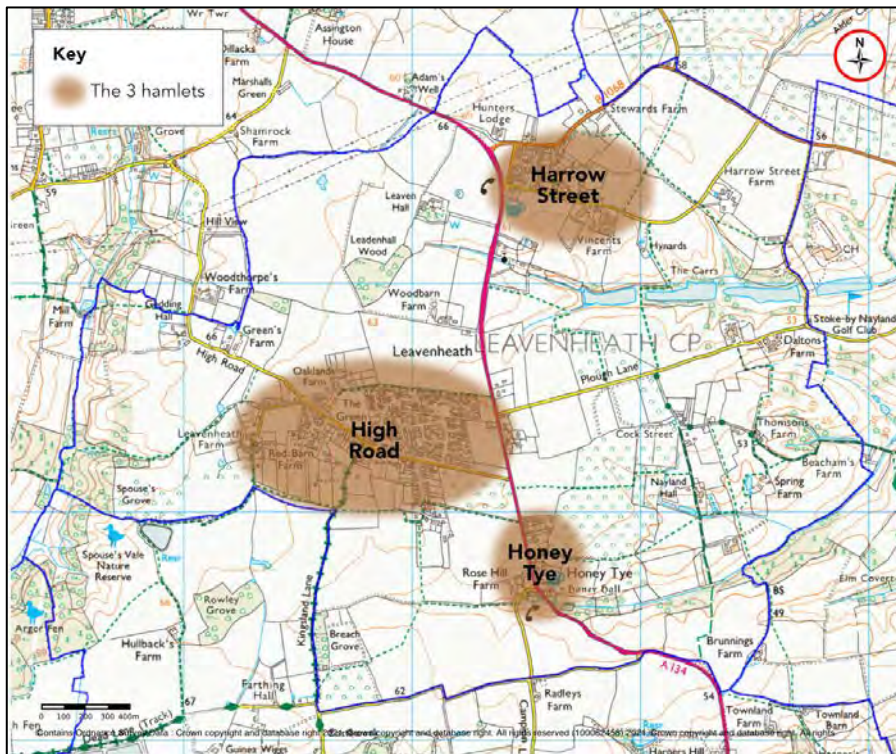


Figure 22: Location of the three hamlets in Leavenheath (source: parish online with own annotations). Blue line denotes parish boundary.

**POLICY**

**LEAV6: Pattern of growth and strategic gap between hamlets**

Development should respect and retain the generally open and undeveloped nature of the parish, in particular, the distinct separation of Harrow Street, High Road and Honey Tye (see figure 22). Development in the main is set back from the A134 and this should continue to be respected. Development that would individually or cumulatively undermine the physical or visual separation of the three hamlets will not be supported.

Any new development should enhance and be physically connected to an existing hamlet and not create another settlement within the parish.

Physical connections (paths and cycle ways) between the hamlets are encouraged (see policy LEAV10).

5.2.10 Data from the 2011 Census shows that in total there were 600 dwellings in Leavenheath. A total of 13 dwellings were unoccupied (2.1 per cent). 88.71 per cent of households in Leavenheath own their homes outright, which is higher than for Babergh (71.9 per cent) and England (63.3 per cent). 2.5 per cent of the homes in Leavenheath are socially rented, which is lower than in both comparator geographies. Leavenheath also has a lower percentage of



private rented homes than its wider geographies, 7.7 per cent of households in the parish privately rent their homes, as compared to 12.6 per cent in Babergh and 16.8 per cent in England as a whole. There was no shared ownership in the neighbourhood area in 2011.<sup>12</sup>

- 5.2.11 The community survey completed by the Neighbourhood Plan group had a response rate of 35 per cent and found that home ownership was 97 per cent with 71.5 per cent of homes owned outright and 25.5 per cent owned with a mortgage. If this is representative of the whole parish it would show an increase in home ownership levels since the Census in 2011.
- 5.2.12 Between 2001-2011, there were some noteworthy changes in the neighbourhood area. Firstly, there was an increase in private renting in the neighbourhood area, and while the growth was from a low base, it is significant since it potentially indicates that more households elected to rent in the absence of sufficiently affordable home ownership options. Secondly, there was an overall decrease in shared ownership: there were 3 shared ownership homes in the parish in 2001, which decreased to 0 in 2011. Social rent increased slightly over this period, both in Leavenheath and Babergh, while decreasing in England overall.<sup>13</sup>
- 5.2.13 As part of developing the Neighbourhood Plan, a Housing Needs Assessment (HNA) was commissioned through Locality and undertaken by AECOM. In terms of changes in household prices in the neighbourhood area, the HNA showed that between 2010-2019, over the last 10 years (to the end 2019), median house prices in the postcode have increased slightly, increasing from 2010 to 2012 and then experiencing a decline between 2012-2013. Between 2013 and 2017, there was a relatively steady growth in median prices, with a dip between 2014-2015. Mean house prices increased by 43.9 per cent over the period, and median prices increased by 68.3 per cent. Lower quartile prices (entry-level properties usually with one or two bedrooms) experienced an increase of 79.6 per cent over the period. The price of an average (mean) property in the Neighbourhood Plan area was £154,965 at the end of 2019. A lower quartile (entry level) property was priced at £119,000 at the end of 2019.
- 5.2.14 In terms of quantity of affordable housing needed, a pro-rating exercise of the need for affordable rented housing identified in the district's Strategic Housing Market Assessment estimates that the parish needs 1.14 affordable homes for rent per annum or 20 over the plan period. With regards to affordable housing for sale, the HNA identified the potential demand for 2.6 homes per annum or

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<sup>12</sup> Leavenheath Neighbourhood Plan Housing Needs Assessment (AECOM)

<sup>13</sup> AS above

39 homes over the plan period. The relationship between these two estimates in percentage terms is roughly 65 per cent ownership and 35 per cent rented.

- 5.2.15 The HNA recommends an indicative tenure split of 28 per cent/72 per cent (affordable homeownership/affordable housing for rent). This split is in line with NPPF guidance, by ensuring that 10 per cent of all housing is Affordable Housing for ownership. Furthermore, this split is also consistent with the proposed split set out in the existing adopted Local Plan (which gives 75/25 split). By following a 28/72 split, the Neighbourhood Plan is able to prioritise affordable rented housing, which the HNA recommends is prioritised given that delivery expectations are limited and there is a significant scale of need.
- 5.2.16 The November 2019 Neighbourhood Plan survey showed that 14 households wished to downsize their current homes and a further 19 households were looking for a bigger property. The result of the HNA modelling suggests that by 2036, the size distribution of dwellings should be focused on delivering more 3-bedroom homes as a priority. The parish should also increase the supply of one-bedroom homes and may consider discouraging the supply of homes with four or more bedrooms. This model, however, operates on the assumption that households can and will wish to move freely around the stock of existing housing, which is not a realistic prospect. It is natural, then, that demand should continue for some larger dwellings. The provision of larger homes should not be inhibited entirely (though some of that demand will be met by natural churn within the market), but to the extent that the Neighbourhood Plan may be used to influence the size mix of housing coming forward, the neighbourhood planners should consider how to increase options for smaller homes.
- 5.2.17 With respect to specialist housing for older people, Leavenheath is forecast to have an over-75 population of 299 by the end of the Plan period, an estimated increase of 158 people from the 2011 Census. As per calculations in the HNA, this produces a need for 40 specialist dwellings.

## POLICY

**LEAV7: Housing size, type and tenure**

New residential development should be of a size, type and tenure that meet local housing needs, with a view to enable a mixed community of ages.

In line with the findings of the Leavenheath Housing Needs Assessment, the following housing mix should be provided:

- 3-bedroom family homes.
- Starter homes and smaller homes for downsizing.
- Specialist housing for older people.
- A range of affordable housing (meeting the current Local Plan requirements as a minimum), including shared ownership, social rented, private rented and privately owned properties.
- Homes that are adaptable in order to meet the needs of the increasingly aging population, without restricting the needs of younger families.

Where affordable housing is proposed it should be identical in external form, quality and character to open market housing (see policy LEAV5).

It should also be noted that not all of the above housing types may be suitably accommodated on every site and that affordable housing contributions can only be required for major developments.

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

- Stonicott (List Entry Number: 1033464).
- Acre Piece (List Entry Number: 1181518).
- Spring Farmhouse (List Entry Number: 1351806).
- Hare and Hounds Public House (List Entry Number: 1351807).
- Heathcote (List Entry Number: 1351808).
- Greylands (List Entry Number: 1181498).
- Harrow Street Farmhouse (List Entry Number: 1036599).

<sup>14</sup> [www.historicengland.org.uk/listing/the-list](http://www.historicengland.org.uk/listing/the-list) Information obtained 04.06.2020





identify some non-designated heritage assets as 'locally listed'. The PPG goes on to explain that these can be identified through Local Plans (and now most commonly through Neighbourhood Plans) which are a positive way for the local planning authority to identify Non-designated Heritage Assets against consistent criteria so as to improve the predictability of the potential for sustainable development. Further information can be found in Historic England's guidance on Neighbourhood Plans.

5.2.21 Paragraph 203 of the NPPF indicates that the effects of an application on the significance of a Non-designated Heritage Assets should be considered when determining applications. Suffolk County Council manages the Historic Environment Record for the county, and non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework and Babergh District Council Core Strategy (2011- 2031) are met.

5.2.22 The following map (figure 24) shows those that have been identified for Leavenheath. Justification for each Non-designated Heritage Asset is found in Appendix D.

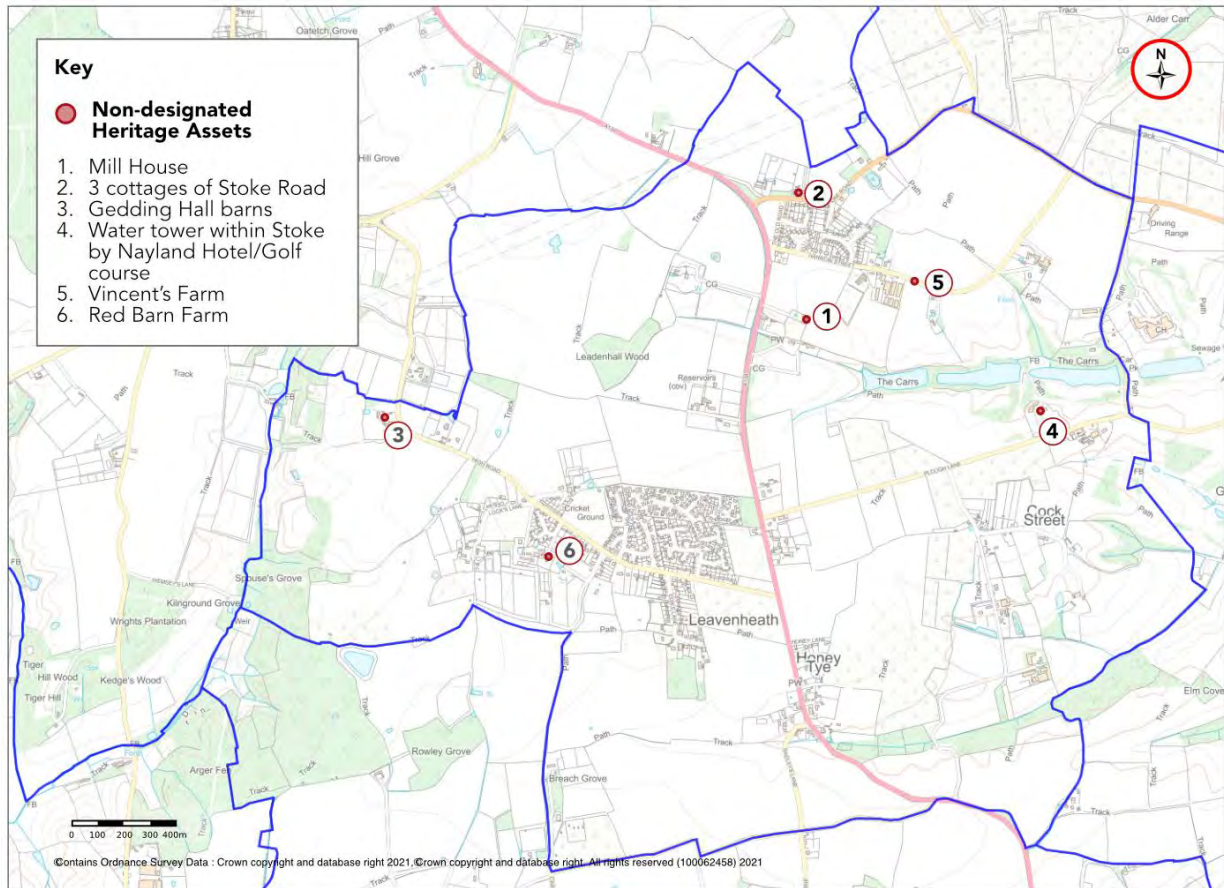


Figure 24: Proposed Non-designated Heritage Assets in Leavenheath (source: parish online with own annotations). Blue line denotes parish boundary.



**POLICY****LEAV8: Non-designated Heritage Assets**

In addition to Listed Buildings and designated heritage assets, the following buildings or structures (as shown in figure 24) are identified as Non-designated Heritage Assets due to their locally important character and historic features:

1. Mill House.
2. 3 cottages of Stoke Road.
3. Gedding Hall barns.
4. Water tower within Stoke by Nayland Hotel/Golf course.
5. Vincent's Farm.
6. Red Barn Farm.

Development proposals should avoid harm to these heritage assets having regard to their character, important features, setting and relationship with surrounding buildings or uses. Proposals should demonstrate that consideration has been given to retaining:

- i. The important asset or historic feature itself;
- ii. Its most distinctive and important features;
- iii. The positive elements of its setting and its relationship to its immediate surroundings; and
- iv. The contribution that the building or historic feature and its setting makes to the character of the local area.

**Community action projects**

- To encourage residents to share material on the history of the parish and any historical documents/photos they have.

5.2.23 One of the determinants of whether any new development is deemed successful, is how well it is considered to its surroundings. Design, local character, layout and scale of development are often community concerns. The NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality stand of design to inform development proposals.<sup>15</sup>

<sup>15</sup> National Design Code, Ministry of Housing, Communities and Local Government 2021

5.2.24 The Neighbourhood Plan steering group commissioned AECOM to undertake a 'Design Guidelines and Codes' report for Leavenheath as an opportunity to influence design at a very local level.

**POLICY**

**LEAV9: Design principles (design guidelines and codes)**

Development proposals that respond positively to creating an attractive parish and enhance each of the hamlets' aesthetic qualities (Harrow Street, High Road and Honey Tye) will be encouraged and should be guided by the Leavenheath Design Guidelines and Codes (addendum document).

Net zero carbon homes are also encouraged where they meet the Leavenheath Design Guidelines and Codes, and other relevant policies.

Note: the 'Dedham Vale Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development' should also be used for the AONB.



## 5.3 Access

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- 5.3.1 Leavenheath is largely a car dependent community. Census data from 2011 shows that car ownership levels in Leavenheath parish are high compared to that of Babergh district and Suffolk. Only 5.5 per cent of households have no car or van, 37 per cent have 1 car, 43.7 per cent have 2 cars, 9 per cent have 3 cars and 4.8 per cent have 4 or more cars.
- 5.3.2 Census data from 2011 showed that the main method of travel to work by residents of Leavenheath aged 16 to 74 is by car. 47.2 per cent travel to work by car and only 0.9 per cent travel to work by bus. 6.8 per cent work from home. The Neighbourhood Plan November 2019 survey showed higher figures, that the majority of respondents (66 per cent) travel to work by car, some 11.7 per cent by bus, 7.2 per cent by train, with a few walking and cycling. 11.3 per cent work from home. 35.6 per cent said they do not use the bus service at all.
- 5.3.3 There is a bus service passing through the village on the A134 connecting Colchester and Sudbury. 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. Only 11.7 per cent of respondents of the November 2019 survey said they used the bus as their means of travel to work. Residents commented that they found the bus service to be infrequent, inconvenient, expensive and not covering the required area of travel.
- 5.3.4 The Leavenheath Neighbourhood Plan encourages development that addresses the impact of climate change by reducing the reliance on the private car. However, where there is a limited bus service and no formal cycle routes, this is going to continue to be an issue to get around the parish and travel beyond.



5.3.5 Figure 25 shows an example route across the parish. To walk from Leavenheath village hall in High Road to the Hare and Hound public house in Harrow Street it takes 26 minutes<sup>16</sup>. The main part of the route is along the A134, the main road running north-south.

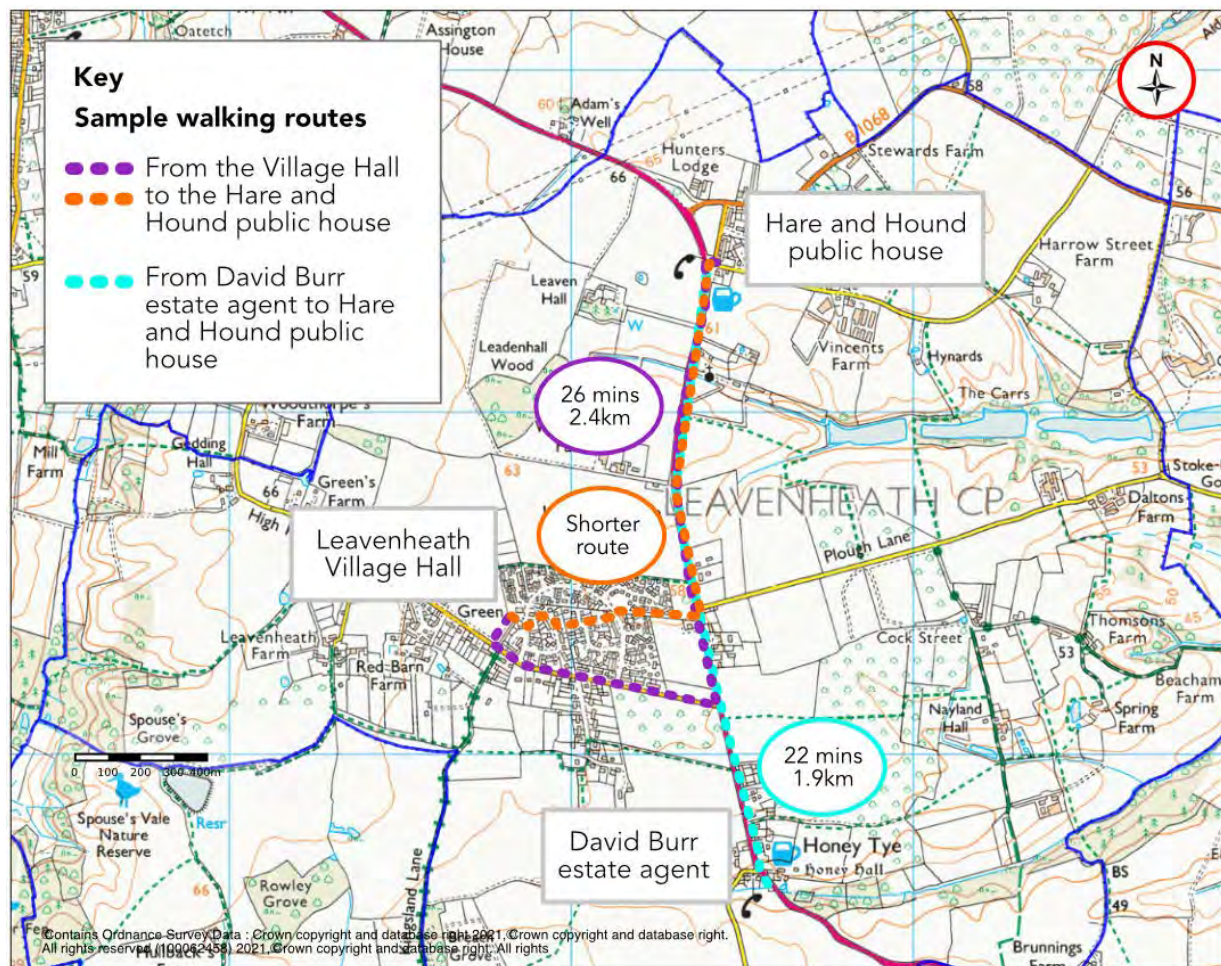


Figure 25: Sample walking route: from the Village Hall to the Hare and Hound public house (source: parish online with own annotations). Blue line denotes parish boundary.

**Objective 3: To encourage safe walking and cycling within and beyond Leavenheath parish.**

5.3.6 Whilst the provision of bus services is beyond the scope of the Neighbourhood Plan, there is consensus in the community that walking and cycling should be encouraged, both to access village facilities and for recreation. Leavenheath is

<sup>16</sup> Google maps directions

well served with Public Rights of Way, mostly footpaths and some bridleways (see figure 26).

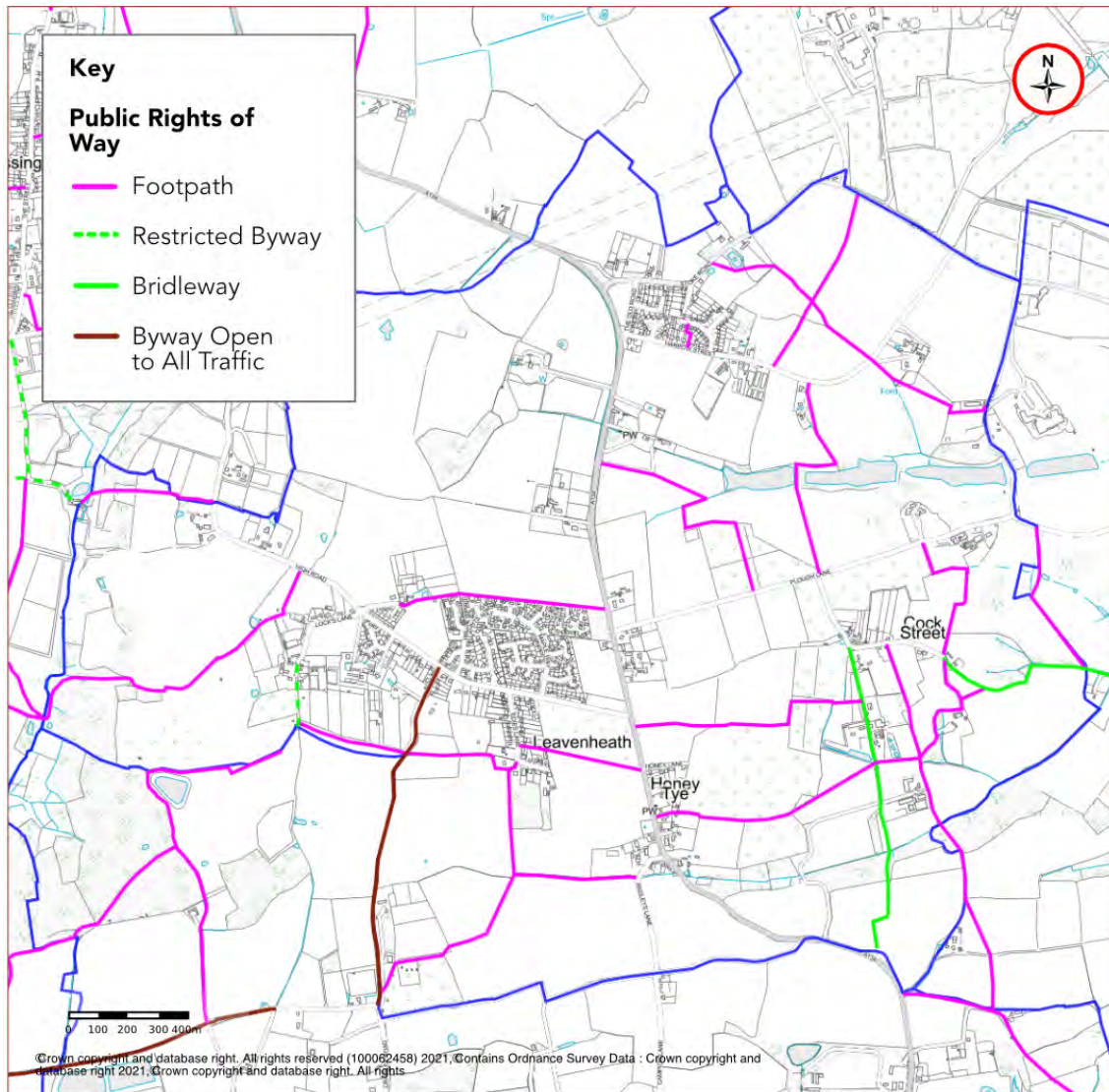


Figure 26: Public Rights of Way in Leavenheath (source: parish online with own annotations). Blue line denotes parish boundary.

5.3.7 There are four identified walks in the parish, promoted by Leavenheath Parish Council: The Lanes and Lakes; Orchard walk; Kingsland walk; and the Wildlife walk (see figure 26). As development takes place within the parish, the community are keen to ensure that opportunities for joining up formal Public Rights of Way, natural desire lines and opportunities for cycling are not missed. These should be in line with Suffolk County Council’s Green Access Strategy (2020-203).



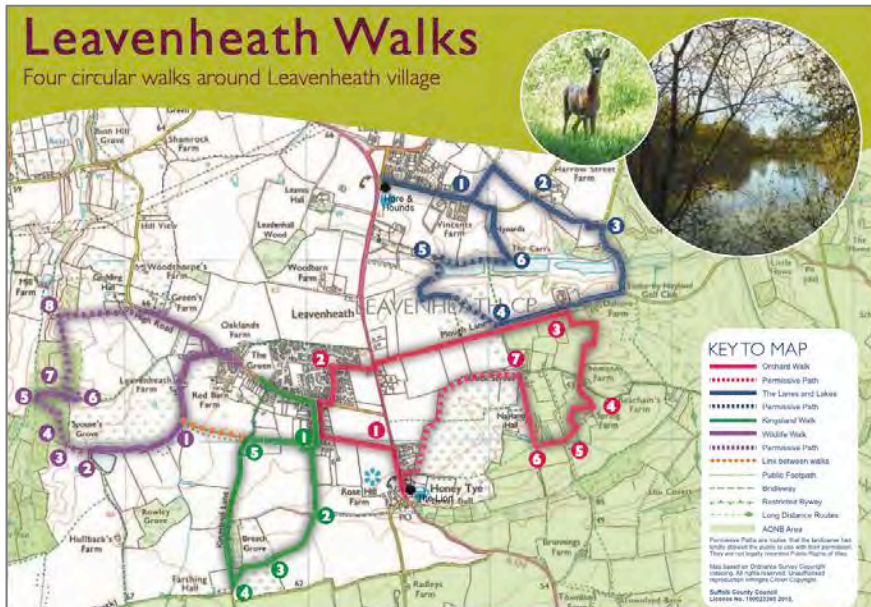


Figure 27: Circular walks around Leavenheath village (source: Circular Walks Leavenheath, Suffolk County Council<sup>17</sup>)

5.3.8 There are 3 'Quiet Lanes' in the process of being allocated within Leavenheath (figure 29). Quiet Lanes is a nationally recognised designation for narrow, rural roads which can be shared with walkers, horse riders, cyclists and other road users. It encourages drivers to take their time when they see the Quiet Lanes sign, so we can all enjoy rural lanes with greater safety. Quiet Lanes are a positive way of providing a chance for people to walk, cycle and horse ride in a safer environment; widening transport choice; and protecting the character and tranquillity of country lanes.<sup>18</sup>



Figure 29: Quiet Lanes in Leavenheath (source: Suffolk County Council).

<sup>17</sup> <http://leavenheath.suffolk.cloud/assets/Footpaths/Circular-Walks/LCW-Leavenheath-Leaflet-Web-Version-1.pdf>, 24.03.21.

<sup>18</sup> CPRE's guide to Quiet Lanes, [https://www.cpre.org.uk/wp-content/uploads/2019/11/quiet\\_lanes\\_1.pdf](https://www.cpre.org.uk/wp-content/uploads/2019/11/quiet_lanes_1.pdf), 24.03.21



5.3.9 In High Road, the Reason Homes development has good pedestrian linkages enabling connectivity between streets. Figure 28 shows an example of a walkway between Sweet Briar Close and Bramble Way.



Figure 30: Walkway between Sweet Briar Close and Bramble Way, High Road.

**POLICY**

**LEAV10: Walking and cycling**

Where appropriate, new development should contribute to an enhanced and joined up network of Public Rights of Way (high-quality footpaths, cycle ways and bridleways) to improve access to village amenities, the AONB, the Stour Valley project area, the wider countryside and the other hamlets within the parish. New provision should encourage alternatives to using private cars, including provisions for safe and secure cycle storage, in accordance with adopted cycle parking standards. Footpaths and cycle ways should be visible and separate from roads where possible.

Existing Public Rights of Way should be protected and enhanced. Enhancement can take the form of new routes, connections, improved surfaces, and/or signage increasing access to the countryside and connectivity between hamlets. Where Public Rights of way may be unavoidably impacted or lost appropriate diversion or new routes should be provided that are safe and convenient for users.

Pathways through developments are encouraged, such as those currently found in the Reasons development off High Road, e.g., the walkway between Sweet Briar Close and Bramble Way, High Road (see figure 27).

5.3.10 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.

5.3.11 Concern about road safety and speeding has been highlighted through community consultation. Question 40 of the Neighbourhood Plan survey 2019 asked 'Do your householders think road safety for pedestrians, cyclists or horse riders is a problem in Leavenheath?' 27.3 per cent stated, 'strongly agree' and a further 36.8 per cent stated 'agree'.

5.3.12 During Autumn 2020 traffic volume and movement was monitored through the parish. As a by-product of the monitoring, data also shows that the majority of vehicles travelling along the A134 exceeded the 30-mph limit, with nearly one third of vehicles exceeding the 40mph speed limit at the northern entry point into the parish. The data also shows that a higher-than-expected number of vehicles use Stoke Road. Speeding was also found on High Road and Stoke Road.

- A134 North of Stoke Road junction: 32.2 per cent of recorded vehicles exceeding the 40mph speed limit southbound into Leavenheath, and 24.6 per cent exceeding the 40mph speed limit northbound.
- A134 South of High Road junction: 63.5 per cent of recorded vehicles exceeding the 30mph speed limit southbound. 49.8 per cent exceeding the 30-mph speed limit northbound.
- The Stoke Road and High Road monitoring points were too close to the junctions to give accurate speed results, but showed that:
  - A 5-day average of 8,927 vehicles using the A134 each day.
  - A 5-day average of 3,855 vehicles using Stoke Road each day.
  - A 5-day average of 1,705 vehicles using High Road each day.

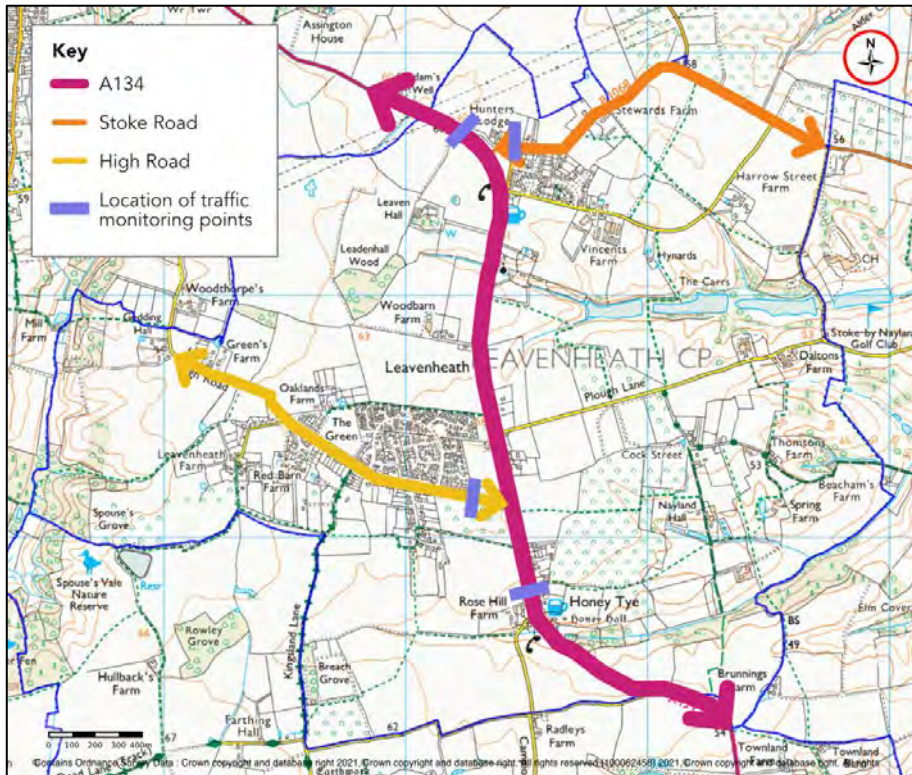


Figure 31: Roads with speeding and location of traffic monitoring points (source: parish online with own annotations). Blue line denotes parish boundary.

**POLICY**

**LEAV11: Traffic and road safety**

Planning applications for major developments should identify the level of additional traffic that is likely to be generated, and the impact of this traffic on pedestrians, cyclists, road safety, Quiet Lanes and private and public parking within the parish. Measures to mitigate any impacts should be demonstrated.

Where possible, new development should be designed to reduce speeding, particularly in the following locations:

1. A134.
2. Stoke Road.
3. High Road.

**Community action projects**

- Establish a community speed watch.
- Liaise with the bus operators to improve current services.
- Further investigate the need for demand responsive transport services.
- Investigate the potential for further footpath provision within the parish.





## 5.4 Community Infrastructure

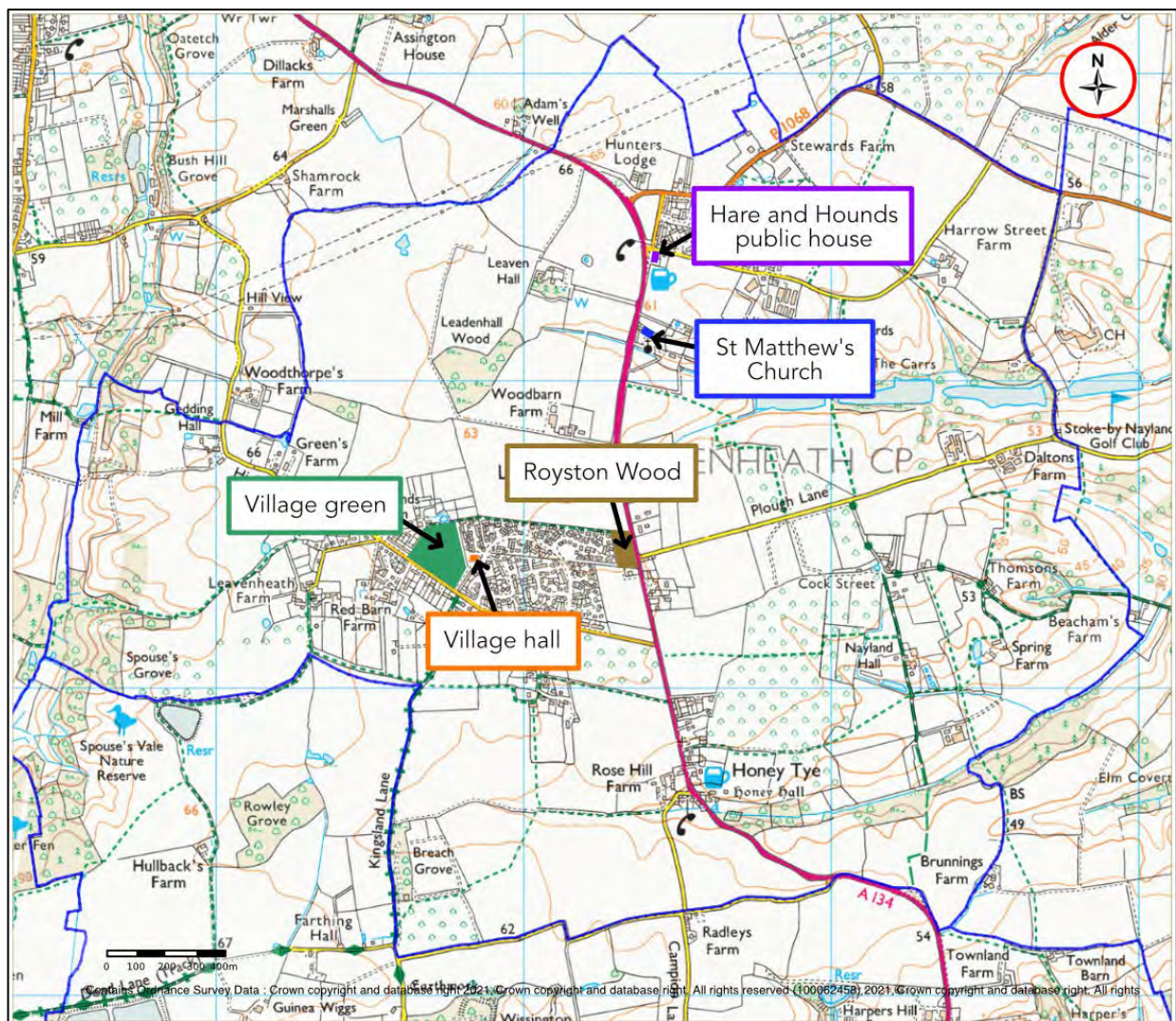


Figure 32: Community infrastructure in Leavenheath (source: parish online with own annotations). Blue line denotes parish boundary.

5.4.1 Leavenheath parish has a modern village hall working as a hub for community activities. 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. The village hall has a community external defibrillator cabinet and is available for private hire.

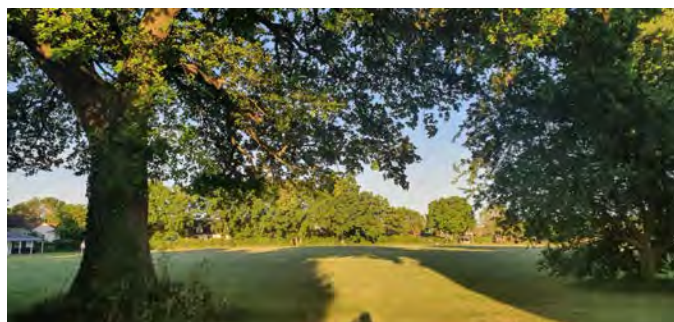


Figure 33 left: Leavenheath village hall (source: [www.leavenheath.org.uk](http://www.leavenheath.org.uk)).

Figure 34 right: the village green.

- 5.4.2 Adjacent to the village hall is the village green with children's play equipment and a cricket pitch, home to Leavenheath Cricket Club. This is located in the High Road hamlet and is the only formal open green space, play equipment and sports pitch in the parish.
- 5.4.3 Royston Community Wood, which is named after ex Parish Council Chairman Royston Collet, is a small (0.77ha) woodland consisting mainly of broadleaf trees located between the main settlement and the A134, on land provided by Babergh District Council. Founded in 2001, the woodland is managed by Leavenheath, Polstead and Stoke by Nayland Community Woodland. The Community Woodland manages a diverse range of habitats including an old cherry orchard, rough grassland, wildflower meadow, woodland, a pond and wetlands for the benefit of local community. Royston Wood is used by a range of local groups including cubs, scouts, dog walkers and for community events.
- 5.4.4 St Matthew's is a small Victorian church lying in a tree lined hollow, sign posted off the A134 at the northern end of the parish. It contains a unique set of First World War white grave crosses and associated photographs. Originally a Victorian Chapel of Ease for St Mary's, Stoke by Nayland, St Matthew's, Leavenheath is now a Parish in its own right.<sup>19</sup>
- 5.4.5 One public house serves the parish, the Hare and Hounds in Harrow Street. The Hare and Hounds has a community external defibrillator serving the Harrow Road hamlet. The Lion pub in Honey Tye closed in January 2018.

<sup>19</sup> <https://www.achurchnearyou.com/church/2039/about-us/> 06.03.21

- 5.4.6 There are no medical practices in the parish. Residents are served by Mill Road Surgery in Colchester, Nayland Surgery and Boxford Surgery.
- 5.4.7 Children in Leavenheath can attend Little Ladybirds (toddler group) continuing into Ladybirds pre-school held in the village hall. There is no school in the parish. Leavenheath is served by two primary schools outside of the parish; Nayland Primary School and Stoke by Nayland Primary School. At age 11 pupils mainly continue to secondary school at the Thomas Gainsborough School in Great Cornard.

**Objective 4: To enable a cohesive joined up community with appropriate community and sports infrastructure.**

- 5.4.8 Good access to high quality open spaces for recreation and sport are considered a high priority for the residents of Leavenheath.
- 5.4.9 The Babergh and Mid Suffolk Open Space Assessment (May 2019) examines existing and projected needs for open space, sport and recreation provision, setting standards which will be used to assess proposals for open space during the Local Plan period. The following table compares the Open Space Assessment quality and access standards against Leaven heath’s current provision. There is only sufficient provision for ‘parks and recreation grounds’ (i.e. the village green) and ‘play space (children)’ (i.e. the children’s play area at the village green).

Open space typology	Quality standards (ha/1000 population)	Access standard	Leavenheath current provision
Allotments	0.3ha	All parishes with a population greater than 1000 to have an allotment	0ha <i>Shortfall of 0.41ha</i>
Amenity Green Space	1.0ha	600 metres or 12-13 minutes’ walk time, or at least 0.15 for populations over 200	0ha <i>Shortfall of 1.37ha, and not all within 12-13 minutes’ walk time</i>
Parks and recreation grounds	1.0ha	Populations greater than 1000 to have park and recreation ground (12-13 minutes’ walk time).	2.36ha (adjacent to the village hall) <i>Sufficient provision, however, not all within 12-13 minutes’ walk time</i>



<b>Play space (children)</b>	0.06ha	Populations over 1000 to have to have play space within 600 metres (12-13 minutes straight line walk time)	0.07ha <i>Sufficient provision, however, not all within 12-13 minutes' walk time</i>
<b>Play space (youth)</b>	0.04ha	Populations over 1000 to have youth place space.	0ha <i>Shortfall of 0.05ha</i>
<b>Natural green space</b>	ANGST <sup>20</sup>		0.73ha (Royston Wood) <i>Shortfall</i>

5.4.10 The emerging Joint Local Plan suggests 600 metres or 12-13 minutes' walk time is a reasonable walking distance to most open space. Therefore, the majority of the parish is considered to have a shortfall in access, particularly for residents living in Harrow Street and Honey Tye.

5.4.11 Policy LEAV11 looks to address some of the shortfall in provision, by requiring that all major residential developments should include onsite open space which would be easily accessed by the residents of the development. Smaller developments should also contribute to on or off-site open space. The future aim is to have a wider provision across the parish that complements current provision, i.e., the current village green and the children's play area.

5.4.12 Recognising the distance between the three hamlets (see figure 25 shows a sample walking time) it may still not be possible for open space provision to be less than 600 metres or 12-13 minutes' walk for all Leavenheath residents. Therefore, the policy states that provision should be located within a reasonable distance of footpath and cycle links, as well as providing sufficient parking where needed.

5.4.13 The policy does not specify what provision of open space is required. However, sports facilities that were suggested by the local community through consultation include provision for playing tennis, football and basketball, plus a skate park. These should be considered with a desire locally to upgrade the provision of play equipment.

5.4.14 In early 2020 a group in Leavenheath undertook a play area survey. 99 per cent of respondents supported a plan to upgrade the equipment or expand the range of equipment available. Most of the respondents visited the current play

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<sup>20</sup> Accessible Natural Green Space Standards (ANGST): at least one accessible 20 ha site within 2km of home; one accessible 100 ha site within 5km of home; one accessible 500 ha site within 10km of home; a minimum of 1 ha of statutory Local Nature Reserves per thousand population at least 2 ha in size, no more than 300 metres (5 minutes' walk) from home.

area daily or weekly but rated the conditions and attractiveness as ‘low’ (45 per cent). There was 97 per cent support for enhancing the equipment and environment for older children and/or adults.

5.4.15 In order of popularity the following new play equipment was supported in the survey: zip wire (62.5 per cent); cone climber (55 per cent); sports equipment (50 per cent); fitness equipment (42.5 per cent); tunnel (35 per cent); swing bank (32 per cent); group swing (27.5 per cent); with lesser support for sling rotator, roundabout and accessible equipment. There was 97.5 per cent support for fencing the play area off from the rest of the park. These findings should be considered when improvements to the existing play are made and/or when new provision is put in place.

5.4.16 Note, for residential development of more than 50 houses within the 13km ZOI of the Stour and Orwell Estuaries SPA and Ramsar site, Natural England’s advice to avoid predicted recreational disturbance at these European sites is to secure sufficient greenspace to meet daily recreational needs.

**POLICY**

**LEAV12: Recreational space**

All major residential developments should include onsite recreational green space. Development should also provide for informal spaces, play equipment and/or sports facilities, depending on the size and location of the site, relative to, and complementing existing provision. Provision should be determined in consultation with the local community and Natural England.

New recreational green space, play equipment and/or sports facilities should be located within a reasonable distance of footpath and cycle links, as well as providing sufficient parking where needed.

For residential development of more than 50 houses within the 13km ZOI of the Stour and Orwell Estuaries SPA and Ramsar site, Natural England’s advice to avoid predicted recreational disturbance at these European sites is to secure sufficient green space to meet daily recreational needs, as detailed in the Suffolk Coast Recreation Disturbance Avoidance and Mitigation Strategy (RAMS)<sup>21</sup> and relevant supporting information.

<sup>21</sup> See Habitats Sites Mitigation, Suffolk Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS), <https://www.babergh.gov.uk/planning/planning-policy/adopted-documents/babergh-district-council/habitats-mitigation/>

5.4.17 As the community of Leavenheath parish grows, the need for better or more community infrastructure is needed. LEAV13 therefore discourages the change of use of Leavenheath Village Hall, St Matthew’s Church and the Hare and Hounds public house.

**POLICY**

**LEAV13: Protection of existing community infrastructure**

Leavenheath has the following community infrastructure:

- Leavenheath Village Hall.
- St Matthew’s Church.
- Hare and Hounds public house.

Extensions to existing community infrastructure will be supported where appropriate. Proposals for change of use, involving a potential loss of existing community infrastructure, will only be supported where an improved or equivalent facility can be located elsewhere in the parish, or where there is no reasonable prospect of continued viable use.

5.4.18 In addition to new housing development in Leavenheath, future planning policy will need to consider the future employment needs of the parish. Data from the 2011 Census shows that 66.9 per cent of the population of Leavenheath aged 16 to 74 years are economically active. This is similar to the district and county figures, 70.3 per cent for Babergh and 71 per cent for Suffolk. 23.4 per cent of the population of Leavenheath aged 16 to 74 years old are retired, compared to 18.2 per cent for Babergh and 16.5 per cent for Suffolk.

5.4.19 Local businesses include Stanton Farms, The Stoke by Nayland Hotel, Golf and Spa, Konings 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 independent charity dedicated to caring for injured and sick animals. A number of parishioners volunteer their time to help at SESAW. It is believed there are many more businesses operating from private homes.

5.4.20 The 2011 Census breaks down occupations. It shows that in Leavenheath there is an above average proportion of people working in typically higher paid positions:



- 16.8 per cent of the working population of Leavenheath are employed as managers, directors and senior officials, more than 12.3 per cent for Babergh and 10.7 per cent for Suffolk.
- 18.7 per cent of the working population are employed in professional occupations, more than 15.3 per cent for Babergh and 14.3 per cent for Suffolk.
- 15.1 per cent of the working population are employed in associate professional and technical occupations, more than 12.6 per cent for Babergh and 12.5 per cent for Suffolk.
- 13.9 per cent of the working population are employed in administrative and secretarial occupations, more than 10.9 per cent for Babergh and 10.9 per cent for Suffolk.
- 10.8 per cent of the working population are employed in skilled trade occupations, less than 14.5 per cent in Babergh and 13.4 per cent in Suffolk.
- 8.5 per cent of the working population are employed in the caring, leisure and other service occupations, less than 9.3 per cent for Babergh and 10.1 per cent for Suffolk.
- 5.6 per cent of the working population are employed in sales and customer service occupations, less than 7.5 per cent for Babergh and 8 per cent for Suffolk.
- 3.6 per cent of the working population are employed in process plant and machine operatives, less than 7.4 per cent for Babergh and 8.2 per cent for Suffolk.
- 7 per cent of the working population are employed in elementary occupations, less than 10.2 per cent for Babergh and 11.7 per cent for Suffolk.

5.4.21 The top 'facility concern' (question 36 of the Neighbourhood Plan 2019 survey) emerged as 'shop' by 42 per cent of respondents. See figure 35 below. There is a desire among residents to have a local shop that sells convenience items. Whilst the Neighbourhood Plan does not go as far as allocating land for a convenience/small shop, it recognises that there is potential for this within the parish, if commercially viable.

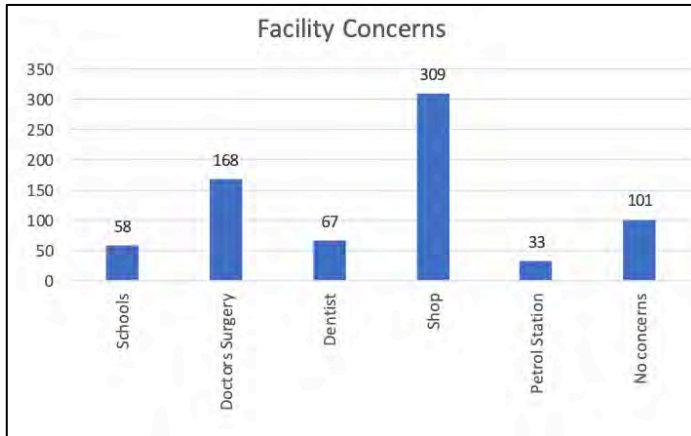


Figure 35: Question 36 of the Neighbourhood Plan 2019 survey.

5.4.22 Question 38 on the survey also asked, 'Does your household think the Neighbourhood Plan should allocate land for any of the following business uses?' The top answer was 'shops and retail' by 214 respondents (36.7 per cent).

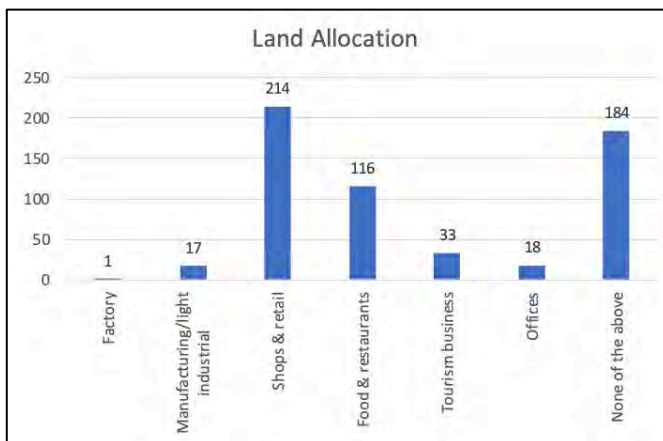


Figure 36: Question 38 of the Neighbourhood Plan 2019 survey.

5.4.23 Data from the 2011 Census shows that 6.8 per cent of residents aged 16 to 74 years old work from home. This is likely to have gone up in the last 10 years. Given the encouragement to work at home through the COVID 19 pandemic, it is expected that working practices may change in the long term as people have found benefits from working at home. Anecdotal evidence suggests more people are wanting to shop locally for convenience goods.

**POLICY**

**LEAV14: Convenience/small shop**

A proposal for the development of a convenience/small shop will be encouraged, to meet the day to day needs of the parish, and to reduce additional journeys out of the parish. This could be as a stand-alone building or an extension to an existing community asset. Any new proposal should be in line with all other policies.

**Community action projects**

- Investigate the improvement of the existing play equipment on the village green.
- Promote opportunities for residents to get more involved in parish activities, including the starting of new community events.
- Investigate the potential for further community meeting space, should the need arise, e.g., an extension to the Village Hall.



# 6. Implementation

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## Delivery of policies and projects

- 6.1 The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area. This is in order to offset the impacts of additional homes and business on facilities such as public transport infrastructure, schools, open spaces, health centres (infrastructure). Babergh and Mid Suffolk District Councils adopted CIL charging schedules on 20<sup>th</sup> and 21<sup>st</sup> January 2016 respectively. At the time of writing CIL is charged on all relevant planning permissions granted and all relevant permitted developments.
- 6.2 Babergh District Council currently passes on 15 per cent of CIL payments collected on qualifying developments within the parish, which it can use to spend on local priorities. Once the Neighbourhood Plan is in place (meaning formally adopted), the Parish Council will benefit from an uplift in those payments from 15 per cent to 25 per cent of all revenues collected. Where appropriate, the Parish Council will work with the District Council, other agencies and our neighbouring Parish Councils to deliver projects.

## Monitoring the use of the Neighbourhood Plan

- 6.3 It is important to note that further development is likely to take place during the Neighbourhood Plan period 2022-2037. Each development will differ and will need to consider the Neighbourhood Plan policies as they stand. It will be the role of the District and Parish Councils to promote and monitor the use of the Neighbourhood Plan for all planning applications.

## Updates to the Neighbourhood Plan

- 6.4 The Neighbourhood Plan spans a period of 15 years. It is likely to need reviewing within that timeframe. It will be the role of the Parish Council to update the Neighbourhood Plan at an appropriate time. At the time of writing many of the first Neighbourhood Plans in the country are starting to be revisited.



# Appendix

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## Appendix A: Neighbourhood Plan Steering Group members

Leavenheath Neighbourhood Plan Steering Group

- **Rachel Bellenie**, parishioner and Parish Councillor.
- **Dean Kingham**, parishioner and Parish Councillor.
- **Peter Reason**, parishioner.
- **Nigel Rogers**, parishioner.
- **Paul Rossington**, parishioner.
- **John Simpson**, parishioner (Chair of the Neighbourhood Plan Steering Group).

Thank you to all those who contributed to the Neighbourhood Plan but have since withdrawn.

Supported by **Rachel Leggett & associates**

- **Rachel Leggett**, principal independent consultant for the Neighbourhood Plan.
- **Andrea Long**, support to policy development.
- **Emma Harrison**, data profile.



## Appendix B: Leavenheath Character Appraisal

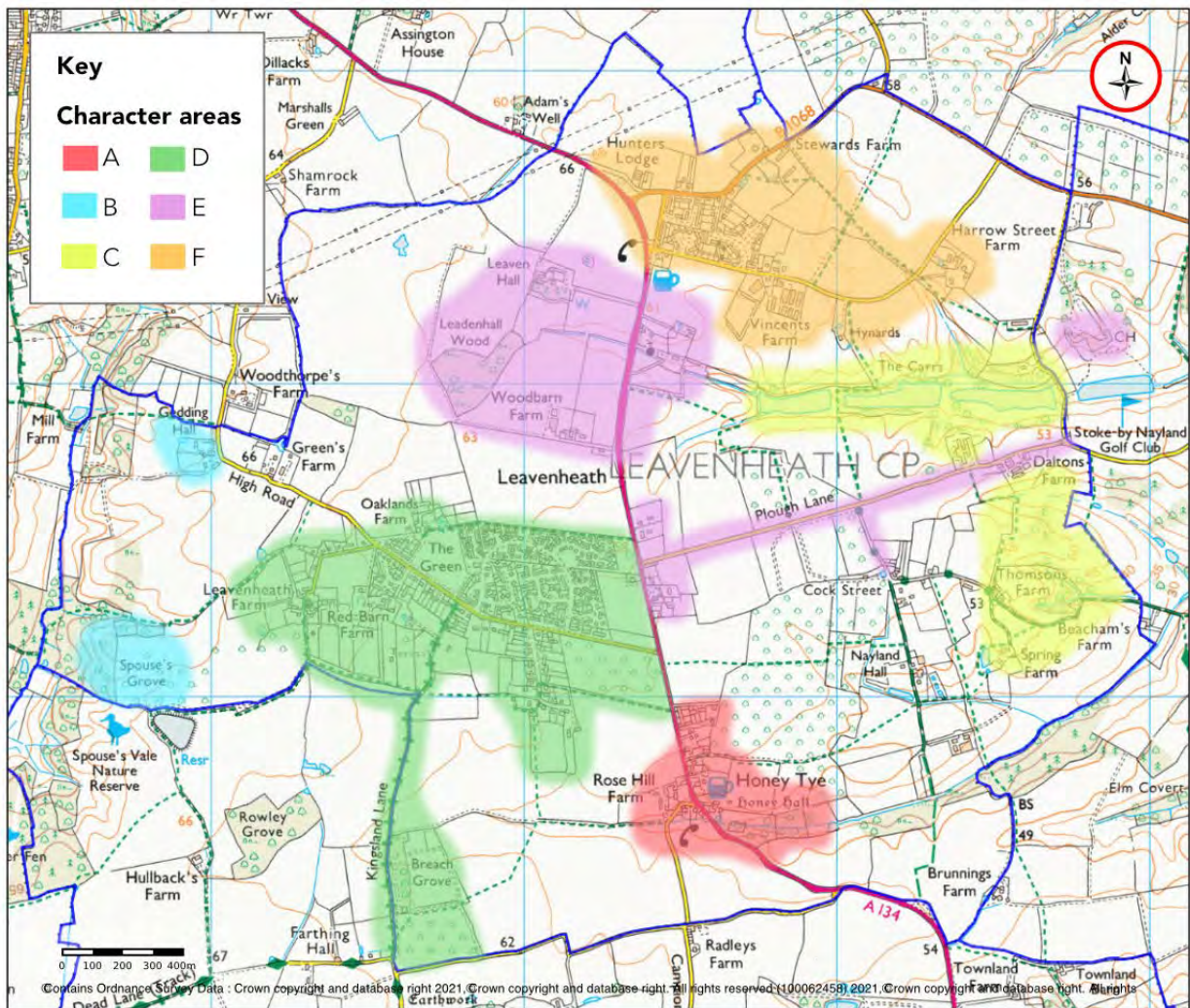


Figure 37: Leavenheath Character Appraisal areas (source: parish online with own annotations). Blue line denotes parish boundary.

### Character area A: Honey Tye

- o The South part, Honey Tye, is in the Dedham Vale AONB and has several Grade II listed historic properties within its footprint, including Honey Hall, a grand old manor house in a prominent location, sadly close to the A134 now. Another notable property is Rosehill farmhouse on the corner of Radleys Lane and a further two properties, each of which are Grade II listed. There are also several other properties of mixed age within Honey Tye on the eastern side of the A134.



Figure 38 left: Honey Hall, circa Late 14th Century.  
Figure 39 right: Radley Lane.

#### Character area B: West side of parish

- o The western part of the parish area contains Spouses Grove. This is an ancient woodland which is part of the larger Arger Fen SSSI and within the Dedham Vale AONB. Suffolk Wildlife Trust are encouraging native plants to spread and also nurture the scarce yellow necked mouse and even rarer dormouse to live here. It also contains Fords Heath, again owned and linked to the wider site by SWT. This is being left to slowly revert to its former existence after many years of arable farming.
- o At the extreme western end of the parish is Gedding Hall. This was the property of Edmund de Geddyng in 1327.



Figure 40 left and right: Spouses Grove.

#### Character area C: East side of parish

- o In the east are The Carrs, a series of four lakes that feed the River Stour. These are now owned by and are part of Stoke by Nayland Golf and Leisure complex. As such they are used as reservoirs for the course but are also used for coarse



fishing as they hold Carp, Tench, Roach, Rudd and Bream. They also attract many birds including Grebe, Greylag, Coots, Moorhens, Herons and kingfishers.

- o Carrs Cottage is located just to the north of the Carrs Lakes on Keepers Lane and again is an extremely old, thatched dwelling, with a more modern extension.
- o During WWII the Land Army lived and worked the land here, and in 1950 the Peake family set up a school of organic husbandry in collaboration with Lady Eve Balfour, the founder of the Soil Association.
- o Adjacent to the complex is an ancient green lane which is a continuation of Cock Street. Both Thomsons and Beachams farmhouses are directly accessed by this route, while Spring farmhouse is on a spur. All three are Grade II listed. There are several other very old, unlisted, properties in this area too.



Figure 41 left and right: The Carrs Lakes.

### Character area D: North and south of High Road

#### North

- o Heathlands is a small self-contained cluster of more modern houses and also Oaklands Farm, to the West of the Village Green.
- o The village green is a protected six acre open green space which includes a small children's play area, a cricket pitch and cricket clubhouse. There are a number of decorative trees planted around its periphery and established ditches/hedgerows with mature trees around much of its boundary. Adjacent to the village green is a large well equipped village hall. Both village green and hall are used widely by a variety of clubs and for community centered activities.
- o Still within this section of the village, the accommodation consists of modest sized family homes, mostly terraced and semi-detached, which were built in the 1980/90s by Reason Homes. The layout is well designed with a very open



feel due to the placement of green space, walls and boundaries well away from curbsides and with a mix of architectural renderings. The terraced houses were designed to appear as fewer larger properties than the reality. There is adequate off-street parking with large gravel and hard standing areas adjacent or nearby to all properties. The general access is via Wrights Way.

- Further into the eastern half of this area, still north of High Road, the properties are a mix of bungalows and larger detached houses, some of which are four and five bedrooms. The access point for vehicles here is via Maple Way, off from which are a number of cul-de-sacs. Again, there is adequate garaging and hard standing which means that there is normally little need for on-street parking. The whole area has a feeling of space.
- As you return to High Road you are faced by an orchard, fronted by mature oak trees. This is privately owned but has several access points that dog walkers and other outdoor enthusiasts use to gain access to the footpath network to the South. There is an abundance of wildlife and is a much-cherished part of village life. Orchards cover a great many acres, predominantly to the east of the A134 and are a very successful, award-winning commercial enterprise. They extend up to and beyond the parish boundary to the north.
- The line of mature oak and other deciduous trees form a distinctive boundary between the orchard and the A134 providing a rural characteristic close to the residential centre of the High Road hamlet.

#### South

- A restricted byway, Kingsland Lane, has a rich ecology and was originally the key route from Leaden Heath to Wissington (Wiston). Species found include Soft Shield fern, Wood Sedge, Wood Millet, Spurge, Bluebells, Wild Broom, Dog's Mercury, among many others.
- Adjacent to Kingsland Lane (and in private ownership) is Breach Wood, a designated nature reserve. This is listed in the English Nature Inventory of ancient woodland and includes medium aged Oaks, planted around 100 years ago, as well as Hazel, Holly, Elder and Cherry.
- There is a wide variety of detached house styles built by different builders, and at different times, along the South side of High Road.
- In Edies Lane there is an ancient field hedge in a spinney, containing 12 different species. It is a private shelter for much wildlife, including fox, rabbit, roe, muntjac and badger.
- Locks Lane to the right, the line of which can be seen in 18<sup>th</sup> Century mapping extending from the Western edge of Leaden Heath, leads to Pecks Piece and on into Arger Fen, both Suffolk Wildlife Trust owned.
- Leavenheath Farm, which includes an impressive, thought to be 17<sup>th</sup> Century unlisted house, is at the bottom of the Lane, beyond which it becomes a track.

- o At the junction of Locks Lane and High Road is the track that leads to Pecks and Orchard Farm.
- o Pecks Piece is enclosed by wonderful old hedges alive with wildlife, including dormice.
- o Elm Tree Lane leads to both Red Barn Farm and to a small estate of privately owned properties.



Figure 42 left: High Road access to Kingsland Lane.



Figure 43 right: Kingsland Lane.



Figure 44 left: Stonicott in Edies Lane is a wonderful grade 2 listed thatched house *circa* early 17th century.



Figure 45 right: Locks Lane.





Figure 46 left: Elm Tree Lane.  
Figure 47 right: Village Green.



Figure 48 left: The Village Hall.  
Figure 49 right: Wrights Way.



Figure 50 left: Typical housing stock in Wrights Way.  
Figure 51 right: Cul-de-sac, Bramble Way.





Figure 52 left: Maple Way.



Figure 53 right: Cul-de-sac off Maple Way.



Figure 54: Estates linked by foot and cycle paths.



Figure 55 left: High Road (south side).



Figure 56 right: The orchard, south of High Road.

**Character area E: between High Road and Harrow Street**

- There are a few scattered properties between High Road and Harrow Street, all accessed via the A134.
- In the northeast corner of the High Road area, adjacent to the A134 is Rowley wood. This is a 0.6-hectare community woodland which is much used by villagers and the local Scout group.
- Located on the opposite side of the A134 is Plough Lane, the old national school, now a private residence, and Plough House.
- The lane gives access to Cock Street and also on to Daltons Farm and Keepers Lane. This is where Stoke by Nayland Hotel Golf and Spa is located on the eastern fringe of the parish. Currently their two golf courses cover many acres to the west from here. There are also many commercial orchards down Plough Lane.
- Further north on the A134 is a private road leading west that contains several properties (Keebles), which then leads on to Leadenhall Wood of some 2 hectares in size. This is another designated nature reserve.
- As we travel slightly further north along the A134 towards the area of original Heath Lands from which the village got its name, St. Matthew's Church is tucked away just off to the eastern side of it. It was originally built in 1836 as a chapel of ease for St. Mary's Church at Stoke-by-Nayland. The church was enlarged in 1882 using brick and stone in the 'early English' style.
- The ecclesiastical Parish was formed in 1868 from the civil Parishes of Assington, Nayland, Polstead, Stoke-by-Nayland and Wissington (Wiston). At that time the population was 361.
- Just slightly further north from St. Matthew's Church toward Harrow Street, The Leaven Hall, a 16<sup>th</sup> Century unlisted house, is situated at the end of a private drive to the west of the A134. Besides a residential property, it also currently offers a bed and breakfast via its extensive outbuildings.
- Across the A134 from Leaven Hall is Mill House. Both the corn mill and millers house were thought to be around 250 years old by the time the mill was demolished on March 23<sup>rd</sup>, 1925.



Figure 57 left: Royston Wood.  
Figure 58 right: Plough Lane.



Figure 59: Orchard, Plough Lane.



Figure 60 left: Rear of house on Cock Street.  
Figure 61 right: Cock Street leading onto the green lane at Thomsons Farm.





Figure 62 left: The track continues to Beachams Farm and beyond.  
Figure 63 right: St Matthew's Church.



Figure 64 left, middle and right: Old Leavenheath Mill.

### Character area F: Harrow Street

- o The northern most area of the Leavenheath Parish is the hamlet of Harrow Street. This was originally the main part of Leavenheath until the developments around the High Road in the 1980s and 1990s. It is very much a mix of old original dwellings from the original Heath days and newer properties from the 1970s on Stoke Road, The Old Road and Broad Oaks, built by Corke and Sons *circa* 1974, the Oaklands estate built by Rylestor *circa* 1978/9 and the Ridings *circa* 1975.
- o Also located in this part of the parish is the village pub, the Hare and Hounds. This is 19<sup>th</sup> Century listed and has been a hub of the community since it became a pub. Benefiting from the fact the original main road running through the village went straight past the front door and continuing northwards towards the old market town of Sudbury. Today, that Old Road is

now the car park. However, the Old Road lives on in name, beyond the pub and forms part of the housing development from the 1970s.

- o Apparently, the barn behind the pub was stables and at the far end of the pub you can see a black building which was the old tack room, and the pubs outside toilets. The houses in the distance are cottages on Stoke Road. The original village hall stood beside the road seen running past the pub and in the middle of the field between the pub and Stoke Road. The corner of the field nearest the pub was purchased by Greene King for extra car parking in the late 1950s. According to the residents of the pub at that time, the cottage behind the pub (Hare Cottage) was owned by Greene King and a gate to the right of the barn joined the two gardens. Harry and Annie Bray were Landlord and Lady during WWII while the Dummy Aerodrome was in operation, and they then passed the pub on to their daughter, Hilda Chapman and Percy (Chappie) who were there until the early 1960s.
- o The village stands at around 65 meters above sea level in the centre of extensive farmland and orchards.
- o The surrounding countryside has the benefit of many miles of historic footpaths, bridleways, byways and quiet winding, narrow lanes which give access to most of the beautiful countryside, including the Stour valley to the south.
- o There is very little commerce within the parish which consists of one public house, one garage, a small woodwork workshop and an estate agent. The largest commercial enterprise by far is the Stoke by Nayland Golf and Hotel complex on the very easterly edge of the parish line.
- o There is no school, post office, doctors' surgery, petrol station or farm shop. Nor indeed a shop of any kind, all of these being a minimum of one mile away and mostly several miles away.
- o There is though evidence of several individual businesses run from domestic situations but those of working age mostly commute by car to Sudbury, Colchester or further afield by train to London. As well as Colchester mainline station, which is eight miles to the south, there is also a branch line station at Bures, four and a half miles to the east.
- o The company that has run buses through the village for many years has been winding down its services to the extent that the service now offered is useless for commuting. This inevitably means that there are more car journeys being undertaken with the resultant increase in pollution.
- o There is a mains gas supply to houses in and around the High Road but none elsewhere. Other residents are either on oil, gas via storage tanks or more ecologically derived sources and natural bore holes in the case of water.
- o Mains drainage is also not widely available other than around the High Road.
- o The mains water supply is variable as a result of the aged water tower and pipe infrastructure that the village depends on. The tower is to the north of the

village, directly adjacent to the A134, but is outside the parish. The supply is subject to infrequent mains failure, which has required the A134 to be closed for days at a time on more than once occasion.



Figure 65 left: Stoke Road looking east from the A134.

Figure 66 right: Original Cottages on Stoke Road 19<sup>th</sup> Century.



Figure 67: Broad Oaks.



Figure 68 left: Oaklands.



Figure 69 right: Ridings.





Figure 70 left: Hare and Hounds public house.

Figure 71 right: Hare and Hounds car park leading on to the Old Road.



Figure 72 left: Hare and Hounds public house, 1946 (photograph from landlord).

Figure 73 right: Hare and Hounds public house, circa 1955.



Figure 74 left: The Old Road.

Figure 75 right: The original Stoke to Sudbury Road, now a dead-end lane.





Figure 76: The Hare and Hounds public house car park, with Jennifer Chapman, circa 1960. The main road (now Old Road) running part the pub pre-1970s developments.



Figure 77 left: View looking down Harrow Street towards the east of the parish.

Figure 78 right: View looking down Harrow Street towards the east of the parish, further east.



Figure 79 left: Harrow Street. Figure 78 right: Harrow Street Farmhouse.

## Appendix C: Local Green Space justification

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 101 of the National Planning Policy Framework.


1. Line of trees and grass verge on High Road	
<p><b>Description:</b> Tree line and extensive green verge on Southern Edge of High Road running from where existing footpath stops up to Edies Lane. It is important as it is a key aspect of the rural character of Leavenheath as you travel to/from the A134.</p>	
<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Yes.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>• This tree line and extensive green verge contributes to the local identity and the character of the area by providing a landscape buffer between the High Road hamlet and the commercial orchard to the south of High Road. The tree line also provides a distinct boundary to the High Road hamlet and strengthens the strategic gap between High Road and Honey Tye hamlets.</li> <li>• The grass verge contains daffodils and wildflowers and provides a visually attractive entrance to the High Road hamlet, while also contributing to local wildlife.</li> <li>• The tree line has a few narrow breaks through which residents pass to walk dogs around the commercial orchard, as well as providing routes for local wildlife.</li> <li>• The line of mature trees is also noted within the Landscape and Wildlife Evaluation (undertaken by Suffolk Wildlife Trust in 2021) as a notable feature.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Yes.</p>





Figure 80: Line of trees and grass verge on High Road (source: Parish Online with own annotations).

2. Royston Wood	
<p><b>Description:</b> Just west of the A134 is a 0.6-hectare community woodland, owned by Babergh District Council and managed by the Leavenheath, Polstead and Stoke by Nayland Community Woodlands. Rescued from poor condition in 2008, it supports surprisingly diverse ecology, and the central glade is used regularly by local groups.</p>	
<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Adjacent to the main estate and is almost equidistance within the parish.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>• It has a significant richness of wildlife and is primarily used by walkers and local children groups including the pre-school, scouts/brownies.</li> <li>• The woodland provides a sense of place, being a tranquil setting for reflection and reengaging with nature, as well as being a key teaching opportunity for local children groups.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Yes.</p>



Figure 81: Royston Woods (source: Parish Online with own annotations).

### 3. Leavenheath village green

**Description:** The Village Green was created in 1985 as part of major residential development north of the High Road. It is an important amenity green space of approximately 6 acres of mown grass which includes a children’s play area, a cricket green and cricket clubhouse. It is bounded to the south by a public footpath and The High Road, to the east and west by residential homes, and to the north by farmland. There are a number of decorative trees planted around its periphery and established ditches/hedgerows with mature trees around much of its boundary.



**In reasonably close proximity to the community it serves**

The Village Green is located adjacent to the Village Hall and within easy walking distance of the majority of the residents of the High Road area.

**Demonstrably special to a local community and holds a particular local significance**

- **Beauty:** It provides a wide-open green vista with many attractive trees that enhances the outlook of the residential properties around its boundary.
- **Recreational value:** It is the only large public access/community green space in the parish. It is used every day by parishioners for exercising, walking dogs, ball games, children’s play, as well as organised events such as cricket

	<p>matches, exercise classes (during covid restrictions) and children’s clubs.</p> <ul style="list-style-type: none"> <li>• <b>Wildlife:</b> The mature hedgerows and ditchers provide nesting sites for birds and cover for small mammals and the Green is occasionally visited by deer and badgers at night.</li> </ul>
Local in character and is not an extensive tract of land	Yes



Figure 82: Leavenheath village green (source: Parish Online with own annotations).


<b>4. Grass verges along A134</b>	
<p><b>Description:</b> The grass verges both sides of the A134 within the immediate proximity of the village sign (Starting at the entrance to Leaden Hall stretching to the Keebles private drive).</p>	
In reasonably close proximity to the community it serves	Yes.



<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<p>The pieces of land provide beauty to the area containing the village sign and play a key role in adding to the rural character of the parish (contribution to the sense of openness).</p>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Yes</p>



Figure 83: Grass verges along A134 (source: Parish Online with own annotations).

5. Land to north of entrance to Stoke Road junction with A134	
<p><b>Description:</b></p> <ul style="list-style-type: none"> <li>The small copse north of Stoke Road Junction.</li> </ul>	
<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Yes.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>Heading South from Sudbury, the site is located at the main entry to the Harrow Street Hamlet. The site is designated on the Defra map as a Deciduous Woodland Priority Habitat.</li> <li>The site is of historical significance for Leavenheath, as it sits between the Old Road and the modern A134, providing a visible reminder of the Old Road that was such a key driver for the creation of individual communities, that were in turn merged to create Leavenheath.</li> <li>Whilst a small piece of land, it provides beauty to the area and plays a key role in adding to the rural character of the parish (contribution to the sense of openness). It provides an important barrier between the main road and the original main community development beyond, which is a re-occurring theme along the length of the hamlets.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Yes.</p>

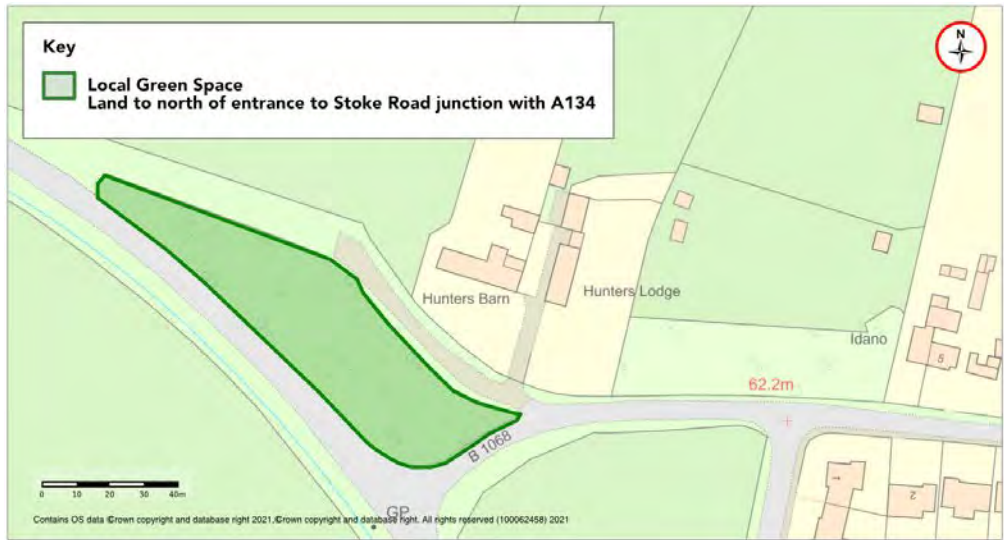


Figure 84: Land to north of entrance to Stoke Road junction with A134 (source: Parish Online with own annotations).

**6. Land to south of entrance to Stoke Road junction with A134**

**Description:** The triangular piece of land south of the junction and bordered by trees.



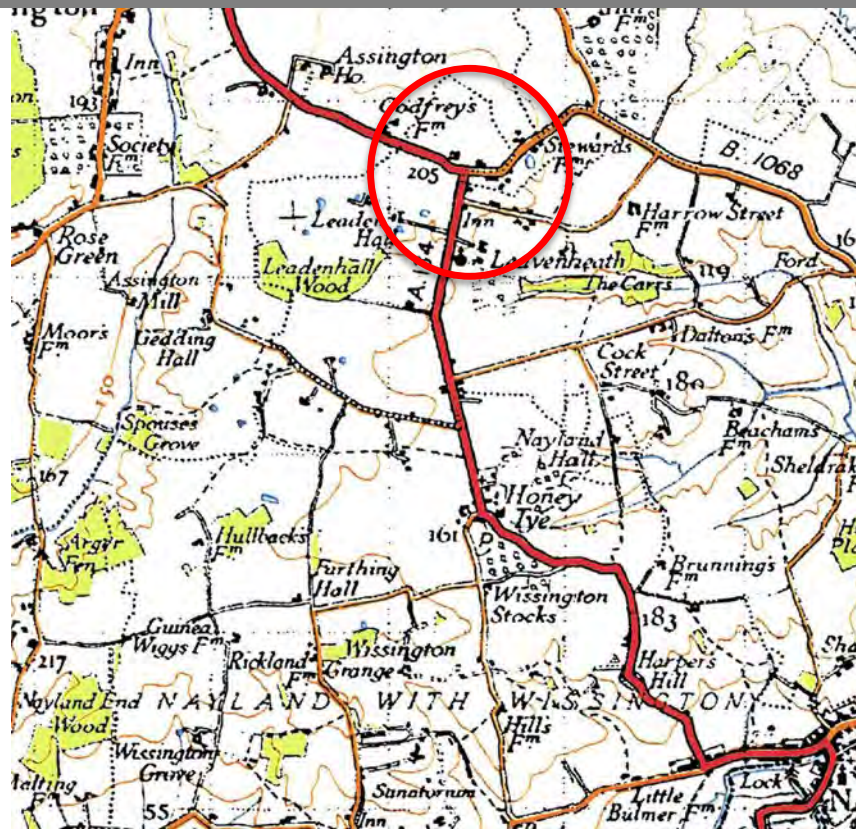
**In reasonably close proximity to the community it serves**

Yes.

**Demonstrably special to a local community and holds a particular local significance**

- The site is not an extensive tract of land being approximately 1 hectare in size, and with extensive and mature tree lines around the perimeter of the site.
- The site is of community importance as it defines the historical route of the old main road that was the centre of the Harrow Street community, before the construction of the current A134. Historic buildings in the Harrow Street Hamlet (such as the Listed Hare and Hounds Public House) have overlooked this green space from the very beginnings of Leavenheath as a community.





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Figure 85: 1946 map of Leavenheath showing the historical route of the old main road that was the centre of the Harrow Street community.  
Source: Francis Frith Collection

- The site adds to the rural character of the Harrow Street Hamlet, as the main development area of the Hamlet is carefully screened from the A134. This is a key characteristic of Leavenheath, with similar buffers between the A134 and residential development being found throughout the parish.
- The site also provides an important steppingstone for wildlife, as it helps to connect the open farmland and areas of woodland that surround the Harrow Street Hamlet.

Local in character and is not an extensive tract of land

Yes.



Figure 86: Land to south of entrance to Stoke Road junction with A134 (source: Parish Online with own annotations).

## 7. Leadenhall Wood

### Description:

Leadenhall Wood also known locally as Bluebell Wood is approximately 20 acres (8 hectares)



comprising of ancient woodland (dates back to at least 1880 when it was substantially larger).

**In reasonably close proximity to the community it serves**

Yes.

**Demonstrably special to a local community and holds a particular local significance**

- Leadenhall Wood is classified by Natural England as ancient and semi-natural woodland and priority habitat deciduous woodland.
- Leadenhall Wood is one of two County Wildlife Sites within Leavenheath. Whilst this is a non-statutory designation, it recognises the high value site for wildlife. Under Babergh reference 138.

	<ul style="list-style-type: none"> <li>• It is an important landscape feature situated on higher ground to the west of the A134, just north of the High Road Hamlet 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.</li> <li>• 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.</li> <li>• There is no information to date on ground flora or population density of birds in the wood.</li> <li>• It is ancient woodland known for its richness of wildlife comprising well-developed ecological systems. It has a specific sense of beauty and is an extremely tranquil part of the parish.</li> </ul>
<p>Local in character and is not an extensive tract of land</p>	<p>Yes</p>



Figure 87: Leadenhall Wood (source: Parish Online with own annotations).




<b>8. Western part of Leadenhall Wood</b>	
<p><b>Description:</b> The smaller part of Leadenhall Wood to the west, also classified as ancient woodland.</p>	
<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Yes.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>• The smaller part of Leadenhall wood is also classified as ancient and semi-natural woodland, priority habitat deciduous woodland.</li> <li>• It is differentiated to number 7 by its additional classification as wood pasture and parkland by Natural England.</li> <li>• The reasoning above to number 7 equally applies to this allocation.</li> <li>• It is ancient woodland known for its richness of wildlife comprising well-developed ecological systems. It has a specific sense of beauty and is an extremely tranquil part of the parish.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Yes</p>



Figure 88: Western part of Leadenhall Wood (source: Parish Online with own annotations).

### 9. Breach Grove

**Description:** Breach Grove is a small wood of 1.99 hectares listed in the *Natural England* inventory of woodlands as “Priority Habitat” and is registered as a Suffolk County Wildlife Site. It is composed mainly of medium-aged oaks, planted approximately one hundred years ago. In addition, it contains hazel, holly, elder, cherry and bramble. Breach Grove is bordered along its western margin by Kingsland Lane, a green lane which links Leavenheath with the Nayland parish. This lane consists of a grassy track bordered on both sides by ditches and mature hedges.



**In reasonably close proximity to the community it serves**

Yes.

**Demonstrably special to a local community and holds a particular local significance**

- **Recreational value:** Kingsland Lane is used by local residents for walking, exercising dogs, and horse riding. It is very rural being surrounded by agricultural land, trees and a nature reserve.
- **Tranquility:** Breach Grove borders Kingsland Land and thus enhances this tranquil, ancient lane, adding to its sense of rural location and natural environment.

	<ul style="list-style-type: none"> <li>• <b>Richness of Wildlife:</b> Breach Grove contains an abundance of wildlife, including many native species of deciduous trees. Of particular conservation value is the presence of three scarce Suffolk species which grow along the track margin, namely betony, common cow-wheat and wood spurge.</li> </ul>
<p>Local in character and is not an extensive tract of land</p>	<p>Yes</p>



Figure 89: Breach Grove (source: Parish Online with own annotations).



## Appendix D: Non-designated Heritage Assets justification

The table below outlined the justification for the inclusion of important character buildings and historic features. The criteria is based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

<b>1. Mill House</b>	
Located on the site of the original village Cornmill. Just off the A134 close to the village sign. The original windmill was demolished March 1925, and the Mill House was built approximately 1675.	
<b>Age</b>	Built at the end of the 17th century.
<b>Rarity</b>	Built on the site of the primary village landmark, which dates back 250 years.
<b>Aesthetic interest</b>	A well-maintained period example of a miller's house.
<b>Group value</b>	Site of the old Cornmill.
<b>Archaeological interest</b>	Links back to the Cornmill, which potentially contains archaeological remains of the original Mill.
<b>Archival interest</b>	-
<b>Historical association</b>	Associated with the history of the parish and provision of corn for the parish.
<b>Designed landscape interest</b>	-
<b>Landmark status</b>	A prominent house built on the original heathland prior to birth of the Leavenheath parish.
<b>Social and communal value</b>	Strong historical association and part of the local distinctiveness of the parish (local landmark for residents). Depicted on the 50th Anniversary village sign.

<b>2. 3 cottages of Stoke Road</b>	
Comprising 9 Stoke Road, 7 Stoke Road and Sesaw cottage	
<b>Age</b>	Built in mid-19th century ( <i>circa</i> 1870's)
<b>Rarity</b>	Part of a small number of historic cottages within the parish. The properties contain original beams and other period features.
<b>Aesthetic interest</b>	-
<b>Group value</b>	Group of former farm worker cottages built shortly after Leavenheath became a parish.
<b>Archaeological interest</b>	-
<b>Archival interest</b>	-

<b>Historical association</b>	The only three properties of Stoke Road until the much later development. They are outside the built-up area boundary (Bouab) determined by Babergh District Council.
<b>Designed landscape interest</b>	-
<b>Landmark status</b>	Striking example of former farmworker cottages in the parish.
<b>Social and communal value</b>	Important to the history of the village and agricultural practices of the time.

### 3. Gedding Hall barns

The Barns are located on the High Road, within the High Road Hamlet. The site comprises Gedding Hall, service buildings and farm buildings. The NDHA relates solely to the East and West Barns. The site retains the rural setting of the original farmstead development. The layout and built form of the site is essentially that of C18. The barn buildings are significant features of the landscape both in aesthetic and historic terms (planning statement).

<b>Age</b>	Circa 18th century.
<b>Rarity</b>	Example of 18th century agricultural barns.
<b>Aesthetic interest</b>	<p>The Planning statement under Planning Application reference B/15/01382 describes the two timber framed barns as follows:</p> <p><u>East Barn</u> An original 5 bay building that has extensions to the north (lean to), south (lean to) and west sides (stable building), consisting largely of the original materials and structure.</p> <p><u>West Barn</u> A 3-bay timber framed stable building of C18 date. The building retains most of the original timber structure.</p> <p>The Planning Statement accepts that the East Barn <i>'is clearly of historic interest and worthy of retention'</i>. There is no reason why this does not apply to the West Barn.</p>
<b>Group value</b>	-
<b>Archaeological interest</b>	-
<b>Archival interest</b>	-
<b>Historical association</b>	18th century
<b>Designed landscape interest</b>	In 2019, under application reference DC/19/04756 an application was made in respect of the property. Within the

	<p>property are two unlisted barns (East and West) that are considered to be non-designated heritage assets by Babergh's Heritage team.</p> <p>The Heritage team's written response to the above application stated: <i>'East barn consists of a C18 main barn with later additions. West barn is also C18 in date and likely was originally a stable. These buildings were previously considered non-designated heritage assets by the Heritage Team, within an application to convert them to dwellings, under B/15/01382. This application was supported by the Heritage Team, as it did not discernibly harm the significance of the barns, and therefore they are still considered to be non-designated heritage assets. A site visit on 06/11/2019 shows that the barns have not yet been converted. It is unclear if any works have commenced. Part of the significance of the barns is considered to derive from their rural, largely undeveloped, agricultural setting. As agricultural buildings, the barns likely had a strong functional and visual relationship with the surrounding agricultural land. The 1886 and 1904 OS Maps highlight that there was very little development surrounding the barns'</i>.</p>
<b>Landmark status</b>	-
<b>Social and communal value</b>	-

<b>4. Water tower within Stoke By Nayland Hotel/Golf Course</b>	
<p>North of Plough Lane, just west of Dalton's Farm in the Harrow Street Hamlet. In the 1940s, this site held a hostel for the Women's Land Army (WLA), housing 70 Land Girls who worked from dawn to dusk each day, milking cows, digging ditches, sowing seeds and harvesting crops. The site was purchased from the War Agricultural Department in 1950. The original Water Tower from the Land Army Hostel has been restored and enjoys pride of place in the middle of the lodges site. Windows have been added at the top of the tower for panoramic views.</p>	
<b>Age</b>	Circa 1930-1940
<b>Rarity</b>	Believed to be a rare example of a water tower given the windows at the top of the tower. It is the only water tower in the parish.
<b>Aesthetic interest</b>	Provides panoramic views over the parish.



<b>Group value</b>	Part of the Women's Land Army.
<b>Archaeological interest</b>	-
<b>Archival interest</b>	Used as a school for Organic Husbandry in collaboration with Soil Association founder, Lady Eve Balfour.
<b>Historical association</b>	Historical association with the Women's Land Army directly linked to the 2nd World War.
<b>Designed landscape interest</b>	Important local landmark. Very distinguishable and provides panoramic views of the parish.
<b>Landmark status</b>	Important local landmark.
<b>Social and communal value</b>	It contains an exhibition of the WLA history.

<b>5. Vincent's Farm</b>	
Located in Harrow Street within the Harrow Street Hamlet. An Edwardian style Farmhouse.	
<b>Age</b>	1904-1926
<b>Rarity</b>	Example of a traditional Edwardian style Farmhouse
<b>Aesthetic interest</b>	The Design and Access Statement for planning application DC/21/02511 describes the farmhouse <i>'of good quality brickwork with a slate roof, of a polite, symmetrical design with large timber sash windows, still in situ. The use of soft red brick is also reflective of traditional materials used locally and therefore it reflects local distinctiveness'</i> .
<b>Group value</b>	-
<b>Archaeological interest</b>	-
<b>Archival interest</b>	-
<b>Historical association</b>	Since the 1880s it has been associated with local agricultural farms and has been owned by the same family for generations.
<b>Designed landscape interest</b>	The Heritage team at Babergh District Council consider Vincent's Farm as a non-designated heritage asset. Under planning application reference DC/21/02511 the written Heritage response states: <i>'Historic OS Maps suggest that Vincent's Farm was constructed between 1904 and 1926. Given the design of the building, a construction date soon after 1904 seems most likely. It is thus of some age. It is of the traditional architectural style for a farmhouse of Edwardian date'</i> .
<b>Landmark status</b>	-

<b>Social and communal value</b>	-
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<b>6. Red Barn Farm</b>	
Historic farmhouse located to the south of High Road	
<b>Age</b>	<i>Circa 17th century. and is of wattle and daub construction.</i>
<b>Rarity</b>	-
<b>Aesthetic interest</b>	Of Wattle and daub construction - where the wattle and daub has failed over the years it has been replaced by brick and other various materials, but there is still a lot of the original construction in the roof structure that supports the thatched roof and the front wall. It has a 1960s vintage rear extension (thatched).
<b>Group value</b>	-
<b>Archaeological interest</b>	-
<b>Archival interest</b>	-
<b>Historical association</b>	It is thought that the cottage was originally the farmhouse of a large farm that extended east to the A134 and west encompassing land now owned by the Irving's.
<b>Designed landscape interest</b>	-
<b>Landmark status</b>	-
<b>Social and communal value</b>	-

## Appendix E: Glossary

**Glossary of terms used and/or relevant to the Leavenheath Neighbourhood Plan and supporting submission documents.** Definitions are taken directly from the glossary of the National Planning Policy Framework July 2018, page 64, except where stated.

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20 per cent below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of Plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20 per cent below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.



**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Build to Rent:** Purpose built housing that is typically 100 per cent rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

**Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

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

**Deliverable:** To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Environmental impact assessment:** A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

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

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

**Local housing need:** the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the

development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Major hazard sites, installations and pipelines:** Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

**Neighbourhood Development Order:** An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Non-designated heritage asset:** Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. (*Definition from <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>*)

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.



**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

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

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance** (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

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

**Strategic policies:** Policies and site allocations, which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.





**Leavenheath**  
Neighbourhood Plan