

SPROUGHTON NEIGHBOURHOOD PLAN

2018-2037

Submission Plan

Sproughton Parish Council
September 2022





Prepared by Sproughton Neighbourhood Plan
Sub-Committee on behalf of Sproughton Parish Council
and with the assistance of

PLACES4PEOPLE **P4P**
PLANNING CONSULTANCY

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FOREWORD

This is the Neighbourhood Plan for the parish of Sproughton. It has been prepared by a Sub-Committee (SNPSC) of local residents and parish council members set up by Sproughton Parish Council. It establishes a community-led vision for our village for the period to 2037, and it will help to deliver the local community's housing needs and aspirations for the same period. It is a working document and will be used by the local planning authority as part of the statutory development plan in the determination of future planning applications in Sproughton.

Every effort has been made to ensure that the policies and actions contained in this document reflect the views and aspirations of the majority of Sproughton residents. Despite the restrictions imposed by the Covid-19 pandemic, the SNPSC has consulted widely and listened to village residents on a range of issues that are of concern for the well-being, sustainability and long-term future of our rural community. Our finished Neighbourhood Plan reflects the outcomes of two stages of formal public consultation and incorporates modifications required by an Independent Examiner following those consultation stages.

We gratefully acknowledge the help and support of Places4People Planning Consultancy in the preparation of our Plan.

We are also indebted to Miss Doreen Bradbury, Sproughton Recorder, for her help with the history of Sproughton and for supplying pictures for use in this Plan.

Neighbourhood Plan Committee Members:

Rhona Jermyn - Chair
Helen Davies - Vice Chair
Ken Seager
Sharon Maxwell
Ann Mayton
Simon Curl

1 INTRODUCTION

1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Plan, which can establish local planning policies for the development and use of land in a designated area. Once complete, a Neighbourhood Plan is used by the district council when determining planning applications. The Neighbourhood Planning process therefore provides the Parish with greater opportunities than ever before to influence change and development within our area.

1.2 The Sproughton Neighbourhood Plan, by necessity, focuses on local planning-related matters across the parish. It has been informed by community involvement and technical evidence gathering and has received some support from Babergh District Council.

Why have a Neighbourhood Plan for Sproughton?

1.3 From our consultations it is clear that our community wishes to preserve the character and services of the parish as much as possible. It has a charming and unique character but is vulnerable to external change and hence needs to be protected and preserved. There is recognition that outside pressures will have a growing impact upon the parish, and we will need to be prepared in order to respond.

1.4 These pressures have already materialised in the form of the approval of a number of speculative proposals for housing growth in the parish because Babergh District Council did not have an up-to-date Local Plan and could not demonstrate that sufficient land was available to build the houses required for the next five years. While the land supply situation is, in 2022, no longer an issue, the Neighbourhood Plan plays a significant role in providing locally specific guidance and policies for the whole of the parish, which the Joint Local Plan does not contain, and against which proposals for development will be considered.

1.5 It is acknowledged that the Neighbourhood Plan cannot go against the strategic policies of the Joint Local Plan or stop development that already has planning permission, but it can ensure that any future growth has proper regard for the importance of local services and facilities, environment, biodiversity and the distinct historic characteristics of the area and

ensure that there will be the infrastructure capacity to cope with growth.

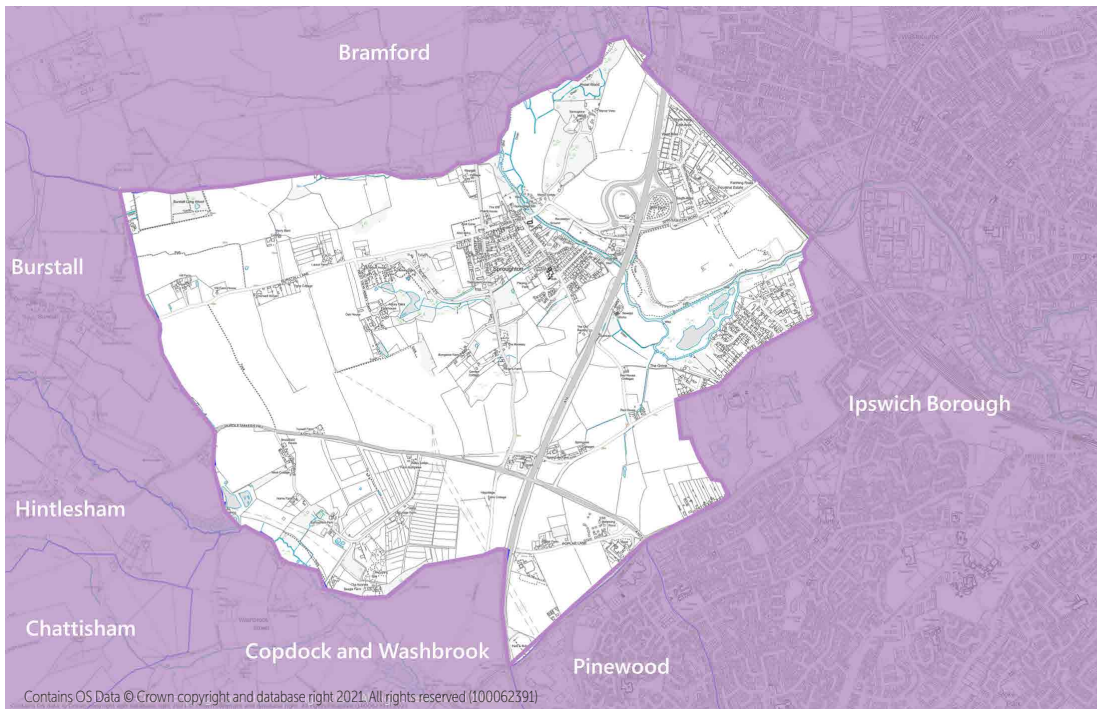
How the Plan has been prepared

1.6 At the Sproughton Parish Council public meeting on 15 January 2020 the council formally agreed to start the process of creating a Neighbourhood Plan for Sproughton. The creation of the Neighbourhood Plan Sub-Committee (SNPSC) was agreed at the Parish Council meeting of 26 February 2020. It was agreed that the NPSC would report into the planning committee.

1.7 On 16 April 2020, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole of Sproughton parish, as illustrated on **Map 1**, as a Neighbourhood Plan Area. Details of the application, publication and designation can be viewed on the district council's website under Neighbourhood Planning in Sproughton.

1.8 This Neighbourhood Plan has been prepared by the Neighbourhood Plan Sub-committee (SNPSC) on behalf of Sproughton Parish Council which is the "qualifying body" as defined by the Localism Act 2011. The parish council has approved it for public consultation. The draft Neighbourhood Plan was subject to "pre-submission" consultation for a period of six weeks in September 2021 and this version has been amended to reflect the comments received as well as to bring it up-to-date.

1.9 The Plan is structured to provide information about the Neighbourhood Plan process: some background on the parish's distinct character, history, and geography; and then the vision, objectives, and the Plan itself. It contains both planning policies and community actions. The community actions do not form part of the development plan but identify local initiatives to address issues and concerns raised during the community engagement undertaken in preparing the Plan. Community actions are differentiated from the planning policies to avoid confusion.



Map 1 - The Neighbourhood Plan Area

1.10 When work on the Neighbourhood Plan started, its purpose and scope were agreed. In summary, the Neighbourhood Plan would identify how Sproughton parish should develop as a sustainable, mixed, thriving community of residents and businesses over the next 20 years. It would recognise that the Plan could not contradict the strategic policies and site allocations in the emerging Local Plan but that development proposals would be tested against an additional layer of planning policies informed by local characteristics and community opinion.

- sustainable mixed community of businesses and homes
- possible locations which may provide suitable sites for development and the planning restrictions necessary to protect the character of the village
- those valued environmental, material, and social assets that should be protected.
- necessarily, the provision of homes but would also consider the transport, employment, education, health, and well-being requirements as needed

1.11 At the outset, it was agreed that it would concentrate mainly upon the needs and planning aspirations of residents, and it would consider: -

- the demographic development of the parish over the past 30 years and consider likely changes in the future
- the likely requirements for the range of accommodation needed for a



1.12 The Plan has had regard to the originally agreed purpose and scope but, while being in line with the current adopted Babergh Local Plan Core Strategy, provides a framework for the period to 2037.

Plan Themes

1.13 The focus on planning does not mean that other themes would be ignored. The Plan focuses on six themes, namely:

- **Housing**
- **Business and Employment**
- **Natural Environment**
- **Built Environment and Design (including Heritage)**
- **Infrastructure and Service**
- **Highways and Movement**

How the Plan has been prepared

1.14 The Neighbourhood Plan Regulations require a Neighbourhood Plan to: -

- be appropriate, having regard to National Planning Policy
- contribute to achieving sustainable development
- be in general conformity with strategic policies in the development plan for the local area;
- be compatible with EU obligations and Human Rights requirements

1.15 Our Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan. The Neighbourhood Plan covers the period from 2018 to 2037, the end date being chosen to coincide with that of the emerging Joint Babergh and Mid Suffolk Local Plan which is at an advanced stage of preparation at the time this Neighbourhood Plan is being prepared.

1.16 The Neighbourhood Plan has to follow a number of required stages in its preparation, as illustrated. We have now reached the Submission Draft stage, and at the conclusion of this stage, the Plan will be examined by an independent Neighbourhood Plan Examiner who will determine whether the Plan, as amended, should proceed to public referendum.



Community Involvement

1.17 The Plan has been developed through extensive community consultation and is based on sound research and evidence.

1.18 A comprehensive Household Survey was distributed to all households in July 2020. The survey outcomes were further informed by comments received at a drop-in exhibition held in the Tithe Barn on 4-6 September 2020. The results of the survey are reported later in this Plan and are also published on the Neighbourhood Plan pages of the parish council website.

Evidence gathering

- 1.19 To provide a sound evidence base for the Plan, the parish council commissioned a number of studies and surveys, namely:
- a parish-wide questionnaire seeking the views of residents as to their aspirations for the parish and their preferences regarding future development
 - a character appraisal that identified the important qualities and assets of the parish that need protecting
 - a design guide for the parish and, in particular, how a proposed development site could be developed
 - a site assessment of all sites submitted to Babergh (SHELAA) and those submitted as a result of our own 'call for sites' within the village/parish
 - a Housing Needs Assessment to collate the statistical data on requirements for the parish, district and county comparing to nationwide trends, including:
 - i. tenure and affordability
 - ii. type and size

The results and conclusions of this work, which are published in separate documents, have informed the preparation of the planning policies in this Plan.

Public Consultation

July Household Survey

- 1.20 As a part of the community engagement process an introductory letter and questionnaire were delivered during July 2020 to all residents of the parish aged 16 and over. In most cases, the completed questionnaires were returned or collected two weeks after they were delivered. In view of the restraints imposed by the Covid-19 pandemic, some returns were accepted after the end of the two-week period. In all we achieved a 35% return rate. The questionnaire can be viewed on the Sproughton Neighbourhood Plan website - <http://sproughton.onesuffolk.net/neighbourhood-plan/reference-documents/>

- 1.21 The questionnaires were totally anonymous, other than a post code, and were analysed using google forms that provided the analytics to produce the results in a large spreadsheet and the ability to produce graphs and bar charts.

September 2020 Drop-in Event

- 1.22 A public exhibition was held at Sproughton Tithe Barn on 4-6 September 2020. The exhibition explained the overall Neighbourhood Plan preparation process and summarised the findings of the household survey. Members of the SNPSC were on hand throughout to discuss the findings with members of the local community. In all, 98 people from Sproughton and the immediate area attended the exhibition.





November 2020 Primary School Survey and Presentation

1.23 A separate survey form was specifically designed for the pupils at Sproughton Church of England Primary School. The survey, which included a competition (with prizes) for pupils to draw a picture showing what they thought best represented Sproughton, was sent home with school pupils in September 2020. There were 38 survey returns from 103 pupils – 37%. The survey results were compiled into a PowerPoint presentation and discussed with the Headteacher in early October 2020. The survey produced the following results: -

Things children liked about living in Sproughton:

- the playing field and play areas
- having their friends nearby
- chestnuts and conkers
- the community shop
- quiet and clean
- being able to walk to school
- trees and wildlife

Some of the negative things:

- too much traffic
- narrow footpaths with parked cars making it unsafe for animals and small children
- not enough to do outside of school

Children's Wishlist

- more clubs like cricket, tennis, swimming, singing and cheerleader
- over 75% wanted to continue to live in Sproughton when they were grown up
- less traffic and safer footpaths

The school survey and the PowerPoint presentation of its findings can be viewed on the Sproughton Neighbourhood Plan website - <http://sproughton.onesuffolk.net/neighbourhood-plan/reference-documents/>

1.24 The Draft Neighbourhood Plan was subject to "pre-submission" consultation in October and November 2021, when it was made available on the Parish Council website. Three drop-in events were held at the Tithe Barn, where printed versions were able to be viewed and borrowed and information displayed about the Plan and its content.

External Assessments

1.25 The content of the Neighbourhood Plan has been informed by evidence gathered during its preparation. These include the following documents which were prepared by consultants and funded by the Government Neighbourhood Plan support programme. They are available to view on the Parish Council website.

- Housing Needs Assessment (HNA) – AECOM September 2020
- Design Guidance and Codes Assessment - AECOM March 2021
- Site Options Assessment - AECOM June 2021
- Landscape Appraisal - Alison Farmer Associates March 2021

2. SPROUGHTON – PAST AND PRESENT

Location

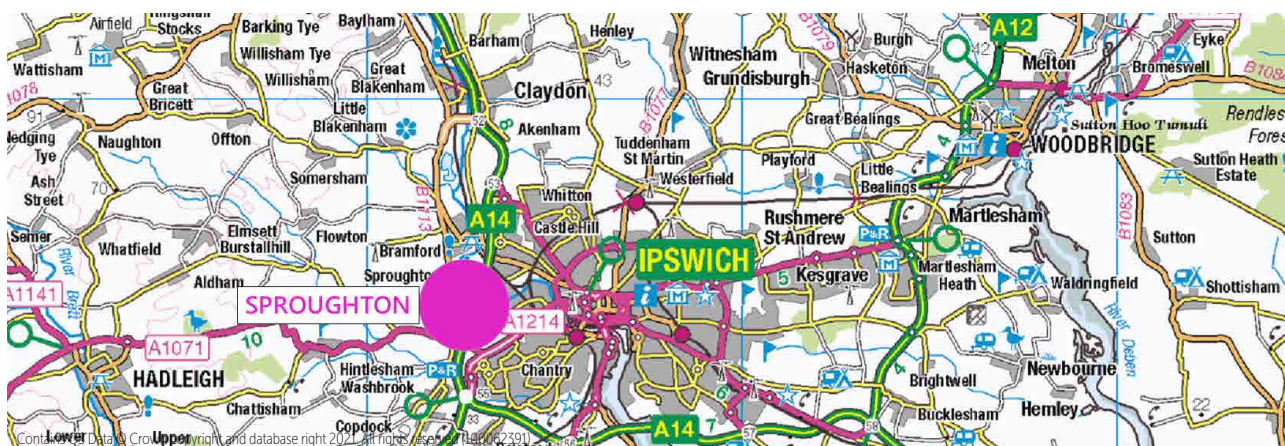
- 2.1 Sproughton (pronounced Spror-ton) is a village just to the west of Ipswich and is in the Babergh administrative district. It has a church, a primary school, a pub (the Wild Man - currently unoccupied), a community shop and various social and community groups. It is in the Belstead Brook electoral division of Suffolk. The River Gipping runs through the village. Nearby villages include Bramford and Burstall.
- 2.2 Alison Farmer Associates note in their 2018 Settlement Sensitivity Assessment of Sproughton: "Sproughton sits on the western side of the River Gipping on the edge of the flood plain and up the lower slopes of the valley sides. Well-wooded slopes provide containment to the north and southwest of the village. The valley sides around Sproughton manor to the northeast are steep and have a parkland character and form a promontory of land which helps define the setting of the settlement to the northwest and separate it from Bramford. South of Sproughton Manor, the valley topography is disrupted by earthworks that carry the elevated A14 and its slip road across the valley. There are also parkland landscapes to the west and south. A large area of pasture and woodland flanks the village and provides a backdrop along the west side of the B1113."

History and Local Characteristics

- 2.3 The village has medieval origins associated with the river crossing. The road that led up the valley from

the bridge formed the main street – Lower Street – and today the historic character of this area remains relatively intact with the large, thatched Tithe Barn, the church and mill forming an attractive cluster close to the river crossing. The settlement spread in a linear pattern, along Loraine Way (B1113) and Church Lane and in the 20th century saw considerable expansion and infill between the B1113 and river, including onto the valley floor abutting the river course. Limited expansion took place to the west of the B1113 and the flats at Sproughton Court built for the United States Air Force (USAF) have an unusually urban character for a village.

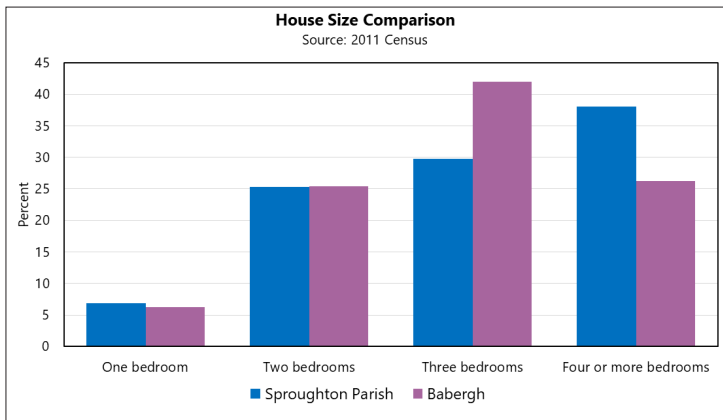
- 2.4 In the 1980s the A14 was constructed to the east of the village, running north to south across the river valley, and severing the village from the wider parish. This change included the closure of Church Lane as a through route, which once connected Red House, leaving the southern part of the parish somewhat isolated.
- 2.5 Currently there is a community shop, an antiques shop/tearoom and cafe. The Wild Man Pub is currently closed but will hopefully reopen in the future. There is a daily bus service to Ipswich and a school bus service to local schools. There are two industrial estates within the parish, one of which is an enterprise park.



Map 2 - The location of Sproughton

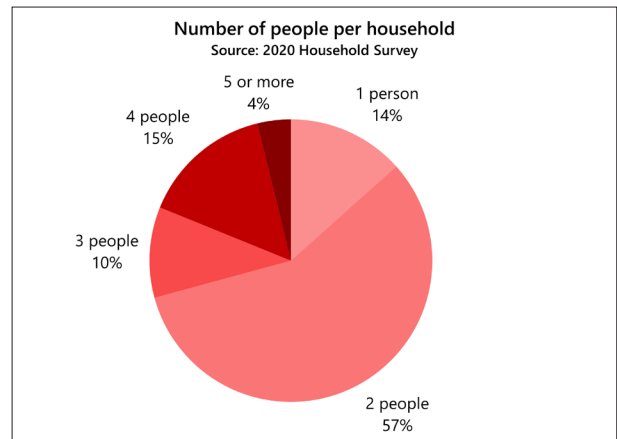
Sproughton Today

- 2.6 According to the most recent published census data, the 2011 Sproughton resident population was 1,376. In 2001 the Census recorded a population of 1281 and therefore it grew by 7% in the intervening 10 years.
- 2.7 The 2011 Census indicated that there were 581 occupied households in the parish. In May 2021 there were 695 residential properties on the Ordnance Survey Address point database, although it is difficult to compare this data with the 2011 Census results. A comparison of house sizes notes that the number of four or more bedroomed houses in the parish is significantly above that of Babergh district as a whole, whereas the number of three bedroomed houses is significantly below the figure for Babergh as a whole.

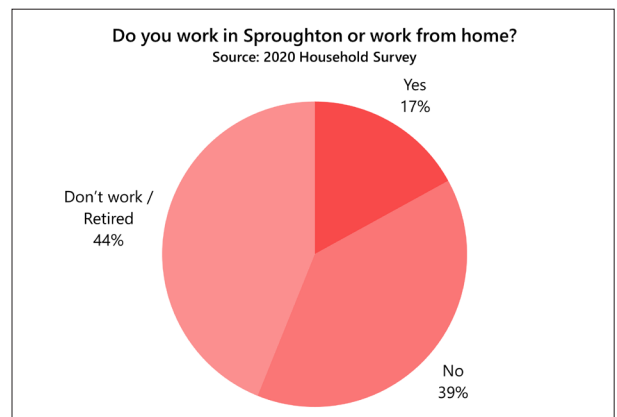


- 2.8 The population over the age of 65 is 6.8% higher than the district average showing that we have a higher proportion of older people in our community. The number of children under 16 reinforces this finding as the parish has 7.2% fewer children of this age group than the district average.
- 2.9 In the 2011 census the total number of houses owned outright or with mortgage is 457 (78.6%). This is 6.7% higher than the district average and 15% above the England average. However, we have a distinct lack of socially rented houses: 40 (6.9%) in the parish compared to the district (13.1%) and England (17.7%).

- 2.10 The 2011 census findings are further reinforced by our Neighbourhood Plan Survey conducted in 2020. This shows that 69% of respondents have no mortgage at all and 22% are owner/occupiers with a loan or mortgage.
- 2.11 The results of our 2020 Neighbourhood Plan Household Survey recorded that 14% of respondents live alone and 57% live in a household of only two people.



- 2.12 The Household Survey indicated that 17% of respondents work either at home or in Sproughton, while 39% work outside the parish and 44% of residents are retired.



- 2.13 In our survey, residents identified the following as important to them:
- green spaces in/surrounding our parish are important - 97%
- 2.14 Residents also identified the following as weaknesses of our community and of concern:
- 93% said that the volume of traffic in the parish was a concern
 - 78% commented on the speed of traffic through the parish was an issue
 - 77% said that parking within the parish was a cause for concern
- 2.15 Of those residents responding to the Neighbourhood Plan Survey, 75% felt that there should be no more growth and that we had currently the right number of houses for our parish. Approximately 17% would support more controlled growth whereas less than 0.5% would encourage more significant growth.
- 2.16 The concerns regarding the consequences of more development in the parish were:
- access and safety problems associated with additional traffic (99.5%)
 - the impact on the environment, flooding, wildlife, and drainage (98%)
 - the village losing its identity and eventually merging with Bramford and Ipswich (95%)
 - the pressure on health centres (94%)
 - the impact and pressure on the local school (86%)

3. PLANNING POLICY CONTEXT

National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) sets out the government's high-level planning policies which must be considered in the preparation of development plan documents and when deciding planning applications. In July 2021, the government published a revised NPPF. The Framework sets out a presumption in favour of sustainable development.
- 3.2 Paragraph 11 of the NPPF states that '*plans and decisions should apply a presumption in favour of sustainable development*' but that this presumption does not hold if the adverse impact demonstrably outweighs the benefits of any development.
- 3.3 The NPPF requires that communities preparing Neighbourhood Plans:
- should support the delivery of strategic policies contained in local plans or spatial development strategies; and
 - should shape and direct development that is outside of these strategic policies

Babergh Local Plan

- 3.4 At a local level, the Neighbourhood Plan has been prepared in the context that the currently adopted Babergh Local Plan comprises the Core Strategy (adopted 2014) and the "saved policies" of the 2006 Babergh Local Plan. The Core Strategy provides the current strategic planning framework for Sproughton which this Neighbourhood Plan complies with, albeit that it is likely to be superseded in the short term by the emerging Joint Local Plan referred to below.

Emerging Joint Babergh Mid Suffolk Local Plan

- 3.5 Early in 2015 Babergh District Council announced its intention to prepare a new Joint Local Plan with Mid Suffolk District Council that would provide a planning framework for the management of growth across the districts.
- 3.6 In November 2020 the district council consulted on the final draft of the Joint Local Plan (the pre-submission draft). The examination hearings took place during 2021 and in December 2021 the Planning Inspectors, in agreement with the District Council, recommended that the Joint Local Plan should be modified, amongst other things, to exclude housing site allocations, the proposed "settlement boundaries" and the proposed distribution of housing growth across the district. Those matters would be addressed in a new Part 2 Joint Local

Plan to be prepared at a later date. It is unlikely that the content of Part 1, which will identify the level of housing growth and contain policies for the day-to-day determination of planning applications, will be adopted until late 2022 or early 2023. At the time this Neighbourhood Plan was submitted to Babergh District Council the proposed modifications to the Joint Local Plan proposed by the Inspectors have yet to be published.

- 3.7 The current local plan identifies Sproughton as a hinterland village. However, the submitted Joint Local Plan (November 2020) identified Sproughton as a Core Village within the "Ipswich Fringe". Ipswich Fringe parishes are those parishes that abut and surround Ipswich. Settlement boundaries are identified in the Neighbourhood Area covering:
- the village
 - the employment areas on Sproughton Road and Wolsey Grange
 - existing developments that are part of the Hadleigh Road Community (Larchwood, Collinsons, Stella Maris, Nine Acres, Elton Park and Hadleigh Road)
 - Residential development under construction at Wolsey Grange 1

Given the decision to defer the designation of new Settlement Boundaries to Part 2 of the Joint Local Plan, areas included within the Settlement Boundary of the submitted Joint Local Plan which did not have planning consent will now be removed from the Settlement Boundaries until site allocations are confirmed in Part 2.

- 3.8 The submitted Joint Local Plan set a minimum housing requirement for Sproughton Neighbourhood Plan of 1,514 new homes between 2018 and 2037, of which 84 had planning permission but had yet to be completed as at 1 April 2018. However, that housing requirement has no status given that new site allocations are to be deferred to Part 2 of the Joint Local Plan and that the housing requirement figure was a direct result of the site allocations.
- 3.9 The emerging Joint Local Plan also identifies a significant area of land for employment uses, most notably at the Sproughton Enterprise Zone, and 6 hectares between London Road and Poplar Lane as part of Wolsey Grange 1 (Interchange 55). These designations, too, are taken into account in the Neighbourhood Plan.

4. VISION AND OBJECTIVES

- 4.1 The vision and objectives for the Neighbourhood Plan have been informed by the outcomes of the community engagement referred to earlier in this Plan as well as the evidence collected from published data, surveys, and assessments, while recognising the role of the parish in the strategic planning policies of Babergh District Council.

VISION

In 2037 Sproughton will be a thriving, safe parish that will have balanced the provision of housing growth with the need to maintain and enhance its special character, historic landscape and environment and ensuring that the needs of existing and future residents and businesses are respected.

Objectives

- 4.2 To deliver the vision, the Neighbourhood Plan has the following objectives that have provided a benchmark for the preparation of its planning policies.

Housing Objectives

- 1 To maintain a strong community by ensuring an adequate supply and mix of housing types and the integration between different types and tenures of housing within the parish.
- 2 To enable local people to stay in or return to the village throughout their lifetime and as their needs change.

Business and Employment Objectives

- 3 To support small-scale business creation and retention and encourage the provision of services and infrastructure that enables business development.
- 4 To ensure that the employment sector engages with the community with regard to business and employment developments providing opportunities for home working and local employment, particularly through having a fast, reliable fibre broadband network for all.

Natural Environment Objectives

- 5 To minimise the impact of development on the best and most versatile agricultural land.
- 6 To maintain the village's rural landscape setting, the distinctive views and visual connectivity with the surrounding countryside from within the built-up area protecting the identity of the parish and prevent coalescence with Ipswich and surrounding villages.
- 7 To protect open green spaces, woodland, countryside, mature trees and ancient hedgerows to enhance biodiversity, through net gains in wildlife habitat and wildlife corridors.

Historic Environment Objectives

- 8 To conserve and enhance the heritage assets and their settings.
- 9 To protect and improve the features which contribute to the historic character of the parish.

Development Design

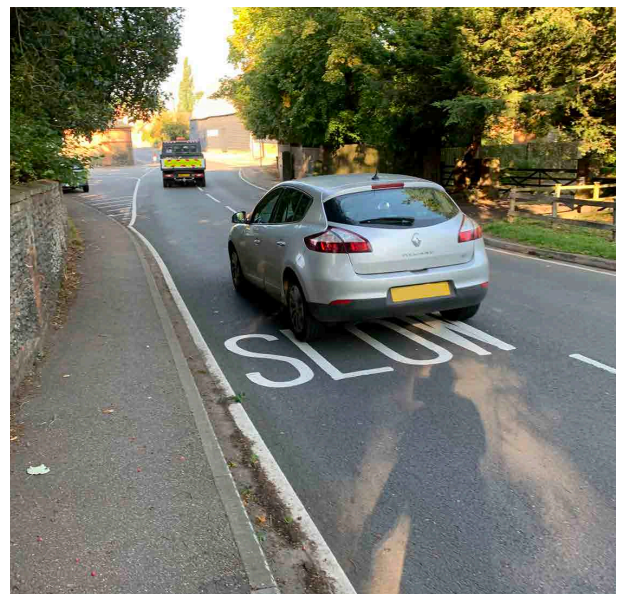
- 10 To reduce the environmental impact of new buildings and therefore ensure development complements and enhances the diverse character of the parish.
- 11 To ensure new development is of a high-quality design, eco-friendly, 'fit for life' and of a scale (size/height) and type that reinforces local character.

Infrastructure, Services and Facilities

- 12 To improve and sustain high quality local facilities for existing and future residents.
- 13 To protect existing community, retail, education, and leisure facilities and support further growth where appropriate including provision for facilities in association with new development.

Highways and Movement

- 14 To promote measures to improve the safety of the roads and footways through the parish, by developing, linking and enhancing road, footway and cycle routes and to encourage sustainable travel modes, including public transport resulting in an interconnected set of routes through and around the whole of the parish.
- 15 To ensure that new development provides sufficient off-street parking.
- 16 To minimise the impact of future development within the parish on the existing local highway network.



5. SPATIAL STRATEGY

- 5.1 As noted above, in paragraph 3.6, the planning policy framework for Babergh is changing from what is set out in the Babergh Core Strategy (2014) into a new Joint Local Plan for the Babergh and Mid Suffolk districts.
- 5.2 It is acknowledged that the Neighbourhood Plan cannot plan for less development than specified in the Local Plan. In line with the emerging Joint Local Plan, any unconstrained spread of Ipswich and neighbouring parishes of Bramford, Pinewood, Copdock/Washbrook and Burstall into our parish will not be supported due to the potential for the coalescence of Sproughton Village with the greater urban area of Ipswich and adjacent parishes. The A14 creates a physical barrier between the village, wider parish and the rural Chantry Vale and urban Hadleigh Road Community which borders Ipswich. The landscape qualities of the land to the west of the A14 play a vital role in maintaining the distinct separation of the village and the rural part of the parish from Ipswich.
- 5.3 In accordance with the Policy SP03 of the emerging Joint Local Plan, the principle of development within the defined Settlement Boundaries will be supported, subject to the application of other relevant policies in the Joint Local Plan and the Neighbourhood Plan. Outside the Settlement Boundaries, development will not normally be permitted unless there are exceptional circumstances as defined by the Joint Local Plan and the NPPF.
- 5.4 It is essential that any development in the parish does not have a detrimental impact on the landscape setting of the built-up areas of the parish or the setting of heritage assets and would not result in the coalescence of the village with the built-up area of Ipswich or with neighbouring villages. All development sites will need to have particular regard to the potential for unacceptable noise and air quality impacts on new development arising from the presence of the A14 and the capacity of the highways network to accommodate additional traffic resulting from the proposal.



POLICY SPTN 1 – SPATIAL STRATEGY

The Neighbourhood Plan area will accommodate development commensurate with Sproughton's position in the district's Settlement Hierarchy.

Settlement Boundaries, as defined on the Policies Map, identify the extent of land which is required to meet the development needs of the parish.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and district level policies.

6. HOUSING

Objectives

- 1 To maintain a strong community by ensuring an adequate supply and mix of housing types and the integration between different types and tenures of housing within the parish.
- 2 To enable local people to stay in or return to the village throughout their lifetime and as their needs change.

1 April 2018 and 2037. This total included planning permissions for 84 homes that had not been completed as of 1 April 2018. However, the decision of the Planning Inspectors to require that those sites allocated in the Joint Local Plan that did not have planning permission to be removed from Part 1 of the Joint Local Plan means that there is no minimum housing requirement that the Neighbourhood Plan has to conform with. The Neighbourhood Plan does not, therefore, address the matter of how much or where new housing will be delivered during the period to 2037.

Context

- 6.1 A primary role of the preparation of local plans and, to some extent, neighbourhood plans, is to identify the amount of new housing that will be required to meet the needs of the area and the location of that housing. As noted above, the emerging Joint Local Plan (November 2020) identified a requirement for at least 1,514 additional new homes in the parish between





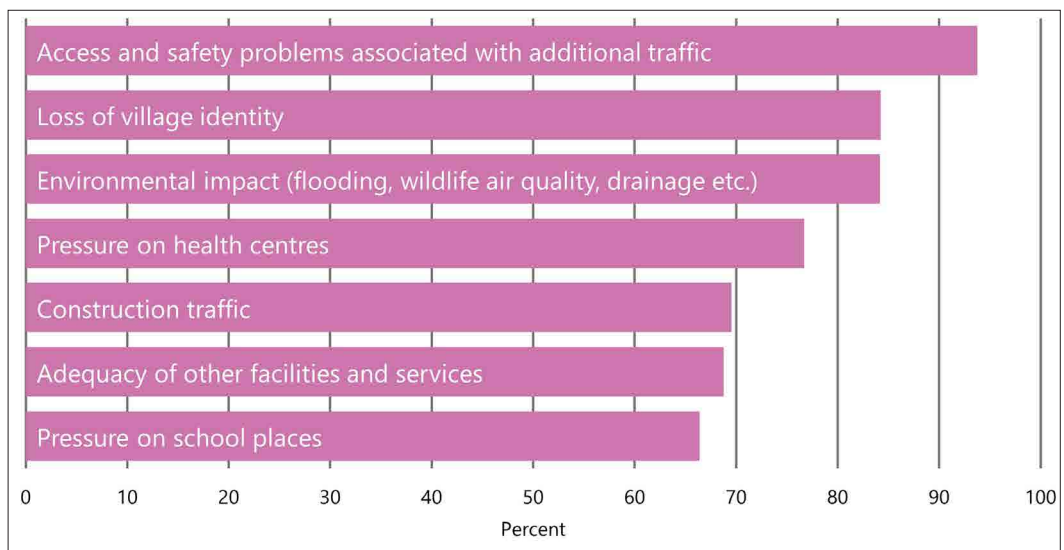
Local Issues

- 6.2 A number of questions were put to residents in the Neighbourhood Plan Household Survey. The responses, together with other relevant information, have guided the consideration of housing matters in the Plan.
- 6.3 Housing was identified as a key concern for residents - 74% felt that the parish could only accommodate up to 100 new homes. There is apprehension over the numbers of houses the parish is expected to

accommodate which will, if progressed, result in a near fourfold increase in the size of the parish. The survey identified a clear need for: -

- starter/affordable housing for both single person and multi-person households,
- homes for the elderly, and
- minimal need for large/executive houses.

- 6.4 The following concerns were highlighted regarding the amount of development: -





- 6.5 In terms of selection of sites for new homes:
- 95% felt development should not impact on important trees, natural features, or open spaces
 - 92% felt development should not impact on historic buildings or their settings
 - 90% felt developments should protect important views into/out of the village
 - 87% felt greenfield sites should not be included
 - 81% felt brownfield sites should be prioritised
 - 80% felt that sites closest to the village centre should be developed
 - 74% felt that small infill sites should be developed.

- 6.6 The following types of houses were thought to be needed in the next twenty years
- affordable homes - 63%
 - starter homes - 62%
 - retirement homes - 56%
 - downsizers - 47%
 - sheltered housing - 32%
 - family homes - 30%
 - social housing - 28%
 - private rented - 21%
 - luxury homes - 17%
 - self-build plots - 13%

- 6.7 What are the most important reasons for new housing in the parish?
- to enable young people to remain in the community - 76%
 - to enable older people to move to suitable accommodation - 66%
 - to maintain sufficient use of village services and amenities - 63%

- to fund improvements to the community - 50%
- to add to the social mix of the community - 35%

6.8 Although the Neighbourhood Plan does not allocate new sites for housing development, its policies will be used when considering such proposals. In particular, the design policies and requirements, specified within the supporting Design Guidance and Codes document, that should be read in conjunction with this Plan, provide criteria against which planning applications for all development will be considered.

Housing Need

6.9 The Neighbourhood Plan has a significant role in meeting local housing need. Early engagement has revealed that local residents are keen to ensure that housing development in the parish is sustainable with the construction of an appropriate level of infrastructure to mitigate the impact of development that may be allocated to the parish in the Joint Local Plan.

6.10 An assessment of housing needs in the parish was undertaken by AECOM as part of the government's Neighbourhood Plan support package. The Housing Needs Assessment report (October 2020) is available to download from the Neighbourhood Plan pages of the parish council website.

<http://sproughton.onesuffolk.net/assets/NeighbourhoodPlan/Sproughton-HNA-Final.pdf>

6.11 The Housing Needs Assessment recommended that, based on an appraisal of the market and needs, the following housing mix should be sought in new housing developments:

Number of Bedrooms	Recommended Split
1	6.6%
2	30.5%
3	60.5%
4	2.4%
5 or more	0.0%

During the lifetime of the Plan newer locally-based evidence may supersede this requirement and, subject to the robustness of the data, may be appropriate to use in determining the mix of a proposed housing development.

6.12 The Household Survey identified a demand for bungalows and proposals that include bungalows as part of the housing mix (see above table) for the site will be supported.



POLICY SPTN 2 - HOUSING MIX

In all housing developments of ten or more homes, at least 60% shall be three-bedroomed homes unless it can be demonstrated that:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise or
- ii) the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

The provision of bungalows will also be supported.

Proposals that include affordable housing will be required to ensure that:

- i) It is designed to be 'tenure blind' (so that it is indistinguishable from open market housing) either on site or, where schemes do not include onsite open market housing, the wider area; and
- ii) where appropriate, small clusters of affordable housing are distributed around the larger site and indistinguishable from the housing mix.

Housing Design

6.13 The design of new homes can have a significant impact on the character of an area. Chapter 10 of the Neighbourhood Plan addresses how the potential impact of development on the character of an area and the amenity of existing residents will be considered. Planning policies cannot influence the internal layout of dwellings but, given the higher proportion of older residents and their expressed desire to downsize to smaller dwellings within the parish, new homes will be particularly welcomed where they meet the accessible homes standards currently set out in Part M of the Building Regulations.

6.14 The emerging Joint Local Plan, in Policy LP06, sets a requirement for developments of ten or more new homes or on sites of 0.5 hectares or more, for 50% of the dwellings to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations

Housing Space Standards

6.15 In March 2015, the Government introduced a 'Nationally Described Space Standard' for new homes. It set out to encourage enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into homes. It emphasised that these standards are intended to be a minimum standard. These standards are required to be met in Policy LP26 of the Submission Joint Local Plan (November 2020) and require that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in the summary table 1, page 22
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²
- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- any other area that is used solely for storage and has a headroom of 900 -1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement and the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area



Proposals for the 1 and 2 storey new homes that adhere to these standards are more likely to be supported. The Neighbourhood Design Codes and the Landscape Appraisal do not support the construction of three storey dwellings. Any development permitted shall be restricted to up to two storeys in height. For the avoidance of doubt this does not permit two and a half storey buildings with accommodation in roof spaces to ensure that the rolling valley landscape is not marred by 3 storey houses on the rolling valley landscape dominating said landscapes.



Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
		Square metres			
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 1. Nationally Described Space Standards

<https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard/technical-housing-standards-nationally-described-space-standard>

Affordable Housing

6.16 Affordability of housing remains a significant barrier to many seeking their own homes. The emerging Joint Local Plan Policy LP06 seeks the delivery of 35% affordable housing on sites of ten or more dwellings or on sites of 0.5 hectares or more.

6.17 The AECOM Housing Needs Assessment identified a need for affordable housing not just from those already in the parish, but for those likely to move into the parish. Analysis shows that income levels are such that on-market homes are unaffordable for the majority of parishioners, therefore the provision of affordable housing not just for the young but also for the elderly is key. This is consistent with previous analysis.

6.18 The Assessment estimated that 84 affordable homes are required to meet the needs of local residents. The allocated sites will deliver well in excess of the current requirements, but it is necessary to ensure that local residents are given a clear opportunity to obtain an affordable home that meets their needs within these developments.

6.19 It is also important to consider the mix of tenure types for affordable homes. The Housing Needs Assessment concluded that two scenarios were available for the delivery of the current affordable housing need. Mix 1 provides for an indicative mix based on local needs, whereas mix 2 takes account of the potential government requirement for 25% of all affordable housing to be provided as First Homes.



6.20 The government has, since the Housing Needs Assessment was prepared, made changes to the approach to the delivery of affordable housing to include a requirement for "First Homes". These are "a new affordable home ownership programme which will offer first time home buyers at least a 30% discount on a new-build home. The discount will be funded by developers as part of their contributions through planning obligations. Crucially, the discount will be passed on to all future purchasers in perpetuity, so these homes will keep helping first-time buyers onto the property ladder for generations to come. In future, 25% of all affordable homes delivered by developers as part of their obligatory contributions will be First Homes."

6.21 Given the intent, the Neighbourhood Plan provides an indicative mix for the delivery of affordable housing including a First Homes proportion (Mix 2 of the Housing Needs Assessment). However, it is important to recognise that the need and affordability will change over time and that delivery should be supported by up-to-date assessments of need and mix.

Tenure	Indicative Mix based on Local Needs
Routes to home ownership, of which:	29%
• First Homes	25%
• Shared Ownership	2%
• Rent to Buy	2%
Affordable housing for rent, of which	71%
Social rent	To be set by registered providers
Affordable rent	To be set by registered providers

6.22 Affordable housing schemes can also be delivered as an exception via small-scale schemes, including entry level homes for purchase or "rural exception sites" outside the settlement boundaries where housing would not normally be permitted. This type of scheme is initiated by a parish council which works with a provider to deliver affordable housing schemes that developers would not be involved in due to monetary considerations. In order to deliver affordable housing through "exception sites" the following is required:

- a need to be established
- a willing landowner being prepared to sell land at a price significantly below the market value for housing land
- a registered social landlord (housing association) willing to work with the parish council and district council to fund and manage a scheme

6.23 Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the parish and its hinterland and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 78 of the NPPF. The exceptional circumstances, where a small number of market homes will be permitted, could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of Babergh District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. This local need would need to be established at the time in consultation with Babergh District Council's Housing Service.



POLICY SPTN 3 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 72 of the NPPF) on rural exception sites outside the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i) remains affordable in perpetuity and
- ii) is for people that are in housing need because they are unable to buy or rent properties in the parish at open-market prices
- iii) is offered, in the first instance, to people with a demonstrated local connection, as defined by the Gateway Home Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a specific detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

- 6.24 It is possible that Sproughton Parish Council may wish to sponsor a small number of affordable homes in the parish for those residing in or with a local connection to the parish.

7. BUSINESS AND EMPLOYMENT

Objectives

- 3 To support small-scale business creation and retention and encourage the provision of services and infrastructure that enables business development.
- 4 To ensure that the employment sector engages with the community with regard to business and employment developments providing opportunities for home working and local employment, particularly through having a fast, reliable fibre broadband network for all.



Employment

7.1 Sproughton parish makes an important contribution to the economy of Babergh and the Ipswich Strategic Planning Area (ISPA), having an extensive employment area located between Junction 54 of the A14 and the main railway line and three other employment areas within the Wolsey Grange Masterplan Area.

- Sproughton Enterprise Park occupies the former Ipswich Sugar Beet Factory site and is where Amazon recently opened a new distribution warehouse and La Doria occupy a bespoke 260,000 square feet distribution warehouse said to be one of the tallest in the UK. Development on this site is governed by an adopted Masterplan. Plots remain on the Enterprise Park
- opposite is the Farthing Road Industrial Estate occupied by a range of factories and business premises
- within the Wolsey Grange Masterplan Area:
 - a) Thompson & Morgan, said to be the UK's largest seed and plant mail order company, have been based in Poplar Lane for almost 50 years

- b) Interchange 55 forms part of the Wolsey Grange Masterplan area and is now coming forward for development for offices, industrial, storage and distribution use. A detailed masterplan will be developed for this area and, at the time the Neighbourhood Plan was being prepared, community views were currently being sought
- c) A smaller employment area adjacent to Wolsey Grange 1 has yet to be developed



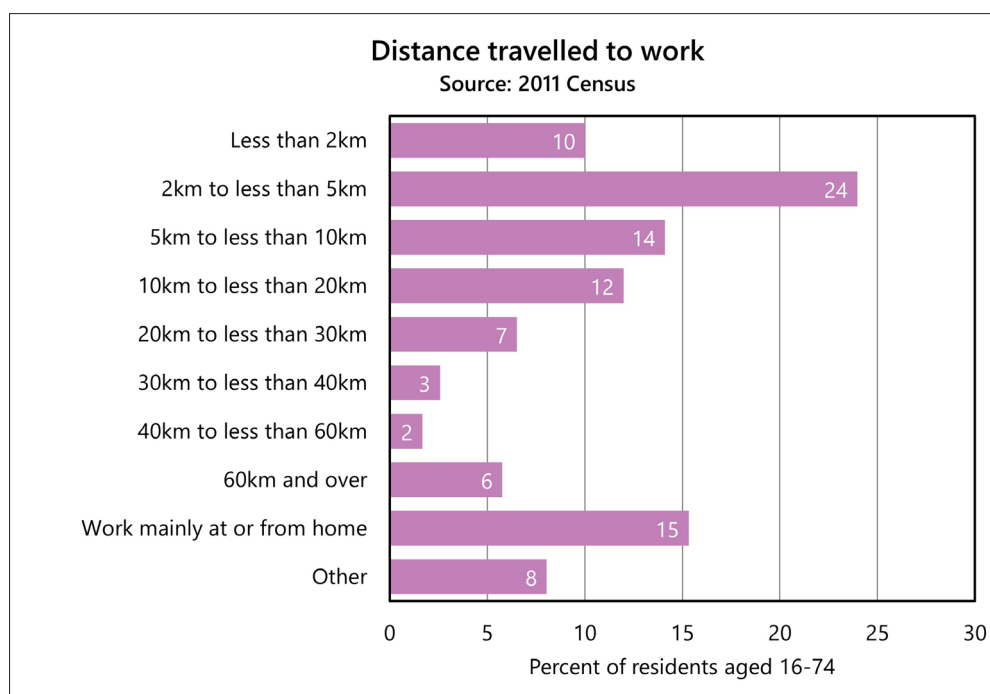


7.2 A significant range of smaller businesses and enterprises operate across Sproughton, home-based or in smaller business premises.

7.3 According to the 2011 Census, 1,548 people worked at premises in the parish while, at the same time, 531 residents were in employment. Our Residents' Survey found that 17% of respondents worked in the parish, demonstrating that many people commute into the village for work. The average distance that residents travel to work is just under 17 kilometres (11 miles), albeit most travel up to 10 kilometres. Home working is popular in the parish with 15% of those in employment working from home in 2011, a proportion that is likely to have increased since then and, perhaps, has accelerated even further as one of the longer-term impacts on work patterns caused by the Covid-19 pandemic. The proportion of residents working from home is higher than for Babergh as a whole.

7.4 The emerging Local Plan identifies Sproughton Enterprise Park and Farthing Road Industrial Estate as strategic employment locations. Development of the remaining four plots of the Enterprise Park and redevelopment/improvement of Farthing Road Industrial Estate will be supported. Policy SP05 especially notes that the regeneration of the former Sugar Beet Factory site (Enterprise Park) must be sensitive to landscape, biodiversity and heritage assets.

7.5 While acknowledging the content of Policy SP05, any expansion of these and other employment sites must not result in unacceptable increases in traffic on the roads through Sproughton village or roads that lead to the sites, either through a significant increase in the number of people working on the site or through lorry movements servicing the site.



- 7.6 Proposals should also, where appropriate, have regard to the potential impact on the landscape surrounding the employment area with special regards to the setting of the village as expressed in the Sproughton Landscape Appraisal and separate Design Codes prepared in support of the Neighbourhood Plan. For example, it is expected that new developments adhere to heights up to the maximum specified in the Masterplans agreed through the planning process and redevelopments do not exceed the height of the preceding building. High levels of planting for screening purposes will be supported.



POLICY SPTN 4 - EMPLOYMENT SITES

The retention and development of existing employment and other business uses, including those identified on the Policies Map, will be supported providing such proposals do not have a detrimental impact on the local landscape character, heritage assets, residential (including noise, light and air pollution, loss of privacy and overlooking), traffic generation, identified important views and identified important gaps in the built-up area.

Proposals for non-employment or business uses that are expected to have an adverse impact on employment generation will only be permitted where one or more of the following criteria has been met:

- a) evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use by a period of sustained marketing for 6 months by an independent qualified assessor, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future. The marketing must be undertaken at a realistic asking price, on a range of terms and in an appropriate format. The approach for the marketing campaign must be agreed by the local planning authority from the outset
- b) the existing use has created over-riding environmental problems (e.g., noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site
- c) an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs
- d) it is for an employment related support facility, such as employment training/ education or workplace crèche
- e) an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site

- 7.7 Residents were asked in the Household Survey about future employment opportunities in the parish and there was little support for additional offices, workshops, or commercial units. However, 33% of residents also identified that having local employment opportunities is important to them.
- 7.8 The Neighbourhood Plan supports the creation of additional jobs where such development would not have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. It is envisaged that employment premises within the village itself would remain small in terms of the size of the premises and the number of people employed on the site. Major development would be more appropriate on sites allocated for such purposes in the Local Plan, which are more sustainable locations where access by sustainable travel modes such as buses, walking and cycling can be readily achieved and the potential for detrimental impact on the landscape character of the area reduced.

POLICY SPTN 5 - NEW BUSINESSES AND EMPLOYMENT DEVELOPMENT

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map.

Outside the Settlement Boundaries, proposals will be supported where:

- a) it is located on land designated in the development plan for business use
- b) it relates to small scale leisure or tourism activities or other forms of commercial / employment related development or agriculture related development of a scale and nature appropriate to a countryside location and a need to be located outside the Settlement Boundary can be satisfactorily demonstrated

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal.

- 7.9 Some of the farms in the area have also expanded with the development of large-scale barns for storage, while older buildings have been renovated and converted to business use. There may be some scope for further commercial development utilising and converting agricultural buildings. However, where new buildings are proposed, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the development guidelines contained in the Neighbourhood Plan Landscape Appraisal in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design, and impact mitigation measures.
- 7.10 Given the proximity of the parish to Ipswich, there is evidence of a demand for equine related uses such as stables, paddocks and menages. Such uses can change the character of the landscape, especially where field shelters or floodlighting is required. Where such proposals require planning permission, careful consideration will be given to the potential impact of the development on the wider landscape and the potential for light pollution in the countryside.

POLICY SPTN 6 - FARM DIVERSIFICATION AND EQUESTRIAN USES

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Appraisal will not be supported.

Proposals for equestrian development, whether domestic or commercial, will be supported where the size, scale, design and siting of new development (including lighting and means of enclosure) do not have a significant adverse effect on the character and appearance of the locality.

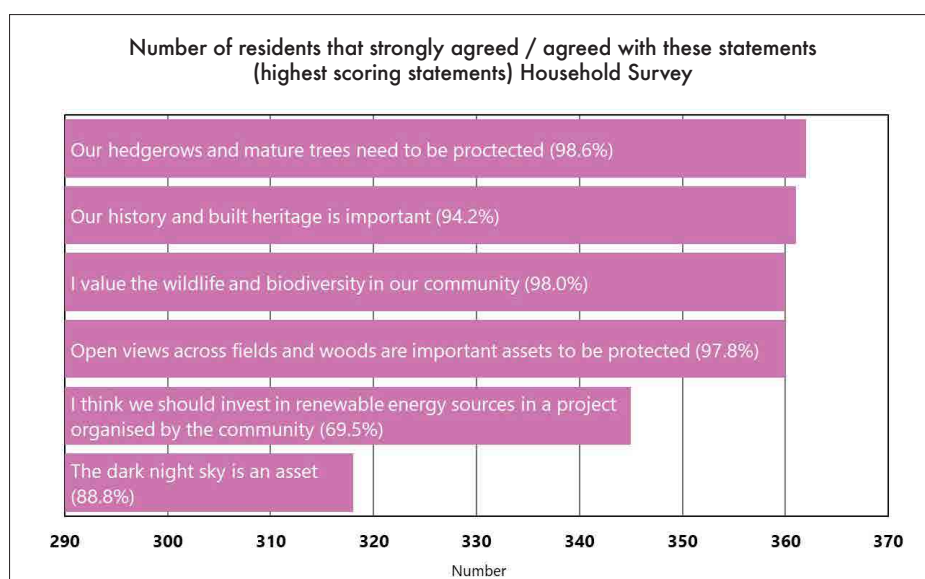


8. NATURAL ENVIRONMENT

Objectives

- 5 To minimise the impact of development on the best and most versatile agricultural land.
- 6 To maintain the village's rural landscape setting, the distinctive views and visual connectivity with the surrounding countryside from within the built-up area protecting the identity of the parish and prevent coalescence with Ipswich and surrounding villages.
- 7 To protect open green spaces, woodland, countryside, mature trees and ancient hedgerows to enhance biodiversity, through net gains in wildlife habitat and wildlife corridors.

8.1 The natural environment has been highlighted by residents as being of significant importance to them. The Household Survey identified an overwhelming support of over 94% for the protection of wildlife, trees, hedgerows, rural peace and space, historical heritage and landscape features, as illustrated in the graph below.



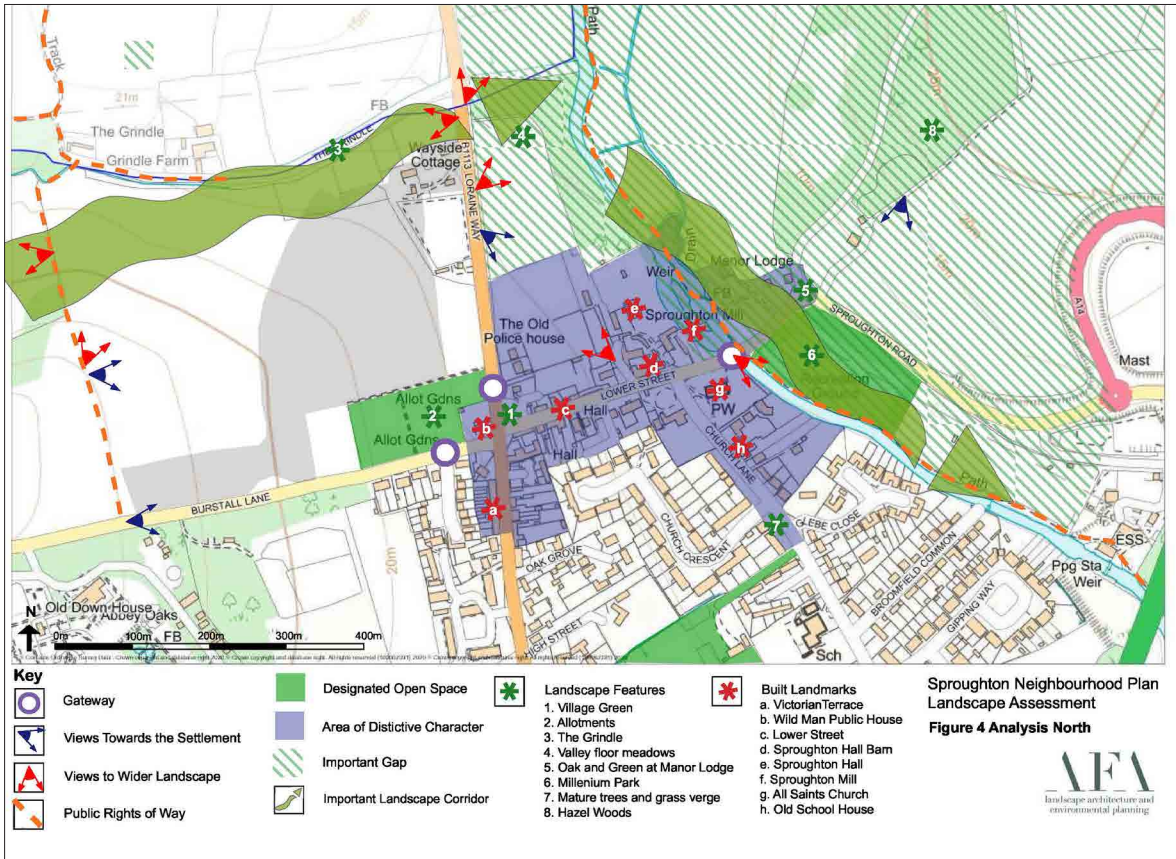
Parish Landscape

8.2 The Suffolk County Landscape Character Appraisal identifies five landscape character types in the Neighbourhood Plan Area, namely:

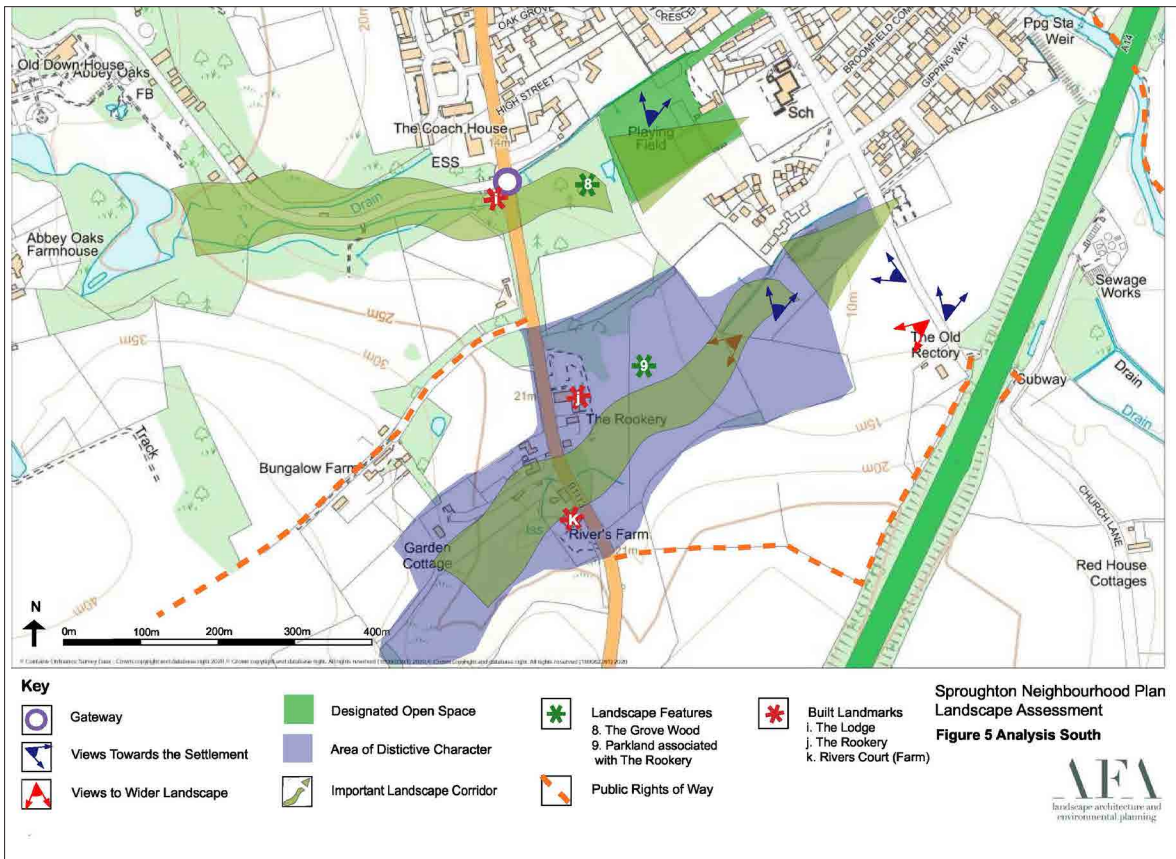
- Valley Meadowlands
- Rolling Estate Farmlands
- Rolling Valley Farmlands
- Ancient Plateau Claylands and
- Plateau Farmlands

Details of the qualities of these areas can be found at <https://suffolklandscape.org.uk/>

8.3 The Sproughton Landscape Appraisal was commissioned to support the content of the Neighbourhood Plan. It noted that the village centre contains several listed buildings which cluster around the Church and Sproughton Hall, and extend along Lower Street, reflecting the origins and oldest parts of the settlement close to the river. There is a further cluster of significant historic buildings (one of which is listed) which contribute to local sense of place around River's Farm and Sproughton House (formerly The Rookery). These buildings are associated with former parkland and small-scale pastures along the B1113 when approaching the village from the south.



Map 3 - Sproughton Neighbourhood Plan Landscape Assessment: Figure 4 Analysis North



Map 4 - Sproughton Neighbourhood Plan

- 8.4 The Landscape Appraisal's "Historic Landscape Characterisation" (Figure 2) shows that much of the enclosure pattern within the parish comprises pre-18th century enclosures which are relatively intact. In only two areas have the field patterns been altered and enlarged post 1950's, namely along the northern edge of the parish and in the area around the A1071.
- 8.5 Other discernible historical land use patterns and features include meadows along the valley floor and small pastures along streamlines which extend from natural springs around the 35m contour. There are also areas of former parkland associated with Sproughton Manor, Abbey Oaks, and Sproughton House (formerly the Rookery). Of note are the mature oaks in grassland associated with the former parkland of Abbey Oaks and boundary oaks in hedgerows north of Sproughton Road.
- 8.6 There are also several narrow rural lanes which have become abandoned due to changes in the road network and therefore still retain their rural character e.g. The Grindle and Church Lane. These lanes have an incised character in places and are occasionally associated with stretches of coppiced hazel stools.
- 8.7 In terms of natural heritage the greatest concentration of features/habitats occur on the valley sides, associated with natural springs that feed small stream watercourses and waterbodies, including meadow grassland, and woodland associated with former parkland. The more elevated and intensively farmed plateau landscapes have less nature conservation interest although the heavy clay soils in the north of the parish support several ancient woodlands.
- 8.8 The gently rolling valley slopes of Chantry Vale are also valued in providing a buffer and sense of perceived separation between the existing urban edge of Ipswich (including the Hadleigh Road Community) and the Gipping Valley. The valley sides around Red House Farm have a high sensitivity due to their intact rural character and visual connectivity to the wider landscape of the parish to the west.

Area of Distinct Landscape Character

- 8.9 The Neighbourhood Plan recognises the presence of heritage and landscape assets in the parish in determining opportunities for future development. The majority of the parish, with the exception of Elton Park, the former Sugar Beet Factory and Farthing Road Industrial Estate is currently designated as a Special Landscape Area for planning purposes since the Suffolk County Structure Plan was published in the 1980s and

is confirmed in the Babergh Core Strategy. However, the emerging Joint Local Plan does not propose to carry forward this designation. The Neighbourhood Plan Landscape Appraisal notes that there are two areas of "distinctive character" in the parish: a primary one covering the historic built-up centre of the village and second the landscape area including River's Farm and Sproughton House (formerly The Rookery). Consideration of the distinctive character of the built-up area is addressed in the Historic Environment section of the Plan but, for the natural landscape area, the Plan designates it as an Area of Local Landscape Sensitivity. The area is identified on **Map 3** and, while its designation does not preclude any development taking place in the area, it does mean that proposals will need to be designed to have regard to the special qualities of the area.

There are four landscape corridors detailed in the Neighbourhood Plan Landscape Appraisal which form intact corridors with high cultural, ecological and recreational value. They include The Grindle, The Gipping Valley Floor, Abbey Oaks, and Sproughton Hall.

Valued Landscape - Chantry Vale

- 8.10 The independently published "Land at Red House Landscape Assessment" identifies that the Chantry Vale area satisfies the criteria to meet the "Valued Landscape" designation as illustrated on **Map 5**.

<http://sproughton.onesuffolk.net/assets/Appendix-2-Final-Landscape-Appraisal-Red-House-Sproughton-25-Sept-2019-compressed.pdf>

The Assessment notes *The landscape surrounding Red House formerly comprised part of the Gipping Valley Special Landscape Area which extended from the edge of Ipswich to include the Belstead Brook and its tributaries as well as the Gipping Valley around Sproughton. It included the valley landscape as well as the intervening higher plateau landscape between the valleys.*

Special Landscape Areas are no longer part of the emerging Local Plan, and a criteria-based approach has been adopted with reference to landscape character assessment. Nevertheless, the qualities inherent in the landscape are not lost as a result of the removal of local designation policy. As noted in para 2.2 above the NPPF seeks to conserve and enhance valued landscape. These are frequently determined with reference to the criteria set out in Box 5.1 of the Guidelines for Landscape

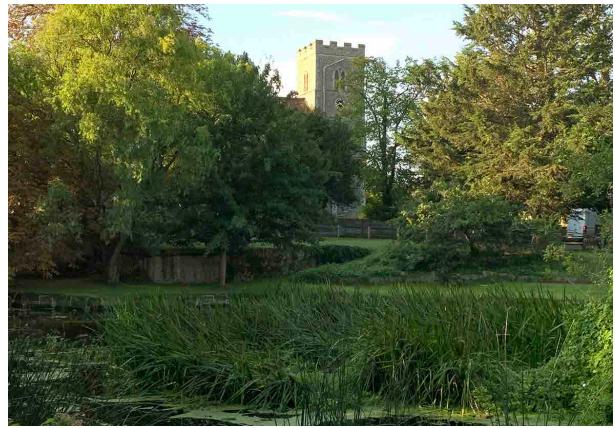
and Visual Impact Assessment (GLVIA).

The criteria include consideration of:

- landscape quality
- scenic quality
- rarity
- representativeness
- conservation interest
- recreation value
- perceptual aspects
- associations

The existing character and sensitivity assessment for this area indicate that this landscape is likely to have a weight of evidence that supports its recognition as a valued landscape. The findings of the Landscape and Visual Impact Assessment undertaken for the Wolsey Grange 1 development concur with this - the Rolling Valley Farmlands landscape character type to the north of the site was classified as having a High Value, High Susceptibility and High Sensitivity appendix 3 of the Landscape Appraisal - Viewpoint 7 Rolling Valley Farmlands Landscape Character¹

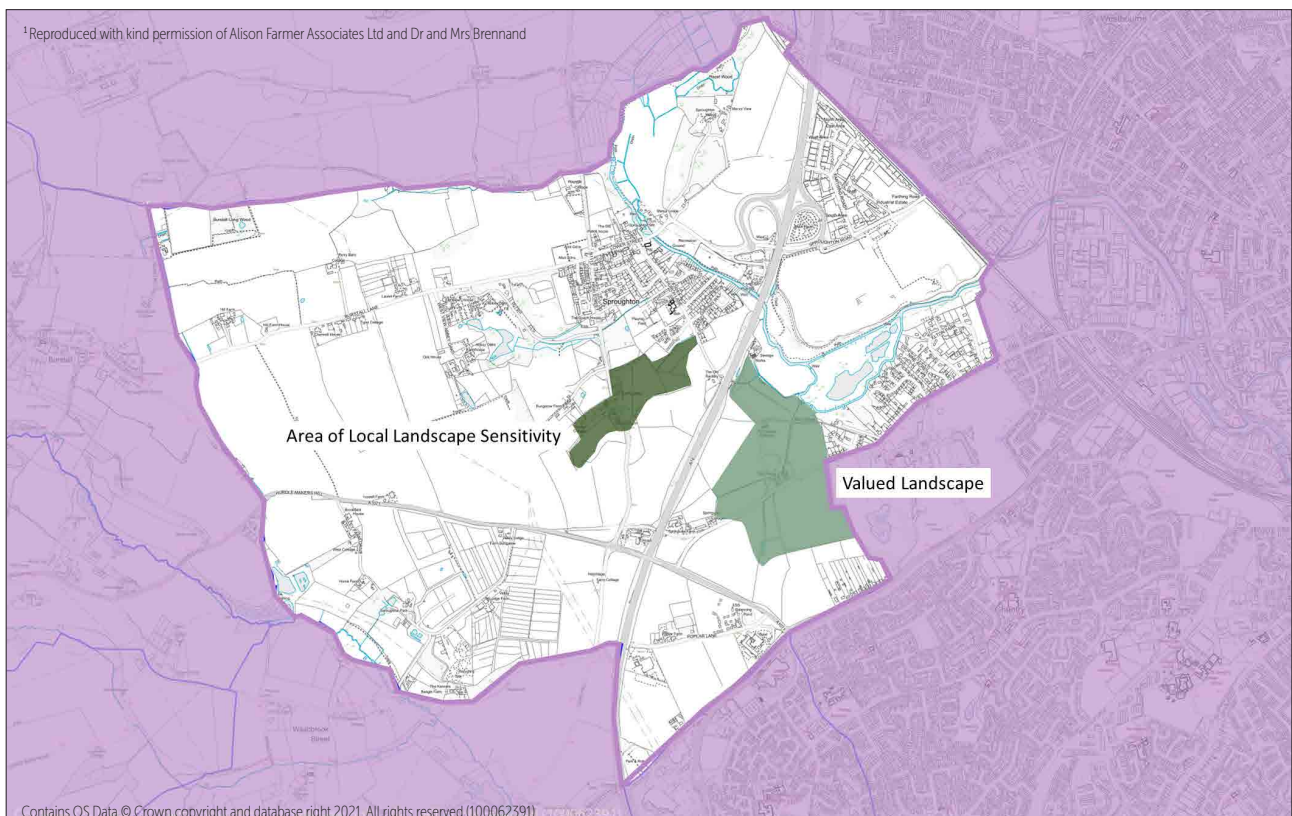
Reference can also be made to the Assessing Landscape value outside national designations: <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/>



POLICY SPTN 7 - AREA OF LOCAL LANDSCAPE SENSITIVITY

Development proposals in the Area of Local Landscape Sensitivity or Valued Landscape, as identified on the Policies Map, will be permitted only where they:

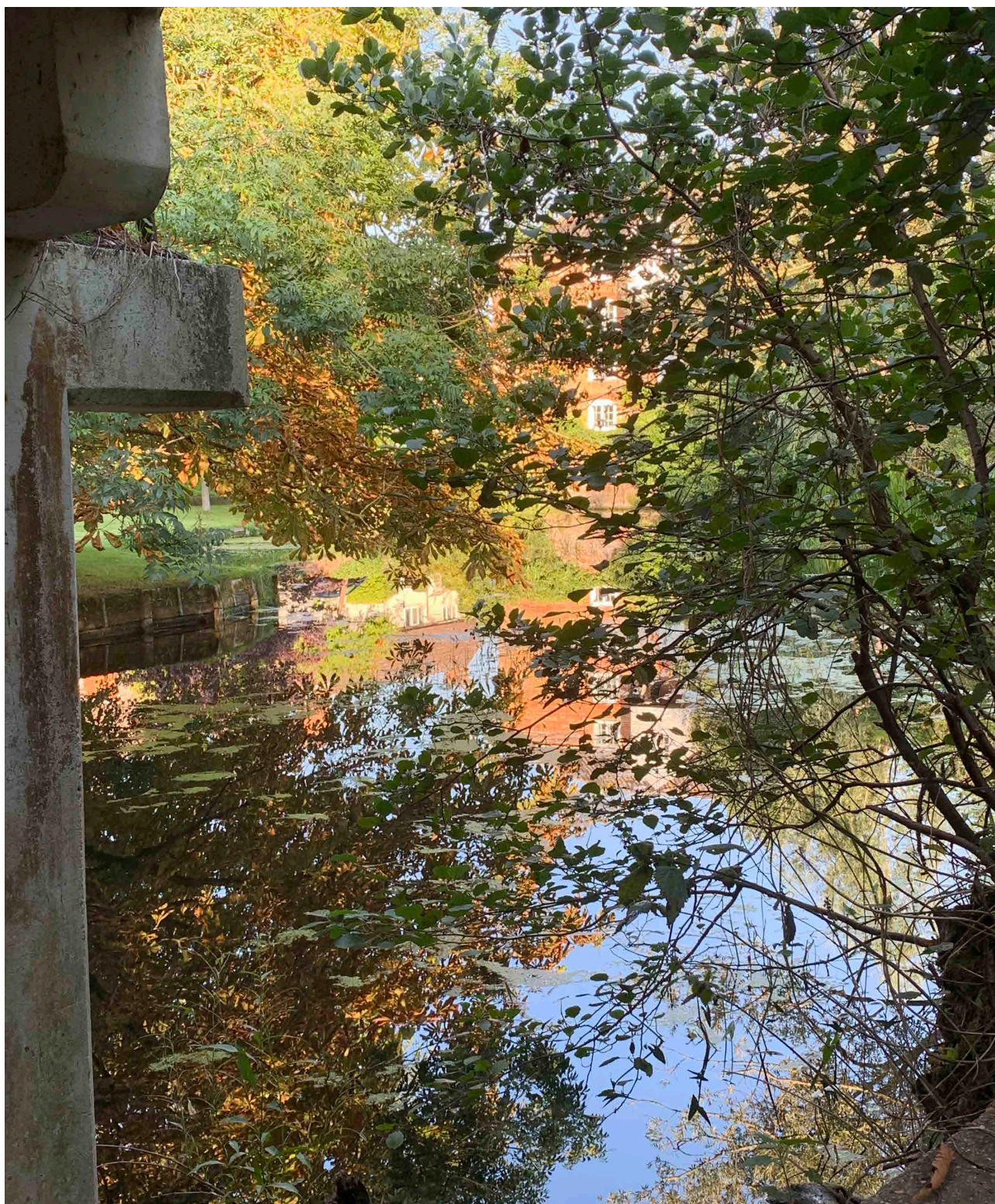
- a) protect and enhance the special landscape qualities of the area
- b) are designed and sited so as to harmonise with the landscape setting of the site and
- c) provide landscape impact mitigation measures as part of the proposal

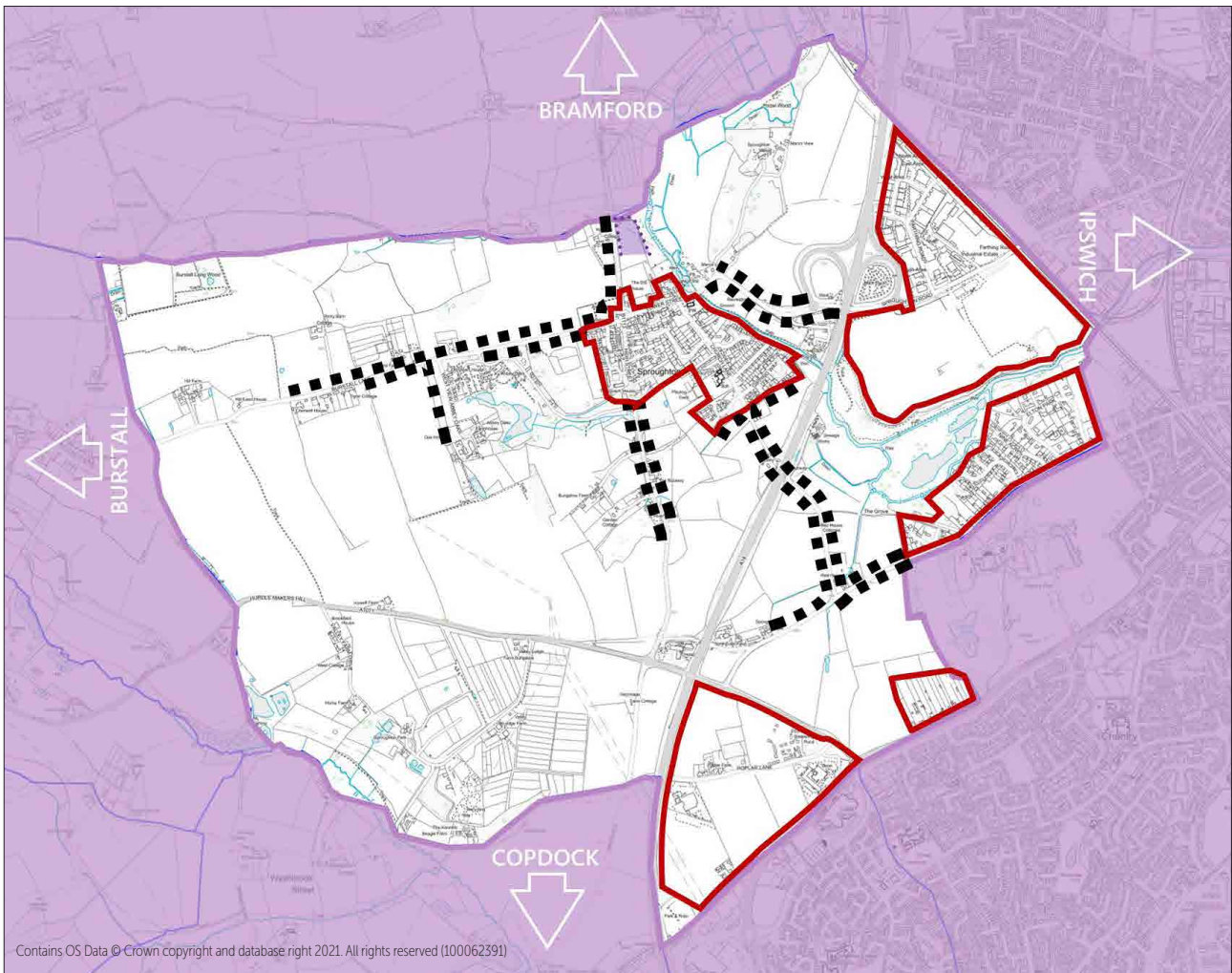


Map 5 - Protected Landscapes

Preventing Settlement Coalescence

- 8.11 One of the characteristics of the Neighbourhood Area is the presence of distinct built-up areas separated by natural landscape. The Neighbourhood Plan Landscape Appraisal identifies the significance of these gaps, and it is essential that they are maintained to prevent coalescence of the parish with the urban area of Ipswich and the villages of Bramford, Burstall and Copdock and Washbrook. While planning policies focus most new development to within the defined Settlement Boundaries, particular caution will need to be exercised when considering any proposals for development that could lead to the weakening of these gaps, as illustrated on **Map 6**, and subsequent long-term coalescence of the identified built-up areas. Development in the Settlement Gaps between will not be supported unless it is in conformity with Policy SPTN 1 and there is no detrimental landscape impact and weakening of the gap.





Map 6 - Settlement Gaps

POLICY SPTN 8 - SETTLEMENT GAPS

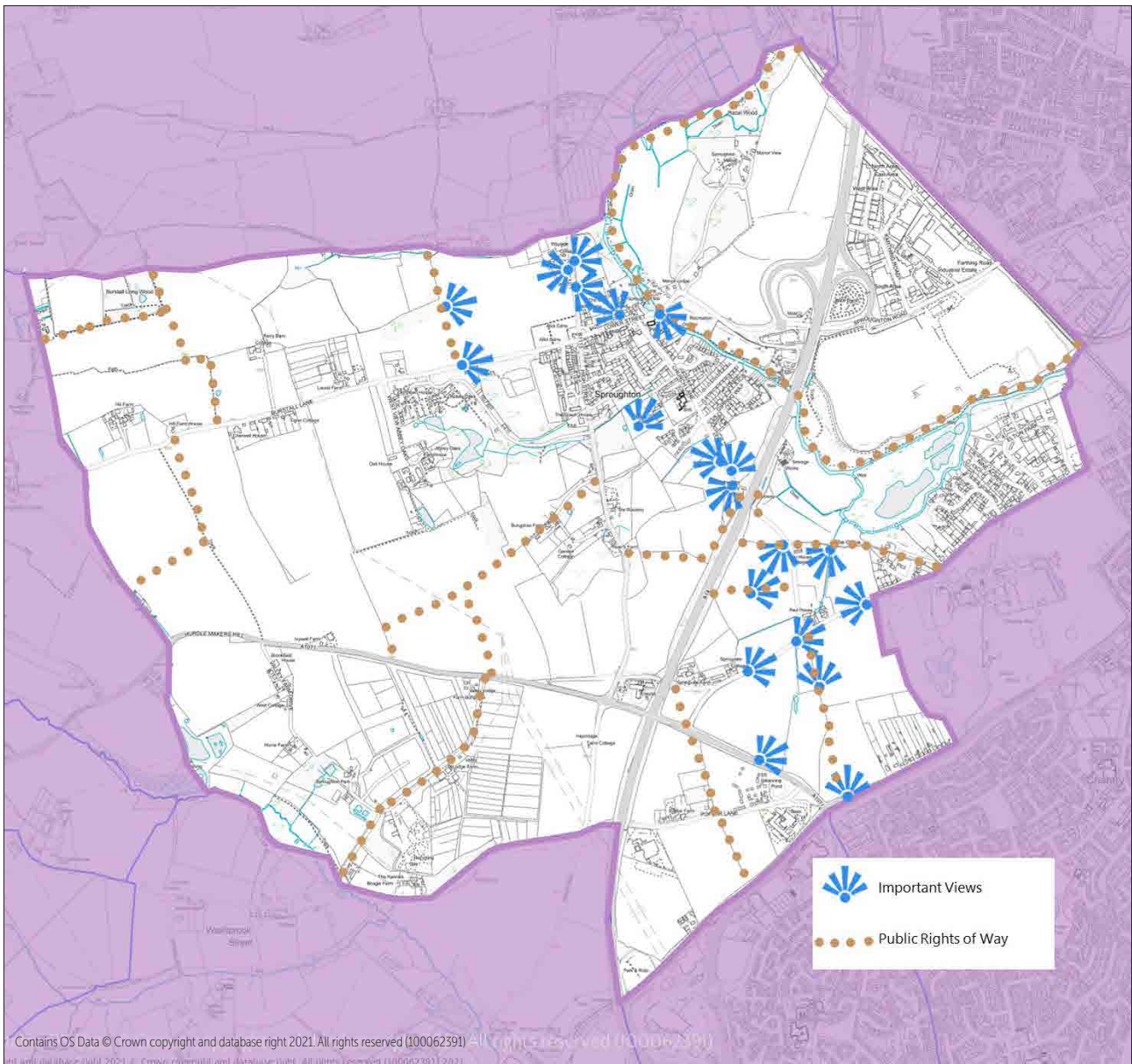
The open and undeveloped nature of the Settlement Gaps, as identified on the Policies Map, will be protected from development to prevent coalescence and retain the separate identity of the settlements.

Development which is otherwise in conformity of Policy SPTN 1 will only be permitted within a Settlement Gap where:

- a) it would not undermine the physical and/or visual separation of the settlements and
- b) it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development

Important Views

8.12 There are a number of important views into and out of the built-up areas of the parish that could, without careful consideration of development proposals, easily be harmed by unsympathetic development proposals. A separate appraisal of views has been undertaken as part of the Neighbourhood Plan Landscape Appraisal. Important views from public places are identified on **Map 7**.



Map 7 - Important Views

- 8.13 Proposals for development should take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on peoples' views and visual amenity are fully considered.

POLICY SPTN 9 - PROTECTION OF IMPORTANT VIEWS

Important views from public vantage points within or into the built-up areas and clusters, or out of built-up areas or clusters to the surrounding countryside, including those identified on **Map 5** and the **Policies Map**, shall be maintained.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- a) can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area
- b) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Appraisal
- c) protects the key features of the important views



Green Infrastructure

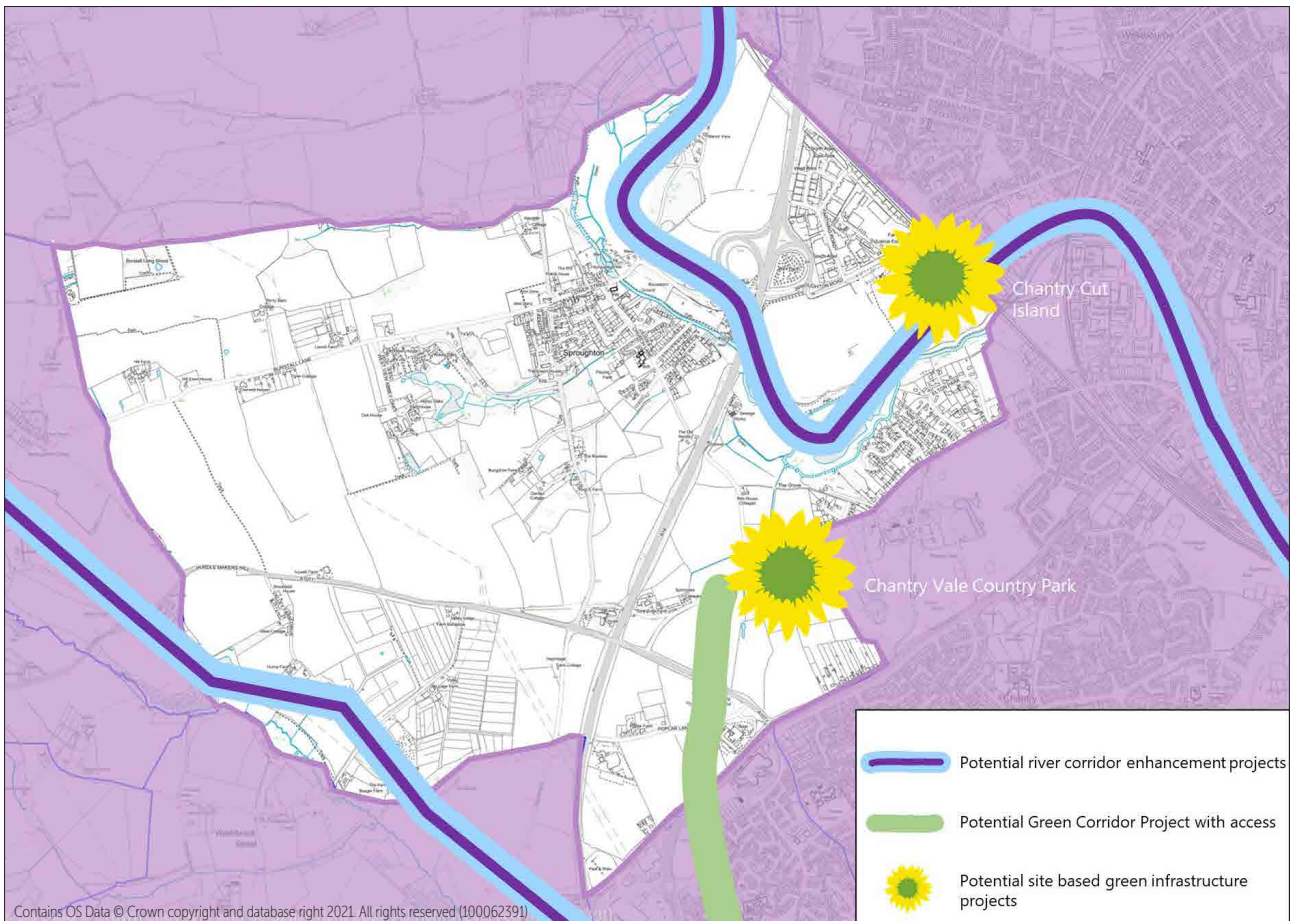
8.14 A comprehensive assessment was conducted to document the varying aspects of green infrastructure across the parish and linkages into the wider area. Green Infrastructure is defined by the Landscape Institute as “the network of natural and semi-natural features, green spaces, rivers and lakes within and between our villages, towns and cities. When appropriately planned, designed and managed, these green assets have the potential to deliver many benefits - from providing sustainable transport links to mitigating the effects of climate change.” The assessment identified:

- green spaces
- sports pitches and associated facilities and
- trees and woodland

The policies in the Neighbourhood Plan seek to protect and enhance this network.

8.15 In 2012 the district council published a “Green Infrastructure Framework for Babergh District” which identified existing provision and opportunities for future initiatives in the Neighbourhood Plan Area. This was updated as part of the Haven Gateway Green Infrastructure Strategy in 2015. The initiatives are identified on **Map 8** below and more details can be found in the Babergh Green Infrastructure Framework (2012).

<https://www.babergh.gov.uk/assets/Strategic-Planning/JLPExamination/CoreDocLibrary/E-EvidenceBase/EnvandHeritage-EE/EE02-Green-Infrastructure-Framework-2012.pdf>



Map 8 - Green Infrastructure Network



8.16 Investigations into possible green infrastructure projects will begin after the Neighbourhood Plan has been completed. These will seek to implement initiatives that reflect the policies relating to nature and the environment that have been defined. In understanding the scope for these projects, consideration will be given to how these will:

- improve accessibility
- enhance biodiversity
- provide health benefits

Local Green Spaces

8.17 At a more local level, the NPPF enables neighbourhood plans to designate and protect land of particular importance to local communities as "Local Green Spaces". Such designations rule out new development on them other than in circumstances consistent with those for Green Belt, as specified in the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- in reasonably close proximity to the community, it serves
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance recreational value (including as a playing field), tranquility or richness of its wildlife
- local in character and is not an extensive tract of land

8.18 Based on the NPPF criteria, the following areas in the parish are identified as Local Green Spaces, as illustrated on the Policies Map. A separate Local Green Space Assessment has been prepared to demonstrate how they satisfy the NPPF criteria.

<http://sproughton.onesuffolk.net/assets/Neighbourhood-Plan/Local-Green-Space-Assessment-update-2022-10-07.pdf>

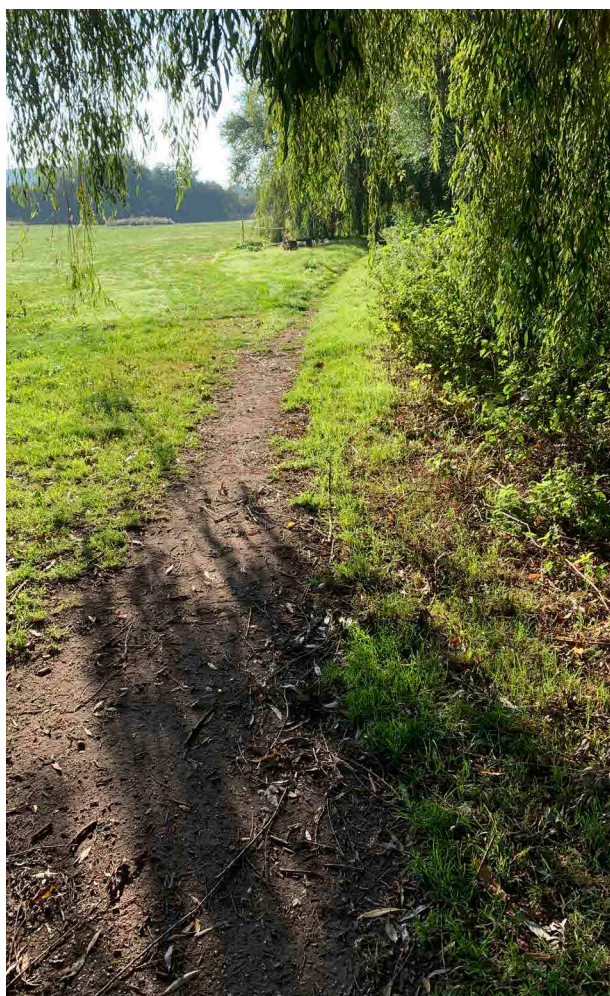
1. Millennium Green
2. Parish Square
3. Sproughton Court
4. Glebe Close
5. Gipping Way
6. Gorse Field Close and Ladder Field, Church Lane
7. Oak triangle by Manor Lodge, Lower Street
8. Allotments, Burstall Lane
9. Ransome Close
10. Church of All Saints - Cemetery / Churchyard
11. Monks Gate
12. Land adjoining The Shed, High Street/Lower Street
13. Chantry Cut Island
14. The Grove Wood. East of High Street
15. Oak Pit, Church Lane

POLICY SPTN 10 - LOCAL GREEN SPACES

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

1. Millennium Green
2. Parish Square
3. Sproughton Court
4. Glebe Close
5. Gipping Way
6. Gorse Field Close and Ladder Field, Church Lane
7. Oak triangle by Manor Lodge, Lower Street
8. Allotments, Burstall Lane
9. Ransome Close
10. Church of All Saints - Cemetery / Churchyard
11. Monks Gate
12. Land adjoining The Shed, High Street/Lower Street
13. Chantry Cut Island
14. The Grove Wood. East of High Street
15. Oak Pit, Church Lane

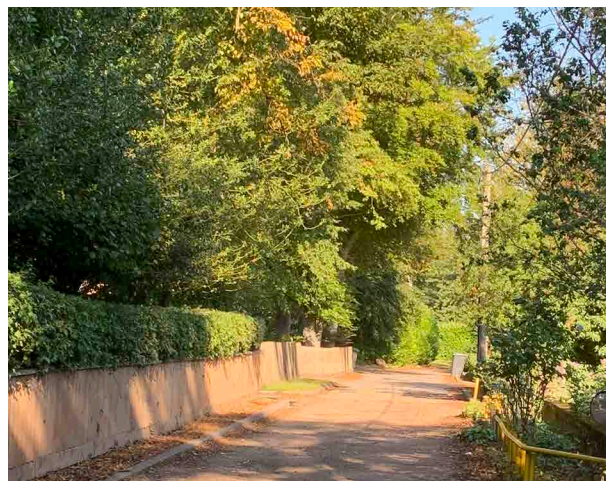
Development in the Local Green Spaces will be consistent with national policy for Green Belts.

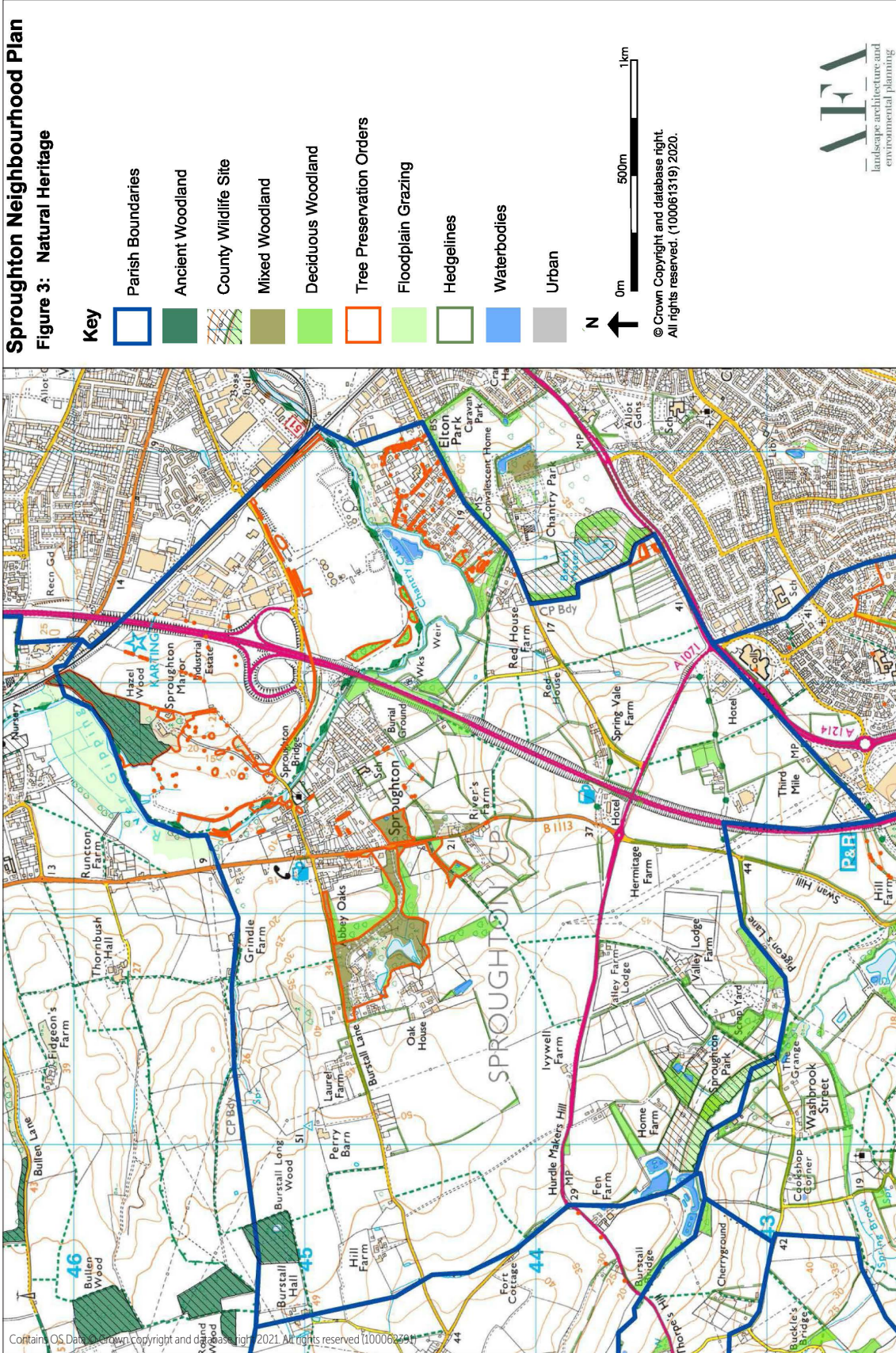


Trees and Woodland

8.19 A distinct characteristic that is common across most of the built-up areas of the village centre is the significant presence of trees and woodland, reflected by the fact that 99% of residents responding to the Neighbourhood Plan questionnaire said that existing hedgerows and mature trees need to be protected. Across the parish there are areas of ancient woodland as well as areas of mixed and deciduous woodland, as identified in the Landscape Appraisal and illustrated on **Map 9**.

A number of individual trees and areas are protected by Tree Preservation Orders and their loss would have a significant detrimental impact on the character of the settlement and the natural habitats it provides.





Map 9 - Natural Heritage Trees and Woodland - Source: Neighbourhood Plan Landscape Appraisal

Biodiversity

- 8.20 Although there are no nationally recognised sites designated for their natural or habitat importance, there are three County Wildlife Sites in the parish, in the vicinity of Sproughton Park, Burstall Long Wood and Hazel Wood. In addition, the Babergh Core Strategy policy for the redevelopment of the former British Sugar site requires the *"retention of the natural area known as the Chantry Cut Island site (a separate 16 hectares approximately) and existing landscape tracts, together with proposals for further measures"* and this area is now being actively managed by the Ipswich Borough Council Greenways project. Chantry Cut Island is a nature area with restricted access, in association with the river path and valley. This initiative will also contribute to the wider green infrastructure in the parish and is subject to an Ecological Development Plan. Chantry Park was designated a Conservation Area in 2005 and contains a County Wildlife Site. It is adjacent to the parish and forms an integral part of the extensive wildlife corridor network within the area.
- 8.21 The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. Any loss of features as part of a development will therefore be resisted unless it can be clearly demonstrated that the resultant benefits of the development outweigh such a loss. In such circumstances, a mitigation scheme will be required as part of the proposal that provides the equivalent or better features on site.
- 8.22 Currently the NPPF encourages net gains for biodiversity to be sought through planning policies and decisions. In November 2021 the Environment Bill received Royal Assent. It introduced a statutory requirement for all appropriate developments to deliver a minimum 10 per cent measurable net gain in biodiversity. While the Environment Act 2021 sets out the core components (from the use of a metric, a system of national credits, a register of net gain and more), the details of how biodiversity net gain will work is, at the time of preparing this Plan, still in development ahead of the requirement becoming mandatory in the winter of 2023. Natural England have published a "Biodiversity Metric (3.0)" which is expected to be the standard measuring methodology to appraise how development will meet the requirements of the Act. Policy LP18 of the emerging Joint Local Plan (November 2020) requires development to "identify and pursue opportunities for securing measurable net gains, equivalent of a minimum 10% increase, for biodiversity".

Therefore, appropriate development proposals that deliver measurable net gains in line with the Environment Act core components and through the use of the Biodiversity Metric (3.0) or later adopted measurement methodology will be encouraged. Examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls and street trees. Relatively small features can often achieve important benefits for wildlife, such as incorporating swift bricks and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.

- 8.23 The free movement of wildlife is especially important to maintain or improve the biodiversity in our predominantly rural landscape. Our local wildlife varies from smaller mammals, reptiles, insects, and birds to larger animals like deer which all interact and have a relevance within the local wildlife system. To accommodate and encourage this rich diversity wide unlit wildlife corridors with adequate greenery such as trees, shrubbery, undergrowth, and long grass need to be incorporated into any new development to create habitat, protect identified wildlife tracks, and create new wildlife tracks to enhance local biodiversity. There should be a preference for the retention of established trees, hedgerow, and shrubbery and for planting new trees and living habitat rather than any artificial provision. Proposals that include the replacement of low-level boundary treatment or natural boundary treatment with solid boundary treatment will not be supported. Natural boundary treatments will be encouraged for new development proposals. Proposals that will have a detrimental impact on the character of the area and would result in the loss of healthy trees will not be supported.

Impact of Development on Internationally Important Habitats

- 8.24 The Neighbourhood Plan area is located within a 13 kilometre "Zone of Influence" (ZOI) of the Stour and Orwell Special Protection Area (SPA) and Stour and Orwell Estuaries RAMSAR. Unless mitigated against, Natural England considers that additional residential development within the ZOI could have a detrimental impact on the designations due to an increase in residential trips.
- 8.25 Whilst the provision of well-designed open space/green infrastructure on site or contributions towards strategic green infrastructure in developments of under 50 homes is to be welcomed, Natural England advises that consideration of 'off-site' measures (i.e., in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impact

POLICY SPTN 11 - BIODIVERSITY PROTECTION AND ENHANCEMENT

Development proposals should avoid the loss of, or material harm to, trees, hedgerows and other natural features such as ponds. Proposals that contribute to the delivery of the Green Infrastructure Projects will be supported.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable proposals must achieve a minimum of 10% biodiversity measurable net gain over the pre-development biodiversity value as measured by the Natural England Biodiversity Metric (3.0) or later or agreed equivalent. Biodiversity improvement should, where possible, form an integral part of the design of any proposal, for example through:

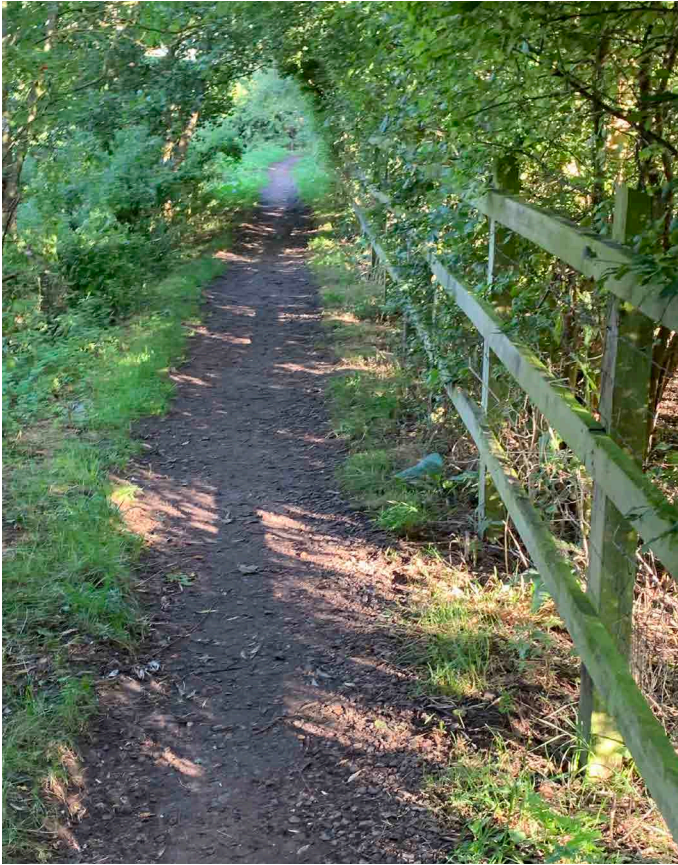
- a) the creation of new natural habitats including ponds
- b) the planting of additional trees and hedgerows (reflecting the character of Sproughton's traditional hedgerows)
- c) restoring and repairing fragmented biodiversity networks through, for example, including holes in fences which allow access for hedgehogs
- d) the incorporation of bee bricks and swift, owl and bat boxes into buildings

Where biodiversity assets cannot be retained or enhanced on site, 'biodiversity offsetting' to deliver a net gain off-site will be supported where the approach is in accordance with any relevant national or locally adopted protocols.

Contributions to off-site mitigation in respect to Policy SPTN 12 will be additional to the biodiversity net gain requirements of this policy.

8.26 Ipswich Borough, Babergh and Mid Suffolk Districts and East Suffolk Council are taking a collaborative approach to strategic mitigation to support development and avoid impacts on internationally important designated wildlife sites. The councils have produced a combined recreational disturbance, avoidance and mitigation strategy (Suffolk RAMS) for the area. This identifies and costs measures necessary to mitigate recreational impacts and confirms how they will be funded and delivered over the lifetime of the Local Plans. Such measures are to be delivered strategically through the Suffolk Coast RAMS to make the sites more resilient to increased recreational pressures. A proportionate

financial contribution should therefore be secured from proposed residential development in the Zone of Influence (ZOI) in line with the Suffolk Coast RAMS. Given that the Stour & Orwell Estuary SPA and Ramsar site is in close proximity to residents of the parish on-site natural greenspace or access to sufficient greenspace must be provided for any residential development of more than 50 units in order to avoid adverse effects on integrity on the Stour & Orwell Estuaries SPA and Ramsar site from the development alone.



POLICY SPTN 12 - RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION

All residential development within the Zones of Influence (ZOI) of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in combination recreational disturbance effects and the integrity of the habitats of the European sites.

Large residential developments (50 units or more) provide Suitable Alternative Natural Greenspace (SANG) on site or access to sufficient greenspace. All development should not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site from the development alone.



9. HISTORIC ENVIRONMENT

Objectives

- 8 To conserve and enhance the heritage assets and their settings.
- 9 To protect and improve the features which contribute to the historic character of the parish.

Heritage Assets

- 9.1 There are currently 17 Listed Buildings in the parish, as detailed in Appendix 1. The All-Saints Church is Grade II*, and the remaining buildings are Grade II.
- 9.2 In addition to the requirement for planning permission, a separate Listed Building consent will be required for many works relating to Listed Buildings. The NPPF contains national policies relating to Listed Buildings and will be applied alongside the Local Plan and Neighbourhood Plan policies, as appropriate. In considering whether to grant planning permission or listed building consent for development that has an impact on a listed building or its setting. Regard must be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.



POLICY SPTN 13 - HERITAGE ASSETS

To ensure the conservation and enhancement of the parish heritage assets, proposals must:

- a. preserve and enhance the significance of the designated heritage assets of the parish, their setting and the wider built environment
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the parish including
 - i. Areas of Distinctive Character
 - ii. Valued landscape areas
- c. contribute to the parish's local distinctiveness, built form and scale of its heritage assets, through the use of appropriate design and materials
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and setting, in line with the AECOM Design Guidance and Codes for Sproughton
- e. demonstrate a clear understanding of the significance of the asset and the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context
- f. provide clear and convincing justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset and yet be of wider substantial benefit.

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

9.3 As well as those buildings on the statutory list, there are over 35 buildings in the parish that make a positive contribution to the character of the area and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of the potential conservation area, they may be offered some level of protection through identifying them as a 'local heritage asset'. A separate assessment has been completed to identify whether there are any non-listed buildings that would potentially meet Historic England's criteria for designation as a local heritage asset. Where such buildings do exist, it would be for Babergh District Council to designate them as Local Heritage Assets.

POLICY SPTN 14 - BUILDINGS OF LOCAL SIGNIFICANCE

The retention and enhancement of the following buildings and features of local significance, as identified on the Policies Map and in Appendix 3, will be secured.

- | | |
|--------------------------|--|
| 1. Manor Lodge | 19. Rivers Court |
| 2. Hall Field Cottage | 20. Abbey Oaks Gate House and Abbey Oaks |
| 3. Almshouses | 21. The Old Lodge |
| 4. Village Lock Up | 22. Chestnut House |
| 5. Cage Cottage | 23. Laundry House |
| 6. 5 Lower Street | 24. Old School House |
| 7. 3 Lower Street | 25. Valley View |
| 8. 1 Lower Street | 26. Park View |
| 9. Peppermint House | 27. 1 Lower Chantry Cottage |
| 10. Reading Room | 28. Chantry Gate |
| 11. Reading Room Cottage | 29. Balitore |
| 12. Rectory Cottage | 30. Pinetrees |
| 13. Church Hall | 31. Beech Lawn |
| 14. The Old Police House | 32. Elton Park Cottage |
| 15. The Shed | 33. Hazeldell |
| 16. The Old Coach House | 34. Manderley Manor |
| 17. Old Stables | 35. Sproughton Park (Villa farm) |
| 18. Chantry Row | 36. Pillbox |

Proposals for any works that would cause harm to a building or feature of local significance must be supported by an appropriate analysis of the significance of the asset to enable a balanced judgment to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

9.4 Furthermore the parish is known to be rich in archaeological finds and records, particularly given that Loraine Way follows the line of a Roman road, and the ford and later bridge was a significant crossing of the River Gipping. There are several ring ditches throughout the parish and finds dating from Mesolithic and Neolithic to Roman. 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 NPPF and Development Plan policies are met.

Special Character Area

9.5 Although Sproughton currently does not have a conservation area, this is being explored by the parish council who, at the time of preparing the

Neighbourhood Plan, are discussing this with Babergh District Council.

9.6 The area being considered is designated in the Neighbourhood Plan as a "Special Character Area" and is illustrated on **Map 10**. A separate "Special Character Area Appraisal" is being prepared to describe its special architectural and historic interest and within it, development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

9.7 In order to preserve and enhance the Special Character Area, proposals should be accompanied by a Design Statement that is proportionate to the proposed development and that demonstrates how the proposal recognises the distinct built and natural characteristics of

the area and how any new building or extension will be

- complementary to existing buildings
- subservient to its setting and
- in compliance with the AECOM Design Guidance and Codes document (March 2021)



Map 10 - SproUGHTON Special Character Area

POLICY SPTN 15 - SPROUGHTON SPECIAL CHARACTER AREA

A Special Character Area is identified on the Policies Map. Within this area, proposals will only be supported where they preserve or enhance the distinct characteristics of the existing buildings and features and their setting, as identified in the Special Character Area Appraisal.

Community Action 1 - Conservation Area

The parish council will seek the designation by Babergh District Council of a Conservation Area, as illustrated on Map 8, at the earliest possible opportunity.



MILLENNIUM GREEN

Map of Sproughton



The Tithe Barn
The Tithe Barn is a 17th-century timber-framed building, with a tiled roof and a thatched end wall. It was first mentioned in 1574, when it was being repaired. It was used as a store for tithes, since then the barn has probably remained in use.

Sproughton Hall

Sproughton Hall was built on this site for many centuries. The main part of the building is early 13th century, but the rear part of the property appears to be later.



All Saints' Church
The church is constructed of flint with some large hammer stones incorporated in the south aisle. It was created in the 13th century, but very little remains of the original building. The lower part of the tower appears to be the oldest part. The church has been altered and added to many times since the 13th century. The chancel was rebuilt and refurbished the building consecrated in the 18th century and again in the 19th century.



Sproughton Mill
There has been a mill on this site since medieval times. The present building dates from the early 18th century and was built for milling in the 17th century. The mill race is a 17th-century mill race, built with an early 18th-century mill race.



Village Sign, Lower Street
The village sign is a wooden sign, and the signpost is a wooden post. The sign is a wooden sign, and the signpost is a wooden post. The sign is a wooden sign, and the signpost is a wooden post.



Wild Man Pub
The story goes that many years ago there was a wild man, roaming the district, appearing in a night's wood. He was the son of a nobleman, and he was the son of a nobleman, and he was the son of a nobleman.

Chantry Row

Chantry Row in the village church was built by the church, and it was built by the church, and it was built by the church.



ALMHOUSES LOWER STREET
FOUNDED BY M. LIZ ARCH BULL A.D. 1654
REBUILT BY MARGARET COOPER A.D. 1876

Village Lock Up
The Lock Up in Lower Street is thought to date from the early 18th century. It was built by the church, and it was built by the church.

- woodland
- water
- industrial site
- public footpath
- open way or path
- boundary
- road



Created for Sproughton Millennium Green Trust
Map by George Green. Illustrations by Neil Lister. Text by Stephen Bradbury.

10. DEVELOPMENT DESIGN

Objectives

- 10 To reduce the environmental impact of new buildings and therefore ensure development complements and enhances the diverse character of the parish.
- 11 To ensure new development is of a high-quality design, eco-friendly, 'fit for life' and of a scale (size/height) and type that reinforces local character.

10.1 The NPPF makes it clear, in paragraph 126, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It '*provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.*'

10.2 New development should achieve a high-quality design that enhances the unique characteristics of the parish and ensures a better quality of life for residents. Unsympathetic and poorly designed development, especially within the vicinity of a heritage asset, can have a significant detrimental impact on the area. While it would not be appropriate to rigidly copy the architectural styles and designs of the parish, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings. As such, when considering the design of new buildings or extensions to existing buildings, does the proposal

1. start with an assessment of the value of retaining what is there?
2. relate to the geography and history of the place and lie of the land?

3. reflect the significance of the site and/or existing buildings so that its character and identity will be appropriate to its use and context?
4. sit happily in the pattern of existing development and the routes through and around it?
5. respect important views and gaps?
6. respect the scale of neighbouring buildings?
7. use materials and building methods which are as high quality as those used in existing buildings? and
8. create new views and juxtapositions which add to the variety and texture of the setting?

10.3 As part of the Government-funded Neighbourhood Planning Technical Support package, the Sproughton Design Guidance and Codes has been prepared for the parish by AECOM Consultants. The document is published as supporting evidence to the Neighbourhood Plan. This work sets design guidelines that any future development should follow in order to retain and protect the rural nature and scenic beauty of the area.



Built Character Areas

The village

- 10.4 Within the village of Sproughton there are 10 distinct areas (excluding Lower Street, some parts of the High Street and the heritage built up area of the village) that follow a natural village development over a span of approx. 80 years. There are developments ranging from the 1940s through to 2020. Each area has a distinct design, size and appearance.

The village areas are:

- 1 Gipping Way - Characterised by large bungalows built circa 1960. Built around a Green Space in a cul-de-sac.
- 2 Broomfield Common - mixture of 1940-1960 classic semi-detached properties of both houses and bungalows.
- 3 Glebe Close - A close of 1950s bungalows.
- 4 Church Meadows - (Bennett Homes) the newest development within village built in 2020. Mixture of detached and semi-detached homes.
- 5 Samford Place - Is a collection of bungalows built around a small green. They are designed for the elderly and disabled with small front and back gardens.
- 6 Church Crescent - Large homes with open grass areas leading on to Beech Close with again large plots with bungalows.
- 7 Oak Grove - 1980s sizeable homes in extensive plots.
- 8 Monks Gate - Late 1970s extensive homes on large plots.
- 9 Ransome Close - 1980s mixture of detached and semi-detached homes.
- 10 Sproughton Court - To the west of the B1113, the flats at Sproughton Court were built to house servicemembers for Wattisham Airbase and RAF Woodbridge. They have an unusually urban character for a village. Built around the 1960s originally with a flat roof.

The Hadleigh Road Community

- 10.5 The Hadleigh Road Community consists of 4 built up areas on the west side of the Hadleigh Road. The Hadleigh Road community originated as farmhouses and country homes along the ancient highway with estates developing off this from the 19th century onwards. Elton Park development started before 1900. Stella Maris and Collinsons around the 1980s.
- 1 Larchwood: 1970s with small additional development 2019
 - 2 Collinsons: 1980s development of large family homes

- 3 Stella Maris (inc. Nine Acres): 1980s development of large family homes and some flats.
- 4 Elton Park: 1880s to the present day. A wide-ranging eclectic mix of houses with a multitude of styles and designs.

Chantry Vale

- 1 Wolsey Grange 1: Large strategic estate development of varied and mixed housing. Part constructed.
- 2 Wolsey Grange 2: Planning application submitted.

Employment areas

- 1 Sproughton Enterprise Park: Eastern Gateway. 2018 Newest and vast employment area in structure and size, part constructed.
- 2 Farthing Road Industrial Estate: Built circa 1970s.
- 3 Interchange 55 Employment area. Part of mixed use strategic development. Masterplan yet to be defined.

Design Principles

- 10.6 The Design Guidance and Codes sets out general design guidelines that should be present in proposals, namely
- respect the existing settlement pattern in order to preserve the character. Coalescence development should be avoided
 - integrate with existing paths, streets, circulation networks
 - reinforce or enhance the established character of streets, greens and other spaces
 - harmonise and enhance the existing settlement in terms of physical form, architecture and land use
 - retain and incorporate important existing features into the development
 - respect surrounding buildings in terms of scale, roofline, height, form, and density
 - enhance and reinforce the property boundary treatments
 - adopt contextually appropriate materials and details
 - provide adequate open space for the development in terms of both quantity and quality
 - incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
 - ensure all components e.g., buildings, landscapes, access routes, parking and open space are well related to each other
 - aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

10.7 The Design Guidance and Codes document provides a development design checklist which development proposals must adhere to. This checklist is included as Appendix 3 of the Plan.

POLICY SPTN 16 - DEVELOPMENT DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of this Plan.

In addition, proposals will be supported where, as appropriate to the proposal, they

- a. recognise and address the key features, characteristics, landscape/building character, local distinctiveness, and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this
- b. do not involve the loss of gardens, open, green, or landscaped areas, which make a significant contribution to the character and appearance of that part of the village including areas identified in the Neighbourhood Plan Landscape Appraisal
- c. taking mitigation measures into account, do not affect adversely
 - i. any historic character, architectural or archaeological heritage assets of the site and its surroundings,
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal
 - iii. identified important views into, out of, or within the parish as identified on the Policies Map, and
 - iv. sites, habitats, species and features of ecological interest
- d. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, lighting (including illuminated signs), or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented
- f. produce designs that respect the character, scale, and density of the locality and, for new dwellings, ensuring garden sizes are proportionate to the character of the area
- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that road layouts do not dominate the area, that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement
- h. where appropriate, incorporate sustainable drainage systems including, where feasible, rainwater and storm water harvesting and not result in water run-off that would add to or create surface water flooding
- i. where appropriate, make adequate provision for the covered storage of all wheelie bins and for secure cycle storage, including cycle charging points, in accordance with adopted cycle parking standards
- j. include suitable ducting capable of accepting fibre to enable superfast broadband
- k. provide one electric vehicle charging point per new off-street parking place created

Flooding

10.8 Being located in the Gipping Valley, much of the parish lies within an area liable to flood from the river. There are areas that are subject to flooding e.g. Church Lane, Loraine Way, the bridge on Sproughton Road and in the vicinity of Hadleigh Road. The issues are exacerbated

by the fact that, over the course of time, many ditches and verges have been lost to property infill, hard landscaping, and ditch infill. Both flooding issues need to be considered in the consideration of development proposals.

10.9 New development will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation. The preferred method for this area is infiltration which reduces the flood threats from river floods and best matches the historical absorption of surface water by woodland and agriculture. The attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting, greywater recycling and the management of run-off and water management in order to reduce the potential for making the situation worse.



POLICY SPTN 17 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to assess levels of flood risk (existing and future) and ensure they manage surface water from the proposed development, having regard to the Suffolk County Council SuDS guidance and any guidance produced by Babergh District Council in terms of Supplementary Planning Guidance detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

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



Map 11 - Surface Water Flooding Locations Source: Government Long Term Flood Risk Information Map

11. INFRASTRUCTURE, SERVICES AND FACILITIES

Objectives

- 12 To improve and sustain high quality local facilities for existing and future residents.
- 13 To protect existing community, retail, education, and leisure facilities and support further growth where appropriate including provision for facilities in association with new development.

- 11.1 Sproughton benefits from a good range of premises and facilities that provide for some day-to-day needs of residents, albeit that they are focused on the village. Residents throughout the wider parish tend to rely on services in Ipswich. Within the village, current facilities include
- The Tithe Barn
 - Sproughton Community Shop
 - The primary school
 - The playing field with tennis courts, bowling green and football pitch
 - All Saints Church
 - The Church Hall
 - Burial ground
 - The allotments
 - The Shed
- 11.2 Outside the village is the Beagle Pub and Premier Inn Hotel. The Holiday Inn Hotel is located south of Hadleigh Road,, the Milk Shed, the First Strokes Swim School and Oakland Hall Day Nursery are located in a cluster at the southern end of Hadleigh Road, while and new roadside facilities have recently opened at Junction 54 of the A14. These are not considered to be readily accessible to those residing in the village.
- 11.3 It is vital that the facilities that serve residents' needs are maintained and, where feasible, complemented with additional facilities to maintain a level of self-sufficiency for the village to support the wider parish.

- 11.4 The Tithe Barn is a late 16th or early 17th century Grade II Listed Building that was given to the parish council in 1978. Over the years the parish council, with the help of various grants and the hard work of the community, has put in a floor, renewed all the cladding, renewed the thatch, concreted the yard, converted a store into a block of toilets and added some background heating. In 2005 the parish council was awarded £70,000 in grants to convert the east store into a kitchen and small meeting room (called the Barley Room). These new facilities, opened in September 2006, have enabled the parish council to implement new community services.
- 11.5 Grants were obtained to convert the Tithe Barn's former tractor store into the Sproughton Community Shop. The work was completed and the shop opened for business on 25 March 2010.
- 11.6 The Playing Field provides a valuable resource accommodating a football pitch, tennis courts, bowls club, adult gym area as well as providing a separate children's play area. It is essential that these are maintained and improved as the village continues to grow over the coming years.



POLICY SPTN 18 - PROTECTING EXISTING SERVICES AND FACILITIES

Proposals that would result in the loss of existing facilities or services which support a local community (or premises last used for such purposes) including sports facilities, will only be supported where:

- a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking

The Wild Man Public House

11.7 The public house's name is said to derive from a local legend about a hermit who lived in nearby woods when it was built early in the 16th century. The Wild Man closed suddenly on 15 January 2020. At the time of preparing the Neighbourhood Plan its future remains uncertain but, given its location in the village and adjoining proposed housing development, the retention of the public house use will be supported. Separate to the planning system, the public house has been registered with Babergh District Council as an "Asset of Community Value" meaning that the property cannot be sold without the parish council being given the opportunity to put together a bid to purchase the asset. Community owned pubs have proven successful in a number of villages including the Duke of Marlborough at nearby Somersham.

11.8 Planning proposals for alternative uses of the Wild Man Public House that make a positive contribution to securing the future of the public house will be supported, having particular regard to the policies in the Neighbourhood Plan concerning impact on heritage assets, traffic and residential amenity. Proposals that would result in its loss would need to satisfy, in particular, the criteria of Policy SPTN 18.



Recreational Sports Facilities

11.9 The provision of sport and recreation facilities can play a significant role in supporting the health and welfare of residents of all ages. Within the Neighbourhood Plan area, the focus for such facilities is the play area and open space off Church Lane, which includes the tennis courts, outdoor gym and bowling green. It is essential that these facilities are maintained and improved to support healthy lifestyles in future years. The Neighbourhood Plan therefore seeks to protect the Play Area from being lost unless an equally good or better recreational facility is provided in an equally accessible location in the village.

11.10 At Wolsey Grange, a centrally located equipped play area is proposed with a variety of equipment for all ages, including teenagers. In addition, the outline application for the development included a proposal for a "trim trail" around the perimeter of the site with a range of timber exercise equipment, along with some informal play opportunities. Future major housing development will be expected to make new provision on-site as part of the proposal.



POLICY SPTN 19 - OPEN SPACE, SPORT AND RECREATION FACILITIES

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

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

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

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority. Facilities must be fully inclusive and cater to those of all equality, age, abilities and disabilities.

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

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas and should be accessible by safe, connected, and inclusive walking and cycle routes and public transport networks.

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

Community Action 2 - Playing Field Improvements

The parish council and the Playing Field Management Committee is working to investigate opportunities for the improvement of the existing children's play area.



Mobile Communications

- 11.11 Broadband and mobile communications are important to the sustainability of rural communities by enabling working from home and online shopping. Broadband speeds in the village centre are good but this is not necessarily the case in locations away from the current fibreoptic broadband cabinets. It will be important to ensure that future broadband provision in the parish keeps pace with improvements in technology. Mobile phone signals are good. The location of mobile phone masts can have a detrimental impact on the character of the countryside, and this can cause a conundrum between trying to improve mobile phones signals and protecting the character of the parish.
- 11.12 Paragraph 115 of the NPPF states that '*The number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion.*' Given the elevated status of much of the land in the parish, careful consideration of proposals to locate masts will be necessary to ensure the minimum impact on the landscape setting of the parish.

POLICY SPTN 20 - UTILITIES AND INFRASTRUCTURE

Proposals from mobile phone network operators to improve mobile coverage will be supported where:

- a. the apparatus is designed and sited to minimise intrusion and visual impact
- b. the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network
- c. proposals have been sited and designed to minimise the impacts on the rural character of Sproughton, having particular regard to the important views identified on the Policies Map

Where possible, new power and telephone cables/masts should be placed underground. Alternatively, if this is not possible, they must be camouflaged to blend in with the environment.

Solar/Wind Farms and Associated Infrastructure

- 11.13 There is an increasing prevalence of proposals for large scale renewable energy projects across Suffolk which, without careful consideration, could result in a significant detrimental impact on the landscape and the amenity of residents living in the area. Policy LP27 (Energy Sources, Storage and Distribution) of the emerging Joint Local Plan provides criteria for the consideration of such large-scale proposals. As such, there is no need for the Neighbourhood Plan to repeat the requirements of the Local Plan, but proposals will need to have regard to the policy framework of this Neighbourhood Plan, particularly in relation to landscape impact.
- 11.14 Within the parish, overhead power and telephone wires have a detrimental impact on the quality of the area. It is possible to get these placed underground, and their removal where possible would improve the environment. Outside the built-up areas of the village high-voltage wires and pylons also have a significant detrimental impact on the landscape setting of the parish. Undergrounding of these wires is also desirable but overly expensive. An alternative method is to camouflage overhead power lines and their supports which reduces the impact on the landscape.



12 HIGHWAYS AND MOVEMENT

Objectives

- 14 To promote measures to improve the safety of the roads and footways through the parish. by developing, linking and enhancing road, footway and cycle routes and to encourage sustainable travel modes, including public transport resulting in an interconnected set of routes through and around the whole of the parish.
- 15 To ensure that new development provides sufficient off-street parking.
- 16 To minimise the impact of future development within the parish on the existing local highway network.

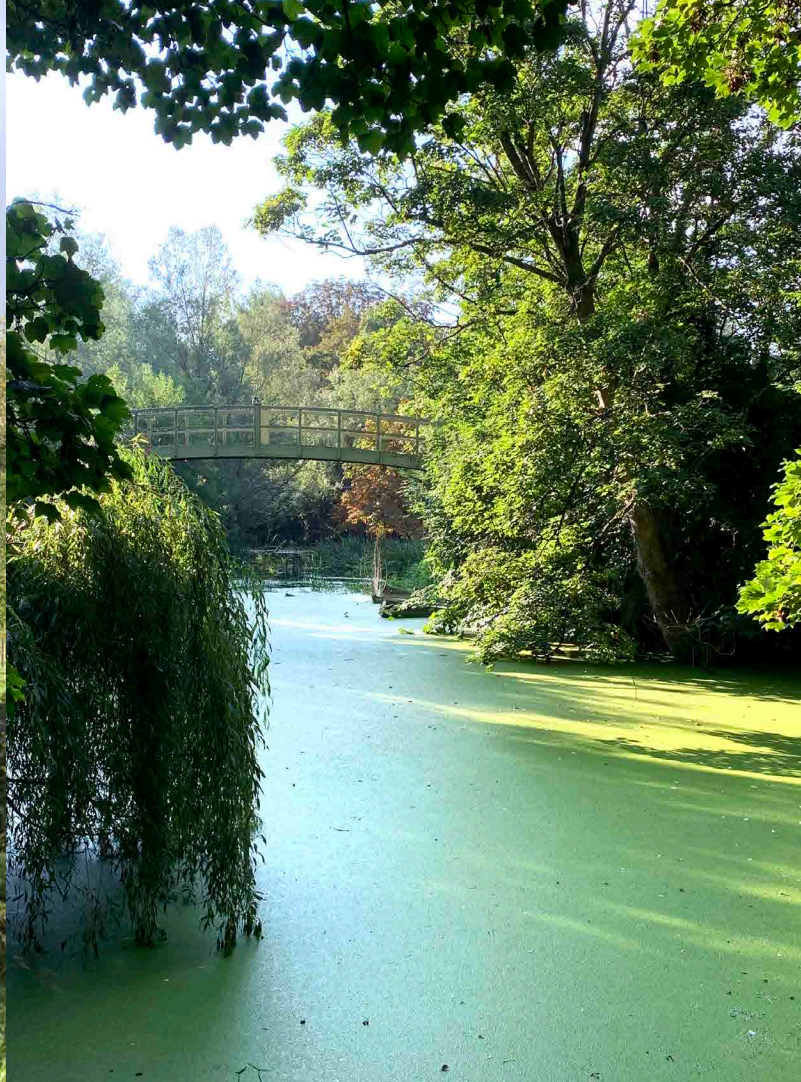
The problems

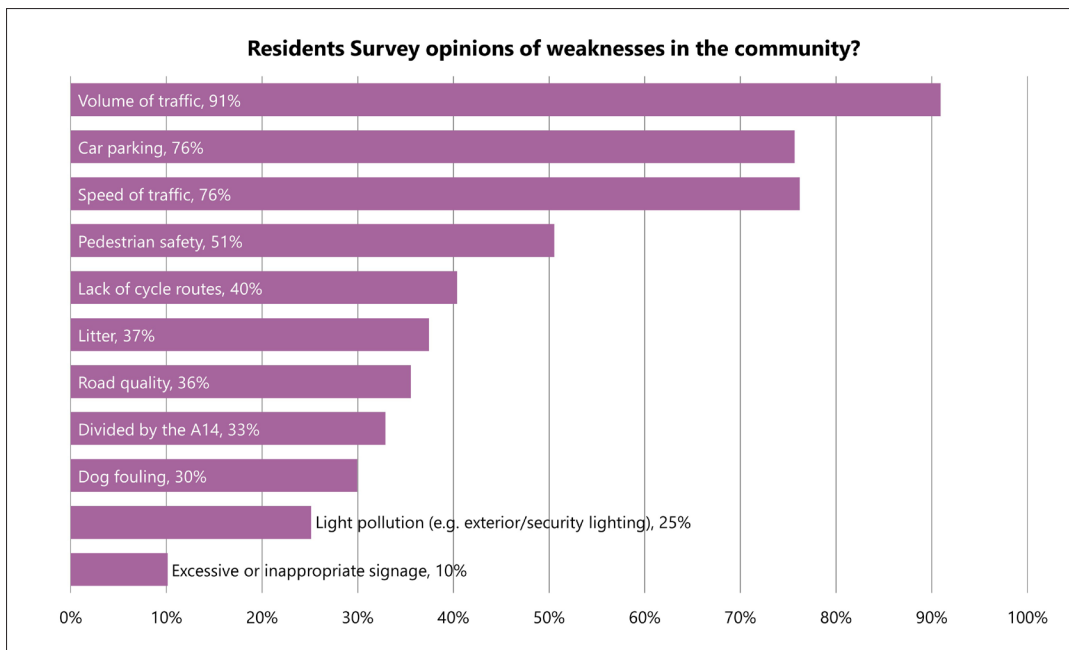
- 12.1 The Household Survey identified a number of transport related problems across Sproughton, including
 - the fact that the village centre (B1113) is the diversion route when the A14 is closed
 - the dominance of road traffic in the village
 - the lack of safe crossing points near The Wild Man Public House and Sproughton Road side of the River Gipping bridge
 - narrow footpaths
 - lack of safe convenient parking
 - air pollution
- 12.2 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals. With that in mind, we have put together a package of aspirations for highways and transport improvements across the parish that will be pursued further during the lifetime of the Neighbourhood Plan.

- 12.3 The aspirations are based on seeking to address the problems identified above as well as improving opportunities for sustainable travel for those that choose to travel in non-car modes.

Roads

- 12.4 The proximity of the A14 has a major impact on the environment of the village, and on the quality of life for residents. High Street and Lower Street, in particular, are used as a rat-run by drivers seeking to avoid delays at the A12/A14 Copdock Interchange by diverting through the village. Stationary traffic queues extensively alongside homes in the village centre, especially around the junction of High Street and Lower Street. This is even worse when the A12 or A14 are blocked by accidents or breakdowns, or other repeating issues causing congestion such as during Orwell Bridge closure.
- 12.5 Sproughton village is normally protected by a weight restriction order to reduce the impact of HGVs on communities here. Since 2013, for their planned overnight maintenance, Highways England have been closing the A14 and diverting all A14 traffic through the village.
- 12.6 Parking and road safety within the village were significant concerns during every consultation and engagement with residents. There was strong opinion that the volume and speed of traffic through the village should be addressed, along with alternative or supplementary provision for a community car park was included in a planning application for land west of Loraine Way adjacent to the Wildman Pub. However this application was withdrawn in 2022 and therefore an alternate site needs to be identified. The key issues are the sheer volume of traffic at peak time and the speed that vehicles enter and leave the village on the High Street and Loraine Way. A local group has been set up to conduct a Community Speed Watch programme.





Public Transport

12.7 Across the parish there is a satisfactory level of bus services that provide opportunities to access central Ipswich and the railway station. The Wolsey Grange development will result in enhanced services in that area of the parish. In future, the provision of bus services is likely to continue to be subject to fluctuation and change. Given that services are provided on a commercial basis, there is little that the town planning process can do to support services.

Cycling

12.8 Despite the proximity of Sproughton village to the urban area of Ipswich there are no dedicated cycle routes to link the two. This is also the case along Hadleigh Road, whereas there is a cycle lane along London Road. Opportunities to improve linkages along the route of the River Gipping were lost when the Sproughton Enterprise Park development was approved but unfortunately only an incomplete cycle path was specified as part of the planning permission.

Walking

12.9 The number of pedestrian routes within the built-up areas of the parish are relatively good, albeit that some pavements are narrow and there are no dedicated crossing points on busy roads. The path beside the High Street is narrow and poorly protected from the type of traffic that uses it. There is a demand for improved paths and crossings, including:

- a new path along the southern side of Sproughton Road between the Millennium Green and junction 54 of the A14
- a new crossing of the B1113 in the vicinity of the Wild Man Public House

- a safe crossing point or points on Hadleigh Road to provide links between Collinsons and Elton Park and Chantry Park

Public Rights of Way Network

12.10 The parish has a network of 22 public rights of way linking various parts of the village and parish. The current network is illustrated on **Map 12**. In the Neighbourhood Plan Residents' Questionnaire, 83% of the respondents said that public footpaths were considered a positive feature of our community. Residents are also keen to improve the network and safety of footways and cycleways, including road crossings, as well as seeking improved links to destinations beyond the Neighbourhood Plan Area.

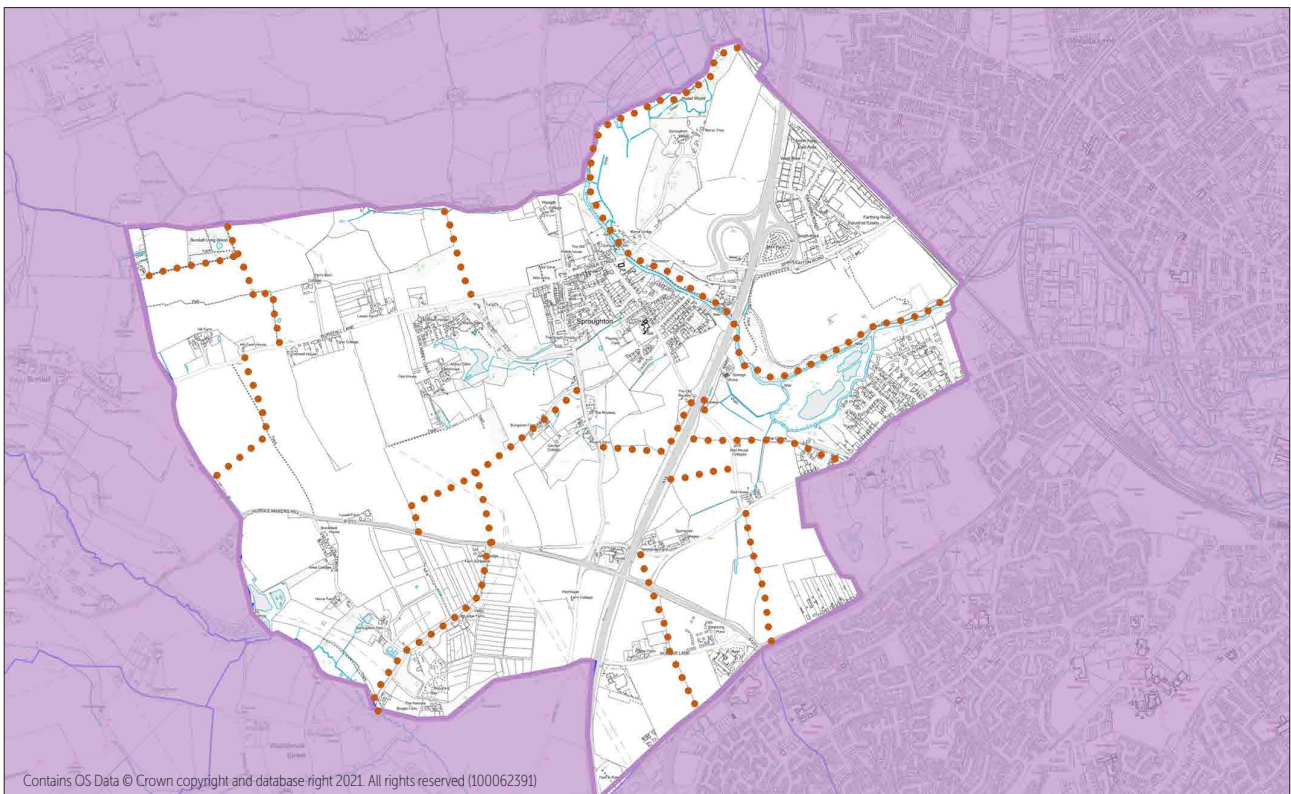
12.11 Access to the local countryside contributes to the residents' health and well-being in terms of both mental and physical health. The paths are generally in good condition and waymarked but use of parish roads is sometimes necessary to complete a circular walk.

12.12 Measures to improve and extend the existing network of public rights of way will be supported if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.

POLICY SPTN 21 - PUBLIC RIGHTS OF WAY

Measures to improve and extend the existing network of public rights of way will be supported if

- i) existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way with the Gipping Valley
- ii) they lead to development of new bridleways to support the local equestrian community with the local and neighbouring parishes
- iii) their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal
- iv) comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish

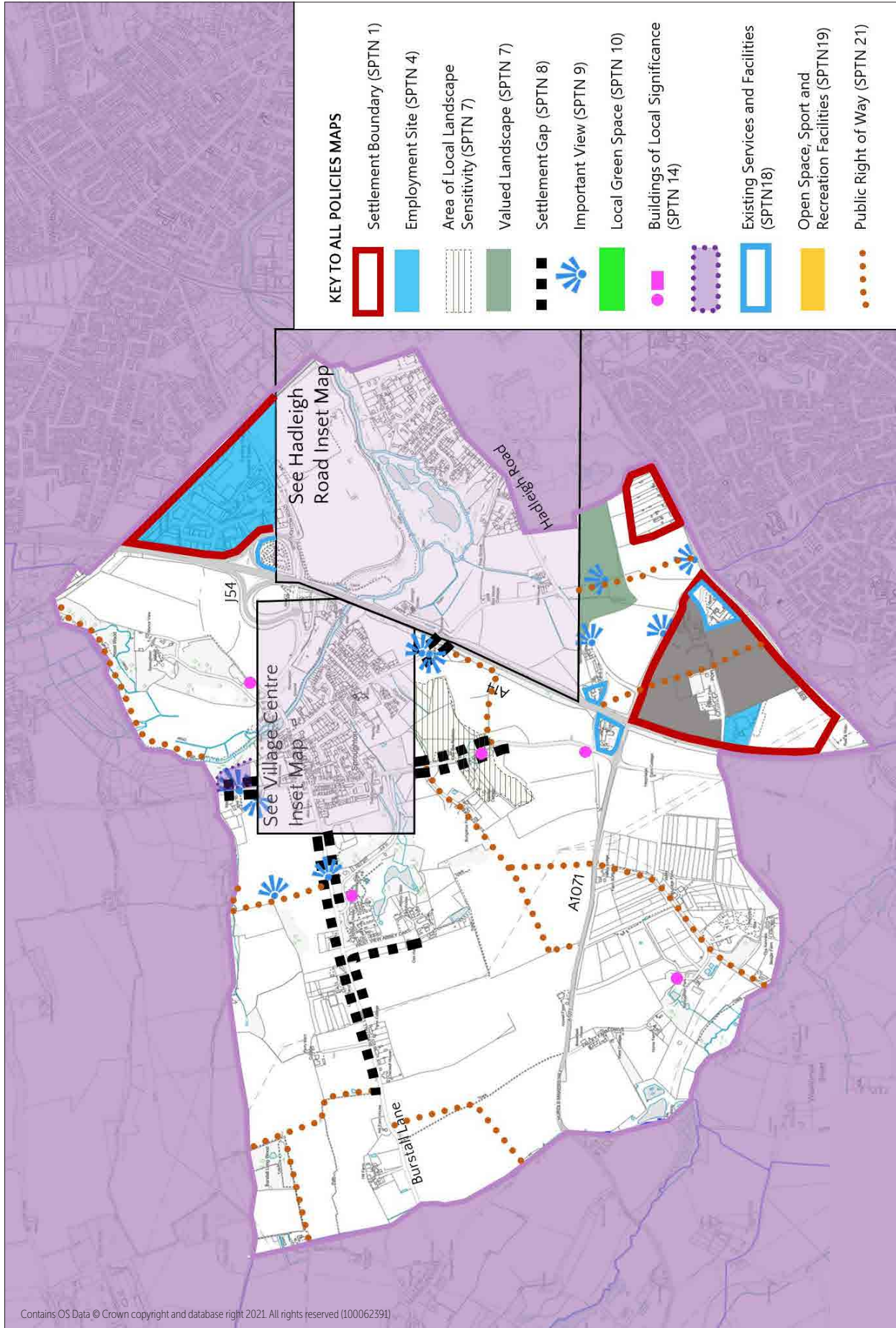


Map 12 - Public Rights of Way

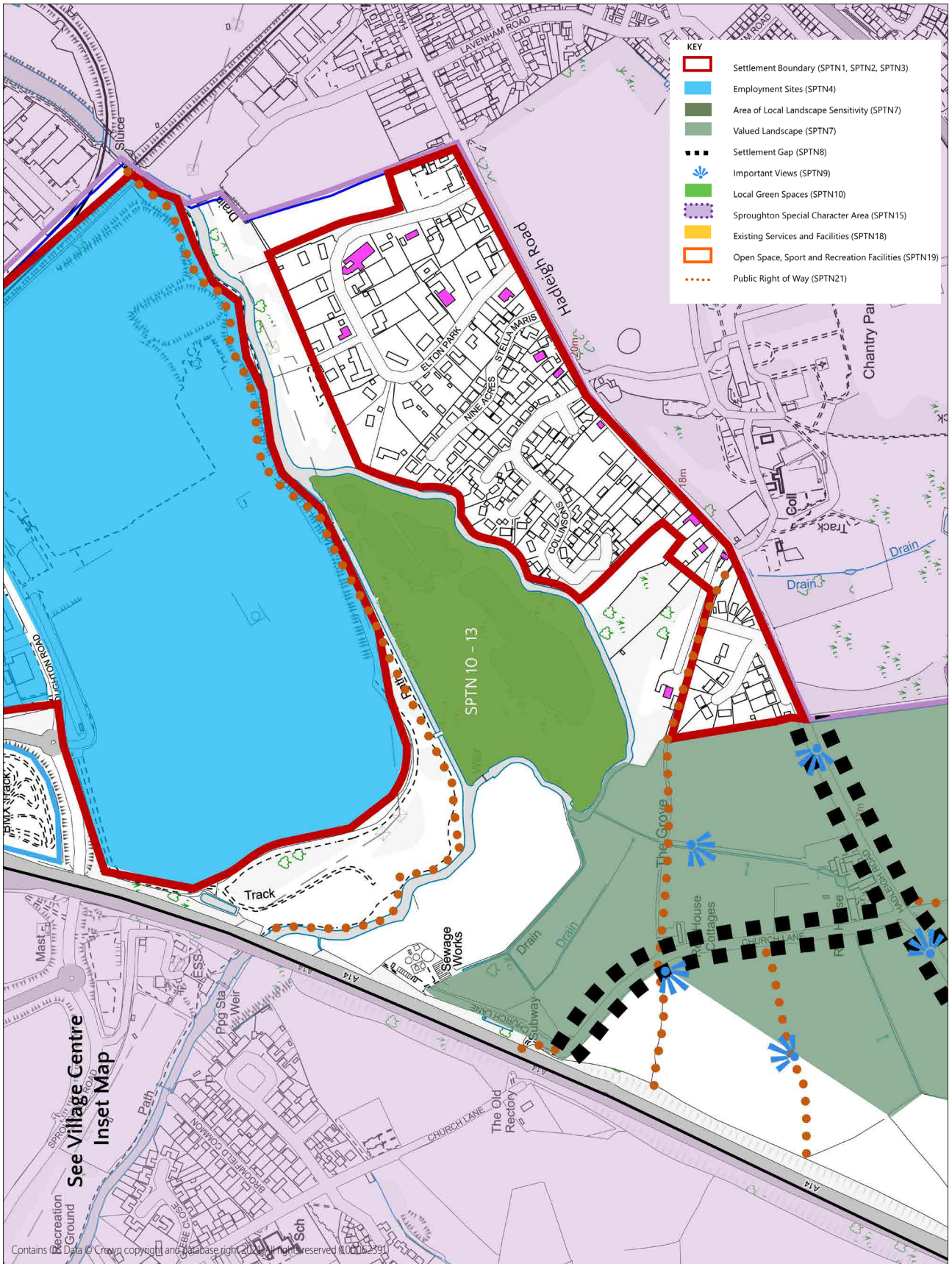
Community Action 3 - Public rights of way

1. Improve existing public rights of way, bridleways etc.
2. Identification and recognition of new public rights of way & bridleways to create and extend the links throughout the parish to the wider networks.
3. Community involvement in the recognition and development of 1) & 2).
4. Communication to the community of recreational use of the PRoW network throughout the parish.

PARISH WIDE POLICIES MAP

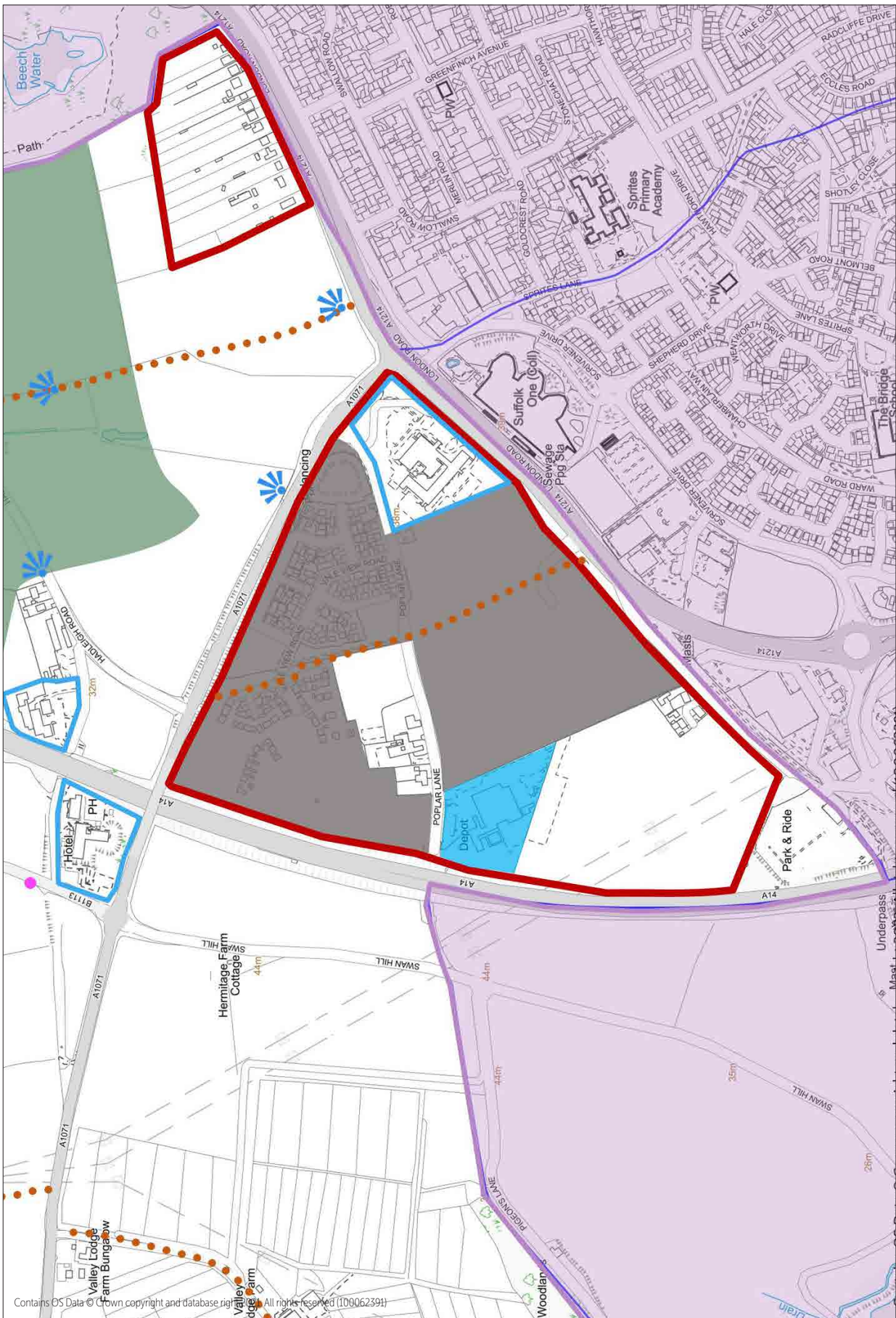


HADLEIGH ROAD INSET MAP



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WOLSEY GRANGE INSET MAP



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APPENDIX 1 - LISTED BUILDINGS

Source: Historic England National Heritage List - <https://historicengland.org.uk/listing/the-list>

Grade II*

Church of All Saints

Grade II

Sproughton Manor

Sproughton Hall

Barn about 50 metres southwest of Sproughton Hall – Root Barn

Tithe Barn

2 and 4, Lower Street

Prync's Lodge

Walnut Cottage

Mill

Mill House

The Wild Man Public House

Barn circa 20 metres southeast of Red House

Poplar Farmhouse

Lower House and the Stores

Red House Farm

Springvale

1-4, Church Close

APPENDIX 2 - LANDSCAPE CHARACTER

Source: Sproughton Landscape Appraisal - Alison Farmer Associates. February 2021

Type	Key Characteristics
Rolling Valley Farmlands	<ul style="list-style-type: none"> • Gentle valley sides with some complex and steep slopes • Deep well drained loamy soils • Organic pattern of fields smaller than on the plateaux • Distinct areas of regular field patterns • A scattering of landscape parks • Small ancient woodlands on the valley fringes • Sunken lanes • Towns and villages with distinctive mediaeval cores and late mediaeval churches • Industrial activity and manufacture, continuing in the Gipping valley • Large, often moated, houses
Ancient Plateau Claylands	<ul style="list-style-type: none"> • Dissected Boulder Clay plateau • Organic pattern of field enclosures • Straight boundaries where influence of privately owned estates is strongest • Enclosed former greens and commons • Parklands • WWII airfields • Villages with dispersed hamlets and farmsteads • Timber framed buildings • Distinctive estate cottages • Ancient semi-natural woodland
Plateau Farmlands	<ul style="list-style-type: none"> • Plateaux of medium soils with a mix of 'ancient' and 'planned' countryside • Plateaux of land between river valleys • Loamy soils amenable to arable farming • Irrigated crops • Sinuous lanes and hedge lines • Substantial elements of planned landscape • Plantation woodland • Parkland and planting of exotic trees
Valley Meadowlands	<ul style="list-style-type: none"> • Flat valley floor grasslands on silty and peat soils • Flat landscapes of alluvium or peat on valley floors • Grassland divided by a network of wet ditches • Occasional Carr woodland and plantations of poplar • Occasional small reedbeds • Unsettled • Cattle grazed fields • Fields converted to arable production
Rolling Estate Farmlands	<ul style="list-style-type: none"> • A valley side landscape of deep loams, with parklands plantations and ancient woodlands • Gently sloping valley sides and plateau fringes • Generally deep loamy soils • An organic pattern of fields modified by later realignment. • Important foci for early settlement • Coverts and plantations with some ancient woodlands • Landscape parks with a core of wood pasture • Location for mineral workings and related activity, especially in the Gipping valley

APPENDIX 3 - DEVELOPMENT DESIGN CHECKLIST

Source: Sproughton Design Codes – AECOM. March 2021

1. Street grid and layout:

- 1.1 Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- 1.2 What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
- 1.3 How will the new design or extension integrate with the existing street arrangement?
- 1.4 Are the new points of access appropriate in terms of patterns of movement?
- 1.5 Do the points of access conform to the statutory technical requirements?

2. Local green spaces, views and character:

- 2.1 What are the particular characteristics of this area which have been taken into account in the design, i.e., what are the landscape qualities of the area?
- 2.2 Does the proposal maintain or enhance any identified views or views in general?
- 2.3 How does the proposal affect the trees on or adjacent to the site?
- 2.4 Has the proposal been considered within its wider physical context?
- 2.5 Has the impact on the landscape quality of the area been taken into account?
- 2.6 Does the proposal preserve and enhance the local wildlife?
- 2.7 Has the proposal considered the creation of green corridors to benefit biodiversity?
- 2.8 In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- 2.9 How does the proposal affect the character of a rural location?
- 2.10 How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- 2.11 Can any new views be created?
- 2.12 Is there adequate amenity space for the development?
- 2.13 Does the new development respect and enhance existing amenity space?
- 2.14 Have opportunities for enhancing existing amenity spaces been explored?
- 2.15 Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?

3. Gateway and access features:

- 3.1 What is the arrival point, how is it designed?
- 3.2 Does the proposal maintain or enhance the existing gaps between settlements?
- 3.3 Does the proposal affect or change the setting of a listed building or listed landscape?
- 3.4 Is the landscaping to be hard or soft?

4. Building's layout and grouping:

- 4.1 What are the typical groupings of buildings?
- 4.2 How have the existing groupings been reflected in the proposal?
- 4.3 Are proposed groups of buildings offering variety and texture to the townscape?
- 4.4 What effect would the proposal have on the streetscape?
- 4.5 Does the proposal maintain the character of dwelling clusters stemming from the main road?
- 4.6 Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

5. Building line and boundary treatment:

- 5.1 What are the characteristics of the building line?
- 5.2 How has the building line been respected in the proposals?
- 5.3 Has the appropriateness of the boundary treatments been considered in the context of the site?

6. Building heights and roofline:

- 6.1 What are the characteristics of the roofline?
- 6.2 Have the proposals paid careful attention to height, form, massing and scale?
- 6.3 If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?

7. Household extensions:

- 7.1 Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- 7.2 Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- 7.3 Do the proposed materials match those of the existing dwelling?
- 7.4 In the case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- 7.5 Are there any proposed dormer roof extensions set within the roof slope?
- 7.6 Does the proposed extension respond to the existing pattern of window and door openings?
- 7.7 Is the side extension set back from the front of the house?

8. Building materials and surface treatment:

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

9. Car parking solutions:

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

10. Architectural details and design:

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

APPENDIX 4 - SUPPORTING DOCUMENTS

The documents below provide the main evidence that have been used to support the policies in the Neighbourhood Plan. Where appropriate, and as required by the Neighbourhood Plan policies, they should be referred to in planning applications in the Neighbourhood Area.

1. Sproughton Neighbourhood Plan - Landscape Appraisal, Alison Farmer Associates - **February 2021**
2. Sproughton, Site Assessment, AECOM - **May 2021**
3. Sproughton, Design Guidelines, AECOM - **March 2021**
4. Sproughton, Housing Needs Assessment, AECOM - **October 2020**
5. Sproughton, Neighbourhood Plan Consultation Questionnaire, Results - **September 2020**
6. Sproughton School Neighbourhood Plan Survey - **October 2020**
7. Sproughton School Survey results - **November 2020**
8. Sproughton parish Listed Buildings - **November 2020**
9. Sproughton parish Non-Designated Heritage Assets - **May 2022**
10. Sproughton parish Green Spaces - **August 2022**
11. Sproughton parish Special Character Area Appraisal -Submission to BDC - **expected Q1 2023**
12. Land at Red House Farm, Chantry Vale, Sproughton: Landscape Appraisal Alison Farmer Associates LTD - **September 2019**
13. Babergh and Mid Suffolk District Councils - Environment Concept Statements JLP Allocation Sites - LUC - **August 2021**
14. Technical housing standards - nationally described space standards - <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>
15. Assessing Landscape Value outside national designations. <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/>
16. Appeal by Hopkins Homes Limited -PROOF OF EVIDENCE of Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC on Heritage Proposed residential development of forty-nine dwellings with new vehicular access from Bramford Road (B1113), associated parking, landscaping and open space on land on the east side of, Bramford Road, Sproughton, Suffolk

All these documents can be found either on the Sproughton Neighbourhood Plan or are accessible via the Babergh District Council website and are in the public domain. <http://sproughton.onesuffolk.net/neighbourhood-plan/reference-documents/>

GLOSSARY

NB: for purposes of this document the Glossary clarifies the terms.

Affordable housing: Affordable Housing is defined by the Government in the NPPF as:

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% 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% 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** are 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% 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 may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi, and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at diverse levels across the globe or be limited to a local area such as a parish.

Biodiversity action plan: A strategy prepared for a local area aimed at conserving biological diversity.

Buildings of local interest: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Community facilities: For the purposes of this Plan, these are defined as meeting places, places of worship, recreation and play areas. Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

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

Community infrastructure levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core village: A core village is defined in the emerging Joint Local Plan as one providing services and facilities for their own residents and for those that live in smaller surrounding villages and rural settlements in the hinterland around them that often overlap.

Development plan: This includes adopted Local Plans and neighbourhood plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Enterprise zone: An enterprise zone is a geographic area that has been granted special tax breaks, regulatory exemptions or other public assistance in order to encourage private economic development and job creation.

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.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g., listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority. (Including Local Listing and assets identified in the Special Character Areas).

Hinterland village: Defined in the Babergh Core Strategy 2014 as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

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.

Historic landscape: defines the historic landscape of the parish and its heritage, inclusive of the heritage assets to be considered in conjunction with significant buildings, registered listed buildings and the historic heritage landscape.

Infrastructure: The basic physical and organisational structures and facilities (e.g., buildings, roads, and power supplies) necessary for development to take place.

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

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

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

Joint Local Plan (JLP): The plan for the future development of the local area, drawn up by co-operating local planning authorities in consultation with the community.

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.

PRoW - Public rights of way: A public right of way is a right by which the public can pass along linear routes over land at all times. Although the land may be owned by a private individual, the public have a legal right across that land along a specific route. Public rights of way are all highways in law, but the term 'public rights of way' is generally used to cover more minor highways.

Footpath: A footpath is a highway over which the public has a right of way on foot only.

Bridleway: A bridleway is a highway over which the public has a right of way on foot, horseback and on a pedal cycle (including mountain-bikes). There may also be a right to drive animals along a bridleway.

Restricted byway: A restricted byway is a highway over which the public is entitled to travel on foot, horseback and with non-mechanically propelled vehicles (such as pedal cycles and horse-drawn vehicles). There may also be a right to drive animals along a restricted byway.

RAMSAR: The Ramsar Convention takes a broad approach in determining the wetlands which come under its aegis. Under the text of the Convention (Article 1.1), wetlands are defined as: “*areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres*”. In addition, for the purpose of protecting coherent sites, the Article 2.1 provides that wetlands to be included in the Ramsar List of internationally important wetlands: “*may incorporate riparian and coastal zones adjacent to the wetlands, and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands*”. The convention was signed in the Iranian city of Ramsar.

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).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

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.

Settlement Boundary: A line defined on the Policies Map, which reflects the main built-up areas of the settlement and includes sites allocated in the Plan for development. In general, there is a presumption in favour of development within the Settlement Boundary. Land and buildings outside Settlement Boundary are usually considered to be open countryside where development would be regulated with stricter planning policies.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting and sense of place.

Site of special scientific interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

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.

Storey: Homes within Sproughton parish range from 1 to 3 storey’s, the majority are 2 storey. For details on maximum slab to ridge heights for 1 and 2 storey ridge heights please refer to AECOM’s Design Guidance and Codes document.

Suffolk RAMS: Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)

Use classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joints two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

Zone of influence (ZOI): is the area where increased residential development will result in likely significant effects. As set out in the strategy, evidence shows that there is a 13 km Zone of Influence (ZOI) around the relevant Habitat Sites in the Suffolk Coast area (this includes East Suffolk, Ipswich Borough and Babergh and Mid Suffolk Council areas).

Errata

The Rookery: As described on OS and historic maps also known as Sproughton House.

Alison Farmer - Landscape Appraisal: Paragraph 4.8.3 mentions Sproughton Manor as being the named Distinct Character area. Sproughton Manor is not correct, Sproughton House also known as The Rookery is the correct name.

SPROUGHTON NEIGHBOURHOOD PLAN

2018-2037

