



Whatfield Neighbourhood Plan 2018-2037

Referendum Version July 2021

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Preface

This Referendum Version of the Whatfield Neighbourhood Development Plan has been prepared by the Whatfield Neighbourhood Plan Working Group ¹.

The Whatfield Neighbourhood Development Plan (WNDP) is a community-led document, and its purpose is to provide policies to help guide development in the Parish from 2018 up to 2037. In order to create a Plan that represents the needs and aspirations of residents, the Whatfield Neighbourhood Plan Working Group (WNPWG) has drawn upon several sources, including evidence gathered through the Whatfield Neighbourhood Plan Questionnaire launched in June 2019, the accompanying photographic survey, informal consultation with local residents in May 2020 and the formal REG14 Pre-Submission Consultation in August to October 2020. Other research such as census data, housing and employment statistics and analysis from a wide range of national and local sources has also been examined.

The following stages have currently been completed:

- Initial Background and Research 2018-19
- Whatfield Neighbourhood Plan Questionnaire June 2019
- Consultation with local groups and organisations Summer 2019
- Informal Consultation with local residents May 2020.
- REG14 Pre-Submission Consultation August to October 2020
- REG16 Submission Consultation January to March 2021
- Examination April 2021

This is the Referendum Version of the Neighbourhood Plan and copies can be found on the District and Parish websites:

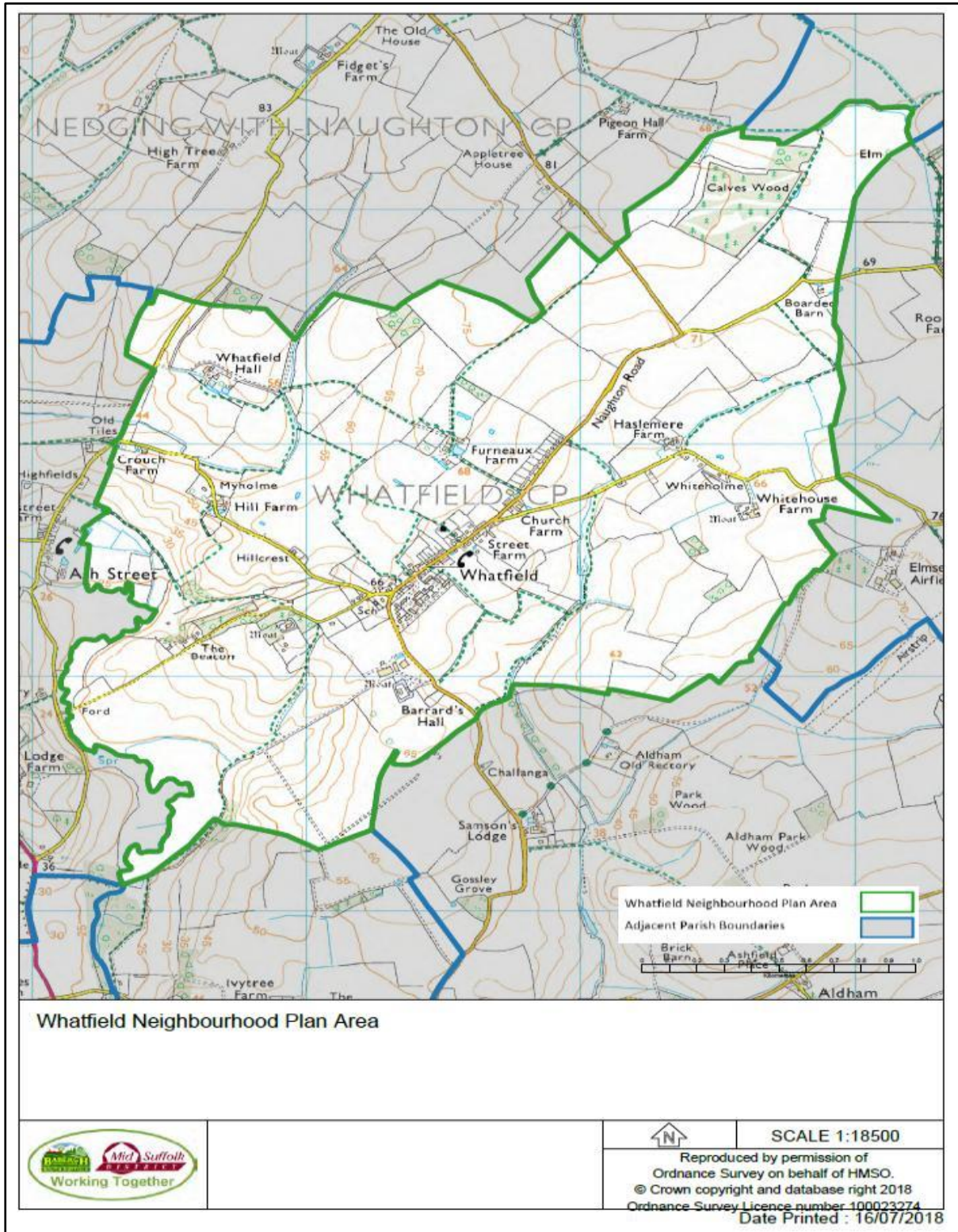
- <https://www.babergh.gov.uk/whatfieldNP>
- <http://whatfield.onesuffolk.net/>

¹ Steering Group has been commissioned by the Parish Council. See Appendix A for Steering Group Membership

Chapter 1 Introduction

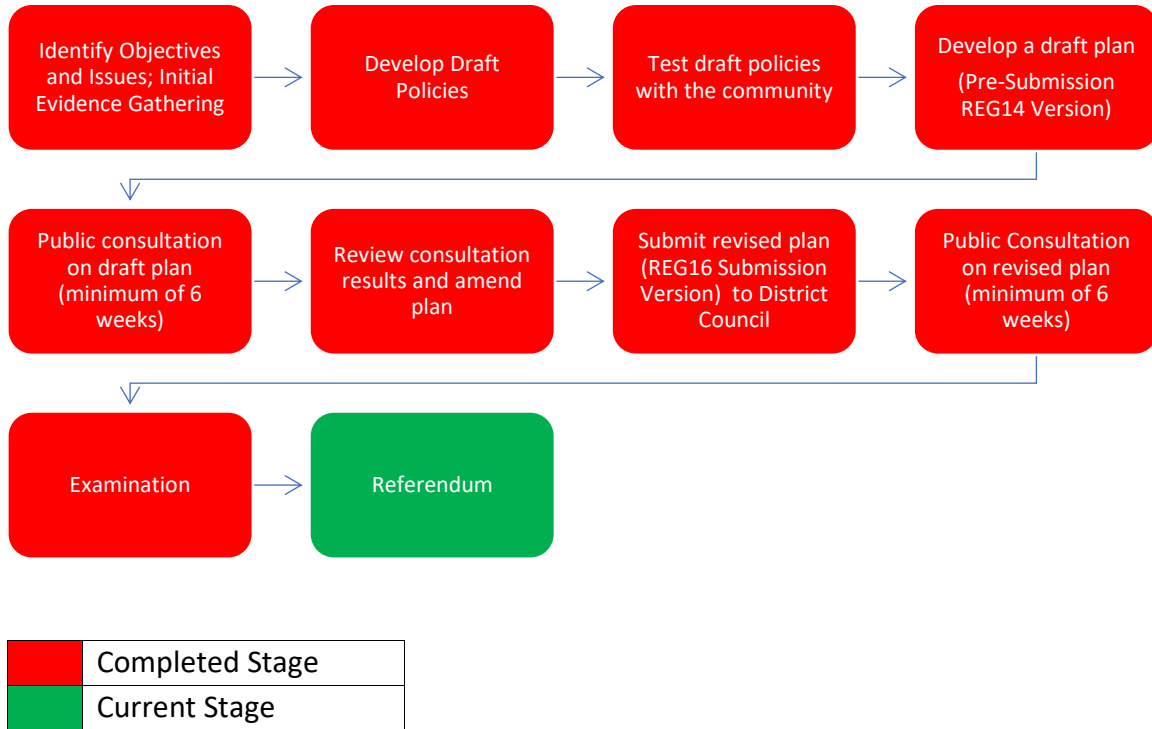
- 1.1 The last Whatfield ‘Village Plan’ was published in 2007 and has influenced planning matters over the intervening period. Numerous “Actions” were identified which have led to some notable and laudable improvements to our environment. For this we are enormously grateful. However, the combination of time passing, the fact that the ‘Village Plan’ was not a statutory document and new government legislation has resulted in the need to re-address village ambitions and the preparation of a “Neighbourhood Plan”.
- 1.2 The Whatfield Neighbourhood Development Plan (W NDP) will provide the first ever statutory planning policy document specifically for the Parish of Whatfield. Neighbourhood Plans such as this were made possible by powers contained within the 2011 Localism Act which sought to decentralise policy making to the local level and give more powers to communities and the right to shape future development where they live. It complements existing national and local planning policy by providing a specifically local level of detail attained through consultation with the local community and further research.
- 1.3 The Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). The Neighbourhood Plan Period runs from 2018 to 2037. The Plan will be used by Babergh District Council to help determine planning applications and will form part of the statutory planning framework for the area.
- 1.4 The W NDP is not a mechanism for stopping development - it is there to ensure that development takes place in an appropriate way for the parish. In practice, higher level planning documents such as the emerging Babergh and Mid Suffolk Joint Local Plan cannot feasibly deal with all of the issues particular to every town and village across the two districts, whereas Neighbourhood Plans can by providing additional details which reflect specific local circumstances and conditions.
- 1.5 The W NDP covers the entire Parish and the Neighbourhood Plan area was formally designated by Babergh District Council on 18th July 2018.

Fig 1 - Whatfield Neighbourhood Plan Area Designation Map



1.6 This is the Referendum version of the WNDP and the process followed to prepare it, is shown in the diagram below.

Fig 2 - Neighbourhood Plan Process



1.7 This Neighbourhood Plan was Examined in April 2021 and has been modified in accordance with the Examiner’s Report. The Examiner also recommended that, subject to those modifications being made, the Plan should proceed to Referendum. At the referendum, every resident of Whatfield who is entitled to vote will be asked the following question:

“Do you want Babergh District Council to use the Neighbourhood Plan for Whatfield parish to help it decide planning applications in the neighbourhood area?”

If the NDP receives over 50% support, then Babergh District Council will be obliged to ‘make’ (adopt) the Neighbourhood Plan.

1.8 The idea of producing a Neighbourhood Plan for Whatfield came about in 2018. Accordingly, the Parish Council established a Neighbourhood Plan Working Group (NPWG) in mid-2018 to prepare and execute a strategy to define, understand and communicate Parish aspirations for the Parish over the Plan Period (up to 2037). This has concluded in “The Whatfield Neighbourhood Plan”.

- 1.9 During 2018, two separate landowners approached the Parish Council advising of the intention to pursue the re-development of 2 agricultural fields at either end of the village into residential developments (one opposite Wheatfields and the other opposite the row at Naughton Road). The illustrative scheme proposals detailed 25 and 15 houses, respectively.
- 1.10 The Parish noted the broad negative response to these outline proposals, primarily driven by the concern that substantial and inappropriate development was being imposed on the Village prematurely (and without due consideration) as a consequence of a perceived weakness in planning legislation and the opportunity for landowners to exploit this.
- 1.11 The perceived “ad hoc” nature of these approaches has resolved the Parish to take positive action and ensure its voice is heard during the planning process. A Neighbourhood Plan is the best way to achieve this and it will form a material consideration in Babergh’s assessment of any future planning applications. If we had a Neighbourhood Plan now, we would not be exposed to the stresses of opportunistic planning applications. The views and opinions of the Parish would be evident and duly considered as part of the planning process. It is important to note that the process is not “anti-development”. The process is democratic enabling all to make their views clear. The final Whatfield Neighbourhood Plan will condense Parish sentiment into “Policies” which will be designed to ensure the Parish has a voice of influence and is not just a passive bystander.
- 1.12 We believe engaging with and informing the development process will deliver an **“enduring environmental, affordable and high quality built legacy for our future generations”**.
- 1.13 This was our original motivation statement and following broader feedback from the Village, we have refined and developed our “Vision Statement” which will introduces our Plan.

Chapter 2: Whatfield

From the Past to Present



The Early History

- 2.1 Whatfield Parish is a parish located in Babergh, Suffolk approximately three miles north of the market town of Hadleigh, situated on high ground surrounded entirely by agricultural land which has been farmed for many centuries.
- 2.2 Historians are clear that Iron Age settlers were farming this area many generations before the Romans arrived in 43AD. This has been supported by six archaeological digs. These local peoples would have lived under the Trinovantes and the Iceni tribe to the North. There is evidence that there was a Roman farm settlement and possibly a small villa as there have been two sites identified in Whatfield (one at Whatfield Hall and another near Hill Farm). The Romans developed a network of roads which allowed trade to flow to the growing towns such as Long Melford, Coddensham and of course Colchester.
- 2.3 When the Roman legions finally left Britain in the early part of the 5th century a further migration of peoples from Europe began. These were the Saxons, Anglians and Frisians who would later emerge as the Anglo Saxons. The village was then known as Watefelda and was a Saxon settlement of which for a period of time from 865AD fell under Danish control but there was a strong integration between the two peoples but the area was effectively under Dane law until roughly 1066 when it ended with the Norman invasion and conquest.

- 2.4 As languages evolved there were several alterations of Whatfield spelling, Watefelda (*where wheat is grown*) lasted several hundred years before emerging into as we now know the village today as Whatfield.
- 2.5 In 1086, 20 years after the Norman conquest of 1066, Whatfield (Watefelda) was recorded in the famous doomsday book as having a population of 35 (*estimated to be closer to 120-150 as the census recorded head of households only*), a mill and a moated house. The area was made up of approximately 10 estates, the largest being managed for the abbey at Bury St Edmunds.
- 2.6 It is assumed that a wooden Saxon church stood on the ground where St. Margaret of Antioch now stands. The first flint church was constructed in the 13th century and was paid for by a collection of local farming families from Whatfield and Aldham. The first recorded patron of the church was Ben de Cokefield in 1330
- 2.7 The Church has a plain west tower with a later-added pyramid tiled roof. The nave and chancel roofs are also tiled. The south porch dates from the 16th century and is of red brick, with a stopped gable on the front. The interior has a fine king post roof with brackets, moulded shafts and capitals. There are some pews dating from the 16th and 17th century on the north side, one with the date 1589. The communion rail and west gallery, which had turned balusters, are probably early 18th century. The pulpit, which has a tester, is 16th or 17th century. The church has been a Grade I listed building since 23 January 1958.



Church of St Margaret of Antioch

- 2.8 In the 1500's a Tudor brick porch was added and the current chapel was purchased in 1843. The south wall has a commemorative plaque to George Arthur Falconer (1894-1981), who was H. M. Ambassador to Nepal and High Sheriff of Suffolk. There is also a large marble memorial plaque, inscribed in Latin, to William Vesey who died on 21 June 1699 aged 50 and his wife Elizabeth. At the rear of the church is a large coat of arms for Vesey. There is also a large marble plaque to George Clubbe, Rector of Whatfield, and father of John Clubbe. The benches are mostly Victorian, but one at least dates from 1589 and is engraved with the name "John Wilson".
- 2.9 An important note, the Whatfield Registers which began in 1585 are still intact and as the church moves forward in time after 900 years of retaining its parish priest we now share a priest between several local parishes. It is still a beautiful village church with centuries of history but more importantly it is one of the beating hearts that makes the village of Whatfield community spirit grow all the stronger. "Further information on the archaeology of the parish can be found through the Suffolk Heritage Explorer: <https://heritage.suffolk.gov.uk>

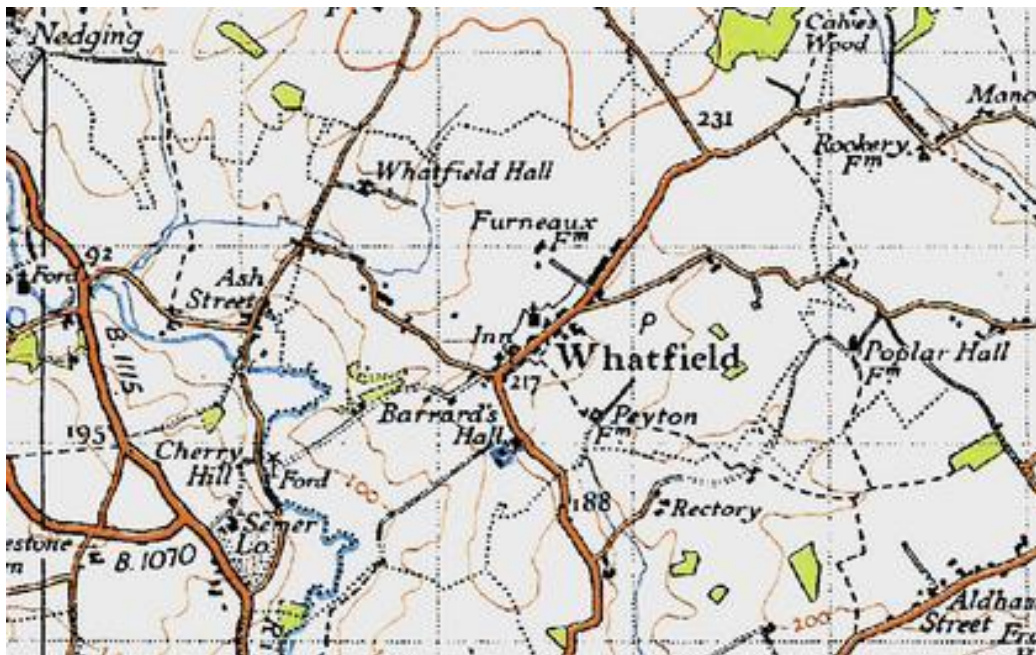


Fig 3 – Historic Map

More Recent History: 1800 – 1900

- 2.10 In 1838, with the introduction of the Tithe commutation act new and detailed maps showed a large stable community living in Whatfield very much based on agriculture and, in 1851, records show that the population was 381 people with around three quarters of the adult population directly employed in agriculture. In 1881 there were 78 families living in 74 dwellings.

- 2.11 In 1886 the Salvation Army came to Whatfield and held meetings in a cottage near Church Lane. In 1859 the village school was built as a national voluntary school. In 1892 the first post collection box arrived and was located in the wall of chapel cottage. In 1894 the first parish council was formed. In 1924 the Salvation Army become better established in the village by purchasing some land and erecting the present hall.
- 2.12 During the 1830/40's a non-conformist community emerged and held separate meetings for worship away from the church in Chapel House. This small community continued for a long period of time up to 2014.



The Salvation Army Hall, The Street

1900 – 2000

- 2.13 Early 20th century Whatfield was largely a self-contained rural community. In 1910 Whatfield got its own post office but the village had no running water, no sewers, no telephone and no electricity. These would not arrive until late 1930's. By late 1930s/1940s, homes were still not connected to the mains water but 'Standby' taps were located along the street and this remained in place until 1954, when mains water was finally connected. Electricity was installed in stages from one end the village to the other.
- 2.14 In the 1930's there were two Garages, 2 shops, a pub (the Four Horseshoes) and a Fish and Chip shop. Unfortunately, none of these exist today as shopping trends changed and the growth of car ownership meant that people now went further afield to shop, socialise etc. Several key farms dominated the area and many villagers still worked in agriculture.

- 2.15 World War Two (1939 -1945) saw many changes come into the village. Many young people worked elsewhere supporting the war effort or they served in the armed forces. Evacuees from Bethnal Green in London arrived and were welcomed. New houses were built along Naughton Road and as mentioned the key utilities were connected.
- 2.16 In the 1970s the village hall was built, and again as with the church it become another of the beating hearts for a strong community spirit and is used regularly by local groups and clubs. Also, during this time, a new development in Wheatfields was constructed which brought new families into the village.

Whatfield Today

Population

- 2.17 The latest population estimates in 2019², indicate a total population for the parish of 380. There is a 52% :48% gender split with 198 males and 182 females recorded.
- 2.18 In terms of an age break down for the total population, the majority of residents are of working age (16-64) with 204 falling into this category. There are almost the same number of residents below 15 as there are over 65 with 88 and 89 respectively. When this is broken down by gender the two largest spikes are males aged 10-14 (13 residents) and females aged 55-59 (11 residents).

Households

- 2.19 Of the 380 residents, they live in approximately 158 dwellings with an average household size of 2.5. 71% of the population live in one family households which is higher than both the Suffolk and England averages (65.8% and 61.8% respectively); a further 25% of the population is made up of single person households which is lower than the Suffolk and England averages (29% and 30.2%). These figures infer that Whatfield is very much a parish populated by families.
- 2.20 In terms of socio-economic³ profile of Whatfield, according to information from postcode data in 2019⁴, 67% of the Whatfield population are classified as 'Country Living'⁵ which is significantly higher than both the Babergh and

² <https://www.suffolkobservatory.info/population/report/view/62646f73d23e489098a5cdad7a116eed/E04009135/>

³ Calculation based on income, occupation and address.

⁴ Experian Mosaic Postcode Data 2019

⁵

Suffolk averages (27.5% and 16.45 respectively). The remainder of the population was classed almost exclusively as ‘Rural Reality’ or ‘Aspiring Homemakers’ (28.3% and 4.1% respectively) which again is significantly higher than the Babergh (27.6% and 8.5%) and Suffolk (18.2% and 11.5%) averages. These figures infer that the population of Whatfield is relatively affluent when compared to the District and County figures.

Housing

2.21 According to the 2011 census there were 137 dwelling. However, this is now believed to be closer to 158 dwellings in 2020, with net new additions to the housing stock since 2012. 61% of properties in Whatfield are detached with 32% semi-detached. The remainder are terraces including end of terraced dwellings. The number of detached properties is almost double the Suffolk average (34%) and treble the England average (22%). 82% of dwellings are either owned outright (50%) or with a mortgage (32%), with the remaining properties either being rented from the local authority or a private landlord. The average number of bedrooms per property in Whatfield is 3.4 which is one room higher than both the Suffolk and England averages (2.3 and 2.4 respectively). These figures again adding to the overall picture of an affluent resident population.



A range of housing in Whatfield

Village Facilities

2.22 As mentioned above the parish now has few facilities when compared to its peak in the 1930s. However, this decline in services is not particular to Whatfield and is reflected across much of rural England. Over the last few years despite the village growing in population and dwelling numbers, there has been a clear decline in services and amenities e.g., shops, garage and pub all closed. The key amenities are:

- Church of St Margaret
- Village Hall,
- Whatfield Church of England Voluntary Controlled Primary School
- Playing field

- Salvation Army Hall,
- Allotments,
- Phone box (book share),
- Buckle’s Meadow
- Hunty’s Vale
- Church Farm Place Green.
- The Drift, on Rectory Road



Environment and Heritage

- 2.23 Whatfield sits just outside of the Dedham Vale Area of Outstanding Natural Beauty (AONB) but falls within the South Suffolk and North East Essex Claylands landscape as identified by Natural England’s National Character Area (NCA) classification.
- 2.24 An area of the south and west of the Parish is identified in the Adopted Babergh Local Plan (2006) as an area of Special Landscape Area relating to the ‘valleys of the rivers Glem, Box, Brett and Chad Brook’. The designation stretches as far as the western edge of the built-up area of the village at the junction of Rectory Lane and Semer Road and includes the school, village hall and playing field together with dwellings and land south of Semer Road.
- 2.25 The character of this area is that of an ancient landscape of wooded arable countryside with a distinct sense of enclosure. The overall character is of a gently undulating, chalky boulder clay plateau, the undulations being caused by the numerous small-scale river valleys that dissect the plateau. There is a complex network of old species-rich hedgerows, ancient woods and parklands, meadows with streams and rivers that flow eastwards. Traditional irregular field patterns are still discernible over much of the area, despite field enlargements in the second half of the 20th century. The widespread moderately fertile, chalky clay soils give the vegetation a more or less calcareous character. Gravel and sand deposits under the clay are important geological features, often exposed during mineral extraction, which contribute to our understanding of ice-age environmental change.

- 2.26 There are no records of any international or national wildlife designations within the parish but there are three County Wildlife Sites - Calves Wood, in the north of the parish, which is classed as ancient woodland; Whatfield Meadow County Wildlife Sites which is also known as Buckles Meadow (off Rectory Lane) and Hill Farm Meadow off Semer Road. The parish's south-western border is delineated by the River Brett.
- 2.27 The Parish Council holds two meadows and a piece of rough woodland in trust for the villagers. The woodland is on the left-hand side of a pleasant walk down to the river. The first meadow, known as Buckle's Meadow, or Buckledees Meadow by some older parishioners, was purchased in the 1980s with money raised in the village and a grant. Access to the site, which is a county wildlife site, is by public footpath from Rectory Road.
- 2.28 The second meadow, also accessible by public footpath, is Hunty's Vale and was the kind gift to the village by the sisters Edith and Francis Vale who were parishioners. A programme of conservation is on-going to maintain and improve the area for plants, animals and birds as well as being a pleasant place to walk. A further area of 3m mown ride, known as The Drift, on Rectory Road, provides a pleasant place for local people to walk and is populated by a number of bird boxes to support breeding and nesting.
- 2.29 There are 15 Listed Buildings in the Parish all of which are Grade II except for the Church of St Margaret which is Grade I. The listed buildings are largely in distinct groupings – around the green, along the Street or close to the Church.



Listed Buildings in Whatfield

Public Transport and Accessibility

- 2.30 The parish is rural in character and has poor transport links. Residents rely on other settlements, such as Elmsett and Hadleigh for higher order services such as convenience and comparison shopping, medical appointments and leisure activities.

- 2.31 There is a bus service which runs daily Monday to Friday to Hadleigh however the timing of the service means that it does not lend itself for use for commuting to work and is very much a leisure service. It collects passengers in Whatfield at 9.15am and returns from Hadleigh just after lunchtime. In addition, there is also an additional service operated by Hadleigh Community Transport on a Thursday which offers a connection via Elmsett and Sroughton to Ipswich – Route 120. The service stops in Whatfield at 10.10am and returns at 13.37pm.
- 2.32 However, despite these challenges Whatfield continues to have a strong community spirit and this was celebrated in 2014 when the village was awarded the title ‘Suffolk Village of the Year 2014’ in a competition organised by the Suffolk Association of Local Councils, Radio Suffolk, *East Anglian Daily Times* and Network Power, to acknowledge the community spirit amongst the residents of this small village and how Whatfield CEVCP School integrates with the village. A plaque commemorating this award currently hangs in the Village Hall and there are many ongoing village events which are strongly supported by the community.⁶

Footpath Network

- 2.33 There are a number of public footpaths within the Parish which link the built-up area of the village with the surrounding countryside. FP1 begins at the telephone box located on the south side of The Street and extends eastwards to join up with FP2 to the east of the village. FP9 begins on the north side of The Street and heads northwest and navigates the allotments before joining up with FP10 which also begins on the north side of the Street but follows a line to west of the rear of the former Horseshoes and FP7 which begins close to the Church. The network provides for a number of recreational circular walks.

⁶ References: Internet – brief history of Whatfield, Domesday book, Whatfield village Plan 2007

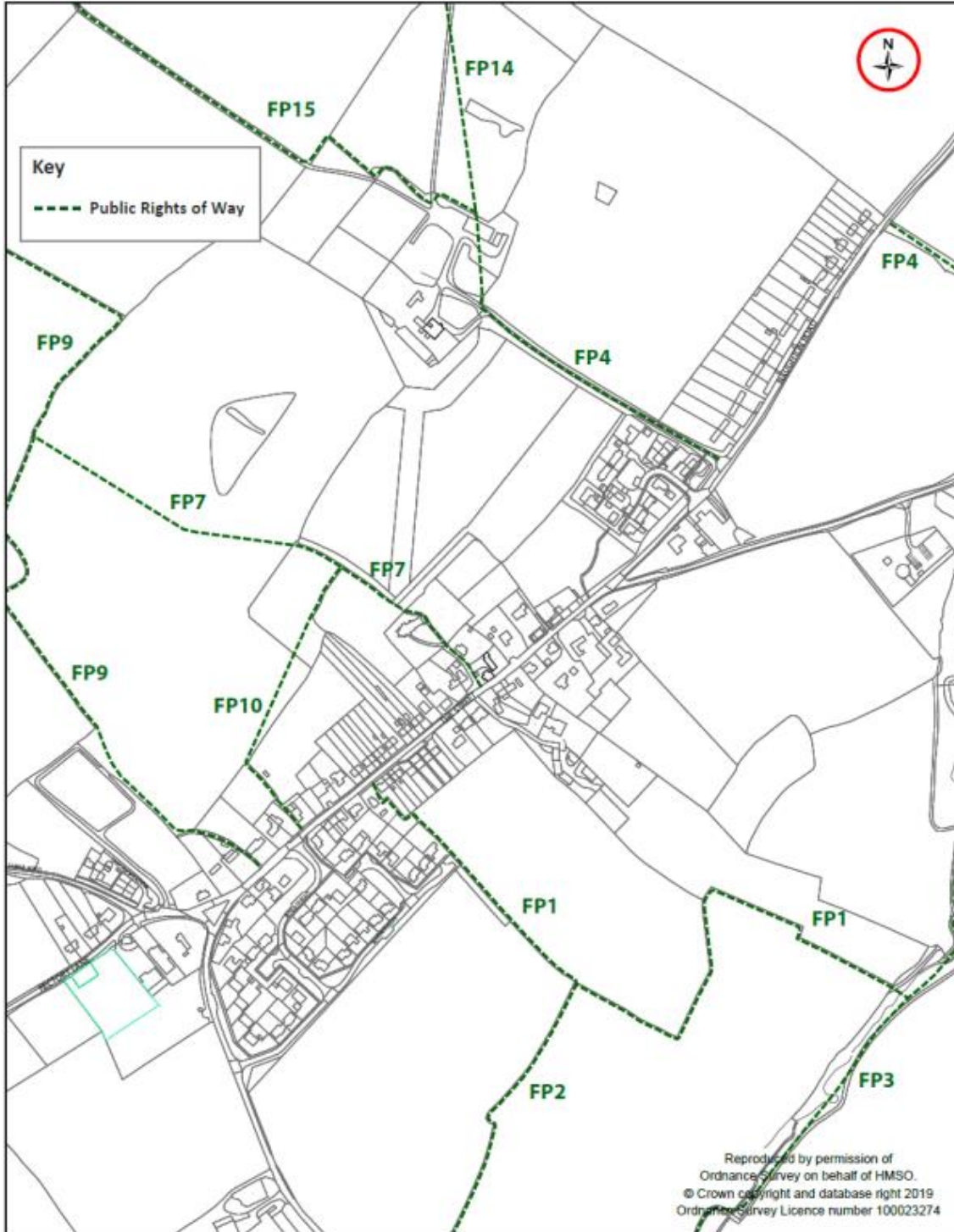


Fig 4 – Public Footpaths

Chapter 3:

National & Local Policy Context

- 3.1 Development is defined as “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.⁷ Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a “plan-led” system and restates the requirement that “determination must be made in accordance with the Plan unless material considerations indicate otherwise”.
- 3.2 The Whatfield Neighbourhood Plan forms part of the statutory Development Plan for the area and future planning applications for new development will be determined using its policies.
- 3.3 At the time of writing, the statutory development plan for the area currently comprises the Babergh Local Plan (Adopted in 2014) and the ‘saved policies’ of the 2006 Babergh Local Plan. In 2015, Babergh District Council announced its intention to produce a new Joint Local Plan with Mid Suffolk District Council (the BMSJLP). The BMSJLP was submitted for Examination on 31st March 2021. This will provide a planning framework for the management of growth across both Districts up to 2037.



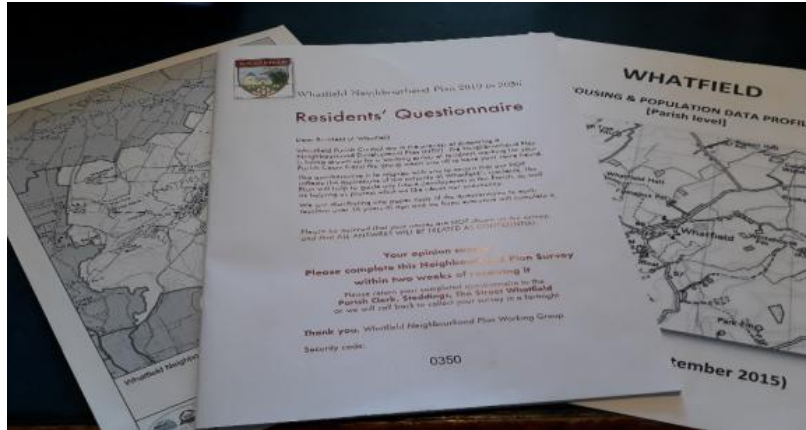
Fig 5 – Policy Framework

- 3.4 In the adopted Local Plan 2014, Whatfield is identified as a hinterland village. Policy CS2 indicates that hinterland villages will accommodate some development to help meet the needs identified within them. This position was unaltered from the preceding development plan which was the 2006 Babergh Local Plan.

⁷ Town and Country Planning Act 1990 Section 55.

- 3.5 The submitted BMSJLP (Nov 2020) also defines Whatfield as a “Hinterland Village. It indicates that hinterland villages are expected to account for 9% of planned growth over the plan period (April 2018 to 2037) which equates to 866 dwellings over approximately 27 settlements. However, all settlements within each settlement category are not equal, and there will be some variance in levels of growth dependent upon a number of factors including the availability of suitable development sites and considerations of the built and natural environment. The BMSJLP (Nov 2020) sets out a minimum requirement for 1 new dwelling to be accommodated in Whatfield over the Plan period.
- 3.6 The submitted BMSJLP (Nov 2020) also includes a revised settlement boundary for the main built up area of settlement within the Parish. The Whatfield Neighbourhood Plan adopts this settlement boundary (shown in pink on the maps) for the purposes of its policies.

Chapter 4: How the Plan was prepared



Neighbourhood Area

- 4.1 The Neighbourhood Plan Working Group prepared the Plan with support from an independent consultant. The formal process began on 12th July 2018 following a Parish Council meeting when it was agreed to produce a Neighbourhood Plan.
- 4.2 An application was made to Babergh District Council on 15th July 2018 by the Parish Council to designate the whole of the parish as a Neighbourhood Plan Area. The reason for the application was to develop a vision for the future of the parish which will balance a need for sustainable growth whilst maintaining the positive attributes of its existing "hamlet and countryside" designation. Babergh District Council confirmed the designated NDP area on 18th July 2018.
- 4.3 Over the next couple of months, villagers were invited to form a Working Group to prepare the plan. The Working Group is made up of residents of a range of ages from all over the village and from this defined a smaller Steering Group of 10.
- 4.4 Early meetings of the Working Group included a meeting with officers from Babergh to learn about the process and one with the Chair from a neighbouring village to talk of their experiences and advise us. The community of Whatfield understands the necessity of appropriate and sustainable development so is preparing a Neighbourhood Plan to support properly controlled development within our village.

Funding

- 4.5 The Plan has been commissioned by Whatfield Parish Council. Funding has come from a Locality grant from central government, a private donation in 2019 and support in kind from Babergh District Council.



Community engagement and consultation

- 4.6 The Whatfield Neighbourhood Plan has been undertaken with extensive community engagement, consultation and communication. There have been three stages in which the Neighbourhood Plan Working Group has actively engaged the community through consultation. The Consultation Statement, which accompanies this Submission version of the WNDP covers this in more detail.

Communication

- 4.7 Communicating with residents throughout the development of the WNDP has been particularly important. The community has been (and will continue to be) engaged through the village Newsletter, website, meetings and working groups to ensure optimum engagement.
- 4.8 There is a dedicated Neighbourhood Plan web page which contains details of the progress of the Neighbourhood Plan and notes from the Working Group meetings, together with the analysis of the questionnaire results. It also contains details of the membership of the Neighbourhood Plan Working Group
- Link to website: <http://whatfield.onesuffolk.net/neighbourhood-plan/>
- 4.9 An update for the Parish Council on Neighbourhood Plan progress was presented at most monthly meetings.

Key Issues Arising from Consultation to date

4.10 Initial analysis undertaken by the Working Group of the results of the questionnaire reveals a number of issues for the parish with some consistent themes emerging.

- Strong support for the protection of existing village amenities
- Strong support for the protection of the surrounding landscape and protection of rural character
- Most support for new housing numbers of around 8 new dwellings
- Most support for family housing
- Support for a mix of traditional and contemporary design
- Support for high quality design and traditional and eco-friendly materials
- Strong support for off street parking
- Support for key worker housing
- Rural character of the village is important.
- Concern that new development will spoil countryside views.
- High traffic speeds through the village
- Concern over the design and visual appearance of recent new developments
- Some concerns over the integration of affordable housing development
- Little appetite for large scale village expansion
- Lack of footways in the village

4.11 The themes that emerged through the questionnaire results, and the informal consultation with local residents in May 2020, helped to shape the REG 14 Pre-Submission Neighbourhood Plan's Vision, objectives, and policies.

4.12 The key issues raised by the REG14 Pre-Submission Consultation undertaken between August and October 2020 were as follows:

- General support for policies subject to some minor wording amendments
- Request for a specific allocation for new housing development on land North of the Street.
- Request for land North of the Street to be protected as a green space/important view.
- Concern that the plan was not planning for enough new housing over the plan period.
- Concern that the Plan's policies would allow for too much development over the Plan period.
- New development should only take place within the existing settlement boundary and consist only of single dwellings.
- Clarification required over the mapping of the areas identified for protection under Policy WHAT1.

4.13 Following consideration of these representations the following key changes were made to the NDP policies:

- Factual updates and correction of errors
- Minor amendments to wording of Objective 4
- New text in paragraph 6.4 to reinforce the importance of the identified views
- Clarification of the areas to be identified in Policy WHAT1
- Amendments to wording of Policy WHAT3 to reflect recent court judgement on Local Green Spaces
- Amendments to supporting text and policy wording relating to Policy WHAT6 to provide clarity
- Amendments to mapping.

Chapter 5: Our Vision & Objectives



Vision:

“The Whatfield Neighbourhood Plan will deliver a sustainable and enduring environmental, affordable and high-quality built legacy for our future generations”.

- 5.1 It is important that any Neighbourhood Plan contains a short and simple vision statement which sums up the community’s aim for the future of the parish. The Neighbourhood Plan vision is an overarching statement describing what Whatfield should be like at the end of the Plan period i.e., 2037. The vision has been developed with local people who participated at parish meetings and through the Neighbourhood Plan Questionnaire. It results in a vision statement which captures the overarching spirit and ambition of the local community and the Neighbourhood Plan.
- 5.2 The vision underpins the objective and policies of the Whatfield Neighbourhood Plan and is referred to throughout the Neighbourhood Plan.

5.3 From the vision flows the different objectives of the Neighbourhood Plan and from there, the policies. The diagram below outlines this relationship.

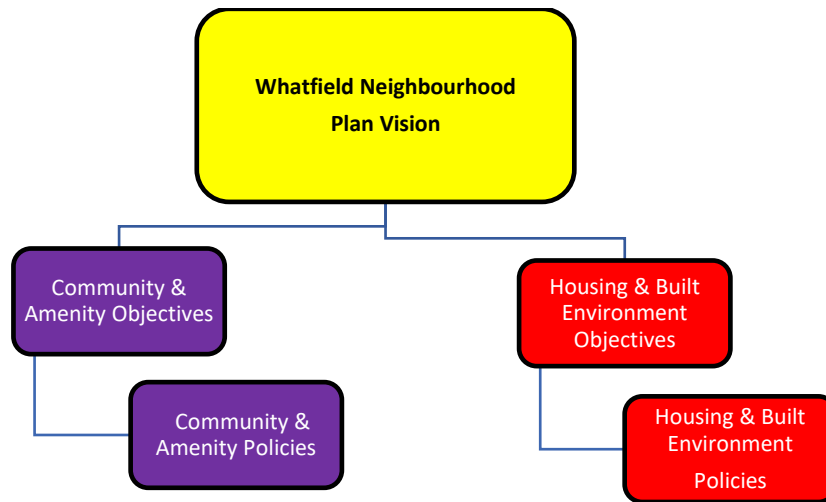


Fig 6 - Structure of the Whatfield Neighbourhood Plan

5.4. The objectives of the Neighbourhood Plan are broad statements of intent. They are there to help deliver the vision and link to the issues that Whatfield is seeking to address. They have been drafted using themes picked up at an early stage and have been refined through the community consultation exercises.

Community & Amenity	Objective 1: To protect the landscape setting and rural character of the village
Community & Amenity	Objective 2: To protect Whatfield’s existing community amenities.
Housing & Built Environment	Objective 3: To plan for new housing that meets the needs of the village and is appropriate to its scale and character and preserves and enhances the historic environment.
Housing & Built Environment	Objective 4: To improve the quality of the design and construction of new development in Whatfield through the implementation of the Whatfield Design Guide.
Housing & Built Environment	Objective 5: To ensure that construction materials are locally sourced and organic to minimise carbon footprint and to support local trades and crafts people

- 5.5 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under two themes: Community & Amenity and Housing & Built Environment.
- 5.6 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from consultation, stakeholder engagement and desk research, which provide the justification and evidence base for their writing.
- 5.7 Neighbourhood Plan policies follow the government’s guidance; they exist to:
- Set out locally led requirements in advance for new development in the parish.
 - Inform and guide decisions on planning applications.
 - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole⁸.
- 5.8 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.
- 5.9 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’.⁹ The built environment is defined as human-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks’.¹⁰ Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the Plan unless material considerations indicate otherwise’. Therefore, the following policies will come into play when an application for ‘development’ is made.

⁸ Tony Burton, Writing Planning Policies, Locality.

⁹ Town and Country Planning Act 1990 Section 55.

¹⁰ Wikipedia, 16.05.19

Chapter 6: Community and Amenity

Landscape Setting and Natural Features

Objective 1: To protect the landscape setting and rural character of the village

Landscape

- 6.1 The Joint Babergh and Mid Suffolk Landscape Guidance 2015, identifies Whatfield as falling within the Ancient Plateau Claylands landscape type which is characterised by gently rolling heavy clay plateaux with ancient woodlands. The top of the plateau is generally flat or only gently undulating, with attractive small valleys. Towards the edges it is more dissected with greater more complex slopes. This is quite an open landscape with the potential for any form of development to be visibility intrusive if it has been designed without sufficient screening or an appropriate landscape design plan.
- 6.2 As mentioned earlier in this plan, part of the parish to the south and west of the main built up part of the village is identified in the Adopted Babergh Local Plan 2006 as Special Landscape Area. Policy CR04 of the Adopted Local Plan requires that development should only be approved where it can be demonstrated that it will maintain or enhance the special landscape qualities of the area and is designed and sited so as to harmonise with the landscape setting. The Pre-Submission Version of the Babergh Mid Suffolk Joint Local Plan (BMSJLP) published in November 2020, does not continue to identify Special Landscape Areas but instead relies upon the broader Landscape Guidance above produced in 2015.
- 6.3 Notable and recurring features in this landscape include manorial halls with moated surrounds and airfields and landing strips. The landscape surrounding Whatfield is characteristic of this landscape type with its tree belts, pockets of woodland, ancient hedge lines and small farmsteads.
- 6.4 Responses made in respect of two applications at Wheatfields and Naughton Road underlined the importance and value attributed by local people to the landscape setting of the village and to important views. Travelling from the south, along Whatfield Road, the entrance to the village is first seen as a prominent edge, which is visible from some distance away. The land also lies outside of the former Special Landscape Area and is characterised by a soft edge formed of green fields on land that rises as you approach the village. As you get much closer, you begin to see the roof tops of the existing Wheatfields development again. This development sits on a plateau at the top of the slope.



View towards Wheatfields from Whatfield Road

Views expressed in the questionnaire and in response to the Wheatfields application, in particular, highlighted the importance of views out of the village, as well as towards it. The view southwest from Wheatfields looks towards the former Special Landscape Area and also provides the setting for the Listed Building, Barrard's Hall.



View from Wheatfields, looking south west towards Barrard's Hall

The view directly south is typical of Babergh and is characterised by undulation, rolling farmland which afford long distance views. The land immediately south of Wheatfields as referred to above is a flat plateau which then provides long downslope views towards pockets of woodland. Development in this location and on the top of this plateau would disrupt this downward view.



View from Wheatfields looking directly south

- 6.5 New development in this location would change this substantially and built development would begin to fill the plateau. Development would be visible from much further away from the village and dominate the skyline. Development here would be a substantial addition to the village and would create a very suburban form changing the character of the village.
- 6.6 The Joint Landscape Guidance refers to the sensitivity of the village edges within this landscape type and the importance of screening. The Landscape Guidance identifies key criteria for determining the suitability of development at a village edge which includes locating development away from ridge tops, upper valley slopes or prominent locations. Any proposed development should be visually well related to the settlement it abuts and has logical, natural boundaries e.g., existing hedgerows, woodland, and other landscape features i.e., it does not encroach into open countryside. New development should be positioned appropriately within the landscape, in particular having regard to the visual impact of the character of the immediate area e.g., rolling, undulating, plateau, valley or farmland.
- 6.7 Responses from the questionnaire indicated that that the rural landscape surrounding the village is an important characteristic and amenity and should be protected from development (152 responses).

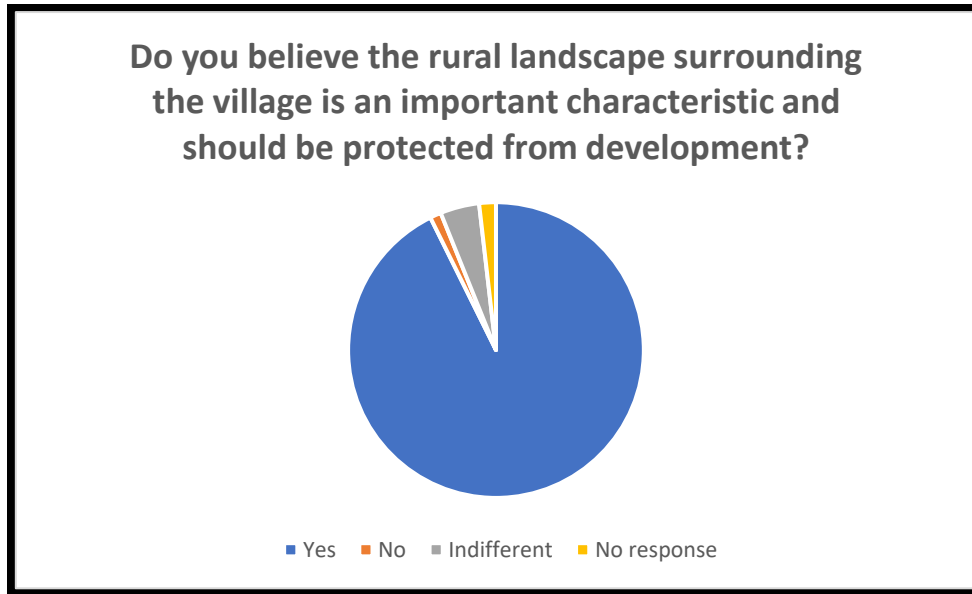


Fig 7

6.8 The importance of this high-quality landscape in the Neighbourhood Plan area, is recognised and therefore a new local designation, the Area of Local Landscape Sensitivity (ALLS) is proposed to replace the Special Landscape Area designation. This ALLS designation does not seek to prevent development from taking place but instead seeks to ensure that development within the area should be designed to be in harmony with the special characteristics of the area and follows the broad design objectives and principles referred to above.

Nature Conservation

6.9 In terms of nature conservation sites, the parish contains three County Wildlife Sites (CWS). These are:

- The Calves Wood, an Ancient Woodland, in the north of the parish,
- Buckle's Meadow, also known as Whatfield Meadow County Wildlife Site located off Rectory Road,
- Hill Farm Meadow, off Semer Road

6.10 County Wildlife Sites are local designations made at a county wide level. They are effectively protected at Local Plan level where a consistent approach to their protection across a Local Planning Authority area can be taken. Policy LP18 of the Emerging BMSJLP November 2020 offers protection for designated sites and paragraph 15.13 acknowledges County Wildlife Sites as falling within the definition of 'Designated Sites'. Policy WHAT1 therefore focusses its protection on sites that have been identified as locally important for their wildlife value but are not formally designated.

- 6.11 Within Whatfield there is another specific site that is not the subject of any formal wildlife designation that is regarded locally as important for their local wildlife value. This is Hunty's Vale, a site under conservation management.
- 6.12. Given the high level of importance that local residents attribute to the rural landscape surrounding the village it has been considered necessary for the Neighbourhood Plan to include a policy aimed at protecting areas of important landscape character including specific natural features that contribute to the quality of that landscape character.



Hunty's Vale

Policy WHAT1: Landscape Setting and Natural Features

Landscape

The visual scenic value of the landscape and countryside in the Neighbourhood Plan Area outside the defined settlement boundary will be protected from development that may adversely affect this character. Development should be positioned appropriately within the landscape, having regard to the visual impact of the character of the immediate area.

Those parts of the neighbourhood area that include sensitive features typical of Ancient Plateau Claylands Character Area such as tree belts, woodland or ancient hedge lines should be incorporated into the design and layout of development proposals such that the locally characteristic patterns can be retained within new land uses.

Development within the Area of Local Landscape Sensitivity as defined on **Map A** and the **Policies Map** will only be supported provided that the proposal:

- a) conserves or enhances the special qualities of the landscape including the settlement pattern and ensures a sense of separation between settlements is maintained¹¹
- b) is designed and sited to be sympathetic to the scenic beauty of the landscape setting.

Important Views

Outside of the Area of Local Landscape Sensitivity the following views and vistas as shown on **Map B** and the **Policies Map** are identified as important public local views which shall be conserved and enhanced:

- a) Views towards the village from the south east from Whatfield Road
- b) View from Wheatfields away from the village towards the south east.

Natural Features

Development proposals will be expected to protect and enhance existing ecological networks and wildlife corridors and retain existing features of biodiversity value, where possible to do so, (including ponds, trees, woodland, hedgerows and verges). Development proposals will be supported where they provide a net gain in biodiversity through, for example:

- a) the creation of new natural habitats.
- b) the planting of additional trees and hedgerows and restoring and repairing fragmented biodiversity networks.

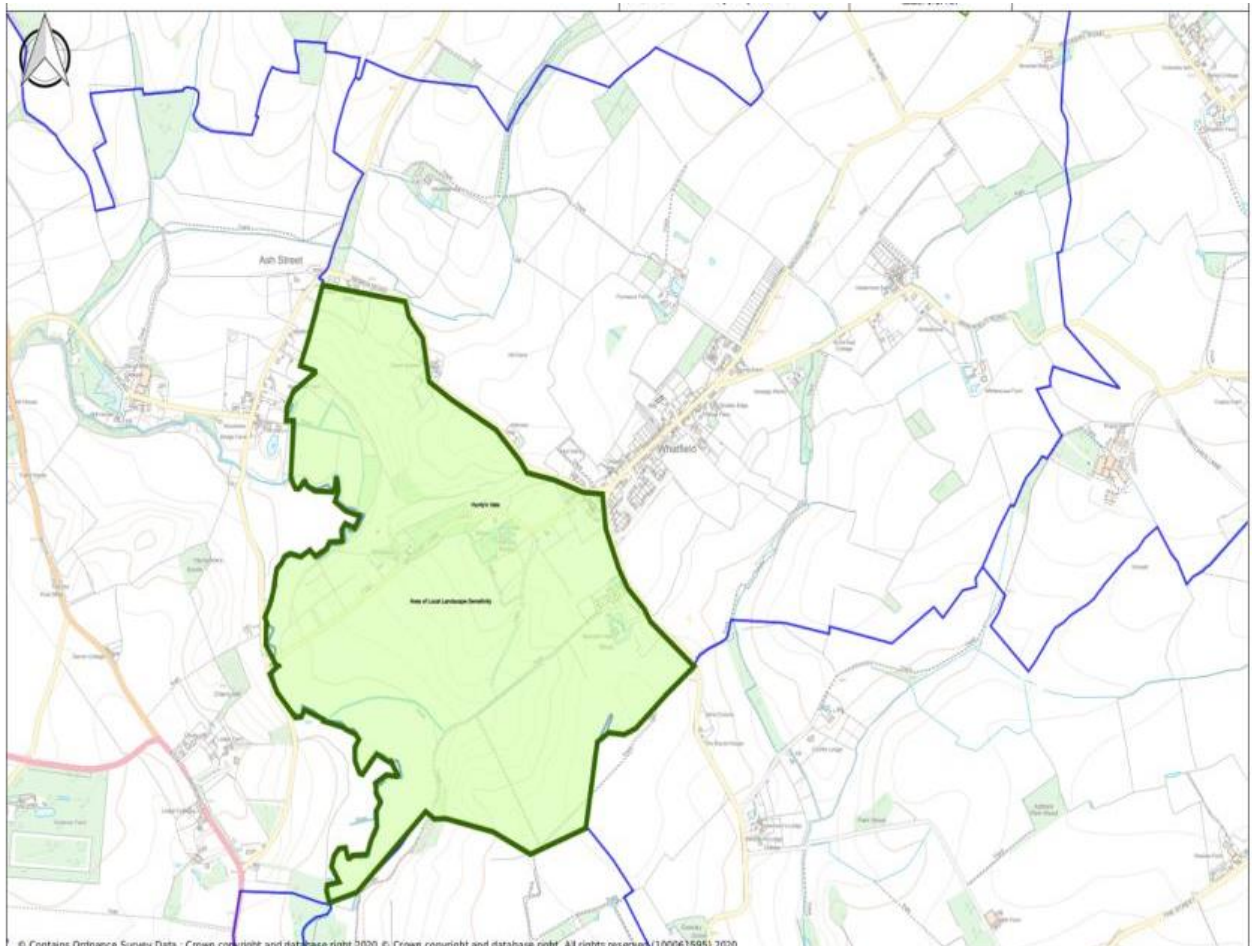
¹¹ As set out in the Joint Babergh Mid Suffolk Landscape Character Assessment August 2015

Where loss or damage is unavoidable, the development shall provide for appropriate replacement planting or appropriate natural features on site together with a method statement for the ongoing care and maintenance of that planting. Where development proposals cause damage to identified natural features, wildlife corridors around the interruption will be constructed.

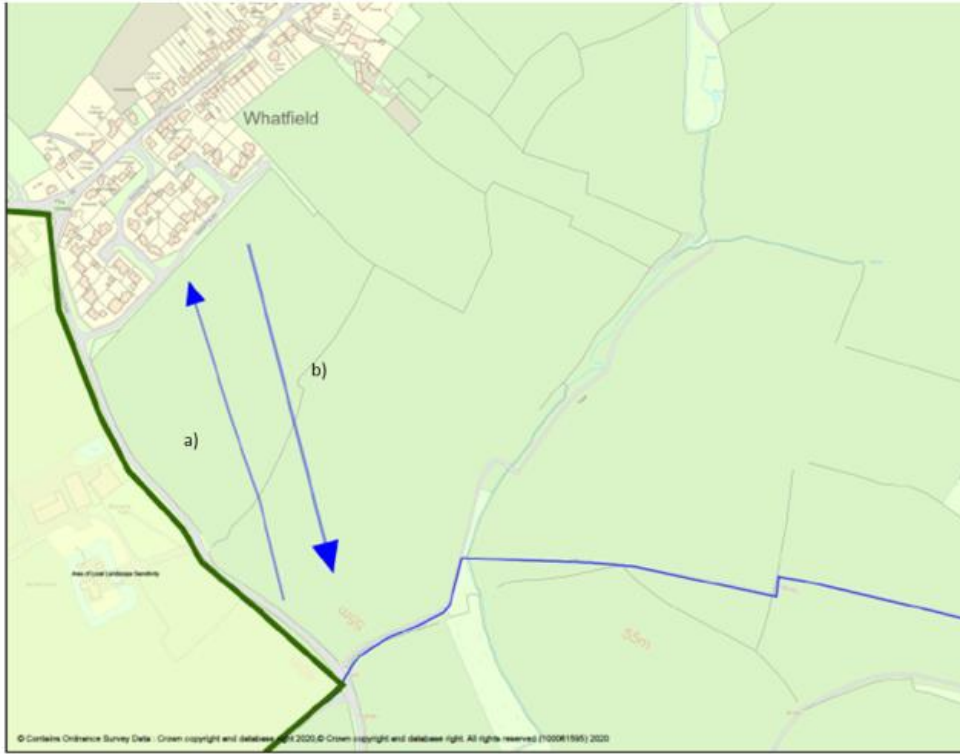
Development that would result in an adverse impact upon the landscape or nature conservation value of the following site (as shown on **Map C** and the **Policies Map**) will not be supported:

- a) Hunty's Vale (Area under Conservation Management)

Map A - Area of Local Landscape Sensitivity



Map B - Important Public Local Views



Map C - Natural Features



Objective 2: To protect Whatfield’s existing community amenities

Existing Village Facilities and Amenities

- 6.13 The Neighbourhood Plan Working Group sought to gauge the importance to the Parish of our existing Village amenities through the Parish Questionnaire. Whilst Whatfield is described as a hinterland village in the emerging Joint Local Plan, there is wide variation in the number of amenities and community facilities located within each of the identified hinterland villages. The number of facilities located within Whatfield is towards the bottom of that range. The Parish has consistently sought to protect and bolster amenity over many years.
- 6.14 The response to the importance of the identified existing amenities be it physical or natural was overwhelming in the questionnaire, 158 of questionnaire responses either agreed or strongly agreed that the existing village amenities should be protected from redevelopment. Therefore, it is considered necessary and appropriate to include a Neighbourhood Plan policy that seeks to protect them from development that would erode their value to the local community.
- 6.15 The availability of such spaces is key to reducing social isolation and promoting mental and physical wellbeing. It is vital any loss of existing facilities does not take place before alternative provision can be made. Co-location of facilities in ‘hubs’ (for example community meetings rooms) can be effective in for the delivering health-promoting activities.

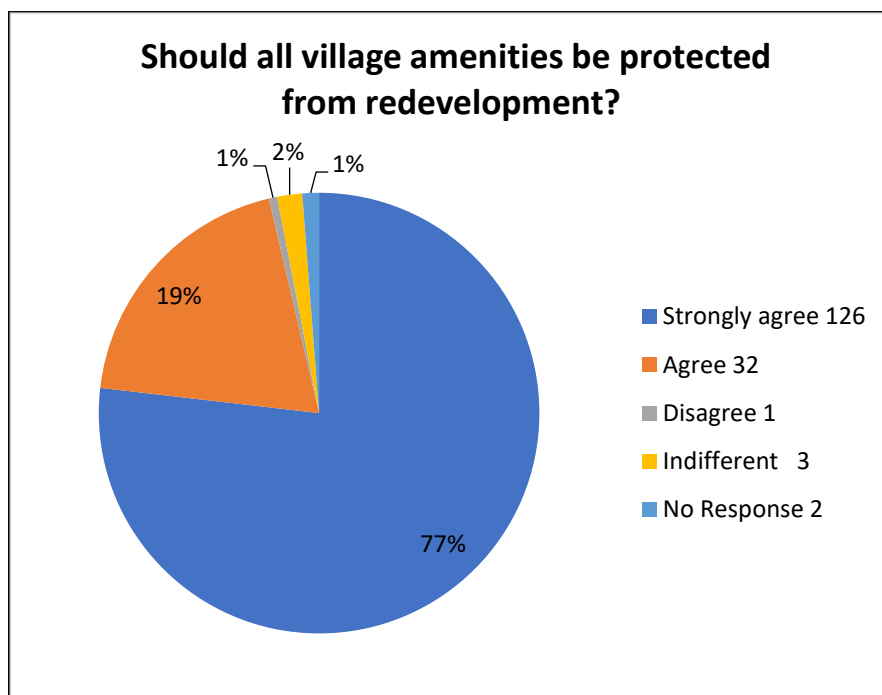
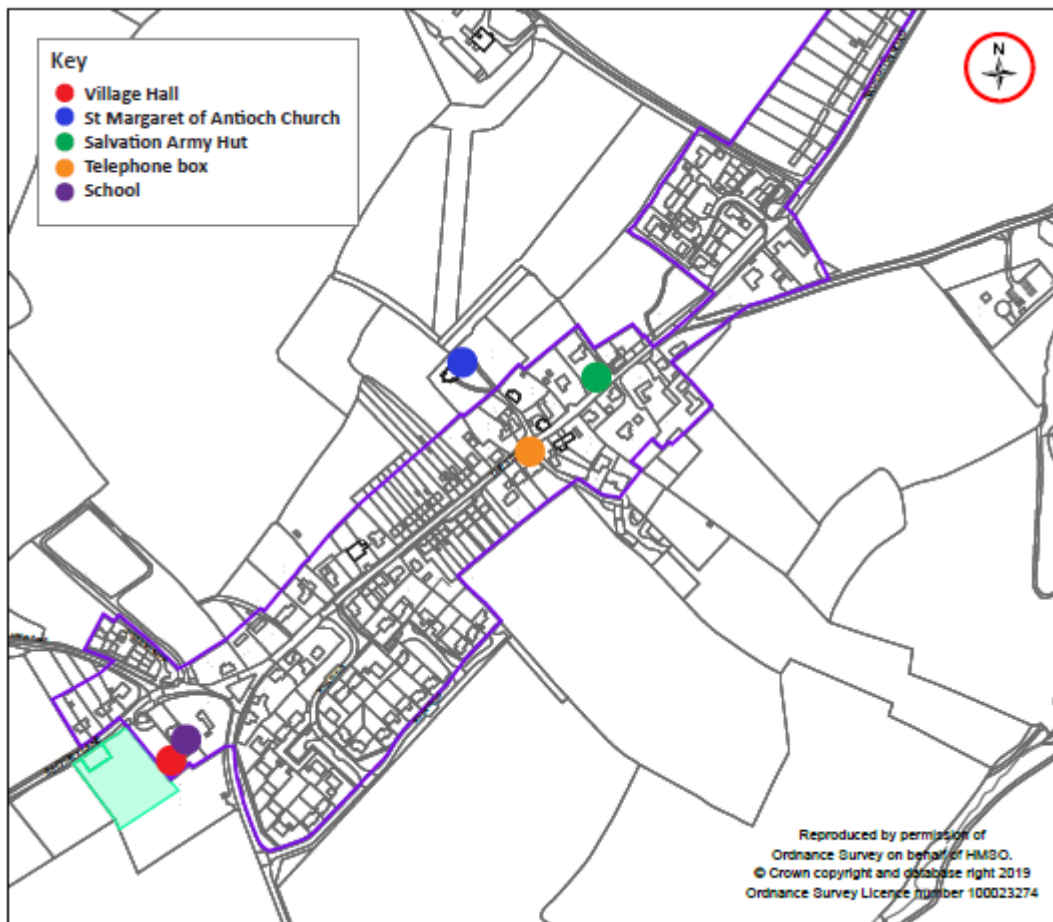


FIG 8



Village Hall and Primary School

Map D – Village Facilities and Amenities





Church of St Margaret and Telephone Box

Policy WHAT2: Protection of Existing Village Facilities and Amenities

The Parish has the following village facilities and amenities¹²:

- ◆ Village Hall
- ◆ Church
- ◆ Salvation Army Hall¹³
- ◆ Telephone Box
- ◆ Whatfield Primary School

Proposals for change of use involving a potential loss of an existing village facility or amenity, will only be supported where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe and accessible location or where there is no reasonable prospect of continued viable use and this can be sufficiently demonstrated.

See **Map D**

Local Green Spaces

6.16 The National Planning Policy Framework 2019, at paragraphs 99-101, introduces the concept of Local Green Spaces which can be identified through neighbourhood plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 100 sets out three broad criteria for identifying and designating such spaces as follows:

‘The Local Green Space designation should only be used when the green space is:

a) in relatively close proximity to the community it serves

¹² Areas of green space, recreational space & other environmental areas are covered under Policies WHAT1 & WHAT 3

¹³ Photograph shown on Page 11

b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field) tranquility and richness of its wildlife: and

c) local in character and not an extensive tract of land'

- 6.17 The NPPF at paragraph 101 then goes on to state that 'policies for managing development within a Local Green Space should be consistent with those for green belts' and therefore affords them a very high level of protection. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above.
- 6.18 Such spaces can be viewed locally as equally as important as the landscape setting of an area. Such spaces are green spaces found within the built up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community and help define what makes that specific settlement what it is. There is good evidence which supports the view that the presence of green spaces around developments are beneficial for both mental and physical health including their usage for walking, cycling, other physical activities and general exercise.
- 6.19 Results from the questionnaire, indicated that local residents were keen to protect their local amenities and the Working Group were keen to extend this to include areas of green space and open space within the village. The Adopted Babergh Local Plan (2006) identifies three areas within the settlement boundary for protection. These include the playing field adjacent to the school, the allotments off Semer Road and the churchyard/cemetery. The Preferred Options BMSJLP (July 2019) only included one area of green space for protection: the playing field/children's play area. The area identified is also reduced from that shown in the Adopted Local Plan. The now submitted BMSJLP (Nov 2020) identifies two areas as Designated Open Space, the aforementioned play area and the allotments off Semer Road. There is also an additional new area of green space at Church Farm Green which forms part of the planning permission for the Church Farm Place development.
- 6.20 The Working Group considers that the importance of these areas to the form, character and setting of the village should be recognised and therefore it is proposed to include a policy within the Neighbourhood Plan that protects Local Green Spaces and which identifies the Churchyard/cemetery, Church Farm Place Green, the allotments and the full extent of the playing field adjacent to the school. Assessments for each of proposed Local Green Space have been carried out using the NPPF criteria and these are included in Appendix B.



Playing field and Play Area



Churchyard and Allotments



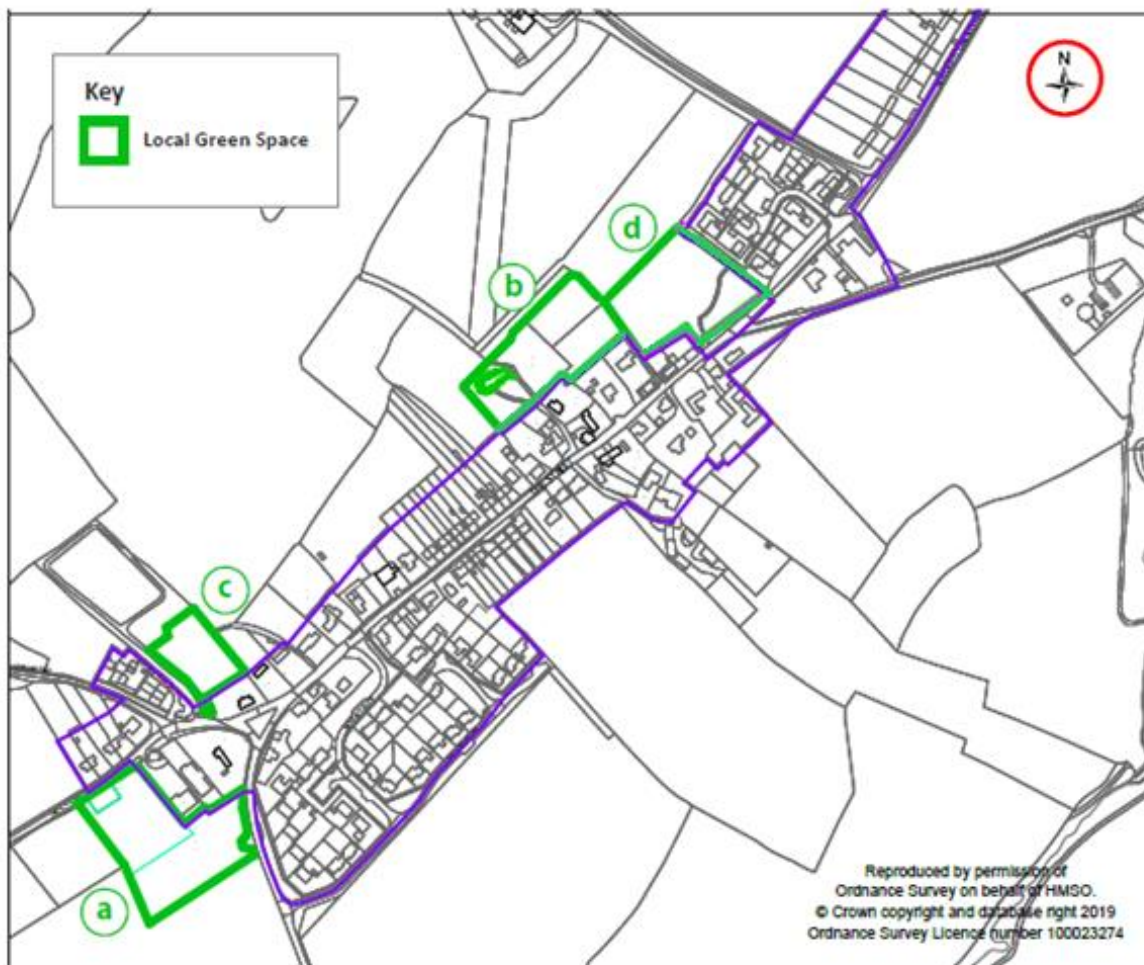
Church Farm Place Green

Policy WHAT3: Local Green Spaces

The following areas are designated as Local Green Spaces (as shown on Map E and on the Policies Map).

- a) The playing field adjacent to the School
- b) Churchyard of the Church of St Margaret of Antioch
- c) Allotments off Semer Road
- d) Church Farm Place Green

Map E – Local Green Spaces



Chapter 7: Housing & Built Environment

Housing and the Built Environment

Objective 3: To plan for new housing that meets the needs of the village and is appropriate to its scale and character and preserves and enhances the historic environment.

Scale and Delivery of New Housing

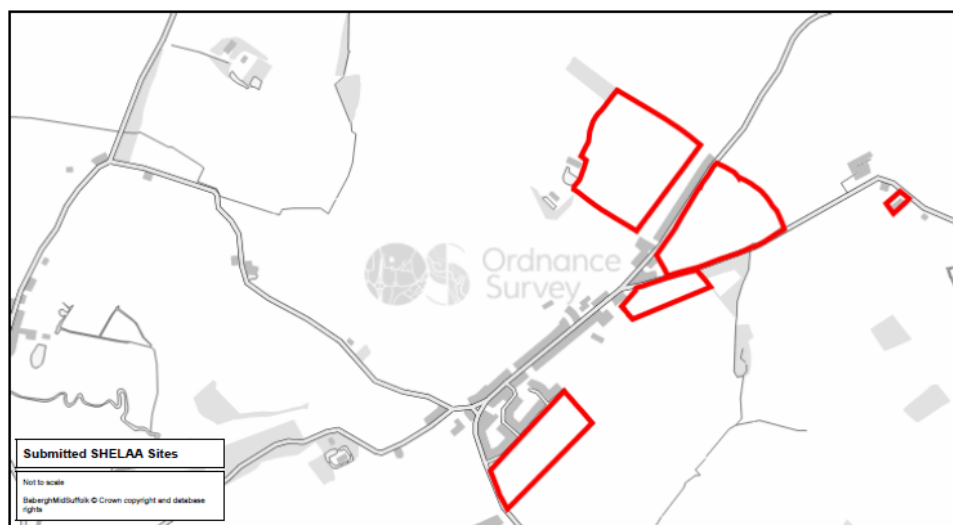
- 7.1 Government guidance advises that Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area. In addition, they should support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.
- 7.2 The issue of new housing is often a key determinant in the decision by a local community to embark upon the production of a Neighbourhood Plan. The issue of future housing development in Whatfield has been a feature of each of the public consultation events undertaken to date.
- 7.3 Since the Village Plan was produced in 2007, Whatfield has experienced significant relative growth – 24 new dwellings – 18% growth in both new housing numbers and population. In 2007, the Village Plan reported that there were 134 occupied dwellings in the parish – there are now 158.
- 7.4 Net additions to the housing stock over this period are:
- Sheckie Meadow – 6 new affordable dwellings completed in 2015
 - Church Farm Place (Notcutts site) – 15 new dwellings (of which 5 are affordable, 10 are open Market housing) completed in 2018
 - Walnut House, The Street – single dwelling completed in 2012
 - Ashcroft, The Street, single dwelling completed in 2012
 - Homeside, The Street – single dwelling completed in 2018
- 7.5 According to figures provided by the District Council¹⁴ the net annual completion rate between April 2010 and March 2015 was less than 1 dwelling per annum. From 2015 to present this average has increased to 5 dwellings

¹⁴ Babergh and Mid Suffolk Joint Annual Monitoring Report

per annum which is a significant percentage increase. It should be noted that during this period there have been no proportionate increase in village facilities.

- 7.6 The Pre-Submission Version of the Babergh Mid Suffolk Joint Local Plan (November 2020) was published for consultation on 12th November 2020. The table on page 46 of the Plan indicates a total homes requirement for Whatfield of 1 dwelling. This one dwelling is not a new allocation but instead relates to a dwelling with planning permission that had not been completed at the base date of the BMSJLP 2020, which is 1st April 2018. This dwelling has now been completed (see paragraph 7.4 above). Whatfield is also identified as a Hinterland village and scores 12 in the scoring matrix accompanying the BMSJLP (November 2020). This is towards the bottom of the scores required for hinterland categorisation and reflects the general lack of services and facilities in the parish. The score of 12 consists of 4 points (in 2 categories) awarded due to proximity to strategic employment site and to a market town (Hadleigh), The distance of 5km being quoted. This scoring is perhaps generous as Whatfield is 5.6km from Hadleigh but also there is very limited public transport and therefore travelling between both is heavily reliant on the private car, which again would indicate that Whatfield is not necessarily as sustainable a location for new housing growth as its categorisation may indicate.
- 7.7 As part of the process of preparing the Joint Local Plan, Babergh District Council undertook a Call for Sites in March 2018. Five sites were submitted in Whatfield and these are shown on Map F below.

Map F – Joint Local Plan Call for Sites (SHELAA Sites) – Whatfield



Babergh Mid
Suffolk

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This PDF was created by OpusMap
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Notes:



- 7.8 In May 2019, two of the sites shown above were submitted as separate planning applications to the District Council. The first site at Naughton Road was for 15 dwellings and the second at Wheatfields was for 25 dwellings. The applications generated considerable local objection on the basis of a number of issues including scale, sustainability of the settlement, lack of footpaths, lack of public transport, impact on landscape, traffic generation and speeding. Both applications were refused in September 2019, on the basis of:
- A. Location remote from services and lacking in sustainable transport modes would result in a high level of car dependency for future occupants
 - B. Scale and location would result in landscape harm undermining the open character and rural setting of the village.
- 7.9 In June 2020, an appeal for the Naughton Road site was dismissed. The Inspector had specific concerns about the harm to the character and appearance of the area that would be caused by the development. However, he also described the lack of footways along The Street as a ‘significant safety issue’ and additionally noted that “the lack of pedestrian connectivity is a significant impediment to the promotion of walking and public transport which is a requirement of the Framework and I conclude on this main issue that the proposed development would have insufficient accessibility by sustainable modes”.
- 7.10. The current commitment for Whatfield at the base date of the Plan (1st April 2018) is 1 dwelling which is reflected in the housing figure given in the Joint Local Plan. The District Council has therefore made it clear that it is not expecting additional housing to come forward in Whatfield over the plan period.
- 7.11 Whilst, the Plan period still has over 16 years left Whatfield as described in Chapter 2 is a village with very limited services and public transport which needs to be taken into account.
- 7.12 The Whatfield Neighbourhood Plan Residents’ Questionnaire contained questions for residents on the subject of Housing Growth over the Neighbourhood Plan period, including asking for their views on the rate of housing growth experienced in the village over the previous 5 years and the level of new growth they felt the village could sustain over the plan period. The questionnaire also asked for views as to how that growth might be delivered e.g., the size of individual developments and development rates.

7.13 Given the relatively high percentage of completed / returned questionnaires the exercise has produced some good evidence for local views on future housing in the village.

7.14 It is recognised that the results shown below may have been influenced by the two planning applications that were outstanding at the time of the questionnaire. The results indicate that Whatfield is clear in its view that recent development within the Parish is either appropriate or excessive

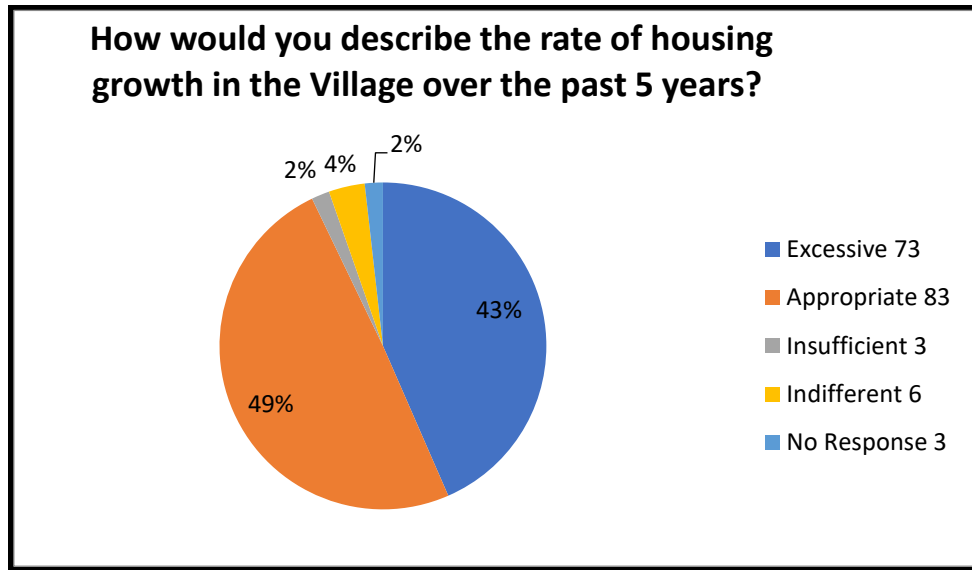


Fig 9

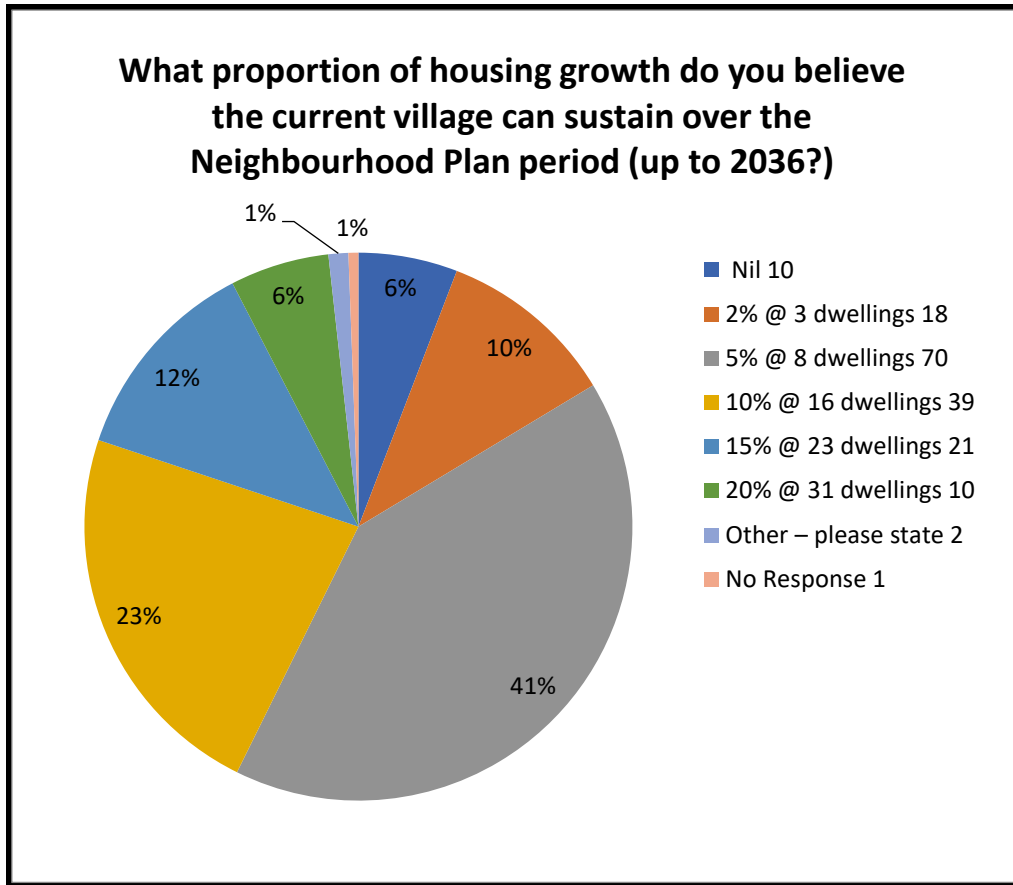


Fig 10

7.15 Looking forward, the Parish had a dominant view that the sustainable number for new dwellings over the period was up to 8 or approximately 5% growth and this is shown in the results above.

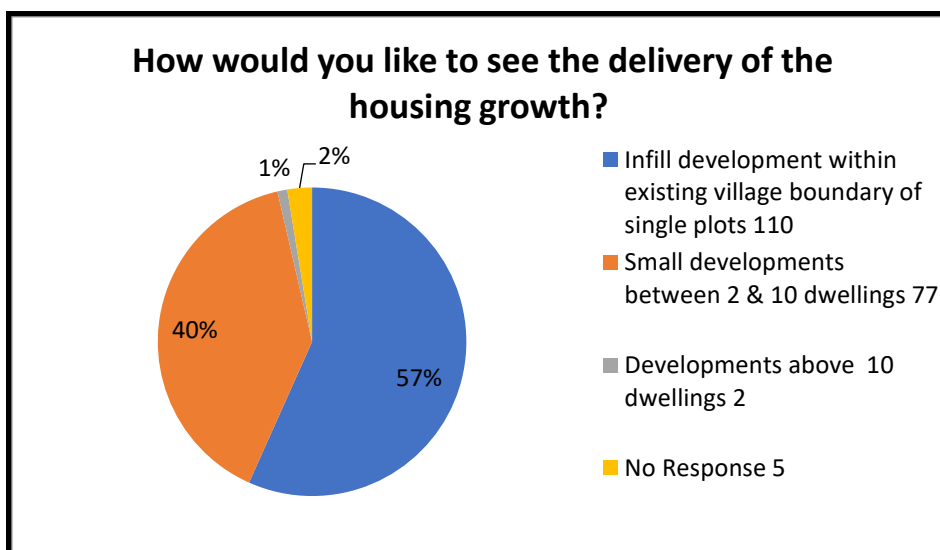


Fig 11

7.16 When considering how new housing growth might be delivered, e.g., the size of individual sites there was a clear preference expressed for small individual plots within the existing settlement boundary or for small sites up to 10 dwellings, as shown above. From the evidence below, it can be seen that incremental, infill development and small developments dominated sentiment on delivery.

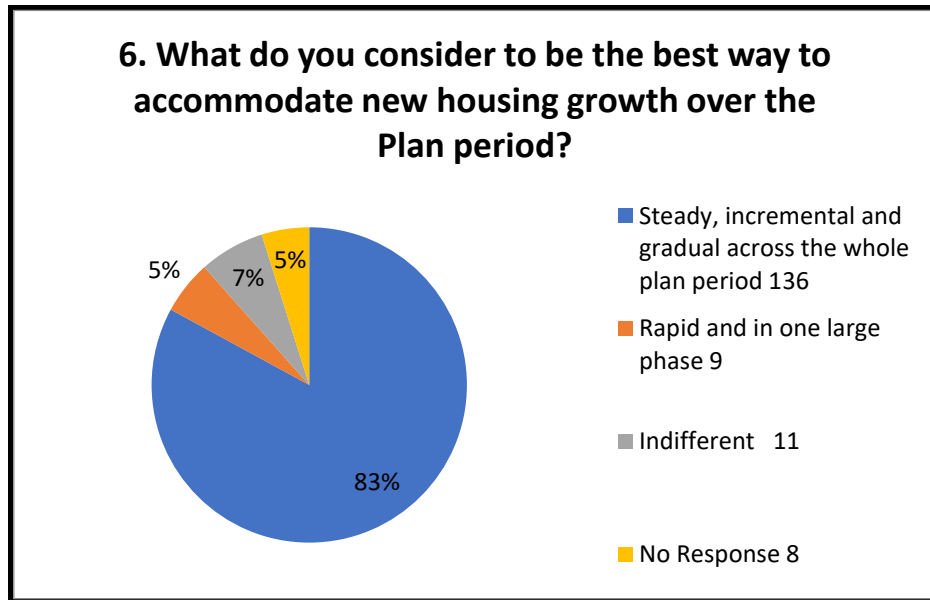


Fig 12

7.17 Two recent applications in the village (both in excess of the community's preferred threshold of 8 dwellings) have been refused by the District Council on the basis of the settlement's general lack of sustainability as they would, if permitted, result in a location remote from services and lacking in sustainable transport modes and where new development would result in a high level of car dependency for future occupants.

7.18 The general lack of sustainability of Whatfield is not an issue that is easily overcome given that the issue of public transport provision and, the issue of the location of strategic employment sites is outside the remit of this NDP and is better addressed by the emerging BMSJLP. It is also considered that the prospect of additional new facilities generated by the likely level of development that would be acceptable to the population and consistent with the consultation results e.g., 8 dwellings over the plan period, is also remote.

7.19 There has been a relatively high level of new development in the last 5 years, when compared to previous rates and the fact that this increase in growth rates has not been offset by an increase in the range of village services and facilities available may have contributed to the prevailing view revealed by the questionnaire that recent levels of development have been 'excessive'. The questionnaire reveals a relatively low appetite in the parish for new development.

- 7.20 Concerns have been expressed locally over the potential for community division in respect of competing sites – a situation that has been experienced by other Neighbourhood Plan Groups. Taking this all into account, together with the fact that the emerging BMSJLP 2020, does not require additional housing for Whatfield to be accommodated over the plan period, the Neighbourhood Plan Working Group has concluded that this Neighbourhood Plan **will not allocate specific sites** within the parish for new development, nor will it seek to accommodate a specific number of dwellings, but instead has sought to define environmental and physical criteria against which applications for new housing development would be judged. It is acknowledged that within the Plan period that there may also be small scale windfall development that comes forward on sites within the existing defined settlement boundary.

Policy WHAT4: New Housing

Within the defined settlement boundary for Whatfield, development proposals for ‘windfall development’¹⁵ in the form of individual dwellings or small groups of houses up to 5 dwellings will be supported where they meet the criteria of the policies set out in this plan.

The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.

Proposals for new housing development outside the defined settlement boundary will only be permitted where they meet all of the following criteria:

- a) single dwellings and small groups of up to 5 dwellings outside, but immediately adjacent to, the Settlement Boundary;
- b) development would not have an unacceptable impact upon the historic or natural environment or highway safety
- c) The site has a close functional relationship to the existing settlement or constitutes a logical extension of the built-up area of the village
- d) The proposal is self-contained and has logical, natural boundaries
- e) The proposal is well designed and landscaped and is appropriate in size/scale, layout, and character to its setting and to the village
- f) The proposal meets a proven need such as affordable housing or targeted market housing identified in an adopted local plan/neighbourhood plan
- g) The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.

¹⁵ Development that comes forward during the plan period that is generally unforeseen and small in number. Typically, it includes the conversion of existing buildings or single or small plots.

Housing Mix

- 7.21 In addition to overall numbers, the size, type, and tenure of any new housing is also a key issue for local communities. The specific mix of housing will clearly have an impact on the existing community and therefore careful thought needs to be applied to determining that mix.
- 7.22 Government guidance indicates that delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant and mixed community. Community consultation has indicated that residents are interested in a range of types of accommodation within the parish to meet their changing needs and to cater for any needs that are currently not being met, for example families wishing to move into the parish. New homes should be of high quality, accord with environmental design standards and meet community aspirations for new and existing residents. However, it should be noted that there is currently no specific requirement in national planning guidance on developers to make provision for affordable housing on schemes of 10 units of less.
- 7.23 The Residents' Questionnaire asked specific questions about the potential mix of new housing that might be required in Whatfield. The results revealed strong support for affordable dwellings to be provided for key workers in the community. There was also support for affordable dwellings to be 'pepper potted' or 'sprinkled' amongst open market housing in an attempt to create a more mixed and inclusive community.

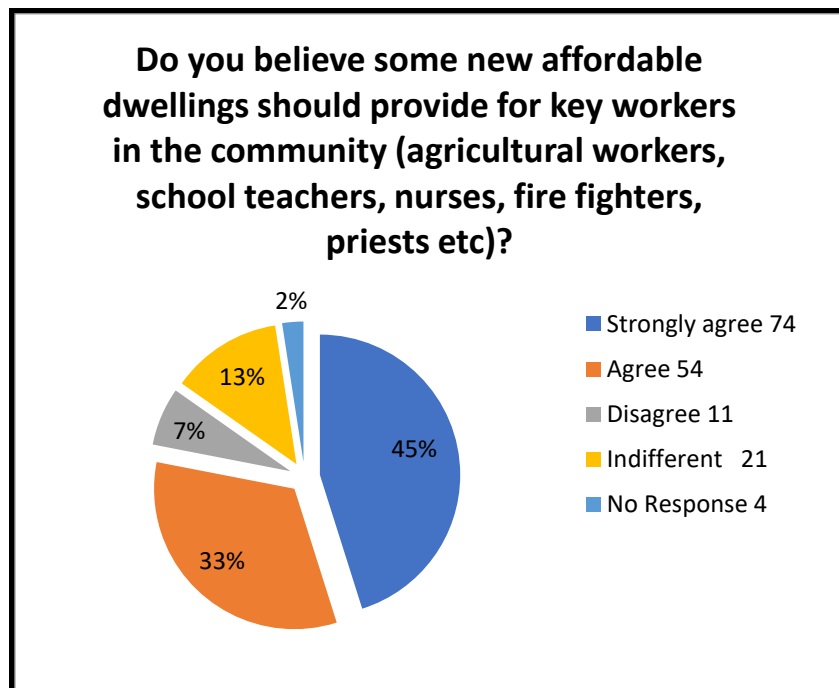


Fig 13

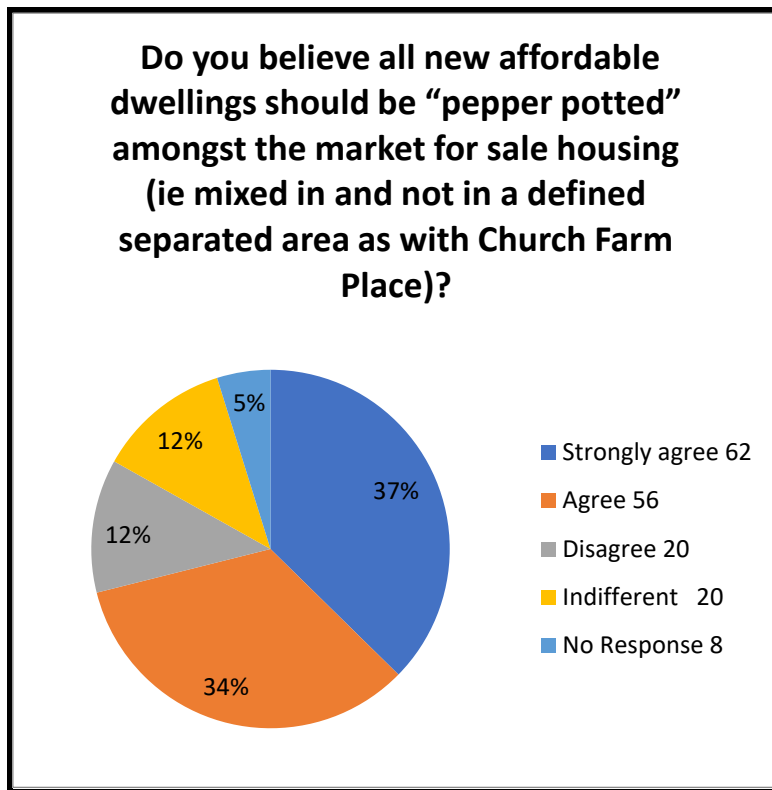


Fig 14

- 7.24 A key concern amongst residents highlighted in early discussions and as a result of recent experience in the parish, related to the ‘allocations policy of the District Council in terms of determining who resides in new affordable dwellings. This concerns relates to the relatively poor sustainability of Whatfield when measured in terms of access to public transport and level of community facilities, and that new residents who may not have access to their own transport or may have specific needs that require day to day access to facilities such as shops, medical or social care could experience isolation and remoteness if they are placed in a settlement with poor sustainability which is unable to meet those specific needs.
- 7.25 The questionnaire included a specific question on this subject, which highlighted strong agreement that there should be a clear correlation between the type of affordable housing offered in Whatfield and the economic, social and environmental needs of the potential future occupiers.

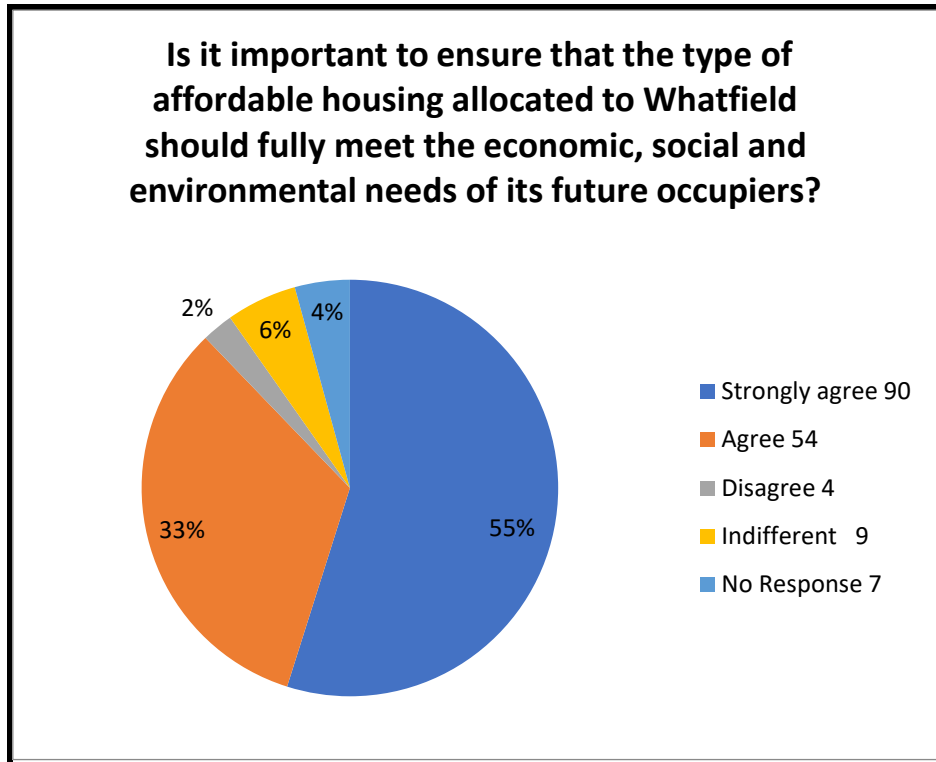


Fig 15

7.26 As part of the Church Farm Place development completed in 2018, there were 5 affordable dwellings included in the overall scheme of 15 dwellings. The assimilation of this innovative scheme into the village has been the subject of much discussion locally. There is a view in the village that there should not be a discernible difference in quality or design between affordable housing and open market housing on the same development and that the Neighbourhood Plan should advocate high standards of design irrespective of tenure. The questionnaire asked a specific question on this subject and the response was strongly in favour of new developments being ‘tenure blind’.

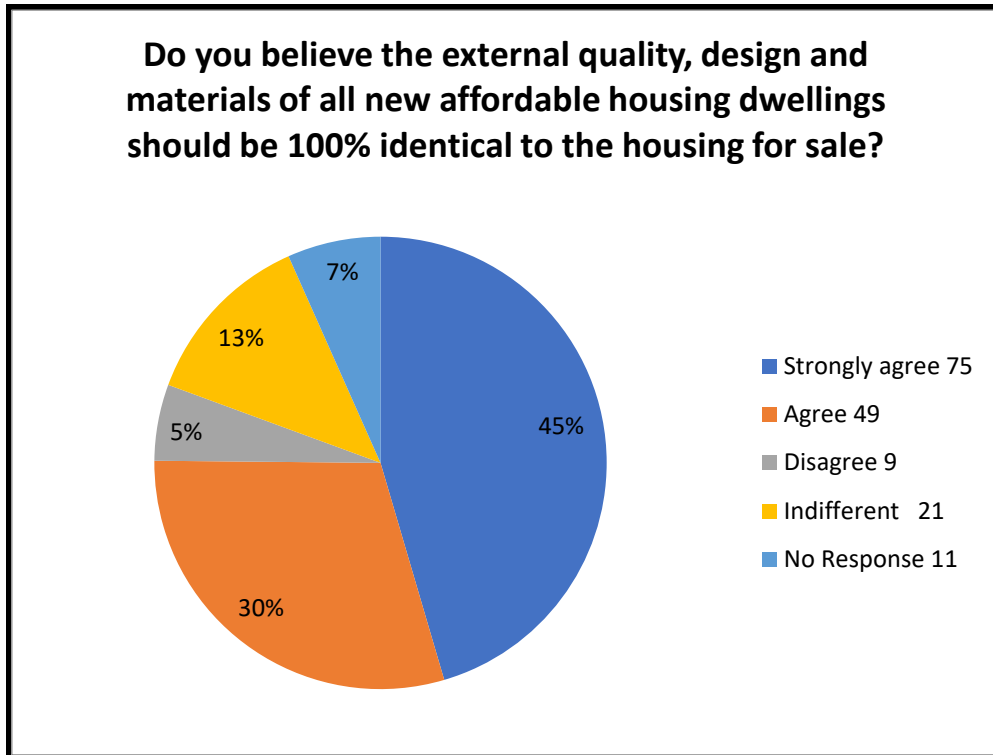


Fig 16

7.27 As outlined in Chapter 2, the existing housing stock of Whatfield is heavily dominated by detached and semi-detached dwellings occupied by single family households. Residents were asked about their views on future housing in the village and the results indicated a preference for more family housing (potentially influenced by the desire to underpin the school), however a slight preference has emerged potentially for smaller units that are semi-detached. The 'other' category in the results shown below was dominated by a preference for bungalows.

7.28 There were two specific Housing Needs Survey undertaken for Whatfield approximately 15 and 10 years ago respectively – the latter resulting in the development of 6 affordable units at Sheckie Meadow. The housing mix articulated in the policy below is a stated community preference, that has emerged through consultation to date.

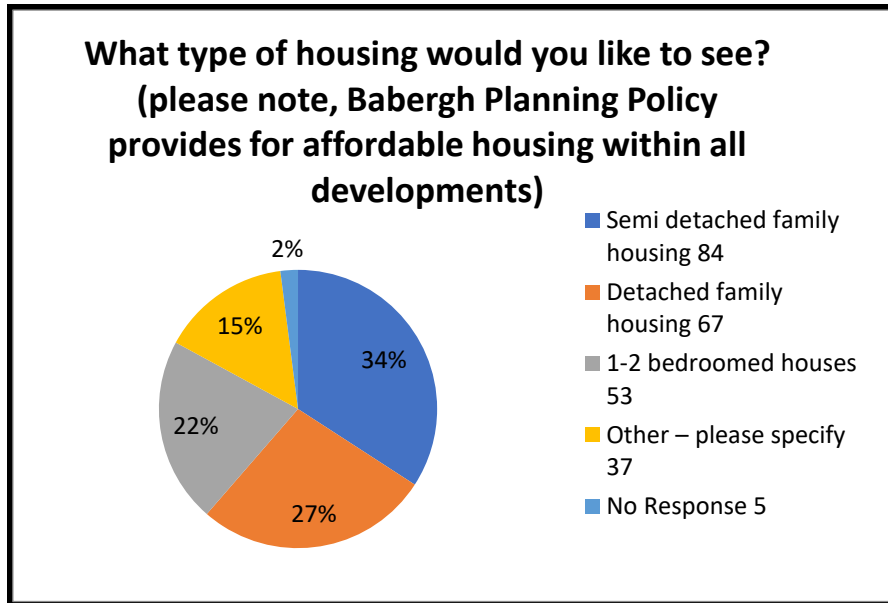


Fig 17 *

** Note: Whilst Babergh District Council's affordable housing policy requires affordable housing where there is a net gain involved, more recent Government policy in the NPPF (2019) only requires such contributions for major developments in this Parish. This was not explained in the questionnaire.*

Policy WHAT5: Housing Mix

Development proposals that enable a mixed and inclusive community and reflect the aspirations of the local population will be supported.

In line with the latest available evidence of need, the mix of housing should include:

- a) Family Housing (semi-detached and detached houses)
- b) Homes for first time buyers (e.g., 1 and 2 bed homes)
- c) Housing for older people in the form of bungalows
- d) Affordable Housing
- e) Housing for Key Workers e.g., agricultural workers, and public/private sector employees providing an essential service¹⁶
- f) Smaller 2 and 3 bed homes that are adaptable in order to meet the needs of the ageing population without excluding the needs of the younger buyers and families are encouraged.

Where affordable housing is proposed it should be identical in external form, quality and character to open market housing. In order to encourage integration within the development the affordable housing should be 'pepper potted' around the site and not grouped in clusters.

It should be noted that not all of the above housing types may be accommodated on every site and an affordable housing contribution can only be required for major development.

¹⁶ Includes those employed in education, health and social care, emergency services,

The Whatfield Design Guide

Objective 4: To improve the quality of the design and construction of new development in Whatfield through the implementation of the Whatfield Design Guide.

- 7.29 One of the determinants of whether any new development is successful or not will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common issues that will cause a local community concerns about any impending new development. If a community believes that it has been involved in and been able to influence the design of a development at an early stage, the higher the likelihood that the development will be considered to be acceptable.
- 7.30 Whilst to an extent design and impact on local character are subjective judgments these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development is ‘in keeping’ with what is already there is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.
- 7.31 A key purpose of the Neighbourhood Plan is not only to help influence the designers and proposers of development at an early stage of formulating their proposals but also to help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 7.32 Government guidance places considerable emphasis on achieving well-designed places. Paragraph 124 of the NPPF describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 7.33 Paragraph 125 of the NPPF states ‘*Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics.*’ Neighbourhood Plans can play an important role in identifying the special qualities of an area and how it should be reflected in development.
- 7.34 To make a decision as to whether something is ‘in keeping’ with the existing development is subjective. However, the Neighbourhood Plan Working Group have undertaken a detailed photographic study of the village which has been

used to inform the questionnaire and the set of policies which comprise the Whatfield Design Guide.



7.35 The Parish was asked through the questionnaire, whether it wished to influence future developments in terms of design, quality, amenity, character and appearance. The response was overwhelming – Whatfield wants to inform this.

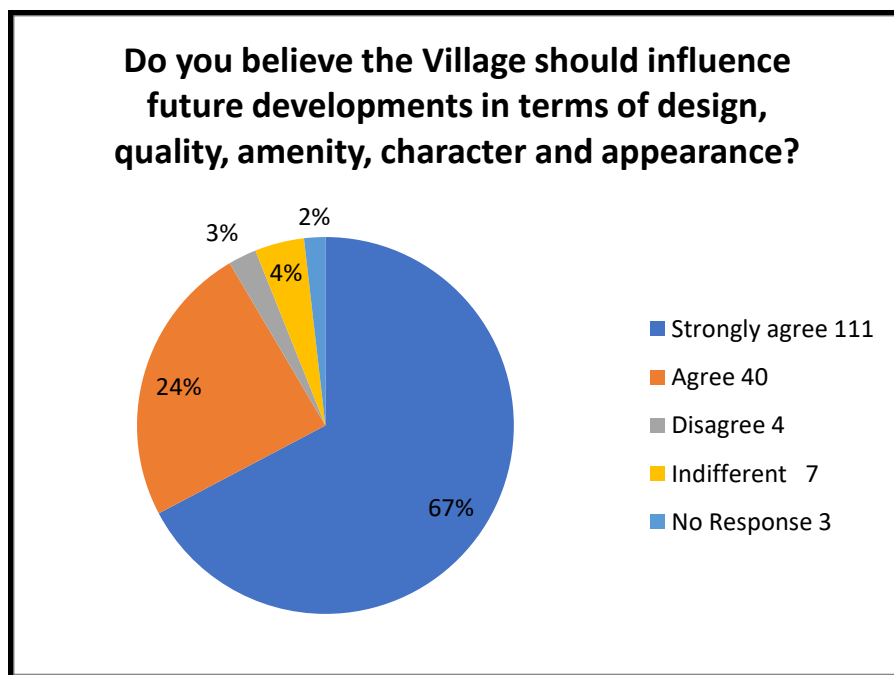


Fig 18

- 7.36 Accordingly, the WNPWG sought to identify how the subject of design could best be accommodated within the Plan. Our conclusion is that this will be presented as a trio of separate but interrelated sub-policies; Style, Materials, and Layout and Quality, which collectively will form the “**Whatfield Design Guide**”.
- 7.37 In addition to the questions posed, the questionnaire provided residents with a photographic study. This invited Parishioners to highlight inspirational characteristics and features of the Villages (and surrounds) and used examples to help inform responses. The conclusion of both the questions and photographic study responses has formed the basis from which the Design Guide Policy has been formed. The full results are shown in **Appendix C** and the most inspirational characteristics are shown with a green highlight.

Style

- 7.38 The responses on style were varied and reflect sentiment for a mixed housing typology environment. Cottages featured as a majority view in both the questionnaire and photographic study response. This was the dominant feature alongside the need for semi-detached and detached family housing. Bungalows and farmhouse styles were also prevalent. One of the most popular areas of the village in terms of feedback on style was the cluster of cottages around the church, where the character of the area has a definite softer and rural feel.

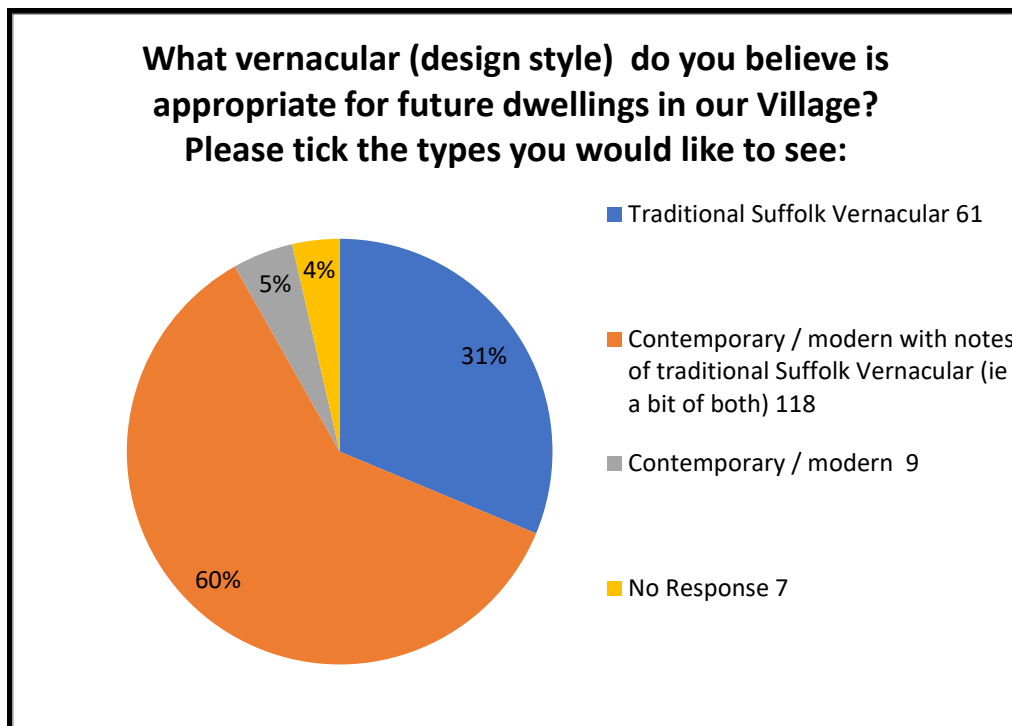


Fig 19

7.39 The housing style for all new development should reflect the aspirations of the Parish as outlined in the response to the questionnaire as outlined below. There was strong support for a mix of contemporary with traditional and modern styles, and it has been considered appropriate to provide for the mix of dwellings as outlined in Policy WHAT5 to reflect the above e.g., a majority of semi-detached and detached family housing in the form of mostly cottages and some smaller bungalows.

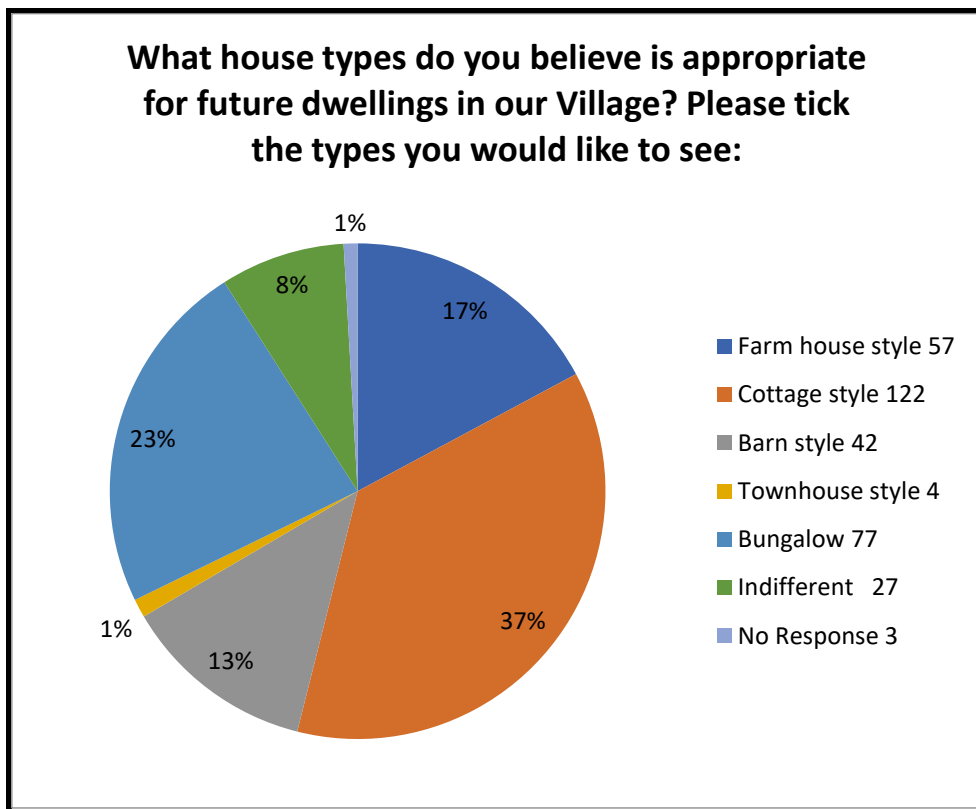


Fig 20

7.40 The questionnaire posed some detailed questions around quality which was seen by the Neighbourhood Plan Working Group as an important design element that the Neighbourhood Plan should be seeking to promote.

The photographic study identified the physical characteristics in the parish, considered to enrich its built environment and wellbeing. Parishioners were asked what inspired them in terms of dwelling style, materials, detailing, layout, amenity, parking and landscaping.

7.41 The results of the questions relating to design quality underpinned how important that issue is to local people.

7.42 There were strong views that building materials, notably brickwork and roof tiles should be high quality, locally crafted and domestically made (75% of respondents). There was also strong support for high levels of craftsmanship and design details (76% of respondents).

- 7.43 One comment that was often made during the early stages of the Neighbourhood Plan process was around how the parish could ensure that new development in Whatfield looked like Whatfield rather than looking like it could be anywhere. The questionnaire included a question on this subject and unsurprisingly the results indicated a desire (72% of respondents) for the Neighbourhood Plan to promote bespoke designs and try to deter standard house types and also insist on higher quality design (85% of respondents).

Materials

Objective 5: To ensure that construction materials are locally sourced and organic to minimise carbon footprint. To support local trades and crafts people

- 7.44 The questionnaire included a detailed section on materials. There was a strong view within the Working Group that due to the length of the Plan period – up to 2037, that the Neighbourhood Plan policies should take a long term view and promote the use of sustainable materials and try to resist the use of fossil based plastic on dwelling exteriors. The results of the questionnaire indicated 78% of respondents supported such an approach and there was also support for the use of organic and natural materials including an emphasis on the use of timber for windows, soffits, fascia and doors (71%)





7.45 There was also support for the incorporation of environmental features into housing designs such as rainwater harvesting and grey water recycling (81% of respondents) together with design features aimed at attracting and supporting wildlife such as bats and birds (82%) of respondents.

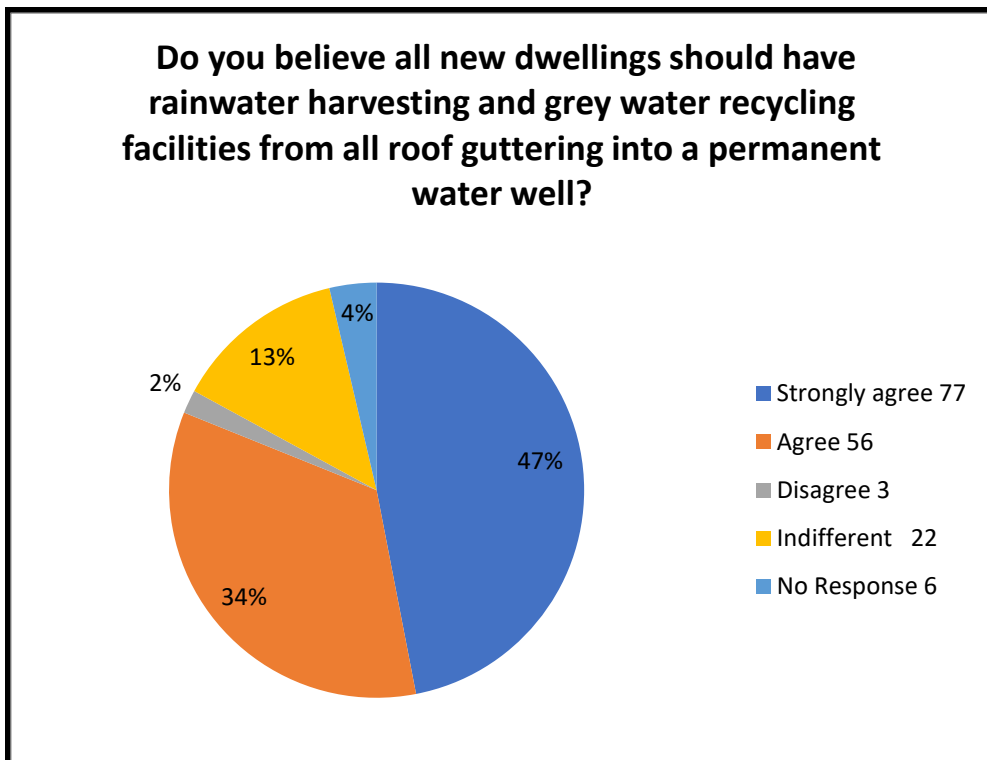


Fig 21

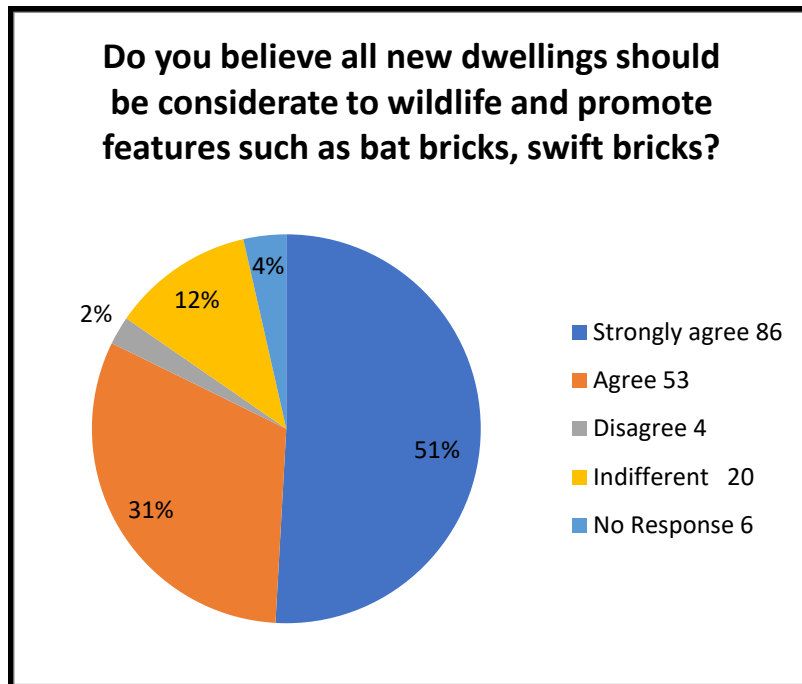


Fig 22

Layout and Amenity

7.46 Turning to the issue of dwelling layout and amenity, residents were asked about issues such as garden size, levels of parking, and storage for refuse and recycling. In addition, the WNPWG also considered future needs in terms of the move towards sustainable living, including enabling people to grow their own food, and to ensure that dwellings permitted and constructed through this plan period are capable of adaptation to allow people to work from home.

7.47 With the advent of the Covid-19 pandemic, subsequent ‘lockdowns’ and the emphasis on working from home, people were spending much more time at home and in the garden. Research conducted with over 4000 home buyers on behalf of the property industry by The Property Reporter¹⁷ in June 2020, indicated that lockdown was having an impact upon what they were looking for and that a bigger garden or access to one was now the most important element when searching for a new property (63%), closely followed by a bigger house (43%), (43%), access to a parking space or garage (36%), a better home-workspace (36%) and access to parks and open spaces (31%). 30% of those interviewed were also keen to find a new home in a rural area.

¹⁷ <https://www.propertynewsreporter.co.uk/2020/06/08/why-home-hunters-desire-bigger-gardens/>

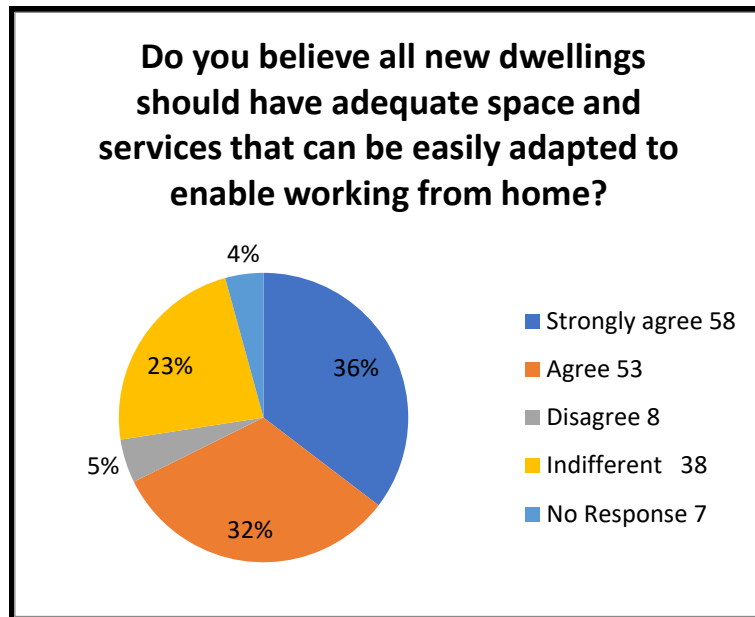


Fig 23

Gardens

- 7.48 The issue of plot size was considered important e.g., the ratio between the dwelling footprint and the outside space created on the plot itself. The questionnaire was very specific on this issue and the results of the questionnaire indicated that respondents took a pragmatic view and considered that medium sized gardens where the dwelling accounted for between 8-16% of the plot would be sufficient.
- 7.49 The Questionnaire results indicated that it is important that enough garden space should be provided to accommodate most household activities, children's play and provide opportunities for residents to grow their own food whilst at the same time adequate to offer visual delight, receive some sunshine, and encourage plant growth.

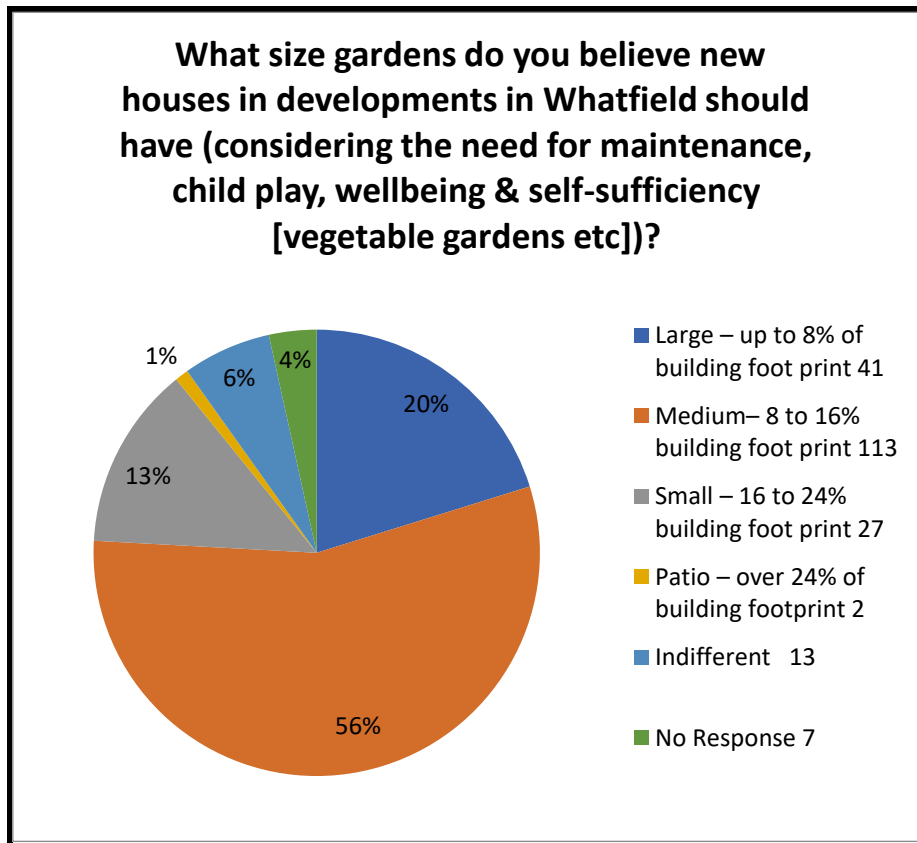


Fig 24

- 7.50 It is clear that in relation to gardens, the residents of Whatfield believe that size matters. Given that any new housing development in Whatfield is likely to be in an edge of village location and immediately adjacent to open countryside it is important that the outside space around any dwellings makes a positive contribution in visual terms to the transition between open countryside and built development. A response to the questionnaire stated that ‘a garden should be the right size for the house,’.
- 7.51 The questionnaire used some very specific numbers in order to gauge views on garden size. It is recognised that any policy should not be overly prescriptive and to allow for flexibility in order not to stifle innovation or for there to be an adverse impact upon affordability. A garden that is smaller than the footprint of its house for a rural or edge-of-village new development is not big enough and clearly would not be supported by the results of the questionnaire. The more rural a property is, the more garden it needs. Rural properties, outside town or village boundaries, need a great deal more space.
- 7.52 In the late 1990s the national emphasis on re-using brownfield land and using higher dwelling densities in order to minimise the need to release greenfield land for housing, led to gardens in newly-built developments to feel uncomfortably small and became increasingly inadequate. The experience of the current pandemic reinforces the importance of gardens in terms of physical and mental wellbeing as well as the opportunities they provide to enhance biodiversity. Outdoor garden space should be of a size and dimension to suit the requirements of the building’s occupants for informal recreation and enjoyment. Storage sheds and space for

drying areas and wheeled bins are often required and allowance for this should be made within any scheme design without compromising the space available for the overall enjoyment of the garden.

- 7.53 The orientation and amount of sunlight a garden enjoys is also an important feature. A report by the British Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight"¹⁸ advises on planning developments for good access to daylight and sunlight and is widely used by local authorities during planning applications to help determine the impacts of new developments. The guide recommends that certainly no more than two fifths and preferably no more than a quarter of the garden should be prevented by buildings, walls, or fences from receiving sunshine on 21 March.
- 7.54 While size and sunlight are important, shape and access are too. Rear gardens will, ideally, be equally as wide as the property itself, and will be accessed from the rear of the property. Front garden space is good if it's in addition to rear garden but compromises a property if it's the only garden space it has and is less private. The best gardens wrap around the property on three or four sides. Other issues that play an important part are aspect and gradient, whether a garden is overlooked, and how it integrates with the property. One of the most vital aspects of any rear garden, regardless of size, is that it can be accessed without having to go through the house.

Parking and Storage

- 7.55 Given that Whatfield is a location that is poorly served by public transport and that there is a lack of pavement and pedestrian footways in the centre of the village, and that concerns over speeding were raised as objections to the development proposals, it is unsurprising that the questionnaire results in respect of parking were seeking off street provision. There was also strong support for integrated storage provision for refuse and recycling (71%).
- 7.56 Whatfield residents place considerable emphasis on the issue of pavements and footways, and the following policy sets out the requirement for new development to protect and enhance existing public rights of way through providing new or improved links and connections. Suffolk County Council's Green Access Strategy (2020 - 2030) sets out the County Council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.
- 7.57 Considerable emphasis is given to achieving well designed places. In the NPPF 2019, Paragraph 124 describes this as fundamental to what the planning and development process should be achieving. Good design is a key aspect of

¹⁸ <https://www.bregroup.com/services/testing/indoor-environment-testing/natural-light/>

sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities.

- 7.58 Retaining the existing rural feel and character of the village was highlighted in questionnaire responses as an important element of any new development. Where development proposals are located at the edge of the built up area or on an approach to the village, consideration should be given to ensuring that a hard edge to the village is avoided. Highway's infrastructure such as pavements, kerbs and junctions can introduce increasingly urban features into a very rural location unless consideration is given to their impact on the character of the area. Historic England have produced some useful guidance on highway works in historic areas which is useful in a rural context.¹⁹

Drainage and Floodrisk

- 7.59 Whilst it is acknowledged that the in the NPPF, Sustainable Urban Drainage Schemes (SuDS) is only a consideration for major developments, the provision of sustainable drainage systems in all developments supports the aspiration for good design, sustainable development, contributes to environmental net gain and place setting SuDs should be considered for incorporation in minor developments as well. Early consideration of SuDS in site layouts and drainage strategies will help their delivery as beneficial multifunctional features.

Early Engagement

- 7.60 Effective engagement between applicants, communities and local planning authorities are essential. Landowners and developers will be encouraged to liaise with the village, via the Parish Council and the Neighbourhood Plan Working Group (or its successor) regarding key aspects of design including materials, styles, density, layout etc, before submitting a site for planning consideration.
- 7.61 The NPPF indicates that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions. Therefore, the following policy has been devised with this in mind.

¹⁹ <https://historicengland.org.uk/images-books/publications/streets-for-all/>

Policy WHAT6: The Whatfield Design Guide

Style

The architectural style of new dwellings should be a sensitive combination of high quality modern contemporary designs which respects the traditional Suffolk vernacular and enhances the character and quality of development within the parish.

All proposals for new development should respect the scale and character of the existing and surrounding buildings. Proposals should be well-landscaped, reinforce local development patterns, include local architectural details and be compatible with the form, scale, massing, and character of adjacent properties, where these have been identified in the Photographic Study in Appendix C as providing a positive contribution to the local environment.

Materials

Building materials that are high quality, locally crafted and domestically made including the use of hardwood materials for windows, doors and fascias will be encouraged. Proposals that seek to maximise the use of green /organic materials will be supported.

Wildlife features that seek to encourage and support wildlife species including, but not limited to bat boxes and swift bricks will be supported.

Layout and Amenity

All new dwellings should be designed to provide a sufficiently high standard of amenity to ensure the wellbeing of residents and reflect the needs of modern living. Proposals should include:

Gardens

- a) Private and usable outdoor garden space should be provided for in residential developments.
- b) Outdoor garden space should be of a size, shape and dimension to suit the requirements of the building's occupants for informal recreation and enjoyment including children's play; and allow the opportunity for residents to grow their own food e.g., vegetable gardens. Proposals where the amenity space is of a size (taking into account the questionnaire results above), or shape that is not suitable for such use and enjoyment will not be supported.
- c) The orientation of outdoor garden space should aim to retain natural features of the site, maximise natural light and afford neighbours and future occupants a reasonable level of privacy.
- d) Gardens facing north will generally need to be longer than those facing south to ensure that the garden receives adequate light.
- e) Outdoor garden space for homes should be directly accessible from the house to allow for secure, private outdoor relaxation, entertainment, and children's play

- f) Garden space should include room for the installation of water butts, recycling storage areas and composting bins.
- g) In edge of settlement locations, gardens should contribute to the transition between open countryside and built development taking into account the edge of settlement location;

Parking

- h) Provision for garages and parking in line with Suffolk Guidance for Parking (2019), including, where appropriate a proportion of well-designed and integrated on-street parking provisions which avoids obstructions within any new developments [Nb: garages should not be counted as contributing towards outdoor or garden space]
- i) the inclusion of electric charging points is encouraged.

Layout

- j) Internal accommodation that can be easily adapted for home working
- k) Soft well-landscaped boundary edges were adjacent to open countryside or edge of settlement
- l) Have regard for the guidance in Secure by Design to minimise the likelihood and fear of crime²⁰
- m) Measures to suitably manage surface water drainage, including the use of Sustainable Urban Drainage Systems (SuDS)
- n) Development should protect and where possible enhance Public Rights of Way through the inclusion of new or improved routes and connections, where appropriate.

²⁰ Secure by Design - <https://www.securedbydesign.com/>

Chapter 8

Implementation and Monitoring

Implementation

- 8.1 The Whatfield Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2037. The implementation of the Whatfield Neighbourhood Plan will require the co-ordinated input and co-operation of a number of statutory and non-statutory agencies, private sector organisations and the local community.
- 8.2 Alongside other strategic documents and policies, the Whatfield Neighbourhood Plan is intended to provide a starting point for working together to implement positive physical change in the parish.
- 8.3 The policies in this NDP shape the way in which development happens within the parish of Whatfield. Some of the policies included within the Whatfield Neighbourhood Plan have a delivery element, often a requirement of development or 'planning obligation'. Planning obligations (often referred to as section 106 agreements) are legal agreements negotiated between the Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- Comply with planning policy - for instance, by requiring affordable housing or public open space to be provided; and
 - Do not impose undue burdens on existing facilities - for instance, by requiring financial contributions to improve local services such as schools, libraries or transport.
- 8.4 In order to see delivery realised, it will require Whatfield Parish Council and partner organisations to be proactive in getting the best results for Whatfield. Continuing to work in partnership with Babergh District Council and Suffolk County Council will be particularly important regarding strategic matters such as addressing traffic and highway safety issues.
- 8.5 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Babergh has an adopted CIL at 15% and once the Whatfield Neighbourhood Plan is made then Whatfield Parish Council would benefit from 25% of the levy revenues arising from development that takes place in Whatfield with a Neighbourhood Plan in place.

Monitoring

- 8.6 It will be the responsibility of Babergh District Council to monitor the implementation of the Whatfield Neighbourhood Plan assisted by Whatfield Parish Council. It is possible that further development will take place during the Neighbourhood Plan period – 2018-2037.
- 8.7 A formal review process in consultation with the local community and Babergh District Council should be undertaken at a minimum of every five years, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Parish Council will monitor development in Babergh along with the local and national policy and legislative context. It is understood that the Whatfield Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time. Some of the first Neighbourhood Plans that were “made” across the country are now in the process of review and alteration.

APPENDICES

- Appendix A** **Whatfield Neighbourhood Plan Working Group**
- Appendix B** **Local Green Space Assessments**
- Appendix C** **Whatfield NP Questionnaire Photographic Study – April 2019**
- Appendix D** **Word Cloud prepared from Photographic Study Comments**
- Appendix E** **Glossary and Definitions**
- Appendix F** **Policies Maps – Inner**
- Appendix G** **Policies Map - Outer**

Appendix A – Whatfield Neighbourhood Plan Working Group

Members:

Paul Ballard

Steve Cox

Charlotte Curtis Chair and Parish Council Representative

Charlie Hart

Neville Hartwell

Gareth Patch

Mike Robson

Ann Searl

Roy Searl Treasurer and Parish Council Representative

Thanks also to Helen Landon (former Chair and PC Representative until October 2019)

Supported by independent consultant Andrea Long from



Appendix B – Local Green Space Assessments

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 100 of the National Planning Policy Framework 2019

	Name of Green Space	Green Space is in reasonably close proximity to the community it serves? (Is it close to existing dwellings or someway out of the village?)	Green Space is demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquility or wildlife value (Does the space have any of the above values to the community; what is it currently used for; is there public access; can it be seen from a public viewpoint?)	Green Space is local in character and not an extensive tract of land (roughly how big is it? < 1 acre, 1-2 acres etc)	Comments
1	Playing field Adjacent to the School	Yes – within settlement boundary and adjacent to the school and village hall.	Yes – community and recreational value through use by children and residents as play area and sports pitch. Public access	1.5 acres	Meets criteria for LGS
2	Allotments off Semer Road	Yes – within and adjacent to the settlement boundary (Query with the extent of the area)	Yes – community value through use as allotment garden for residents	0.5 acres approx.	Meets criteria for LGS
3	Churchyard and Cemetery of St Margaret of Antioch	Yes – within the settlement boundary	Community and cultural value through association with the Parish Church	1.7 acres approx.	Meets criteria for LGS
4	Church Farm Place Green	Yes – within the settlement boundary	Community and amenity value through use as informal open space. Also contributes to the character of the adjacent development	1.4 acres approx.	Meets criteria for LGS

Appendix C

Whatfield Neighbourhood Plan Questionnaire Photographic Study – April 2019

Dear Parishioner

This document is to be considered in conjunction with the Questionnaire.

The purpose is to identify the physical characteristics in our Parish that enriches our built environment and wellbeing. Feedback from the Parish will inform our Policies and the quality of any future new development.

We would ask you give this document due consideration and pay particular attention to the detailing that inspires you. Be specific about what characteristics you value. This is vital. The more we put in, the more we will get

Add key words / comments into the boxes provided and highlight imagery that you particularly like.

We have a diverse range of property types and ages in the Parish. Within them all lie some truly delightful and inspiring detailing. Identifying and promoting these will add richness and quality to our environment.²¹

²¹ Highlighted ----- are the most popular.

Whatfield Neighbourhood Plan – Referendum Version July 2021



What inspires you?





What inspires you?





What inspires you?



Whatfield Neighbourhood Plan – Referendum Version July 2021



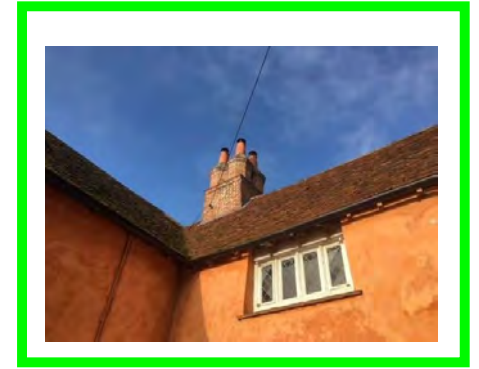
What inspires you?



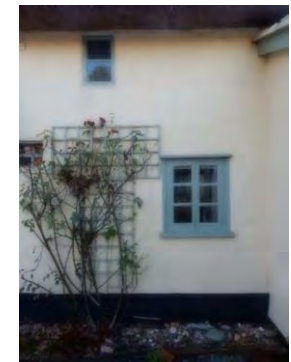


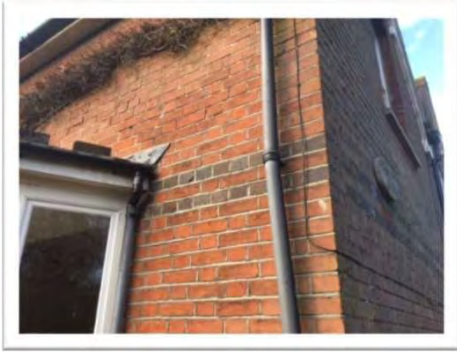
What inspires you?



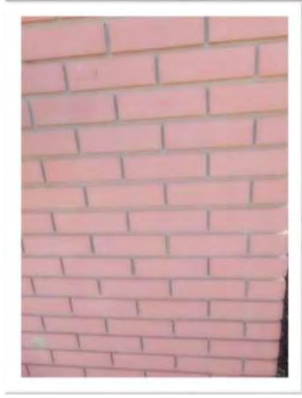


What inspires you?





Period brick detailing



Period brickwork and window arch



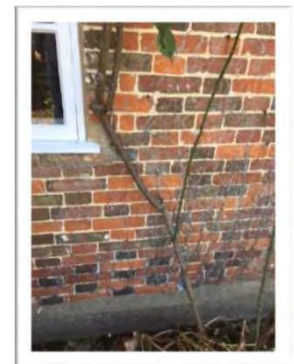
Period brickwork and oak fascia



What inspires you?

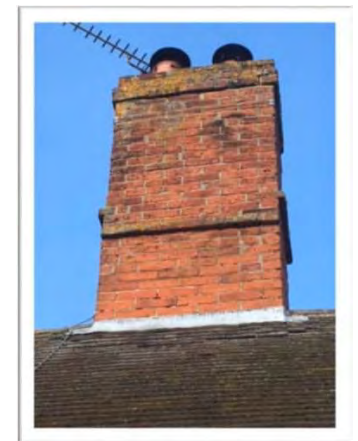


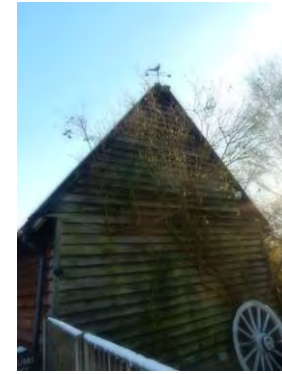
New build brick work and plastic downpipe



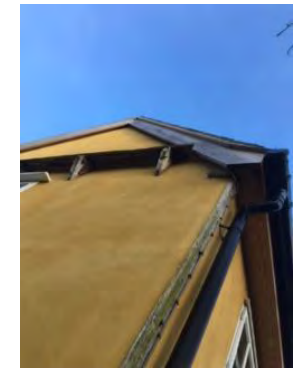


What inspires you?





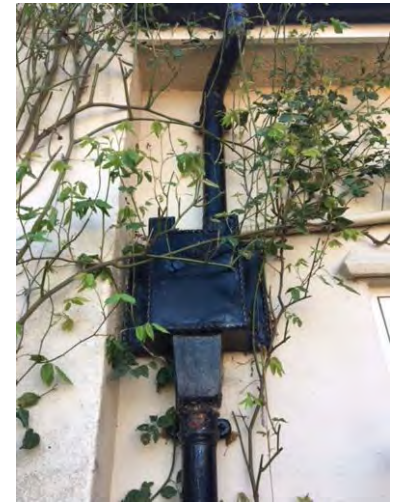
What inspires you?



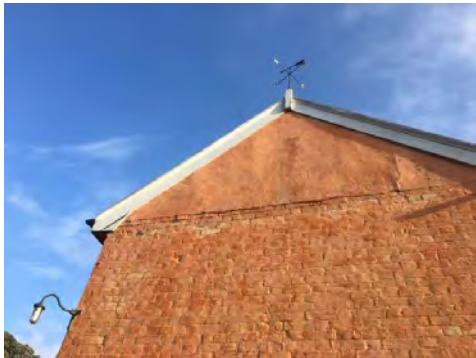


What inspires you?





What inspires you?

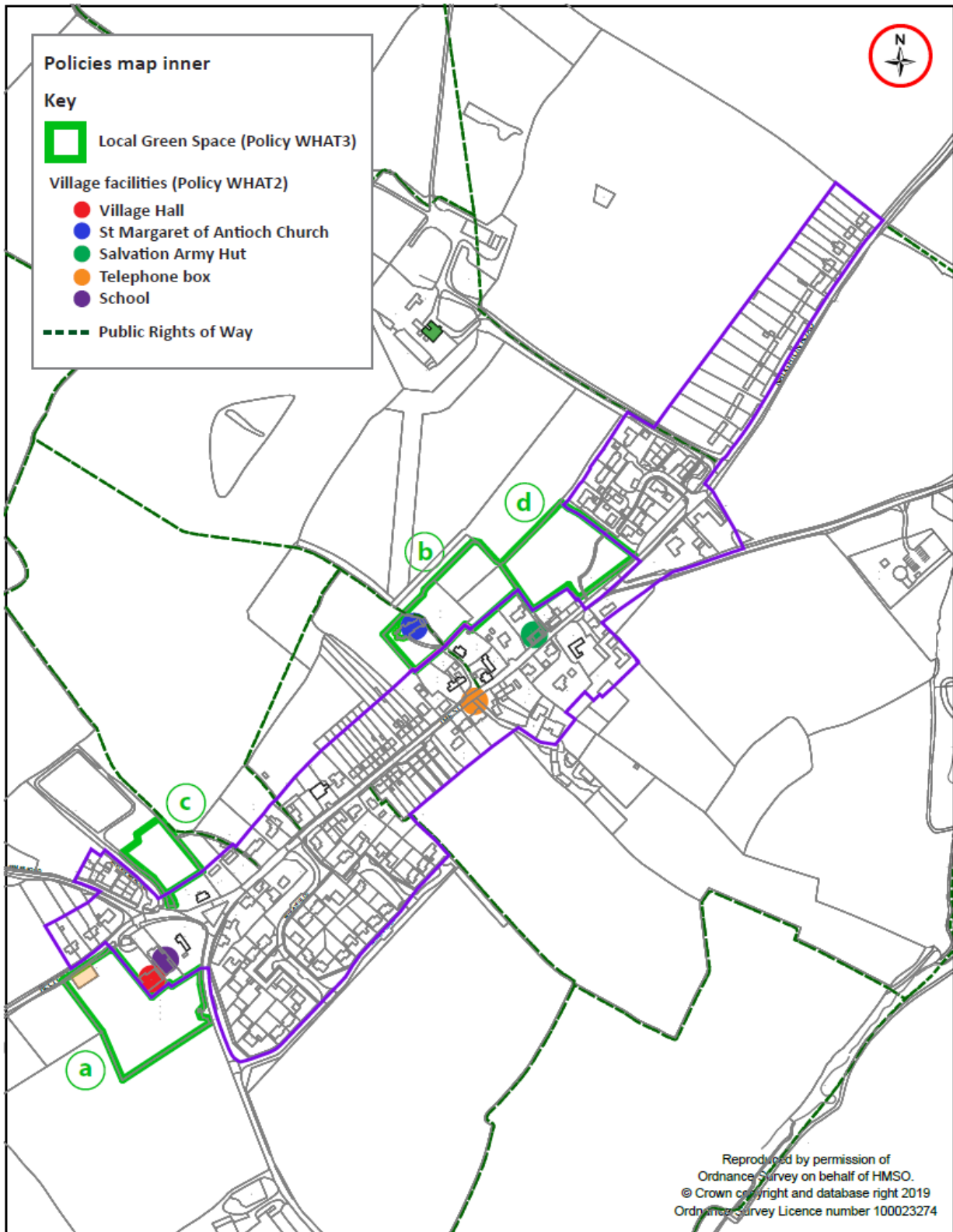


Appendix E – Definitions and Glossary

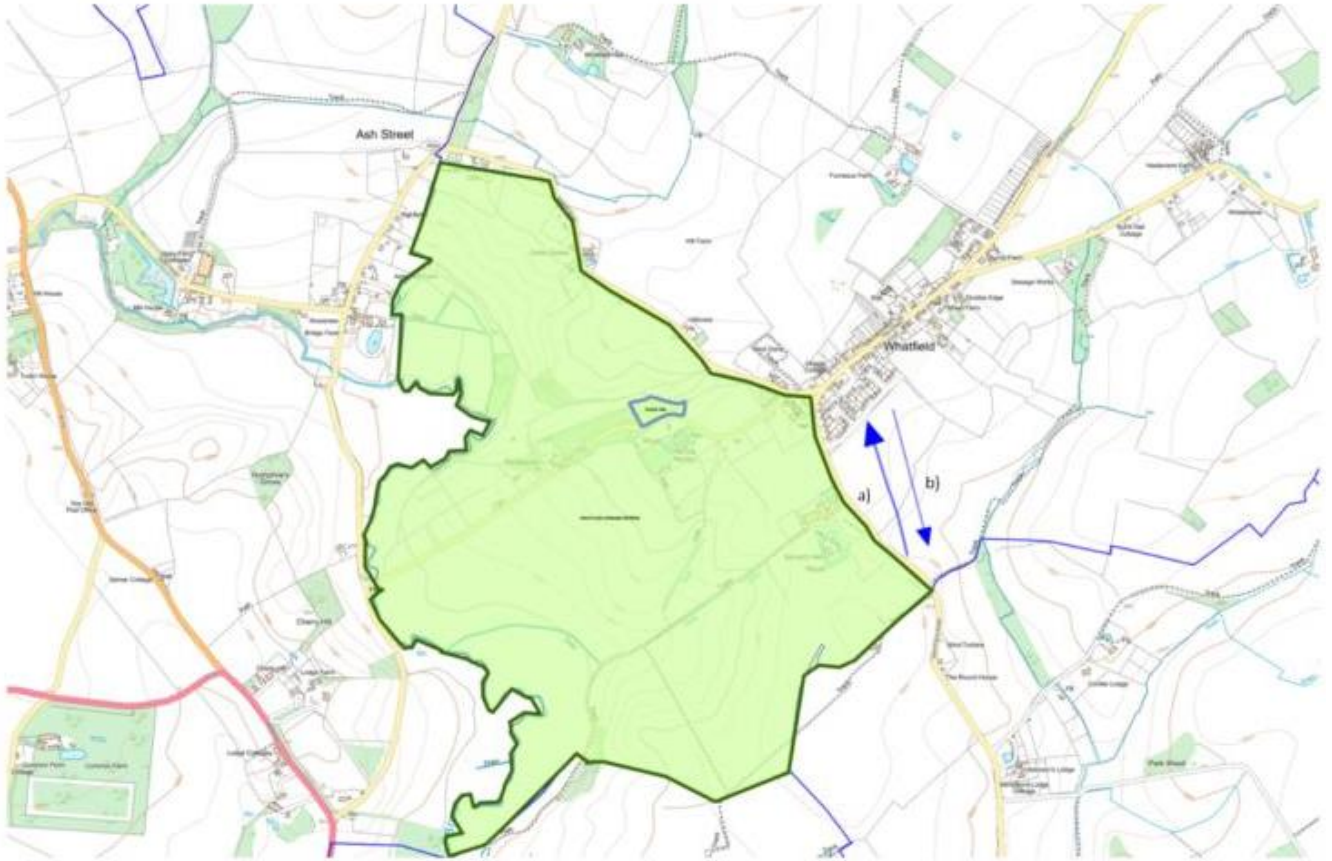
Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Allocation	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
Community Facilities	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community
Density	Measurement of the number of dwellings per hectare and often in equivalent dwellings per acre.
Development	Development is defined under the 1990 Town & Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
Greenfield Site	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
Habitat	The natural home of an animal or plant often designated as an area of nature conservation interest.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Landscape Character Assessment	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
Listed Building	A building or other structure of Special Architectural or Historic Interest. The grades of listing are Grade I, II* or II.
Local Green Space	An area of green space that is demonstrably special to a local community by way of its beauty, historic significance, recreational value, tranquility or richness of its wildlife (see NPPF para 100)
Local Plan	The plan for the future development of the local area, drawn up by the LPA in consultation with the community. In law this is described as the development plan documents adopted under the Planning & Compulsory Purchase Act 2004. Current core strategies or other planning policies which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.




LPA / Local Planning Authority	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
Material Consideration	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
Nature Conservation	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
National Planning Policy Framework (NPPF)	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.
Neighbourhood Plans	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Open Space	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean 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 also act as a visual amenity.
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Protected Species	Plants and animal species afforded protection under certain Acts of Law and Regulations
Section 106 Agreement	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. See also: Planning Obligations and Agreements.
Sustainable Development	Meeting peoples' needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: - economic contributing to a strong, competitive economy; - social-supporting strong, vibrant and healthy communities and – environmental contributing to protecting and enhancing the natural, built and historic environment.
Sustainability Appraisal (SA)	To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area

Appendix F - Policies Map Inner



Appendix G - Policies Map Outer



Key - Policy WHAT1	
	Area of Local Landscape Sensitivity
	Natural Features
	Important Views

