
HINTLESHAM AND CHATTISHAM NEIGHBOURHOOD PLAN

Your chance to comment on the Draft Plan



**Consultation Drop-in Event
Community Hall**

**Saturday 2 August
10.00am to 1.00pm**

**HINTLESHAM AND
CHATTISHAM PARISH COUNCIL**

Your Parish Council has been preparing a neighbourhood plan.

We've now reached a major milestone and are commencing consultation on the Draft Plan. Consultation commences on **Friday 1 August** and will last until **Friday 26 September**, a period of **8 weeks**. It's your chance to say whether or not you support the content of the Plan or would like to see some changes.

The final page of this leaflet explains how you can comment.

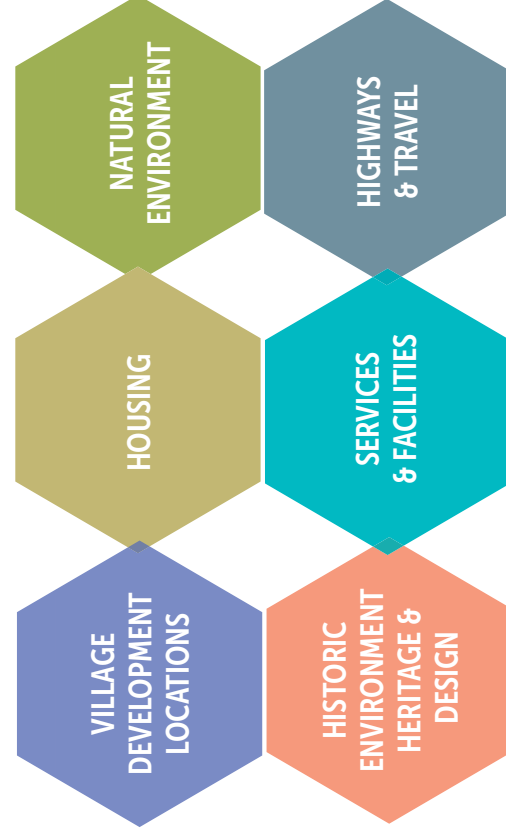
It is important that you use this opportunity to have your say, even if you're fully supportive of the Plan.

What is a Neighbourhood Plan?

A neighbourhood plan is a community-led approach to guiding future development, regeneration and preservation of an area. The planning policies within them only apply to matters that require planning permission. There are certain rules and regulations that must be followed during their preparation, including carrying out this public consultation. Later, when the Plan is complete and has been assessed by an Independent Examiner, residents of the Parish that are on the Register of Electors will be given an opportunity to vote whether the Plan should be used by Babergh District Council and any future council when deciding planning applications in the parishes.

The recently announced proposals to restructure local government in Suffolk will not make any difference to the future use of the Plan. It is prepared under separate regulations and has to be used by whatever body is in place that takes decisions on planning applications

Our Neighbourhood Plan covers the following key themes:

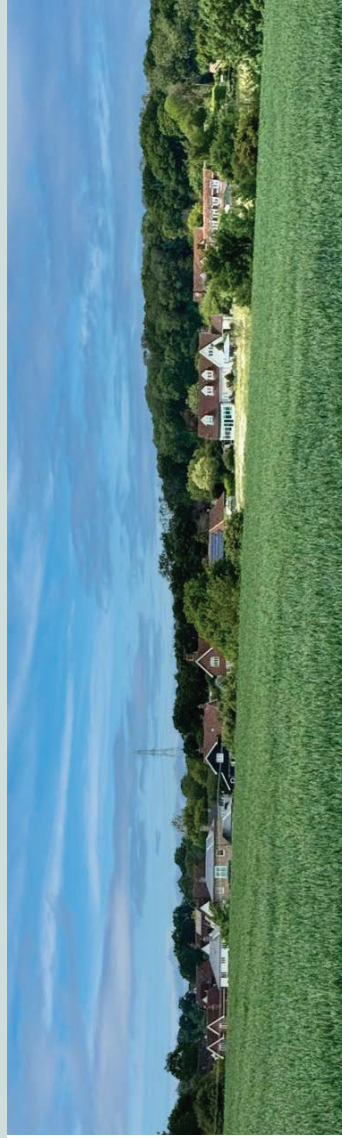


The draft Plan contains 13 planning policies. These will be used in deciding planning applications.

In addition, the Plan contains "community actions" addressing non-planning concerns that were raised when we surveyed residents in the Autumn of 2024.

The Plan starts with a Vision:

In 2041 Hintlesham and Chattisham will remain as two separate villages where development has reflected the linear form and character of these settlements as well as the distinct qualities of the landscape. Services, facilities and infrastructure will have been maintained and improved and the highways and transport networks will have been improved to meet the needs of residents.



VILLAGE DEVELOPMENT LOCATIONS

The Plan **does not allocate new sites for development.**

It updates the Settlement Boundaries for each village (illustrated below) to take account of development that's taken place since they were designated in 2006.

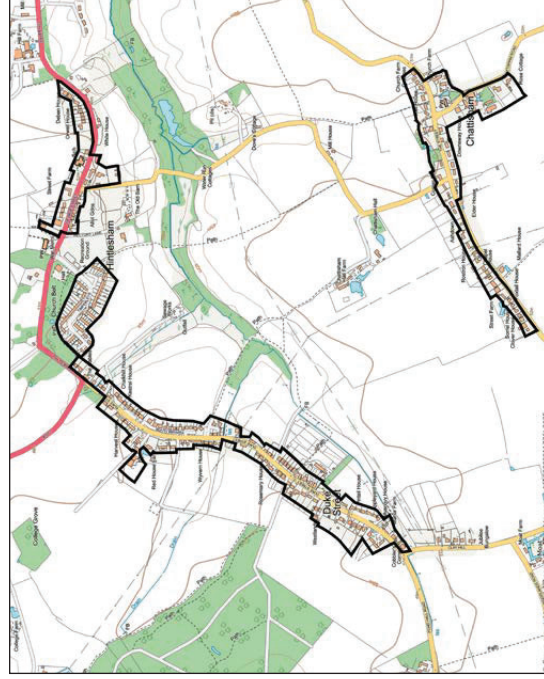
Settlement boundaries help contain development and prevent encroachment into the countryside.

Development within a Settlement Boundary is supported where it would not have a detrimental impact on the amenity of residents, the natural and historic environment, infrastructure and highways.

The Plan supports the principle of the development of small "infill" homes within a Settlement Boundary where they:

- i. are within an existing frontage;
- ii. would not result in "backland" development; and
- iii. would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

Outside a Settlement Boundary, priority will be given to protecting the countryside from inappropriate development. The Parish Council will resist the allocation of sites for housing estates to the rear of existing homes in Babergh's forthcoming Local Plan.



The Settlement Boundary

HOUSING

The area has a high proportion of 4-bedroomed homes when compared to Babergh district. This does not help those wanting to buy their first home or to downsize. New homes with 1 or 2 bedrooms within a Settlement Boundary will be supported.

Average house prices across Babergh are 10 times the average household income, making it difficult for people to get on the housing market. A national planning policy exists to allow, as an exception, affordable housing sites to be built outside of, but well connected to, a Settlement Boundary. The Neighbourhood Plan amplifies this approach to ensure that such a scheme stays affordable for all time and the homes are for people with a local connection that cannot buy or rent in the village at open market prices.

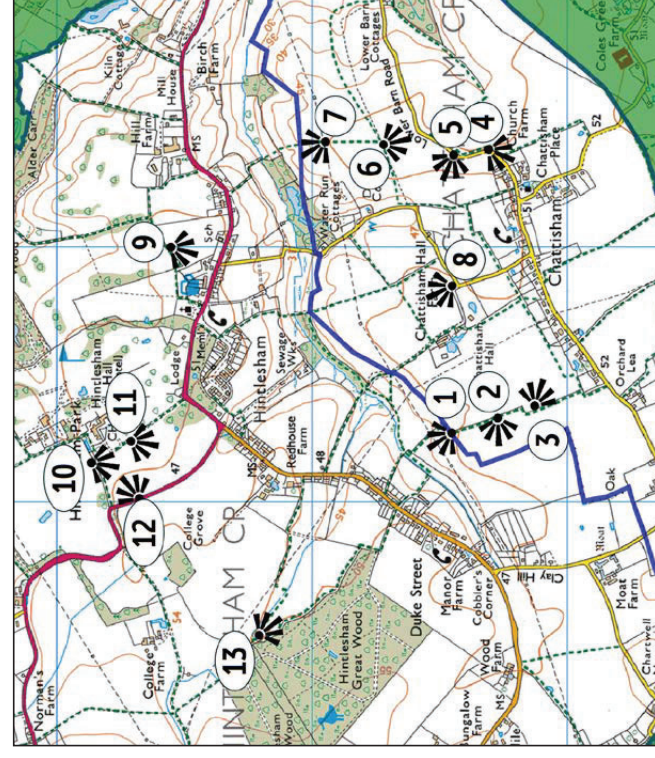
Community Land Trusts can be established to develop affordable housing specifically for local people and the Parish Council will work with landowners and interested residents to establish such a Trust.

NATURAL ENVIRONMENT

Hintlesham Woods are designated as a Site of Special Scientific Interest, being of national importance.

The Plan:

- seeks to ensure that the distinct landscape characteristics of the area are maintained and improved.
- seeks to protect wildlife habitats and ensure that development provides a net gain in biodiversity.
- protects important views, illustrated below.
- designates "Local Green Spaces" which will be protected from being developed at:
 1. Hintlesham Recreation Ground and Play Area
 2. Hintlesham Allotments
 3. Hintlesham Churchyard
 4. Timperleys Open Space
 5. Chattisham Play Area
 6. Chattisham Churchyard
 7. Green at entrance to Chattisham Church



Important Views

BUILT ENVIRONMENT, HERITAGE & DESIGN

There is one scheduled monument and 26 listed buildings in the parishes, but no conservation area. Both Chattisham and Hintlesham have primarily developed in a “linear” form fronting existing roads. There is little in the way of housing estates.

The Plan:

- designates a “Special Character Area” in recognition of the distinct qualities of the areas around Chattisham Church. It means that planning applications in this area will need to take account of its distinct characteristics.
- provides a policy for the consideration of the design of new development.
- includes a policy to ensure that development does not contribute to surface water flooding.
- includes a policy to prevent light pollution arising from development.

SERVICES & FACILITIES

The Plan seeks to prevent existing services and facilities from being lost, including The George PH, Forge Garage, the Primary School and Hintlesham Hall.

The Plan also includes ambitions to establish a community shop and improve recycling facilities

HIGHWAYS & TRAVEL

Most highway improvements do not require planning permission and so the Plan does not contain any planning policies that address highways and travel. However, there is a chapter dedicated to supporting and encouraging safe and sustainable transport, including walking, cycling and public transport and to minimise the impact of vehicles passing through the village.

HOW TO COMMENT

The full version of the Plan will be available to download at

<https://hintleshamandchattisham-pc.gov.uk/> from Friday 1 August, where an online comments form will also be available to complete.

If you don't have access to the internet, paper copies will be available to view at the drop-in event on 2 August and will remain at the Community Hall to view when it is open. You can also request to borrow a copy of the Plan by emailing HCPeoplePlacePlan@outlook.com or contacting Diane Chase on 01473 652359

Drop-in Event

We'll be at the Community Hall on Saturday 2 August between 11.00 am and 1.00 pm where you'll be able to find out more about the Plan and view information boards.

How to comment

During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete.

You can also collect a paper response form at the Drop-in Event or from the venues and contact listed above.

The forms explain how you can submit them.

We want your comments, even if you support everything in the Plan.

COMMENTS MUST BE RECEIVED BY FRIDAY 26 SEPTEMBER- WE CANNOT ACCEPT COMMENTS AFTER THIS TIME



Special Character Area Map