Hintlesham and Chattisham

NEIGHBOURHOOD PLAN 2025-2040







Referendum Plan

HINTLESHAM AND CHATTISHAM PARISH COUNCIL

September 2026

Prepared by Hintlesham and Chattisham Parish Council
with support from Places4People Planning Consultancy

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1. Introduction

1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made" become part of the legal planning framework for the designated area.

1.2 A neighbourhood plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

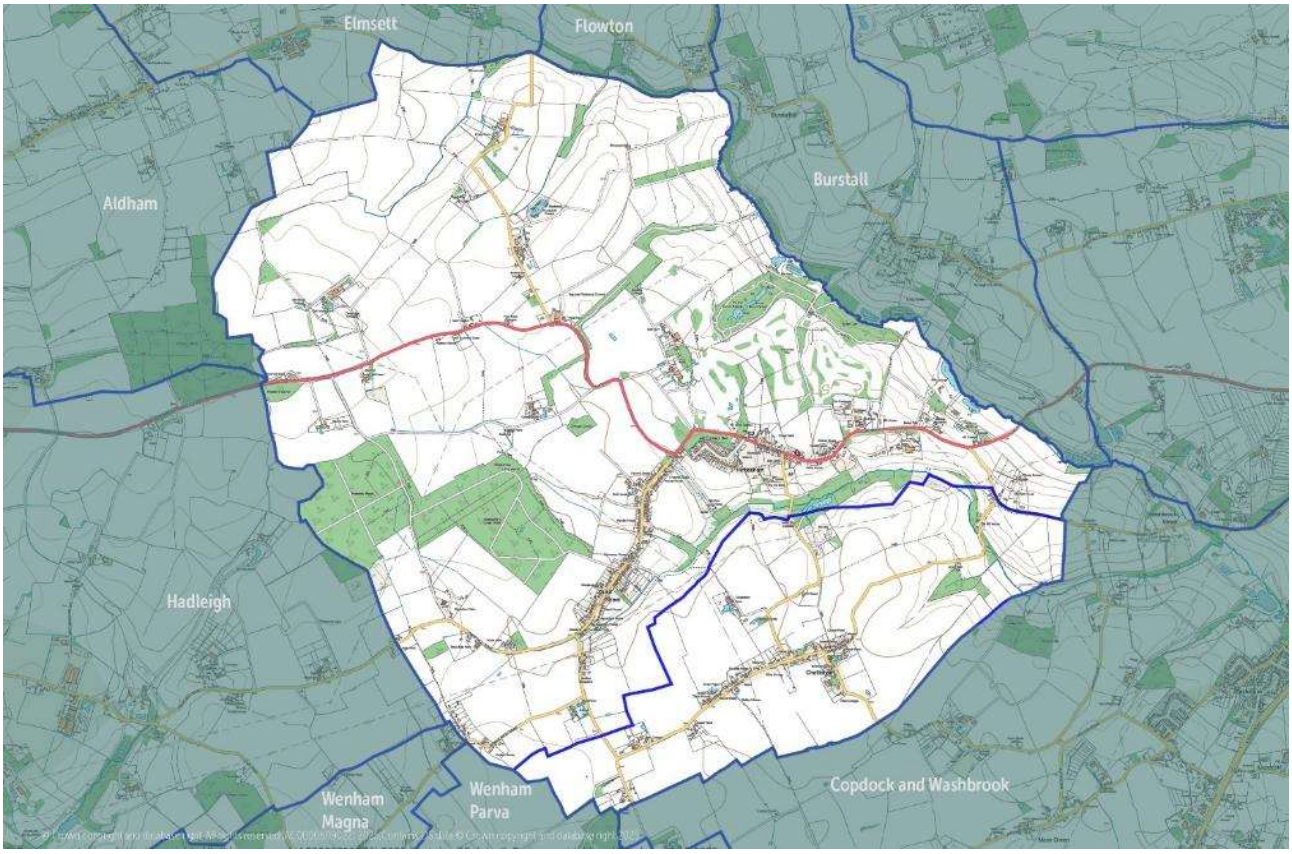
1.3 Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

1.4 In April 2024 the Parish Council joined a Babergh District Council initiative to produce a "People and Place Plan", intended to provide communities with a simpler and more accessible way to set out priorities and preferences for their local area. It was originally intended that, when complete, our People and Place Plan would have a say in future planning decisions in our Parishes. The finished Plan would be a statement of the things we as a community felt strongest about, and wanted the District Council to take into account when they consider planning applications. It would be a quicker and less complicated process than preparing a neighbourhood plan.

1.5 However, having carried out an initial residents' survey, the Parish Council realised that a People and Place Plan would not carry the full weight that a neighbourhood plan would when planning applications in the area are decided. The Parish Council therefore decided to convert the work into a neighbourhood plan which must be taken into account when planning applications in the parishes are considered.



1.6 On 9 January 2025, Hintlesham & Chattisham Parish Council submitted an application to define the neighbourhood plan area boundary, covering the parishes of Hintlesham and Chattisham. The Neighbourhood Area was designated by Babergh District Council on 24 January 2025 and is illustrated overleaf on **Map 1**.



Map 1 – the Neighbourhood Plan Area

1.7 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations. The primary source of evidence to inform the content of the Plan is the Residents' Survey that was carried out between September and October 2024. Some 120 responses were received from residents and businesses, representing approximately 30% of the number of dwellings. The outcomes of the survey have been used to inform the strategy and content of the Plan.

1.8 The Survey highlighted ten key topic areas that the Parish Council considered required further debate and consideration as to future changes. Those topic areas are illustrated below:

Village Identity

1. Retaining separation between Hintlesham and Chattisham
2. Retaining linear nature of the villages and current scale and design of houses

Housing Growth

3. Amount of housing

Location of Development

4. Considering locations for future housing

Traffic and Travel

5. Poor bus services
6. Traffic speed
7. Road maintenance
8. Street lighting

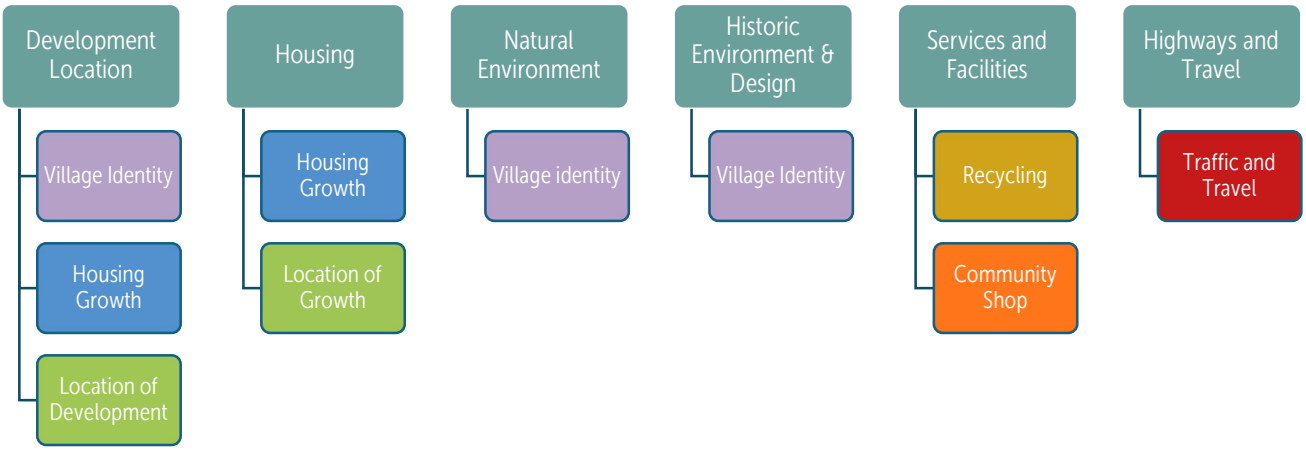
Recycling

9. Future options

Community Shop

10. Options for delivery

1.9 These topic areas translate into the following and locally "theme" chapters of the Plan, namely:



1.10 Each theme chapter provides links to the relevant planning policy context and a summary of the relevant evidence to support the planning policies in the Plan. The planning policies supplement, rather than repeat, adopted planning policies in the Joint Local Plan or the content of the Government's planning policies in the National Planning Policy Framework. They are distinctly identified in coloured boxes with a prefix of H&C.

1.11 In addition to planning policies, the Neighbourhood Plan contains "community actions" that, although they do not form part of the development plan, identify local initiatives that address non-planning related issues and concerns raised in the Residents' Survey. The community actions are identified differently from the planning policies to avoid confusion.

1.12 This is the Referendum Neighbourhood Plan. It has followed the steps illustrated in Figure 1, which has included two rounds of public consultation followed by examination by an independent Neighbourhood Plan Examiner. The Examiner required some changes to be made to the Plan in order that it met the basic condition test and these, together with other minor amendments to bring the Plan up-to-date, have been made.

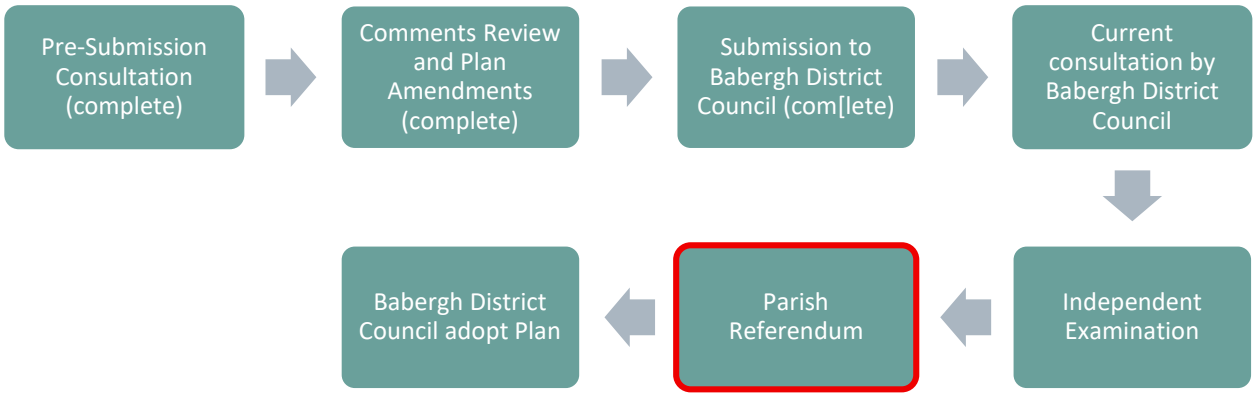


Figure 1 – Neighbourhood Plan Preparation Stages

2. About Hintlesham and Chattisham

2.1 Hintlesham and Chattisham are ancient farming settlements dating from the iron age with numerous surviving 15th Century buildings including Hintlesham Hall and two 'Listed' churches dating from the 11th Century.

2.2 In the past, both villages were prosperous self-supporting farming communities with windmills, forges, schools, chapels, shops and pubs. Currently the villages retain and value a thriving Community Hall and sports field, a Primary School, a golf club, Hintlesham Hall Hotel, a garage, a pub, recycling facilities and 2 telephone box libraries. There is work on-going to try and add a much-requested Community Shop to these existing services and to retain all of these in the future.

Parish Council

2.3 Our Parish Councils combined in May 1958 and now has 12 Councillors with a responsibility to represent the local community by delivering opinions from reviewing and commenting on planning applications to considering matters relating to health and safety. They provide services for local needs such as bus shelters, bins and road speed watches, working closely with the District and County Councillors on such things as highways, footpaths and pylons and also with the Police, reporting any crime or anti-social behaviour.

Community Council

2.4 By the mid 1960s it was thought necessary to organise an extra body besides the Parish Council to run the village leisure and social activities and in 1967 the Community Council was formed. One of the first projects was to obtain play areas for each Village so fund raising began. A local Farmer donated the Chattisham play area which open in 1971 and the Hintlesham area was leased from the church and officially opened in 1977. This field is now owned by the Parish Council but under the care of the Community Council.

2.5 The current Community Hall was built in 1993 and continues to flourish with a bar and Social Club in addition to an entertainment committee which puts on many attractions throughout the year and various local groups regularly meet for a wide range of activities. Villagers can also make use of the hall facilities for Hall Lunches, celebrations and wakes.

The Multi-Use Games Area

2.6 The Multi Use Games Area on Hintlesham Playing Field is an all-weather, floodlit pitch used for football, basketball and hockey throughout the year.

The School

2.7 The Hintlesham and Chattisham Church of England Primary School was built in 1873 and, although only a small village school, it has always had high standards and recent OFSTED inspections have awarded Outstanding for their achievements.





Figure 2 - 2021 Census data about Hintlesham and Chattisham (Source – Office for National Statistics

3 Planning Policy Context

3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (henceforth identified as NPPF) and the strategic policies of the Babergh Local Plan documents.

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. Soon after the Examiner's Report on the Neighbourhood Plan was published, the government published a new version of the NPPF. However, Annex A of the August 2026 NPPF identifies that those neighbourhood plans that had been submitted to the local planning authority prior to its publication should be prepared in accordance with the December 2024 NPPF. Those circumstances apply to this Neighbourhood Plan. The 2024 Framework sets out a presumption in favour of sustainable development. Paragraph 11 states:

"Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

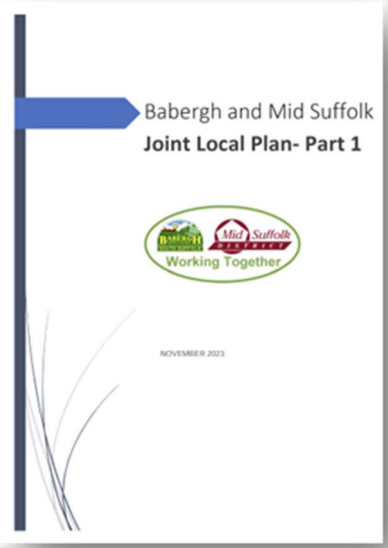
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.3 The 2024 NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The Local Plan

3.4 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023 and referred to as JLP1 in this Neighbourhood Plan. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated in the Neighbourhood Plan but which the Neighbourhood Plan can complement by adding locally based detail. As at March 2025, Policies SP01 to SP10 are the strategic policies of the Local Plan.



3.5 In February 2025 the District Council published a new "Local Development Scheme" that sets out a proposal to prepare a new Joint Local Plan with Mid Suffolk District Council. Work was to commence during 2025, but the Plan is unlikely to be adopted until 2029.

Suffolk Minerals and Waste Local Plan

3.6 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the development plan for the area. As such, regard must be given to its policies and safeguarding requirements when determining planning applications. The Hintlesham sewage treatment works is a safeguarded site waste management facility within the neighbourhood area. Much of the parish also lies within a Minerals Safeguarding Area and the District Council will consult the County Council on relevant planning applications within this area. Development proposals may need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced.

4 Vision and Objectives

4.1 The vision and objectives of the Neighbourhood Plan have been prepared taking into consideration the outcomes of the Residents' Survey referred to earlier. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Local Plan. The Vision sets out the over-arching approach as to how development in Hintlesham and Chattisham will be delivered through the Neighbourhood Plan in the period to 2040. This is refined through the Objectives established for each of the topic areas which, in turn, have guided the identification of the planning policies and community actions contained in the Plan.

VISION

In 2041 Hintlesham and Chattisham will remain as two distinct 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.

OBJECTIVES

To deliver this Vision, the following Objectives have been established for the Plan:

Development Location

1. **Retain the separation between Hintlesham and Chattisham and with other nearby settlements.**
2. **Maintain the linear built form of the settlements and avoid backfill development.**

Housing

3. **Ensure that the amount and type of new housing meets the needs of the villages.**
4. **Enable opportunities for the provision of affordable housing to meet the needs of those with a connection to the Plan Area.**

Natural Environment

5. **Protect and enhance the landscape character of the Plan Area including the best and most versatile land, green spaces, woodland and watercourses.**
6. **Deliver net gains to the extent and quality of natural habitats and biodiversity.**

Historic and Built Environment

7. **Conserve and enhance the villages' heritage assets.**
8. **Ensure that new development is designed in a way that reflects local character.**
9. **Reduce the environmental impact of new development through the incorporation of measures that reduce energy and water use and maintain the area's dark skies.**

Services and Facilities

10. **Protect and improve the level of services and facilities.**

Highways and Travel

11. **Support and encourage safe and sustainable transport, including walking, cycling and public transport.**
12. **Minimise the impact of vehicles passing through the village.**



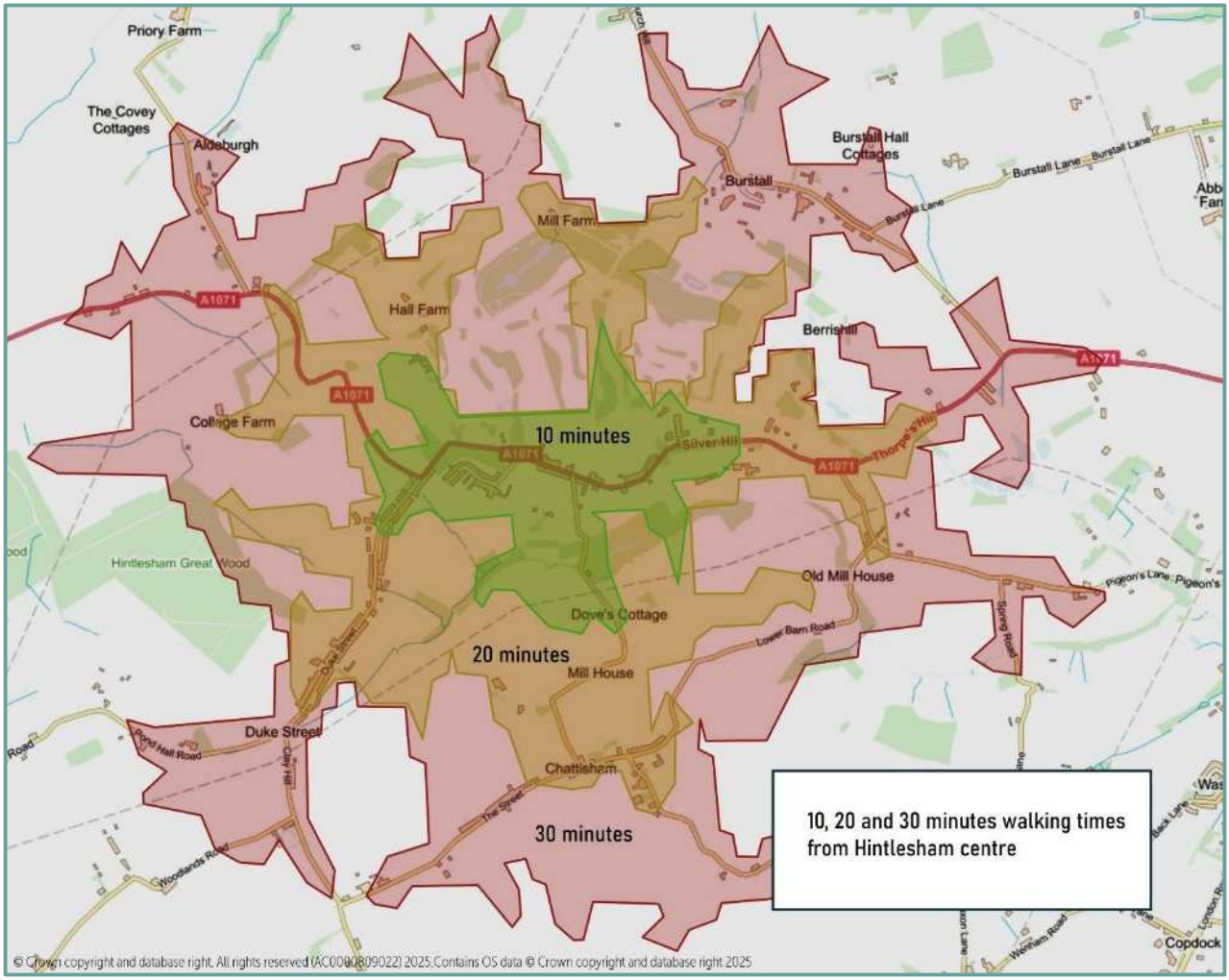
5 Development Location

Objectives

1. Retain the separation between Hintlesham and Chattisham and with other nearby settlements.
2. **Maintain the linear built form of the settlements** and avoid backfill development.

Context

5.1 The built form of the villages is generally linear in nature with houses alongside the main thoroughfares. There is only one main estate of housing, at Timberleys, which also feeds the more recent St Nicholas Close. It means that, as illustrated on **Map 2**, the village centre can be a long walk for those at the extremes and would likely require a car journey to take children to school or to attend functions at the Village Hall.



Map 2 – Walking times from Hintlesham village centre

Residents' Survey

5.2 Residents were asked whether any places or views should be protected from development. Given that the two villages are distinct and separate from each other and from their surrounding villages and towns, the community supports very strongly the ongoing retention of this separation. There is also a strong desire to protect the fields and woodlands around the villages,

while 75% of respondents wish to retain the linear "ribbon" forms of each settlement, where the majority of housing fronts the main road network.

Policy context

National Planning Policy Framework

5.3 The December 2024 NPPF is clear that plans should promote a sustainable pattern of development. It notes, in paragraph 7, that "The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."

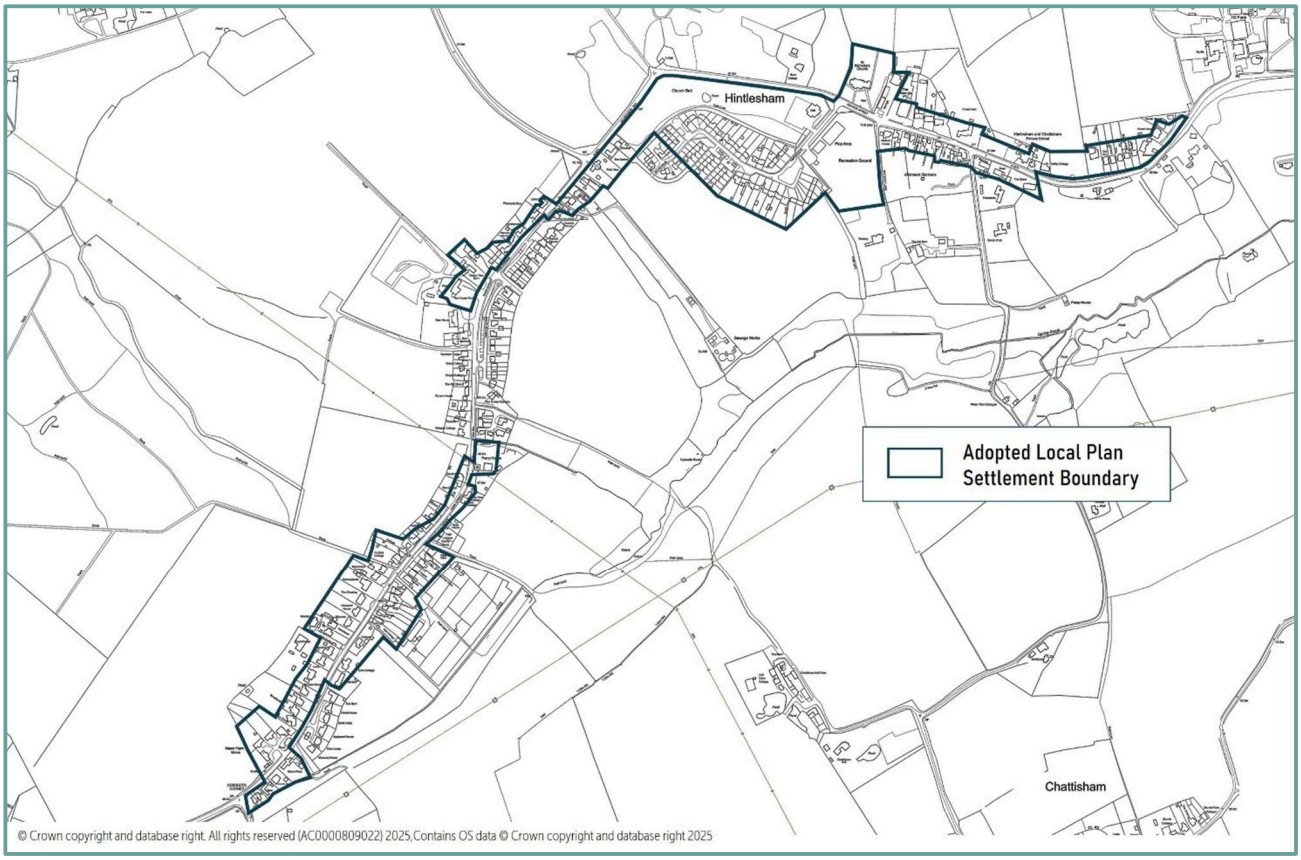
5.4 Paragraph 30 states that Neighbourhood plans can, shape, direct and help deliver sustainable development by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development or undermine the strategic policies of the local plan.

5.5 In considering locations for growth, the 2024 NPPF is clear that it needs to be accommodated in settlements where the need to travel can be reduced, through ensuring good access to facilities and services and where significant adverse impacts can be avoided or mitigated. National policy also emphasises the importance of recognising the intrinsic character of the countryside. To this end the plan seeks to restrict most development outside defined settlement boundaries.

The Local Plan

5.6 The planning policy framework is established in the adopted JLP1 (November 2023). JLP 1 does not provide a settlement hierarchy for the district or identify the amount of growth that will take place in the Neighbourhood Area during the Local Plan period (to 2040).

5.7 Settlement Boundaries for Hintlesham are currently defined around the edges of the main built-up area of the village, as illustrated on **Map 3**. They were originally defined in the 2006 Babergh Local Plan. The same Plan does not define a Settlement Boundary for Chattisham due to the size of the village and its limited services and facilities. At the time of preparing the 2006 Local Plan it would have been treated as being in the countryside.



Map 3 – Adopted Local Plan Settlement Boundaries for Hintlesham (November 2023)

5.8 The Draft Joint Local Plan (November 2020) identified a "settlement hierarchy" across the district, with Hintlesham being defined as a "Hinterland Village" and Chattisham a "Hamlet Village". The Draft Joint Local Plan did not define the role of these types of settlement and the hierarchy was also deleted as a result of the examination of the Plan. The same Draft Joint Local Plan also proposed amendments to the settlement boundaries and the definition of a settlement boundary for Chattisham.

> Settlement boundaries are a planning policy tool that help to manage the spread of towns and villages into the open countryside. Where they are defined in a local or neighbourhood plan, the principle of development within them is supported while development proposals outside a settlement boundary is only supported in exceptional circumstances. Settlement boundaries are reviewed every time a local plan or neighbourhood plan is prepared and are amended to include site allocations made in those plans that form an extension to the built-up area boundary.

5.9 The examination of the Joint Local Plan by Government Planning Inspectors resulted in the proposed settlement hierarchy and proposed settlement boundaries being removed, to be addressed, at the time, through the preparation of the Part 2 Joint Local Plan. As such, at the time of preparing this Neighbourhood Plan, there is no longer a district wide settlement hierarchy in place to manage the sustainable distribution of growth across the district.

5.10 JLP1 Policy SP03 – 'The sustainable location of new development' states that the settlement boundaries established in the earlier Local Plans (Babergh Local Plan 2006), have not been reviewed as part of the Plan but are carried forward without change, noting that some made Neighbourhood Plans have already established new settlement boundaries. As such, the settlement boundary for Hintlesham does not represent the built-up area of the village today and there is no settlement boundary for Chattisham.

5.11 JLP1 Policy SP03 supports the principle of development within the settlement boundaries subject to it being in accordance with other relevant planning policies. Only in specific circumstances will development outside the settlement boundaries be supported, such as where it is supported by specific local plan or national policies. Policy SP03 states:

"Outside of the settlement boundaries, development will normally only be permitted where:
a) the site is allocated for development, or
b) it is in accordance with a made Neighbourhood Plan, or
c) it is in accordance with one of the policies of this Plan listed in Table 5; or
d) it is in accordance with paragraph 80 of the NPPF (2021).

By way of clarification as to how this applies to Hintlesham and Chattisham, at the time of preparing the Neighbourhood Plan:

- There are no sites allocated for development in the area;
- The Neighbourhood Plan does not allocate sites for development but proposals outside the settlement boundaries identified in Policy H&C1 will also be considered in the context of the policies in the Neighbourhood Plan;
- Table 5 of JLP1 identifies the Local Plan policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Local and Neighbourhood Plan; and
- Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2024) applies to specific circumstances where a dwelling in the countryside would be supported.

Table 5 of JLP1 and paragraph 84 of the NPPF are reproduced in Appendix 1 of this Plan.

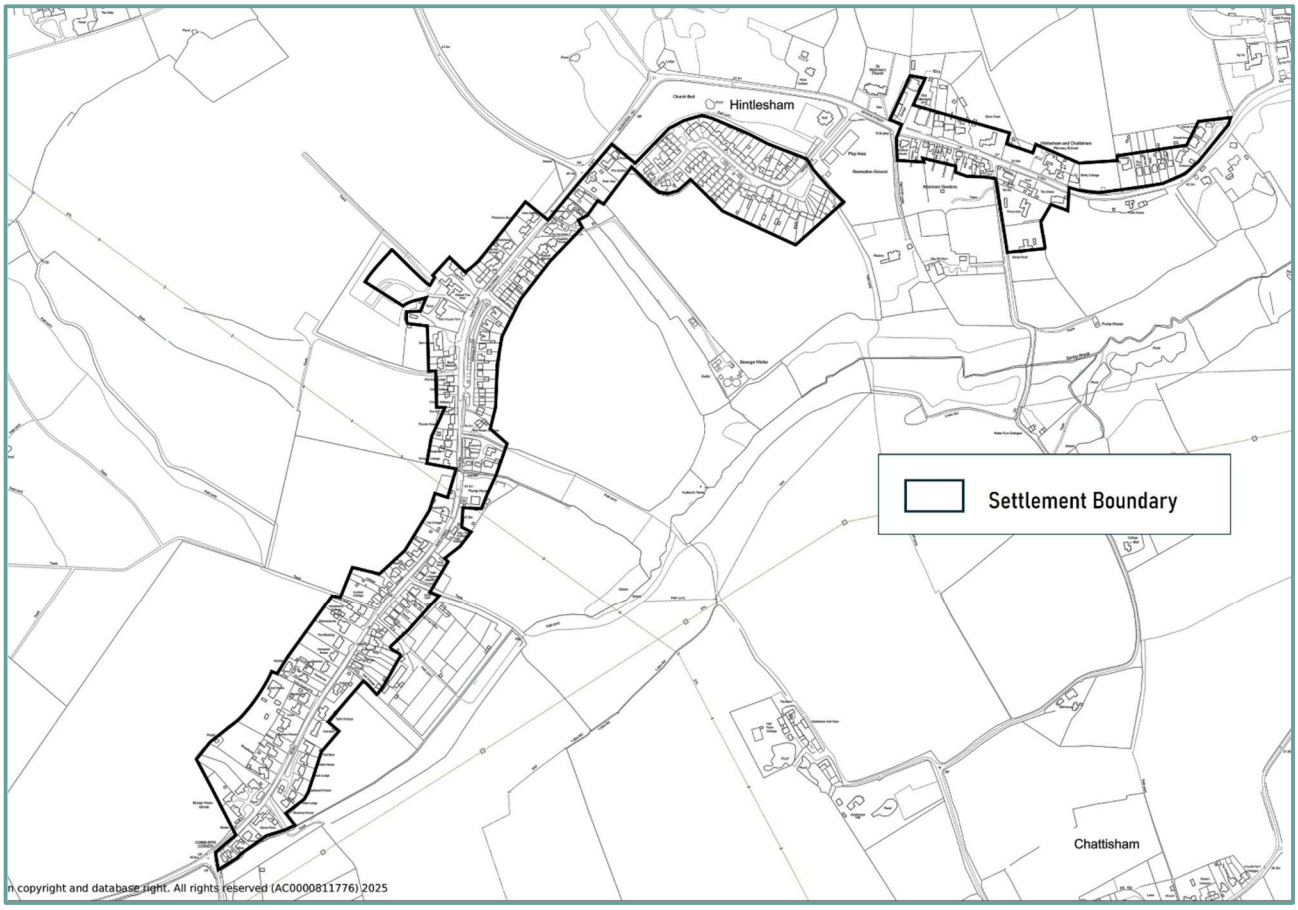
Neighbourhood Plan policy

5.12 Given that JLP1 reverts back to the 2006 local plan settlement boundary, there is the opportunity for the Neighbourhood Plan to define up-to-date settlement boundaries that reflect recent development and the spatial distribution of dwellings and built form of the villages. In taking this approach, the boundaries generally follow physical features on the ground but do not take account of land ownership. The starting point for defining the boundaries are those defined in the 2020 Draft Joint Local Plan. Where necessary, these have been updated to take account of recent development in the built-up areas of the villages. The Neighbourhood Plan Settlement Boundaries are illustrated on **Maps 4 and 5**.

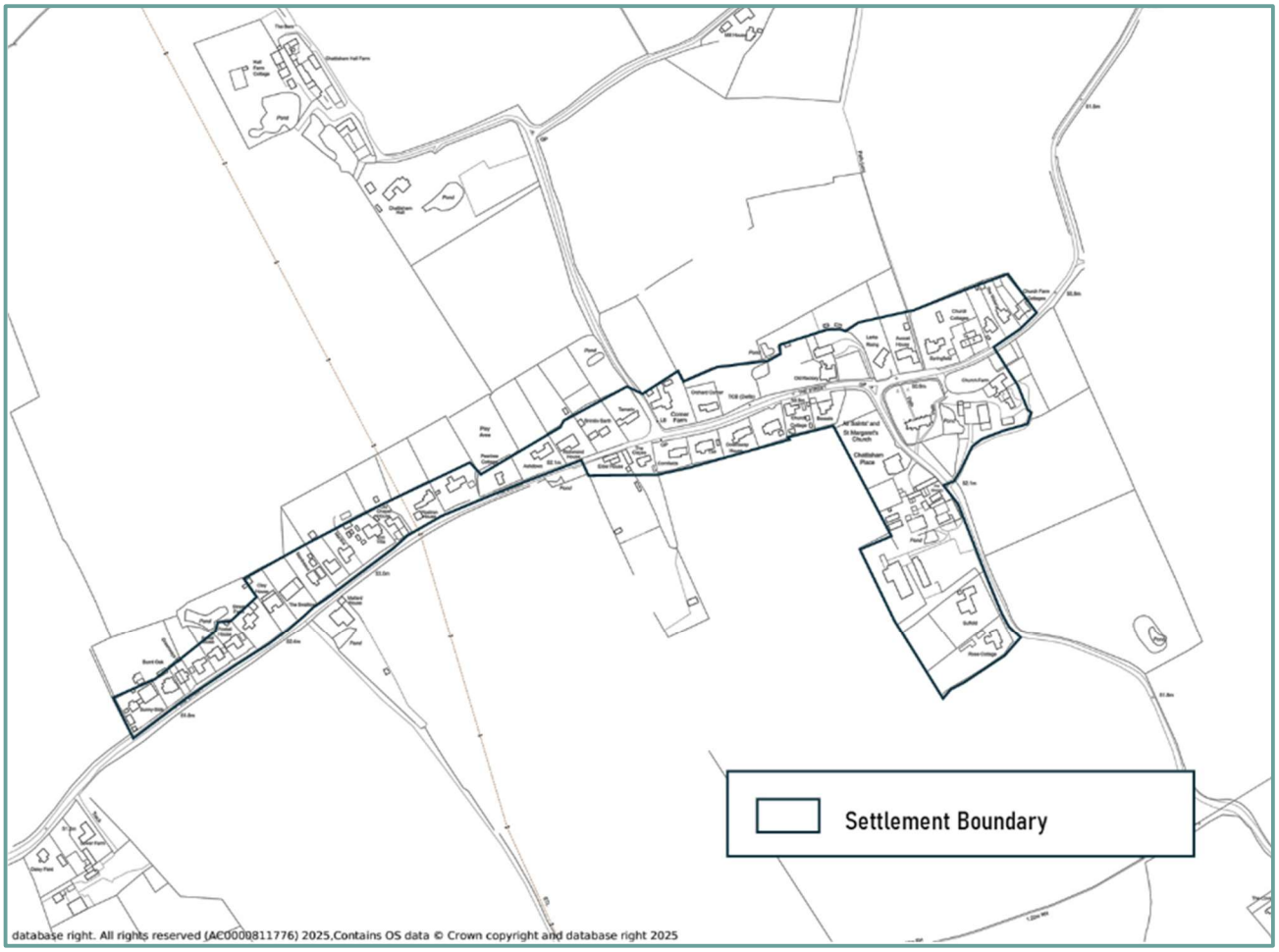
5.13 In accordance with JLP1 Policy SP03, the spatial strategy for Hintlesham and Chattisham supports the principle of development within the defined settlement boundary subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan and Neighbourhood Plan, such as:

- the rural setting of the village;
- the capacity of services and infrastructure;
- the potential impact on the amenity of existing residents; and
- the impact of development on the wider area.

5.12 Outside the settlement boundaries, there may be situations where it can be adequately demonstrated that it is necessary for development to take place. However, and in accordance with the Local Plan, this will be limited to that which is defined in Policy SP03 of JLP1. Proposals outside the settlement boundaries should have particular regard to the landscape character, as described in the Babergh and Mid Suffolk Joint Landscape Guidance 2015.



Map 4 – Hintlesham Settlement Boundary



Map 5 – Chattisham Settlement Boundary

Policy H&C 1 – Development Location

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1. The focus for new development will be within the defined Settlement Boundaries, as shown on Maps 4 and 5 and the Policies Map, where the principle of development is accepted. Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations.

5.14 Going forward, the Parish Council will continue to advocate that any development in the Neighbourhood Area should be linear in nature and the allocation of sites behind existing homes for development will be strongly resisted.

Community Action 1 – Future Development

The Parish Council will not support the allocation of sites for housing estates in the Local Plan to the rear of existing dwellings in either village but will advocate new development continuing the present linear form.



6 Housing

Objectives

3. Ensure that the amount and type of new housing meets the needs of the villages.
4. Enable opportunities for the provision of affordable housing to meet the needs of those with a connection to the Plan Area.

Policy context

6.1 The adopted Babergh and Mid Suffolk Joint Local Plan (Part 1) includes Policy SP01 Housing Needs which expresses the minimum number of new homes to be provided across the District during the plan period. Although the Local Plan does not include housing numbers for Parishes, the District Council has provided each Parished area with an indicative 'policy off' housing figure to use as a starting point for the preparation of neighbourhood plans. The Local Plan does not identify the size of homes required, in terms of bedroom sizes, to meet the projected needs of the district but it does include a detailed policy on Affordable Housing (JLP Policy SP02). It is considered that both the numbers of housing needed in the Parish and the size of homes are best considered at District level through the Local Plan.

Residents' Survey

6.2 The Residents' Survey asked, based on the fact 50 new homes had been built in the last ten years, how many additional homes would be supported over the following ten years. **Figure 3** illustrates that the majority would only support under 25 new homes.

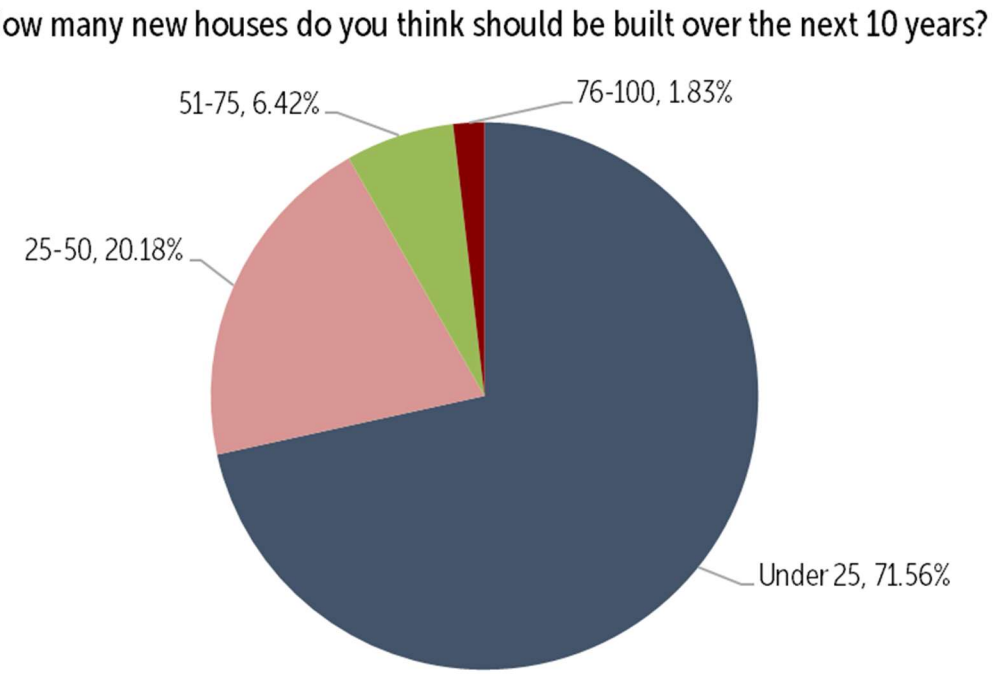


Figure 3 – Number of houses supported over next ten years

6.3 Residents were also asked whether the linear character of the villages should be retained for any future house building, **Figure 4** demonstrates that an overwhelming majority thought it should.

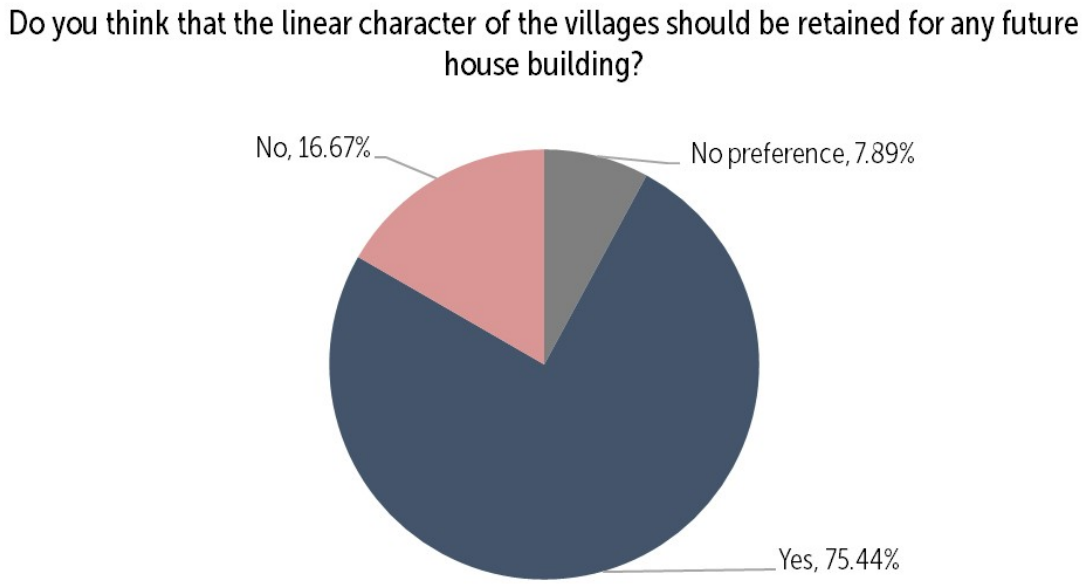


Figure 4 – Opinion on retention of linear character of the villages.

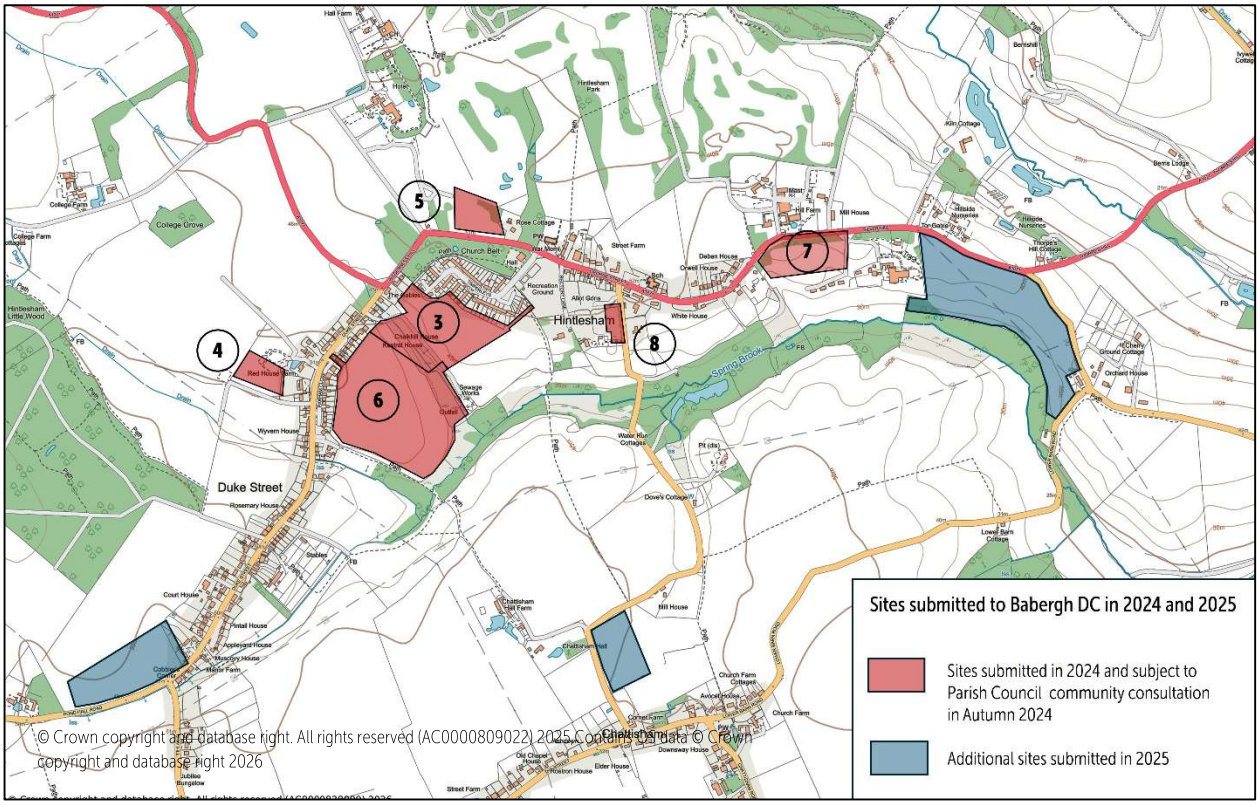
New housing

6.4 Over the twenty years to 2021 an additional 72 homes were created in Hintlesham and Chattisham, the majority of which were in Hintlesham parish. This represents a growth of 24% on 2001 figures. In December 2024 the government announced a significant increase in the number of homes that need to be built across the country. For Babergh district, it means planning to increase the number of homes built a year from 416 to 775, an 86% increase. Data published by Babergh District Council in 2024 suggests that, in April of the same year, there was planning permission for an additional 20 new homes in Hintlesham that had yet to be completed, albeit that some double counting had occurred in their report and the actual figure was 15. Further developments have also been permitted since April 2024.

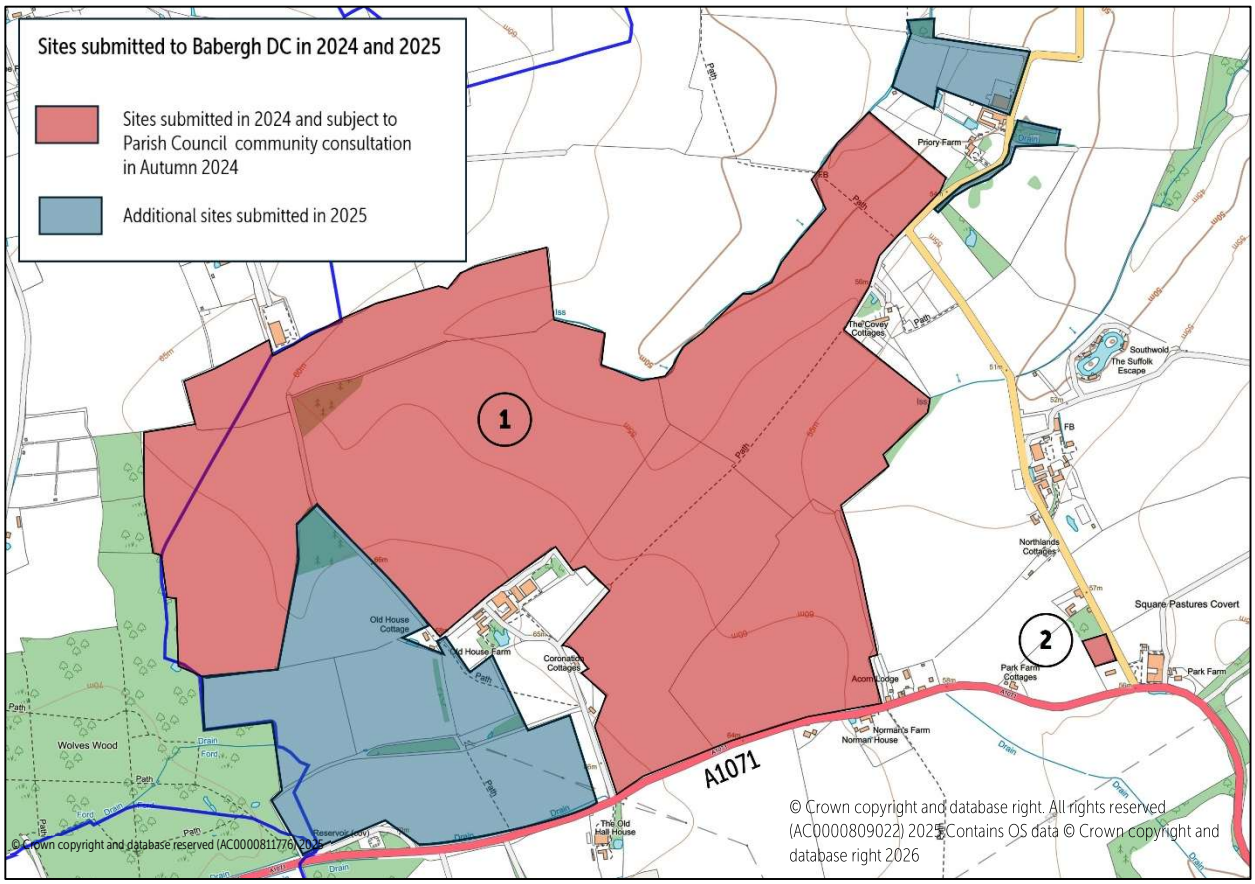
6.5 At the time of preparing the Neighbourhood Plan the implications of this level of growth on the Neighbourhood Area had yet to be determined. The preparation of the new Joint Local Plan will provide an opportunity to determine a "settlement hierarchy" across the district and, with it, the sustainable distribution of housing growth. The Parish Council acknowledges that Hintlesham and Chattisham could be required to play its part in accommodating an element of the housing growth which is likely to have to be located on sites outside the Settlement Boundaries defined in this Plan. The identification of such sites will take place through the Local Plan preparation process or as a result of an early review of the Neighbourhood Plan. The Parish Council will, in particular, seek to ensure that any New development outside the Built Up Area Boundary on sites approved sites proposed for development in the draft Joint Local Plan will be reviewed for their suitability are suitable for low level development of smaller houses suitable for all ages, with reasonable access to the centre of Chattisham and Hintlesham villages.

6.6 The District Council conducted a "call for sites" in January 2024 which resulted in eight sites being put forward by landowners or developers as illustrated in **Maps 6 and 7**. A further "call for sites" was conducted by the District Council in Autumn 2025 which resulted in additional sites in the neighbourhood plan area being submitted. These are illustrated in blue on **Maps 6 and 7**.

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Map 6 – Babergh District Council - call for sites 2024 and 2025 - Hintlesham Village



Centre.

Map 7 – Babergh District Council - call for sites 2024 and 2025 – sites north of Hintlesham village.

6.7 In Autumn 2024 the Hintlesham and Chattisham community was consulted on their views as to the development of the sites submitted to Babergh earlier in the year. As illustrated in **Figure 5**, the three larger sites (**Areas 1,3 and 6**) each received responses of **over 75% Strongly Disagree or Disagree**, whilst **Areas 4, 5 and 8** received **over 70% Strongly Disagree or Disagree**. This is largely due to their proximity to current housing, being backfill development, or in an area not considered compatible with the important views in the centre of Hintlesham. **Area 7** received the most support being **38% Agree or Strongly Agree,** but still **61% Strongly Disagreed or Disagreed** with this site being developed. The Parish Council accepts that Area 7 is the most suitable land for new housing in Hintlesham from the current call for sites. No further community consultation was held concerning the additional sites.

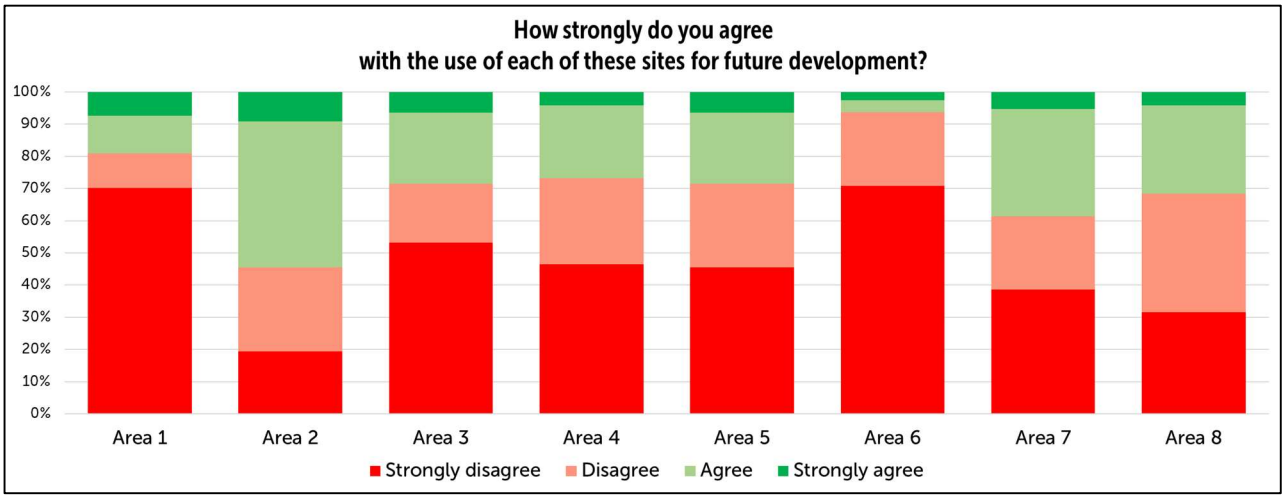


Figure 5 - Residents' views on use of sites for housing development

6.8 In September 2025 the District Council published their initial assessment as to the potential suitability for housing development of the sites submitted in 2024. All except Area 2, which fell below the assessment threshold of being capable of delivering 5 dwellings, were deemed as being potentially suitable. The results of that assessment do not infer that the sites would be allocated in the new Joint Local Plan. At the time of the Referendum into the Neighbourhood Plan, an assessment of the sites submitted to the District Council in 2025 had yet to be published.

6.9 The Parish Council are working with a local landowner on the possibility of creating a Community Land Trust which will enable the local community to develop the most appropriate housing for the needs in this area and to maintain those properties as assets for the community in the future. The needs identified by the community are for 1 and 2 bedroom starter and retirement properties, to support both young families and older members of the community wishing to downsize and remain in the area. These homes would be developed in accordance with Policy H&C 4.

6.10 In the interim, the Neighbourhood Plan supports the development of new housing that is located within the defined Settlement Boundaries. Given the nature of these boundaries, it is expected that this would normally take the form of infill plots within an otherwise built-up frontage. It will, however, be important that such proposals front onto an existing highway, do not result in development in back gardens and that they would not have a detrimental impact on the built and natural character of the surroundings. Policy H&C10 addresses this matter in more detail.

Policy H&C 2 – Housing Development

Within the Settlement Boundaries, as defined on the Policies Map, there is a general presumption in favour of housing development comprising small infill dwellings, where proposals:

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.

House sizes

6.11 At the time of the 2021 Census, the Neighbourhood Area had a higher proportion of homes with four or more bedrooms when compared to Babergh district as a whole. By contrast, it has a lower proportion of two bedroomed homes. This is not unusual in villages that have generally evolved as infill plots and where few if any large estates exist. This is demonstrated by the recent development of 14 homes at Parham Close where 28% were two-bedroomed homes. **Figure 5** illustrates that there is a higher proportion of homes with four or more bedroomed homes in the Neighbourhood Area when compared with the whole of Babergh district.

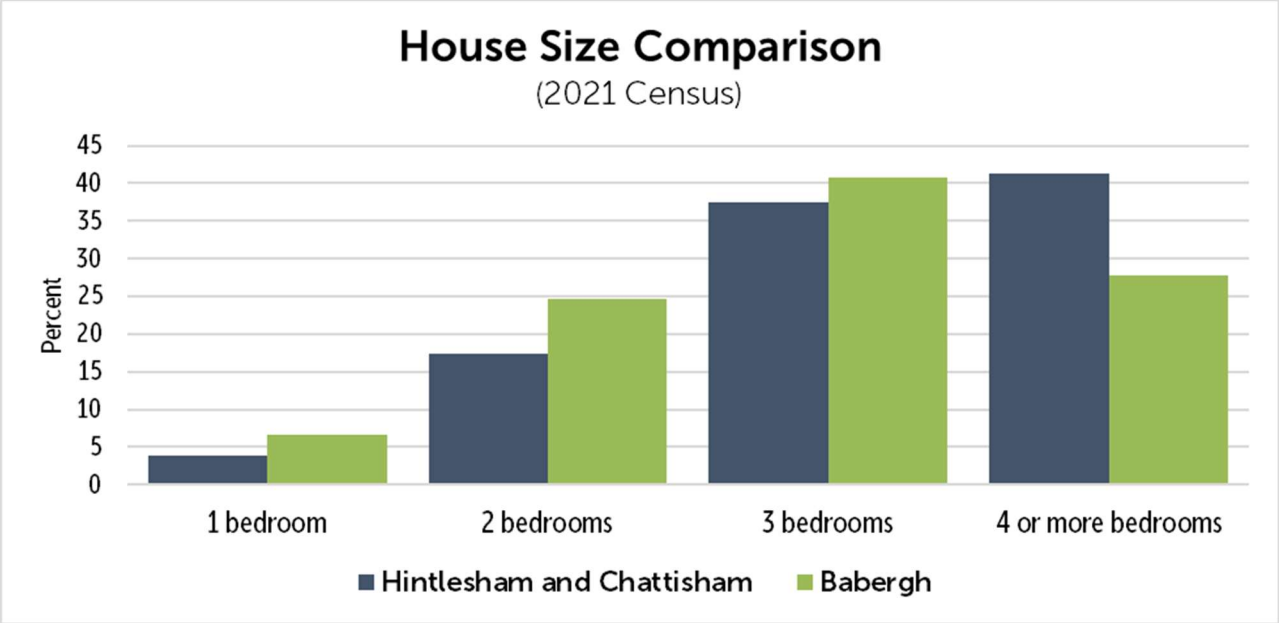


Figure 5 – House Size Comparison

6.12 The Census also provides information as to whether houses are considered to be over or under occupied when comparing the number of bedrooms with the number of usual occupants. A household is considered to under-occupy their home when they have more bedrooms than a family of their size or composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, meaning that there is one or at least two surplus bedrooms. Similarly, a rating of -1 indicates a deficiency of at least one bedroom. For the Neighbourhood Area, some 85% of households live in a dwelling with at least one additional bedroom based on their household size, while only just over 1% experience over-occupancy.

6.13 Based on this Census information, proposals for housing development are encouraged to bring forward smaller homes in order to provide a greater choice for those that need to live in the villages, for example to provide an opportunity for first-time buyers or those wishing to downsize into smaller homes. New homes that are adaptable to accommodate the needs of the occupier over their lifetime through meeting the accessible standards in Building Regulation Part M4(2) and the wheelchair user standards in Part M4(3) will be supported. The Joint Local Plan requires 50% of dwellings in new developments of ten or more homes to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building

Regulations. While there are unlikely to be such developments in the Neighbourhood Plan Area, proposals for all new dwellings are encouraged to meet these minimum requirements.

6.14 In March 2015 the government published "Technical Housing Standards – Nationally Described Space Standard" which sets out a prescription to encourage enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum standards. Joint Local Plan Policy LP24 'Design and Residential Amenity' requires all new homes to meet the Nationally Described Space Standard. Externally, it is also important that homes meet modern day requirements for the storage of wheelie bins and for the covered storage of cycles. Without sufficient and appropriate space reserved for these uses, the consequences are added clutter and a deterrent to use cycles as a mode of travel.

Policy H&C 3 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Neighbourhood Area. Planning proposals will be supported where development provides 1 and 2 bedroom dwellings suitable to meet the needs of first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation. Where development is proposed on large plots, proposals that deliver two small dwellings rather than one larger dwelling will be supported.

6.15 Affordability of housing remains a significant barrier for many seeking their own homes. Government affordability figures indicate that, in Babergh, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary.

6.16 One mechanism for meeting locally identified housing needs is through "rural exception sites" located outside but adjoining Settlement Boundaries where housing would not normally be permitted. To deliver affordable housing through the "exception sites" approach, the following would be required:

- A need established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association/ registered provider) or a Community-led Development Organisation such as a Community Land Trust willing to work with the Parish Council and District Council to fund and manage a scheme.



Policy H&C 4 - Affordable Housing on Exception Sites

Proposals for the development of small-scale affordable housing schemes, including community led developments (as defined by Paragraph 76 of the 2024 NPPF) on exception sites outside but well connected to the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

i. remains affordable in perpetuity; and
ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open market prices; and
iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh District

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

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

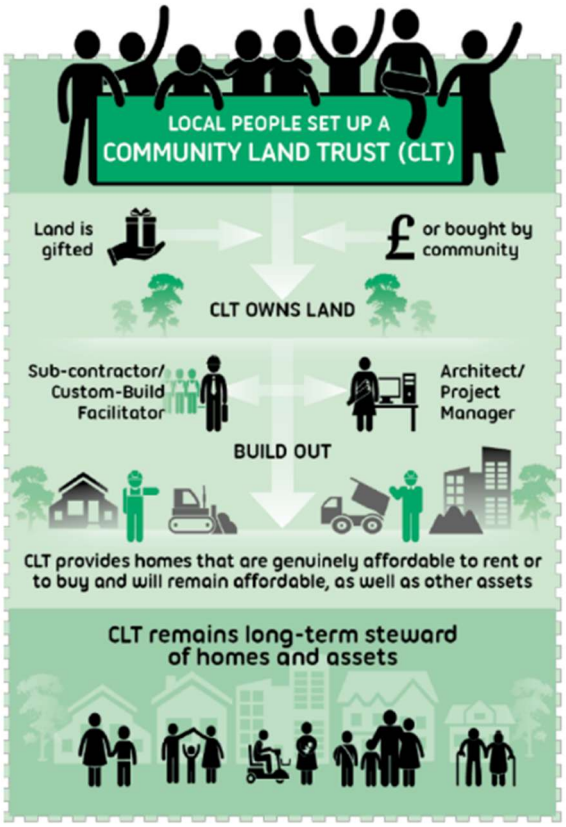
Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment, and the accommodation proposed should contribute to meeting this proven need.

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

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

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

6.17 One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. Such a scheme was recently delivered at Lavenham and opportunities for a similar scheme in Hintlesham and Chattisham can be considered should there be an identified local need for affordable housing for those with a local connection and sufficient interest is forthcoming from residents to form a local Community Land Trust.



The Community Land Trust process

Community Action 2 – Community Land Trust

The Parish Council will work with landowners and interested village residents in order to set up a Community Land Trust (CLT) for Hintlesham and Chattisham.





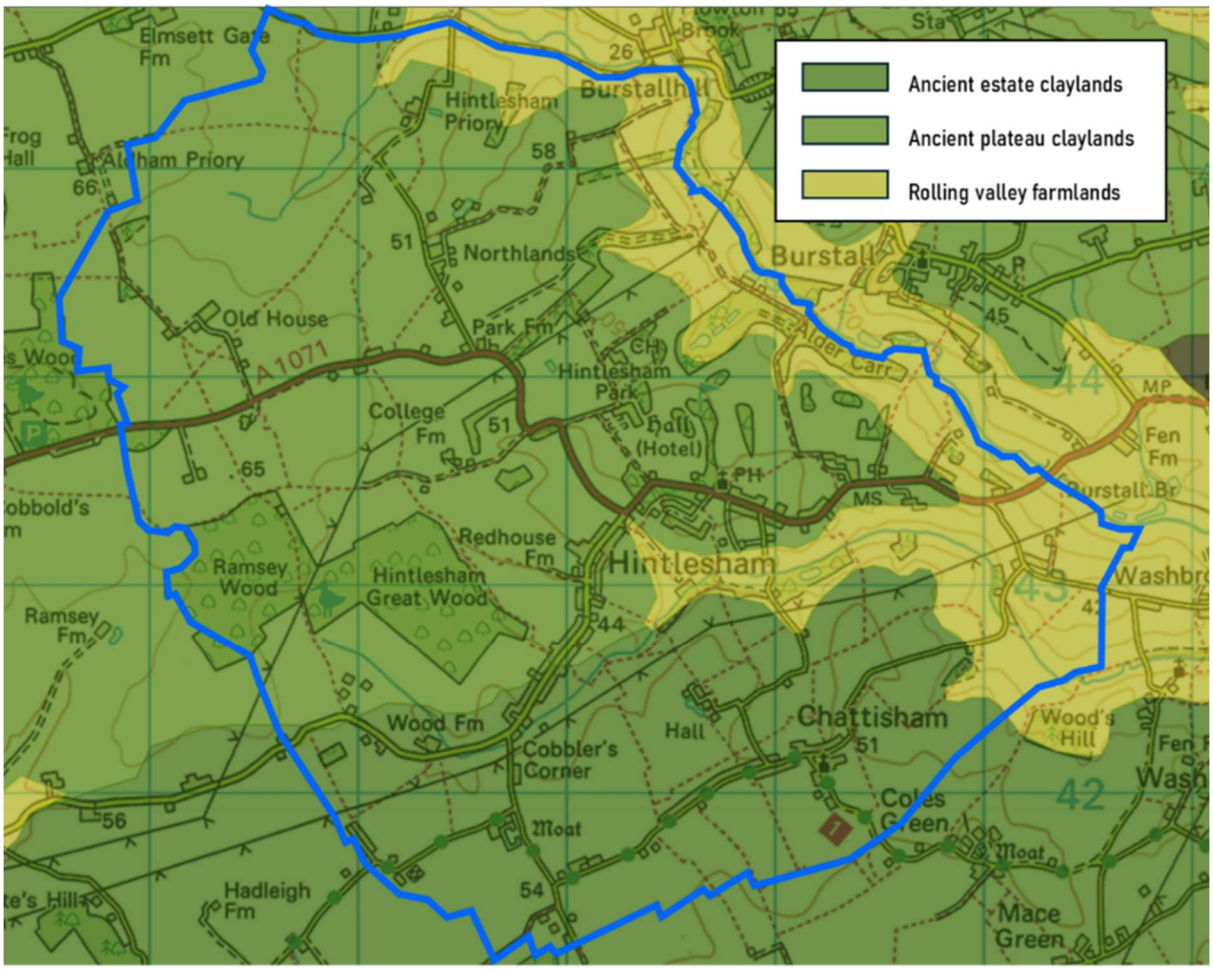
7 Natural Environment

Objectives

5. Protect and enhance the landscape character of the Plan Area including the best and most versatile land, green spaces, woodland and watercourses.
6. Deliver net gains to the extent and quality of natural habitats and biodiversity.

Context

7.1 The landscape of the parishes falls within three defined areas identified in the Suffolk Landscape Appraisal, namely ancient estate claylands, ancient plateau claylands and rolling valley farmlands, as illustrated on **Map 8**. Details of the characteristics of each typology can be found on the dedicated Suffolk Landscape Character Assessment website (https://suffolklandscape.org.uk/) and also in the Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)



Map 8 – Landscape Character Areas

7.2 The Assessment also provides management guidelines for the character areas, as set out below:

Ancient estate claylands management guidelines

- Reinforce the historic pattern of sinuous field boundaries
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows
- Maintain and restore greens and commons
- Maintain and increase the stock of hedgerow trees
- Restore, maintain and enhance the historic parklands and the elements within them.
- Maintain the extent, and improve the condition, of woodland cover with effective management
- Maintain and restore the stock of moats and ponds in this landscape

Ancient plateau claylands management guidelines

- Reinforce the historic pattern of sinuous field boundaries
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows
- Maintain and restore greens and commons
- Maintain and increase the stock of hedgerow trees
- Maintain the extent, and improve the condition, of woodland cover with effective management, especially if this can be economically viable
- Maintain and restore the stock of moats and ponds in this landscape

Rolling valley farmlands management guidelines

- Reinforce the historic pattern of sinuous field boundaries.
- Recognise localised areas of late enclosure hedges when restoring and planting hedgerows.
- Maintain and increase the stock of hedgerow trees.
- Increase the area of woodland cover; siting should be based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service.
- Maintain and restore the stock of moats and ponds in this landscape.

7.3 Hintlesham Woods are classified as ancient woodland and designated as a Site of Special Scientific Interest. There are no other nationally or locally designated sites present in the Neighbourhood Area, including County Wildlife Sites. There are some "priority habitats across the Neighbourhood Area, primarily deciduous woodland which is supplemented by small areas of traditional orchard. The location of these is illustrated on the map in Appendix 2. The Neighbourhood Area falls with the 13 kilometres Zone of Influence of the Stour and Orwell Special Protection Area (SPA) and Special Area of Conservation (SAC). Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre "Zone of Influence" could have a detrimental impact on the designations due to an increase in recreational trips. The Suffolk Recreational Avoidance and Mitigation Strategy (Suffolk RAMS) is a key consideration in the context of the Habitats Regulation Assessment for development proposals. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zones of Influence (ZoI). Joint Local Plan Policy SP09 puts measures in place to mitigate any impacts of development on these internationally significant sites.

Residents' Survey

7.4 Residents were asked how important they think it is to protect local wildlife, trees and hedgerows, where 0 is not important and 100 is very important. Of the 60 responses to the question, the average ranking was 96, indicating that the majority consider the protection of local wildlife, trees and hedgerows to be very important.

Policy Context

National Planning Policy Framework

7.5 National planning policy requires planning policies to conserve and enhance the natural environment, whether this be designated sites or more generally recognition of the intrinsic character and beauty of the countryside. Furthermore, requirements of the Environment Act 2021 are now mandatory in terms of achieving Biodiversity Net Gain (BNG) on new developments, and a minimum of 10% BNG is mandatory for all development that meets the following criteria:

Larger Developments

Residential

- 10 or more dwellings + site area greater that 1 hectare; or
- Unknown number of dwellings – site area greater than 0.5 hectares

Non Residential

- Floorspace is greater than 1000m2; or
- Site area is greater than 1 hectare

Smaller Developments

Residential

- Floorspace to be created is less than 1,000m2
- Site area is less than 1 hectare

7.6 Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments.

The Local Plan

7.7 Joint Local Plan Policy LP16 Biodiversity and Geodiversity refers to the need to follow the biodiversity mitigation hierarchy to minimise the loss of biodiversity assets, whilst it does not mention specific species to be retained it does refer to the creation of wildlife corridors and linking green infrastructure networks. Policy LP17 Landscape seeks to conserve and enhance character.

Neighbourhood Plan Policies

7.8 Given the character of the landscape setting of the built-up areas of the villages, it is important that any new development does not harm the rural character of the area. Furthermore, proposals should, as relevant to the development, seek to implement the relevant management guidelines referred to in paragraph 7.2.

Policy H&C 5 - Protecting Landscape Character

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, proportionate to the proposal demonstrate:

i. how the landscape characteristics of the site and its vicinity have informed the design of the proposal; and
ii. how the proposal has regard to, conserves and enhances, the rural and landscape character and the setting of the built-up areas of the parish, having regard to Joint Babergh and Mid Suffolk Landscape Guidance 2015 or any successor documents.

Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.

7.9 A Local Nature Recovery Strategy has been prepared for Suffolk which includes:

- a local habitat map showing where valuable areas for nature are currently located;
- a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and
- a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit.

It provides a blueprint for how Suffolk's local communities, landowners, local authorities, private companies, and government bodies can work together to; broaden protection, restore, and recover nature on the ground.

Joint Local Plan Policy LP16 "Biodiversity and Geodiversity" requires all development to follow the "biodiversity mitigation hierarchy" which is illustrated in **Figure 6.**

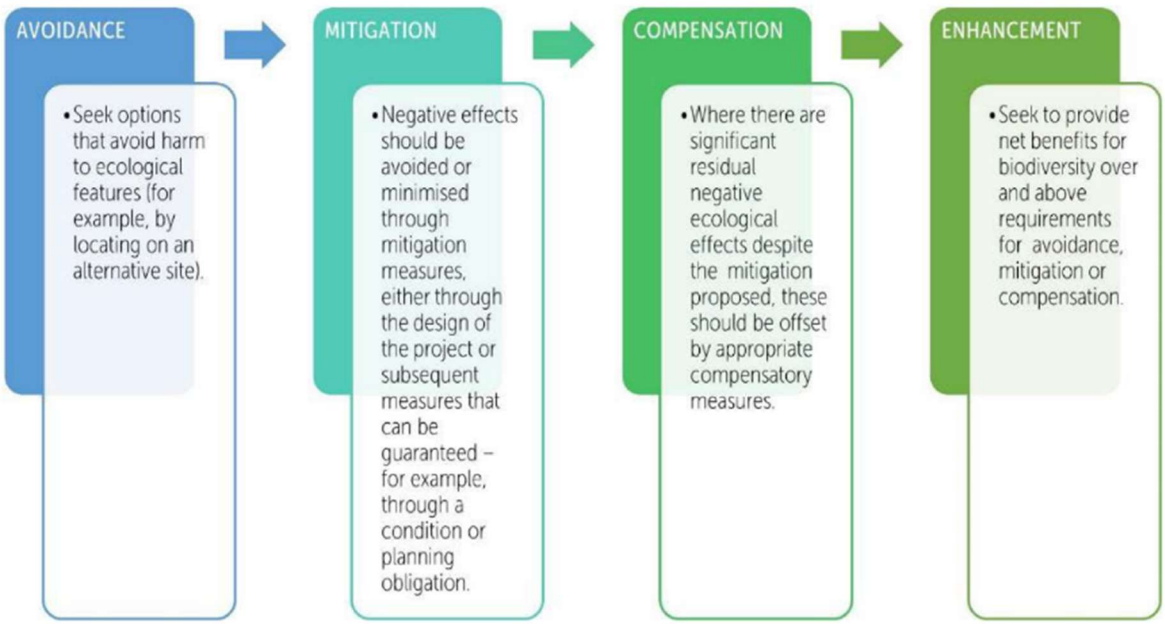


Figure 6 - Biodiversity Mitigation Hierarchy (Source: Chartered Institute of Ecology and Environmental Management – Guidelines for Ecological Impact Assessment 2019)

Policy H&C 6 – Biodiversity and Habitats

Development proposals should avoid the loss of, or significant harm to, priority habitats.

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

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

Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:

a. The creation of new natural habitats including ponds, hedgerows and natural boundary treatments;

b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of the Neighbourhood Area's ancient woodland and hedgerows); and

c. Restoring and repairing fragmented biodiversity networks and corridors.

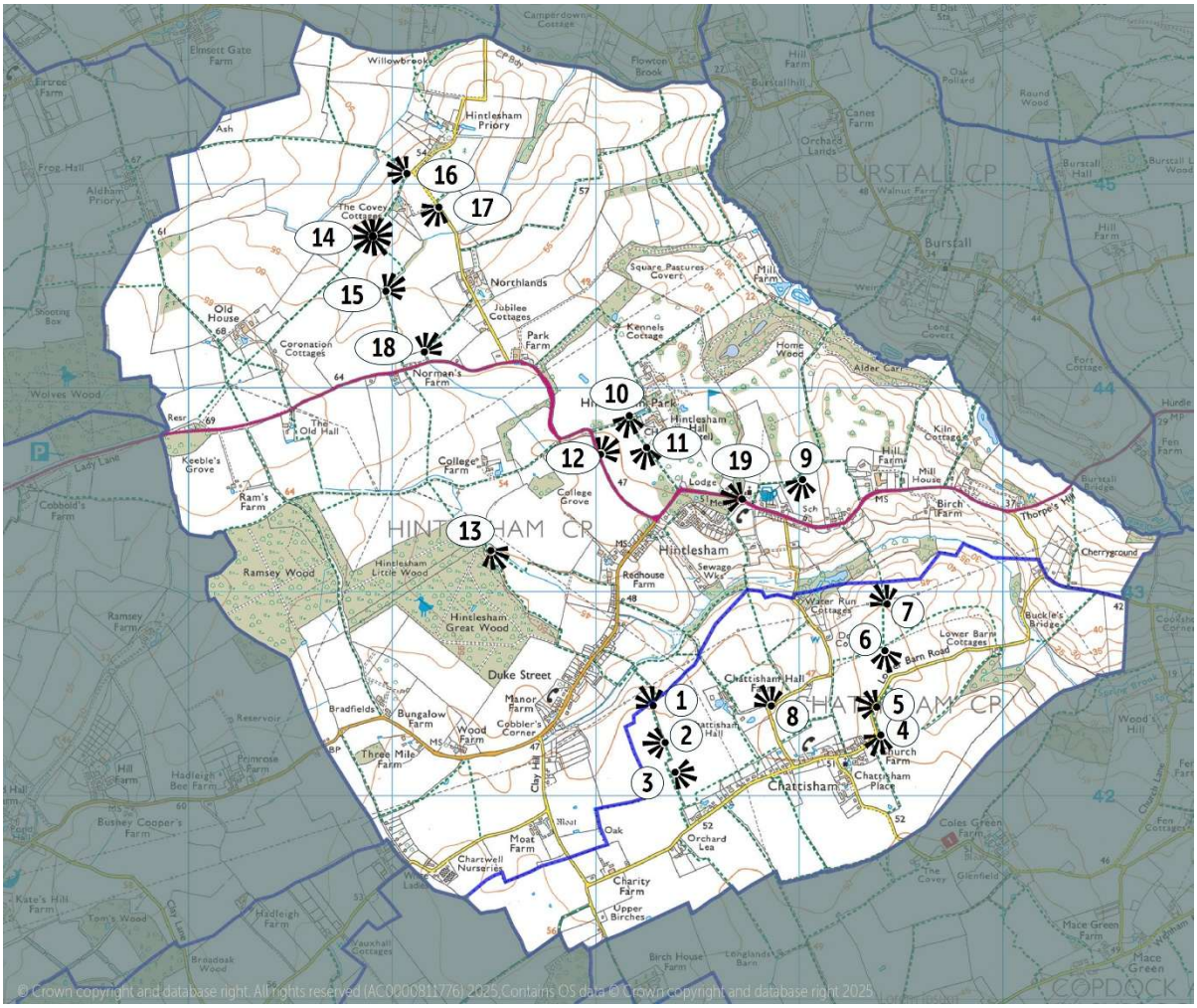
In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.

Important Views

7.10 The nature of the plateau landscape, in particular, in and around the Parish means that there are several distinct views into, out of and within the village from publicly accessible locations that are of high importance to its character, setting and sense of rurality.

7.11 The most important views looking towards the built-up areas of the village have been identified and assessed. These are the views that, due to the planning strategy identified in Policy H&C1, are most likely to be impacted by development. They are identified on **Map 9** and are described in the separate Assessment of Views.

7.12 In order to understand how a proposal might impact on the identified important views, planning applications outside the Settlement Boundaries should be accompanied by a Landscape Visual and Impact Assessment, prepared in accordance with the Landscape Institute "Guidelines for Landscape and Visual Impact Assessment - Third Edition" (2013) or subsequent guidance, or appropriate and proportionate evidence relevant to the scale of the proposal, that demonstrates how the key features of the important views will be protected in all seasons.



Map 9 – Important Views

Policy H&C 7 - Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape features of these views.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the buildings' scale, materials and location, on the key features of the views.



Local Green Spaces

7.13 Public green spaces within the Neighbourhood Area make an important contribution to the amenity, character and setting of the village.

7.14 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 107 of the NPPF (2024) states that the designation should only be used where the green space is:

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

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

7.15 A separate Local Green Space Assessment has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 107 of the NPPF (2024). The spaces that meet the criteria are identified in Policy H&C 8 and are illustrated on the Policies Map.

7.16 The identification of these spaces as Local Green Space means that development is restricted to that which can be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

Policy H&C 8 - Local Green Spaces

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

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
8. Church Belt Community Woodland

Development in the local green spaces will be consistent with national policy for the Green Belt.



8 Historic Environment and Design

Objectives

7. Conserve and enhance the villages' heritage assets.
8. Ensure that new development is designed in a way that reflects local character.
9. Reduce the environmental impact of new development through the incorporation of measures that reduce energy and water use and maintain the area's dark skies.

Context

8.1 There is one scheduled monument and 26 listed buildings in the Neighbourhood Plan Area. Details of these are provided in Appendix 3. The most notable is Hintlesham Hall and associated buildings which was originally built in the 1570s by Thomas Timperley and now operates as a hotel and spa. There is no conservation area in either village but developers should consult the Suffolk Historic Environment Explorer to identify and assess whether recorded sites are at risk of harm when proposing new development. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and should be consulted and assessment made of the archaeological potential of any potential development site at an appropriate stage in the design stage.

8.2 The villages are distinct by the fact that they have primarily developed over the last 100 years as what can only be described as "ribbon" development along existing roads, especially Duke Street. The 1925 Ordnance Survey map illustrates only a few sparce cottages, often semi-detached between Wilderness Hill and Manor Farm. Today, the road frontages on both sides are almost completely filled with housing that has been constructed over the last century.

8.3 Most dwellings in the Neighbourhood Area are detached (85%) with a relatively high proportion of bungalows and 1½ storey dwellings.

Policy Context

National Planning Policy Framework

8.4 For the historic environment, the NPPF defines heritage assets as "a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

8.5 The NPPF places significant weight on achieving well-designed and beautiful places. Paragraph 131 states "The creation of high quality, beautiful and sustainable buildings and places is 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 acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this." It continues, in paragraph 132, by stating "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable."

Local Plan

8.6 At a local level, Joint Local Plan Policy LP19 "The Historic Environment" sets out a comprehensive policy response to all elements of the historic environment. Also, of relevance in relation to development design, are:

- Policy LP23 - Sustainable Construction and Design
- Policy LP24 - Design and Residential Amenity
- Policy LP27 – Flood risk and vulnerability

Residents' Survey

8.7 The Residents' Survey asked only limited questions on the historic environment and design matters. When it comes to the style of housing, many considered that there were too many modern style homes and, conversely, there is considered a need for more period style homes.

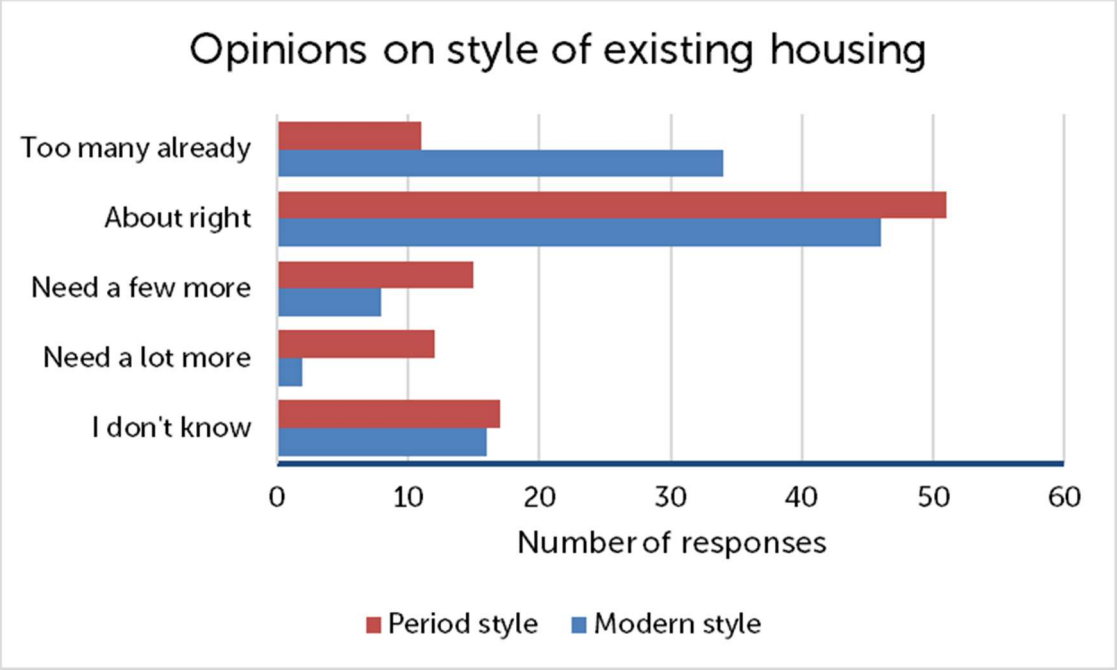


Figure 7 - Residents opinions on style of existing housing

8.8 The Survey also asked about street lighting provision, where most responses that they were satisfied or very satisfied with the current coverage, as illustrated in **Figure 8**.

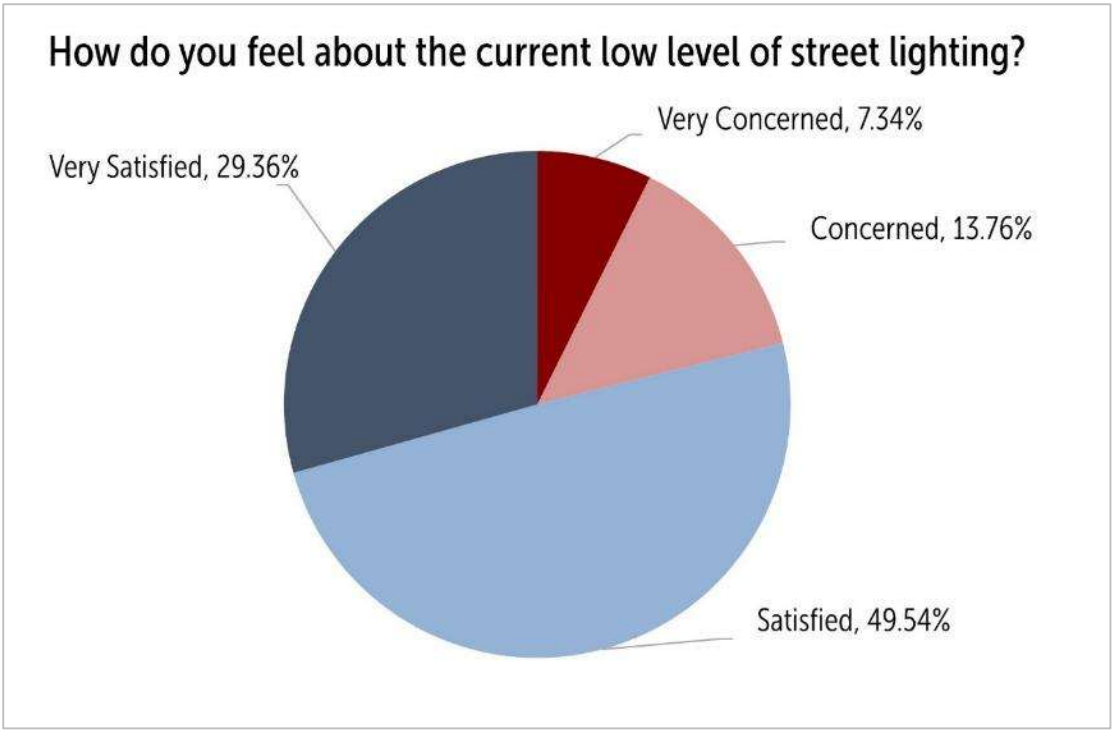


Figure 8 - Residents opinions on existing level of street lighting

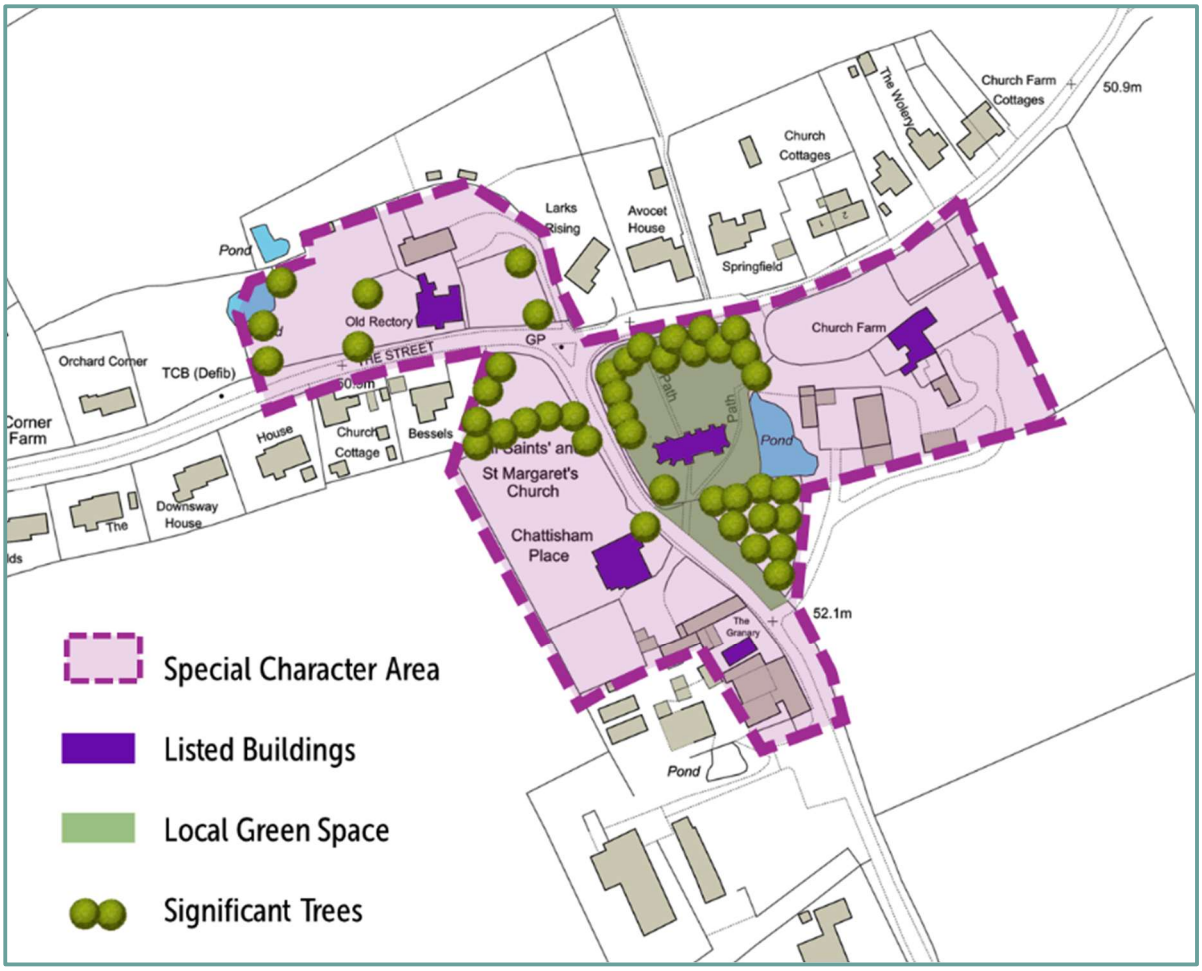
Plan Policies

Built Heritage

8.8 The adoption of the Joint Local Plan in 2023 means that Policy LP19 "The Historic Environment" provides up to date detailed advice on proposals affecting heritage assets, including the need for the submission of a Heritage Statement to enable the necessary judgements to be made with regard to any potential harm to an asset from development proposals.

8.9 Although there is no designated conservation area, the area around the church in Chattisham displays many built and natural assets which, combined, have distinct qualities that warrant protection. In the light of these special qualities, the Neighbourhood Plan designates the areas, as identified on **Map 10**, as a Special Character Area. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.





Map 10 - Chattisham Special Character Area

Policy H&C 9 – Chattisham Special Character Area

A Special Character Area is identified on Map 10 and the Policies Map. Within the Special Character Area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified area as illustrated on Map 10.

Development proposals which would cause unacceptable harm to the character and appearance of the Special Character Area will not be supported.

Development Design

8.10 The design and locations of individual buildings, in particular, can have a significant impact on residents lives if careful consideration is not given to the potential impact. Proposals for new development will need to respect the distinct built and natural environment features of the Plan Area. However, the use of modern materials and design solutions would not necessarily be out of place in such surroundings. Paragraph 131 of the NPPF requires that local planning authorities take account of "the desirability of new development making a positive contribution to local character and distinctiveness."

8.11 Within the context of the NPPF, paragraph 135 provides some general principles that development proposals in the Neighbourhood Area are expected to conform to as appropriate to the develop proposed.

NPPF Principles:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

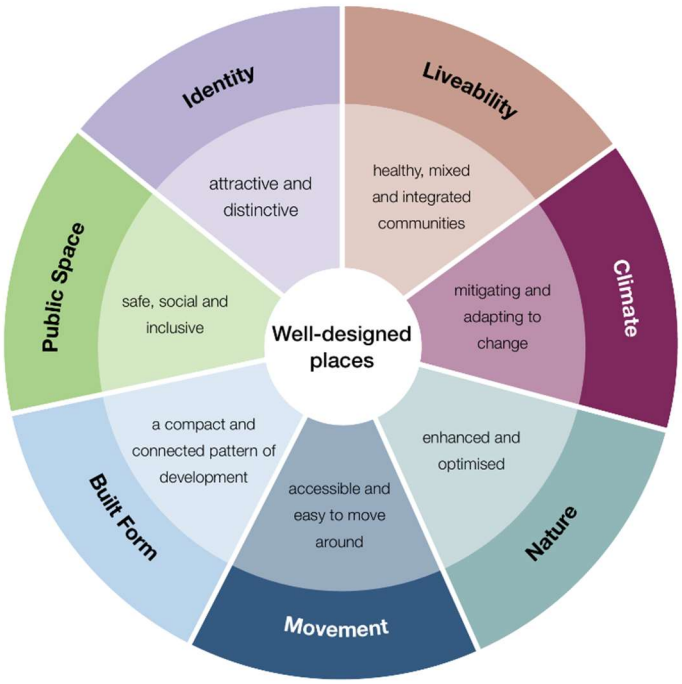
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.







Policy H&C 10 – Development Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment, having regard to the development principles set out in paragraph 135 of the NPPF.

Proposals will be supported where they:

a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
b. maintain the sense of place and character of the three distinct parts to the Parish;
c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
    i. any heritage assets of the site and its surroundings; and
    ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
    iii. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
e. produce designs that respect the character, scale and density of the locality;
f. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot (excluding rear gardens) and that spaces and garages meet the adopted minimum size standards set out in the Suffolk Guidance for Parking (2023) or subsequent guidance;
g. wherever possible ensure that development faces on to existing roads;
h. do not result in water run-off that would add-to or create surface water flooding;
i. where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted Suffolk Guidance for Parking (2023) or subsequent guidance;
j. provide off-street electric vehicle charging points in accordance with the Suffolk Guidance for Parking (2023) or subsequent guidance.

Flood Risk

8.12 There are few areas in the Neighbourhood Area that are within an area at risk from river flooding. Elsewhere, areas are prone to surface water flooding as a result of run-off during heavy periods of rain, in particular in locations on Duke Street and Pond Hall Road.

8.13 Paragraph 181 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment. The NPPF further states that "development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
d) any residual risk can be safely managed; and
e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."

8.14 Joint Local Plan Policy LP27 sets out key requirements in relation to flood risk and vulnerability. The following policy therefore, aims to ensure new development does not exacerbate the situation and that flood matters are considered as an integral part of the design process.

8.15 For all development, regardless of whether the site is within a flood zone or area susceptible to surface water flooding, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal, be supported by a flood assessment, with details of mitigation methods where necessary. The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.

Policy H&C 11 – Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

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

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage. New culverts should be appropriately designed and managed.



Light Pollution

8.16 The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish. Paragraph 198 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. While it is acknowledged that domestic outdoor security lighting does not require planning consent, it is essential that where lighting forms an element of a development it should be designed in such a manner that will not create light pollution or a detrimental impact on highways and the amenity of residents.

Policy H&C 12 – Minimising Light Pollution

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.

Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a frequency (spectrum) of illumination to reduce wildlife impact.

The lighting should only be operational during times when it is essential for the operation of the business and out of operational hours security trigger lighting should be installed.

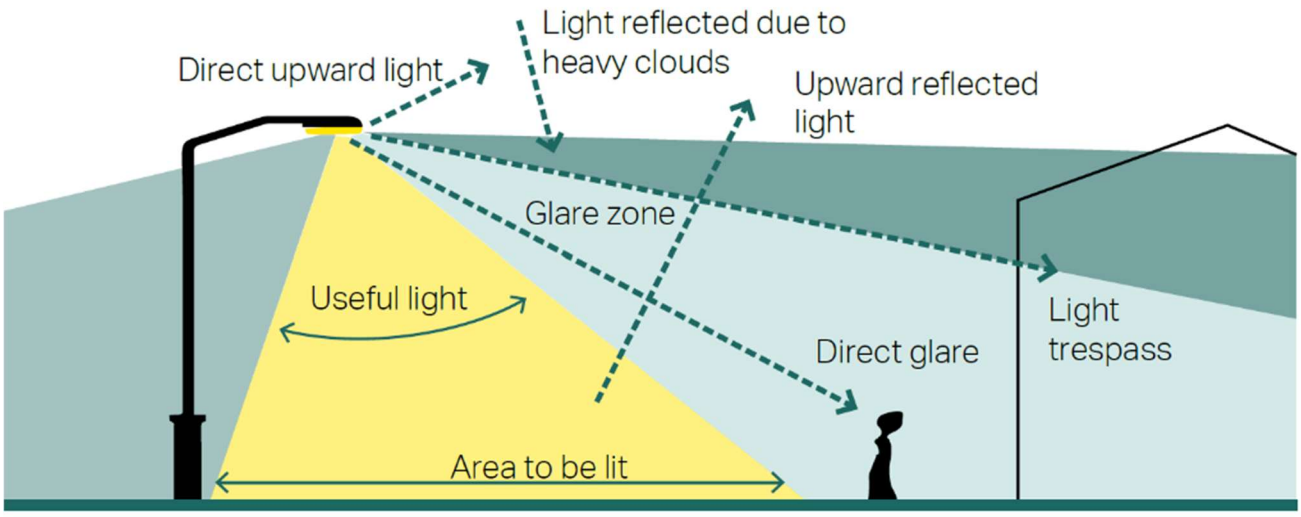


Figure 9 - Diagram to illustrate the different components of light pollution and what 'good' lighting means for dark skies. Source: AECOM Urban Design consultants



9 Services and Facilities

Objective

10. Protect and improve the level of services and facilities.

Context

9.1 Community services and facilities in the village make an important contribution towards maintaining the needs of residents and in reducing the need to travel. At the time of the preparation of this Plan the following services and facilities were available:

Hintlesham

- Primary School
- Community Hall
- The George public house
- Forge Garage car sales and servicing
- St Nicholas' Church
- Playing Field
- Play Area
- Allotments
- Hintlesham Hall Hotel and Spa
- Hintlesham Golf Course
- Telephone Box Library

Chattisham

- Playing Field
- All Saints and St Margaret Church
- Telephone Box Library



9.2 According to data published by the government in March 2025, the primary school has a capacity of 94 pupils and, as at 1 May 2024, there were 76 children on the school roll.

Policy Context

National Planning Policy Framework

9.3 Paragraph 98 of the NPPF states planning policies should "plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments."

Local Plan

9.4 Policy LP28 of the Joint Local Plan sets out how proposals for the provision of new or expanded services and facilities will be considered and also states that proposals "involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;

a. Compensatory provision of an alternative or improved facility will be provided in an equally accessible or improved location or
b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role in its current or future form and it is not needed for an economically viable alternative community use."

9.5 The policy also identifies the requirements for demonstrating how lack of viability and need will be assessed.

Residents' Survey

9.6 The Residents' Survey asked how often facilities in the villages were used. **Figure 10** illustrates the results.

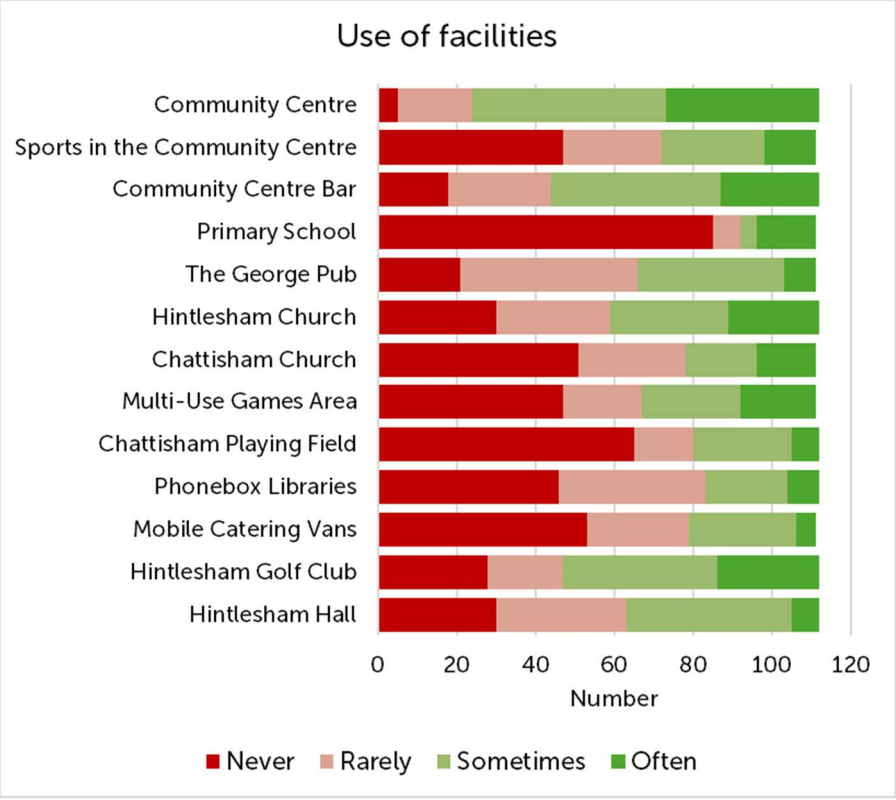


Figure 10 – Residents frequency of use of facilities

Neighbourhood Plan Policies

9.7 The retention of facilities and services is essential to the livelihood of the village and helps reduce rural isolation and social exclusion. The Neighbourhood Plan has an important role in making sure that there are sufficient and adequate services in the village to meet the day-to-day needs of current and future residents.

9.8 During the lifetime of the Plan there may be circumstances that force the closure of a shop or community facility and where there is no demand, or it is not viable for it to remain in its current or alternative community use. In such circumstances it might be better for the premises to revert to an alternative use but only if certain circumstances can be proven. Policy H&C 13 identifies a list of facilities which accord with Policy LP28 of the Joint Local Plan, which will be used to determine any such proposals. Open spaces identified as Local Green Space in Policy H&C7 are not included in this policy.

9.9 In some instances, the loss of a service might have a significant detrimental impact on the village and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the government in the Localism Act 2011 and came into force in September 2012. The aim was to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their area as 'Assets of Community Value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been, or is presently used, to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that 'social interests' include: cultural, recreational and sporting interests. There may, during the lifetime of the Neighbourhood Plan, be circumstances where the Parish Council would consider it appropriate to seek the protection of community facilities as an Asset of Community Value.

Policy H&C 13 – Loss of Services and Facilities

Proposals that would result in the loss of the following community facilities or premises, as identified by the Policies Map, will be considered in the context of Policy LP 28 of the Joint Local Plan:

Hintlesham

1. Primary School
2. Community Hall
3. The George public house
4. Forge Garage car sales and servicing
5. St Nicholas' Church
6. Telephone Box library
7. Hintlesham Hall Hotel and Spa
8. Hintlesham Golf Course

Chattisham

9. All Saints and St Margaret Church
10. Telephone Box library

9.10 The Residents' Survey identified support for the establishment of a Community Shop run by volunteers, as illustrated in **Figure 11**. Such an initiative has recently been opened in Elmsett and the Parish Council is exploring mechanisms for creating one in Hintlesham.

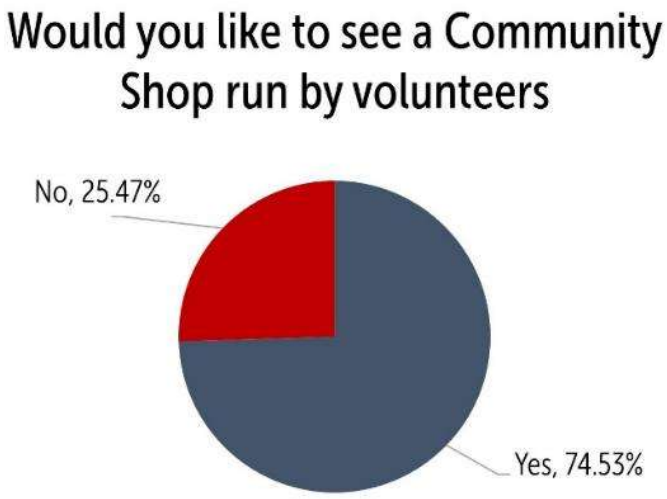


Figure 11 – Support for Community Shop

Community Action 3 – Community Shop

The Parish Council will work with charitable organisations and property owners to try and establish a community shop in Hintlesham.

9.11 The Residents' Survey also identified a need for additional recycling facilities in the parishes. It is important that any new or expanded facilities do not have a detrimental impact on nearby residents by way of noise or smell and the Parish Council will seek to explore the provision of additional recycling options.

Community Action 4 – Recycling Facilities

The Parish Council will work with the Community Council to identify a suitable location for the provision of additional recycling facilities at the Community Hall.



10. Highways and Travel

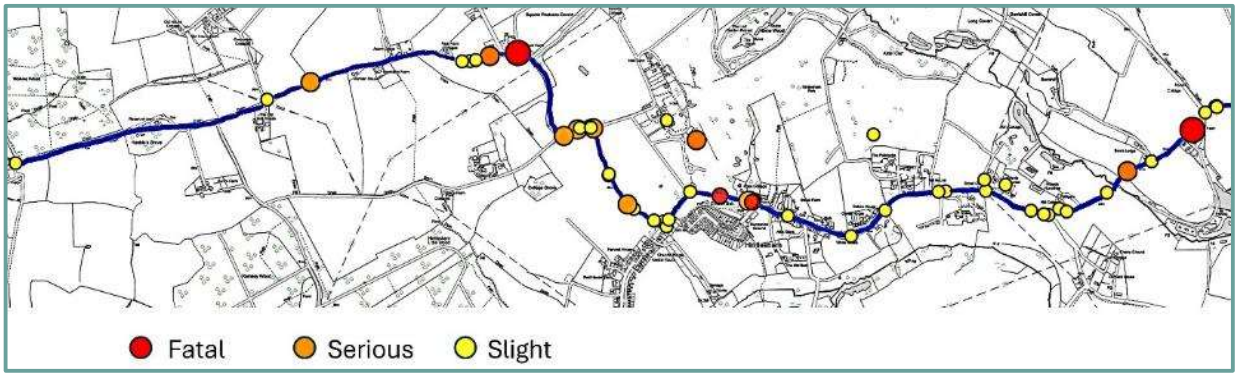
Objectives

11. Support and encourage safe and sustainable transport, including walking, cycling and public transport.
12. Minimise the impact of vehicles passing through the village.

Context

10.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on Suffolk County Council, as the highways authority, for investment in projects or improvements required as part of the mitigation of the impact of development proposals.

10.2 Hintlesham is located on the A1071 which provides the main road between Ipswich, the A14 and A12 trunk roads and the towns of Hadleigh and Sudbury to the west. The Department of Transport publish details of traffic accidents, as illustrated on **Map 11.** The Parish Council also logs all accidents on the A1071 reported locally and it is clear that the road has witnessed a significant number of traffic accidents over the years, some of which are fatal. The poor maintenance of the A1071 and speeding through the village on the A 1071 and Duke Street, are very significant areas of concern.



Map 11 – A1071 traffic accidents 2015 to 2024 (source – Department for Transport)

10.3 There is a suitable school bus service in Hintlesham but the public bus service is not sufficient to enable residents to live or work in the area without cars. An enhanced service is thoroughly supported by the Residents' Survey, where over 80% of respondents were concerned or very concerned about bus services, as illustrated in **Figure 12**. Adding additional request stops on the A1071 would be a good first step. The regular bus service traverses the A1071/George Street through Hintlesham but very infrequently goes down Duke Street. The service is reduced on a Saturday. A recently introduced Sunday bus service connects Hintlesham with Sudbury and Ipswich three times a day. There is no public bus service in Chattisham. A daily hopper style bus supporting surrounding villages would be well supported

10.4 There is a good network of public rights of way in the Plan Area, most of which are in good order. National Cycle Route 1 passes through Chattisham as it connects Ipswich and Hadleigh.

Policy Context

National Planning Policy Framework

10.5 Promoting active travel is now a key theme through government policy and, in particular, promoting opportunities for walking and cycling through utilising Local Cycling and Walking Infrastructure Plans.

10.6 The National Planning Policy Framework states that developments that will generate significant amounts of traffic should provide a travel plan, to set out measures to facilitate sustainable modes of transport.

The Local Plan

10.7 Policy LP29 'Safe, Sustainable and Active Transport' provides a robust policy for the consideration of traffic impact and required mitigation arising from development proposals. The policy also seeks to protect and enhance the Public Rights of Way network. In 2022, Babergh District Council produced 'A Vision for Sustainable Travel', which sets out the ambitions within the district and why it is important and beneficial for communities to travel more sustainably. The accompanying 'Local Cycling and Walking Infrastructure Plan Schemes' describes two potential projects in Hintlesham and Chattisham, namely:

- off road pedestrian space between Pond Hall Road and Duke Street in order to link up circular walking route and improve village access (medium-term scheme).
- desire for cycle path/cycle segregation on 'bendy' stretch of road between Hintlesham and Hadleigh, Back Lane near Priory Road - Road that goes down from A1071 to Flowton.

Residents' Survey

10.8 The Residents' Survey covered a number of matters relating to highways and travel. Figure 12 illustrates levels of concern in relation to questions about local transport and traffic issues.

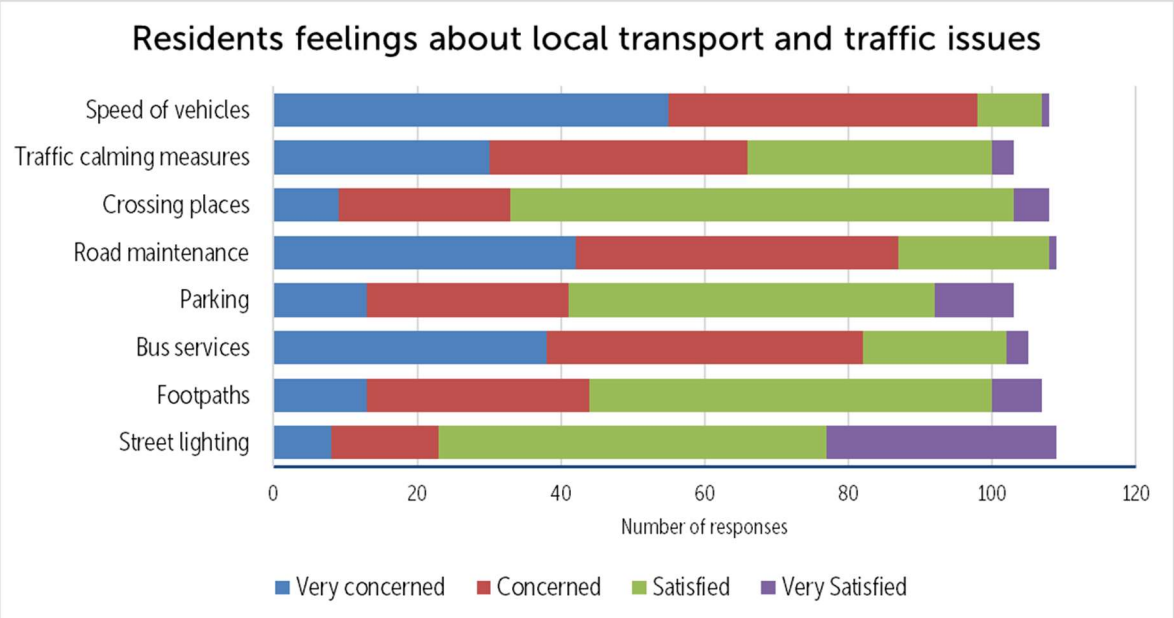


Figure 12 – Survey responses to transport and traffic issues

10.9 **Figure 13** illustrates the mode of travel to work of respondents, illustrating that only a small minority do not travel by their own car or motorcycle.

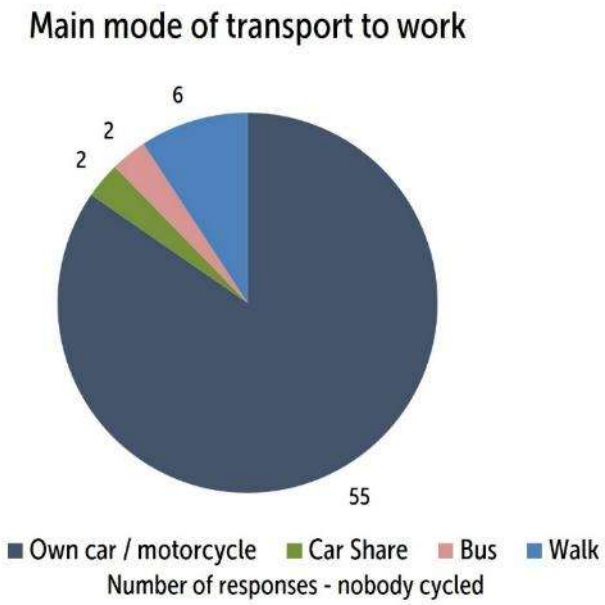


Figure 13 – Survey responses to question about main mode of transport to work

10.10 In addition, of those that responded to the survey:

- **53%** would like to see cycle paths
- **77%** would not like to see additional parking, and
- **62%** would not like to see a car share scheme.

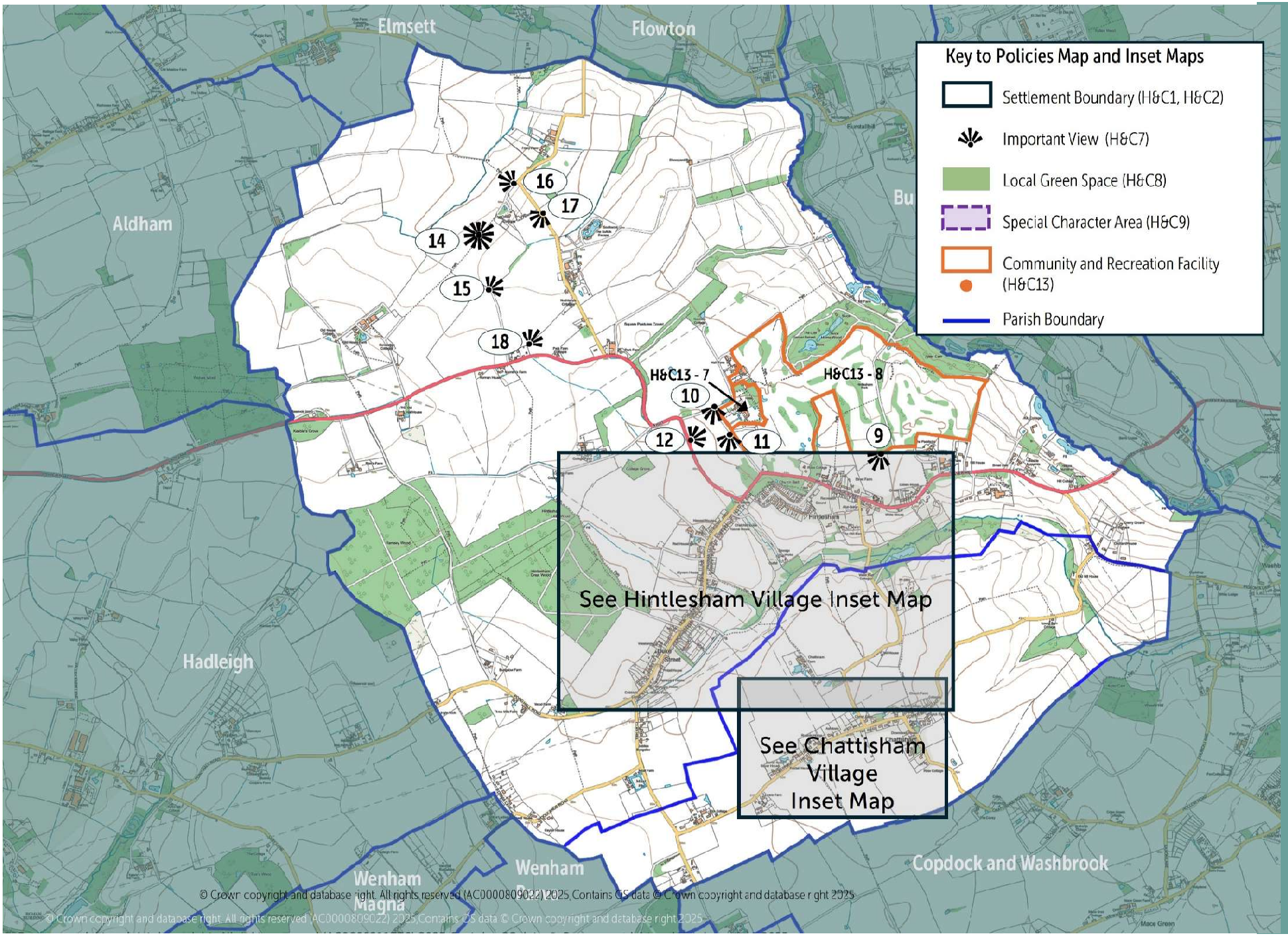
Neighbourhood Plan Policies

10.11 Because most highway improvements do not require planning permission and that the Local Plan provides adequate policies to address highway impact arising from development, the Neighbourhood Plan does not contain any planning policies for this theme.

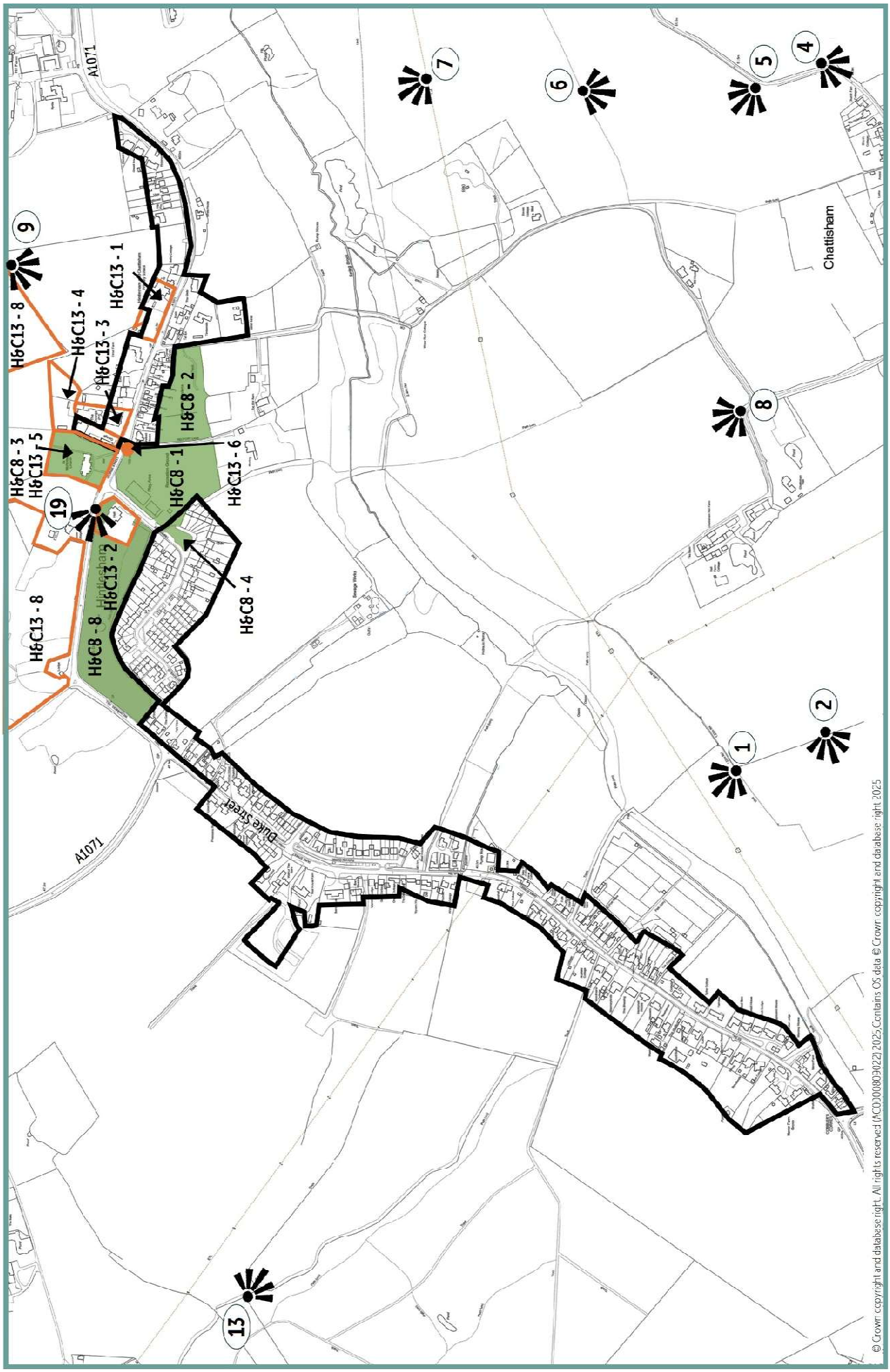




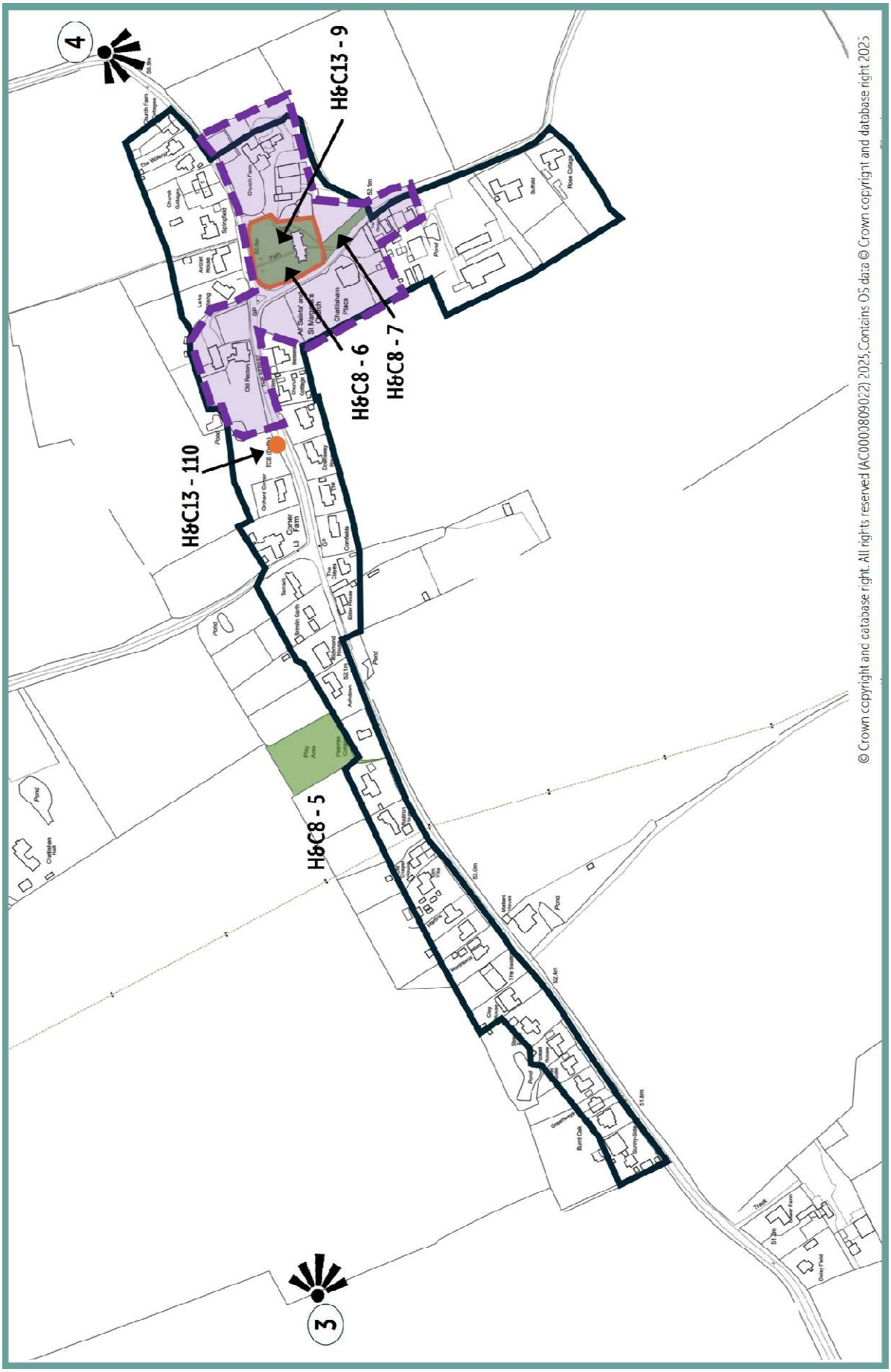
Policies Map



Hintlesham Village Inset Map



Chattisham Village Inset Map



Appendix 1: Joint Local Plan Policy SP03 – Development outside Settlement Boundaries explanation

Policy SP03 (2) refers to circumstances where development outside Settlement Boundaries may be permitted. It refers to Table 5 of JLP1 and paragraph 80 of the NPPF (2021). This appendix reproduces Table 5 and paragraph 80 (which is now paragraph 84 in the December 2023 NPPF)

JLP1 Table 5 - Policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan

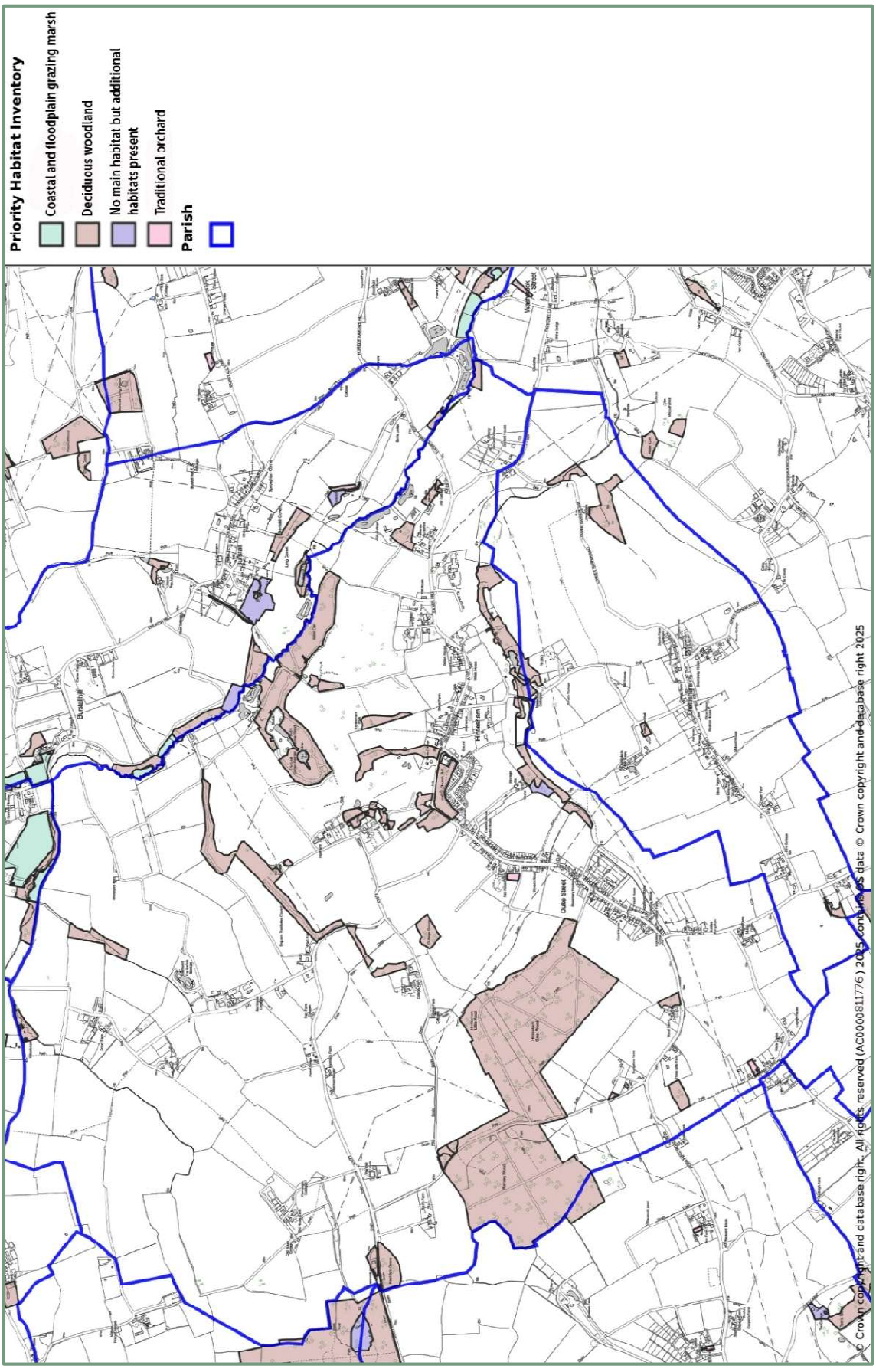
Policy / paragraph	Comments
SP04 (1) – Gypsies and Travellers	Development of sites for Gypsies and Travellers and Travelling Showpeople
SP05 (1, 2 and 5) – Strategic employment site	Development on strategic employment sites, at Brantham and along strategic transport corridors
SP07 (1 and 2) – Sustainable tourism	Sustainable tourism development where it accords with Policy LP12 (2)
SP08 (1) – Delivery of key infrastructure projects	Development enabling the delivery of key strategic infrastructure projects
LP01 (1) – Infill housing	
LP02 (1) – Residential annexes	
LP03 (1) - Residential extensions and conversions	
LP04 (1 and 2) - Replacement dwellings and conversions	
LP05 (1) – Rural worker dwellings	
LP07 - Community-led housing and rural exception site affordable housing	
LP09 – Change of use to small scale employment development	
LP10 – Change from employment use	
LP12 – Tourism and leisure development	
LP13 - Tourist accommodation and removal of holiday occupancy conditions	
LP14 - Intensive livestock and poultry farming	Intensive livestock and poultry farming, subject to Policy LP14 (2)
LP19 - Re-use /redevelopment of a heritage asset	
LP20 - Change of use of land for equestrian purposes or other similar animal-based uses	
LP21 - Change of use of agricultural land to residential garden	
LP22 - New agricultural buildings where there is demonstrable evidence to justify the need for them	
LP25 - Sources, storage and distribution of energy	
LP28 - New accessible local services and community facilities	New accessible local services and community facilities where in accordance with Policy LP28 (1b)
LP31 - New health or education facilities	

NPPF Paragraph 84 (December 2023)

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
    a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
    b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
    c) the development would re-use redundant or disused buildings and enhance its immediate setting;
    d) the development would involve the subdivision of an existing residential building; or
    e) the design is of exceptional quality, in that it:
    - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

Appendix 2: Biodiversity Priority Habitats

Information is up to date at the time of publication. Up to date information should be sought from Natural England or another reliable source of information."



Appendix 3: Designated Heritage Assets

As at 1 June 2025

Source - Historic England's Register of Listed Buildings https://historicengland.org.uk/listing/the-list

The entries below are as they appear in the Historic England list. Where properties are now known by different names from those used in this list, the local names are included in square brackets. Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.

Grade I

Hintlesham Hall, Hadleigh Road, Hintlesham

Grade II*

Service ranges, stables, former coach house and brewhouse attached to Hintlesham Hall, Hadleigh Road, Hintlesham
Church of All Saints, Chattisham Road, Chattisham

Grade II

Manor Farmhouse, Duke Street, Hintlesham
Wood Farmhouse, Duke Street, Hintlesham
Old Post Office, Hadleigh Road [Street Farmhouse, George Street], Hintlesham
Rose Cottage, Hadleigh Road [George Street], Hintlesham
Gatepiers, gates and railings to Hintlesham Hall, Hadleigh Road {George Street[, Hintlesham
College Farmhouse, Hadleigh Road, Hintlesham
Old Hall House, Hadleigh Road, Hintlesham
Mill Farm Cottage, Hintlesham
Park Farmhouse, Hadleigh Road, Hintlesham
Hintlesham Priory, Priory Road, Hintlesham
Normans Farmhouse, Hadleigh Road, Hintlesham
Hyntle Place, Hadleigh Road [Silver Hill], Hintlesham
Church of St Nicholas, Hadleigh Road [George Street], Hintlesham
Hintlesham Hall Lodge, Hadleigh Road, Hintlesham
Hintlesham War Memorial, St Nicholas Churchyard, George Street, Hintlesham
Chattisham Place, Chattisham Road, Chattisham
Church Farmhouse, Lower Barn Road, Chattisham
Doves Cottage, Mill Lane, Chattisham
Old Mill Cottage, Lower Barn Road, Chattisham
Chattisham Hall, Mill Lane, Chattisham
The Clayes, The Street, Chattisham
Cartshed at Chattisham Place, Chattisham Road, Chattisham
The Old Rectory, The Street, Chattisham

Scheduled Monument

Moated site at Moat Farm, 450m south of Cobbler's Corner, Hintlesham

Hintlesham and Chattisham

NEIGHBOURHOOD PLAN 2025-2040



