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Chelmondiston Neighbourhood Plan

Planning Policy Assessment and Evidence Base Review

July 2018

Kirkwells

The Planning People

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Appendix 1 – Nomis Local Area Report

Document Overview

- The Parish of Chelmondiston lies 7 miles to the south east of Ipswich on the Shotley Peninsula.
- The neighborhood development plan area covers 517.26 hectares and the population of the Parish was recorded as 1,054 in the 2011 Census (Nomis).
- The most relevant development plan documents for the area comprise the:
 - Babergh Core Strategy
 - Babergh Local Plan saved policies
- Emerging planning policy is included in the Babergh/Mid Suffolk Local Plan
- The area includes part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and the Stour and Orwell Special Protection Area/Ramsar site.
- There is a total of 7 entries on the National Heritage List for England. The neighbourhood area includes the Pin Mill Conservation Area.
- Chelmondiston lies within Zones A and D of Community Infrastructure Levy Draft Charging Schedule.

1.0 Introduction

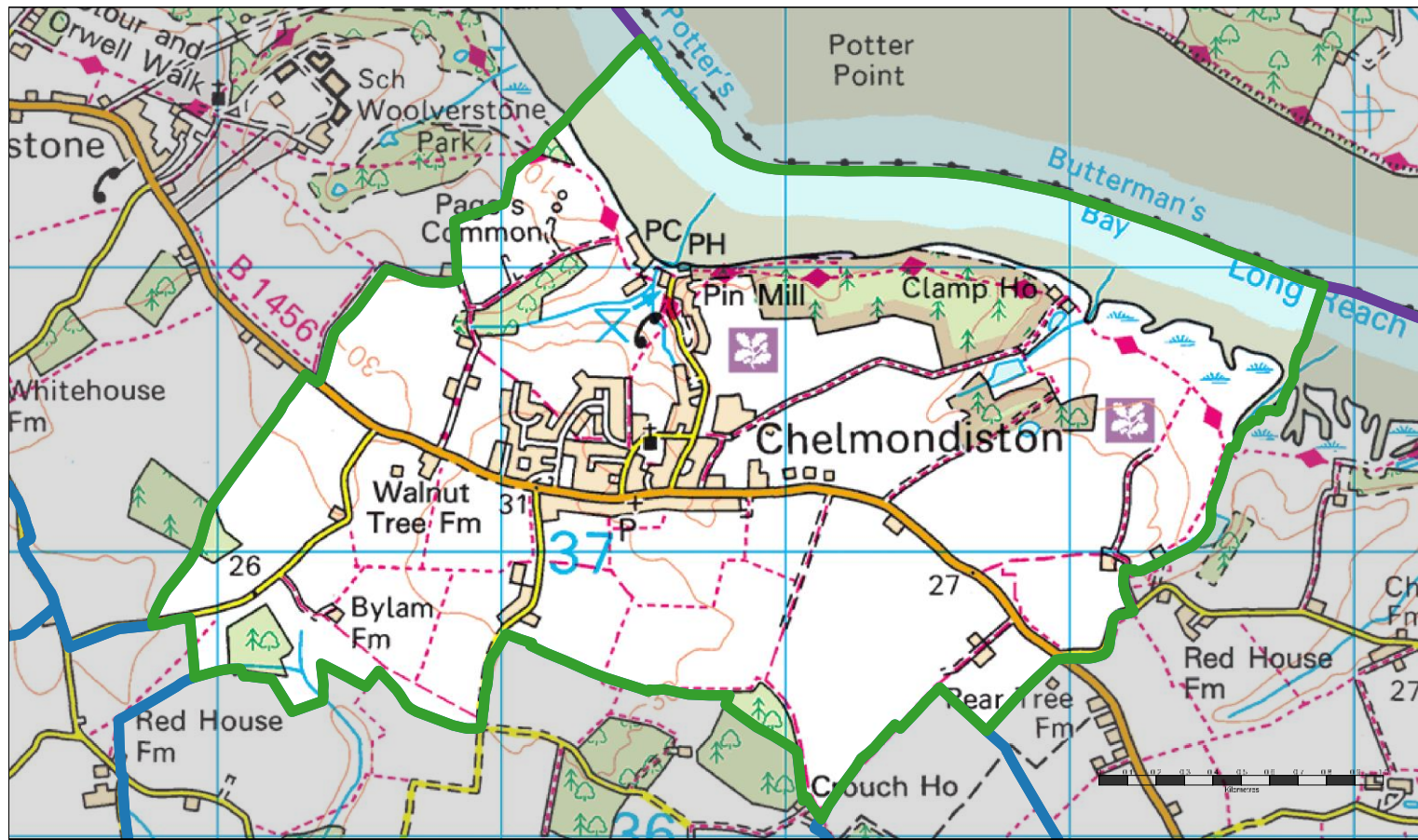
Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This Planning Policy Assessment and Evidence Base (PPA) document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Chelmondiston Neighbourhood Plan. The PPA forms an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group [check?].


The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Chelmondiston Neighbourhood Plan.

A local area report produced using NOMIS is included at Appendix 1.

Chelmondiston Designated Neighbourhood Planning Area



Chelmondiston Neighbourhood Plan Area

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2.0 National Planning Policy and Guidance

National Planning Policy Framework (NPPF)¹

The NPPF sets out the government's planning policy for England. One of the basic conditions for neighbourhood plans is that they must have appropriate regard to national planning policy and guidance.

The main sections of the NPPF affecting neighbourhood plans are set out in the remainder of this section of the PPA.

The NPPF does not change the status of the development plan, that includes "made" neighbourhood plans:

"Para 2. Planning law requires that applications for planning permission be determined in accordance with the development plan², unless material considerations indicate otherwise³."

Footnote 2:

This includes local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities.

There is a presumption in favour of sustainable development:

"12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed."

The application of the presumption has implications for the way communities engage in neighbourhood planning.

"13. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

Additional provisions apply where the provision of housing conflicts with a neighbourhood plan:

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

“14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply”:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;*
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;*
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and*
- d) the local planning authority’s housing delivery was at least 45% of that required⁹ over the previous three years.”*

Most neighbourhood plan policies are considered to deal with non-strategic matters and the NPPF sets out how these should be dealt with:

“18. Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.

21. Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.

28. Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.

29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.¹⁶”

Footnote 16: Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.”

The NPPF also sets out how different policies in different plans should be handled:

“30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

The issue of “prematurity” where a proposal comes forward for decision before a plan is completed is dealt with in paragraph 50:

“50. Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process.”

Communities can also use special types of neighbourhood plan, “orders”, to grant planning permission:

“52. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. These require the support of the local community through a referendum. Local planning authorities should take a proactive and positive approach to such proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination.”

The NPPF section on housing sets out the relationship between strategic planning policy and neighbourhood plans:

“65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁰. Once the strategic policies have been adopted, these figures should not need retesting at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.”

Footnote 30:

Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

“66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”

Footnote 31: Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

This may prove relevant to the Chelmondiston NDP if, and when, such a figure is provided through the Babergh and Mid Suffolk Local Plan.

Specific guidance is offered neighbourhood planning groups in terms of allocating small sites:

“69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.”

The NPPF sets out the specific conditions when the Local Green Space designation can be used:

“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

100. The Local Green Space designation should only be used where the green space is:

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

101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”

Neighbourhood plans should also consider setting local design policy:

“125. 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. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

Guidance is provided on community-led renewable energy initiatives:

“152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.”

Finally, the NPPF sets out how the revised framework should be implemented.

“214. The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted⁶⁹ on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.”

Footnote 69: For neighbourhood plans, ‘submission’ in this context means where a qualifying body submits a plan proposal to the local planning authority in accordance with regulation 15 of the Neighbourhood Planning (General) Regulations 2012.

Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014²

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

² <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

However, this Statement was successfully challenged in the High Court in August 2015 with the High Court concluding that the approach is incompatible with the Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004.

On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated

Written Statement to Parliament: Planning Update, 25 March 2015³

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁴

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

³ <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁴ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

Written Statement to Parliament: Neighbourhood Planning (HCWS346) – 12th December 2016⁵

Neighbourhood planning was introduced by the Localism Act 2011 and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area

⁵ <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2016-12-12/HCWS346/>

in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- this written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

National Planning Practice Guidance

Neighbourhood plans must also have appropriate regard to national planning guidance. This is produced as an online resource at <https://www.gov.uk/government/collections/planning-practice-guidance> divided into 50 sections, including one on neighbourhood planning, this resource should be used as and when necessary.

3.0 Babergh District Planning Policy

The development plan for the area comprises the following documents:

Babergh Local Plan 2011-2031 Core Strategy and Policies

Babergh Local Plan 2006 - Saved Policies

Stowmarket Area Action Plan

Suffolk Minerals Core Strategy

Suffolk Waste Core Strategy

3.1 Babergh Local Plan 2011-2031 Core Strategy and Policies (February 2014)

The Core Strategy & Policies (CS&P) (Part 1 of the new Local Plan) provides a high-level, strategic plan for Babergh for 20 years from 2011-2031. The policies are broad, general, overarching policies outlining the strategy for growth and steering growth to sustainable locations. With the exception of five strategic allocations, the Core Strategy and Policies document does not allocate sites and other subsequent Development Plan Documents (DPDs), that is Development Management and Site Allocations, will provide much more detailed policies covering detailed or specific requirements to cover many elements of development proposals and the site specific details where new, smaller sites are to be allocated for development (or for other purposes).

The CS&P's Vision for Babergh is:

"Babergh will continue to be an attractive, high quality place in which to live and work, and to visit. The local character and distinctiveness of South Suffolk will be further enhanced by a strong economy and healthier environment providing the framework for a well connected network of places that is made up of mixed and balanced communities."

To deliver this Vision 8 specific objectives are identified with accompanying "critical success factors" and planning policies to help achieve these goals:

Objective 1: Enable – mixed and balanced communities / comprehensive neighbourhoods

Critical success factors:

- i) Delivery of approximately 10,000 new jobs and 2,500 new homes by 2031 throughout the district supporting urban and rural areas and meeting the needs of businesses and communities
- ii) Delivery of a mix of housing types which matches the identified need in each location

Policies CS2, CS3, CS16, CS18, CS19, CS20, CS21 and CS22

Objective 2: Support economic growth and prosperity, building on the strengths of the local economy, including strengthening the role of the rural economy

Critical success factors:

- i) Delivery of well planned strategic mixed use schemes in Sudbury / Great Cornard, Hadleigh, and Ipswich Fringe
- ii) Facilitating the right conditions to foster economic growth
- iii) Protection of existing employment sites and premises
- iv) Development of strategic and locally important sites implemented during the plan period
- v) Maintain and enhance job opportunities in the rural communities to support mixed and balanced communities

Policies, CS3, CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS11, CS16 and CS17

Objective 3: Facilitate – regeneration and renewal

Critical success factors:

- i) Delivery of a mixed use scheme on the redundant industrial land at Brantham (Policy EM06 of the adopted Local Plan Saved Policies) through a planned scheme which is well integrated into the existing village
- ii) Redevelopment of the former sugar factory site at Sproughton as a sub-regionally strategic site for port-related and other employment uses
- iii) Town centre regeneration, particularly to extend or enhance the retail offer, complementary to the existing vitality and viability of the towns of Sudbury and Hadleigh

Policies CS2, CS3, CS8, CS10 and CS16,

Objective 4: Ensure provision of adequate infrastructure to support new development

Critical success factors:

- i) The use of a master planning approach to ensure the co-ordination and phased delivery of required infrastructure is planned for in schemes on the larger and strategic sites from the outset
- ii) The establishment of a 'CIL' for the Authority

- iii) Securing contributions either on site, or through financial contributions for the necessary infrastructure to support the new development, as required, site by site

Policies CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS15, CS19, CS20, CS21 and CS22

Objective 5: Encourage / Promote – adaptation to climate change, resource efficient use of land and infrastructure

Critical success factors:

- i) Evidence of schemes which meet the target reduction in CO2 emissions
- ii) Brownfield sites developed for appropriate uses, in preference to green field, resulting in a significant amount of development coming forward on brownfield land
- iii) The number of schemes which demonstrate the use of on-site renewables and energy saving initiatives, plus renewable energy generation
- iv) No deterioration in water quality as a result of development coming forward in the plan period.
- v) The number of schemes implemented that demonstrate the use of innovative and/or resource-saving measures such as Sustainable Drainage Systems (SUDs) and waste management measures

Policies CS12, CS13, CS14 and CS15

Objective 6: Protect / conserve and enhance: local character; built, natural and historic environment including archaeology, biodiversity, landscape, townscape; shape & scale of communities; the quality and character of the countryside; and treasured views of the district

Critical success factors:

- i) Strategic sites and other large scale development are well located and designed in relation to the protected areas and most sensitive landscapes
- ii) The character and context of the landscape/townscape inspires and informs the structure, design and shape of all new, large-scale development. Although the focus will be different for each site important elements are likely to include: landscape form, biodiversity, a design framework based on green infrastructure, and connectivity
- iii) Enhancement mitigation and compensation is provided where appropriate

- iv) The scale and character of new development is appropriate to and well integrated into the settlement;
- v) Development is of a high quality and is of a design which respects the local environment in which it is located, particularly the historic context and character

Policies CS4, CS5, CS6, CS7, CS8, CS9, CS10, CS11, CS12, CS15 and CS16

Objective 7: Support Rural Communities, local services and facilities

Critical Success factors

- i) Key services are retained or improved
- ii) Rural services are supported in a way which matches the identified need

Policies CS2, CS3, CS11, CS17, CS20 and CS21

Objective 8: Manage and deliver development in a phased way so that growth is incremental and delivered at the appropriate time

Critical success factors:

- i) Development within the Strategic sites is phased over the plan period, as outlined in a master plan or other relevant planning delivery framework
- ii) In Sudbury / Great Cornard phasing ensures that development in the Chilton Mixed Use scheme comes forward in the early part of the plan period, and if Chilton is delayed, allows for the New Direction of Growth to be implemented sooner
- iii) Development in other locations respects the cumulative scale of development elsewhere in the settlement and within the functional cluster

Policies CS3, CS4, CS5, CS6, CS7, CS11, CS21 and CS22

Policies

Policy CS1 of the CS&P is an overarching policy applying the presumption in favour of sustainable development found in national planning policy:

Policy CS1: Applying the Presumption in favour of Sustainable Development in Babergh

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Babergh district.

Planning applications that are supported by appropriate / proportionate evidence and accord with the policies in the new Babergh Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- i) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii) specific policies in that Framework indicate that development should be restricted

Strategy for Growth

Section 2 of the CS&P sets out the Strategy for Growth. This is based on a settlement hierarchy based on settlement function rather than size.

This hierarchy identifies Towns / Urban areas:

- Sudbury and Great Cornard
- Hadleigh
- Babergh Ipswich Fringe (edge of urban area)

Core Villages serving functional clusters and hinterland villages. Chelmondiston is identified as a hinterland village within the functional cluster centred on Holbrook.

Policy CS2: Settlement Pattern Policy sets out how development will be managed within this hierarchy.

“Most new development (including employment, housing, and retail, etc.) in Babergh will be directed sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages identified below. In all cases the scale and location of development will depend upon the local housing need, the role of settlements as employment providers and retail/service centres, the capacity of existing physical and social infrastructure to meet forecast demands and the provision of new / enhanced infrastructure, as well as having regard to environmental constraints and

the views of local communities as expressed in parish / community / neighbourhood plans.”

Further on Core Villages CS2 states:

“Core Villages will act as a focus for development within their functional cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document.”

And on Hinterland Villages such as Chelmondiston:

“Hinterland Villages will accommodate some development to help meet the needs within them. All proposals will be assessed against Policy CS11. Site allocations to meet housing and employment needs may be made in the Site Allocations document where circumstances suggest this approach may be necessary.”

Outside of the Town/Urban Areas, Core Villages and Hinterland Villages development will be considered to be in open countryside and ***“will only be permitted in exceptional circumstances subject to a proven justifiable need.”***

Section 3: The Delivery of growth, provision of infrastructure and monitoring of the Core Strategy sets out a number of development management policies to promote sustainable development. Those relevant to the Chelmondiston NDP include the following:

Policy CS12: Sustainable Design and Construction Standards

Larger scale residential developments, particularly those within the Strategic Allocations and Broad Location for growth, will be expected to achieve the Building For Life Silver Standard. In other cases (e.g. in some of the Core Villages), and where the Council consider it is viable to do so, sites where this standard can be achieved will be identified in the Site Allocations DPD.

All new non-residential developments will be expected to achieve, as a minimum, the BREEAM “Excellent” standard or equivalent.

Policy CS13: Renewable / Low Carbon Energy

All new development will be required to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through adopting a sustainable approach to energy use.

Development within the Strategic Allocations and Broad Location for growth and other large-scale development proposals will be required to use on-site renewable, decentralised, or low carbon energy sources with the aim of achieving a 10% reduction in the predicted carbon dioxide emissions of the development.

In other cases the Council will support proposals for development that includes on-site low and zero carbon technologies including, where appropriate, proposals to retro-fit existing buildings as part of schemes to extend or convert those buildings.

In all cases, the Council will encourage and support community initiatives, including linking with / contributing to the provision of local off-site renewable energy sources and the use of energy service companies (ESCOs) or similar energy saving initiatives.

Policy CS14: Green Infrastructure

Existing green infrastructure will be protected and enhanced. In new developments green infrastructure will be a key consideration and on the larger sites it will be central to the character and layout of development. All new development will make provision for high quality, multi-functional green infrastructure appropriate to the scale and nature of the proposal. Particular consideration will be given to ensuring new provision establishes links with existing green infrastructure, providing a well connected network of green infrastructure in urban and rural areas.

Specific requirements, characteristics and standards of GI provision within strategic sites and larger site allocations will be identified in the Site Allocations DPD and where appropriate through Masterplanning mechanisms.

Policy CS15: Implementing Sustainable Development in Babergh

Proposals for development must respect the local context and character of the different parts of the district, and where relevant should demonstrate how the proposal addresses the key issues and contributes to meeting the objectives of the this Local Plan. All new development within the district, will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development – as interpreted and applied locally to the Babergh context (through the policies and proposals of this Local Plan), and in particular, and where appropriate to the scale and nature of the proposal, should:

- i) respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views;**
- ii) make a positive contribution to the local character, shape and scale of the area;**
- iii) protect or create jobs and sites to strengthen or diversify the local economy particularly through the potential for new employment in higher skilled occupations to help to reduce the level of out-commuting, and raise workforce skills and incomes;**
- iv) ensure an appropriate level of services, facilities and infrastructure are available or provided to serve the proposed development;**
- v) retain, protect or enhance local services and facilities and rural communities;**
- vi) consider the aspirations and level and range of support required to address deprivation, access to services, and the wider needs of an aging population and also those of smaller rural communities;**
- vii) protect and enhance biodiversity, prioritise the use of brownfield land for development ensuring any risk of contamination is identified and adequately managed, and make efficient use of greenfield land and scarce resources;**

- viii) address climate change through design, adaptation, mitigation and by incorporating or producing sources of renewable or low-carbon energy;**
- ix) make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district;**
- x) create green spaces and / or extend existing green infrastructure to provide opportunities for exercise and access to shady outdoor space within new developments, and increase the connectivity of habitats and the enhancement of biodiversity, and mitigate some of the impacts of climate change e.g. enhancement of natural cooling and reduction in the heat island effect, provision of pollution sequestration for the absorption of greenhouse gases, and through the design and incorporation of flood water storage areas, sustainable drainage systems (SUDs);**
- xi) minimise the exposure of people and property to the risks of all sources of flooding by taking a sequential risk-based approach to development, and where appropriate, reduce overall flood risk and incorporate measures to manage and mitigate flood risk;**
- xii) minimise surface water run-off and incorporate sustainable drainage systems (SUDs) where appropriate;**
- xiii) minimise the demand for potable water in line with, or improving on government targets, and ensure there is no deterioration of the status of the water environment in terms of water quality, water quantity and physical characteristics;**
- xiv) minimise waste (including waste water) during construction, and promote and provide for the reduction, re-use and recycling of all types of waste from the completed development;**
- xv) minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building methods, materials and construction techniques that optimise energy efficiency and are resilient to climate change (e.g. resilience to high winds and driving rain);**
- xvi) promote healthy living and be accessible to people of all abilities including those with mobility impairments;**
- xvii) protect air quality and ensure the implementation of the Cross Street (Sudbury) Air Quality Action Plan is not compromised;**
- xviii) seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars) thus improving air quality; and**
- xix) where appropriate to the scale of the proposal, provide a transport assessment /Travel Plan showing how car based travel to and from the site can be minimised, and proposals for the provision of infrastructure and opportunities for electric, plug-in hybrid vehicles, and car sharing schemes.**

The production of development briefs/Masterplans will be required where proposals warrant such an approach owing to the scale, location or mix of uses. A

landscape/townscape appraisal, energy strategy, multifunctional green infrastructure strategy and design and a design concept statement will be essential components of development briefs and Masterplans, alongside the sustainability assessments required in Policy CS12.

Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment within designated sites covered by statutory legislation, such as AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas. In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological,

biological, hydrological and geological interest. Adaptation or mitigation will be required if evidence indicates there will be damaging impacts if a proposal is otherwise acceptable and granted planning permission.

With regard to the SPAs, SACs and Ramsar sites any development that would have an adverse effect on the integrity of a European site including candidate / proposed sites either alone or in combination with other plans or projects will be refused (see Note 2).

Policy CS16: Town, Village and Local Centres (relevant extract)

Retail, leisure, tourism, cultural and office development will continue to be focussed in Sudbury and Hadleigh, and in village and local centres at an appropriate scale and character for the location, and in new local centres located in the Strategic Allocations / New Direction of Growth.

New retail, leisure and similar service uses, including evening and night-time uses, will be assessed for potential impact, including cumulative impact, on the character and function of the centre / area, anti-social behaviour and crime, including considering security issues raised by crowded places, and the amenities of nearby residents, as well as on the vitality and viability of existing centres.

Policy CS17: The Rural Economy

Historic villages, such as Lavenham and Long Melford and coastal villages such as Chelmondiston and Shotley play an important role in tourism and leisure within the district, and appropriate new development that supports this role will be encouraged.

The economy in the rural area will be supported through a number of measures including:

- a) through the encouragement of:
 - i) proposals for farm diversification;
 - ii) the re-use of redundant rural buildings;

iii) sustainable tourism and leisure based businesses (including those offering a diverse range of visitor accommodation, activities or experiences);

iv) businesses involved in the renewable energy / low carbon industry at an appropriate scale for the location;

v) rural 'business parks', and workshops, rural and community business

'hubs' that share facilities and other innovative rural enterprises, and innovative business practices such as co-operatives or micro businesses based on shared facilities / services;

vi) and where appropriate, farm shops and farmers markets; and

b) support for / promotion of rural businesses.

All proposals for development should comply with other policies in the Core Strategies and Policies document, particularly Policy CS15, and other subsequent

Policy CS18: Mix and Types of Dwellings

Residential development that provides for the needs of the District's population, particularly the needs of older people will be supported where such local needs exist, and at a scale appropriate to the size of the development.

The mix, type and size of the housing development will be expected to reflect established needs in the Babergh district (see also Policy CS15).

Development on strategic housing sites or mixed use developments with a substantial residential element will be required to make provision for the accommodation needs of vulnerable or identified groups of people, as reflected in established local needs assessments.

New pitches / plots will be provided at an appropriate level and in suitable locations to meet the identified needs of Gypsies and Travellers / Travelling Showpeople in the district if these arise. The preferred approach to meeting needs is to be through strategic housing sites or mixed use developments, or through small sites according to the settlement pattern and depending upon the nature of identified need. The Council will continue to work on cross-boundary matters with neighbouring authorities to meet identified needs for transit site pitches.

Proposals for new pitches / plots will be assessed against the policies of this Local Plan (particularly Policies CS2 and CS15) and relevant policies of subsequent DPD(s).

Policy CS19: Affordable Homes

In order to promote inclusive and mixed communities all residential development (Note 1) will be required to provide 35% affordable housing. Individual targets may be set for the Strategic Broad Location for Growth and in Core / Hinterland Villages (Note 4) in Area Action Plan and Site Allocation DPDs.

Where the proposed development is for only one or two dwellings (Note 1), and where affordable homes cannot be provided on site, a commuted sum will be required (Note 2). The tenure types, mixes and sizes of affordable homes will reflect established needs in the District (Note 3). The onus is on developers to provide documentary evidence to support cases where development viability is a proven issue, and where such cases are accepted the local planning authority will determine an appropriate proportion of affordable homes, tenure mix and/or appropriate levels of commuted sums on a site-by-site basis.

Policy CS20: Rural Exception Sites

The Council will take a flexible approach to the location of rural exception sites in the district, and will allow proposals adjacent, or well related, to the settlement development boundaries of Core and Hinterland Villages where:

the development complies with other relevant policies in the Core Strategy and Policies document, particularly Policy CS15;

the proposed development by virtue of its size, scale and type will not exceed the identified local need (including need identified in other settlements within the same or adjacent / adjoining functional cluster(s));

the type of dwellings to be provided are consistent with the needs identified by the housing needs survey and agreed in advance by the District Council;

and where the proposed development is appropriate to the size / scale and character of the village, and is acceptable in terms of other detailed considerations such as site location and circumstances, design, layout, materials, landscaping, biodiversity, impacts on the countryside, amenity, and access, etc.

Policy CS21: Infrastructure Provision

The District Council will work with service providers, developers and other partners to develop sustainable places in the Babergh District with safe and healthy communities and secure the appropriate social, physical and green infrastructure needed to support these places and safeguard the environment.

The Council will protect, safeguard and enhance existing services, facilities and amenities that are important to the sustainability of local communities.

All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality.

Strategic as well as local infrastructure requirements will be planned for. Those infrastructure items currently foreseen are identified in policies, CS4, CS6 CS7, and CS10, in the table in Appendix 3. Other items will come forward as the detailed planning of development progresses and must be provided for.

New development may need to be phased appropriately to ensure the proper provision of all infrastructure needed to support the development.

Where appropriate, the Council will seek on-site provision of infrastructure by the developer. Alternatively, financial contributions may be required to ensure timely off-site or on-site delivery of all types of infrastructure, according to agreed timetables, which will be co-ordinated to relate to the advancement of the development. Arrangements for the ongoing maintenance of facilities will be required.

The Council will secure the co-ordinated provision of infrastructure elements with development timetables through planning conditions, and Section 106 Agreements attached to the planning permissions for developments, and/or through a Community Infrastructure Levy programme.

A Supplementary Planning Document will be prepared setting out the mechanisms that will be used for taking development contributions, including the scope for pooling of contributions secured within the functional clusters, together with further details of the types and priorities of infrastructure provision.

Planning applications which do not make proper provision to secure and maintain the necessary infrastructure will be refused.

3.2 Babergh Local Plan 2006 - Saved Policies

A number of policies from the Babergh Local Plan 2006 remain part of the development plan. These policies were “saved” by the Secretary of State for Communities and Local Government in 2009. Those considered to be of relevance to the Chelmondiston NDP are set out in this section of the PPA.

Environment

EN02 Development will not be permitted which, directly or indirectly, would have a material adverse impact on existing or proposed County Wildlife Sites, Regionally Important Geological/Geomorphological Sites or Local Nature Reserves.

EN04 All development proposals must provide for the protection and, wherever possible, the retention, of existing semi-natural features on the site, including rivers, streams, ponds, marshes, woodlands, hedgerows, trees, features of geological interest, and also including wildlife corridors and green wedges.

EN06 If development is proposed, the scope for habitat creation for wildlife will be actively sought. If new habitats are created, measures will be put in place to ensure suitable management and if appropriate, public access in perpetuity. The targets included in the Suffolk Biodiversity Action Plan will be taken into account.

EN09 Development proposals including extensions, rehabilitation, and changes of use of land or buildings, must be designed and built to a high sustainable development standard. This requirement relates to location, design, layout, construction and use of materials. Factors that need to be addressed include:

- alternative and renewable sources of energy
- efficient use of energy and materials, including renewable and recycled materials that do not have adverse environmental impacts

EN10 Planning permission will be granted for development proposals for renewable energy generation, subject to there being no unacceptable impact on the local environment in terms of noise; smell; visual intrusion; residential amenity; relationship to adjoining uses; landscape characteristics; biodiversity; cultural heritage; public rights of way; the water environment; public safety; the treatment of waste products; and highway and access considerations.

EN13 Development proposals must incorporate measures for the conservation and efficient use of water in the design and layout of new development, and in the design of new buildings.

EN21 The provision of adequate and accessible storage and/or recycling facilities in all appropriate developments to enable refuse and compost to be easily collected for disposal and recycling will be required.

EN22 Applications for planning permission involving outdoor lighting will only be granted where:

- the proposed lighting is the minimum necessary for security, leisure and safe operation of the site;
- light spillage and glare are minimised, particularly where the development is located in the open countryside or on the edge of a settlement; and
- there is no adverse impact upon residential amenity, highway safety, landscape characteristics, biodiversity, cultural heritage, or on buildings or areas of architectural or historic quality.

EN26 Planning applications for new telecommunications development will be permitted, and applications for determining whether the local planning authority wish to approve the siting and appearance of telecommunications apparatus under permitted development rights will not be subject to the need for approval, provided that no significant adverse impacts are identified through the following areas of consideration:

- a) the height and visibility of any mast;
- b) the scale and design of any masts, antennae and ancillary development and any effects on the character of the surrounding area;
- c) the need to protect the appearance of the countryside and the character of the settlements of the District, landscape characteristics, biodiversity, cultural heritage, conservation areas, listed buildings, ancient monuments and areas of potential archaeological interest from development which would significantly harm their appearance, interest, character or setting;
- d) the availability of existing buildings, structures and other radio sites which should be utilised for mounting antennae or containing other equipment. In this respect, applicants will be required to demonstrate that they have explored all applicable opportunities for sites/facilities sharing in line with the requirements of PPG8;
- e) the scope for landscaping or screening proposals;
- f) the technical and operational needs of the proposal;
- g) evidence that the International Commission on Non-Ionising Radiation Protection guidelines in force at the time are met;
- h) any current Government advice or guidance on health risks.

Settlement Policy and Housing










































HS02 New housing development in Non-Sustainable Villages (*) will take the form of infilling (up to a maximum of 3 dwellings) within the Built-Up Area Boundary. Larger groups of dwellings may also be appropriate within the Built-Up Area Boundary of Sustainable Villages

(*). New development will be acceptable in Non-Sustainable and Sustainable Villages providing that there is no adverse impact on:

- the scale and character of the village;
- residential amenity;
- landscape characteristics, particularly in Areas of Outstanding Natural Beauty and Special Landscape Areas;
- the availability of services and facilities;
- highway safety;
- the natural and built environment, particularly conservation areas, listed buildings, biodiversity and archaeological remains;
- space which is important to the village scene or an important recreational asset for the locality.

***Non-Sustainable and Sustainable Villages are listed in Policy HS03. Chelmondiston is listed as a Sustainable Village in Policy HS03. This includes Pin Mill within the Built Up Area Boundary shown on the Chelmondiston Proposals Map inset shown below.**

Babergh Local Plan 2006 Proposals Map Key

KEY	
<u>N.B. CENTRE POINT OF LINES SHOWS LIMIT OF AREAS INDICATED. LINES ARE INDICATIVE. NO MEASUREMENTS SHOULD BE MADE</u>	
	District boundary
	Policy inset
	Village boundary inset
	Sites of Special Scientific Interest: EN01
	Built up area boundary: HS02, HS03
	Housing: HS11, HS12, HS13, HS14, HS15, HS16, HS17, HS18, HS19, HS20, HS21, HS22, HS23, HS24, HS25, SD13
	Natural area: HS12, EM04
	Footpath and cycle link: HS14, HS15, HS20, HS21, HS22, HS24
	Woodland: HS17
	Public open space with housing: HS18
	Roundabout access: HS18
	Listed building: HS21
	Car park: HS21, CR22, TP06
	Residents car park: HS21
	Traffic calming: HS22
	Pond HS23
	No major housing: HS26
	No non-residential uses: HS37
	No concentration of non-residential uses: HS37
	Permitted change of use: HS38
	Proposed employment allocation: EM02, EM03, EM04, EM05, EM12, EM14, EM16
	Existing employment allocation: EM02, EM05, EM06, EM11, EM12, EM13, EM14, EM15
	Structural landscaping: EM02, EM03, EM11, EM12, EM14, HS13 HS14, HS15, HS16, HS17, HS18, HS19, HS20, HS21, HS22, HS23, HS24, HS25, CP02, TP08, TP19
	Footpath: EM02, HS19, HS21, HS23, CR22
	Public Open Space: EM03, HS14, HS15, HS17, HS18, HS19, HS20, HS22, HS23, HS24, RE04, RE05
	Business use: EM07
	Prestigious business: EM17
	Port related industry: EM18
	Workshop scale employment: EM23
	Town centre boundary: SP01, SP02, TP12, SD11, SD12, HD04
	Area of Outstanding Natural Beauty: CR02, CR03, RE06, RE08, RE09
	Special Landscape Area: CR04, CR05, RE06
	Stour and Orwell Estuaries: CR09, RE14, RE16
	Houseboats at Pin Mill: CR15, CR16
	Enabling housing development: CR22
	Childrens park: CR22
	Local Nature Reserve: CR22
	Grass land: CR22, HS21,
	Conservation area: CN08 CN09, CN11
	Historic parks and gardens: CN14, CN15
	Areas of Archaeological Interest: CN18

HS04 In the interests of agriculture, rural amenity, road safety and the economy of services, new housing will be integrated into the defined areas of Towns and Villages. In the Countryside outside Towns and Villages it is intended that existing land uses will remain for the most part undisturbed.

HS05 Outside the built-up areas of Towns and Villages, planning permission may be granted to replace a dwelling and ancillary outbuildings on or very close to the same site if:

- the size and massing of the replacement is not significantly different to those of the original dwelling to be replaced;
- the new dwelling is of a design which is sympathetic in scale, mass, materials and architectural details to the character of the surrounding development;
- the proposals would not cause the felling or prejudice the retention of any significant trees that contribute to the environmental quality of the area;
- the new dwelling has a safe vehicular access;
- the new dwelling is no more visually intrusive than the original dwelling;
- the existing dwelling is not a listed building; and
- there is no increase in the number of dwellings on the site.

The replacement of two or more small dwellings with one larger one will not be permitted, even if all the above criteria have been met, except when it can be demonstrated that the dwellings to be replaced would not meet any identified local housing need.

HS06 Should a registered social housing landlord or other provider compliant with Circular 6/98 be able to offer the assurances and provisions required in Policy HS07 to meet a defined local housing need, as defined in either the Council's Local Housing Needs Survey or similar reliable survey, concluded to the satisfaction of the District Council, then exceptionally planning permission for local needs housing will be granted in the following circumstances:

- in those Villages listed in Policy HS03, development in or abutting the Built-Up Area of the village, where the number of units will be determined by the identified housing need, and in relation to the size and character of the village;

- in 'clusters' of dwellings in the Countryside when the level of provision will be restricted to one unit.

In all these circumstances the following criteria will need to be met:

- the local housing need cannot be adequately met by other planning policies including social housing provision associated with Local Plan housing allocations;
- the proposed development, by virtue of its size, scale and type, will not exceed the identified local need;
- the type of dwellings to be provided are consistent with the needs identified by the housing needs survey and agreed in advance by the District Council.

And when, in the case of 'clusters' the additional criteria will have to be met:

- a cluster will comprise a tightly-knit group of dwellings clearly definable from the surrounding Countryside;
- dwellings must be located in gaps in the confines of the cluster or abut it.

HS07 Before planning permission can be granted, those organisations seeking to provide local need housing under the terms of Policy HS06 must be able to demonstrate that the proposed scheme will be economically viable, can be properly managed and controlled and will only be occupied both immediately and in the long-term by those meeting the definition of local need. Furthermore, in order to retain the supply of these small units and prevent subsequent extensions, the District Council when granting planning permission, will remove any permitted development rights which would otherwise allow such extensions.

HS09 On windfall sites in settlements in rural areas with a population of 3,000 or fewer, the Council will seek to negotiate on a site to site basis an element of affordable housing of up to 35% of the total provision, having regard to the up to date Housing Needs Survey, market and site considerations and the sustainability of the proposed development. If a developer cannot provide the affordable housing on site, a commuted payment will be required in line with the prevailing charges set out by the District Council in order to provide subsidised affordable housing on an alternative site.

HS27 Unless the environmental quality or character dictates otherwise planning permission for residential development will not be granted where the

density is below 30 dwellings per hectare net. Residential densities should be at least 30 dwellings per hectare.

To maximise residential densities, lower car parking and open space standards will be acceptable on sites in towns where they are close to jobs and services, and where:

- the site is either well related to or offers the opportunity to invest in alternative modes of sustainable transport, including public transport and cycle provision; and
- compensatory off-site open space can either be provided, upgraded or enlarged where nearby open space already exists.

The District Council will seek a Planning Obligation for the compensatory off site requirements.

HS28 Planning applications for infilling or groups of dwellings will be refused where:

- the site should remain undeveloped as an important feature in visual or environmental terms;
- the proposal, in the opinion of the District Council, represents overdevelopment to the detriment of the environment, the character of the locality, residential amenity or highway safety;
- the layout provides an unreasonable standard of privacy, garden size or public open space; and
- the proposal is of a scale, density or form which would be out of keeping with adjacent and nearby dwellings or other buildings.

HS29 Planning permission will not be granted for residential caravans on sites which would not receive planning permission for permanent residential development, other than for permanent Gypsy and travellers sites*.

* Denotes sites which are permitted under Policy HS42

HS31 Proposals for residential development on a site of 1.5 hectares and above are required to provide 10% of the gross site area as public open space. This must include providing play equipment, which has been agreed in advance with the District Council.

HS32 Proposals for all new residential development, ranging from a single dwelling up to the development of a 1.5 hectare site, will be required to

provide open space and play equipment in proportion to the number of dwellings to be built. Developers will be given the choice to either:

- contribute financially to secure public open space with play equipment on a nearby alternative site, or enhance and improve the nearest existing provision provided by the District Council; or
- provide 10% of the gross site area as public open space with play equipment, if an opportunity exists to combine with an established adjacent area of public open space and if this has been agreed in advance with the District Council. If direct provision is possible, the open space will be assessed against the criteria listed in paragraph 3.120.

If a developer cannot provide open space and play equipment or facilities on an alternative site, a financial contribution will be required, in line with the prevailing charges set by the District Council, which are based on the number of bedrooms per house.

If open space and play equipment are to be adopted by the District Council, it will seek a Planning Obligation to make suitable financial provision for its subsequent maintenance.

HS33 Planning permission will be granted to extend a dwelling if:

- the scale, mass, external materials and architectural details of the proposed extension blend in with those of the dwelling and its wider setting;
- the extension reflects and respects the relationship of the site and its setting, and those of adjoining dwellings;
- the proposal does not reduce the level of amenity enjoyed by occupants of neighbouring property;
- the proposal would not cause the felling of, or damage to any significant trees that contribute to the environmental quality and visual amenity of the locality; and
- a safe vehicular access can be achieved and sufficient space remains available to park vehicles in the curtilage of the dwelling.

HS34 On all allocated housing sites - and others which come forward for residential development which are of 0.1 hectares or more in size and are capable of accommodating at least five dwellings, and on sites of similar size and capacity on which a renewal of planning permission is sought a percentage

of dwellings shall be one and two bedroom units to meet the housing needs of first time buyers and single person households. The precise number of smaller one and two bedroom units (to have an internal floor area of 75 sq.m or less) to be provided on any site will relate to contemporary demands as indicated in housing needs surveys, site location and other factors.

HS35 Self contained annexes to existing dwellings will be permitted in the form of extensions, which will be considered against policy HS33. The application should:

- explain the need for the annex;
- demonstrate the functional and practical linkage between the annex and the main dwelling; and
- give an indication of how it will be used if the present need for the annex ceases to exist.

Proposals for an annex in the form of a free-standing building will only be considered where it can be demonstrated satisfactorily that an annex cannot be provided in the form of an extension.

Where an annex would be capable of forming a separate dwelling in contravention of the housing policies in the Local Plan, a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 will be sought to ensure its occupation is tied to the main dwelling.

HS39 Planning applications for nursing, residential care, rest homes and sheltered housing and extensions to such homes will be permitted provided:

- they are in the built-up area of a Town or *sustainable Village (with a range of services and facilities available);
- in the case of sheltered housing, the proposal does not conflict with the housing policies of the Plan, including the overall level of housing growth in the policy area against which they will count;
- the development provides an adequate amount of accommodation for warden/staff;
- the development incorporates usable, attractive areas of communal garden;
- the development is well located in relation to local facilities;

- adequate car parking is provided in accordance with the District Council's adopted advisory standards, without intruding on communal garden areas;
- the internal and external layout and design meets the needs of people with mobility problems;
- where permission is granted for an institutional use (Class C2 of the Town and Country Planning (Use Classes) Order 1987 as amended) the permission will be restricted to the use permitted only; and
- there is no detriment to road safety, residential amenity or drainage infrastructure.

Where planning permission is granted for sheltered housing, it will normally be subject to a Planning Obligation under Section 106 of the Town and Country Planning Act 1990, restricting occupation to persons over 60 years of age.

HS40 Planning permission for the change of use of a dwelling/building to nursing/residential/rest home or to accommodation for the mentally or physically handicapped will be permitted provided:

- they are in the built-up area of a Town or *sustainable Village (with a range of services and facilities available);
- the proposed property is a substantial detached dwelling/building;
- the development incorporates a suitable communal garden for residents;
- it is well located in relation to local facilities;
- where the proposal involves extending a property it will be considered in relation to the character of surrounding properties;
- adequate car parking is provided in accordance with the District Council's adopted advisory standards, without intruding on communal garden areas;
- the internal and external alterations and design meets the needs of people with mobility problems; and
- there is no detriment to road safety, residential amenity or drainage infrastructure.

Economy and Employment

EM01 Employment related development proposals which are not covered by other policies will be judged, in particular, against the expected job creation, the potential effect on residential amenity, environmental quality, traffic generation and road safety, and site accessibility by a range of transport modes.

EM20 Proposals for the expansion/extension of an existing employment use, site or premises will be permitted, provided there is no material conflict with residential and environmental amenity or highway safety.

EM24 Planning applications to redevelop or use existing or vacant employment land, sites and premises for non-employment purposes, will only be permitted if the applicant can demonstrate that their retention for an appropriate employment use has been fully explored. This may be undertaken in one of the two following ways:

1. by an agreed and sustained marketing campaign, undertaken at a realistic asking price; or
2. where agreed in advance, the applicant can demonstrate that the land, site or premises are inherently unsuitable or not viable for all forms of employment related use.

Shopping

SP04 Shopping opportunities in local centres and villages will be retained and proposals that would result in their loss will not be permitted unless full supporting evidence is provided to demonstrate that the facility is no longer needed by the local community and that it is no longer commercially viable. New provision of this kind will be permitted provided that:

- proposals are of an appropriate size for the location and are consistent with other shopping policies;
- adequate parking and servicing arrangements are available;
- proposals will not be detrimental to road safety;
- proposals will have no material adverse impact on residential amenity or on that of other occupiers;
- proposals will have no adverse impact on landscape characteristics, biodiversity, cultural heritage, archaeology, listed buildings or conservation areas;

- the proposals are acceptable in terms of their layout and design; and
- proposals will have no material adverse impact upon visual amenity.

SP05 Proposals for farm retail shops will be permitted provided that there is no material adverse impact in relation to the following criteria:

- the viability of nearby town or village shops;
- highway safety issues, including the ability of the local road network to safely accommodate the extra traffic the proposal is likely to generate;
- the distance between the shop and the nearest town or village;
- residential amenity, or that of other occupiers;
- landscape characteristics, biodiversity, cultural heritage, archaeology, listed buildings or conservation areas;
- the visual amenity of the locality;
- the level of provision, layout, and siting of car parking in relation to the proposed scale and siting of the retail operation; and
- the suitability of the building(s) to accommodate a shop*.

*There will be a preference for the conversion of traditional farm buildings which are well related to the village (or town). Proposals featuring new buildings will only be acceptable if it can be demonstrated that no existing buildings are available and suitable for the purpose. In addition, new buildings must avoid open countryside and be well related to existing farm buildings in terms of siting, scale, design and materials.

Countryside and the Rural Economy

CR01 The landscape quality and character of the countryside will be protected by restricting development to that which is essential for the efficient operation of agriculture, forestry and horticulture and for appropriate outdoor recreation.

In particular, development such as filling stations, hotels, indoor sports facilities, catering establishments, garden centres and sales areas will not be permitted in the countryside. Where development is allowed in the countryside it must:

- be of a scale compatible with its surroundings and have due regard to the landscape characteristics and cultural heritage of the locality;

- be sensitively designed with high standards of landscaping, layout and careful choice of materials to minimise impact;
- consider measures that will maximise the potential for wildlife on the site and adjacent areas;
- not introduce a proliferation of buildings and structures; and
- be well related to the highway network, including where possible, pedestrian links, cycle routes and public transport, and be acceptable in terms of road safety.

CR02 The landscape of the Dedham Vale and the Suffolk Coast and Heaths Areas of Outstanding Natural Beauty will be safeguarded through the strict control of development. Unless there is an overriding national need for development having a significant impact in the particular location and no alternative site is available, such developments will not be allowed. Due regard will be given to the provisions contained within the Dedham Vale and Stour Valley, and the Suffolk Coast and Heaths Management Strategies.

CR04 Development proposals in Special Landscape Areas will only be permitted where they:

- maintain or enhance the special landscape qualities of the area, identified in the relevant landscape appraisal; and
- are designed and sited so as to harmonise with the landscape setting.

CR07 If planning permission is granted for development in the countryside, a high standard of landscaping will be required. This must reflect the characteristics of the locality; use indigenous species; and avoid exotic trees or shrubs. Where possible, new planting must link with existing features to provide wildlife “corridors” and may also involve creating woodland in appropriate circumstances.

CR08 Where development proposals affect hedgerows of amenity or landscape significance, planning permission will only be granted where:

- hedgerows are retained in full, or
- suitable mitigation such as replacement planting and management programmes are proposed.

CR10 Proposals for change of use from agricultural land to domestic gardens will not be permitted where:

- the scale of the proposal would have an adverse impact on the landscape characteristics and biodiversity of the locality;
- it would result in the loss of Best and Most Versatile Agricultural Land;
- the site intrudes into the open countryside; and
- it threatens the viability of farm holdings due to the breaking up of agricultural land.

Where permission is granted, the proposed landscaping and boundary treatment must achieve a rural rather than suburban character.

CR13 If an applicant seeks to remove the agricultural occupancy restrictions imposed by a condition of planning permission, the following provisions will apply:

a) The application must be accompanied by a full statement of the circumstances that have given rise to the application, including:

- the change in the nature of the holding since the original grant of planning permission which, for one reason or another, means that the dwelling is no longer required for an agricultural worker;
- evidence that the dwelling is not required by anyone else in the locality who could satisfy the requirements of the agricultural occupancy condition; and
- evidence that long-term needs do not exist, on the agricultural holding or in the locality, which warrant the retention of the dwelling for the purposes for which it was originally granted planning permission.

b) The dwelling that is the subject of the application must have been offered for sale on the open market for at least six months at a price that reflects the agricultural occupancy condition and the limited market.

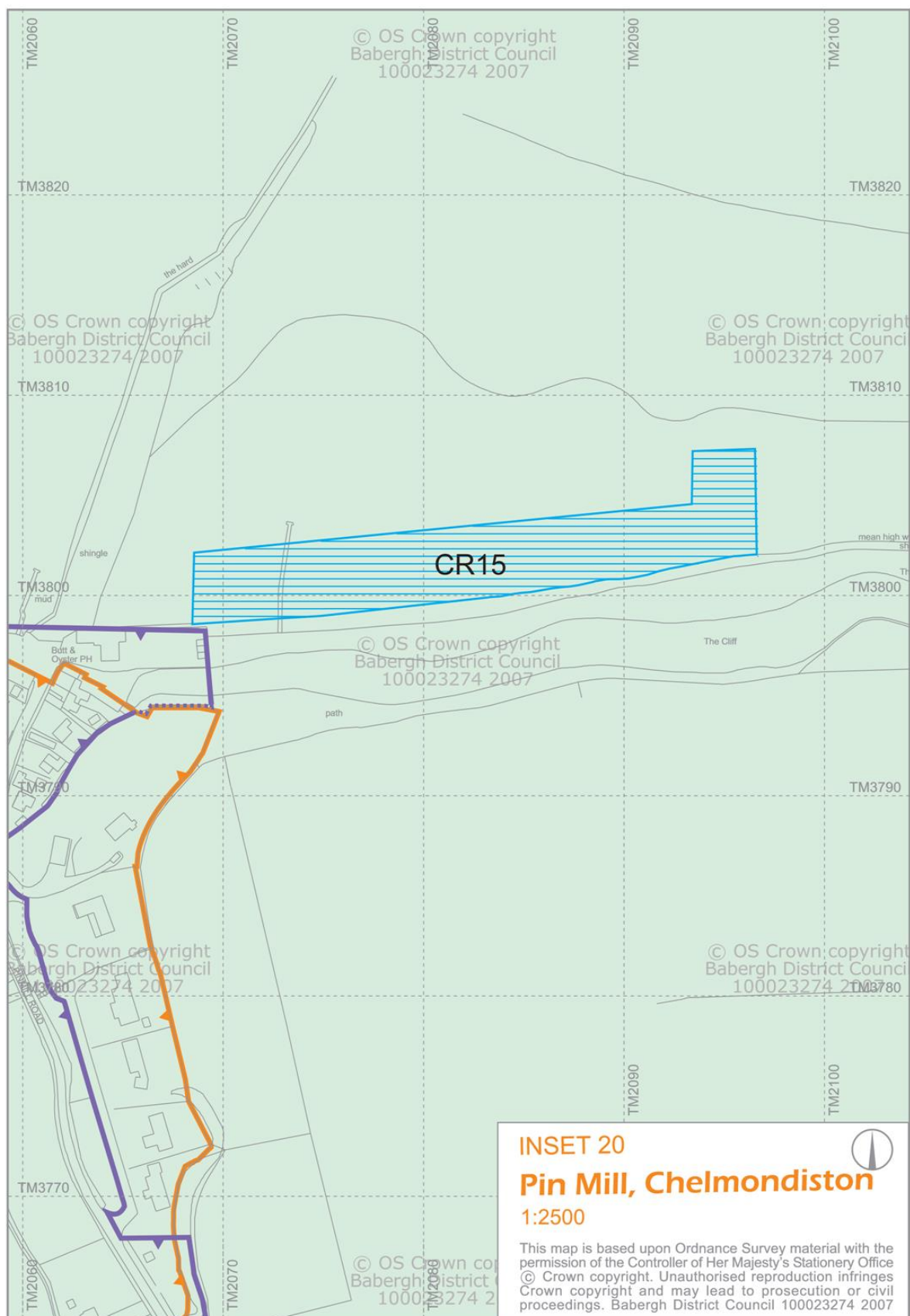
The statement must also detail the steps that have been taken to sell the dwelling, (advertising etc.). In addition there must be a statement signed by a qualified valuer that the asking price reflects the effect of the condition, and the price that would have been asked if the requirements of the condition had not been applied. The asking price must also be verified by an independent valuer.

CR14 Planning permission will not be granted for houseboats or vessels converted for residential use on estuarial or inland waters.

CR15 An area for the mooring of houseboats is shown on the Proposals Map at Pin Mill. Outside this area, the mooring of houseboats will not be permitted.

Planning permission will only be granted for a houseboat at Pin Mill if it meets the following criteria:

- it lies within the area defined on the Proposals Map [Inset Map 20 below];
- the total number of houseboats within the area does not rise above 28;
- the houseboat appearance is that of a traditional form of vessel in terms of both the hull and superstructure;
- the vessel is completely riverworthy (capable of floating and being moved) and restored to a high standard complementary to the location within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty;
- it is between approximately 6 and 36 metres (20 and 120 feet) in length; and
- access to it is gained by a jetty and the houseboat to be secured to the jetty or a mooring post.



CR16 Planning permission for a new or replacement jetty to serve boats in the area identified for houseboats at Pin Mill, will be granted if:

- the total number of jetties serving the area does not exceed 17;
- it is mainly constructed from wood;
- it is no greater in size than is sufficient to gain safe access to the houseboats; and
- any security measure to prevent unauthorised access to the jetty is in the form of a simple gate matching the jetty construction.

Planning permission for storage buildings on jetties at Pin Mill will be granted, so long as they are:

- a maximum of 2.5 metres in height;
- a maximum of 5.5 cubic metres in volume;
- mainly of wooden construction; and
- in keeping with their surroundings.

Planning permission will not be granted for any structures on land adjacent to the area identified for houseboats at Pin Mill, except in the case of proposals necessary for delivering utility services or to act as mooring posts.

CR18 Proposals for converting barns, or other redundant or under-used buildings in the countryside, to industrial, business, community or recreational uses, will be permitted providing the following criteria are not adversely affected:

- landscape characteristics and biodiversity;
- cultural heritage;
- highway safety;
- residential amenity;
- the location of the building relative to public transport infrastructure, urban centres and whether the use represents sustainable development;
- whether conversion can take place without significant rebuilding;
- whether the building is at risk of flooding;
- the availability of a connection to a suitable drainage system; and

- the presence of protected species, particularly bats or barn owls.

CR19 Proposals for the conversion of barns or other redundant or under-used buildings in the countryside into dwellings or holiday accommodation will only be permitted if:

- it can be demonstrated that the alternative uses for business, community and leisure uses have been thoroughly explored* and can be discounted;
- the building's location makes it unsuitable for conversion to other uses;
- the building is of architectural or historic merit and is capable of conversion without significant rebuilding or extension;
- the method of conversion retains the character of the building and, in the case of barns, retains the single open volume with minimal change;
- the scheme is acceptable in terms of highway safety;
- the building is not at risk of flooding;
- there is scope for connection to a suitable drainage system; and
- there is no material adverse impact on protected species, particularly bats and barn owls.

*detailed requirements which may include marketing are set out in paragraph 6.67 above.

CR20 Planning permission for a change of use that would result in the loss of a village facility would only be given where it is shown that the facility is no longer needed by the local community, or is no longer commercially viable.

CR24 Where village schools have to be closed, the use of the building(s) for community purposes in the first instance will be supported.

The Built Environment & Conservation

CN01 All new development proposals will be required to be of appropriate scale, form, detailed design and construction materials for the location*.

Proposals must pay particular attention to:

- the scale, form and nature of adjacent development and the environment surrounding the site;
- the materials forming the external elevations and roofs of the buildings;

- retaining and incorporating local features, both natural and built;
 - existing and proposed hard and soft landscaping;
 - creating interesting and attractive public and private spaces in and around the development;
- and
- the content of any adopted Village Design Statements.

*In some locations, contemporary, modern designs with flair and imagination incorporating modern materials will be appropriate.

CN03 Development leading to the loss of important open space, visually important gaps in the street scene or recreational facilities within towns and villages will not be permitted.

CN04 Development proposals will need to ensure that the design and layout of buildings, highways and the spaces around them provide for public safety and deter vandalism and crime.

CN06 Proposals for the alteration (including part demolition), extension or change of use of buildings of Special Architectural or Historic Interest (including curtilage structures), or for the sub-division of, or new work within the curtilage or setting of a listed building should:

- preserve the historic fabric of the building, and ensure that all proposals to remove by demolition, or alter any part of the building are justified in terms of preserving the special character of the building and will cause the minimum possible impact;
- retain all elements, components, and features which form part of the building's special interest and respect the original scale, form, design and purpose of the architectural unit;
- not conceal features of importance or special interest;
- be of an appropriate scale, form, siting and detailed design to harmonise with the existing building and its setting;
- retain a curtilage area and/or setting which is appropriate to the listed building and the relationship with its surroundings;
- include fenestration which respects the character of the building;
- retain traditional thatch roof coverings;

- use materials and components which are natural or handmade, and which complement or harmonise with those on the building and the area. This will include: lime plasters and lime mortars; natural clay or slate roofs; bricks; handmade timber windows and doors;
- use appropriate detailing, finishes, and colours, both internally and externally;
- respect those features which contribute positively to the setting of a listed building including space, views from and to the building and historic layout; and
- comply with Annex C of PPG 15.

CN08 Proposals for the alteration, extension or change of use of an existing building, or for the erection of new buildings in a conservation area or which have an impact on views into or out of a conservation area should:

- preserve or enhance the character of the conservation area or its setting;
- retain all elements and components, including spaces, which contribute to the special character of the area;
- be of an appropriate scale, form, and detailed design to harmonise with its setting;
- include fenestration which respects its setting;
- use materials and components that complement or harmonise with the character and appearance of the area; and
- ensure that natural features such as trees and hedges are retained and integrated into any development proposals.

Recreation and Tourism

RE01 Support and encouragement will be given to the provision of additional formal sports facilities where there are no overriding problems of traffic, and no adverse effects on landscape character, cultural heritage, biodiversity, residential amenity and the environment. This would include facilities within rural communities in accordance with recognised national standards.

RE02 Where there is an established need for playing fields planning permission will be granted providing there are no overriding detrimental effects on landscape characteristics biodiversity, cultural heritage, Best and Most Versatile Agricultural Land, road safety and residential amenity.

RE06 Proposals for recreation facilities and change of use to recreation in the countryside which are small or medium-scale may be acceptable, subject to no adverse impact on:

- the character of the locality;
- road safety;
- Best and Most Versatile Agricultural Land;
- forestry;
- landscape character, particularly in Areas of Outstanding Natural Beauty and Special Landscape Areas;
- Scheduled Ancient Monuments, archaeological sites in the County Monument Record, historic parklands and listed buildings;
- biodiversity or sites of geological/geomorphological interest;
- residential amenity.

Recreational uses and facilities will not be permitted if they introduce or are likely to lead to the introduction of:

- new buildings, structures or landscape features which would detract from the character of that particular tract of countryside;
- noise, light emissions or other intrusive characteristics which would detract from residential amenity and the quiet enjoyment of other users of the countryside.

Any buildings and structures should be directly related to the proposed recreational use of the land.

RE07 Large-scale recreational facilities will not be permitted except within or adjacent to the built-up areas of Sudbury, Hadleigh and Ipswich and where there is a good access to main roads and public transport.

Proposals for uses that are appropriate for town centre locations will have to be sequentially acceptable. There should be no adverse impact on landscape characteristics, biodiversity, cultural heritage, Best and Most Versatile Agricultural Land, road safety and residential amenity.

RE14 Water-based and associated land-based facilities of an appropriate scale will only be permitted on the Stour and Orwell estuaries where these are compatible with landscape characteristics, biodiversity, agriculture, access and

river safety constraints. A sustainable development approach will be of the utmost importance on both estuaries.

RE15 Only very limited increases in the number of moorings and marina berths on the Stour and Orwell Estuaries will be permitted, and only in the following areas at:

- Brantham west of Imagedata; and
- Between Bourne Bridge and the Orwell Bridge;

subject to there being no adverse impact on landscape characteristics, biodiversity, cultural heritage, road safety and residential amenity.

No increase in moorings and marina berths will be permitted elsewhere on the estuaries.

RE16 No introduction or major extension of existing or associated land-based sailing facilities will be permitted on the Stour and Orwell Estuaries.

Transport

TP01 Priority will be given to the needs of pedestrians in relation to all developments, seeking the provision of direct, convenient and safe routes to provide maximum accessibility. Larger scale developments must aim to provide permeability and choice to facilitate pedestrian movements particularly to town centres and to provide routes that are shorter than those available to motorists. Where possible, new routes should be created through developments to serve the wider public, rather than users of the development alone.

TP02 Where development affects a public right of way, it must be accommodated in the development in a way that will maintain its visual character and encourage and sustain its use. In all new development, which affects a public right of way developers will be expected to provide new connections into public rights of way, and extend the network where possible. Developers will also be expected to meet Best Practice guidance where development proposals affect public rights of way.

TP03 The provision of cycle routes and other cycling facilities in new developments will be required for any development where key cycle links can be created. The provision of cycle parking areas and associated amenities in town centres will also be encouraged.

TP15 Proposals for all types of new development will be required to provide parking in accordance with parking standards adopted as Supplementary

Planning Guidance. Provision of car parking below these standards will be considered in relation to the type, scale and trip generation or attraction of the development; and its location and accessibility by means other than the car.

The District Council will consider opportunities for improving accessibility of the development by means other than the car.

Parking standards may be reduced if this can be achieved. The development will not be permitted if existing car parking provision is so low that on-street parking associated with the development would create a highway safety or amenity problem.

TP16 Occupiers of new and extensions to existing developments employing more than 25 people will have to prepare and implement a Travel Plan and set targets, supported where necessary by legal agreement, that will encourage:

- reducing car usage (particularly single occupancy journeys) and increased use of public transport, walking and cycling;
- reduced traffic speeds and improved road safety and personal security, particularly for pedestrians and cyclists; and
- more environmentally friendly delivery and freight movements including home delivery services.

3.3 Babergh and Mid Suffolk Local Plan (consultation August 2017)

The Babergh and Mid Suffolk Joint Local Plan (JLP) – consultation document is an important emerging local plan document which will provide the strategy for the growth of the Districts, setting out what and where development will take place up to 2036.

Once adopted, the new Joint Local Plan will replace the existing local planning policies for both Babergh (including the Core Strategy) and Mid Suffolk. The Plan will set out a vision for the area and will include policies and land allocations.

The new Joint Local Plan will take approximately 2 years to prepare.

Four key priority areas have been identified for the JLP:

- Housing
- The Economy
- The Environment
- Healthy Communities & Infrastructure

Based on evidence in a Strategic Housing Market Assessment (SHMA) undertaken to inform the preparation of the JLP the following objectively assessed housing need (OAN) has been identified for the JLP area:

Local Authority	Objectively Assessed Need (2014-2036)	Annualised Objectively Assessed Need
Babergh	7,820	355
Mid Suffolk	9,951	452
Ipswich Housing Market Area total	39,300	1,786

The OAN essentially represents a ‘starting point’ in identifying housing requirements for Babergh and Mid Suffolk. There are a number of other factors to consider when setting the requirement including: supply, affordable housing need, economic growth and delivery.

There are also existing housing commitments:

	Net Completions 2014/15 – 2016/17	Net Dwellings with permission as at 1.4.2017	Net Dwellings with resolution to grant subject to S106 as at 1.4.2017	Residual requirement (OAN minus completions and committed dwellings as at 1.4.2017)
Babergh	560	2,320	730	4,210
Mid Suffolk	1,030	2,480	620	5,820

The consultation only puts forward one option and that is to meet the OAN.

	Total requirement	Annualised requirement (2014 – 2036)
Babergh	7,820	355
Mid Suffolk	9,951	452

The JLP also initiates a review of the Settlement Hierarchy.

The settlement hierarchy²⁹ in Babergh was last reviewed around 2012 and the Mid Suffolk settlement hierarchy last reviewed around 2007.

Both have different structures. The Councils are proposing a single settlement hierarchy for the plan area which provides an opportunity to broadly define typologies of settlement in a consistent manner.

This review of the settlement hierarchy uses the Services and Facilities Audit which was carried out over the summer of 2014 for Babergh and during the spring of 2017 for Mid Suffolk. This data was then used to develop a scoring system to rank each settlement. The scoring is kept simple and aims to give a broad indication of the level of services and facilities available in each settlement. The scoring is based on a two points system, where a score of 2 points is given for facilities and services that are judged to be of higher importance in relation to sustainability and vitality of the local community, whilst 1 point is given to the lesser important facilities and services.

Key services and facilities

(scoring 2 points) have been defined as:

- convenience stores
- primary schools
- proximity to a strategic employment site

- doctors' surgeries
- chemists / pharmacies
- bus stops (with daily peak-time services to/from
- a higher order settlement)
- railway station (with daily peak-time services to/from a higher order settlement)
- broadband of up to 76Mb fibre or more (superfast speed)
- proximity to a town / urban area (within 5km)

Settlements scoring a total of 18 points and over are categorised as Core Villages, settlements scoring 9 to 17 points are categorised as Hinterland Villages, and settlements scoring 0 to 8 points are classified as Hamlets and Countryside.

The full methodology and criteria used to review the settlement hierarchy is available within the supporting *Topic Paper: Settlement Hierarchy Review 2017*.

Based on this assessment Chelmondiston would be designated a Core Village.

Based on the identified OAN and the proposed settlement hierarchy the JLP then turns to the spatial distribution of housing development.

Four options are put forward:

Option BHD1 – county town focussed	
Settlement Category	% of district growth
Ipswich fringe area	50%
Urban Areas and Market Towns	25%
Core villages	15%
Hinterland villages	5%
Hamlets & Countryside	5%

Option BHD2 – market town/rural area balance

Settlement Category	% of district growth
Ipswich fringe area	20%-25%
Urban Areas and Market Towns	25%-35%
Core villages	25%-35%
Hinterland villages	15%
Hamlets & Countryside	5%

Option BHD3 – transport corridor focussed

Settlement Category	% of district growth
Ipswich fringe area	25%
Urban Areas and Market Towns	30%
Core villages	30%
Hinterland villages	10%
Hamlets & Countryside	5%

Option BHD4 – New settlement focussed

Settlement Category	% of district growth
Ipswich fringe area	20%
Urban Areas and Market Towns	20%
Core villages	15%
Hinterland villages	5%
Hamlets & Countryside	5%
New settlement	35%

Housing Types and Affordable Housing

The consultation commits the Councils to providing *‘the right type of homes, of the right tenure in the right location’*.

Three options are identified for housing mix:

Option HM1 – Housing mix to accord broadly with SHMA

Set a broad requirement for a mix of housing to be provided as part of all housing developments, with the precise nature of the mix to be determined by the market. Under this option developments would be expected to broadly follow the mix identified in the SHMA; or

Option HM2 – Requirement for specific dwelling types

Responding to the conclusions of the SHMA, including in relation to the increasing numbers of older people, require:

- a) A proportion of accessible and adaptable dwellings (Part M4(2) of the Building Regulations) on sites over 10 dwellings;
- b) A proportion of bungalows on sites over 10 dwellings;

Under this option, bungalows would be required to remain as such in perpetuity through removal of Permitted Development rights; and

Option HM3 – Residential and Nursing Homes and specialist housing

Include a policy supporting the development of residential and nursing homes and specialist housing (sheltered, enhanced sheltered and extra care). Such developments would be expected to be within or well connected to urban areas or larger villages on the basis that they are employment generating uses as well as housing.

Further options were put forward in terms of affordable housing:

Affordable housing need

Option AH1 – Setting a requirement for affordable housing

Continue to require a proportion of affordable housing for all residential developments of more than ten dwellings or over 1,000sqm gross floorspace, with the aim of meeting the full need for affordable housing.

It is not considered appropriate to identify a specific alternative as this requirement would appear to support delivery of affordable housing as identified through the SHMA. Specific requirements will need to be considered alongside viability testing, the spatial strategy and the approach to exception sites.

Rural Exception sites

Option RE1 – No market housing on rural exception sites

Include a rural exception site policy but do not allow for an element of market housing on rural exception sites; or

Option RE2 – Market housing supported on rural exception sites

Include a rural exception site policy which would support an element of market housing where this is necessary to bring the site forward and where the scale is proportionate to the overall aim of delivering affordable housing.

Rural Growth and Development

Of particular relevance to Chelmondiston are the options put forward for managing future rural growth and development.

In Babergh, the Core Strategy (policy CS11) aimed to provide greater flexibility to accommodate new development and growth in rural areas through a criterion based approach to proposing and managing development on the edge of the built up area boundary.

Two options are put forward to manage such growth in the future:

Option RG1 – A Policy Criteria based approach

Continuation of the Babergh Core Strategy S11 Policy Approach using criteria based policy to assess each case on its individual

merits;

or

Option RG2 – Allocations with flexibility for small scale infill.

Allocate sites in towns and core villages to provide certainty on the principle and potential scale of large development. For hinterland villages review the current defined boundaries and have criteria based approach to enable proportionate development in hinterland villages and infill development in hamlets and clusters of 10 or more dwellings.

Option RG2 was the preferred option in the consultation document.

Local Centres and Villages

In villages, local shops can form a focal point for the community as well as serving everyday shopping needs. The NPPF states that local planning authorities should plan positively for local shops and ensure that established shops are retained.

The JLP therefore proposes to protect A1-A5 uses in Core Villages and Hinterland Villages.

Landscape, Heritage and Design

Landscape

Babergh and Mid Suffolk have a diverse landscape character, with parts of Babergh lying within Dedham Vale and River Stour Area of Outstanding Natural Beauty (AONB) and the Suffolk Coast and Heaths AONB.

The National Planning Policy Framework (NPPF) gives significant protection to these designated landscapes. Other areas of landscape which are not designated are also attractive and important and increased pressure from development has the potential to harm the quality of local landscapes.

Protecting and enhancing the landscape is a key objective for the JLP.

Special Landscape Areas (SLAs) and Areas of Visual and/or Recreational Amenity (AVRA) and Visually Important Open Spaces (VIOS) are local landscape designations which are identified in the adopted plans of both Districts. Areas of Visual and/or Recreational Amenity (AVRA) and Visually Important Open Spaces (VIOS) were introduced in the 1990s in Babergh and Mid Suffolk respectively to protect identified open spaces in and around village settlements. The types of areas designated as AVRA or VIOS vary from recreational open spaces within settlements to spaces without public access, but which provide views into the open countryside. Open spaces of value in terms of public access are considered in the Healthy Communities section of the JLP consultation document.

The approach toward landscape protection has evolved since the current Local Plan policies were put into place. Current practice re-evaluates landscape characteristics as a whole rather than identifying small pockets of deemed significance.

The Joint Babergh and Mid Suffolk District Council Landscape Guidance (2015) identified 16 different landscape character areas across the Districts and the key features and sensitivities which define them.

Infrastructure

Two options are put forward for infrastructure provision.

Infrastructure provision is essential. The options are largely the mechanisms for enabling delivery.

Option INF 1 - Leave to NPPF to provide the policy framework.

The NPPF provides a general requirement for Local Plans to plan positively for the development and infrastructure required in the plan area.

Option INF 2 – To have a strategic infrastructure policy to manage infrastructure provision in the locality to supplement the NPPF addressing issues of cumulative growth and education provision.

In respect of policy on education, a strong permissive steer is to support new academies and free schools in the NPPF, therefore an alternative option is to

have a local policy which provides further guidance to inform proposals and seek appropriate mitigation if required.

Option 2 was the preferred route to be followed in the consultation.

Healthy Communities

This section of the consultation dealt with open space provision, protection of open spaces and community facilities.

On site open space – residential developments

Two options were put forward with Option 2 being preferred:

Option OS1 – Set a prescriptive requirement for on-site provision Set a prescriptive standard for provision of on-site open space similar to that contained in the existing Babergh Local Plan, which would apply to sites of 1 hectare or more.

On-site sports provision would be required as part of strategic allocations; or

Option OS2 – Relate requirements to identified needs Require on-site provision of open space for residential development of 1 hectare or more only where this would meet an identified need that can be addressed through on-site provision. On-site sports provision, as part of strategic allocations, would also be required where needed and would be required to reflect the needs assessment.

Similar options are also put forward for open space on non-residential development.

Protection of Open Spaces

Again, two options, leave to NPPF or the preferred Option 2:

Option POS 2 – Protection of Open Spaces - include policy Include a policy which protects open spaces and sports facilities in line with the NPPF approach but which also recognises the local distinctiveness afforded by open spaces in Babergh and Mid Suffolk.

Protection of Community Facilities

Option CF1 – Leave to NPPF to provide policy framework

The NPPF contains a requirement to plan positively for the provision and use of community facilities and to guard against the loss of valued facilities and services.

Option CF2 – Protection and Provision of Community Facilities

Under this option provision of new community facilities would be supported and existing facilities would be protected against loss unless it can be demonstrated that they are surplus to requirements or that the development outweighs the loss of the facilities and alternative provision can be made elsewhere.

Option 2 is preferred.

Place

Of particular significance for the preparation of the Chelmondiston NDP is the Place chapter in the consultation.

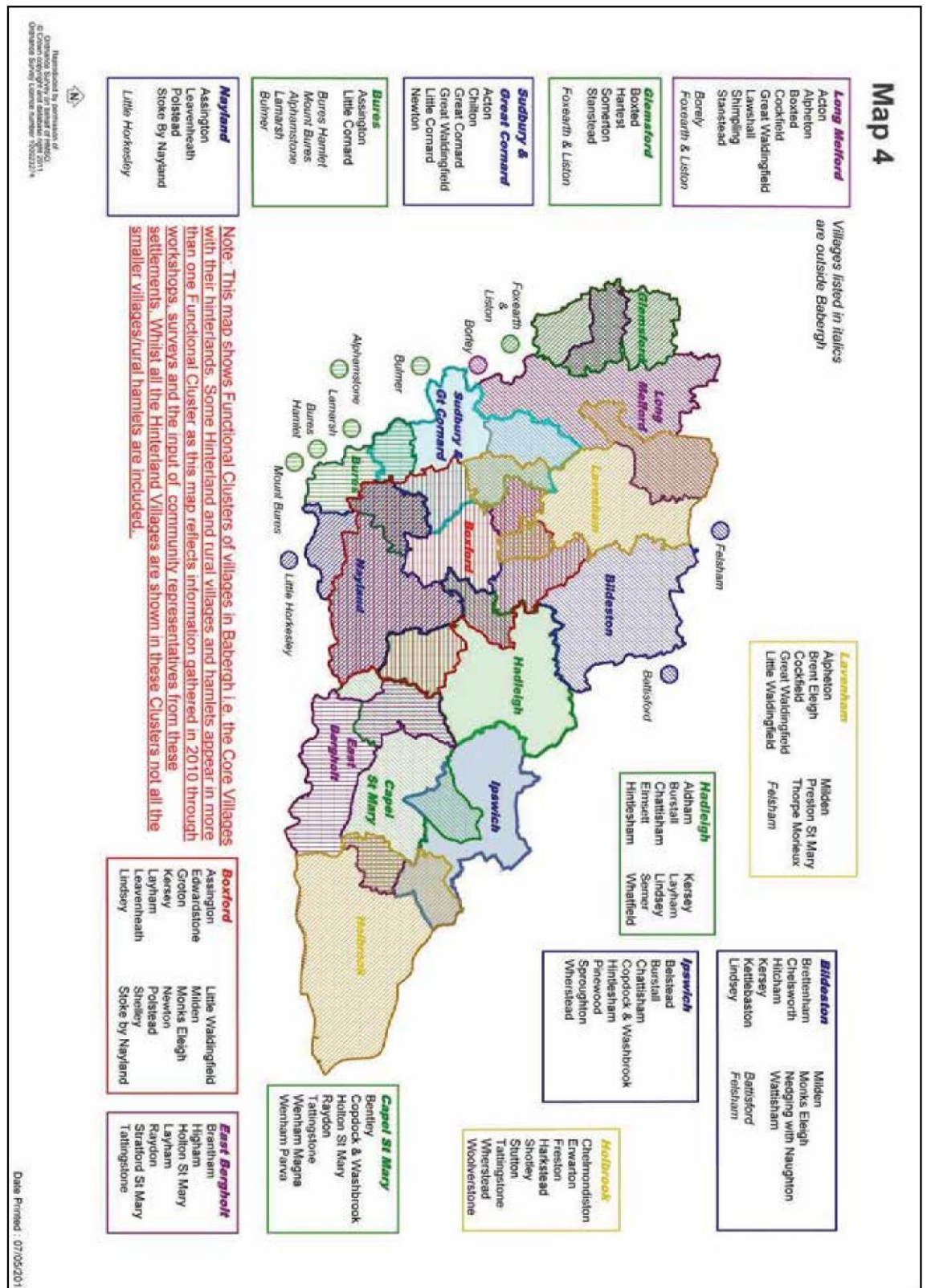
The Babergh Local Plan (2011 – 2031) Core Strategy and Policies identified ‘functional clusters’ as part of the spatial geography of the District which form a cornerstone of the settlement hierarchy.

Clusters are based on how communities interconnect and access and use of services and facilities.

A key question in the consultation asks should the JLP include such clusters?

Chelmondiston is identified within the Holbrook functional cluster. Map 4 from the consultation shown below.

Babergh



Settlement Boundaries

The consultation then proceeds to discuss the use of settlement boundaries.

The value of settlement boundaries is seen as:

“Settlement boundaries are recognised and generally accepted as an essential tool for managing the location of development, as they demonstrate where the principle of development has been established. Land outside of settlement boundaries is defined as ‘the countryside’ where only certain types of development are allowed. Settlement boundaries can provide confidence to developers and the community about the location of development.”

The settlement boundaries for Babergh were established during the 2006 Local Plan process.

The new Joint Local Plan provides an opportunity to comprehensively review all settlement boundaries within the districts. The consultation suggests that:

“Suitable flexing of rural settlement boundaries will allow for further appropriate small scale development opportunities, where historic land has now been used up. This will help to promote rural vitality and diversity of housing market opportunities across the plan area.”

The consultation, therefore, identifies new ‘committed boundaries’ which demonstrate the current built-form of settlements. These boundaries were identified using the following methodology:

- A desk top exercise using aerial photographs and the most up to date Ordnance Survey map to establish land use.
- The planning history of sites around the current settlement boundaries were reviewed. Any allocated sites and current planning permissions granted before 31st March 2017 have been included within the new settlement boundary. Any planning permissions granted after this date have not been included within the new committed boundaries.
- Some small communities (such as hamlets) have been identified and given boundaries, where there are more than 10 well-related dwellings fronting a public highway and the community has its own distinct characteristic.

The following review principles have also been used to assess settlement boundaries:

- Where possible settlement boundaries should follow physical boundaries such as roads and hedges. Exceptions have been made where following a physical boundary would create an irregularity in the settlement boundary. Where development is on one side of a road, the boundary should follow a physical boundary on that side of the road.
- Employment land should be included if it adjoins a settlement.
- Edge of settlement playing fields, open spaces and churches are excluded from the settlement boundary unless effectively enclosed by development.
- Anomalies from previous settlement boundaries have been amended, including extensions to properties beyond the settlement boundary, and redrawing the existing boundary to meet the criteria set out above.

This section of the JLP also concludes that

“The Councils have taken the approach that Urban Areas, Market Towns and Core Villages will have new growth identified and allocated in the new Local Plan through the allocation of new housing sites.”

The existing and proposed new settlement boundary are shown in the consultation on the following map.

The map key is as follows:

Key



Existing Settlement Boundary



Proposed Draft New Settlement
Boundary



Potential Development Sites

Please note sites proposed for employment are marked with an asterisk (e.g. SS0726*)

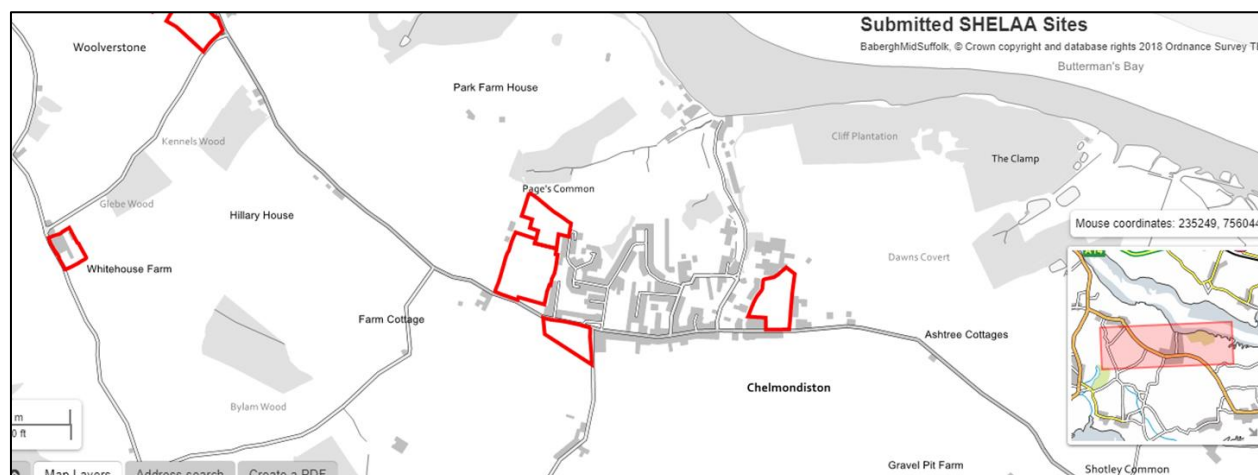
Chelmondiston: existing and proposed settlement boundary



Potential Land for Development

The JLP also identifies potential land for development to meet the Districts' development need and requirements. Two sites are shown in Chelmondiston – SS0204 and SS0872.

This are just two of the sites submitted as part of the Strategic Housing and Economic Land Availability Assessment (SHELAA) (August 2017).



Community Choice and Neighbourhood Plans

The consultation also includes a short section on neighbourhood plans these are seen as an opportunity for local communities to bring forward sites for development in parallel with the developing local plan process and in accordance with the emerging level of growth agreed with the local planning authority and share evidence the evidence being prepared by the Local Planning Authority and vice versa.

3.4 Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a fixed rate payment that councils can charge on new buildings in their area to off-set the impacts of additional homes and businesses on facilities such as public transport infrastructure, schools, open space and health centres (infrastructure) and to enable sustainable growth. Section 106 legal agreements will still be used alongside CIL to secure on-site infrastructure and things that are not infrastructure, such as affordable housing.

Babergh adopted a CIL Charging Schedules on 20th January 2016.

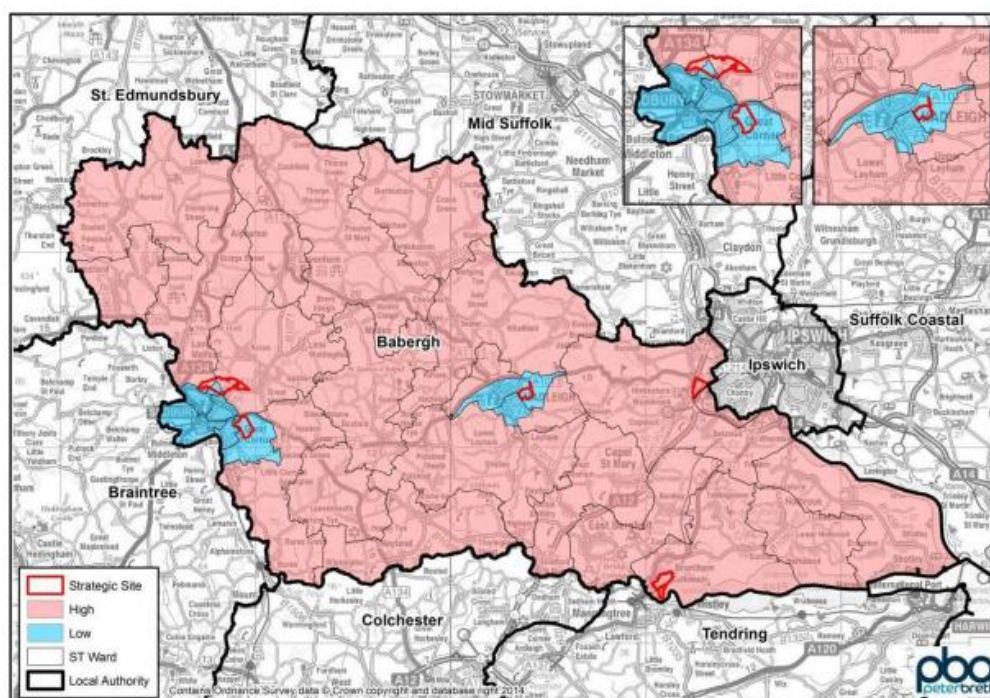
Babergh and Mid Suffolk have different charging rates summarised in the table below.

Development Type	Zone	Proposed CIL rate (per sqm)
Residential development in Babergh (1-2 dwellings) (Use Class C3, excluding 'specialist older persons housing')	Low	£90
Residential development in Mid Suffolk (1-14 dwellings) (Use Class C3, excluding 'specialist older persons housing')	Low	£75
Residential development in Babergh (3+ dwellings) (Use Class C3, excluding 'specialist older persons housing')	Low	£50
Residential development in Mid Suffolk (15+ dwellings) (Use Class C3, excluding 'specialist older persons housing')	Low	£50
Residential development (Babergh and Mid Suffolk) (Use Class C3, excluding 'specialist older persons housing')	High	£115
Strategic Sites (Babergh and Mid Suffolk)	n/a	£0
Wholly or mainly Convenience retail (Babergh and Mid Suffolk)	District	£100
All other uses	District	£0

The Babergh charging zones are shown on the following map. Chelmondiston is in the “high” charging zone.

Parish Councils receives 15% of CIL collected in their area, rising to 25% if, and when, an NDP is made.

Babergh CIL Charging Zones



4.0 Evidence Base

This section of the PPA sets out identified relevant evidence base documents.

4.1 Housing

Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Volume 1 (May 2017)

This document (the “SHMA”) has two objectives:

- To test and confirm the housing market geography;
- To produce conclusions on objectively assessed housing need.

On the first of these the SHMA concludes:

“3.67 Our analysis has shown statistically we can identify an HMA comprising the client authorities. However, given the additional analysis we have undertaken in relation to commuting patterns, we think that, at face value, this fails a ‘common sense’ check.

3.68 The data points to a strong Ipswich HMA; where commuting and migration are self-contained. This geography does not conflict with other established HMAs and the client group consider contextually this is an appropriate HMA. The districts look towards Ipswich to meet higher-order service needs and have a track record of working together and particularly to meet the development needs of Ipswich.”

In terms of the objectively assessed housing need (OAN) a number of projections are considered. The recommended projection to use as the basis for the OAN is CRG5 this uses a five year trend based on data from 2010-2015.

Table 5.3 from the SHMA shows the annual impact in terms of household growth of this and the other projections considered.

Table 5.3 IHMA alternative projections: dwellings per annum

LPA	ONS/CLG 2014	CRG14X	CRG14	CRG5X	CRG5
Ipswich	410	530	648	435	472
Babergh	289	317	329	304	309
Mid Suffolk	417	475	472	410	411
Suffolk Coastal	403	636	598	409	400
IHMA total	1,519	1,958	2,047	1,558	1,592

Source: ONS/CRG 2015 (Appendix D)

As a demographic starting point this would result in the need for 309 new homes in Babergh *per annum*.

From this demographic starting point the SHMA then looks at market signals (house prices, affordability etc.) to consider should there be an “uplift” from this starting point. The recommendation for Babergh is:

“6.54 Babergh met its housing targets between 2010-15 and it demonstrated a five-year housing land supply throughout the period. However, its house prices and house price growth were slightly higher than for England. Also, Babergh has consistently had poor affordability, worse than England and worse than the rest of the HMA. In our judgement a market signals uplift of 15% is justified.”

The SHMA then considers demographic projections against forecasts for employment growth. The overall conclusion being that jobs growth, other than in Ipswich, is not constrained by the demographic projections.

Based on this analysis the suggested OAN is as follows:

Table 8.1 Summary assessment for the Ipswich HMA (2014-36)

	Dwellings per annum	Total dwellings	Market signals uplift (%)	Market signal uplift (dwellings)	Future jobs uplift (dwellings)	OAN (dwellings)	OAN (dpa)
Ipswich	472	10,382	10%	1,038	838	11,420	519
Babergh	309	6,799	15%	1,020	-	7,820	355
Mid Suffolk	411	9,046	10%	905	-	9,951	452
Suffolk Coastal	400	8,792	15%	1,319	-	10,111	460
IHMA Total	1,592	35,019	0.5	4282	838	39,302	1,786

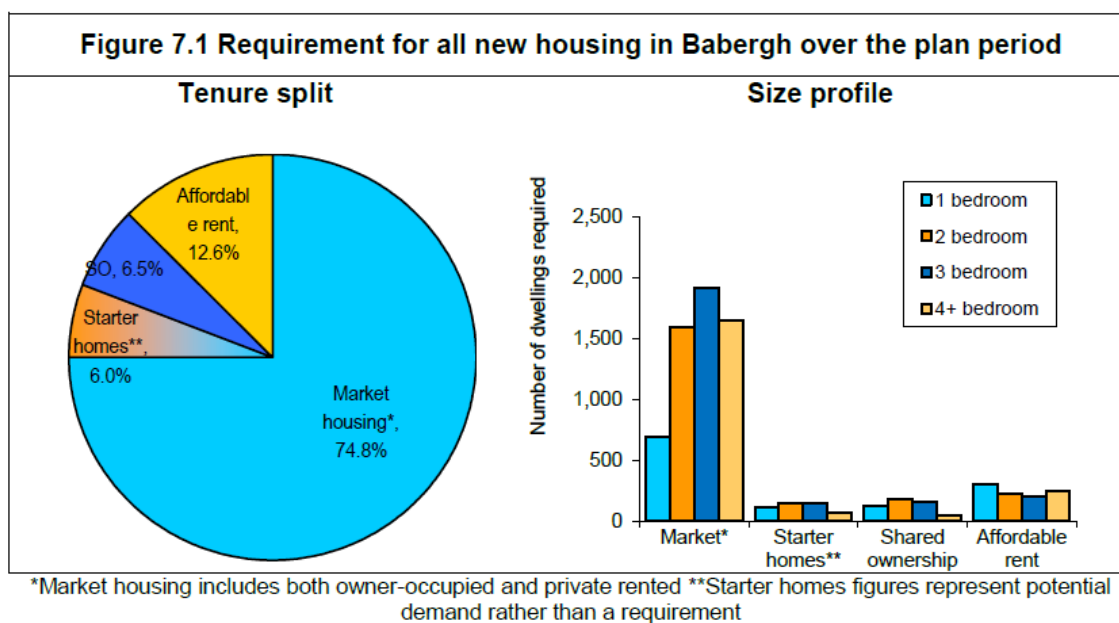
Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment Volume 2 (May 2017)

Volume 2 of the SHMA focuses, principally, on the calculation of the level of affordable housing need (referred to as Affordable Need) and the size and tenure of all dwellings required within the overall OAN calculated in Volume 1 of the SHMA.

The conclusions for Babergh are as follows:

- The total annual affordable housing need in Babergh is 73 households per year.

- This figure represents 21.4% of the annual projected household growth in the District between 2014 and 2036 (342 households per year as identified within the full OAN calculations). This proportion of new housing as affordable appears achievable to deliver in Babergh. The Council can be confident that the affordable housing requirement can be met by the OAN identified and no adjustment is required to this figure.
- Based on the SHMA assessment the following profile is suggested for new homes over the plan period:



4.2 Natural Environment

Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015)

The overriding aim and purpose of the Landscape Guidance is to improve the quality of development coming forward in the countryside as defined in the Core Strategy.

The Landscape Guidance has divided the district into 9 landscape typologies for Babergh and 12 landscape typologies for Mid Suffolk as identified in the Suffolk County Council Landscape Character Assessment.

The guidance should be used in conjunction with the **Suffolk Design Guide** as it does not duplicate or supersede information contained therein.

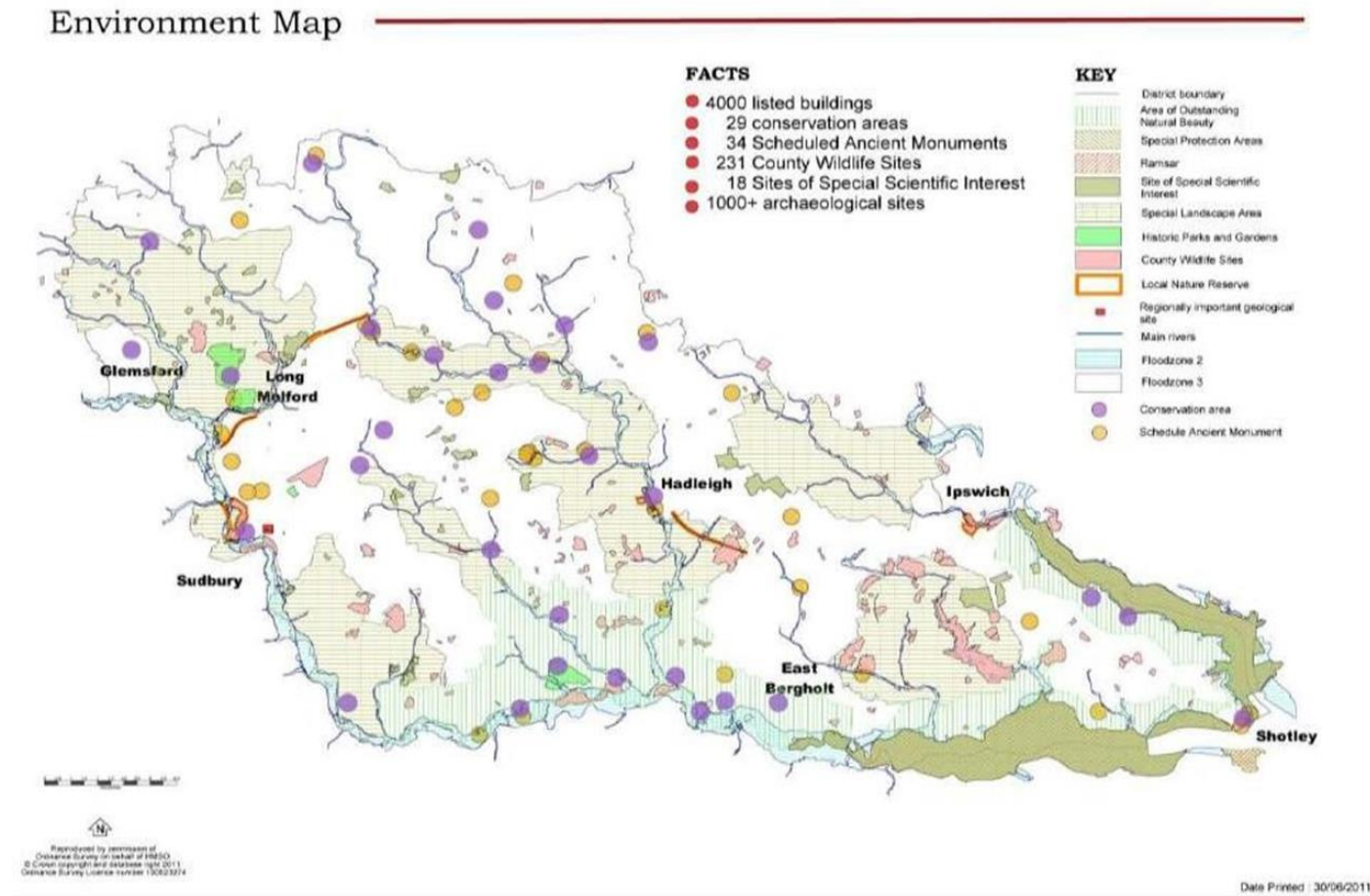
For development in the countryside the guidance provides advice on:

- Sense of Place and Tranquillity
- Location/Siting of Development
- Design, Scale & Form of Development
- Materials
- Landscaping of Development

And more detailed advice on:

- Driveways & Car Parking
- Changes of Use
- Extensions to Dwellings
- Garden Extensions
- Village Edge Development
- Horse Keeping
- Development Essential for Utility Services & Energy Production
- Rural Lanes
- Signs and Advertisements

Babergh District Environmental Characteristics

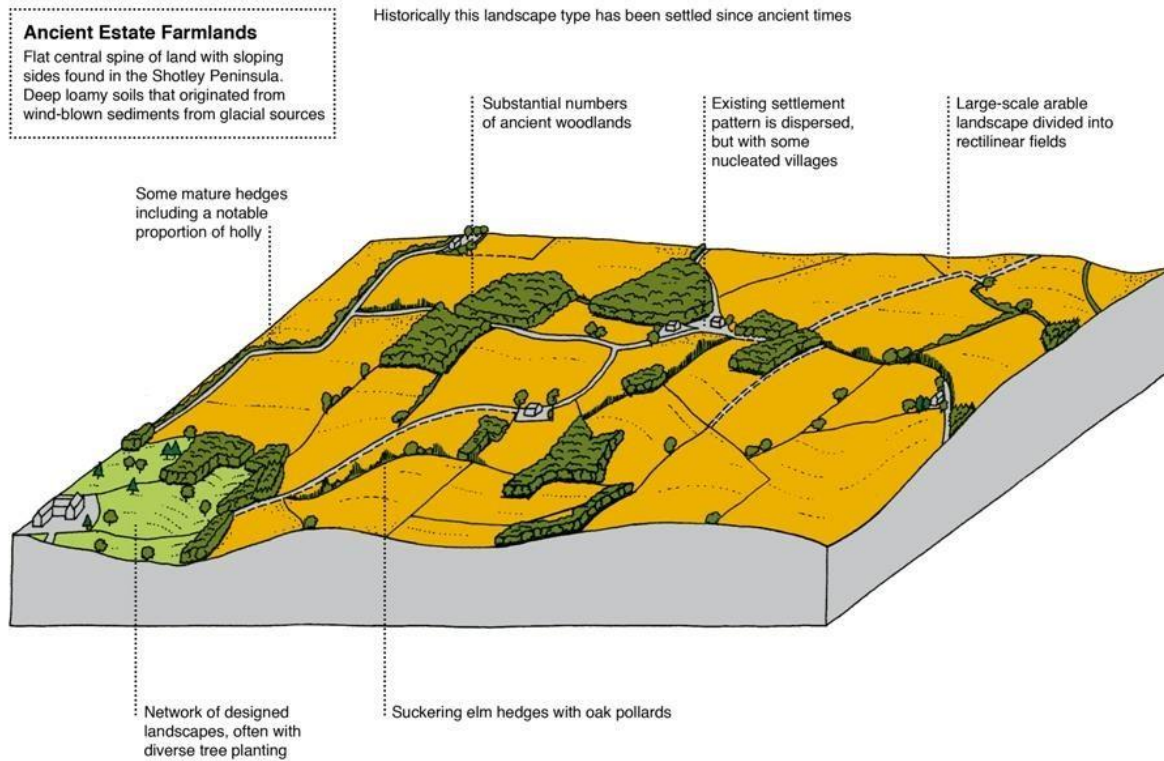


As part of the evidence base the guidance also looks at landscape character areas.

The neighbourhood area lies in the Ancient Estate Farmlands character area.

The more detailed description of this character area is reproduced in full below.

(2) – Ancient Estate Farmlands



Source - SLCA <http://www.suffolklandscape.org.uk>

Villages and towns -

Chelmondiston (Pin Mill) (CA), Belstead, Bentley, Freston, Holbrook, Shotley, Tattingstone, Wherstead and Woolverstone (CA)

Key Characteristics

A plateau of easily farmed rich loams with a planned estate layout and blocks of ancient woodland - Although not part of the Suffolk Coasts and

Heaths AONB area this is considered an “Additional Project Area” which is managed by the AONB Partnership to protect and enhance the landscape and heritage. It should be noted that the Ancient Estate Farmlands is only found on the Shotley Peninsula. The fertile and easily worked soils created from windblown glacial soils are both fertile and easily worked, therefore the area has been very attractive to early farmers and holds a very high density of Neolithic and bronze age sites and remains. The land continued to be prized for its fertility and has been modified and “modernised” on successive occasions. This combination of a long period of cultivation and the focus on “agricultural improvement” has created a landscape with a pattern of rectilinear “modern” fields (18th – 19th C), scattered with blocks of Ancient Woodland, (woodland known to pre-date 1600), that are more usually found in the “ancient” countryside of the claylands.

Landscape Character

- I. This landscape type is only found in land of the Shotley Peninsula which extends from Bentley north to Belstead and Wherstead and south to Holbrook, Harkstead and Shotley and includes Tattingstone Valley now known as the Alton Water reservoir. The character consists of an elongated, elevated and relatively flat central spine with sloping sides where it is dissected by river valleys or meets the Orwell Estuary.



View from Dodnash Woods, Bentley



- II. The quality of the soil for farming had a significant impact on the character of the landscape with the introduction of farms and settlements and the pattern of the land is characterised by large -scale arable blocks divided into rectilinear fields. Agricultural writers of the late 18th and 19th century considered the rich loamy soil as the best in the country.

There are some locally distinctive hedges of holly with pollarded oaks, while suckering elm is usually very dominant on the lightest soil.

- III. The area also has a substantial number of ancient woodlands, some up to 80ha in size. In the west there is the close grouping of Great and Little Martin's Woods, Dodnash Wood and Holly Wood in Bentley; Old

Hall Wood on Bentleys northern boundary close to Spinney Wood and Wherstead Wood, Freston Park, Holbrook Park and Cutler's Wood to the east and smaller wooded areas such as Rence Park, in the south.

IV. The valley surrounded by Dodnash woods and Martins Glen has considerable scenic value with its variations in land form which is complemented by a mosaic of pasture, heath and woodlands, resulting in a particularly rich landscape.

V. The open landscape has retained the influence of the Victorian era with the pattern of the fields, parklands and pockets of woodland providing a strong feature in some areas.

Settlement Character

I. Parkland landscapes around large houses overlooking
They are set back from the main road and are of predominantly red brick, white joinery and gable features.



Views across of the River Stou r



Alton Water

the estuary are a key feature to the landscape however, some of these parkland areas have been broken up, and in particular, Tattingstone Park has been largely lost to the Alton Water Reservoir.

II. Woolverstone has a ribbon pattern of development with wellspaced out dwellings surrounded by open fields and parkland.

III. Pin Mill is a designated conservation area (see Conservation Area Appraisals) however, the adjoining village of Chelmondiston has not had the same level of protection and now supports mixed development surrounded by agricultural fields. Sections of mature trees and hedging soften areas along the roadside throughout the village.

IV. From Chelmondiston to Shotley the main road travels through open countryside framed by hedgerows and areas of woodland with pockets of farmsteads set well back from the road and isolated dwellings sporadically located, providing a rural tranquil atmosphere.

V. Shotley was an industrial area in Victorian times and consists of mixed development in the form of infill and estates. With views from both the Orwell and Stour estuary any development would be visually significant on the coastal setting.

VI. The (C class) road between Shotley and Holbrook along the southern side is mainly single track with settlements and farmsteads of Erwarton, Harkstead and Lower Holbrook, and coastal views across the Stour estuary. There are a number of high hedges with partial shelter, however, the general feel along this stretch of the land is one of being very exposed to the elements

VII. Holbrook is a large village within this landscape and has accommodated mixed development extending along the northern end of Alton Water Reservoir. The village is set amongst mature hedges, trees, woodland and spinneys. .

VIII. Tattingstone has seen modern development on a smaller scale and encompasses small estate homes amongst mature hedges, trees and woodlands.

IX. Bentley is more of a clustered development surrounded by small fields with hedge boundaries and woodland.

Aims

- To retain, enhance and restore the distinctive landscape and settlement character. In particular safeguarding the Victorian and parkland features of the area.

Objectives

- To maintain and enhance the landscape and ensuring the sense of separation between settlements is maintained where appropriate.
- To reinforce hedgerows of locally native species, in particular holly, oak and suckering elm.
- To safeguard the ancient woodland and parkland areas
- To safeguard the mosaic pattern of pasture, heath and woodlands

Materials and Architecture

The Council will support the use of natural facing and roofing materials and architecture that reflects the local character of the countryside setting. An example of the types of materials that would be considered supportable are: Suffolk red and white brick, painted brickwork and render, black timber weatherboarding to outbuildings and agricultural buildings, plaintile, natural slate and natural red clay pantiles.

Key Design Principles

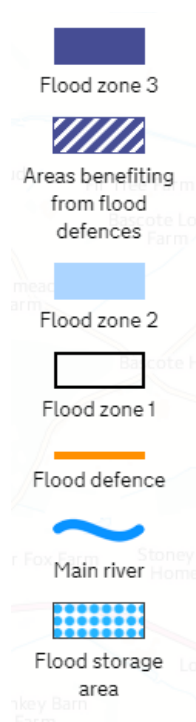
- I. Retain local rural character and Victorian character by ensuring all new development to be in keeping with the landscape setting and the nationally designated AONB.
- II. Reinforce and restore or where appropriate create the estate and parkland characteristics in new developments.

- III. Any development that impacts upon the historic parkland will be accompanied by a management plan or other detailed evidence, including a detailed scheme of mitigation and enhancement, to support the proposals.
- IV. Whenever possible incorporate existing landscape features such as tree belts woodland or hedge lines into the design and layout of development proposals such that the locally characteristic patterns can be retained within new land uses
- V. This is quite an open landscape with the potential for any form of development to be visibility intrusive if it has been designed without sufficient, locally appropriate, screening or an appropriate landscape design plan
- VI. With views from both the Orwell and Stour estuary any development would be visually significant on the coastal setting the majority of which is AONB. Ensure new development integrates with the settlement.
- VII. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.

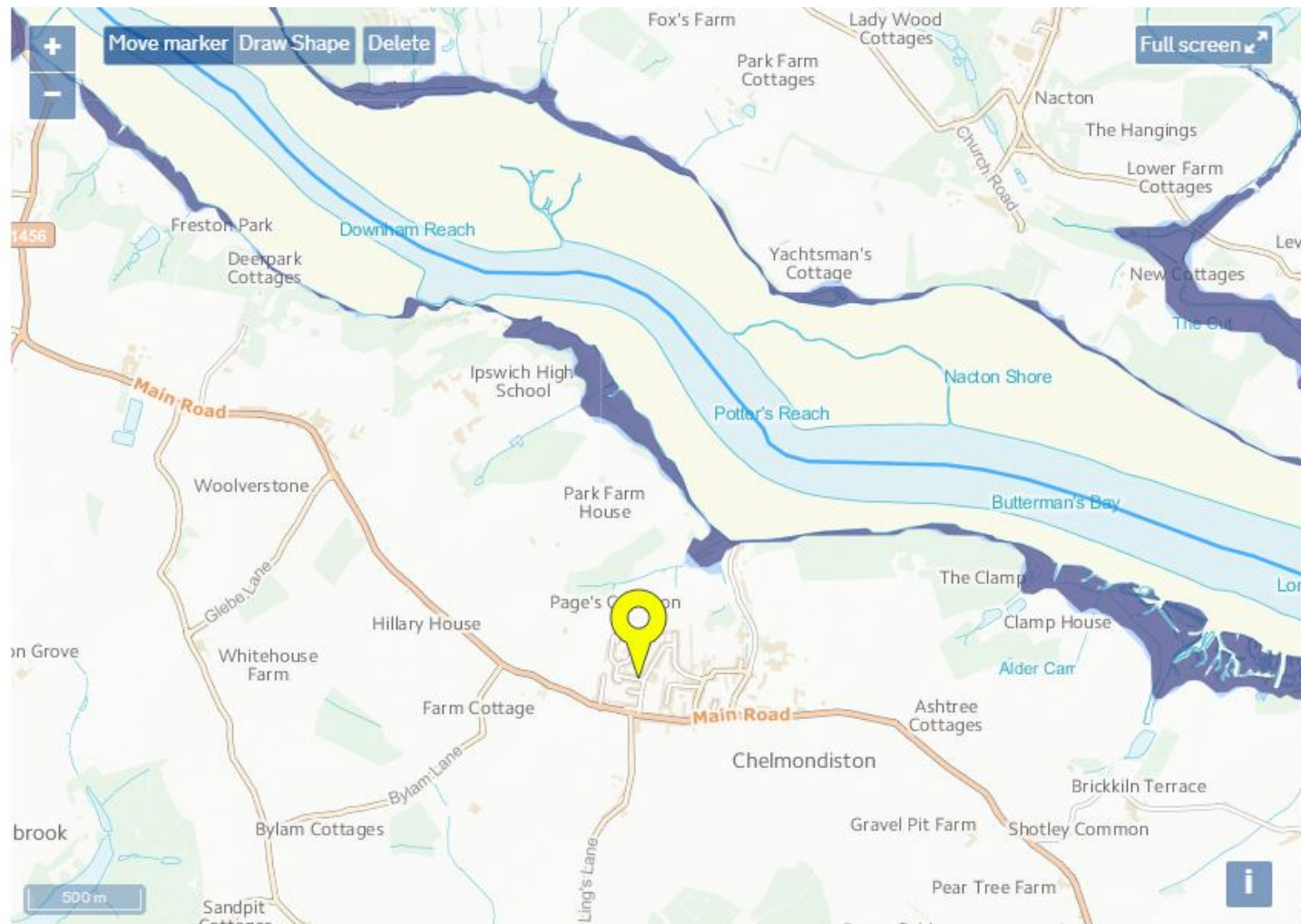
4.3 Flooding

Flood Map for Planning⁶

Those areas at greatest risk of flooding – Flood Zone 3 are on the northern and western boundaries of the neighbourhood plan area. See map and key below.



⁶ <https://flood-map-for-planning.service.gov.uk/>



4.4 AONB, Estuary and SPA/Ramsar

Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan 2018-2023: Consultation Draft

The purpose of the Suffolk Coast & Heaths AONB Management Plan 2018-2023 is to fulfil the statutory duty placed on local authorities to adopt and publish a plan for the nationally designated area, as outlined in Section 89 of the Countryside and Rights of Way Act (2000). This management plan forms the policy for local authorities for the AONB.

The following is included in the planning section of the Draft.

The National Planning Policy Framework published in 2012 continues to afford landscape and scenic beauty in AONBs the highest level of protection (“great weight”) in planning policy. It also states that wildlife and cultural heritage are important considerations.

The framework notes that major development should be refused in designated landscapes such as AONBs except in exceptional circumstances and where it can be demonstrated to be in the public interest.

The National Planning Policy Framework has a presumption of sustainable development but notes that development should be restricted in designated landscapes such as AONBs. It does not mean that development should not take place in AONBs, rather that it should not detract from the purposes of the AONB designation.

The Suffolk Coast is being actively promoted as an Energy Coast, with proposals for a new nuclear build at Sizewell, offshore wind farms and interconnector’s connecting the UK with mainland Europe. These developments will bring national benefits but will need to be mindful of the nationally designated landscapes, and the concerns of local residents and existing businesses, many of which rely on the outstanding landscapes in which they operate.

Locally determined planning and development by Local Planning Authorities impact upon the nationally designated landscape. Local Plans are required to be compliant with the National Planning Policy Framework and recognise the importance of conserving and enhancing natural beauty within the AONB. The Natural Beauty and Special Qualities of the AONB have been defined during the previous management plan cycle and can be used to measure the impacts of development on the designated landscape.

Where existing development, be that housing or business, is expanded the impacts of incremental developments need to be considered against the purposes of the AONB. This could include negative impacts on tranquillity, such as increased

traffic movements, lighting etc and need to be judged against the cumulative impacts on the designated landscapes. A similar impact is possible from developments within the setting of the AONB.

An environmental impact assessment, including landscape and visual impact assessment, should be used to rationally assess impacts. Therefore, there is a need to consider proposals on an individual basis to assess their potential impact upon the AONB and its reasons for designation.

Within the AONB, new housing should include affordable housing to meet local needs. This will help to sustain a more diverse demographic within the area. Development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Work to develop guidance on the use of colour in design started at the end of the previous management plan cycle and should be available for most of this management plan. There remains a need for AONB specific design guidance to ensure developments fit in with the landscape character and retain local distinctiveness.

The growth in micro-generation, particularly small-scale wind and solar photo voltaic installations, makes good sense from a climate change perspective, but consideration of location and scale is vital to avoid significant impact on the AONB.

Consideration of visual impact, both individually and cumulatively is also important.

Clearly the larger the installation and the more exposed the location, the higher the landscape and visual impact. As with all such locally determined developments, these schemes require proper assessment through the planning process to ensure landscape and visual impact is not significant. Passive energy efficiency measures as part of new developments are vital for all sorts of reasons, from an AONB perspective, such measures will reduce the requirement for micro-generation installations in the future, thereby reducing potential visual impacts. Piecemeal development can produce cumulative adverse impacts. Examples may include highway developments such as introduction of curb stones, painted markings or a proliferation of road signs that can adversely impact upon the character and natural beauty of the AONB. Similarly, poorly designed extensions, agricultural buildings and utility infrastructure can have a similar effect.

Tranquillity is an important part of Natural Beauty within the AONB. It is a factor recognised of importance in the designation process but also by local residents and visitors to the area. It is treasured, allowing people to relax and 'recharge their batteries'. With cars being the only realistic travel option for many, as well as busier skies, mechanised farming, and mobile technology that allows us to do more in remote places, the background noise and light levels are increasing.

Inappropriate use of powered water craft, traffic, low flying aircraft, (whether for recreation or military training) and lighting are a problem to maintaining tranquillity.

Whilst some activity is vital, particularly military low-fly training, it is vital to manage traffic and take care to constrain unnecessary noise and disturbance. Adopting best practice in the careful use of light must be an increasing priority for local authorities, businesses and residents within the Suffolk Coast & Heaths AONB.

Future development within the AONB must recognise the essential value of tranquillity and must build in solutions that respect this special quality and allow it to be retained. This may include low level/directional/timed lighting, traffic calming and alternative transport options, and further exploring how tranquil areas can be mapped and retained.

It is also noted that development can bring gains in terms of the needs of local communities and the growth of local businesses. However the developments need to pay regard to the purposes of the nationally designated landscape as required by statute.

Touching the Tide A Guidance Note for preparing Neighbourhood Plans

This guidance document has been produced by the Dedham Vale and Suffolk Coast & Heaths AONBs, in conjunction with the Heritage Lottery Funded Landscape Partnership Scheme along the Suffolk coast, "Touching the Tide". It is aimed at Parish Councillors and other people with an interest in shaping their local place through the planning system, by preparing a Neighbourhood Plan.

The landscapes within and around the Dedham Vale and Suffolk Coast & Heaths AONBs have a rich and varied built, cultural and natural environment. Estuaries, river valleys, biodiversity and geological sites; extensive open spaces and countryside, landmarks and key views; cultural associations, conservation areas and historic buildings; all contribute to the distinctive characteristics of the area and its sense of place.

Policies developed within a Neighbourhood Plan should be backed up by solid evidence, where relevant, on the local landscape. This document provides guidance on how to achieve this, ensuring reference to all appropriate and up to date sources

The Stour and Orwell Estuary Management Strategy 2010

This strategy seeks to "promote the sustainable use of the Stour and Orwell estuaries through the management of human activity, in a way which is compatible with the conservation of the estuarine landscape and wildlife."

The Stour and Orwell estuaries form an important component of the Suffolk Coast and Heaths AONB and are also designated as a Special Protected Area (SPA) under the European Birds Directive (79/409/EEC1979), a Site of Special Scientific Interest (SSSI) and a Ramsar site (for wetland habitats). The estuaries are included in the schedule of Natura 2000 European Marine Sites, a Europe-wide network of Special Areas of Conservation (SACs) and SPAs, the most important sites for nature conservation.

The scheme identifies the actions required by the Relevant Authorities to ensure the protection of the SPA. Full documentation of the Stour and Orwell Scheme of Management can be found on the AONB website www.suffolkcoastandheaths.org

The document includes a section on Integrated Planning and Sustainable Development, although this refers to Regional Spatial Strategies and is in some places out of date.

Stour and Orwell SPA/Ramsar

The Stour and Orwell estuaries straddle the eastern part of the Essex/Suffolk border in eastern England. The SPA is coincident with Cattawade Marshes Site of Special Scientific Interest (SSSI), Orwell Estuary SSSI and Stour Estuary SSSI. The estuaries include extensive mud-flats, low cliffs, saltmarsh and small areas of vegetated shingle on the lower reaches. The mud-flats hold *Enteromorpha*, *Zostera* and *Salicornia* spp. The site also includes areas of low-lying grazing marsh at Shotley Marshes on the south side of the Orwell and at Cattawade Marshes at the head of the Stour. Trimley Marshes on the north side of the Orwell includes several shallow freshwater pools, as well as areas of grazing marsh, and is managed as a nature reserve by the Suffolk Wildlife Trust. In summer, the site supports important numbers of breeding avocet *Recurvirostra avosetta*, while in winter it holds major concentrations of waterbirds, especially geese, ducks and waders. The geese also feed, and some waders roost, in surrounding areas of agricultural land outside the SPA. The site has close ecological links with the Hamford Water and Mid-Essex Coast SPAs, lying to the south on the same coast.

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4.5 Service and Facilities Audit (August 2017)

The Services and Facilities Audit has been produced to inform the review of the Settlement Hierarchy for the new Joint Local Plan.

The information is sourced primarily from online searches undertaken in 2014 for Babergh and in 2017 for Mid Suffolk.

This document does not contain any analysis of the role or categorisation of each settlement.

The services and facilities included are grouped in categories of:

- Banking / Post Office / Retail
- Community Centres
- Education
- Employment
- Medical
- Public Transport
- Recreation
- Internet Connectivity
- Proximity to other settlements

This is the audit for Chelmondiston parish.

PARISH: Chelmondiston (BDC)

Name of parish: Chelmondiston

Name of villages: Chelmondiston

Population of parish: 1,054 (2011 census)

Banking/ Post Office/ Retail Service/Facility	Yes/No	Additional information
Convenience Store	YES	
Post Office	YES	Mon, Tue, Thur, Fri – 08:30 – 13:15, Wed – 08:45 – 12:45, closed on weekends

Food / Drink outlets	NO
Public Houses	YES
Bakers	NO
Butchers	NO
Hairdressers	NO
Newsagents	NO
Bank	NO
ATM	NO
Fuel Station	NO

4.6 Settlement Hierarchy Review (August 2017)

This Topic Paper accompanies the Settlement Hierarchy section of the Babergh and Mid Suffolk Joint Local Plan: Consultation Document (August 2017) (hereafter referred to as the 'Consultation Document').

The purpose of this Topic Paper is to present additional detail and context surrounding the needs for different housing types and tenures across Babergh and Mid Suffolk.

As part of the preparation of the new Joint Local Plan for Babergh and Mid Suffolk District Councils, a review of the settlement hierarchy was carried out to reflect changes that have occurred over recent years and to ensure that the settlements are appropriately categorised in relation to the services and facilities they provide.

This study collates information on the services and facilities available in the 'larger' and 'smaller' villages of both districts. It updates the 2014 (for Babergh) and 2008 (for Mid Suffolk) studies carried out to inform the Core Strategies. This information is used to assess the relative sustainability of larger and smaller villages for policy-making purposes in relation to the new Joint Local Plan for Babergh and Mid Suffolk.

Within the current settlement hierarchies of Babergh and Mid Suffolk, higher order settlements such as the towns, core villages and key service centres are identified as the main locations to accommodate future growth. This study of the village facilities provides an evidence base for the classification of 'larger' and 'smaller' villages within the settlement hierarchy. The classification is based on the availability of, or access to, facilities and services, to indicate their relative sustainability as locations for some development.

Methodology

A Services and Facilities Audit (see 4.5 above) was carried out over the summer of 2014 for Babergh and during the spring of 2017 for Mid Suffolk. This data was then used to develop a scoring system (detailed in Table 1) to rank each settlement. The aim is to use a simple points system, to provide a general understanding of the level of facilities and services available to each settlement.

The scoring is based on the relative importance of each facility available within a settlement, in that some services are more essential and used more frequently than others, such as a primary school or a convenience

store. As these are important facilities that reduce the need to travel by car and support the vitality of the local community, they are given a score of 2 points. Other facilities such as a village hall or a recreation ground add to diversity and help build communities. Such facilities score 1 point, as they do not contribute as significantly to people's day to day needs.

Category of Service / Facility	Type of Service / Facility	Score
Banking / Post Office / Retail	Convenience Store	2
	Post Office	1
	Food / Drink outlets / Public Houses (Max of 5 points per settlements)	1
	Bakers / Butchers / Hairdressers / Newsagents / Bank / ATM / Fuel Station (Max of 5 points per settlements)	1
Education	Pre-School	1
	Primary School	2
	Secondary School	1
	Sixth Form and Further Education	1
Employment	Proximity to a strategic employment site (within approx. 5km)	2
	Proximity to a small scale employment site (within approx. 5km) (small scale i.e. providing up to 100 jobs)	1
Community Centres	Village Hall	1
	Place of worship	1
	Library	1
Medical	Doctors surgery	2
	Chemist / pharmacy	2
	Dentist	1
	Optician	1
Public Transport	Bus Stops (with daily peak-time* services to/from a higher order settlement)	2
	Railway Station (with daily peak-time* services to/from a higher order settlement)	2
Recreation	Recreational Grounds / Children's Play Area	1
	Sport / Leisure Centre	1
	Allotment	1
Internet Connectivity	Broadband of up to 76Mb Fibre or more (super-fast speed)	2
	Broadband of up to 17Mb (standard speed)	1
Proximity to other settlements	Proximity to a Town / Urban Area (within 5km)	2
	Proximity to a Core Village (within 2km)	1

Based on the assessment Chelmondiston is identified as a Core Village:

Core Villages	Hinterland Villages	Hamlets and Countryside
Bildeston	Acton	Boxted
Boxford	Aldham	Brent Eleigh
Brantham	Alpheton	Brettenham
Bures St Mary	Assington	Chattisham
Capel St Mary	Belstead*	Comard Tye
Chelmondiston	Bentley	Edwardstone
Cockfield	Burstall	Erwarton
East Bergholt	Chelsworth	Freston
Elmsett	Copdock and Washbrook*	Groton
Glemsford	East End (East Bergholt)	Harkstead

5.0 Supplementary Planning Documents

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public and are simpler to update and adopt on a regular basis by the local council. The relevant SPDs to the Chelmondiston NDP are as follows.

Rural Development and Core Strategy Policy CS11 SPD (Adopted 8 August 2014)

The Babergh Core Strategy (adopted Feb 2014) sets out a new and more flexible approach to housing provision in rural areas. Policy CS11 of the document sets out the strategy for development for Core and Hinterland Villages and it provides for proposals to be approved if they meet the criteria set out in the policy. The SPD provides additional guidance on the interpretation of the policy and the information that will be required to support proposals.

The Rural Development and Core Strategy Policy CS11 Supplementary Planning Document (SPD) was adopted on the 8th of August 2014.

[Rural Development and Core Strategy Policy CS11 SPD](#)

Affordable Housing SPD (Adopted 13 February 2014)

Babergh District Council formally adopted the Affordable Housing SPD (2014) on 13th February 2014. The SPD supports Core Strategy Policies CS19 (Affordable Housing requirements for market housing) and CS20 (Rural Exception policy). The purpose of the SPD is to help facilitate the delivery of affordable housing (including exception sites and the approach towards Commuted Sums in small sites) to meet housing need and assist in the creation and maintenance of sustainable, inclusive and mixed communities. This SPD replaces the Babergh Affordable Housing SPD (2009).

[Affordable Housing SPD \(2014\)](#)

Suffolk County Council Parking Standards Supplementary Guidance (2014)

[Suffolk County Council Parking Standards Supplementary Guidance \(2014\)](#) which has been adopted and made operational as non-statutory technical guidance with immediate effect by both Babergh & Mid Suffolk District Councils

[Supplementary Planning Guidance on Provision of Outdoor Recreation Facilities & Open Space \(2010\)](#)

6.0 Built Heritage in Chelmondiston

National Heritage List for England

There are 7 entries for the neighbourhood area on the list:

HILL FARM HOUSE

Heritage Category: Listing

Grade: II

Location:

- HILL FARM HOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

CARTLODGE/GRANARY APPROXIMATELY 30 METRES EAST OF HILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- CARTLODGE/GRANARY APPROXIMATELY 30 METRES EAST OF HILL FARMHOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

BARN APPROXIMATELY 50 METRES EAST OF HILL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 50 METRES EAST OF HILL FARMHOUSE, HOLLOW LANE, Chelmondiston, Babergh, Suffolk

ARWARTON HALL FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- ARWARTON HALL FARMHOUSE, CHELMONDISTON ROAD, Shotley, Babergh, Suffolk

MILL HOUSE

Heritage Category: Listing

Grade: II

Location:

- MILL HOUSE, MILL LANE, Chelmondiston, Babergh, Suffolk

THE BUTT AND OYSTER PUBLIC HOUSE

Heritage Category: Listing

Grade: II

Location:

- THE BUTT AND OYSTER PUBLIC HOUSE, Chelmondiston, PIN MILL,
• , Babergh, Suffolk

6 AND 7, RICHARDSONS LANE

Heritage Category: Listing

Grade: II

Location:

- 6 AND [7, RICHARDSONS LANE, Chelmondiston, Babergh, Suffolk](#)

Pin Mill Conservation Area Appraisal 2007⁷

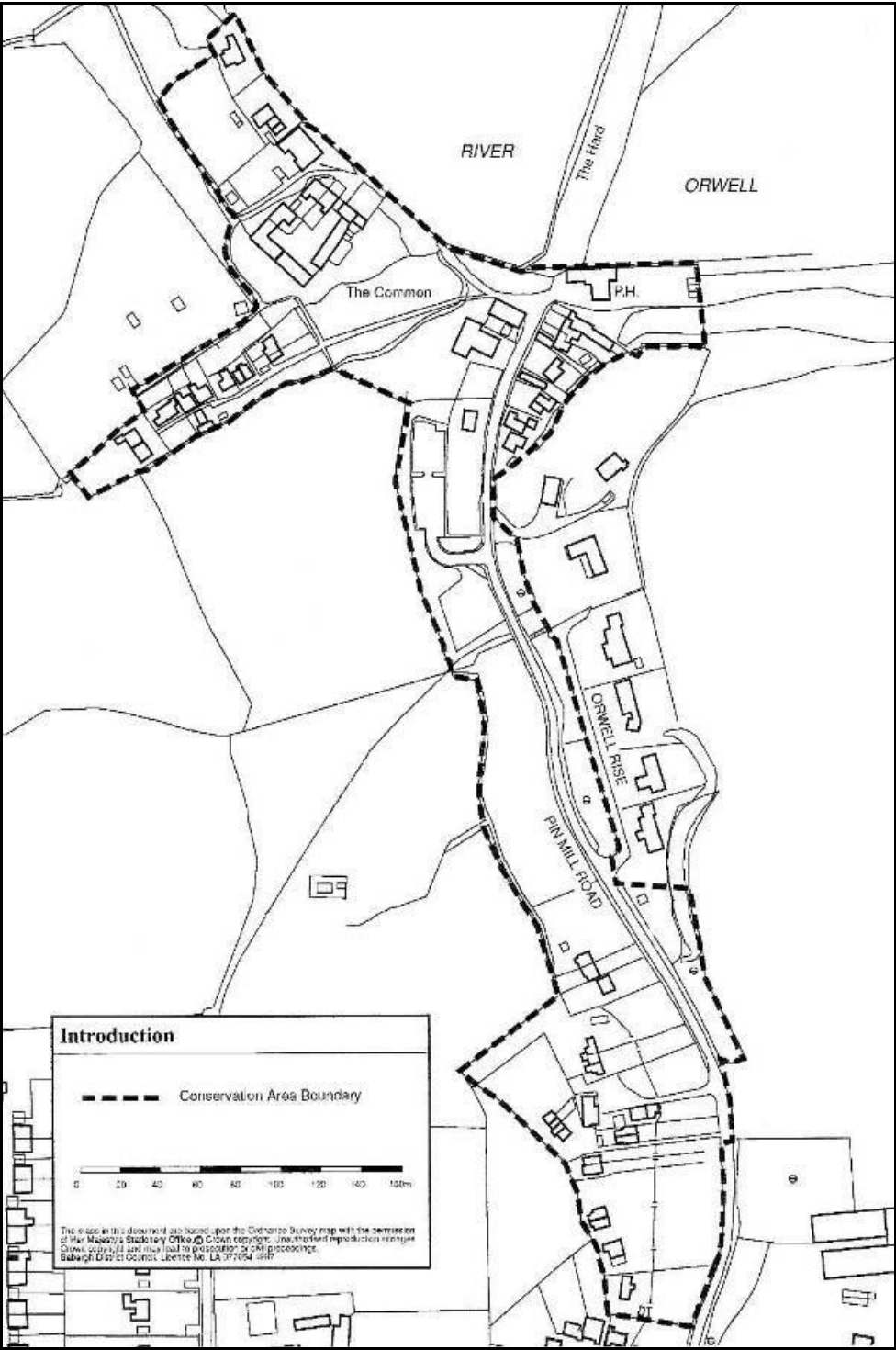
The conservation area in Pin Mill was originally designated by East Suffolk County Council in 1972 and inherited by Babergh District Council at its inception in 1974.

The appraisal is an update of a draft document produced in 1997, when the hamlet was considered for a rural grant scheme that did not come to fruition.

The document considers the following and is a good starting point for developing more detailed neighbourhood plan policy for this area:

- Topography
- Archaeological significance
- Quality of buildings
- Traditional building materials
- Hierarchy of spaces
- Trees and planting
- Relationship to open countryside
- Land uses
- Losses and possible gains

⁷ <https://www.babergh.gov.uk/assets/Conservation-Area-Appraisals/PinMill2007CAA.pdf>



7.0 Landscape - Natural England National Character Areas (NCAs)

Natural England produces profiles for England's 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment.

NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for.

Each profile includes a description of the natural and cultural features that shape a landscape, how that landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

Chelmondiston lies within NCA82: Suffolk Coast and Heaths.

Four Statements of Environmental Opportunity (SEOs) are identified for this NCA.

SEO 1: Manage the nationally significant coastal landscapes, ensuring that coastal management decisions take full account of landscape, environmental and visual impacts as part of an integrated approach working with coastal processes. Improve people's understanding of the process of coastal change.

SEO 2: Manage the components of characteristic productive agricultural landscapes to benefit food production, biodiversity and soil and water quality. Promote sustainable farming practices that are able to adapt to changing agricultural economics, the considerable challenges of climate change and water availability.

SEO 3: Increase and enhance public awareness and enjoyment of the distinctive assemblage of historic landscapes. Sustainably manage the agricultural, semi-natural, geological and rich archaeological and historic environment, as well as seeking opportunities for more integrated access to support recreation and education, while protecting the area's wildlife habitats and tranquillity.

SEO 4: Manage the forest plantations, to combine commercial forestry and fuel production with a mix of habitats for rare and endangered plants and

8.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Chelmondiston Neighbourhood Development Plan should be prepared.

This PPA looks at relevant national and local policy and background evidence, not to be ignored is local work undertaken on the *Village Development Framework* 2016.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

Appendix 1 – Nomis Local Area Report

Chelmondiston Parish

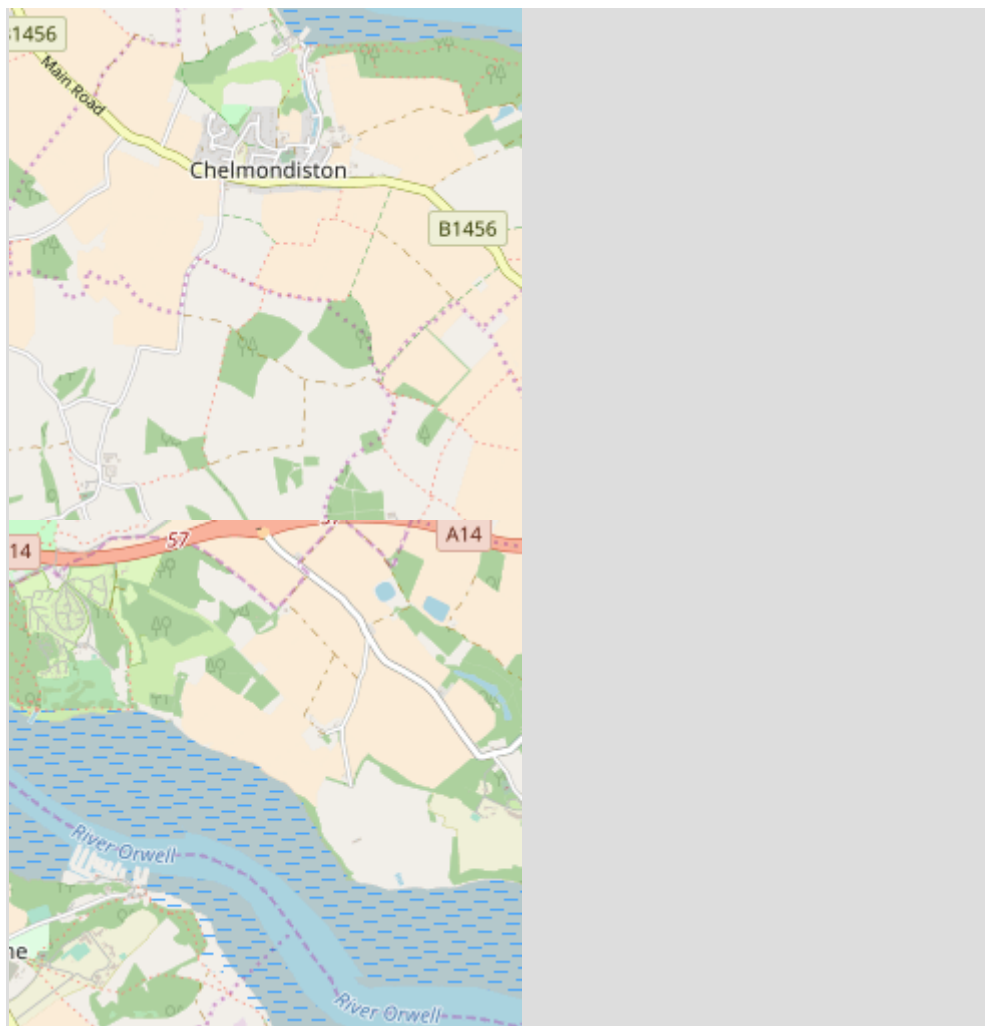
Local Area Report

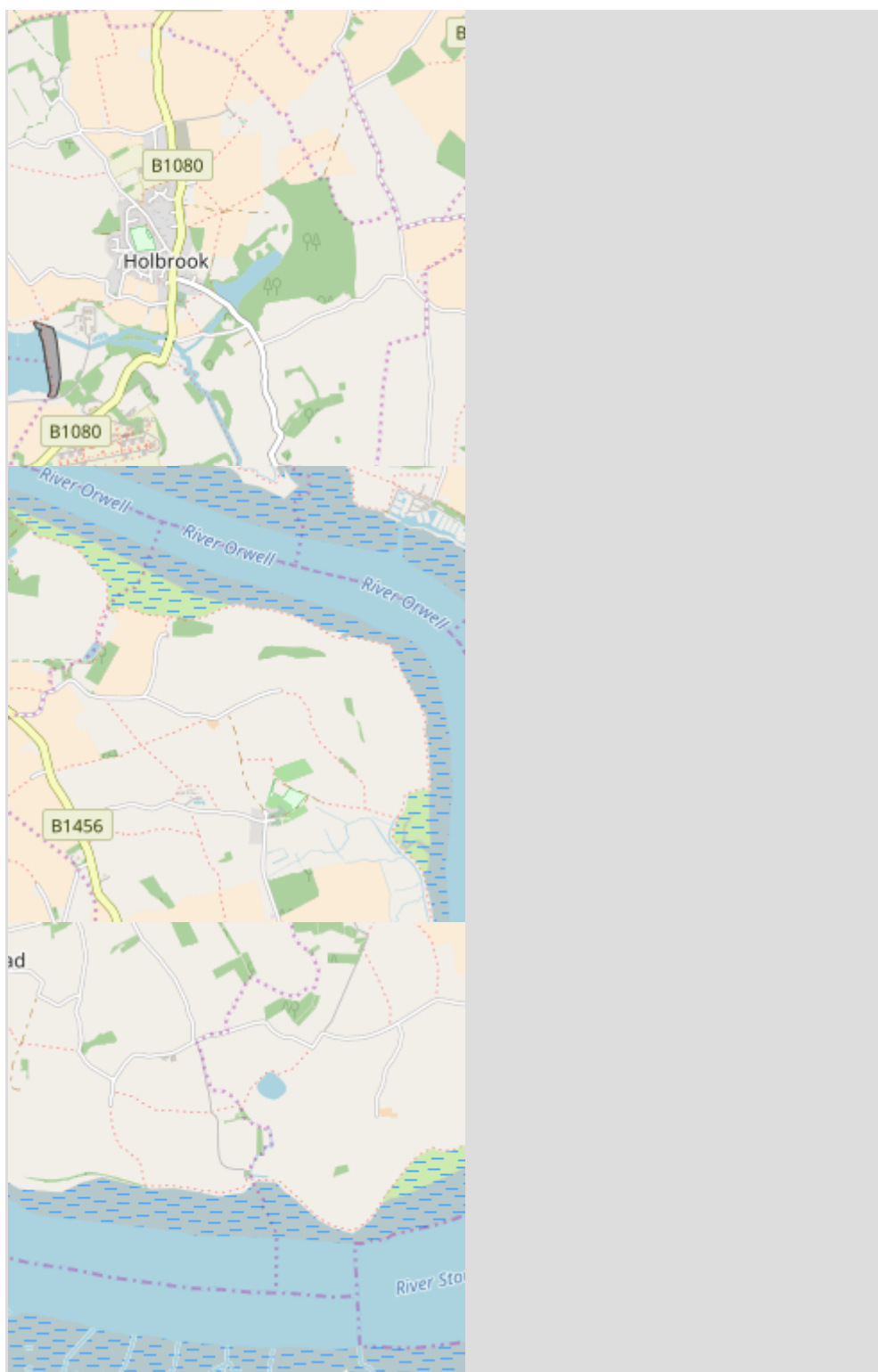
Summary

This report covers the characteristics of people and households in Chelmondiston Parish in Babergh (GSS code E04009081). Figures are sourced from the 2011 Census key statistics.

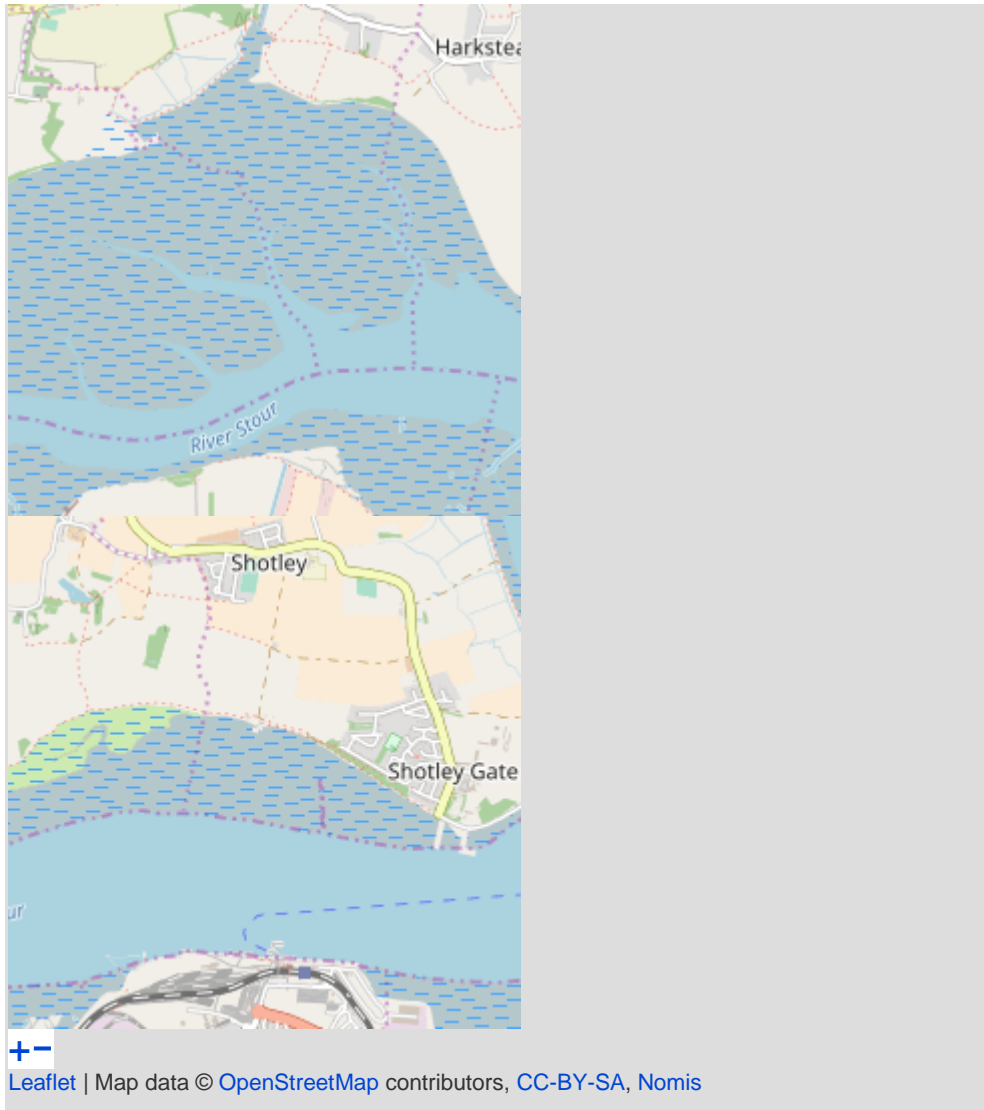
There were 1,054 usual residents as at Census day 2011. Of these, 100% lived in households and 0% lived in communal establishments. The average (mean) age of residents was 47.1 years.

In total there were 519 household spaces. Of these, 491 (94.6%) had at least one usual resident and 28 (5.4%) had no usual residents.









Contents

- **Who we are**

Information about the personal characteristics of people who usually live in an area including: Resident population, Age, Marital status, Living arrangements, Ethnic group, National identity, Country of birth, Passports held, Household language, Religion and Unpaid care.

- **How we live**

The characteristics of the households we live in including: Number of households and type of accommodation, Whether owned or rented, Number of rooms and central heating, Number of cars, Household composition, Households with no adults in employment, Lone parent households and Communal establishments.

- **What we do**

This section covers work-related topics including: [Number of people in employment and unemployed](#), [Qualifications and students](#), [Hours worked](#), and the [Industries](#) and [Occupations](#) we work in.

- [Definitions](#)

Who we are[↑]



Usual resident population

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents	1,054	100.0
Males	514	48.8
Females	540	51.2
Lives in a household	1,054	100.0
Lives in a communal establishment	0	0.0
Schoolchild or full-time student aged 4 and over at their non term-time address	20	-
Area (Hectares)	517.26	-
Density (number of persons per hectare)	2	-

Source: ONS - 2011 Census (KS101EW)

-These figures are missing.

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Age structure

Persons		
Chelmondiston Parish		
	count	%
All usual residents	1,054	100.0
Age 0 to 4	40	3.8
Age 5 to 7	32	3.0
Age 8 to 9	29	2.8
Age 10 to 14	60	5.7
Age 15	12	1.1
Age 16 to 17	26	2.5
Age 18 to 19	9	0.9
Age 20 to 24	36	3.4
Age 25 to 29	35	3.3
Age 30 to 44	154	14.6
Age 45 to 59	222	21.1
Age 60 to 64	104	9.9
Age 65 to 74	169	16.0
Age 75 to 84	87	8.3
Age 85 to 89	27	2.6
Age 90 and over	12	1.1
Mean Age	47.1	-
Median Age	50	-

Source: ONS - 2011 Census (KS102EW)

-These figures are missing.

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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- [Definitions](#)

Marital and civil partnership status

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16+	881	100.0
Single (never married or never registered a same-sex civil partnership)	205	23.3
Married	498	56.5
In a registered same-sex civil partnership	0	0.0
Separated (but still legally married or still legally in a same-sex civil partnership)	22	2.5
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	82	9.3
Widowed or surviving partner from a same-sex civil partnership	74	8.4

Source: ONS - 2011 Census (KS103EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Living arrangements



	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 and over in households	881	100.0
Living in a couple	584	66.3

Living arrangements

Persons		
Chelmondiston Parish		
	count	%
Married or in a registered same-sex civil partnership	490	55.6
Cohabiting	94	10.7
Not living in a couple	297	33.7
Single (never married or never registered a same-sex civil partnership)	149	16.9
Married or in a registered same-sex civil partnership	6	0.7
Separated (but still legally married or still legally in a same-sex civil partnership)	18	2.0
Divorced or formerly in a same-sex civil partnership which is now legally dissolved	54	6.1
Widowed or surviving partner from a same-sex civil partnership	70	7.9

Source: ONS - 2011 Census (KS104EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Ethnic group

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents	1,054	100.0
White	1,044	99.1
English/Welsh/Scottish/Northern Irish/British	1,017	96.5
Irish	3	0.3
Gypsy or Irish Traveller	0	0.0
Other White	24	2.3
Mixed/multiple ethnic groups	7	0.7
White and Black Caribbean	0	0.0
White and Black African	2	0.2
White and Asian	3	0.3
Other Mixed	2	0.2
Asian/Asian British	1	0.1
Indian	1	0.1
Pakistani	0	0.0
Bangladeshi	0	0.0
Chinese	0	0.0
Other Asian	0	0.0
Black/African/Caribbean/Black British	2	0.2
African	0	0.0
Caribbean	0	0.0
Other Black	2	0.2
Other ethnic group	0	0.0
Arab	0	0.0
Any other ethnic group	0	0.0

Ethnic group



Persons

Chelmondiston
Parish

count %

Source: ONS - 2011 Census (KS201EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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National identity

Persons

Chelmondiston
Parish

count %

All usual residents	1,054	100.0
English only identity	694	65.8
English and British only identity	144	13.7
Other English combined background identity	2	0.2
No English identity	214	20.3
Welsh only identity	4	0.4
Welsh and British only identity	0	0.0
Other Welsh combined background identity	2	0.2
No Welsh identity	1,048	99.4
Scottish only identity	6	0.6
Scottish and British only identity	3	0.3

National identity



	Persons	
	Chelmondiston Parish	
	count	%
Other Scottish combined background identity	1	0.1
No Scottish identity	1,044	99.1
Northern Irish only identity	3	0.3
Northern Irish and British only identity	1	0.1
Other Northern Irish combined background identity	0	0.0
No Northern Irish identity	1,050	99.6
British only identity	172	16.3
British and any other identity	154	14.6
No British identity	728	69.1
Cornish only identity	0	0.0
Cornish and British only identity	0	0.0
Cornish and at least one of English/Welsh/Scottish/Northern Irish identities (with or without British)	0	0.0
No Cornish identity	1,054	100.0
Irish only identity	0	0.0
Irish and British only identity	1	0.1
Irish and Northern Irish only identity	0	0.0
Irish, Northern Irish and British only identity	0	0.0
Irish and at least one of English/Welsh/Scottish identities (with or without British)	0	0.0

National identity

	Persons	
	Chelmondiston Parish	
	count	%
Irish, Northern Irish and at least one of English/Welsh/Scottish identities (with or without British)	0	0.0
No Irish identity	1,053	99.9
Other identities only	18	1.7
Other identities and at least one of English/Welsh/Scottish/Northern Irish/British only	7	0.7
At least one of English/Welsh/Scottish/Northern Irish/British identities only	1,029	97.6

Source: ONS - 2011 Census (KS202EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
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Country of birth



	Persons	
	Chelmondiston Parish	
	count	%
All usual residents	1,054	100.0
United Kingdom	1,007	95.5
England	981	93.1
Northern Ireland	5	0.5

Country of birth

Persons		
Chelmondiston Parish		
	count	%
Scotland	13	1.2
Wales	8	0.8
United Kingdom not otherwise specified	0	0.0
Ireland	2	0.2
Other EU	14	1.3
Member countries in March 2001	10	0.9
Accession countries April 2001 to March 2011	4	0.4
Other countries	31	2.9

Source: ONS - 2011 Census (KS204EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Passports held



Persons		
Chelmondiston Parish		
	count	%
All usual residents	1,054	100.0
No passport	197	18.7
United Kingdom	842	79.9
Republic of Ireland	0	0.0

Passports held

Persons		
Chelmondiston Parish		
	count	%
Other Europe: EU countries	4	0.4
Other Europe: Non EU countries	5	0.5
Africa	8	0.8
Middle East and Asia	1	0.1
North America and the Caribbean	8	0.8
Central America	0	0.0
South America	0	0.0
Antarctica and Oceania	2	0.2
British Overseas Territories	0	0.0

Source: ONS - 2011 Census (KS205EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Household language



Households		
Chelmondiston Parish		
	count	%
All households	491	100.0
All people aged 16 and over in household have English as a main language (English or Welsh in Wales)	484	98.6

Household language

	Households	
	Chelmondiston Parish	
	count	%
At least one but not all people aged 16 and over in household have English as a main language (English or Welsh in Wales)	5	1.0
No people aged 16 and over in household but at least one person aged 3 to 15 has English as a main language (English or Welsh in Wales)	1	0.2
No people in household have English as a main language (English or Welsh in Wales)	1	0.2

Source: ONS - 2011 Census (KS206EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Religion

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents	1,054	100.0
Has religion	697	66.1
Christian	689	65.4
Buddhist	2	0.2
Hindu	1	0.1
Jewish	0	0.0

Religion

Persons

Chelmondiston Parish		
	count	%
Muslim	2	0.2
Sikh	0	0.0
Other religion	3	0.3
No religion	274	26.0
Religion not stated	83	7.9



Source: ONS - 2011 Census (KS209EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

The voluntary question on religion in the 2011 Census was intended to capture people's religious affiliation and identification at the time of the Census irrespective of whether they practised or believed in that religion or how important it was in their lives. If a person had no religion then the first of a series of tick boxes could be selected.

Care should be taken when using these data not to infer, or allow the inference by others, that the practice of a religion or specific religious activities that are expected of believers has been measured. Unlike other census questions where missing answers are imputed, this question was voluntary, and where no answer was provided the response is categorised as 'not stated'.

Due to an error in the processing of census data, the number of usual residents in the 'Religion not stated' category has been overestimated by a total of 62,000 for three local authorities: Camden, Islington and Tower Hamlets. More information from <http://www.ons.gov.uk/ons/guide-method/census/2011/census-data/census-products--issues-and-corrections/index.html>

-  Download this table (.xlsx)
-  Definitions

Health and provision of unpaid Care

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents	1,054	100.0
Day-to-day activities limited a lot	91	8.6
Day-to-day activities limited a little	120	11.4
Day-to-day activities not limited	843	80.0
Day-to-day activities limited a lot: Age 16 to 64	30	2.8
Day-to-day activities limited a little: Age 16 to 64	45	4.3
Day-to-day activities not limited: Age 16 to 64	511	48.5
Very good health	465	44.1
Good health	379	36.0
Fair health	163	15.5
Bad health	39	3.7
Very bad health	8	0.8
Provides no unpaid care	905	85.9
Provides 1 to 19 hours unpaid care a week	112	10.6
Provides 20 to 49 hours unpaid care a week	10	0.9
Provides 50 or more hours unpaid care a week	27	2.6

Source: ONS - 2011 Census (KS301EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)

- **Definitions**

How we live↑

Dwellings, household spaces and accommodation type

Household spaces Dwellings

	Chelmondiston Parish	
	count	%
All dwelling types	519	100.0
Unshared dwelling	519	100.0
Shared dwelling: Two household spaces	0	0.0
Shared dwelling: Three or more household spaces	0	0.0
All household spaces	519	100.0
Household spaces with at least one usual resident	491	94.6
Household spaces with no usual residents	28	5.4
Whole house or bungalow: Detached	164	31.6
Whole house or bungalow: Semi-detached	246	47.4
Whole house or bungalow: Terraced (including end-terrace)	72	13.9
Flat, maisonette or apartment: Purpose-built block of flats or tenement	14	2.7
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	2	0.4
Flat, maisonette or apartment: In a commercial building	4	0.8
Caravan or other mobile or temporary structure	17	3.3

Source: ONS - 2011 Census (KS401EW)



Dwellings, household spaces and accommodation type

Household spaces Dwellings

Chelmondiston
Parish

count %

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  Download this table (.xlsx)
-  Definitions

Tenure

Households

Chelmondiston
Parish

count %

All households	491	100.0
Owned	353	71.9
Owned outright	232	47.3
Owned with a mortgage or loan	121	24.6
Shared ownership (part owned and part rented)	1	0.2
Social rented	66	13.4
Rented from council (Local Authority)	55	11.2
Other	11	2.2
Private rented	57	11.6
Private landlord or letting agency	46	9.4
Other	11	2.2
Living rent free	14	2.9

Source: ONS - 2011 Census (KS402EW)



Tenure

Households

Chelmondiston
Parish

count %

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  Download this table (.xlsx)
-  Definitions

Rooms, bedrooms and central heating

Households

Chelmondiston
Parish



count %

All households	491	100.0
Does not have central heating	12	2.4
Does have central heating	479	97.6
Occupancy rating (rooms) of -1 or less	10	2.0
Occupancy rating (bedrooms) of -1 or less	7	1.4
Average household size	2.1	-
Average number of rooms per household	5.9	-
Average number of bedrooms per household	2.9	-

Source: ONS - 2011 Census (KS403EW)

-These figures are missing.

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  Download this table (.xlsx)
-  Definitions



Car or van availability

	Households	
	Chelmondiston Parish	
	count	%
All households	491	100.0
No cars or vans in household	70	14.3
1 car or van in household	208	42.4
2 cars or vans in household	166	33.8
3 cars or vans in household	34	6.9
4 or more cars or vans in household	13	2.6
sum of all cars or vans in the area	699	-

Source: ONS - 2011 Census (KS404EW)

-These figures are missing.

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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Household composition



	Households	
	Chelmondiston Parish	
	count	%
All households	491	100.0
One person household	155	31.6
Aged 65 and over	77	15.7

Household composition

Households		
Chelmondiston Parish		
	count	%
Other	78	15.9
One family household	318	64.8
All aged 65 and over	77	15.7
Married or same-sex civil partnership couple	165	33.6
No children	93	18.9
Dependent children	57	11.6
All children non-dependent	15	3.1
Cohabiting couple	36	7.3
No children	20	4.1
Dependent children	14	2.9
All children non-dependent	2	0.4
Lone parent	40	8.1
Dependent children	31	6.3
All children non-dependent	9	1.8
Other household types	18	3.7
With dependent children	6	1.2
All full-time students	1	0.2
All aged 65 and over	0	0.0
Other	11	2.2

Source: ONS - 2011 Census (KS105EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Adults not in employment and dependent children and persons with long-term health problems or disability for all households

	Households	
	Chelmondiston Parish	
	count	%
All households	491	100.0
No adults in employment in household	188	38.3
With dependent children	14	2.9
No dependent children	174	35.4
Dependent children in household: All ages	108	22.0
Age 0 to 4	26	5.3
One person in household with a long-term health problem or disability	134	27.3
With dependent children	19	3.9
No dependent children	115	23.4

Source: ONS - 2011 Census (KS106EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



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-  [Definitions](#)

Lone parent households with dependent children

Households		
Chelmondiston Parish		
	count	%
All lone parent households with dependent children	30	100.0
Lone parent in part-time employment: Total	7	23.3
Lone parent in full-time employment: Total	12	40.0
Lone parent not in employment: Total	11	36.7
Male lone parent: Total	3	10.0
In part-time employment	0	0.0
In full-time employment	2	6.7
Not in employment	1	3.3
Female lone parent: Total	27	90.0
In part-time employment	7	23.3
In full-time employment	10	33.3
Not in employment	10	33.3

Source: ONS - 2011 Census (KS107EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Communal establishment residents

Communal establishments Persons

	Chelmondiston Parish	
	count	%
All communal establishments	0	-
All usual residents living in communal establishments	0	-
Medical and care establishment: NHS: General hospital	0	-
Medical and care establishment: NHS: Mental health hospital/unit (including secure units)	0	-
Medical and care establishment: NHS: Other hospital	0	-
Medical and care establishment: Local Authority: Children's home (including secure units)	0	-
Medical and care establishment: Local Authority: Care home or other home	0	-
Medical and care establishment: Registered Social Landlord/Housing Association	0	-
Medical and care establishment: Other: Care home with nursing	0	-
Medical and care establishment: Other: Care home without nursing	0	-
Medical and care establishment: Other: Children's home (including secure units)	0	-
Medical and care establishment: Other	0	-
Other establishments	0	-
Establishment not stated	0	-

Source: ONS - 2011 Census (KS405EW)

-These figures are missing.



Communal establishment residents

Communal establishments Persons

Chelmondiston Parish

count %

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  Download this table (.xlsx)
-  Definitions

What we do[↑]

Economic activity

Persons

Chelmondiston Parish

count %



All usual residents aged 16 to 74	755	100.0
Economically active	482	63.8
In employment	450	59.6
Employee: Part-time	97	12.8
Employee: Full-time	262	34.7
Self-employed	91	12.1
Unemployed	13	1.7
Full-time student	19	2.5
Economically Inactive	273	36.2
Retired	188	24.9
Student (including full-time students)	23	3.0
Looking after home or family	38	5.0
Long-term sick or disabled	20	2.6
Other	4	0.5

Economic activity

	Persons	
	Chelmondiston Parish	
	count	%
Unemployed: Age 16 to 24	5	0.7
Unemployed: Age 50 to 74	2	0.3
Unemployed: Never worked	0	0.0
Long-term unemployed	6	0.8

Source: ONS - 2011 Census (KS601EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

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-  [Definitions](#)

Economic activity - males



	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74	379	100.0
Economically active	266	70.2
In employment	251	66.2
Employee: Part-time	15	4.0
Employee: Full-time	177	46.7
Self-employed	59	15.6
Unemployed	8	2.1
Full-time student	7	1.8

Economic activity - males

	Persons	
	Chelmondiston Parish	
	count	%
Economically Inactive	113	29.8
Retired	86	22.7
Student (including full-time students)	12	3.2
Looking after home or family	3	0.8
Long-term sick or disabled	10	2.6
Other	2	0.5
Unemployed: Age 16 to 24	4	1.1
Unemployed: Age 50 to 74	2	0.5
Unemployed: Never worked	0	0.0
Long-term unemployed	2	0.5

Source: ONS - 2011 Census (KS602EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Economic activity - females



	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74	376	100.0
Economically active	216	57.4

Economic activity - females

	Persons	
	Chelmondiston Parish	
	count	%
In employment	199	52.9
Employee: Part-time	82	21.8
Employee: Full-time	85	22.6
Self-employed	32	8.5
Unemployed	5	1.3
Full-time student	12	3.2
Economically Inactive	160	42.6
Retired	102	27.1
Student (including full-time students)	11	2.9
Looking after home or family	35	9.3
Long-term sick or disabled	10	2.7
Other	2	0.5
Unemployed: Age 16 to 24	1	0.3
Unemployed: Age 50 to 74	0	0.0
Unemployed: Never worked	0	0.0
Long-term unemployed	4	1.1

Source: ONS - 2011 Census (KS603EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Qualifications and students

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 and over	881	100.0
No qualifications	178	20.2
Level 1 qualifications	95	10.8
Level 2 qualifications	143	16.2
Apprenticeship	46	5.2
Level 3 qualifications	95	10.8
Level 4 qualifications and above	302	34.3
Other qualifications	22	2.5
Schoolchildren and full-time students: Age 16 to 17	24	2.7
Schoolchildren and full-time students: Age 18 and over	18	2.0
Full-time students: Age 18 to 74: Economically active: In employment	11	1.2
Full-time students: Age 18 to 74: Economically active: Unemployed	0	0.0
Full-time students: Age 18 to 74: Economically inactive	6	0.7

Source: ONS - 2011 Census (KS501EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Hours worked

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	468	100.0
Part-time: 15 hours or less worked	56	12.0
Part-time: 16 to 30 hours worked	98	20.9
Full-time: 31 to 48 hours worked	232	49.6
Full-time: 49 or more hours worked	82	17.5
Males	258	55.1
Part-time: 15 hours or less worked	18	3.8
Part-time: 16 to 30 hours worked	23	4.9
Full-time: 31 to 48 hours worked	156	33.3
Full-time: 49 or more hours worked	61	13.0
Females	210	44.9
Part-time: 15 hours or less worked	38	8.1
Part-time: 16 to 30 hours worked	75	16.0
Full-time: 31 to 48 hours worked	76	16.2
Full-time: 49 or more hours worked	21	4.5

Source: ONS - 2011 Census (KS604EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Industry

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	468	100.0
A Agriculture, forestry and fishing	19	4.1
B Mining and quarrying	0	0.0
C Manufacturing	42	9.0
D Electricity, gas, steam and air conditioning supply	7	1.5
E Water supply; sewerage, waste management and remediation activities	4	0.9
F Construction	36	7.7
G Wholesale and retail trade; repair of motor vehicles and motor cycles	55	11.8
H Transport and storage	25	5.3
I Accommodation and food service activities	24	5.1
J Information and communication	16	3.4
K Financial and insurance activities	17	3.6
L Real estate activities	3	0.6
M Professional, scientific and technical activities	22	4.7
N Administrative and support service activities	13	2.8
O Public administration and defence; compulsory social security	29	6.2
P Education	71	15.2
Q Human health and social work activities	55	11.8
R, S, T, U Other	30	6.4

Industry



Persons

Chelmondiston
Parish

count %

Source: ONS - 2011 Census (KS605EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Industry - males

Persons

Chelmondiston
Parish

count %



All usual residents aged 16 to 74 in employment the week before the census	258	100.0
A Agriculture, forestry and fishing	15	5.8
B Mining and quarrying	0	0.0
C Manufacturing	33	12.8
D Electricity, gas, steam and air conditioning supply	5	1.9
E Water supply; sewerage, waste management and remediation activities	4	1.6
F Construction	33	12.8
G Wholesale and retail trade; repair of motor vehicles and motor cycles	32	12.4
H Transport and storage	20	7.8
I Accommodation and food service activities	13	5.0
J Information and communication	14	5.4

Industry - males

	Persons	
	Chelmondiston Parish	
	count	%
K Financial and insurance activities	9	3.5
L Real estate activities	2	0.8
M Professional, scientific and technical activities	16	6.2
N Administrative and support service activities	6	2.3
O Public administration and defence; compulsory social security	13	5.0
P Education	14	5.4
Q Human health and social work activities	11	4.3
R, S, T, U Other	18	7.0

Source: ONS - 2011 Census (KS606EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Industry - females

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	210	100.0
A Agriculture, forestry and fishing	4	1.9
B Mining and quarrying	0	0.0

Industry - females

	Persons	
	Chelmondiston Parish	
	count	%
C Manufacturing	9	4.3
D Electricity, gas, steam and air conditioning supply	2	1.0
E Water supply; sewerage, waste management and remediation activities	0	0.0
F Construction	3	1.4
G Wholesale and retail trade; repair of motor vehicles and motor cycles	23	11.0
H Transport and storage	5	2.4
I Accommodation and food service activities	11	5.2
J Information and communication	2	1.0
K Financial and insurance activities	8	3.8
L Real estate activities	1	0.5
M Professional, scientific and technical activities	6	2.9
N Administrative and support service activities	7	3.3
O Public administration and defence; compulsory social security	16	7.6
P Education	57	27.1
Q Human health and social work activities	44	21.0
R, S, T, U Other	12	5.7

Source: ONS - 2011 Census (KS607EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)


- [Definitions](#)

Occupation

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	468	100.0
1. Managers, directors and senior officials	49	10.5
2. Professional occupations	95	20.3
3. Associate professional and technical occupations	68	14.5
4. Administrative and secretarial occupations	49	10.5
5. Skilled trades occupations	75	16.0
6. Caring, leisure and other service occupations	44	9.4
7. Sales and customer service occupations	20	4.3
8. Process plant and machine operatives	26	5.6
9. Elementary occupations	42	9.0

Source: ONS - 2011 Census (KS608EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



-  [Download this table \(.xlsx\)](#)
- [Definitions](#)

Occupation - males

Persons		
Chelmondiston Parish		
	count	%
All usual residents aged 16 to 74 in employment the week before the census	258	100.0
1. Managers, directors and senior officials	32	12.4
2. Professional occupations	40	15.5
3. Associate professional and technical occupations	47	18.2
4. Administrative and secretarial occupations	8	3.1
5. Skilled trades occupations	64	24.8
6. Caring, leisure and other service occupations	12	4.7
7. Sales and customer service occupations	5	1.9
8. Process plant and machine operatives	25	9.7
9. Elementary occupations	25	9.7

Source: ONS - 2011 Census (KS609EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies



-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

Occupation - females

	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74 in employment the week before the census	210	100.0
1. Managers, directors and senior officials	17	8.1
2. Professional occupations	55	26.2
3. Associate professional and technical occupations	21	10.0
4. Administrative and secretarial occupations	41	19.5
5. Skilled trades occupations	11	5.2
6. Caring, leisure and other service occupations	32	15.2
7. Sales and customer service occupations	15	7.1
8. Process plant and machine operatives	1	0.5
9. Elementary occupations	17	8.1

Source: ONS - 2011 Census (KS610EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

NS-SeC



	Persons	
	Chelmondiston Parish	
	count	%
All usual residents aged 16 to 74	755	100.0

NS-SeC

Persons		
Chelmondiston Parish		
	count	%
1. Higher managerial, administrative and professional occupations	95	12.6
1.1 Large employers and higher managerial and administrative occupations	15	2.0
1.2 Higher professional occupations	80	10.6
2. Lower managerial, administrative and professional occupations	183	24.2
3. Intermediate occupations	101	13.4
4. Small employers and own account workers	101	13.4
5. Lower supervisory and technical occupations	51	6.8
6. Semi-routine occupations	97	12.8
7. Routine occupations	74	9.8
8. Never worked and long-term unemployed	12	1.6
L14.1 Never worked	6	0.8
L14.2 Long-term unemployed	6	0.8
Not classified	41	5.4
L15 Full-time students	41	5.4
L17 Not classifiable for other reasons	0	0.0

Source: ONS - 2011 Census (KS611EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies


-  [Download this table \(.xlsx\)](#)
-  [Definitions](#)

NS-SeC - males

Persons		
Chelmondiston Parish		
	count	%
All usual residents aged 16 to 74	379	100.0
1. Higher managerial, administrative and professional occupations	70	18.5
1.1 Large employers and higher managerial and administrative occupations	10	2.6
1.2 Higher professional occupations	60	15.8
2. Lower managerial, administrative and professional occupations	90	23.7
3. Intermediate occupations	18	4.7
4. Small employers and own account workers	62	16.4
5. Lower supervisory and technical occupations	35	9.2
6. Semi-routine occupations	39	10.3
7. Routine occupations	43	11.3
8. Never worked and long-term unemployed	3	0.8
L14.1 Never worked	1	0.3
L14.2 Long-term unemployed	2	0.5
Not classified	19	5.0
L15 Full-time students	19	5.0
L17 Not classifiable for other reasons	0	0.0

Source: ONS - 2011 Census (KS612EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  [Download this table \(.xlsx\)](#)



- **Definitions**

NS-SeC - females

Persons		
Chelmondiston Parish		
	count	%
All usual residents aged 16 to 74	376	100.0
1. Higher managerial, administrative and professional occupations	25	6.6
1.1 Large employers and higher managerial and administrative occupations	5	1.3
1.2 Higher professional occupations	20	5.3
2. Lower managerial, administrative and professional occupations	93	24.7
3. Intermediate occupations	83	22.1
4. Small employers and own account workers	39	10.4
5. Lower supervisory and technical occupations	16	4.3
6. Semi-routine occupations	58	15.4
7. Routine occupations	31	8.2
8. Never worked and long-term unemployed	9	2.4
L14.1 Never worked	5	1.3
L14.2 Long-term unemployed	4	1.1
Not classified	22	5.9
L15 Full-time students	22	5.9
L17 Not classifiable for other reasons	0	0.0

Source: ONS - 2011 Census (KS613EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

-  Download this table (.xlsx)
-  Definitions

Definitions[↑]

General information (applicable to all tables)

Statistical Disclosure Control

In order to protect against disclosure of personal information from the 2011 Census, there has been swapping of records in the Census database between different geographic areas, and so some counts will be affected. In the main, the greatest effects will be at the lowest geographies, since the record swapping is targeted towards those households with unusual characteristics in small areas. More details on the ONS Census disclosure control strategy may be found on the [Statistical Disclosure Control](#) page on the ONS web site.

Contact details

Name	Census
Telephone	01329 444 972
Web site	http://www.ons.gov.uk/census
Email	census.customerservices@ons.gov.uk

Usual resident population [Go to table](#)

Sex

Sex is the classification of a person as either male or female.

Household

A household is defined as:

- one person living alone, or
- a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

This includes:

- sheltered accommodation units in an establishment where 50 per cent or more have their own kitchens (irrespective of whether there are other communal facilities), and

- all people living in caravans on any type of site that is their usual residence. This will include anyone who has no other usual residence elsewhere in the UK.

A household must contain at least one person whose place of usual residence is at the address. A group of short-term residents living together is not classified as a household, and neither is a group of people at an address where only visitors are staying.

Communal establishments

A communal establishment is an establishment providing managed residential accommodation. 'Managed' in this context means full-time or part-time supervision of the accommodation. Types of communal establishment include:

- Sheltered accommodation units where fewer than 50 per cent of the units in the establishment have their own cooking facilities, or similar accommodation where residents have their own rooms, but the main meal is provided. If half or more possess their own facilities for cooking (regardless of use) all units in the whole establishment are treated as separate households.
- Small hotels, guest houses, bed & breakfasts and inns and pubs with residential accommodation with room for 10 or more guests (excluding the owner/manager and his/her family).
- All accommodation provided solely for students (during term-time). This includes university-owned cluster flats, houses and apartments located within student villages, and similar accommodation owned by a private company and provided solely for students (University owned student houses that were difficult to identify and not clearly located with other student residences are treated as households, and houses rented to students by private landlords are also treated as households). Accommodation available only to students may include a small number of care-taking or maintenance staff, or academic staff.
- Accommodation available only to nurses. This includes cluster flats and similar accommodation, provided solely for nurses. Nurses' accommodation on a hospital site that does not also contain patients is treated as a separate communal establishment from the hospital (and not categorised as a hospital), so that nurses are treated as 'residents' and not 'resident staff' or 'patients'. This ensures consistency with similar nurses' accommodation not on a hospital site.

Schoolchildren and full-time students

Schoolchildren and students in full-time education studying away from their family home are treated as usually resident at their term-time address. Basic demographic information only (name, sex, age, marital status and relationship) is collected at their non term-time address (their 'home' or 'vacation' address).

The information on families, household size and household composition for their non term-time address does not include them.

Area

For area measurements, census statistics use Standard Area Measurements (SAM), created by ONS Geography for key geographies in the UK using standard methodologies. SAMs are land measurement figures defined by topographic boundaries (coastline and inland water) as at the end of 2011.

Area measurements are in hectares - the metric unit of area defined as 10,000 square metres or approximately 2.47 acres - there are 100 hectares in 1 km².

Each area measurement used in census results is calculated by aggregating the SAM (measured to two decimal places) for each output area that has been best-fitted to each higher area.

Age structure [Go to table](#)

Age

Age is derived from the date of birth question and is a person's age at their last birthday, at 27 March 2011. Dates of birth that imply an age over 115 are treated as invalid and the person's age is imputed. Infants less than one year old are classified as 0 years of age.

Marital and civil partnership status [Go to table](#)

Marital and civil partnership status

Marital and civil partnership status classifies an individual according to their legal marital or registered same-sex civil partnership status as at census day, 27 March 2011.

This topic is the equivalent of the 2001 Census topic 'Marital status', but has undergone significant revision to take account of the Civil Partnership Act which came into force on 5 December 2005.

Marital and civil partnership states include:

- married/in a registered same-sex civil partnership,
- separated (but still legally married/in a registered same-sex civil partnership),
- divorced/formerly in a registered same-sex civil partnership, or
- widowed/surviving same-sex civil partner.

Although the term 'single' is widely used to cover people in a number of states such as divorced or separated it is not a legally recognised status and was not an option on the census questionnaire. In census results the term 'single' is used to refer only to someone who has never been married or in a registered same-sex civil partnership, which were options on the census questionnaire.

Living arrangements [Go to table](#)

Living arrangements

The living arrangements classification combines responses to the question on marital and civil partnership status with information about whether or not a person is living in a couple. This topic is only applicable to people in households. Living arrangements differs from marital and civil partnership status because cohabiting takes priority over other categories. For example, if a person is divorced and cohabiting, then in results for living arrangements they are classified as cohabiting.

Ethnic group [Go to table](#)

Ethnic group

Ethnic group classifies people according to their own perceived ethnic group and cultural background.

Country of birth [Go to table](#)

Country of birth

Country of birth is the country in which a person was born. The country of birth question included six tick box responses - one for each of the four parts of the UK, one for the Republic of Ireland, and one for 'Elsewhere'. Where a person ticked 'Elsewhere', they were asked to write in the current name of the country in which they were born. Responses are assigned codes based on the National Statistics Country Classification.

The grouping of countries within the classification is broadly regional, but takes into account the grouping of European Union (EU) countries. Countries in the EU are grouped into those that were EU members in March 2001, and those that became members (Accession countries) between April 2001 and March 2011 as part of the EU enlargement process.

Household language [Go to table](#)

Proficiency in English language

Proficiency in English language classifies people whose main language is not English (or not English or Welsh in Wales) according to their ability to speak English. A person is classified in one of the categories:

- can speak English very well,

- can speak English well,
- cannot speak English well, or
- cannot speak English.

Religion [Go to table](#)

The voluntary question on religion in the 2011 Census was intended to capture people's religious affiliation and identification at the time of the Census irrespective of whether they practised or believed in that religion or how important it was in their lives. If a person had no religion then the first of a series of tick boxes could be selected. Care should be taken when using these data not to infer, or allow the inference by others, that the practice of a religion or specific religious activities that are expected of believers has been measured. Unlike other census questions where missing answers are imputed, this question was voluntary, and where no answer was provided the response is categorised as 'not stated'.

Due to an error in the processing of census data, the number of usual residents in the 'Religion not stated' category has been overestimated by a total of 62,000 for three local authorities: Camden, Islington and Tower Hamlets. More information from the [Census issues and corrections](#) page.

Health and provision of unpaid Care [Go to table](#)

Long-term health problem or disability

A long-term health problem or disability that limits a person's day-to-day activities, and has lasted, or is expected to last, at least 12 months. This includes problems that are related to old age. People were asked to assess whether their daily activities were limited a lot or a little by such a health problem, or whether their daily activities were not limited at all.

General Health

General health is a self-assessment of a person's general state of health. People were asked to assess whether their health was very good, good, fair, bad or very bad. This assessment is not based on a person's health over any specified period of time.

Provision of unpaid care

A person is a provider of unpaid care if they look after or give help or support to family members, friends, neighbours or others because of long-term physical or mental ill health or disability, or problems related to old age. This does not include any activities as part of paid employment. No distinction is made about whether any care that a person provides is within their own household or outside of the household, so no explicit link can be made about whether the care provided is for a person within the household who has poor general health or a long-term health problem or disability.

Dwellings, household spaces and accommodation type

Go to table

Number of household spaces in shared dwellings

A household space is the accommodation used or available for use by an individual household.

Household spaces are identified separately in census results as those with at least one usual resident, and those that do not have any usual residents.

A household space with no usual residents may still be used by short-term residents, visitors who were present on census night, or a combination of short-term residents and visitors.

Vacant household spaces, and household spaces that are used as second addresses, are also classified in census results as 'household spaces with no usual residents'.

A dwelling is shared if:

- the household spaces it contains have the accommodation type 'part of a converted or shared house',
- not all of the rooms (including kitchen, bathroom and toilet, if any) are behind a door that only that household can use, and
- there is at least one other such household space at the same address with which it can be combined to form the shared dwelling

Tenure Go to table

Tenure

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Rooms, bedrooms and central heating Go to table

Central heating (variable)

A household's accommodation is classified as having central heating if it is present in some or all rooms (whether used or not). Central heating is classified by type, as shown in the classification table. Other central heating includes solar, liquefied petroleum gas (LPG) or other bottled gas.

This information is not available for household spaces with no usual residents.

Car or van availability Go to table

Cars or vans in household

This applies to the number of cars or vans that are owned, or available for use, by one or more members of a household. This includes company cars and vans that are available for private use. It does not include motorbikes or scooters, or any cars or vans belonging to visitors. The count of cars or vans in an area relates only to households. Cars or vans used by residents of communal establishments are not counted. Households with 10 to 20 cars or vans are counted as having only 10. Responses indicating a number of cars or vans greater than 20 were treated as invalid and a value was imputed.

Household composition [Go to table](#)

Household composition

Household composition classifies households according to the relationships between the household members. Households consisting of one family and no other usual residents are classified according to the type of family (married, same-sex civil partnership or cohabiting couple family, or lone parent family) and the number of dependent children. Other households are classified by the number of people, the number of dependent children, or whether the household consists only of students or only of people aged 65 and over.

This definition is used in most results from the 2011 Census. In a small number of results an alternative classification is used that defines households by the age of the household members. It takes no account of the relationships between them. In results where this different definition is used it is clearly indicated.

Economic activity [Go to table](#)

Economic activity

Economic activity relates to whether or not a person who was working or looking for work in the week before census.

Rather than a simple indicator of whether or not someone was currently in employment, it provides a measure of whether or not a person was an active participant in the labour market.

A person's economic activity is derived from their 'Activity last week'. This is an indicator of their status or availability for employment - whether employed, actively looking for work, waiting to start a new job, available to start a new job, or their status if not employed or not seeking employment. Additional information included in the economic activity classification is also derived from information about the number of hours a person works and their type of employment - whether employed or self-employed.

The census concept of economic activity is compatible with the standard for economic status defined by the International Labour Organisation (ILO). It is one of a number of definitions used internationally to produce accurate and comparable statistics on employment, unemployment and economic status.

Economic activity – males [Go to table](#)

Economic activity

Economic activity relates to whether or not a person who was working or looking for work in the week before census.

Rather than a simple indicator of whether or not someone was currently in employment, it provides a measure of whether or not a person was an active participant in the labour market.

A person's economic activity is derived from their 'Activity last week'. This is an indicator of their status or availability for employment - whether employed, actively looking for work, waiting to start a new job, available to start a new job, or their status if not employed or not seeking employment. Additional information included in the economic activity classification is also derived from information about the number of hours a person works and their type of employment - whether employed or self-employed.

The census concept of economic activity is compatible with the standard for economic status defined by the International Labour Organisation (ILO). It is one of a number of definitions used internationally to produce accurate and comparable statistics on employment, unemployment and economic status.

Economic activity – females [Go to table](#)

Economic activity

Economic activity relates to whether or not a person who was working or looking for work in the week before census.

Rather than a simple indicator of whether or not someone was currently in employment, it provides a measure of whether or not a person was an active participant in the labour market.

A person's economic activity is derived from their 'Activity last week'. This is an indicator of their status or availability for employment - whether employed, actively looking for work, waiting to start a new job, available to start a new job, or their status if not employed or not seeking employment. Additional information included in the economic activity classification is also derived from information about the number of hours a person works and their type of employment - whether employed or self-employed.

The census concept of economic activity is compatible with the standard for economic status defined by the International Labour Organisation (ILO). It is one of a number of definitions used internationally to produce accurate and comparable statistics on employment, unemployment and economic status.

Hours worked [Go to table](#)

Hours worked

number of hours that a person in employment in the week before the census, worked in their main job. This includes paid and unpaid overtime.

Industry [Go to table](#)

Industry

The industry in which a person works relates to their main job, and is derived from information provided on the main activity of their employer or business. This is used to assign responses to an industry code based on the Standard Industrial Classification 2007.

Industry – males [Go to table](#)

Industry

The industry in which a person works relates to their main job, and is derived from information provided on the main activity of their employer or business. This is used to assign responses to an industry code based on the Standard Industrial Classification 2007.

Industry – females [Go to table](#)

Industry

The industry in which a person works relates to their main job, and is derived from information provided on the main activity of their employer or business. This is used to assign responses to an industry code based on the Standard Industrial Classification 2007.

Occupation [Go to table](#)

Occupation

A person's occupation relates to their main job and is derived from either their job title or details of the activities involved in their job. This is used to assign responses to an occupation code based on the Standard Occupational Classification 2010 (SOC2010).

Occupation - Major group

'Major group' refers to the categories at the highest level of the hierarchy of occupations.

Occupation – males [Go to table](#)

Occupation

A person's occupation relates to their main job and is derived from either their job title or details of the activities involved in their job. This is used to assign responses to an occupation code based on the Standard Occupational Classification 2010 (SOC2010).

Occupation - Major group

'Major group' refers to the categories at the highest level of the hierarchy of occupations.

Occupation – females [Go to table](#)

Occupation

A person's occupation relates to their main job and is derived from either their job title or details of the activities involved in their job. This is used to assign responses to an occupation code based on the Standard Occupational Classification 2010 (SOC2010).

Occupation - Major group

'Major group' refers to the categories at the highest level of the hierarchy of occupations.

NS-SeC [Go to table](#)

NS-SeC

The National Statistics Socio-economic Classification (NS-SEC) provides an indication of socioeconomic position based on occupation. It is an Office for National Statistics standard classification. To assign a person to an NS-SEC category their occupation title is combined with information about their employment status, whether they are employed or self-employed, and whether or not they supervise other employees. Full-time students are recorded in the 'full-time students' category regardless of whether they are economically active or not.

The rebased version of NS-SEC used in census results uses occupation coded to SOC2010. More information about NS-SEC:

<http://ons.gov.uk/ons/guide-method/classifications/current-standard-classifications/soc2010/soc2010-volume-3-ns-sec--rebased-on-soc2010--user-manual/index.html>

In 2011 Census results, because the census did not ask a question about the number of employees at a person's workplace, the reduced method of deriving NS-SEC (which does not require this information) is used.

NS-SeC – males [Go to table](#)

NS-SeC

The National Statistics Socio-economic Classification (NS-SEC) provides an indication of socioeconomic position based on occupation. It is an Office for National Statistics standard classification. To assign a person to an NS-SEC category their occupation title is combined with information about their employment status, whether they are employed or self-employed, and whether or not they supervise other employees. Full-time students are recorded in the 'full-time students' category regardless of whether they are economically active or not.

The rebased version of NS-SEC used in census results uses occupation coded to SOC2010. More information about NS-SEC:

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