

**REGULATION 14 PRE-SUBMISSION DRAFT**

**CHELMONDISTON**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

**CHELPIN PLAN**

**2020-2036**

CHELMONDISTON

PIN MILL

July 2020

## Foreword

### **Welcome to the Regulation Pre-submission consultation on the Chelmondiston Neighbourhood Development Plan.**

Prepared by a Steering Group of volunteers this is the first formal consultation on the Chelmondiston Neighbourhood Development Plan, Chelpin Plan for short.

### **Why do we want a Neighbourhood Development Plan?**

Because a Neighbourhood Development Plan is a key part of the planning system that helps local people shape the future of their area. If approved in a referendum the Chelpin Plan will become part of the statutory development plan for the area. The Chelpin Plan will then be used to help determine planning applications. It will also have a financial benefit, as once approved the Parish Council will receive an increase in the Community Infrastructure Levy payable to the parish at 25% instead of 15%.

### **What's happened to the Village Development Framework (VDF)?**

The VDF was prepared by the Parish Council in 2016. The VDF has not been forgotten, we are using it as part of the evidence base for the Chelpin Plan, and many of the key issues the VDF identified remain relevant.

### **What will the Chelpin Plan achieve?**

We aim to develop a Plan that gives residents, businesses and others interested in the future of Chelmondiston and Pin Mill a greater say over future development. Particularly how that affects the area's natural and built environment and how these important assets are protected. This is not to say that there will not be any new development for housing, there will, but that is being dealt with in the new Local Plan that currently plans for 52 new homes in Chelmondiston up to 2036.

### **How long will the Chelpin take to prepare?**

The preparation of Neighbourhood Development plans is set out in a process determined by government and there are 10 major steps to go through before the final Chelpin Plan is accepted, including a further formal consultation undertaken by Babergh District Council and a referendum. Only if a majority of residents vote "yes" in the referendum, will the Chelpin Plan become part of planning policy for the area. We anticipate this will take another 12 months. If you want the details of all the steps of the process, these are available on the Parish Council website <http://chelmondiston.onesuffolk.net/village-news/httpswww-gov-ukguidanceneighbourhood-planning-2/>

### **How to respond to this Regulation 14 Pre-submission consultation?**

Finally, it is crucial that we have your views. The Pre-submission consultation runs for six-weeks from 18<sup>th</sup> July 2020 until 1<sup>st</sup> September 2020. Have your say and leave your written comments, preferably by using one of the comment forms provided on the web site, and returning these to:

- By post – John Deacon, 1 Anchor Mill Cottage, Main Road, Chelmondiston, IP9 1 DP; or
- By email – [johndeacon@btconnect.com](mailto:johndeacon@btconnect.com)

**All comments must be received by midnight 1<sup>st</sup> September 2020.**

When submitting comments please leave your contact details so we can keep you informed about progress on the Chelpin Plan

**WE LOOK FORWARD TO HEARING FROM YOU**

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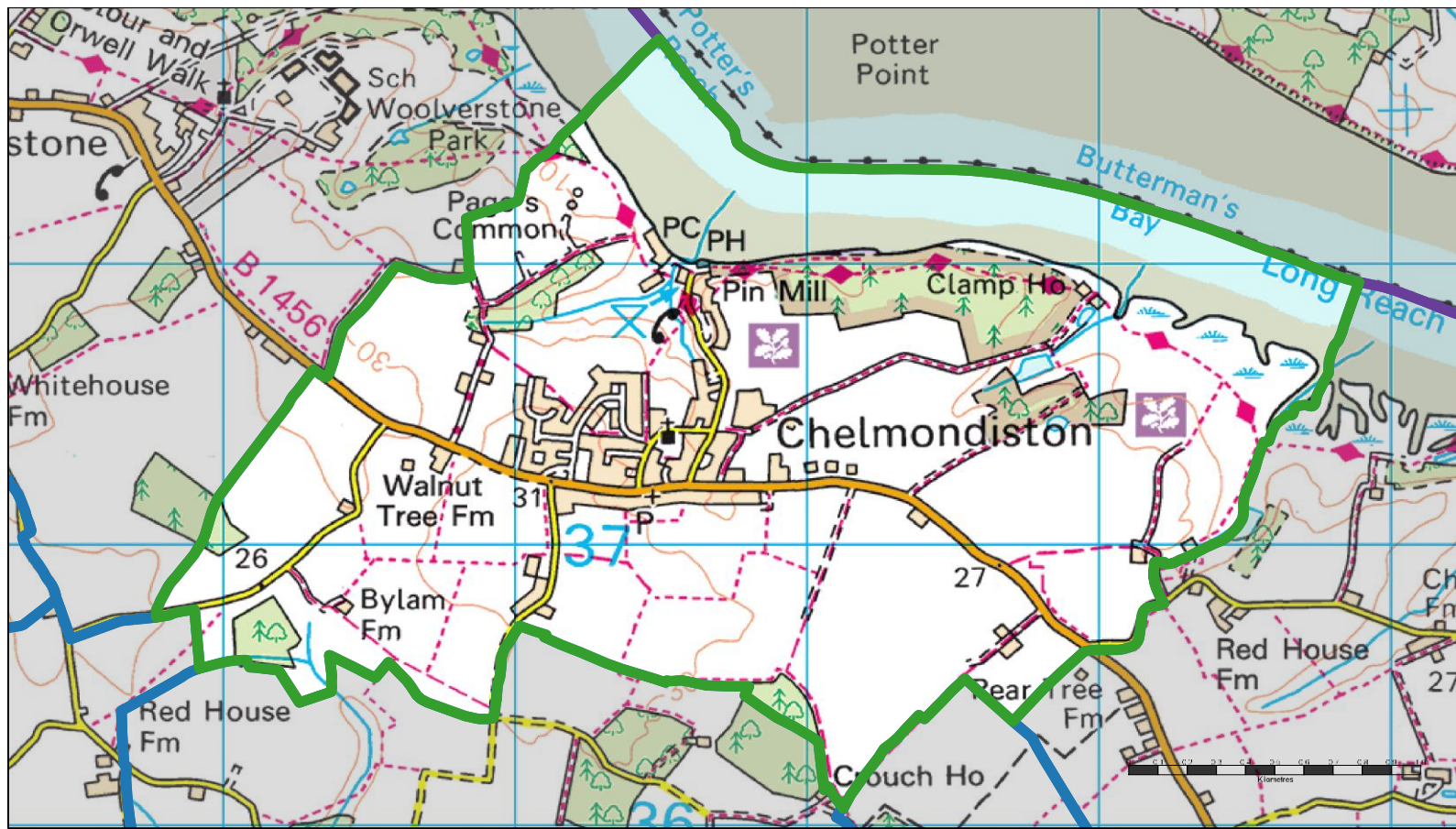
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**Map 1. Chelmondiston Neighbourhood Area** (Source: Babergh District Council)**Chelmondiston Neighbourhood Plan Area**

BABERGH DISTRICT COUNCIL



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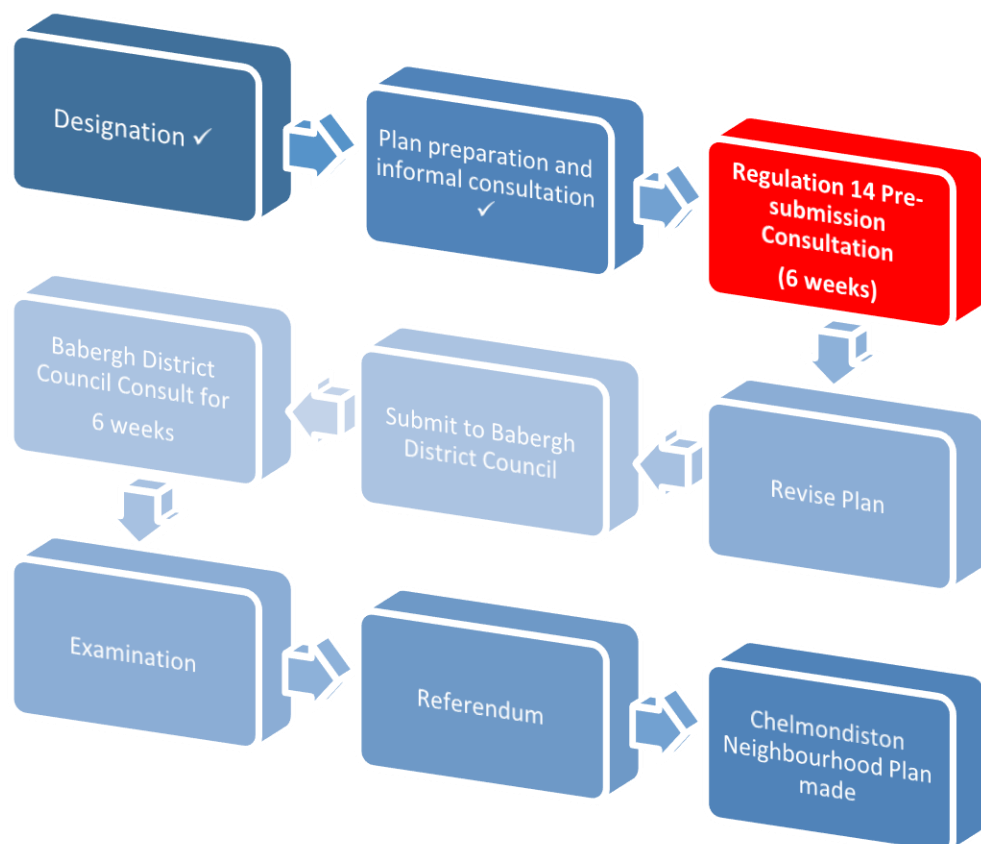
# 1 Introduction

- 1.1 The Localism Act 2011 gave Parish Councils the power to prepare statutory neighbourhood development plans (NDPs) to help guide development in their local areas. Through this NDP, the Chelpin Plan, local people in Chelmondiston parish now have the opportunity to shape new development in the area. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.2 The Chelmondiston NDP (Chelpin Plan) will sit alongside the planning policies of Babergh and Mid Suffolk District Councils.

## Neighbourhood Plan Process and Preparation

- 1.3 Chelmondiston Parish Council, as a qualifying body, believes this is an important power for local people to use and decided to prepare an NDP for Chelmondiston. The Parish Council applied to Babergh District Council (BDC) for the parish to be designated as a neighbourhood area in March 2018. The application for designation was approved by BDC on 23<sup>rd</sup> March 2018. The designated Neighbourhood Area is shown on Map 1.
- 1.4 A steering group comprising Parish Councillors and local residents was established to progress work on the plan. The steps in preparing a Neighbourhood Plan are set out in Figure 1 below.

**Figure 1. Neighbourhood Plan Process**





- 1.5 An informal consultation was held in March/April 2019 on a first draft of the Chelpin Plan. This posed a number of questions about the future of the area. Overall, 90 responses were received, and these are summarised in Appendix 2. These responses have helped to shape this Regulation 14 Pre-submission Draft of the Chelpin Plan.
- 1.6 The Regulation 14 Pre-submission consultation on the Chelpin Plan now gives residents, businesses, landowners and others an opportunity to make formal comments on the Chelpin Plan. The Pre-submission consultation runs for six-weeks from 18<sup>th</sup> July 2020 until 1<sup>st</sup> September 2020. Have your say and leave your written comments, preferably by using one of the comment forms provided on the web site, and returning these to:
- By post – John Deacon, 1 Anchor Mill Cottage, Main Road, Chelmondiston, IP9 1 DP; or
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**All comments must be received by midnight 1<sup>st</sup> September 2020.**

## 2 Key Issues, Vision and Objectives

### Key Issues

2.1 The Key Issues that have been identified for the Chelpin Plan are set out below:

- **How much future development? What and where?**

In principle new houses should be on infill sites or previously developed sites and otherwise on a small scale - single or small groups of houses that relate well to the neighbouring environment. There should be restricted development in the Area of Outstanding Natural Beauty (AONB), Sites of Special Scientific Interest (SSSIs) and RAMSARs site (protected wetlands)

- **Caring for the natural environment.**

Any developments on the edge of built-up areas should minimise their visual impact on the landscape.

- **What should new buildings look like?**

They should be well designed, sympathetic to their surroundings, and make a positive contribution to the landscape.

- **What community facilities do we need?**

We would generally wish to see the enhancement of sports and other recreational facilities.

- **What adequate supporting infrastructure do we need?**

Clearly, we need a sustainable mix of homes, local businesses and jobs and other facilities.

### Vision

2.2 The NDP will help to address some of these key issues with the aim of achieving our Vision for Chelmondiston in 2036.

#### Vision for Chelmondiston

**“To conserve and enhance the unique rural character of the Parish of Chelmondiston, its built and natural assets with particular reference to the need for protection of the Conservation Area at Pin Mill, the AONB status of part of the Parish and its areas of special interest (SSSIs and RAMSAR). By 2036 any development will have been sustainable, with the necessary infrastructure resulting in a place that is thriving and enjoyable for residents, local businesses and visitors”**

AONB = Area of Outstanding Natural Beauty

SSSI = Site of Special Scientific Interest

RAMSAR = protected wetlands

## Objectives

- 2.3 To achieve this Vision the following objectives have been set for the Chelmondiston NDP. The objectives are not ranked in order of importance, seeking to achieve all of them is integral to delivering the Vision for Chelmondiston.

### Chelpin Plan Objectives

1. To help manage future housing growth and to meet local housing needs within the neighbourhood area.
2. To conserve and enhance the character of the neighbourhood area.
3. To protect local green spaces and open spaces within the area.
4. To protect the areas natural heritage – our coast, countryside, the AONB and designated wildlife sites.
5. To protect and enhance community and recreation facilities.
6. To support local business and economic development.
7. To ensure that the area has appropriate levels of infrastructure.

### 3 Chelmondiston Parish

#### Introduction

- 3.1 Chelmondiston parish lies on the northern edge of the Shotley Peninsula, roughly halfway between Ipswich and the eastern tip of the peninsula (Shotley Gate), Map 2. The peninsula is bounded by the River Stour to the south and the River Orwell to the north. The Orwell shore is both a Site of Special Scientific Interest (SSSI) and a RAMSAR site. The mudflats and small areas of reeds are rich in marine species. The rivers Stour and Orwell meet at Shotley Point where their estuaries form Harwich harbour. Situated within the harbour are two international ports: Harwich and Felixstowe.
- 3.2 The main part of Chelmondiston lies on the peninsula plateau and has grown up along the course of the B1456, with some developments, both older and newer, mainly to the north of this road. The parish extends to the River Orwell which is fed by a series of small streams or “Grindles” running down narrow valleys. The hamlet of Pin Mill lies at the edge of the River Orwell, on a broad bay of the river, at the foot of a narrow valley running down from Chelmondiston village.
- 3.3 The landscape of the Shotley Peninsula is predominantly ancient estate farmlands, with salt marshes and intertidal mudflats along the edge of the Orwell. The mudflats are an important winter feeding area for estuary birds, wildfowl and waders. The main crops farmed are winter wheat, winter and spring barley, potatoes and sugar beet. Local farms are modest in size and therefore fields are also relatively small, frequently divided by copses, hedgerows and woodland. Even within the heart of the built area of the village there are open spaces and large tracts of garden providing continuity of habitat to the fields and woodland.

**Map 2. Location Map**



- 3.4 Much of the area is recognised as being relatively unspoilt and important as a natural haven for wildlife and an outdoor recreation area within easy reach of many of Suffolk's larger towns. The main part of the parish lies within the Suffolk Coasts and Heaths AONB, and the remainder of the parish lies in the AONB Project Area. Additionally, Pin Mill hamlet is part of a Conservation Area which borders the Orwell and runs halfway up the valley of Pin Mill Road.
- 3.5 The parish contains a diverse range of wildlife habitats: arable, scrub, heath, woodland and saltwater margins, all of which are valuable species-rich habitats. The range of habitats encourages a wide range of birds: skylarks, corn bunting, yellow hammer, barn owls, linnet, sparrow hawks and kestrels. In winter, as well as the skylarks, golden plover, lapwing and black-tailed godwit can be seen in the area.
- 3.6 Fallow and muntjac deer are seen regularly on the arable fields and in woods. Foxes are in evidence, but rarely seen. Field and bank vole have been seen in the past, Bats and hares are a common sight. Locally found reptiles and amphibians include grass snake, slow worm and common lizard, along with common newts, frogs and toads.
- 3.7 Insects include butterflies, the more common whites, tortoiseshell and peacock, alongside other less common species of butterfly such as speckled wood, comma, holly blue, red admiral, orange tip, and the occasional visitation of migrant painted lady. Dragonflies, darters and damselflies are common, particularly over ponds. The area is noted for its large population of stag beetles.
- 3.8 Although there is only one small area of ancient semi-natural woodland in the Parish (the NE corner of Broomfield Covert), the eastern part of Bylam Wood is a Planted Ancient Woodland Site, and the other woodland is mostly broadleaved, and therefore valuable habitat for invertebrates, nesting and roosting birds, understory and woodland plants. There is also a small area of alder carr at Dawns Covert. The tidal estuary fringe of Pin Mill woods is of particular interest, being a rare example of woodland adjacent to estuarial salt water.

### **Early History**

- 3.9 Evidence of human habitation from thousands of years ago has been found on our parish fields in the form of stone tools and delicately worked arrowheads. The parish is situated on the edge of a large tidal river and has a plentiful supply of freshwater streams making it an ideal site for settlement throughout the ages. Chelmondiston was first known as Ceolmund's tun, or farmstead of Ceolmund who settled here. There have been many variants of the village name.
- 3.10 The Domesday Book gave the name as Canopetuna and documents dated 1568 mention Chempton.
- 3.11 During the 13<sup>th</sup> and 14<sup>th</sup> centuries the village was a crown manor and passed through the de Holbrooke family, but in 1749 Samuel Lucas was lord of the manor. The estate passed into the Berner's family in 1841 and remained in that family until 1937 when it was sold to Oxford University, who purchased it with a large donation from Lord Nuffield. In 1957 it was sold by auction in smaller lots when many farmers and tenants were able to purchase their land and houses.

- 3.12 Two aspects characterise the nature of Chelmondiston Parish: the relatively isolated position as part of the Shotley Peninsula has meant the parish has historically turned its face to the water for transport rather than inland. The fertile soils in the area mean that arable agriculture has for centuries been the main activity and income generator.

### **Modern Chelmondiston**

- 3.13 Chelmondiston and Pin Mill attract many visitors for a whole range of activities such as sailing, cycling walking/rambling, bird watching, photography and painting. There is a significant number of second homes within the parish owned by people who wish to escape from the city (very often London) to a quieter location where they can enjoy the whole range of outdoor activities on offer. The Annual Pin Mill Sailing Barge Match is an event which draws people from far afield to watch the iconic Thames barges, once so numerous in the River Orwell.
- 3.14 Most of the older dwellings date back to the Victorian era with a few Georgian era brick farmhouses and weather-boarded cottages predating the brick-built cottages. House building increased during the 1850s/1860s to cope with the rising population. There was a small population decline following World War I, which coincided with a move to urban areas and the movement of labour from agriculture to manufacturing. Since then there was a steady population increase until the latter half of the 20<sup>th</sup> Century, with the greatest single increase probably coinciding with the building of Woodlands in the 1960's. From the second half of the 20<sup>th</sup> Century the population has been stable at around 1,000 adults and children.
- 3.15 The average age of the population is slightly above the Suffolk average. Median age in the 2011 census being 50 for Chelmondiston, but 42 for the county as a whole. Just over half of the population is of working age (56%), while 16% are under 16, and 28% are aged 65 or above.
- 3.16 The 2011 census shows a total number of usual residents to 1054. The total number of households in the 2011 census was 491 in a total of 519 dwellings, some of which are second homes of non-residents. 6% of the usual resident population consists of lone parent households, and a further 32% are lone person households, half above age 65 and half below that age.
- 3.17 Unemployment is low (1.7%) and roughly half the figure for Suffolk County. There is a higher than average number of residents with high level qualifications, and only 20% with no qualifications. Property ownership is higher than the county overall, with 72% of properties owned either outright or with a mortgage. Only around 13% of properties are social rented tenures.

## 4 Planning Policy Context

### Introduction

- 4.1 The regulations governing the preparation of Neighbourhood Development Plans require that they must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. It is therefore important that, as the Chelpin progresses, it continues to reflect this higher-level planning framework.
- 4.2 Strategic planning policy is changing through the new Babergh and Mid Suffolk Joint Local Plan (JLP). The Chelpin Plan does not have to be in general conformity with this emerging plan, but the government's National Planning Practice Guidance (NPPG) advises that "the reasoning and evidence base informing the Local Plan process may be relevant to the consideration of the basic conditions against which the neighbourhood plan is tested". The Chelpin Plan has been prepared to take account of this and other guidance in the NPPG.

### National Planning Policy

- 4.3 National planning policy is set out in the revised National Planning Policy Framework (NPPF)<sup>1</sup> published in February 2019. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system performs an economic role, a social role and an environmental role.
- 4.4 The NPPF also sets out the scope of non-strategic policies that can be used in neighbourhood plans to set "more detailed policies for specific areas, neighbourhoods or types of development" (paragraph 28). 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." More specifically for neighbourhood plans NPPF states:

*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.*

*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*

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **Babergh District Planning Policy**

- 4.5 The development plan for the area currently comprises the following documents:
- Babergh Local Plan 2011-2031 Core Strategy and Policies
  - Babergh Local Plan 2006 - Saved Policies
  - Suffolk Minerals Core Strategy
  - Suffolk Waste Core Strategy
- 4.6 The Chelpin Plan must be in general conformity with the strategic planning policies for the area. This makes the Local Plan 2011-2031 Core Strategy & Policies the most relevant document for the purposes of preparing the Chelpin Plan. The 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), including the Chelpin Plan, 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).
- 4.7 Policy CS2 of the Local Plan **“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.”***

For Hinterland Villages such as Chelmondiston Policy CS2 states:

***“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.”***

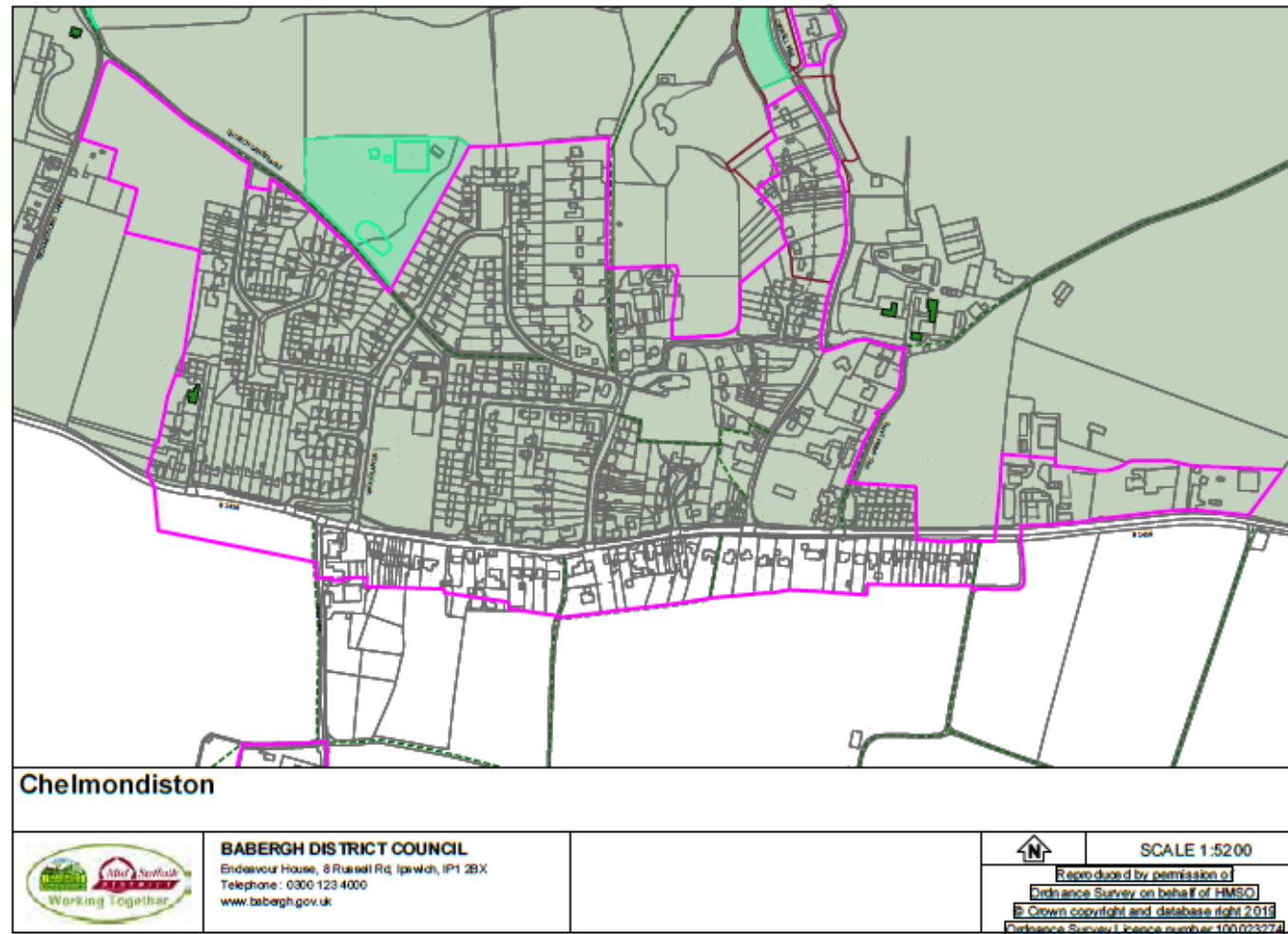
Outside of the Town/Urban Areas, Core Villages and Hinterland Villages development will be considered to be in open countryside and ***“will only be permitted in exceptional circumstances subject to a proven justifiable need.”***

### **Emerging Babergh/Mid Suffolk Planning Policy**

- 4.8 An important new planning document that has been taken into account in preparing the Chelpin Plan is the emerging Babergh and Mid Suffolk Joint Local Plan (JLP). The consultation on the JLP Preferred Options closed at the end of September 2019.
- 4.9 The JLP Preferred Option proposed some major changes to planning policy in the parish. New settlement boundaries have been put forward for Chelmondiston (which remains a Hinterland Village) and for Pin Mill (classified as a Hamlet Village) and a new settlement boundary is also proposed for Lings Lane (also classified as a Hamlet Village) (Maps 3a, 3b and 3c). These new settlement boundaries are shown on the Policies Map of the Chelpin Plan. Development within the settlement boundaries of Hinterland and Hamlet Villages will be permitted, provided it meets the more detailed provisions in the emerging JLP's Policy SP03 – Settlement Hierarchy.



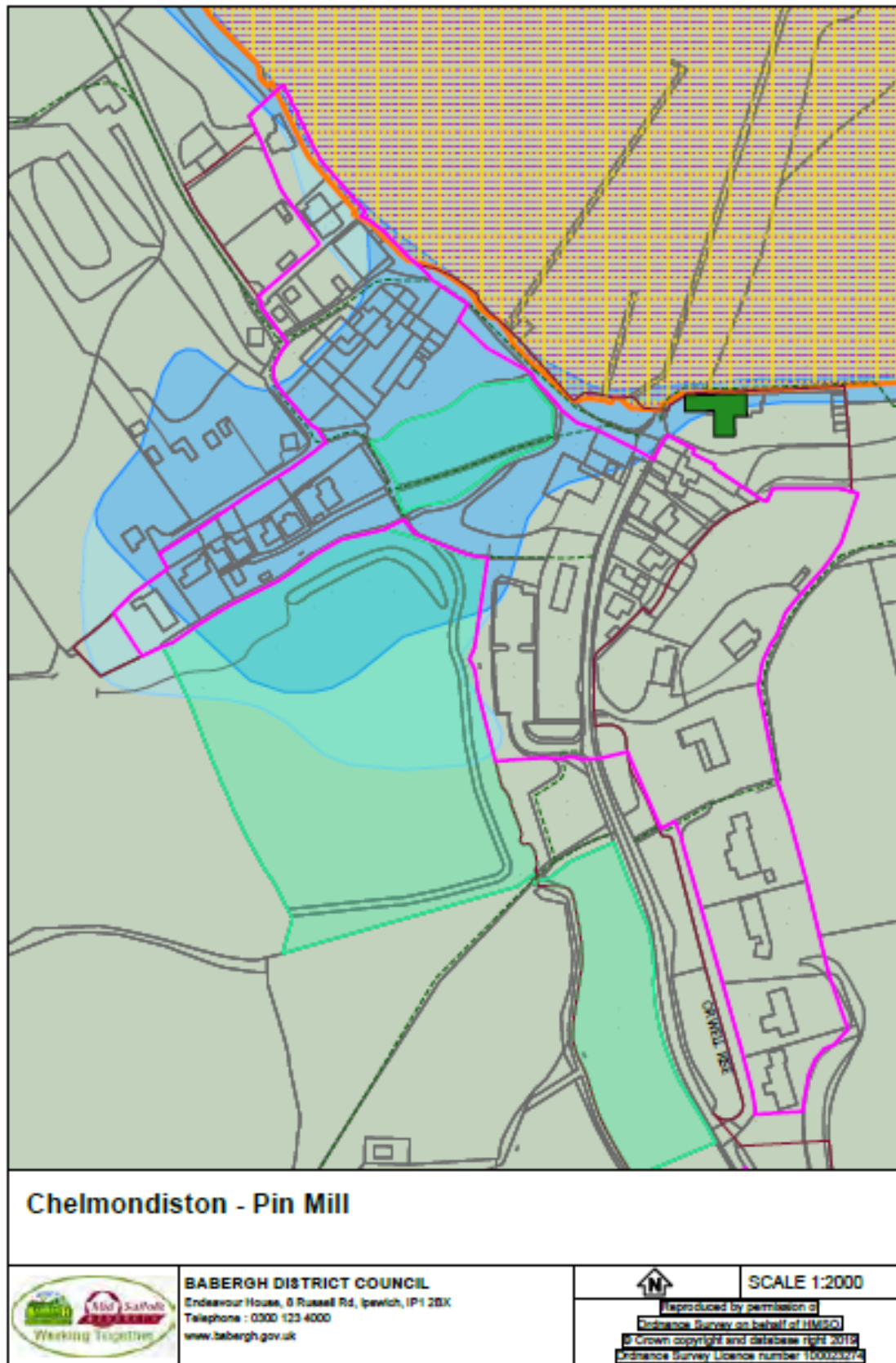
Map 3a. Chelmondiston Place Map, Babergh and Mid Suffolk Joint Local Plan - Preferred Options (July 2019)



**Map 3b. Ling's Lane Place Map, Babergh and Mid Suffolk Joint Local Plan - Preferred Options (July 2019)**



**Map 3c. Pin Mill Place Map, Babergh and Mid Suffolk Joint Local Plan - Preferred Options (July 2019)**



**Key to Maps 3a, 3b and 3c.****Key**



Residential Allocations



Strategic Employment Sites (SP05)



Settlement Boundaries (SP03)



District Boundaries



Parish Boundaries (where large settlements span multiple parishes)



Areas of Outstanding Natural Beauty (LP19)



Proposed Extensions to Areas of Outstanding Natural Beauty



Local Nature Reserve



Ramsar Sites



Sites of Special Scientific Interest



Special Areas of Conservation



Special Protection Areas



Designated Open Spaces (LP28)



Public Rights of Way



Flood Zone 2 (LP26)



Flood Zone 3 (LP26)



Ancient Woodland



Conservation Area



County Geodiversity Sites

Listed Buildings



Grade I



Grade II\*



Grade II



Registered Parks and Gardens



Scheduled Ancient Monuments

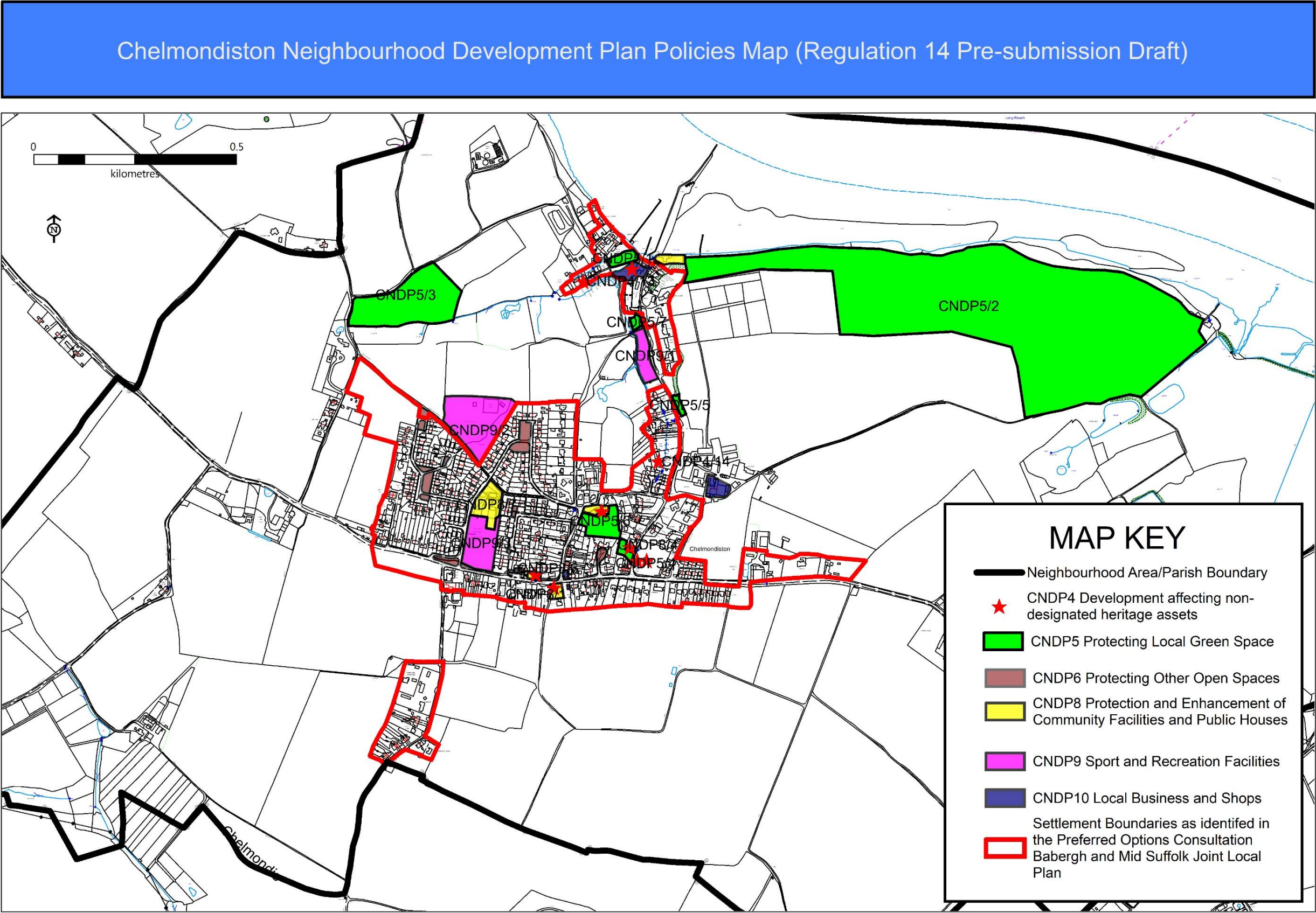
**JLP Proposals Map Key**

## 5 Neighbourhood Plan Policies

- 5.1 This section of the Chelpin Plan sets out the plan's planning policies that will help to guide development in Chelmondiston up to 2036. The policies are defined below each Chelpin Plan objective. Whilst the policies are divided between the objectives the policies of the plan should and will be read as a whole.
- 5.2 As well as the policies themselves, the Chelpin Plan also has a Policies Map, this is included as Map 4 and is also published as a separate larger scale plan.
- 5.3 A range of evidence sources have been used in preparing the Chelpin Plan. Including the VDF. Where necessary these are referred to in the "Background/Justification" section that follows each of the Chelpin Plan's policies. Also, at the outset of the Chelpin Plan's preparation a *Planning Policy Assessment and Evidence Base Review* document was prepared, this is available separately.



Map 4. Policies Map



## HOUSING AND DESIGN

### **CNDP OBJECTIVE 1 - To help manage future housing growth and to meet local housing needs within the neighbourhood area.**

#### **Policy CNDP1 New Housing Development within Settlement Boundaries**

**Proposals for new housing development will be supported where they come forward within the defined settlement boundaries for Chelmondiston, Pin Mill and Lings Lane (as shown on the Proposals Map) and where they are both consistent with the designation of those areas within the adopted settlement hierarchy and other policies in this Plan.**

**Proposals for development located outside of these settlement boundaries will only be permitted where it can be satisfactorily demonstrated that there is an identified local need for the proposal and that it cannot be satisfactorily located within the settlement boundary.**

#### **Background/Justification**

- 5.4 An important role for the Chelpin Plan is to help manage future housing growth in Chelmondiston, Pin Mill and Lings Lane. This will be within the defined settlement boundaries. The emerging Joint Local Plan sets out revised settlement boundaries for Chelmondiston (identified as a Hinterland Village), Pin Mill (now identified as a Hamlet) and introduces a new settlement boundary around Ling's Lane (also now a Hamlet). While accepting that the JLP is still subject to consultation, and that these boundaries may change, they provide a suitable framework for decision making and are therefore adopted in this Plan and are shown on the Policies Map. Other policies in this Plan seek to manage future development within those boundaries to ensure that it is of high quality, it is in keeping with the character of those areas, and that it protects built and natural heritage assets.
- 5.5 As well as housing within the village and hamlets, there are a number of houseboats in on the river at Pin Mill; adjacent to the Butt & Oyster Public House, that is part of the distinctive character of the area and provides a unique type of housing. Local Plan Policy CR15 (2014) sets out how development in this area should be managed. In time, it is intended that this will be replaced by Joint Local Plan Policy LP09. Whilst the Chelpin Plan does not try to repeat the details of these policies it is worth emphasising the following:

[

- The houseboats should respect the natural environment within which they are situated and not result in any adverse effect on the Stour and Orwell Estuaries Special protection Area and Ramsar site or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.

- The general character of the houseboat area (e.g. numbers and appearance) should be maintained to support the vibrancy of the community.
- The Parish Council encourages houseboat owners to maintain their property to a high standard and not to allow this to become a visual or environmental nuisance to neighbouring vessels.
- Parish Council also encourages houseboat owners to use local boat building, fabrication, outfitting and repair facilities where possible to continue to support businesses local to Pin Mill.

## **Policy CNDP2 Design Principles**

**All new development will be expected to respond positively to the key attributes of the neighbourhood area and the key local design features of the settlement within which it is located. Development will not be supported where it is of poor design that has a significant adverse impact on the character of the area. To ensure good design is achieved development should be designed to take account of and will be assessed against the following criteria, where relevant:**

- (a) It reinforces local distinctiveness by demonstrating that it has taken account of, and responded to, good quality examples of street layouts, blocks and plots, building forms, materials (e.g. Suffolk Red Brick and weatherboarding, slate and tile for roofs) and detailing, building style and the vernacular of the settlement in which it is to be located;**
- (b) It is designed in such a way so as to make a positive use of local landform, trees, hedgerows and other vegetation and for larger proposals has had suitable regard to landscape setting and settlement pattern;**
- (c) It conserves and/or creates new habitat, nesting and roosting opportunities for wildlife and makes links to existing wildlife habitat where feasible and relevant to the development proposed;**
- (d) It uses space and creates new public open spaces that are enclosed, integrated and overlooked by buildings and are in prominent useable locations;**
- (e) It includes appropriate boundary treatments that reflect local context for example by matching the materials, style and height of those of adjoining properties, when these are of good design quality;**
- (f) It contributes to local identity, and sense of place. Proposals should not feature generic designs and should display how they take account of the locally distinctive character of the area in which they are to be located within the Design & Access Statement;**
- (g) It respects the height of the immediate surrounding area. Future development will generally be expected to be no more than two storeys and with pitched roofs;**
- (h) It uses, and where appropriate re-uses, local and traditional materials appropriate to the context of the site, or suitable artificial alternatives;**
- (i) It includes features to reduce carbon emissions, where such features are proposed they should be a sympathetic to the character of the surrounding area. In meeting this criterion applicants are**



**encouraged to go beyond any standard set by Building Regulations relevant at the time or any standards set in Local Plan policy;**

- (j) Extensions to existing dwellings should harmonise with the style, size, building materials and character of surrounding properties;**
- (k) Outbuildings should be of a style and size commensurate with the neighbouring buildings. Traditionally outbuildings have been brick or weather-boarded and with pitched tiled or slated roofs and**
- (l) It has appropriate car parking in accordance with the County Council's adopted standards and, where possible, this is sited so that it is unobtrusive and does not dominate the street scene the visual impact of car parking should be minimised.**

**Poor design when assessed against the above criteria will not be supported.**

### **Background/Justification**

- 5.6 National planning policy seeks to achieve good quality design and well-designed places. Through the Village Development Framework (VDF), the Parish Council has tried to achieve similar aims. Many of the elements of good design in the neighbourhood area were identified in the VDF and this remains evidence relevant to the preparation of the Chelpin Plan. Unfortunately, the VDF was only a non-statutory planning document, this meant it could only ever carry limited weight. The Chelpin Plan now offers the opportunity for local people and others to help shape the future of the area in a far more significant way by helping to set development plan policy for the area that will promote, manage, and, if successfully implemented, lead to good design in new development.
- 5.7 Policy CNDP2 includes a set of criteria that new development, where appropriate and relevant, should seek to meet. The need to protect local distinctiveness and the local environment were key areas highlighted by residents in response to the informal consultation (Appendix 2). These criteria also seek to produce more sustainable development, particularly in terms of their resource use and consumption. The Parish Council will encourage all applicants and developers to move towards creating zero carbon homes that help to minimise the impact of climate change.

## HERITAGE

### CNDP OBJECTIVE 2 - To conserve and enhance the character of the neighbourhood area.

#### **Policy CNDP3 Development within Pin Mill Conservation Area**

All new development within and affecting the setting of Pin Mill Conservation Area (Map 5) will be expected to maintain and where possible enhance the positive attributes of the Conservation Area and its setting. Development proposals will be supported where they:

- (a) Maintain the historic pattern of development by respecting the area's historic street layouts, building plots and boundary treatments;
- (b) Use of pitched roofs with cottage style dormer windows and chimneys;
- (c) Gates and fences should use ironwork or wood;
- (d) Existing buildings should be maintained as far as practicable using original or sympathetic materials in any conversion;
- (e) Replacement windows and new window openings should match those existing in the property (where these are of a style and material appropriate to the age and character of the building);
- (f) Areas attached to buildings that are easily visible from the public highway/footway, such as boundary walls/fences, public seating areas etc. should reflect the nature of surrounding areas, avoiding formality and urban styles in informal rural settings.
- (g) Retain open spaces, mature trees and hedgerows; and
- (h) Where below ground works and investigations are required suitable archaeological investigations are undertaken and recorded.

#### **Policy CNDP4 Development affecting non-designated heritage assets**

Development affecting the non-designated heritage assets in the area should conserve those assets in a manner appropriate to their significance. The following non-designated heritage assets have been identified.

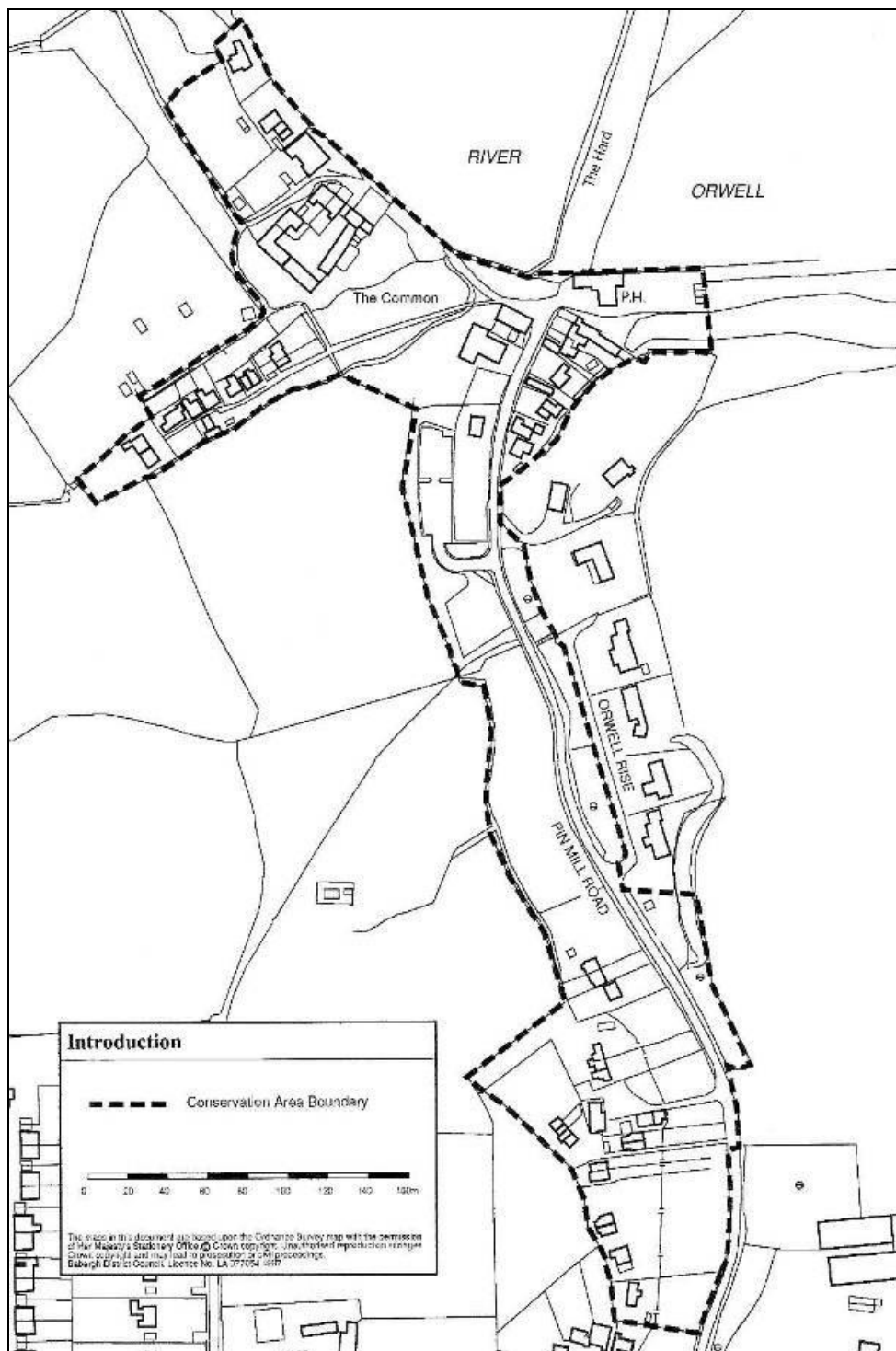
- CNDP4/1 - The Village Hall,
- CNDP4/2 - The Old Bakery
- CNDP4/3 - Longwood Cottage
- CNDP4/4 - The Grange
- CNDP4/5 - St Andrew's Church
- CNDP4/6 - The Baptist Chapel
- CNDP4/7 - The Methodist Chapel
- CNDP4/8 - The Red Lion Public House
- CNDP4/9 - The former Riga Public House



**CNDP4/10 - Naedan Lodge**  
**CNDP4/11- The 3 cottages of the former 'Alma' public house**  
**CNDP4/12 - King's Boatyard**  
**CNDP4/13 - Riverview Cottage**  
**CNDP4/14 - Spring Cottage**

### **Background/Justification**

- 5.8 The neighbourhood area includes a number of designated heritage assets, including Listed Buildings and Pin Mill Conservation Area. Policy CNDP3 using evidence from the Conservation Area Appraisal and the VDF sets development plan policy for this area. Policy CNDP3 does not override or replace the statutory protections listed buildings the Conservation Area already have through other legislation, what it seeks to provide is a set of criteria that developers and designers can use to help shape their planning proposal. These criteria will then be used by decision makers to assess the suitability or otherwise of proposals within or affecting the setting of the Conservation Area
- 5.9 As well as the neighbourhood area's designated heritage assets there are also buildings, structures and features that have heritage value, so-called non-designated heritage assets. Policy CNDP4 identifies these non-designated heritage assets. They have been identified by the Steering Group for their architectural, historical or cultural value to the area. Such assets do not benefit from the same degree of protection as do listed buildings, and in line with national planning policy will be protected through the Chelpin Plan in a manner appropriate to their significance.

**Map 5. Pin Mill Conservation Area** (Source: Babergh District Council)

## LANDSCAPE AND ENVIRONMENT

### CNDP OBJECTIVE 3- To protect local green spaces and open spaces within the area.

#### **Policy CNDP5 Protecting Local Green Space**

The local green spaces shown on the Policies Map are designated in accordance with paragraphs 99 and 100 of the NPPF:

CNDP5/1 – Pin Mill Common  
 CNDP5/2 – Cliff Plantation  
 CNDP5/3 – Pages Common  
 CNDP5/4 – Baptist Chapel Graveyard  
 CNDP5/5 – Community Orchard  
 CNDP5/6 – St Andrew's Churchyard  
 CNDP5/7 – Picnic site, Pin Mill Road

Inappropriate development will only be permitted in very special circumstances, when potential harm to the local green space by way of inappropriateness, and any other harm, is clearly outweighed by other considerations.

#### **Background/Justification**

- 5.10 Neighbourhood development plans give local communities the opportunity to identify and protect local green and open spaces.
- 5.11 One particular designation contained in national planning policy is designated Local Green Spaces. The Chelpin Plan will seek to designate such spaces. They must be:
- 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 (NPPF, paragraph 100).
- 5.12 Appendix 1 of this document includes an analysis of all the green and open spaces in the area and based on this those listed in Draft Policy CNDP5 have been identified for designation as Local Green Spaces. Once designated Local Green Spaces have the same protection as Green Belt.

#### **Policy CNDP6 Protecting Other Open Spaces**

Development that would result in the loss of small open spaces within the neighbourhood area will only be supported when:

- a) Equivalent or better provision is provided elsewhere within a suitable location; or**
- b) It can be clearly demonstrated by the applicant that the open space no longer performs a useful open space function in terms of the local environment, amenity, or active public recreation use.**

### **Background/Justification**

- 5.13 As well as the key local green spaces that are designated under Policy CNDP5 for the highest level of protection, the neighbourhood area also has several other important open spaces that perform a variety of useful functions. These smaller, often quite incidental open spaces help to make the area a greener place and all add to the quality of life enjoyed by residents and visitors. These spaces are also protected but not with the high degree of protection offered to designated local green spaces that precludes most built development. The spaces protected through Policy CNDP6, being less important, could be developed in certain circumstances that are set out in Policy CNDP6.

**CNDP OBJECTIVE 4 - To protect the areas natural heritage – our coast, countryside, the AONB and designated wildlife sites.**

**Policy CNDP7 Conserving and Enhancing Valued Landscapes and Biodiversity**

New development should conserve and enhance valued landscapes by:

- (a) Protecting in accordance with their significance the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, and designated biodiversity sites, including the Special Protection Area/Ramsar/Site of Special Scientific Interest;
- (b) Conserving and enhancing the landscape setting, landscape features and settlement pattern of the neighbourhood area;
- (c) Conserving and enhancing the areas of historic local woodland in the Parish;
- (d) Conserving *in situ* known archaeological sites in the area and, where considered appropriate, based on relevant technical advice, undertaking a site survey based on this advice. Where such a survey reveals evidence of archaeological remains these should be recorded or conserved *in situ* based on the advice of the relevant technical body;
- (e) Conserving and enhancing mature trees and hedgerows, or where removal is proposed as a last resort, offsetting by way of replacement planting of native species is provided elsewhere on- the site or within the neighbourhood plan area;
- (f) Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows;
- (g) Taking account of the impact of the development on significant views (see the Policies Map):
  - Pin Mill viewed from the River Orwell
  - The Butt and Oyster from the riverside looking east
  - Pin Mill viewed from above – Church Path
  - Open fields looking south towards Harkstead Church
  - Open fields looking south-east towards Rence Park.
  - Corsican pine plantation beside Page's Common.
- (h) Where opportunities arise as part of new development proposals the creation of new public views and vistas, so long as such proposals do not lead to the loss of existing public views;
- (i) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials, and which avoids over-manicured urban styles;
- (j) Conserve existing landscape features such as trees, hedges, grassland and other landscape features as intrinsic parts of new development, which together afford the village a sense of enclosure;
- (k) Preserving the area's dark skies by minimising light pollution from internal and external lighting;

- (l) Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping; and by**
- (m) Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials.**

### **Background/Justification**

- 5.14 The neighbourhood area has a wealth of natural heritage assets including the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, and designated biodiversity sites, including the Special Protection Area/Ramsar/Site of Special Scientific Interest. These areas all have their own protection through planning policy and legislation. Policy CNDP7 seeks to protect the landscape and biodiversity across the neighbourhood area. Policy CNDP7 has been developed by using a wide variety of evidence sources, including work carried out for the VDF. This included the significant views, previously identified in the VDF, and shown on Figure 6 in the Chelpin. Policy CNDP7 will be used to help manage future development so that it does not have an adverse impact on the area's landscape and biodiversity, something that was seen as very important to protect in the informal consultation.



## **COMMUNITY FACILITIES**

### **CNDP OBJECTIVE 5 - To protect and enhance community and recreation facilities.**

#### **Policy CNDP8 – Protection and Enhancement of Local Shops, Community Facilities and Public Houses**

There will be a presumption in favour of the protection of existing facilities. Where permission is required, the change of use of local community facilities, as listed below, will only be permitted for other health, education or community type uses (such as village halls, local clubhouses, health centres, schools and children's day nurseries), unless one of the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

The facilities are listed as follows and shown on the Policies Map:

CNDP8/1 - The Red Lion  
CNDP8/2 - The Butt and Oyster Inn  
CNDP8/3 - St Andrews Church  
CNDP8/4 - Peninsula Baptist Church  
CNDP8/5 - Methodist Chapel  
CNDP8/6 - Village Hall  
CNDP8/7 - Chelmondiston Church of England Primary School

Proposals that would enhance the appearance, improve access and accessibility for all users to these facilities will be supported when they are in accordance with other development plan policies and the policies of the Chelpin Plan.

#### **Policy CNDP9 – Sport and Recreation Facilities**

The following recreation facilities also identified on the Policies Map will be protected:

- CNDP9/1 - Public Playing field.
- CNDP9/2 - Primary School playing field.
- CNDP9/3 - The allotments at the bottom of Pin Mill Road.

Development proposals for the improvement of the existing recreation facilities on these sites will be supported when they would not have a significant adverse impact on residential amenity.

**Development proposals that would result in the loss of these facilities will only be supported when the applicant can demonstrate that the facility is no longer needed for recreational use or suitable alternative provision can be provided elsewhere within the neighbourhood area to an equivalent or better standard and in a location that is in close proximity to the community it serves.**

#### **Background/Justification**

- 5.15 The Chelpin Plan identifies and seeks to protect existing community facilities and sets planning policy for their future development through Policy CNDP8. The area's community facilities are the essential glue that helps bring the community together and provide vital outlets for social interaction and spiritual and cultural needs. The area's two public houses are also important local businesses and help to bring visitors to the area. From the informal consultation we know that local people value the range of community facilities the area has (Appendix 2). This consultation also raised the need for access to, or provision of facilities lacking in the village and hamlets, such as a doctor's or dental surgery. The Parish Council will pursue improved provision and access to such facilities as a non-planning action with the relevant authorities. Other community provision is available elsewhere e.g. swimming at Holbrook Academy, non-car transport improvements would help improve sustainable access to such facilities for all.

#### **Background/Justification**

- 5.16 As well as having several community facilities that underpin village life the neighbourhood area also has 3 important sport and recreation facilities. These are identified on the Policies Map and are protected by Policy CNDP9. The informal consultation (Appendix 2) revealed strong support for retaining these areas and also brought forward suggested improvements (e.g. better changing, toilet facilities and children's play equipment at the public playing field). This is a matter the Parish Council will pursue away from the CNDP, but Policy CNDP9 would support such enhancements.

## **CNDP OBJECTIVE 6 -. To support local business and economic development**

### **Policy CNDP10 - Local Business and Shops**

To ensure Chelmondiston remains a balanced, sustainable community with a mix of local jobs, homes and other facilities, the following existing employment area will be protected for continued business uses.

CNDP10/1 - Law's Cottage  
 CNDP10/2 - His 'n' Hers  
 CNDP10/3 - Hill Farm Equestrian Centre  
 CNDP10/4 - King's Yard, Pin Mill  
 CNDP10/5 - Webb's Yard, Pin Mill  
 CNDP10/6 - Studio Art Gallery and Photographic Centre

The conversion and re-use of rural buildings for employment use will be supported where such proposals are of substantial construction and such development would not have a significant adverse impact on the area's natural and built environment, residential amenity or lead to road traffic impacts.

The following local shops will be protected for retail use:

CNDP10/7 - Hollingsworths (including Post Office)  
 CNDP10/8 - Orwell Stores

Proposals for development of local businesses should seek to minimise their visual impact, especially those caused by open storage, vehicle parking, security fencing, signage and lighting.

### **Background/Justification**

- 5.17 The need to support local businesses was highlighted as an issue in the VDF. The Chelpin Plan will seek to strengthen protection of local employment and support the growth of existing business where it would not impact on residents or the local environment by setting development plan policy. Policy CNDP10 also seeks to protect the area's two existing local retail units.
- 5.18 Local business is very important in this rural area. It provides employment opportunities for local people, reduces the need to travel and helps support the local economy. For these reasons the area's small number of business premises will be protected.
- 5.19 Also contributing to the economy and wider village life, as they provide places where people meet are the two local retail premises. These will also be protected.

## **CNDP OBJECTIVE 7 -To ensure that the area has appropriate levels of infrastructure**

- 5.20 Infrastructure is often raised in consultations and was highlighted in a number of areas in the VDF, issues such as roads and access to broadband. Many of these issues are not land use planning issues, they are about service provision.
- 5.21 The VDF made a number of recommendations relating to infrastructure. The Parish Council will continue to pursue these and other transport improvements:
1. Development to improve road safety, especially on the B1456 in the centre of Chelmondiston and outside the school, for example by slowing traffic speeds and exploring different methods of traffic calming (pinch points) and parking restriction, and better public footpaths and road crossing facilities will be pursued with the relevant authorities. Designation of Pin Mill Road as a Quiet lane will be sought under the Transport Act 2000.
  2. Lowered speed limiting should start at Bylam Lane rather than its current position just before "Sunny View" on the Ipswich end of the village. This would help to prevent accidents at the bend beside Walnut Tree Farm.
  3. Applications which improve public transportation will be welcomed.
  4. Adequate parking should be provided with any new development
  5. Ensure that any new road signs replace existing ones and to resist "urbanization" and damage to wildlife through excessive street furniture and lighting.
  6. The use of streetlights and security lights should be restricted to only those situations where their use is considered essential for safety purposes. This so as to minimise light pollution.
  7. Development to provide safe alternatives to the car (safe off-road cycle routes, better public transport and public transport facilities, such as more frequent bus services and better bus shelters).
  8. Timely road maintenance to reduce potholes etc.
  9. To ensure the village has fast telecommunications with sufficient capacity for all resident and business users.

## 6 Further Information and how to comment on this document

### Further Information

- 6.1 If you would like further information on this document and the Regulation 14 Pre-submission Draft Chelpin Plan:

Go to the Parish Council Website at

<http://chelmondiston.onesuffolk.net/village-news/httpswww-gov-ukguidanceneighbourhood-planning-2/>

- 6.2 If you are unable or do not wish to read the plan online for any reason, we will deliver a printed copy of the full text to you at home, normally within 5 working days, so you will be able to comment. To arrange for this, please contact one of the following:

- John Deacon (Hon. Sec Steering Group), 1 Anchor Mill Cottage, Main Road, Chelmondiston, IP9 1DP. Phone: 01473 780819.
- Jill Davis (Parish Clerk), Chelmondiston, [subject to her agreement]
- Peter Ward (Parish Councillor and Chairman Steering Group), Pinfold, (off) Pin Mill Road, Chelmondiston, IP9 1JE. Phone 01473 780064, mobile 07974 677551

### How to respond

- 6.3 Finally it is crucial that we have your views. The Pre-submission consultation runs for six-weeks from 18<sup>th</sup> July 2020 until 1<sup>st</sup> September 2020. Have your say and leave your written comments, preferably by using one of the comment forms provided on the web site, and returning these to:

- By post – John Deacon, 1 Anchor Mill Cottage, Main Road, Chelmondiston, IP9 1 DP; or
- By email – [johndeacon@btconnect.com](mailto:johndeacon@btconnect.com)

**All comments must be received by midnight 1<sup>st</sup> September 2020.**

## **Appendices**

### **Appendix 1 –Open Space Assessment**

The assessment of open spaces as part of the Chelpin has been an iterative process. This has involved the following staes:

Stage 1: Identification fo the parish's open spaces.

Stage 2: Assessment of the open spaces.

Stage 3: Recommended policy designations. These include Local Green Spaces, other open spaces, recreation sites.

Appendix 1 includes the latest analysis and includes.

- a) Local Green Space analysis (only for sites considered suitable against the national designaiton criteria set out paragraphs 99 to 100 of NPPF.
- b) Analysis of other open spaces.



Table A1- Local Green Space Analysis

<b><u>Green or Open Space</u></b> (Site name and Grid Reference number, site area (hectares))	<b><u>Is the site in close proximity to the local community it serves?</u></b>	<b><u>Demonstrably special to a local community– (provide</u></b>	<b><u>Local in character and not an extensive tract of land?</u></b>	<b><u>Recommended CNDP allocation.</u></b>
<b>Pages Common - TM199380, 2.65 hectares.</b>	Remote from the main residential area, but within easy walking distance. Wildlife conservation area: lightly managed woodland with mature trees and undergrowth; some new planting also. Is divided approx. equally between a boggy area and a drier raised plateau.	Wildlife conservation area. PUBLIC ACCESS: Free walking access by the public.	SIZE: A roughly rectangular plot, about 0.8 hectares (100m x 80m) BOUNDARIES: bounded by bridleways, rustic fencing, and a stream	Local Green Space
<b>Community Playing Field - TM201375, 1.76 hectares.</b>	Within easy access of the main residential area. Is available for use by the whole community. Holds recreation equipment for all ages, plus tennis courts, plus football field, plus changing rooms. A grassy space bounded by mature trees and low shrubs.	This is the main formal recreation space for the whole community. PUBLIC ACCESS: Free walking access by the public through road gate.	SIZE: An asymmetric rectangular plot, about 2.2 hectares (180x180x160x70m) BOUNDARIES: Boundary defined by hedges and garden fences.	Recreation site
<b>School Playing Field - TM202372, 0.47 hectares</b>	Within easy access of the main residential area. Is available for use mainly by the school but is	This is the main formal recreation space for the school. PUBLIC ACCESS: Restricted public access	SIZE: c 1.5 hectares(150x100m) BOUNDARIES: Fenced-off from public access.	Recreation site

<b><u>Green or Open Space</u></b> <b><u>(Site name and Grid Reference number, site area (hectares))</u></b>	<b><u>Is the site in close proximity to the local community it serves?</u></b>	<b><u>Demonstrably special to a local community– (provide</u></b>	<b><u>Local in character and not an extensive tract of land?</u></b>	<b><u>Recommended CNDP allocation.</u></b>
	occasionally used for whole-community events. A standard grass playing field edged with a few mature trees. A regular rectangular area.			

<b><u>Green or Open Space</u></b>	<b><u>Is the site in close proximity to the local community it serves?</u></b>	<b><u>Demonstrably special to a local community?</u></b>	<b><u>Local in character and not an extensive tract of</u></b>	<b><u>Recommended CNDP allocation</u></b>
<b>Pin Mill Common</b> <b>TM 2054 3796,</b> <b>0.19 hectares</b>	Broadly rectangular in shape, the common consists entirely of amenity grassland, bounded by the Grindles on the south east and north east sides, Kings Boatyard on the north west, and a small flood defence bank on the south west. A mature oak and a mature sycamore lie at the south west corner, and mature willows follow the line of the eastern Grindle. A dinghy park is situated along the south east edge of the common operated by the Chelmondiston Parish Council.	There are picnic tables and benches available for visitors to use, providing views over the estuary. The common is a focal point for events and activities for the hamlet of Pin Mill and village of Chelmondiston. It is a high usage area for both locals and tourists. It is part of the Pin Mill Conservation Area and also part of the Suffolk Coasts and Heaths AONB.	Small open space.	Local Green Space
<b>Dawns Covert</b> <b>TM 2171 3747, 5.3 hectares</b>	Situated roughly 1km from the centre of Chelmondiston and accessible only by public footpath. It consists of predominantly immature coniferous woodland with a mix of broadleaf woodland around the periphery.	The public footpath which runs through the wood is used by dog walkers and ramblers and its location above the Orwell estuary provides fine views.	Irregular shaped open access land, belonging to the National Trust. Large site but with clear boundaries that make it self-contained and not an extensive tract of open land.	No allocation.
<b>Cliff Plantation</b> <b>TM 2143 3796,</b> <b>24.4 1 hectares</b>	Cliff Plantation is owned and managed by the National Trust and is situated on the southern bank of the Orwell, east of Pin Mill, stretching for roughly 1km. It consists of coniferous plantation	Notable wildlife includes nightingale and adder. It is designated open access land and is crisscrossed by various footpaths as well as	Large site but with clear fenced boundaries that make it self-contained and not an extensive tract of open land.	Local Green Space

<u>Green or Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community?</u>	<u>Local in character and not an extensive tract of</u>	<u>Recommended CNDP allocation</u>
	woodland, mixed non-native woodland, and on the steep bank running parallel to the estuary, native broadleaf woodland. The south east side has been restored to heathland, and adjacent to this some areas are managed as coppice.	two public footpaths, including the Stour and Orwell Walk. These are very popular with dog walkers, ramblers, tourists, and visitors, being within a short distance and easy access to Pin Mill and the Butt and Oyster Pub. The footpath along the northern boundary (the bank of the Orwell) also provides access to a number of houseboats with permanent moorings there.		
<b>Baptist Chapel Grave Yard</b>  <b>TM 20592 37244,</b> <b>0.11 hectares</b>	Yes. Location: Pin Mill Road, west side, just north of "The Old Bakery", about 10 metres from the junction with the B1456.	The site is crossed by two arms of Footpath 4 which is frequently used by walkers and as a short cut through to Church Road/the school etc. avoiding using the Main Road.  It is mainly grass, kept mown between the headstones. The footpath crossing from "The Old Bakery" to the junction with St. Andrew's church yard follows the diagonal side	Local in character, with clear boundaries, not an extensive tract of land.	Local Green Space

<u>Green or Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community?</u>	<u>Local in character and not an extensive tract of</u>	<u>Recommended CNDP allocation</u>
		behind gardens of properties on Main Road and the gardens of the properties about to be built on "the Foresters' Arms" site.		
<b>Community Orchard</b>  <b>TM 20703 37597,</b> <b>0.08 hectares</b>	Location: Pin Mill Road, E side, opposite "Bay Cottages". The site comprises a strip of land roughly 23 metres along the roadside and stretching back about 5 metres into the steep bank.	The site belongs to Hill Farm but was offered as a site for the Community orchard under the "Scattered Orchards" scheme. There are 6 trees growing there bearing fruit which is available to anyone to collect and enjoy. There are plans to place a seat there and to grow wildflowers.	Yes, small site, not an extensive tract of open land.	Local Green Space
<b>St. Andrew's Church Yard</b>  <b>TM 20518 37323,</b> <b>0.36 hectares</b>	Location: north east end of Church Road, opposite Collimer Close.	It an important community asset as it is an open, non-denominational burial ground. Close to the church entrance there is an open grassy space roughly 40 metres x 20 metres which is	Yes. The site is roughly rectangular. It is bounded on the north side by Hollow Lane, to the west by Church Road, to the south by Footpath FP4 and to	Local Green Space

<u>Green or Open Space</u>	<u>Is the site in close proximity to the local community it serves?</u>	<u>Demonstrably special to a local community?</u>	<u>Local in character and not an extensive tract of</u>	<u>Recommended CNDP allocation</u>
		used from time to time for fetes. The site is crossed by footpaths linking into FP4 through a couple of gates, which are frequently used by walkers. An area roughly 20 metres x 60 metres at the east end of the graveyard is generally kept unmown as a site for wildflowers. The rest of the site comprises mown grass between headstones and some trees, mostly yew.	the east by private gardens.	
<b>Allotments Site TM 20610 37737, 0.41 hectares</b>	Location: west side of Pin Mill Road opposite the entrance to Orwell Rise down to footpath FP7A, bounded on the west side by one of the Grindles (streams) running down the valley. The southern edge adjoins the gardens of "Lob's Cottage".	The site is an important wildlife sanctuary, and a community asset as local residents can apply for a plot to grow produce. It is not open to the public but maintains a continuation of the green spaces which characterize the valley through which Pin Mill Road runs, and the site is clearly visible from the road and adjoining footpaths.	Yes. Self-contained site, not an extensive tract of open land.	Recreation site.



<b><u>Green or Open Space</u></b>	<b><u>Is the site in close proximity to the local community it serves?</u></b>	<b><u>Demonstrably special to a local community?</u></b>	<b><u>Local in character and not an extensive tract of</u></b>	<b><u>Recommended CNDP allocation</u></b>
<b>Picnic Site, Pin Mill Road</b>  <b>TM 20581 37820, 0.08 hectares</b>	Location: about 100 metres from the north end of Pin Mill Road, immediately north of the allotments and immediately south of the car park.	The site is an important local asset as it is a quiet space available to all to use. It contains several picnic benches and is a slightly sloping grassy area bounded on all sides by trees. It is crossed by FP52 which leads to FP7A and into the wider footpath network.	Yes. The site is roughly rectangular in shape, 30 metres x 22 metres. It is bounded on its east side by Pin Mill Road, to the north by the car park entrance, to the south by FP7A and the allotments, to the west by the Grindle (stream).	Local Green Space

**Table A2 - Chelmondiston: Open Spaces Assessment****Main Road (B1456), Woodlands and St. Andrew's Drive Area**

<b>No.</b>	<b>Site Location (name and Grid Reference)</b>	<b>Characteristics</b>	<b>How used</b>	<b>Importance</b>
1	OS Grid Reference: TM 20404 37173  Corner Main Road and Church Road	A narrow strip of cut grassy bank backed by laurel and mixed conifer hedge 10 to 12 feet high, 55m long and 4 to 5m front to back, area approx 240m <sup>2</sup> , fronted by a pavement. The main village bus stop/shelter is up concrete steps in the middle and the strip is inundated with 2 teleposts, signs, village notice board, bottle bank and BT Open Reach cabinets. Much like a wide verge.	Much used by bus passengers, readers of notices, and passers-by. Also used on occasions as a gathering place for the teenagers and young generally for "hanging out" especially inclement weather.	Of visual importance, enhancing the open aspect of the village centre and for providing essential amenities in the village.
2	Jubilee Garden  OS Grid Reference: TM 20299 37191	Established as 2 raised and planted beds in 2012 in an L shape with tarmac path through, with 1 bench seat, and 2 wooden armchairs. Approx. 85-90 m <sup>2</sup> adjacent to Orwell Stores newspaper and convenience store and Law's Cottage take away food.	People frequently walk past and through and some observe the plants particularly. The seats are often used inclement weather.	Visually and environmentally important as an oasis of garden plants and flowers available to everybody, in the village centre.
3	OS Grid Reference: TM 20147 37211 Corner main road/Woodlands	Approx. 81m x 21m/10m, area approx. 1200 m <sup>2</sup>  Long mown grass trapezoid bisected by tarmac footpath, with bench seat, several	Frequently by walkers, some with dogs, to and from houses to village centre.	Visually important to 8 bungalows fronting on to it and no doubt dampening road noise, also to all walkers and

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
		signposts, one tele-post, bus stop. 2 prunus trees, 1 lime(?) tree, 1 large <i>prunus lusitanica</i> shrub, 1 small holly bush		to drivers and cyclists passing through the village.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
4	OS Grid Reference: TM 20183 37200 Corner main road/Woodlands, in front of school playing field.	Triangular, approx. 39m x 9 at Woodlands end, approx. area 175 m <sup>2</sup> . Mown grass, planted with mass of daffodil bulbs, making glorious sight in spring.	Tarmac pavement continuing from site 3 runs by the side, so used frequently by walkers, some with dogs, to and from houses to village centre.	Visually all walkers and to drivers and cyclists passing through the village, especially in spring.
5	OS Grid Reference: TM 20321 37543 at the end of Woodlands and Collimer Close cul-de-sac.	A mown grass rectangle approx. 50m x 30m, approx. 1500 m <sup>2</sup> with 7 trees (2 mature chestnut, 1 beech, 4 large birch) and 3 saplings (2 cherry – wild? – and 1 silver birch)	Mainly visually.	Acts as the centre of a square for the surrounding bungalows, so of the utmost visual importance to them.
6	OS Grid Reference: TM 20307 37496 at the end of Woodlands and Collimer Close cul-de-sac.	This is really one open space with 5 above with the road hair-pinning between them. This space is therefore crescent shaped approx. 55m x 25m at its widest and is mown grass with 9 trees (3 field maples, 3 silver birch, 2 conifers, 1 large sycamore) and a sumac (rhus) thicket.	Mainly visually but is also used as a play area and meeting ground for children living nearby.	As 5 above, and as a “green lung” that helps to increase the rather vestigial name of “Woodlands”.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
7	OS Grid Reference: TM 20443 37313, corner Church Road and St Andrew's Drive, opposite churchyard.	Irregular L shaped mown grass, approx. 31m and 35m at greatest extent, approx. area 400m <sup>2</sup> , with bench seat and 4 trees (2 field maple, 2 silver birch) and 1 indeterminate shrub.	Pavement running alongside, so well used by local residents.	Useful small "green lung"
8	OS Grid Reference: TM 20302 37346, in the L of St. Andrew's Drive.	A rectangle of mown grass, approx. 50m x 10m, 500m <sup>2</sup> bisected by tarmac footpaths, with 1 large tree, type unknown, and 1 rowan sapling recently planted.	Provides open aspect (two sides of a square) to houses and flats overlooking it and is used for taking dogs out (poo mostly picked up).	Very important visually to local residents.
9	OS Grid Reference: TM 20293 37234 at cul-de-sac end of St. Andrew's Drive	A small rectangle of open ground approx. 15m x 7m, approx. 100m <sup>2</sup> , part grass part mud. It is not clear whether this is public ground, though outside the apparent boundaries of dwellings.	Mainly for parking cars	Not of any particular importance.

No.	Site Location (name and Grid Reference)	Characteristics	How used	Importance
10	OS Grid Reference: TM 20121 37457 End of SE branch of Woodlands	Rectangular with corner cut off mown grass, approx. 28m x 11m, approx. 280m <sup>2</sup> with 1 tree probably field maple	Visual “green lung”	Helps to maintain open green aspect of residences.
11	OS Grid Reference: TM 20070 37569 at end of NW branch of Woodlands between road and footpath	Trapezoid area of grass with vehicular access approx. 33m x 30/18m, approx. area 864m <sup>2</sup> , with 1 mature oak tree, and 2 trees almost in hedge (1 oak, 1 ash) and dead stump.	Visual green lung connecting Woodlands with open country to Pin Mill and estuary.	Of high visual value to abutting dwellings and to footpath users. Visually connected to 12 below.
12	OS Grid Reference: TM 20066 37539 at end of NW branch of Woodlands, south of hairpin road.	In reality the same open space as 11 above, rectangular with curved N end, approx. 25m x 17m, approx. 400m <sup>2</sup> , with 2 rowan trees.	Mainly visual “green lung” connecting with 11 above.	As above
13	OS Grid Reference: TM 20077 37434, at fork in Woodlands roads.	Triangular shaped mown grass area, approx. 53m x 32m, approx. 850m <sup>2</sup> with 2 trees (prunus??). Visually linked with 14, and 15 below as forming part of one open space	Visual amenity helping to preserve open aspect of dwellings.	Mainly visual “green lung” enhancing open aspect and contributing to the sense of the centre of a loose square. An integral and essential part of the



				overall layout of houses.
14	OS Grid Reference: TM 20085 37399  At centre of Woodlands NE spur.	A large rectangular area of mown grass, approx. 62m x 22m, approx. 1350m <sup>2</sup> in front of dwellings, with 2 large trees (1 sycamore, 1 not known)	Visual amenity helping to preserve open aspect of dwellings and Woodlands feel.	Mainly visual “green lung” enhancing open aspect and contributing to sense of the centre of a square.
15	OS Grid Reference: TM 20080 37364 at end of Woodlands turn NE and left and left cul-de-sac	Rectangular approx. 23m x 13m, approx. 300m <sup>2</sup> , with 3 small trees (1 rowan, 2 autumn berries). This area is wholly paved with square concrete pavers, apart from 3 square holes for the trees. Extremely suburban and quite wrong in a village context.	Used as part of open visual aspect from surrounding dwellings.	Mainly visual enhancing open aspect and contributing to sense of square.

N.B. There are many grassy verges along the main road, St. Andrew’s Drive, and in parts of Woodland which individually are too small to merit individual designation but collectively help to form a green and rural, - or in Woodlands perhaps suburban but nevertheless valuable - atmosphere of a pleasing open aspect.



## Appendix 2. Informal Consultation Comments

### CHELMONDISTON NEIGHBOURHOOD DEVELOPMENT PLAN

#### INFORMAL CONSULTATION RESULTS UPDATE APRIL 2019

This Appendix summarises the views expressed during the informal consultation held on the emerging Chelmondiston Neighbourhood Development Plan.

Overall, 90 responses were received.

During the informal consultation a series of questions were asked and the responses to these questions are summarised below. Numbers in parentheses indicate number of respondents highlighting a particular issue.

#### What do you think of the Vision Statement?

- Comprehensive but not sure what it is trying to say
- Not a lot
- **General Support (over 60 respondents were broadly supportive of the draft Vision Statement)**
- No need to make jobs a target, less worried about appearance of housing, surrounding environment more important
- Pin Mill shoreline – upkeep. Enforcement
- Not a vision
- Should mention development
- Resist urbanisation of village and Shotley peninsula
- Remove “thriving” could be used to justify endless development
- Not grammatically correct
- Should include sustainability concept
- ‘Unique’ may be overdoing it!

Outcome: respondents were generally supportive of the Vision Statement, although with a few suggested amendments. A revised Vision Statement will be produced for the next version of the Neighbourhood Development Plan.

#### Future housing development and where should it be?

- Adjacent Mill Lane, Richardsons Lane, Beside Hill Farm Lane
- **Affordable (13)**
- Bungalows
- Maisonettes
- Not too many big houses
- **No more (7)**
- No need

- Only within current village boundary
- **Limited (4 responses)**
- **Infill (15)**
- **Starter and retirement homes - 3 room houses for c£150K needed (4)**
- Not estates
- Adequate car parking
- No second homes
- **Small-scale - incremental build (26)**
- **High standard of energy efficiency (2)**
- Not executive home
- **Sympathetic to the surroundings (11)**
- **Social housing including 'council housing (6)**
- Small terraced houses
- Junction main road, beside Meadow Close, not whole area!
- **Not in AONB (26)**
- **No building in RAMSAR or SSSI (7)**
- Allow for downsizing
- Organic
- Fit with superfast broadband
- Traditional pitch roof and materials
- **No streetlights (2)**
- Hill Farm development – sprawl
- Retain compactness
- In keeping with surroundings
- Already to many approved in pipeline
- Any large development should have amenity space
- Generic brick should be opposed
- Protect views
- Extend Meadow Close to White House Farm
- Electric charging points
- Less brick and block more timber and weather boarding
- No development in Conservation Area
- Eco-homes
- South of main road and east of village
- Low rise
- Build upwards
- Houses at 80% of market value – not affordable
- Enough is enough
- Hill Farm could be sensitively developed
- **Develop only brown fields (2)**

- Low density
- High density
- No hi-rise

Outcome: There was a clear majority view that any future development should be limited in scale and if at all possible limited to infill development that was affordable to meet local housing needs. The views expressed during the informal consultation will help to prepare the Neighbourhood Development Plan's housing policy, alongside emerging Babergh District planning policy.

### **Environment?**

- Recycling
- Litter
- Enforcement
- No visual impact on landscape
- Housing in keeping with local styles
- Protect AONB
- Development should include wildlife areas
- Encourage bird nesting
- **More trees (5)**
- **Hedges (2)**
- No development of agricultural land
- Encourage local area to foster pride
- Conservation of wildlife
- Environmentally friendly management of farmland
- Resist attempts to classify Chelmondiston as a core village
- Too many heritage assets
- Wildlife needs inter-connected areas
- Respect open spaces
- Manage footpaths

Outcome: Respondents clearly value the local environment and the views expressed will be used to refine the Neighbourhood Development Plan's environment policies.

### **Community Facilities?**

- Bus shelters
- **Footpaths (2)**
- Box in the commercial rubbish bins at Pin Mill
- **Maintain playing field (2)**
- **More Play areas (7)**
- **Increase use of village hall (2)**
- Update sports pavilion

- Better wheelchair access to local shops
- Holbrook Academy – need for expansion?
- Value of local shops
- Changing facilities/toilets at playing fields
- Post Office not a planning issue
- **Need a Post Office (4)**
- Protecting churches not political decisions
- Establish a team of helpers with a base to help keep the village tidy
- A more visible meeting place
- Something for older children *e.g. skateboard area*
- Better promotion of existing facilities
- More benches to sit on
- **Youth clubs (3)**
- Café
- **Public toilets on the Playing field (3)**
- Art in the Community#

Outcome: Respondents clearly value the area's community and recreation facilities and the views expressed will be used to refine the Neighbourhood Development Plan's policies. Some of the issues raised are non-land use planning matters and the Parish Council will consider how these issues can be addressed in other ways.

### Infrastructure?

- **Bus service (16)**
- Road repairs
- Water and electric supply - *reduce outages*
- **Broadband (6)**
- Better car parking - in Meadow Close
- **Doctors (11)**
- **Improved mobile (3)**
- Generally fine
- **Traffic calming/management in village centre + Speeding and safety on B1456 through village (18)**
- Speed restrictions
- No need to increase local business
- Improve access to sports field
- **Extend school (7)**
- **Better Car parking in village (9)**
- **Cycling (6)**
- Pedestrian crossing
- Footpaths in village centre



- **Cycleway Ipswich to Shotley (4)**
- Traffic lights/mini-roundabouts at Woodlands and Pin Mill Lane
- Attracting tourists
- Put cars last – create pinch points through village
- By-pass around the village
- Dentist
- Ensure extended High School for children to go on to
- Upgrade the road to 'A' status to ensure better repairs

Outcome: Respondents have significant concerns about the ability of existing and future infrastructure to cope with new development. The Neighbourhood Development Plan will seek to incorporate a policy to address these issues. Some of the issues raised are non-land use planning matters and the Parish Council will consider how these issues can be addressed in other ways.

#### Other comments

- Houseboats – poor state, enforcement required.
- Need to be advised well in advance on proposed development
- Suffolk being spoilt – because not enough thought being given to historical influences, agriculture and natural environment
- No street lighting
- See houseboats as a positive
- Repair village signs
- Foresters is a lost opportunity and an eyesore
- Pavement outside Methodist Church should be widened - *unsafe*
- Take account of this survey!
- Better communication about the NDP - better signposting on the website
- The PC might be taken more notice of (ref' VDF) if it was perceived to be more professional

Outcome: Respondents raised a number of matters that will be incorporated into the Neighbourhood Development Plan. Some of the issues raised are non-land use planning matters and the Parish Council will consider how these issues can be addressed in other ways.



CHELMONDISTON

PIN MILL