

**VILLAGE DEVELOPMENT
FRAMEWORK
for
CHELMONDISTON & PIN MILL
FEBRUARY 2016**



Proposals developed on behalf of the Parish Council and local residents for how the Parish should develop in order to remain a sustainable community, and be maintained as an environment for future generations of residents and visitors to enjoy.

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1. Introduction

1.1 What is a Village Development Framework?

A Village Development Framework (VDF) describes the distinctive character of a village and the surrounding countryside. It gives a historical perspective on how the community has evolved over the centuries. It describes the current environment, including the prevailing architectural styles in evidence and the traditional building materials typically used. It is also an opportunity for local people to influence the planning process within their own area by defining policies (agreed by the community) that will be taken account of by the local Planning Department.

1.2 Why produce a VDF for our parish?

This Village Development Framework is intended to ensure that future development and change within the parish are based on an understanding of the area's history and present character. It draws attention to what is special about the buildings, open spaces and woodlands to be found within Chelmondiston and Pin Mill.

Local character could easily be threatened by unsympathetic development. The Chelmondiston & Pin Mill Village Development Framework therefore aims to raise awareness of what is special about this area, at the same time giving parish residents a say in the future of their village by producing guidance on respecting these qualities. Providing these views now in this format is a way of ensuring that the voice of the local community is heard *before* rather than *after* any

major planning decisions are taken that may affect the essential character of this parish.

1.3 Main Aims of a VDF

It has three main aims:

- To give the local community an opportunity to describe where they live and what is special about it;
- To deliver a well-presented and easily understood account of these views;
- To provide local residents, businesses and organisations and potential developers with a single source of information about what factors need to be taken into account when considering developments large or small within the parish.

1.4 How this VDF was produced (including timetable)

The information in this document was put together by the residents of Chelmondiston and Pin Mill with the full support of the Parish Council. It is the result of public consultation within the whole parish at all stages.

Following a housing need survey carried out in 2008, Parish Councillors were aware that there was an unmet housing need in the parish, but frustrated that subsequent development within the village offered nothing to alleviate this need. The council determined that it should be more pro-active in matters of development, and considered whether a Parish Plan or Neighbourhood Plan would be a feasible way to do this.

At the Annual Parish Meeting in 2012 it was agreed that we needed some way of increasing the voice of local people in planning and development for our

parish. This had previously been suggested in local publications. At the Annual Parish Meeting the consensus view was that a VDF, a less expensive alternative to a Neighbourhood Plan, was the way to proceed at this stage, possibly moving on to a Neighbourhood Plan either for our parish alone, or with a group of neighbouring parishes, at a later stage. From this meeting, a group of volunteers comprising Parish Councillors, representatives of other community groups and residents was gathered and the VDF Working Group was set up.

The first task was to draw up a questionnaire so that the whole village could be asked to contribute ideas about style, quantity and distribution of any new developments, as well as with regard to existing buildings and any future changes or extensions. The response to this questionnaire was in the region of 12% of the number distributed, and so a second simplified questionnaire was distributed and the return was 48% (**See Appendix for Summary of responses to the questionnaire**).

There was further public involvement in drafting the initial document through local publications, consultation by door-to-door leaflet drop, and the Annual Parish Meetings, before the Statement was presented to BDC.

1.5 Status

The Chelmondiston & Pin Mill Village Development Statement (VDF) was adopted by the Babergh District Council on a formal planning and design guidance attached to**on.....2016.**



Old Chelmondiston – Church Road



Modern Chelmondiston - Woodlands

1.6 Summary of public involvement:

- Public meetings and exhibitions
- Input from the whole parish community, Parish Council members, Chelmondiston & Pin Mill Community Council, and other local organisations.
- Articles in the parish magazine and letters to the entire village
- Opportunities for all residents to comment through a 'door-drop' questionnaire.
- Consultation with Babergh District Council (BDC) planning officers.
- A further door-drop consultation.
- Presentation of a Draft version of the VDF at Parish Meetings in 2014 and 2015.

A timetable of all public VDF events is shown in Table 1.

Table 1 To show the events leading to the creation of the VDF

	Event	Date
1	The need for a local planning document is explained and volunteers requested - Annual Parish Meeting,	22 nd May 2012
2	1 st meeting of the working group to create a Village Appraisal	19 th Nov' 2012
3	2 nd meeting of the working group to create a Village Appraisal	14 th Jan' 2013
4	3 rd meeting of the working group to create a Village Appraisal	29 th Apr' 2013
5	Presentation of work to date and request for input - Annual Parish Meeting	21 st May 2013
6	Questionnaire sent to all residents in the parish as a door-drop	June 2013
7	4 th meeting of the working group to create a Village Design Statement	8 th August 2013
8	5 th meeting of the working group to create a Village Design Statement	9 th October 2013
7	6 th meeting of the working group to create a Village Design Statement	4 th Dec' 2013
9	7 th meeting	22 nd Jan 2014
10	8 th meeting – with BDC/Mid Suff. Enabling Officer	26 th Feb 2014
11	9 th meeting – to discuss new format VDF	20 th March 2014
12	10 th meeting – to prepare door-drop summary of VDF	10 th April 2014
13	Public availability of draft for all to review + door-drop to all households to publicise	Early-May 2014
14	Discussion at the Annual Parish meeting	20 th May 2014
15	11 th meeting - to discuss feedback and way forward	26 th March 2015
16	12 th meeting - arrange 2 nd door-drop	4 th June 2015
17	Door-drop to all households in the parish to request views on the main recommendations in the VDS	June 2015
18	13 th meeting - review feedback and agree contents of final draft	2 nd July 2015

2. The History and Population of Chelmondiston and Pin Mill

2.1 Location

Chelmondiston is situated fairly centrally on the northern edge of the Shotley Peninsula. The peninsula is named after the settlements of Shotley and Shotley Gate which are situated near its south-eastern tip. The population of the peninsula was 10,310 according to the 2001 Census, and showed a slight decline to 10,181 in the 2011 census.

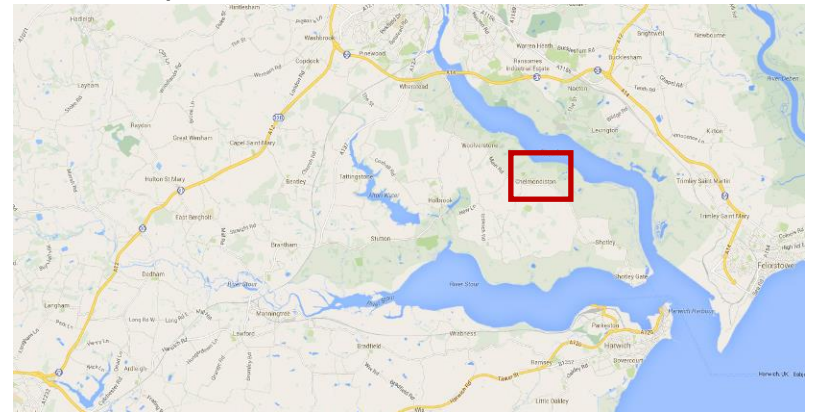
In the BDC Local Plan¹ concerning this area, the nearby village of Holbrook has been designated as a “core” village where development should concentrate on expanding the existing facilities. Chelmondiston is designated as a “Hinterland Village”, where development should be minor in character and focussed on meeting local need.

2.2 Early History

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 fresh water 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.

The Domesday Book gave the name as Canopetuna and documents dated 1568 mention Chempton.

Location Map



Recommendations

1. The housing needs of the local population should be the main consideration in any permission for new development, in keeping with the “Hinterland Village” designation of Chelmondiston in the Local Plan. Housing need surveys carried out in 2008, 2009 and 2014 have demonstrated a need for a further 9-10 affordable homes.

¹ Babergh Local Plan - Core Strategy for 2011-2013

During the 13th and 14th 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.

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.

2.3 Modern Chelmondiston

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.



Pin Mill hamlet



The Butt and Oyster



Thames barges on the Orwell

2.4 Population

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 20th century, with the greatest single increase probably coinciding with the building of Woodlands in the 1960's. From the second half of the 20th Century the population has been stable at around 1000 adults and children.

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.

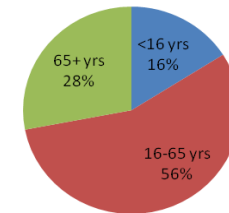
Population figures:

1327: 54; 1674: 225; 1811: 323; 1841: 364; 1851: 796
1911: 727; 1931: 714; 1971: 1100.

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.

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.

**Age Distribution in a total population
of 1054**



2. Some relaxation of the constraints on re-use of existing structures and a reconsideration of the constraints on building on “exception land” outside the village envelope should be considered in order to permit small-scale development of dwellings to meet proven local need, such as social housing/affordable housing/shared equity property. C.f BDC policy CS11
3. Development of housing specifically to meet the needs of older people (sheltered, warden-assisted properties) and single people should be encouraged as highlighted in the Housing Needs Surveys.

3. Landscape Character and the Natural Environment

3.1 Geography and Topology

Chelmondiston Parish lies on the northern edge of the Shotley Peninsula, roughly halfway between Ipswich and the eastern tip of the peninsula (Shotley Gate). 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.

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.

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



Mudflats at Pin Mill



A Grindle



Pin Mill viewed from Chelmondiston

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.

3.2 Special landscape Characteristics

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.

3.3 Wildlife

The parish covers a wide range of wildlife habitats: arable, grassland (including sheep grazing and horse paddocks), scrub, heath, woodland and saltwater margins, all of which are valuable species-rich habitats. Along with the whole of the Shotley Peninsula, the parish falls under the Suffolk Biodiversity Partnership's Biodiversity Action Plan (BAP), including Habitat and Species Action Plans (HAPs and SAPs).

The range of habitats encourages a wide range of birds. Many species still to be found locally are under threat nationally. Hedgerows and mature tree lines are of major importance in providing nest sites and cover. Farmland also provides essential winter feeding



Open farmland looking south from Main Road

Recommendations

1. Every planning proposal must be considered in the light of protecting the special characteristics of the area: The AONB and Conservation Areas, and the Special Marine habitats and SSSI. The aim must be to ensure that the essential characteristics of the parish, comprising open farmland and waterside areas, are not diminished by any inappropriate developments.
2. New landscape design should avoid over-manicured urban styles, and, where possible, incorporate the use of native species of trees and shrubs. It should not be assumed that neglected fields or scrubland are of no importance in the environment – scrubland is amongst the most valuable of all habitats for a wide range of birds, plants and invertebrates.

opportunities. Notable on the arable and grassland areas are skylarks, along with 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 feed.

Fallow and muntjac deer are seen regularly on the arable fields and in woods. Foxes are in evidence, but rarely seen; there is winter hunting activity over arable land. Field and bank vole have been seen in the past, but the lack of recent reported sightings is not evidence of their demise. Bats are a common sight, as are hares. Locally found reptiles and amphibians include grass snake, slow worm and common lizard, along with common newts, frogs and toads.

In spite of the challenges of insecticides and herbicides, in addition to the commoner whites, tortoiseshell and peacock, other less common species of butterfly are seen regularly, 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.

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.

3. New development should be sensitive to the need to protect local ecology and biodiversity. The amenity and landscape value of space between houses is very important and should be retained in the design of any new buildings, allowing for adequate gardens in order to maintain the wildlife habitat provided by linked garden areas, farmland and open spaces. The density of dwellings in any new development should reflect the density in surrounding built areas.



Wild violets in the Pykle

4. Landowners and developers should be encouraged to maintain native broadleaf hedgerows and trees wherever possible as these contribute significantly to the character of the parish. New planting of hedgerows should replace any that cannot be maintained. The use of herbicides on verges should be discouraged.
5. Individual landowners should be encouraged to respect and enhance the rural nature of the parish in planting and garden design, allowing for a certain amount of informality to enable the widely diverse wildlife of the area to thrive. It is not sufficient to assume that the value of a habitat ends at its boundary. For example, bats and birds have flight paths way beyond their immediate habitat.

The tidal estuary fringe of Pin Mill woods is of particular interest, being a rare example of woodland adjacent to estuarial salt water.

In 2005-06 the parish took part in a county-wide survey of hedgerows which was part of an attempt to focus attention on a disappearing wildlife habitat. Hedgerows and uncultivated spaces are also important for wild flowers, grasses and other plants, such as yarrow, corn marigold and tansy, and the abundant hedgerow species hawthorn, field maple and elm (there is a large mature elm in Richardson's Lane which appears to have survived the devastation of Dutch Elm Disease). All play their part in the range of valuable habitat, as do the huge variety of invertebrates, molluscs, fungi and lichen.

3.4 Climate/ Flooding

The Shotley Peninsula experiences a maritime climate with a narrow range of temperature and rainfall spread evenly throughout the year. It is situated in one of the driest parts of England and experiences drought at times.

In light of climate change, the parish's maritime setting and the risk of rising sea levels, coastal flooding is an issue which the peninsula has to take seriously. Chelmondiston Parish Council has supported the residents of the hamlet of Pin Mill, with the Environment Agency, in the construction of a diversion system and overflow pond to prevent flooding of the cottages caused by surface water from the higher land around being held back by tidal pressure from the River Orwell.



Coastal woodland



Mature Elm, Richardson's Lane

6. New development should not be permitted in areas where there is a high risk of flooding, landslip or subsidence. Cf. NPPF and CS15

3.5 Open Spaces

Much of the parish consists of farmland with an associated network of footpaths and green corridors, and most properties, even very small terraced cottages, have ample garden space. In addition, there are several open spaces which are considered of key importance to the parish because of their significant scenic value and/or because of what they provide in the way of wildlife habitat.

Important public and semi-public Open Spaces:

See Map 1.

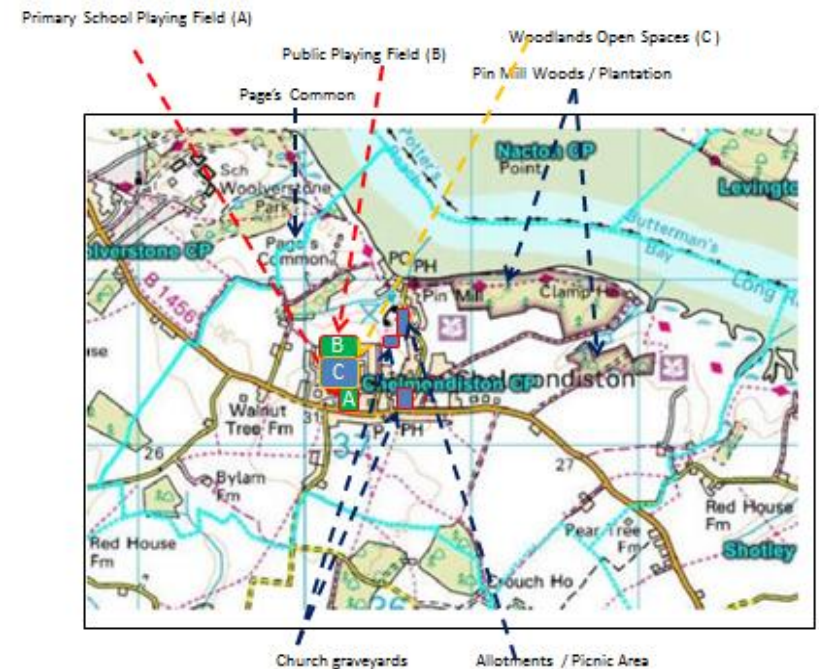
- The Plantation - National Trust;
- Pin Mill Common;
- Public Playing field;
- Pages Common;
- Primary School playing field;
- The designated “open spaces” within Woodlands and Collimer Close;
- St Andrews Church Graveyard;
- Picnic area by the Pin Mill car park;
- The Baptist Chapel graveyard;
- The allotments at the bottom of Pin Mill Road.



Open frontages, Woodlands

7. Home owners should be encouraged to retain existing gardens so that they do not disappear to provide hard standing for vehicles. New buildings should be provided with gardens of an adequate size in relation to the whole site, whether private or communal.

Map 1 To show Important Open Spaces



Views considered of significant value:

See Map 2

- 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 S towards Harkstead Church
- Open fields looking S E towards Rence Park.
- Corsican pine plantation beside Page's Common.



Pin Mill viewed from the river

Additionally, the public survey in July 2015 generally agreed that the Pin Mill Conservation area and the AONB area North of the B1456 should be protected from further development - see Appendix (i)a.

Map 2 To show Important Views



8. New development should be in harmony with its surroundings and designed to respect the important views of the parish, particularly Pin Mill viewed from the water and looking down towards the River Orwell from the higher parts of the parish, and open vistas over the southern farmland. Scenic views and open vistas are important to the character of the parish and should not be interrupted by inappropriate development.



Jubilee Garden



Playing Field



Cottage gardens, Pin Mill Road



River Orwell viewed from Bridleway 6, near Page's Common



Bridleway beside playing field

4. The Built Environment

4.1 Growth Over Time

Chelmondiston and Pin Mill have developed and grown over a long period of time and the resultant styles of buildings in and around the village emphasizes this diversity. However, the growth in style is not ad hoc and there is a definite pattern of development, as sections of the village have undergone periods of growth followed by stability.

4.2 Local Building Materials

Deposits of clay along the shoreline were used by brick works in the 19th and early 20th centuries at various places located on the peninsula. There was a brickworks at Pin Mill, now used as residential property. Unsurprisingly, therefore, many of the buildings both old and new, are made of the traditional Suffolk red brick, although there are some examples in older properties of weatherboarding: Spring Cottage, Dion's Cottage, Longwood Cottage, River View Cottage and the Old Bakery (although the latter's boarding is a relatively recent addition). What these all have in common, as seen in other maritime locations, is horizontal boarding similar to the "clinker" style of boat building, and they are traditionally painted white or cream.



The Old School House

Recommendations

1. It is important that all future development should be of high quality and sympathetic design.
2. New building or extensions to existing buildings should harmonise with the style, size, building materials and character of surrounding properties.



Spring Cottage
An example of weather-boarded style

4.3 Number and Distribution of Dwellings

The whole parish comprises around 500 dwellings. These are mostly clustered in the centre of the geographical area, and are organised in 2 main groups:

- The village of Chelmondiston on the plateau, close to the B1456;
- The associated hamlet of Pin Mill, some 30m below the plateau in a sheltered bay on the banks of the River Orwell.

The size of the village was significantly increased (about 25%) in the late-1960's with the addition of the 'Woodlands' estate.

In Chelmondiston village many of the houses straddle the B1456. There is a variety of types old and new, varying in size from 1 or 2 bedroom terraced cottages to larger detached dwellings such as The Grange and Highlands. Large dwellings are, however, very few in number.

Bylam Lane, Lings Lane and Richardson's Lane are on the edges of the village where housing is sparser. They contain some original cottages which were probably farm-workers' dwellings and a few newer builds in-filling gaps, notably "Naedan Lodge" an eco-building completed in 2012. Anchor Mill Lane includes a very old farm house and the old mill building, now developed into four 3-storey dwellings.

Within the confines of the village itself, in addition to the Main Road, Church Lane and Pin Mill Lane represent older areas where mainly Victorian cottages are to be found. Church Road also has some older



Bank House Main Road - now 2 dwellings

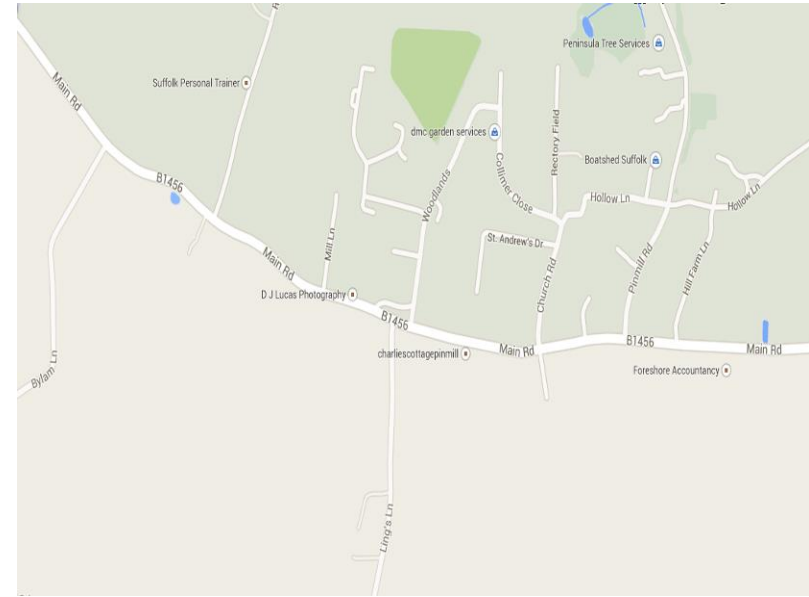
3. Ensure an adequate supply of appropriate housing stock.
4. No building or extension should be "un-neighbourly" or dominate those adjoining it and nearby. To fit with the existing housing stock, no new property should exceed 2-storey, and only one storey if all the neighbouring properties are single
5. 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.
6. Ensure that there is adequate off-road parking provided within the boundaries of any new development, for both residents and service vehicles.

buildings which were originally farm-houses. Again, newer buildings, such as the larger bungalows in Church Road, are to be found interspersed with the older ones.

Rectory Field contains a small number of larger properties, originally built in 1950's, but also some newer bungalows which extended the track into Church Farm land.

Outlying areas of the parish include Wades Lane and Bylam Lane where old farm houses can be found together with a few farm-workers' cottages and some notable ancient farm buildings and barns.

Chelmondiston street names



4.4 20th Century Development

Newer properties are mainly grouped in developments of various sizes dating from the 1960's and 1970's. Woodlands and Collimer Close are the most extensive areas of newer build, while Orwell Rise and Chesapeake Close contain larger but fewer properties. All of these are almost exclusively bungalow developments, many of which have since been extensively enlarged. The Chesapeake Close development won a design award when it was built. Wendy Close is a small development built on a former allotment site in the 1970's. It differs from the other modern era areas in that all 13 of the properties are 2-storey semi-detached 3-bedroom houses, although many have since been extended.



Recent new-build in Collimer Close



20th Century blending with 19th Century

7. Over-development of any in-fill plots or existing garden areas by new building should be avoided in order to protect the special landscape qualities and wildlife habitats of the area.
8. Designs which seek to achieve energy or resource conservation will be considered favourably, provided they are in keeping with other design issues set out in this Statement
9. The addition to properties of solar panels or other energy production equipment should be small-scale and unobtrusive.

4.5 Social Housing

Meadow Close (off Hill Farm Lane) and Millfield (off Woodlands) are examples of social housing: flats in the case of Millfield, and small bungalows in the case of Meadow Close. St Andrews Drive was originally an area of 1950's era council owned semi-detached 2-storey properties, but most of these are now privately owned. There is a small development of council owned 1-2 bed bungalow dwellings situated between St Andrew's Drive and Collimer Close, and a couple of small, 2-storey blocks of flats at the bend of St Andrew's Drive.



Social housing, St. Andrew's Drive

4.6 Pin Mill

Within the hamlet area of Pin Mill, housing is largely Victorian with a few notable exceptions of houses built earlier and later. The newest of these being "The Black House" a barn-style eco dwelling built in 2012. Included in Pin Mill are the house-boats moored under the Cliff Plantation on the bank of the River Orwell. They have access to land via the woodland (now owned by the National Trust).



Meadow Close

4.7 Characteristic Styles

The vast majority of local buildings are of red brick, low profile, and rarely above two-storey. There are many areas where the buildings are predominantly bungalows.

Pitched roofs are almost universal and more appropriate to the climate and style of the area than flat roofs. Cottage style dormer windows and porches are often seen, and most buildings have chimneys which lend proportion and break up the rooflines.

10. BDC's Local Plan has designated a "Houseboat Area" at Pin Mill. Their recommendations as to number and type of craft in this area should be noted.

11. There needs to be a policy, and enforcement, to prevent "dumping" of wrecks and other unwanted materials along the shore of the River Orwell.

12. Roofs should be pitched, and tiled or slated. (There are no thatched properties left in this parish). Traditionally, red clay pan tiles have been used for roofing, or grey slate. Any new rooflines should be of similar style and material to those around, retaining chimney stacks.

The Victorian era buildings are largely brick with small-paned windows, usually of wood and painted white. Modern era bungalows and 2-storey dwellings often have “picture” windows. They are of modest proportion, with large open areas around them. The Woodlands estate incorporates a covenant to keep the open aspect of the front gardens and communal areas, so here there are almost no dividing fences or hedges.

Weatherboarding for dwellings in this parish has traditionally been painted white or cream and this practice should be continued. It is regrettable that some newer wooden buildings have been required by planners to be painted black. This has resulted in some very obtrusive buildings, out of character with their immediate surroundings.

4.8 Buildings Representing Local Character

within the village:

The Village Hall,	The Old Bakery
Longwood Cottage	The Grange
St Andrew’s Church	Mill House
The Baptist Chapel	The Methodist Chapel
The Forester’s Public House	
The Red Lion Public House	
The former Riga Public House	
Naedan Lodge	

Pin Mill Conservation Area:

The Butt and Oyster Pub	Alma Cottage
King’s Boatyard	Riverview Cottage
Spring Cottage	

The Pin Mill hamlet has full ‘Conservation Area’ status with a Conservation Area Appraisal statement adopted as formal planning guidance by Babergh District Council in 2007.

13. Some buildings are painted cream, pink or other pale colours. The use of muted colour where appropriate will be supported. Over-bright colours should be avoided. Consideration should be given to the colour of wood and weatherboarding on residential property in relation to similar buildings in the vicinity.

14. Gates and fencing are usually wood, with some Victorian iron railings. Gates should be wooden or small-scale metal gates.

15. Existing buildings should be maintained as far as practicable using original or sympathetic materials in any conversion.

16. Any extension to an existing roof should be in a matching style and type of material

17. Brickwork should be of local brick types and preferably left in its natural appearance without any over-painting.

18. Any replacement of windows should match those existing (where these are of a style and material appropriate to the age and character of the building). Careful consideration should be given to the size and number of any new windows or roof lights.

19. 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.



5. The Local Economy

5.1 Farming

Farming is still an important part of the local economy in the parish, with 5 main farm businesses whose crops are mainly potatoes, sugar beet, wheat and barley. Livestock kept include pigs, sheep and horses. Three local farms also run livery stables and there are two riding schools: at Hill Farm and at Bylam Farm.

5.2 Retail Outlets

Along the Main Road, can be found Hollingsworth's butcher and general store – the main village shop. There is also Orwell Stores which is mainly a newsagent, but sells a small range of groceries as well. Next door to this is Law's Cottage, a Cantonese take-away food shop. Behind the village car park is the Post Office and in front of the car park the Hairdresser's "Hers and Sirs". Little Barns Nursery garden centre lies on the Shotley edge of the main village and some vegetables and eggs can be purchased at Hill Farm in its barn shop. Pin Mill has two boatyards: King's Yard and Webb's Yard, the Studio art gallery and photographic centre, which also sells teas, coffee and ice creams.

5.3 Public Houses

The parish used to be over-supplied with public houses, but the Riga and the Alma have long since gone. The Forester's Arms on the Main Road has been closed for some years, whilst the Red Lion, also on the Main Road, has re-opened as a pub restaurant. Pin Mill still retains the famous Butt and Oyster Inn

which thrives on visitors who come by boat and car to enjoy the river front location.

Recommendations

1. There should be a strong emphasis on retaining and encouraging local small-scale businesses and home working, where these do not detract from their surroundings, nor create visual or noise pollution.
2. Facilitate communications for those running small businesses, mobile phone reception throughout the parish needs improvement. The encouragement of local business is a sustainable form of development which can reduce the reliance on cars and travel to work.
3. There is a similar need to improve broadband speed and coverage.
4. The special nature of much of the parish requires that great sensitivity be used in planning and permitting any development in order to ensure that development does not adversely affect the important landscape qualities which attract many visitors who come here to enjoy rural and maritime leisure pursuits.



The Red Lion

5.4 Small Enterprises

In addition to businesses already mentioned, there is a wealth of small businesses running within the parish, usually from private homes, often advertising themselves through local publications and the Village Directory.

5.5 Tourism

Tourism is very important to the local economy, with large numbers of visitors coming to enjoy outdoor leisure pursuits, and there are several Bed and Breakfast providers to meet the needs of those wishing to stay here.



Pin Mill Studio



Hill Farm Equestrian Centre



Webb's Yard, Pin Mill



Hollingsworth's - Butcher and Grocer

5. Harmful visual effects caused by open storage, lorry or multiple vehicle parking, inappropriate security fencing, signage and flood-lighting should be strongly resisted in any expansion of local businesses or residential premises.
6. Change of use of existing buildings should be allowed where this will meet local needs, but not interfere with the character of the parish.
7. Maintain and encourage the range of activities available to local residents and to visitors, in keeping with the rural/maritime nature of the parish and its surroundings.

6. Highways

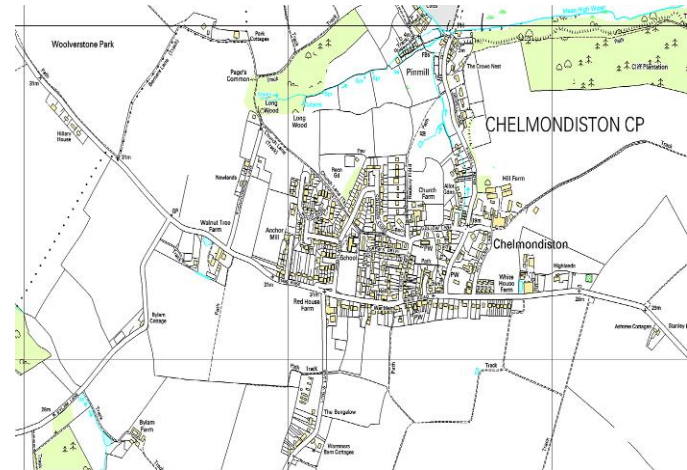
6.1 Access to Chelmondiston and Pin Mill

Chelmondiston sits astride the B1456 which forms the only direct access from Ipswich to Shotley Gate at the end of the peninsula. The road has no major corners through the village and forms more or less a straight run up to, through, and out of the village. There are 3 properties that closely border the road so forming the two pinch points in the centre of the village. At the narrowest point the road is approximately 6 metres wide, one side of which is the front wall of a dwelling.

The B1456 runs through the villages of Shotley Gate, Shotley Street, Chelmondiston, Woolverstone and Freston. It runs right beside the River Orwell at Freston Strand and regularly floods at this point, making access on and off the peninsula difficult for periods of time. There are footways along some parts of the B1456 in the centre of the village, but often well below standard width.

There are several feeder roads adjoining the main road including Woodlands which is the access to and from a large 1960's estate and the primary school, and Pin Mill Road which leads to the hamlet of Pin Mill and its pub. Pin Mill Road, which has housing down its length, is the main route to Pin Mill and popular with walkers. It has no footway and is narrow in places, making it difficult for cars to pass one another. A 20mph speed limit was imposed a few years ago, but is frequently violated. A "20's Plenty" area was designated outside the Primary School in 2012 with parking restrictions.

Access to Chelmondiston



Recommendations

1. Development to improve road safety, especially in the centre of Chelmondiston and outside the school, for example by slowing traffic speeds and exploring different methods of traffic calming and parking restriction, will be considered favourably.
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.

Chelmondiston parish can be accessed by road or by the River Orwell, although the latter requires a small boat in order to land. In the summer months the Harwich Harbour foot ferry links the peninsula via Shotley Gate to Felixstowe and Harwich, subject to weather conditions.

6.2 Car Parking

There is a free public car park owned by the Parish Council situated behind the private car park of the Red Lion Public House, in the centre of the village. There is another car park (paying), owned by Babergh District Council, at Pin Mill. Parking at Pin Mill is severely limited and restricted by yellow lines along the lower section of Pin Mill Road. Parking on the foreshore is frequently a nuisance, blocking access to the “hard” and to Pin Mill Common. Currently there are no yellow lines on the Main Road, but vehicles seldom park here for long. There is a small private parking space for customers outside Orwell Stores/Law’s Cottage.

6.3 Street Furniture

Currently we do not have any public street lighting in the parish and there is a strong resistance to any measures which would “urbanise” the village, such as lighting and any additional street signs.

6.4 Public transport

Bus services run through the village on the B1456 approximately every two hours, but not in the evenings and not on Sundays. There is also a community minibus service.

3. Applications which improve public transportation will be welcomed.

4. Adequate parking should be provided with any new development



Main Road – pinch point

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. Development to provide safe alternatives to the car (safe off-road cycle route, better public transport) will be welcome.

7. SUMMARY OF RECOMMENDATIONS

This section summarises the different recommendations (section reference in brackets) and shows how they are supported by current Babergh District Planning documents.

Main recommendations are as follows:

1. Ensure appropriate housing stock is available to meet local needs.
2. Ensure that new development harmonises with its surroundings.
3. Ensure good access to the parish without allowing traffic to dominate and/or damage people or the environment
4. Protect the rural/maritime character of the area.
5. Protect and support local wildlife.
6. Support small-scale businesses and home-working.
7. Promote energy saving measures.
8. Support tourism.

7.1 Ensure Appropriate Housing Stock is available

Supporting References ²

- Objective 1 (para 1.6) - *Enable mixed and balanced communities.*
- CS2, CS11, CS17, CS20

Related recommendations

The housing needs of the local population should be the main consideration in any permission for new development, in keeping with the “Hinterland Village” designation of Chelmondiston in the Local Plan. Housing need surveys carried out in 2008 and 2009 have demonstrated a need for affordable homes. (2.1³ on page 6)

Some relaxation of the constraints on re-use of existing structures and a reconsideration of the constraints on building on “exception land” outside the village envelope should be considered in order to permit small-scale development of dwellings to meet proven local need, such as social housing/affordable housing/shared equity property. (2.2)

Development of housing specifically to meet the needs of older people (sheltered, warden-assisted properties) and single people should be encouraged. (2.3)

Ensure adequate supply of appropriate housing stock. (4.3)

Change of use of existing buildings should be allowed where this will meet local needs, but not interfere with the setting of the building or the character of the parish. (5.6)

² References all relate to the document *Babergh Local Plan 2011-2031 - part 1, Core Strategy & Policies; February 2014*

³ Number in (brackets) = Chapter Number. Recommendation Number

7.2 New Buildings to Harmonise with Surroundings

Supporting References

- Objective 6 (para 1.6) - *conserve and enhance local character (including) built, natural and historic environment*
- CS15

Related recommendations

It is important that all future development should be of high quality and imaginative, and sympathetic design. (4.1)

New building or extensions to existing buildings should harmonise with the style, size, building materials and character of surrounding properties. (4.2)

No building or extension should be “un-neighbourly” or dominate those adjoining it and nearby. To fit with the existing housing stock, no new property should exceed 2-storey, and only one storey if all the neighbouring properties are single storey. (4.4)

Outbuildings should be of a style and size commensurate with the neighbouring buildings. Traditionally outbuildings have been brick or weather-boarded and with pitched roofs. (4.5)

Roofs should be pitched, and tiled or slated. (There are no thatched properties left in this parish). Traditionally, red clay pan tiles have been used for roofing, or grey slate. Any new rooflines should be of

similar style and material to those around, retaining chimney stacks. (4.12)

Some buildings are painted cream, pink or other pale colours. The use of muted colour where appropriate will be supported. Over-bright colours should be avoided. Careful consideration should be given to the colour of wood and weatherboarding in relation to nearby properties. (4.13)

Gates should be wooden or small-scale metal gates. (4.14)

Existing buildings should be maintained as far as practicable using original or sympathetic materials in any conversion. (4.15)

Any extension to an existing roof should be in a matching style and type of material. (4.16)

Brickwork should be of local brick types and preferably left in its natural appearance without any over-painting. (4.17)

Replacement of windows should match those existing (where these are of a style and material appropriate to the age and character of the building). New windows or roof lights should not obtrude. (4.18)

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. (4.19)

7.3 Ensure good access to the parish without allowing traffic to dominate

Supporting References

- Objective 6 (para 1.6) - *Protect, conserve and enhance local character, (including)... townscape*
- Objective 7 (para 1.6) - *Support Rural Communities, local services and facilities*
- CS15 & CS21

Related recommendations

Development to improve road safety, especially in the centre of Chelmondiston and outside the school, for example by slowing traffic speeds and exploring different methods of traffic calming and parking restriction, will be considered favourably. (6.1)

A lowered speed limit 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 (6.2)

Applications which improve public transportation will be favourably viewed. (6.3)

Ensure that there is adequate off-road parking provided within the boundaries of any new development, for both residents and service vehicles. (6.4)

Ensure that any new road signs replace existing ones and to resist "urbanization" and damage to wildlife through excessive street furniture and lighting. (6.5)

Development to provide safe alternatives to the car (safe off-road cycle route, better public transport) will be welcome. (6.6)

7.4 Protect the Rural/Maritime Character of the Area

Supporting References

- Objective 6 (para 1.6) - *Protect, conserve and enhance local character.*
- CS11 & CS15

Related recommendations

Every planning proposal must be considered in the light of protecting the special characteristics of the area: The AONB and Conservation Areas, and the Special Marine habitats and SSSI. The aim must be to ensure that the essential characteristics of the parish, comprising open farmland and waterside areas, are not diminished by any inappropriate developments. (3.1)

New landscape design should avoid over-manicured urban styles, and, where possible, incorporate the use of native species of trees and shrubs. It should not be assumed that neglected fields or scrubland are of no importance in the environment – scrubland is amongst the most valuable of all habitats for a wide range of birds, plants and invertebrates. (3.2)

New development should be sensitive to the need to protect local ecology and biodiversity. The amenity and landscape value of space between houses is very important and should be retained in the design of any new buildings, allowing for adequate gardens in order to maintain the wildlife habitat provided by linked garden areas, farmland and open spaces. (3.3)

Landowners and developers should be encouraged to maintain native broadleaf hedgerows and trees wherever possible as these contribute significantly to the character of the parish. New planting of hedgerows should replace any that cannot be maintained. The use of herbicides on verges should be discouraged. (3.4)

Individual landowners should be encouraged to respect and enhance the rural nature of the parish in planting and garden design, allowing for a certain amount of informality to enable the widely diverse wildlife of the area to thrive. It is not sufficient to assume that the value of a habitat ends at its boundary. For example, bats and birds have flight paths way beyond their immediate habitat. (3.5)

New development should not be permitted in areas where there is a high risk of flooding, landslip or subsidence. (3.6)

Existing gardens should not be allowed to disappear to provide hard standing for vehicles. New buildings should be provided with gardens of an adequate size in relation to the whole site. (3.7)

New development should be in harmony with its surroundings and designed to respect the important views of the parish, particularly Pin Mill viewed from the water and looking down towards the River Orwell from the higher parts of the parish, and open vistas over the southern farmland. Scenic views and open vistas are important to the character of the parish and should not be interrupted by inappropriate development. (3.8)

Over-development of any in-fill plots or existing garden areas by new building should be avoided in order to protect the special landscape qualities and wildlife habitats of the area. (4.7)

BDC's Local Plan has designated a "Houseboat Area" at Pin Mill. Their recommendations as to number and type of craft in this area should be noted. (4.10)

There needs to be a policy, and enforcement, to prevent "dumping" of wrecks and other unwanted materials along the shore of the River Orwell. (4.11)

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. (4.19)

7.5 Protect & Support Wildlife

Supporting References

- Objective 6 (para 1.6) - *Protect, conserve and enhance... biodiversity.*
- CS15

Related recommendations

New landscape design should avoid over-manicured urban styles, and, where possible, incorporate the use of native species of trees and shrubs. It should not be assumed that neglected fields or scrubland are of no importance in the environment – scrubland is amongst the most valuable of all habitats for a wide range of birds, plants and invertebrates. (3.2)

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Existing gardens should not be allowed to disappear to provide hard standing for vehicles. New buildings should be provided with gardens of an adequate size in relation to the whole site. (3.7)

Over-development of any in-fill plots or existing garden areas by new building should be avoided in order to protect the special landscape qualities and wildlife habitats of the area. (4.7)

7.6 Support small-scale Retailing & Home-working

Supporting References

- Objective 2 (para 1.6) - *Support economic growth and prosperity, including strengthening the role of the rural economy*
- Objective 7 (para 1.6) - *Support Rural Communities, local services and facilities*
- CS17

Related recommendations

There should be a strong emphasis on retaining and encouraging local small-scale businesses and home working, where these do not detract from their surroundings, nor create visual or noise pollution. (5.1)

Facilitate communications for those running small businesses, mobile phone reception throughout the parish needs improvement. The encouragement of local business is a sustainable form of development which can reduce the reliance on cars and travel to work. (5.2)

There is a similar need to improve broadband speed and coverage. (5.3)

Maintain and develop the range of activities available to local residents and to visitors, in keeping with the rural/maritime nature of the parish and its surroundings. (5.7)

7.7 Promote Energy Saving

Supporting References

- Objective 5 (para 1.6) - *Encourage / Promote adaptation to climate change.*
- CS12 & CS13

Related recommendations

Designs which seek to achieve energy or resource conservation will be considered favourably, provided they are in keeping with other design issues set out in this Statement. (4.8)

The addition to properties of solar panels or other energy production equipment should be small-scale and unobtrusive. (4.9)

7.8 Support Tourism

Supporting References

- Objective 2 (para 1.6) - *Support economic growth and prosperity,including strengthening the role of the rural economy*
- Objective 6 (para 1.6) - *Protect, conserve and enhance local character.... the quality and character of the countryside, and treasured views of the district.*
- Objective 7 (para 1.6) - *Support Rural Communities, local services and facilities*
- CS11 & CS17

Related recommendations

The special nature of much of the parish requires that great sensitivity be used in planning and permitting any development in order to ensure that development does not adversely affect the important landscape qualities which attract many visitors who come here to enjoy rural and maritime leisure pursuits. (5.4)

Harmful visual effects caused by open storage, lorry or multiple vehicle parking, inappropriate security fencing, signage and flood-lighting should be strongly resisted in any expansion of local businesses or residential premises. (5.5)

Maintain and encourage the range of activities available to local residents and to visitors, in keeping with the rural/maritime nature of the parish and its surroundings. (5.7)

Plus relevant comments in 7.2, 7.3 & 7.4 above, including: recommendations: 4.1, 4.2, 6.3, 6.5, 3.8.

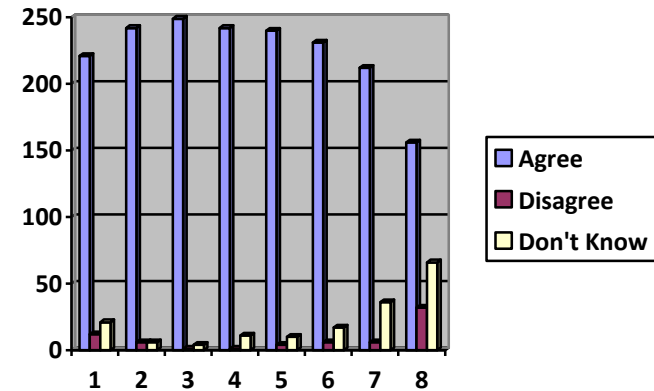
APPENDIX (i) JULY 2015 QUESTIONNAIRE ANALYSIS

We asked for AGREE/DISAGREE/DON'T KNOW answers regarding whether respondents felt they could support the 8 Objectives of the Village Development Framework document which had been available in several public places for viewing. Answers were overwhelmingly in favour of all of the Objectives, with well over three-quarters of respondents supporting the first 7 Objectives, and still over half of respondents supporting the 8th Objective.

Total number of respondents = 254

DEVELOPMENT OBJECTIVES

1. To ensure appropriate housing stock is available to meet local needs. 87%
2. To ensure new developments harmonise with their surroundings. 95%
3. To ensure good access to the parish without allowing traffic to dominate and/or damage people or the environment. 98%
4. To protect the rural/maritime character of the area. 95%
5. To protect and support local wild life. 94%
6. To support small scale businesses and home working. 91%
7. To promote energy saving measures. 83%
8. To support tourism. 61%



- a) The questionnaire then asked for opinions about any areas which respondents thought should be protected from further development. Responses were many and varied, some people suggesting several, some only one, so answers are hard to quantify. However, there was a very clear preference for keeping the Pin Mill Conservation area from further development, together with a fairly strong consensus that the shoreline and AONB areas (i.e. all of the parish North of the B1456) should be protected.
- b) Responses to the question “which areas might be acceptable for further development of affordable/social dwellings?” were very varied, and areas described in such general terms that it was not always possible to be sure precisely where the respondent intended. Nonetheless, it seemed that there was a fairly strong level of agreement that any new development should be adjacent to the existing village envelope, or on “brownfield” or in-fill sites within the envelope.

APPENDIX (ii)

SUMMARY OF PROPOSALS FROM 2014 HOUSING NEEDS SURVEY

The survey was carried out in September 2014, but results were not received until February 2015

Profile of Respondents:

- 183 Household responses
- 386 Individuals
- Greatest number of responses from age group 60-74
- 476 Multiple choice responses received

Out of 183 Returns, 12 households said that they have a current housing need, totalling 21 people.

3 Households identified a need to return to the parish of Chelmondiston.

The "Gateway To Home Choice" register indicates 13 households claiming a local connection to Chelmondiston, with a total of 28 people.

Based on the results of the Housing Needs Survey, the recommendation is that the Parish Council should be seeking to provide 9-10 dwellings of varied size, type and tenure.