



Suffolk County Council (20041323)
Babergh and Mid Suffolk District Councils (20041302)

**Joint Local Impact Report Appendix 5: Babergh
Core Strategy**

Bramford to Twinstead (EN020002)

Deadline 1

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8 Babergh Core Strategy, 2014

Babergh Local Plan 2011-2031

Core Strategy & Policies

(Part 1 of New Babergh Local Plan)

February 2014



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- Babergh Core Strategy Policy CS1: Applying the presumption in favour of sustainable development

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

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

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

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

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

Note: The role and importance of evidence in planning matters is dealt with at section 3.6.1

- Babergh Core Strategy Policy CS13: Renewable / Low Carbon Energy

Policy CS13: Renewable / Low Carbon Energy

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

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

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

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

Note 1: Renewable energy proposals, including but not limited to wind turbines will not automatically be viewed as sustainable sources of renewable energy, as in unsuitable locations they can result in increases in mortality among birds and bats. The impacts on receptors such as European sites will need to be considered for each individual allocation or scheme proposal. Other considerations such as the impact of proposals on landscape, heritage assets and human health and well-being will also be relevant to assessing the suitability of proposals for renewable energy schemes.

Note 2: Future DPDs will contain more detailed policies which are likely to include site specific requirements in respect of renewable energy, and the submission of Energy Statements to demonstrate that the requirements of this policy (Policy CS13) and other relevant policies have been met. For the time being, the 10%-reduction should be calculated as the maximum level carbon dioxide emissions (or "Target Emissions Rate") permitted under the Building Regulations Part L at the time of submission.

Following the adoption of zero carbon standards (however they are ultimately defined) under Part L, the reduction should be calculated from the predicted carbon dioxide emissions after the application of energy efficiency measures that meet or exceed the minimum Fabric Energy Efficiency Standards set out within Part L.

Note 3: The local planning authority will determine which development proposals are considered to be "large-scale"(as a guide these are likely to be larger than 'major' development as currently defined, but will be assessed with regard to the locality and context of the proposal).

- Babergh Core Strategy Policy CS14: Green Infrastructure

Policy CS14: Green Infrastructure

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

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

Note: The local planning authority will determine which development proposals are considered to be on "larger sites".

- **Babergh Core Strategy Policy CS15: Implementing Sustainable Development in Babergh**

Policy CS15: Implementing Sustainable Development in Babergh

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

- i) respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views;
- ii) make a positive contribution to the local character, shape and scale of the area;
- iii) protect or create jobs and sites to strengthen or diversify the local economy particularly through the potential for new employment in higher skilled occupations to help to reduce the level of out-commuting, and raise workforce skills and incomes;
- iv) ensure an appropriate level of services, facilities and infrastructure are available or provided to serve the proposed development;
- v) retain, protect or enhance local services and facilities and rural communities;
- vi) consider the aspirations and level and range of support required to address deprivation, access to services, and the wider needs of an aging population and also those of smaller rural communities;
- vii) protect and enhance biodiversity, prioritise the use of brownfield land for development ensuring any risk of contamination is identified and adequately managed, and make efficient use of greenfield land and scarce resources;
- viii) address climate change through design, adaptation, mitigation and by incorporating or producing sources of renewable or low-carbon energy;
- ix) make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the district;
- x) create green spaces and / or extend existing green infrastructure to provide opportunities for exercise and access to shady outdoor space within new developments, and increase the connectivity of habitats and the enhancement of biodiversity, and mitigate some of the impacts of climate change eg. enhancement of natural cooling and reduction in the heat island effect, provision of pollution sequestration for the absorption of greenhouse gases, and through the design and incorporation of flood water storage areas, sustainable drainage systems (SUDs);
- xi) minimise the exposure of people and property to the risks of all sources of flooding by taking a sequential risk-based approach to development, and where appropriate, reduce overall flood risk and incorporate measures to manage and mitigate flood risk;
- xii) minimise surface water run-off and incorporate sustainable drainage systems (SUDs) where appropriate;
- xiii) minimise the demand for potable water in line with, or improving on government targets, and ensure there is no deterioration of the status of the water environment in terms of water quality, water quantity and physical characteristics;

- xiv) minimise waste (including waste water) during construction, and promote and provide for the reduction, re-use and recycling of all types of waste from the completed development;
- xv) minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building methods, materials and construction techniques that optimise energy efficiency and are resilient to climate change (eg. resilience to high winds and driving rain);
- xvi) promote healthy living and be accessible to people of all abilities including those with mobility impairments;
- xvii) protect air quality and ensure the implementation of the Cross Street (Sudbury) Air Quality Action Plan is not compromised;
- xviii) seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars) thus improving air quality; and
- xix) where appropriate to the scale of the proposal, provide a transport assessment /Travel Plan showing how car based travel to and from the site can be minimised, and proposals for the provision of infrastructure and opportunities for electric, plug-in hybrid vehicles, and car sharing schemes.

The production of development briefs/Masterplans will be required where proposals warrant such an approach owing to the scale, location or mix of uses. A landscape/townscape appraisal, energy strategy, multifunctional green infrastructure strategy and design and a design concept statement will be essential components of development briefs and Masterplans, alongside the sustainability assessments required in Policy CS12.

Proposals for development must ensure adequate protection, enhancement, compensation and / or mitigation, as appropriate are given to distinctive local features which characterise the landscape and heritage assets of Babergh's

built and natural environment within designated sites covered by statutory legislation, such as AONBs, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall outside these identified areas. In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest. Adaptation or mitigation will be required if evidence indicates there will be damaging impacts if a proposal is otherwise acceptable and granted planning permission.

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

Note 1: Mitigation, adaptation and enhancement will need to reflect the existing landscape character and / or historic pattern / characteristics and provide relevant features appropriate to the specific area / location including habitat type, respecting the biodiversity, geodiversity or historic character of the location affected. Biodiversity in this context includes, but is not limited to, legally protected sites.

Note 2: That is unless the project passes the tests in Regulation 62 of The Conservation of Habitats and Species Regulations 2010 as referred to above. Any development proposal that would be likely to have a significant effect on a European site, either alone or in combination with other plans or projects, will be subject to assessment under the Habitat Regulations at Site Allocation and/or project application stage. The HRA for this Core Strategy does not obviate the need for such an assessment. If it cannot be ascertained that there would be no adverse effects on site integrity the project will be refused unless it passes the tests in Regulation 62, in which case any necessary compensatory measures will need to be secured in accordance with Regulation 66. Any development that would have an adverse effect on the integrity of a European site, either alone or in combination with other plans or projects would not be in accordance with the Core Strategy.

Note 3: The Development Management and Site Allocations DPDs will contain more detailed policies which are likely to include site specific requirements in respect of sustainable design and development (including Code for Sustainable Homes levels (or equivalent replacement standard)), and the submission of Sustainability Statements to demonstrate that the requirements of Policy CS15 and other relevant policies have been met.

- Babergh Core Strategy Policy CS17: The Rural Economy

Policy CS17: The Rural Economy

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

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

- a) through the encouragement of:
 - i) proposals for farm diversification;
 - ii) the re-use of redundant rural buildings;
 - iii) sustainable tourism and leisure based businesses (including those offering a diverse range of visitor accommodation, activities or experiences);
 - iv) businesses involved in the renewable energy / low carbon industry at an appropriate scale for the location;
 - v) rural 'business parks', and workshops, rural and community business 'hubs' that share facilities and other innovative rural enterprises, and innovative business practices such as co-operatives or micro-businesses based on shared facilities / services;
 - vi) and where appropriate, farm shops and farmers markets; and
- b) support for / promotion of rural businesses.

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

- **Babergh Core Strategy Policy CS21: Infrastructure Provision**

Policy CS21: Infrastructure Provision

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

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

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

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

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

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

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

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

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