



Suffolk County Council (20041323)

Babergh and Mid Suffolk District Councils (20041302)

**Joint Local Impact Report Appendix 6: Babergh
Local Plan**

Bramford to Twinstead (EN020002)

Deadline 1

25 September 2023

7 Babergh Local Plan, 2006

No Cover Available on web page

The following is explanatory text taken from the relevant web page.

“The Babergh Local Plan Alteration No.2 was adopted by the Council on 1st June 2006. It sets out the detailed policies and proposals for the control of development across the district. Due to changes in planning regulation, and the adoption of subsequent planning documents (such as the Babergh Core Strategy) some policies have been superseded. A list of saved policies can be found within the 'Saved Policies page'.

Work has begun on a new Joint Local Plan document for Babergh and Mid Suffolk districts, which will replace the 2006 Local Plan.”

- **Local Plan Text**

- Chapter 1 - Introduction
- Chapter 2 - Environment
- Chapter 3 - Settlement Policy and Housing
- Chapter 4 - Economy & Employment
- Chapter 5 - Shopping
- Chapter 6 - Countryside & the Rural Economy
- Chapter 7 - Built Environment & Conservation
- Chapter 8 - Recreation & Tourism
- Chapter 9 - Transport
- Chapter 10 - Sudbury Town
- Chapter 11 - Hadleigh Town
- Chapter 12 - The Chilton Mixed-Use Development
- Appendix 1 - Policies
- Appendix 2 - Scheduled Ancient Monuments
- Appendix 3 - SSSI's, LNR's, SPA's & Ramsar Sites
- Appendix 4 - Glossary

- **Key**

- Key to Proposals, Village & Conservation Area Maps

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- **Local Plan Proposal Maps**

- [District Wide Map](#)

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- [Inset 1 - Sudbury, Gt Cornard & Chilton](#)
- [Inset 1a - Sudbury Town Centre](#)
- [Inset 1b - Sudbury Land Use](#)
- [Inset 1c - Cornard Road, Sudbury](#)
- [Inset 2 - Glemsford](#)
- [Inset 3 - Long Melford](#)
- [Inset 4 - Bull Lane, Acton](#)
- [Inset 5 - Great Waldringfield](#)
- [Inset 6 - Folly Road, Gt Waldringfield](#)
- [Inset 7 - Lavenham](#)

- Inset 8 - Bures St Mary
- Inset 9 - Boxford
- Inset 10 - Bildeston
- Inset 11 - Nedging Tye
- Inset 12 - Church Farm, Whatfield
- Inset 13 - Hadleigh
- Inset 13a - Hadleigh Town Centre
- Inset 14 - Pond Hall, Hadleigh
- Inset 15 - Notley Enterprise Park
- Inset 16 - Capel St Mary
- Inset 17 - Brantham
- Inset 18 - Ipswich Fringe
- Inset 19 - Belstead
- Inset 20 - Pin Mill, Chelmondiston

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• **Local Plan Village Maps (including Conservation Areas)**

- Acton
- Aldham
- Assington
- Belstead
- Bentley
- Bildeston
- Boxford
- Brantham
- Brent Eleigh
- Brettenham
- Bures St Mary
- Burstall
- Capel St Mary
- Chelmondiston
- Chelsworth
- Cockfield - Cross Green
- Cockfield - Great Green
- Cockfield - Crowbrook / Mackenzie Place
- Cockfield - Windsor Green
- Copdock & Washbrook

- Copdock & Washbrook - South
- East Bergholt
- East Bergholt - East End
- Edwardstone
- Elmsett
- Glemsford
- Great Waldingfield
- Harkstead
- Hartest
- Hintlesham
- Hitcham
- Holbrook
- Holton St Mary
- Kersey
- Lavenham
- Lawshall - Bury Road
- Lawshall - Lambs Lane
- Lawshall - Street
- Layham Upper
- Leavenheath - Harrow Street
- Leavenheath - High Road
- Little Waldingfield
- Long Melford - North
- Long Melford - South
- Monks Eleigh
- Nayland
- Nedging Tye
- Newton
- Polstead - Church
- Polstead - Heath
- Polstead - Whitestreet Green
- Preston St Mary
- Raydon(
- Shimpling Street
- Shotley Gate
- Shotley Street
- Sproughton
- Stanstead - Upper & Lower
- Stoke by Nayland
- Stratford St Mary
- Stutton

- Tattingstone - Church
- Tattingstone - Heath
- Tattingstone - White Horse
- Wattisham
- Whatfield
- Wherstead
- Woolverstone

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- **Non-Village Conservation Maps**

- Higham
- Kettlebaston
- Naughton
- Thorington Street

Babergh Local Plan Policy EN22: Outdoor lighting – light pollution

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

- the proposed lighting is the minimum necessary for security, leisure and safe operation of the site;
- light spillage and glare are minimised, particularly where the development is located in the open countryside or on the edge of a settlement; and

- there is no adverse impact upon residential amenity, highway safety, landscape characteristics, biodiversity, cultural heritage, or on buildings or areas of architectural or historic quality.

Babergh Local Plan Policy CRO2: AONB landscape

CRO2 The landscape of the Dedham Vale and the Suffolk Coast and Heaths Areas of Outstanding Natural Beauty will be safeguarded through the strict control of development. Unless there is an overriding national need for development having a significant impact in the particular location and no alternative site is available, such developments will not be allowed. Due regard will be given to the provisions contained within the Dedham Vale and Stour Valley, and the Suffolk Coast and Heaths Management Strategies.

~~Babergh~~ Local Plan Policy CRO3: Special landscape areas

CR03 In considering proposals by statutory undertakers and utility providers for buildings and installations in Areas of Outstanding Natural Beauty, particular attention will be paid to siting, design and landscaping. Major utilities and overhead power lines will be discouraged in Areas of Outstanding Natural Beauty.

~~Babergh~~ Local Plan Policy CRO7: Landscaping schemes

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

~~Babergh~~ Local Plan Policy CRO8: Hedgerows

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

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

Babergh Local Plan Policy CN01: Design standards

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

- the scale, form and nature of adjacent development and the environment surrounding the site;
- the materials forming the external elevations and roofs of the buildings;
- retaining and incorporating local features, both natural and built;
- existing and proposed hard and soft landscaping;
- creating interesting and attractive public and private spaces in and around the development; and
- the content of any adopted Village Design Statements.

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

Babergh Local Plan Policy CN06: Listed buildings – alteration/extension/change of use

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

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

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

Babergh Local Plan Policy CN08: Development in or near conservation areas

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

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

Babergh Local Plan Policy CN14: Historic parks and gardens – national

CN14 Development in or adjacent to parks and gardens of historic or landscape significance (listed in the National Register of statutorily protected historic parks and gardens) which would lead to the erosion of their character, appearance or setting will be refused.

Babergh Local Plan Policy CN15: Historic parks and gardens – local

CN15 Development in or adjacent to an historic park or garden, listed in the Suffolk Register of locally important sites, will be expected to preserve or enhance the character of the area. Proposals that lead to the erosion of their character, appearance or setting will be refused.

Babergh Local Plan Policy RE06: Small and medium - scale recreation

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

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

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

- new buildings, structures or landscape features which would detract from the character of that particular tract of countryside;

- noise, light emissions or other intrusive characteristics which would detract from residential amenity and the quiet enjoyment of other users of the countryside.

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

~~Babergh~~ Local Plan Policy RE07: Large scale recreation

RE07 Large-scale recreational facilities will not be permitted except within or adjacent to the built-up areas of Sudbury, Hadleigh and Ipswich and where there is a good access to main roads and public transport. Proposals for uses that are appropriate for town centre locations will have to be sequentially acceptable. There should be no adverse impact on landscape characteristics, biodiversity, cultural heritage, Best and Most Versatile Agricultural Land, road safety and residential amenity.

Babergh Local Plan Policy TP15: Parking standards – new development

TP15 Proposals for all types of new development will be required to provide parking in accordance with parking standards adopted as Supplementary Planning Guidance. Provision of car parking below these standards will be considered in relation to the type, scale and trip generation or attraction of the development; and its location and accessibility by means other than the car.

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

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

Babergh Local Plan Policy TP16: Green travel plans

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

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

• Babergh Local Plan Proposals Map

