



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

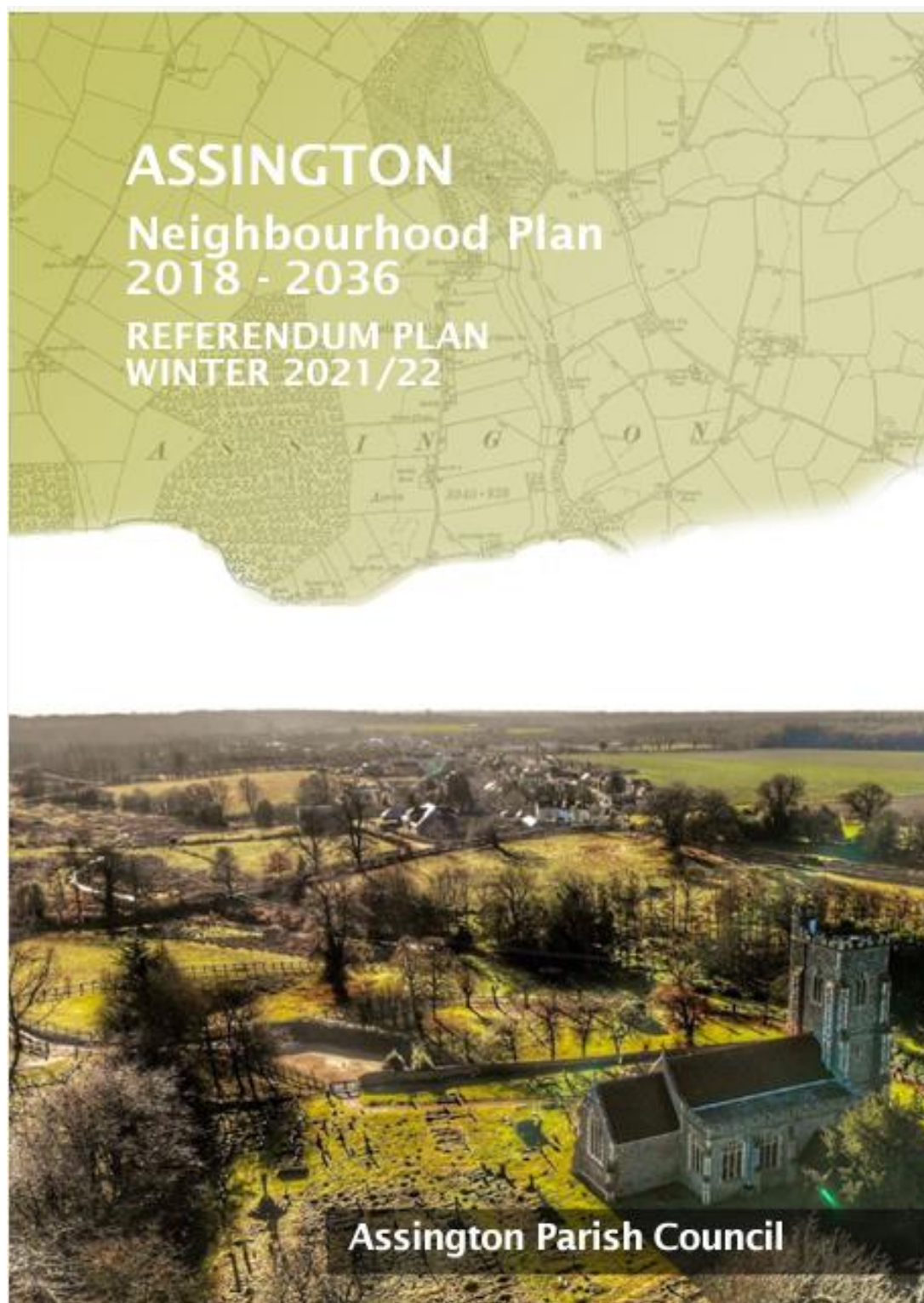
**Local Impact Report Appendix 11: Assington
Neighbourhood Plan**

Bramford to Twinstead (EN020002)

Deadline 1

25 September 2023

11 Assington Neighbourhood Plan



CONTENTS

FOREWORD

1.	Introduction	5
2.	Assington Past and Present	9
3.	Current Issues	11
4.	Planning Policy Context	13
5.	Vision and Objectives	15
6.	Spatial Strategy	17
7.	Housing	19
8.	Natural Environment	27
9.	Built Environment and Design	37
10.	Highways and Movement Around the Village	43
11.	Infrastructure, Business and Services	47
	Policies Map	51
	Village Centre Inset Map	52
	Appendix A - Listed Buildings	53
	Appendix B - Development Design Checklist	54
	Appendix C - Residential Planning Permissions in Assington	56
	GLOSSARY	59

Policies

	Policy ASSN1 - Spatial Strategy	17
	Policy ASSN2 - Housing Development	21
	Policy ASSN3 - Land Adjacent to Cornerways, The Street	22
	Policy ASSN4 - Land East of Meadow Way	23
	Policy ASSN5 - Affordable Housing on Rural Exception Sites	25
	Policy ASSN6 - Housing Mix	26
	Policy ASSN7 - Area of Local Landscape Sensitivity	30
	Policy ASSN8 - Protected Views	31
	Policy ASSN9 - Dark Skies	33
	Policy ASSN10 - Local Green Spaces	35
	Policy ASSN11 - Biodiversity	36
	Policy ASSN12 - Heritage Assets	38
	Policy ASSN13 - Assington Special Character Area	40
	Policy ASSN14 - Design Considerations	41
	Policy ASSN15 - Sustainable Construction Practices	42
	Policy ASSN16 - Discharge of Sewage	42
	Policy ASSN17 - Community Facilities	48
	Policy ASSN18 - Open Space, Sport and Leisure Facilities	49
	Policy ASSN19 - Local Businesses	50

Local Impact Report Extract

Assington Neighbourhood Plan Policy ASSN7 titled “Area of Local Landscape Sensitivity states that development proposals in the “Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- 1.1.a i) protect or enhance the special landscape qualities of the area;
and
- 1.1.b ii) are designed and sited so as to harmonise with the landscape setting.”

Assington Neighbourhood Policy ASSN8 titled “Protected Views” states that development proposals must not have a detrimental impact on the key features of the ‘protected views’ identified on the Policies Map.

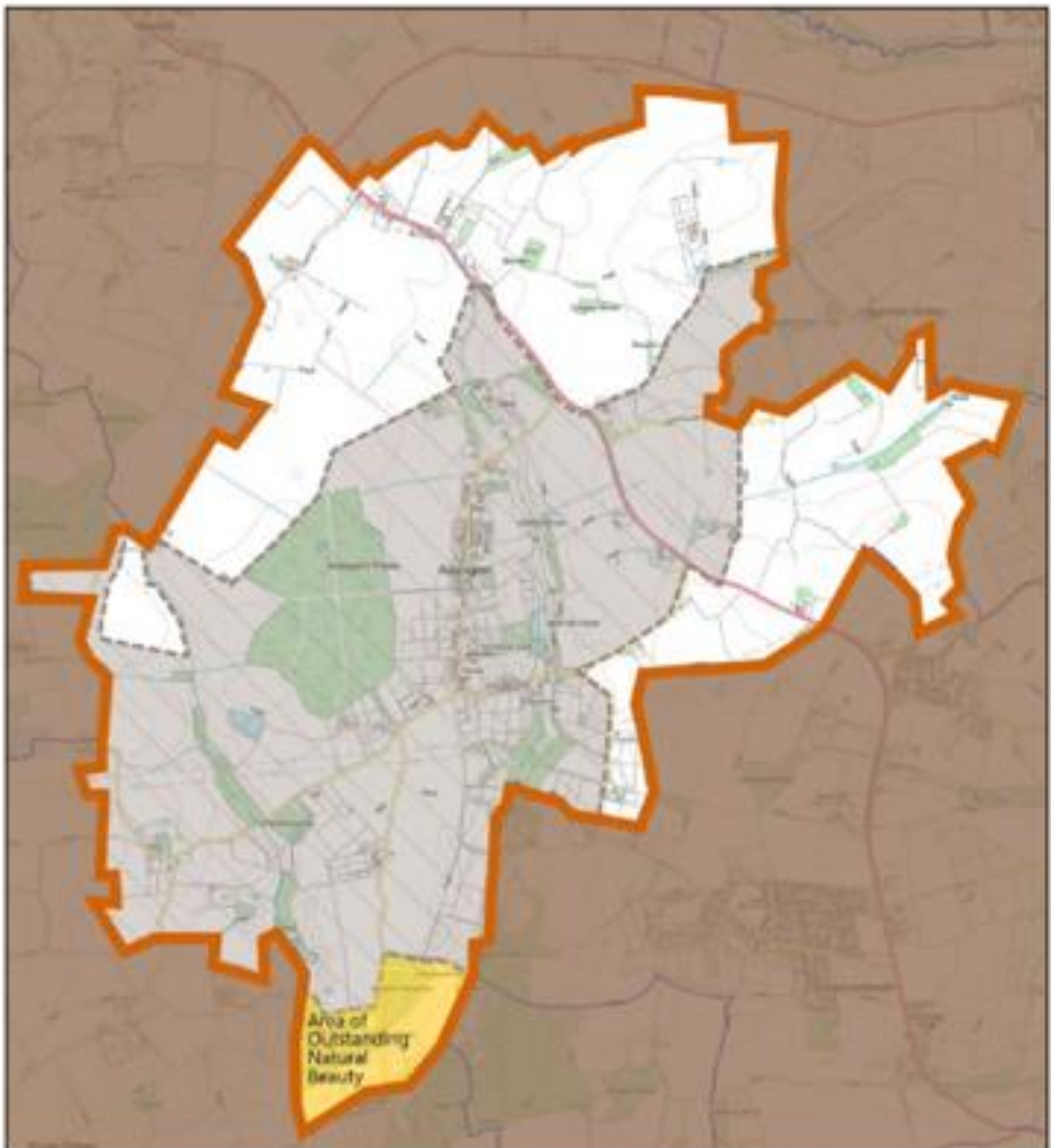
Assington Neighbourhood Plan Policy ASSN9 titled “Dark Skies” requires security lighting to be motion activated.

Assington Neighbourhood Plan Policy ASSN7: Area of Local Landscape Sensitivity

Policy ASSN7 - Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i) protect or enhance the special landscape qualities of the area; and
- ii) are designed and sited so as to harmonise with the landscape setting.

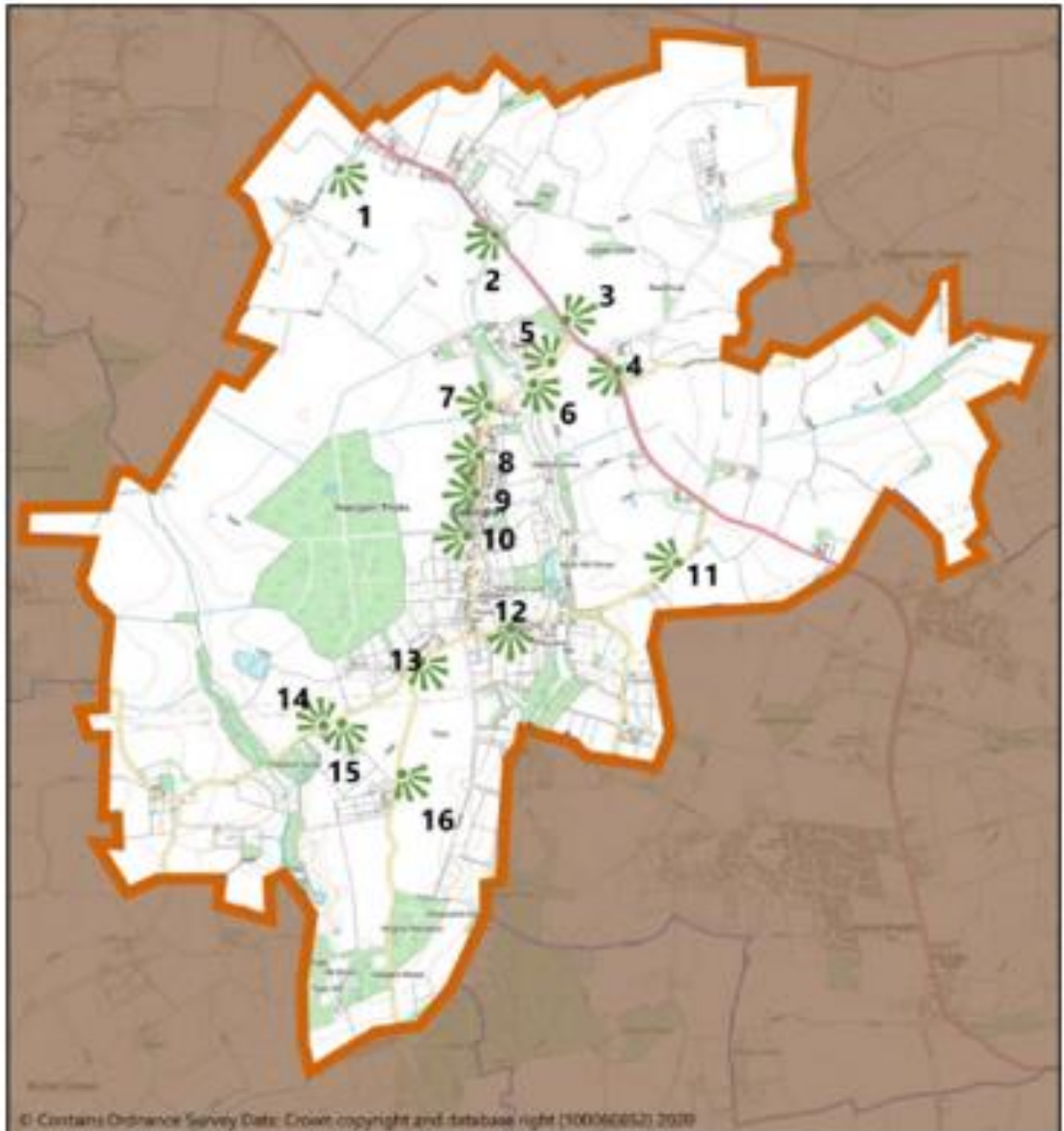


Map 6 – Area of Local Landscape Sensitivity

Assington Neighbourhood Plan Policy ASSN8: Protected Views

Policy ASSN 8 - Protected Views

Development proposals must not have a detrimental impact on the key features of the 'protected views' identified on the Policies Map.



Map 7 - Protected Views

Assington Neighbourhood Plan Policy ASSN9: Dark Skies

Policy ASSN9 - Dark Skies

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over street lights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare. For the avoidance of doubt, no 'permanently on' external lighting should feature in new developments and security lighting should be motion activated. No uplighting features will be permitted on any new development.

Assington Neighbourhood Plan Policy ASSN10: Local Green Spaces

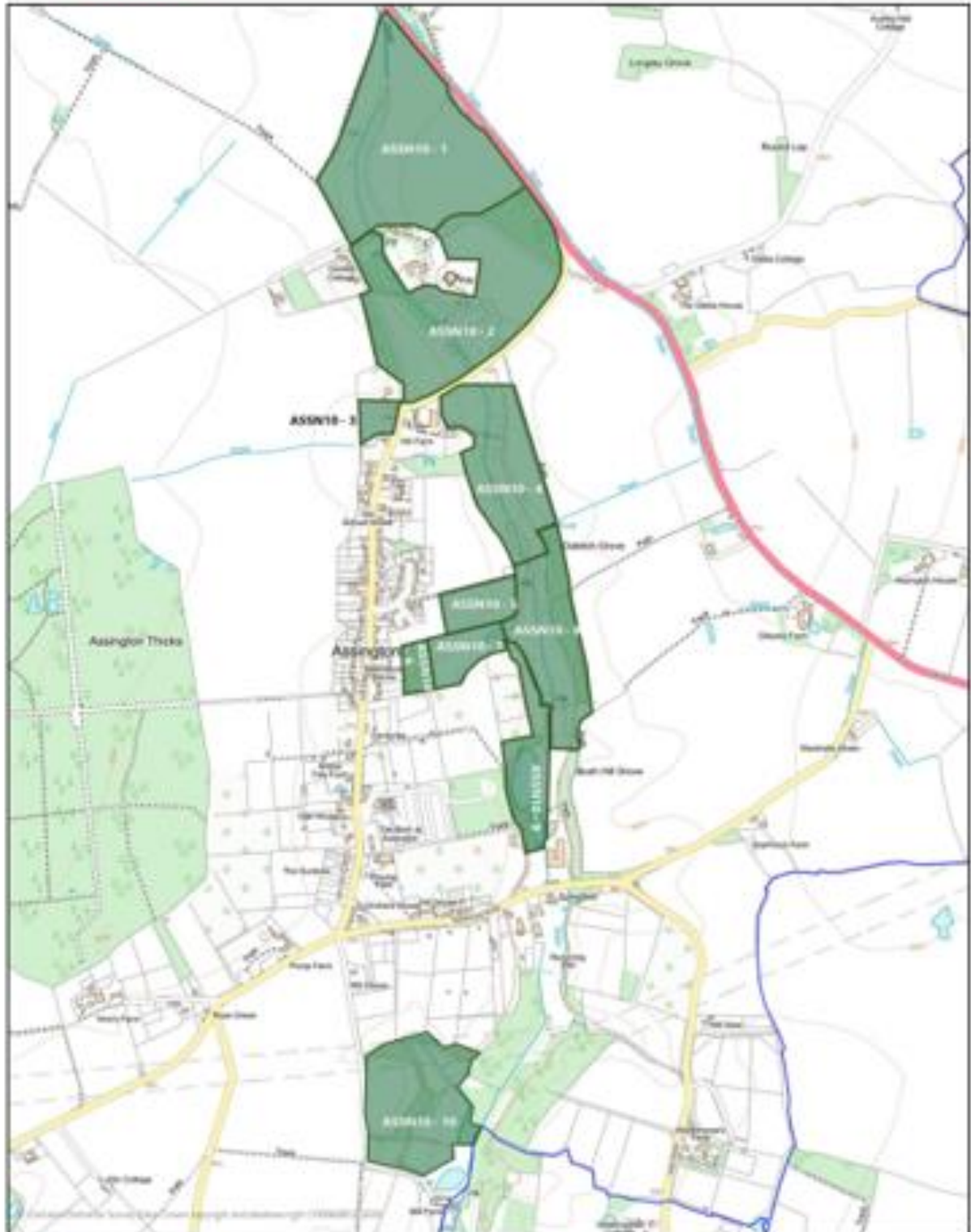
Policy ASSN10 - Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map

- 1 Assington Park, north part
- 2 Assington Park, south part
- 3 Area of the Old Vicarage
- 4 Hill Farm Land
- 5 Meadow View
- 6 Wildlife Area
- 7 The Mere
- 8 Oatetch Grove and Meadow
- 9 The Reservoir
- 10 Mill Farm Land

Development in the Local Green Spaces will be consistent with national policy for Green Belts.

Map 9 - ~~Assington~~ Neighbourhood Plan Policy ASSN10: Local Green Spaces



Map 9 - Local Green Spaces

Assington Neighbourhood Plan Policy ASSN11: Biodiversity

Policy ASSN11 - Biodiversity

Development proposals should avoid the loss of, or material harm to trees, hedgerows and other natural features such as ponds.

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will be supported where they provide a net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows (reflecting the character of Assington's traditional hedgerows), and;
- c) restoring and repairing fragmented biodiversity networks through, for example, including holes in fences which allow access for hedgehogs.

Assington Neighbourhood Plan Policy ASSN12: Heritage Assets

Policy ASSN12 - Heritage Assets

To ensure the conservation and enhancement of the village's heritage designated assets, proposals must:

- a. preserve or enhance the significance of the designated heritage assets of the village, their setting and the wider built environment, including views into, within and out of the Special Character Area as identified on the Policies Map;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Special Character Area;
- c. contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the AECOM Design Guidelines, through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting, taking account of the AECOM Design Guidelines for Assington;
- e. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

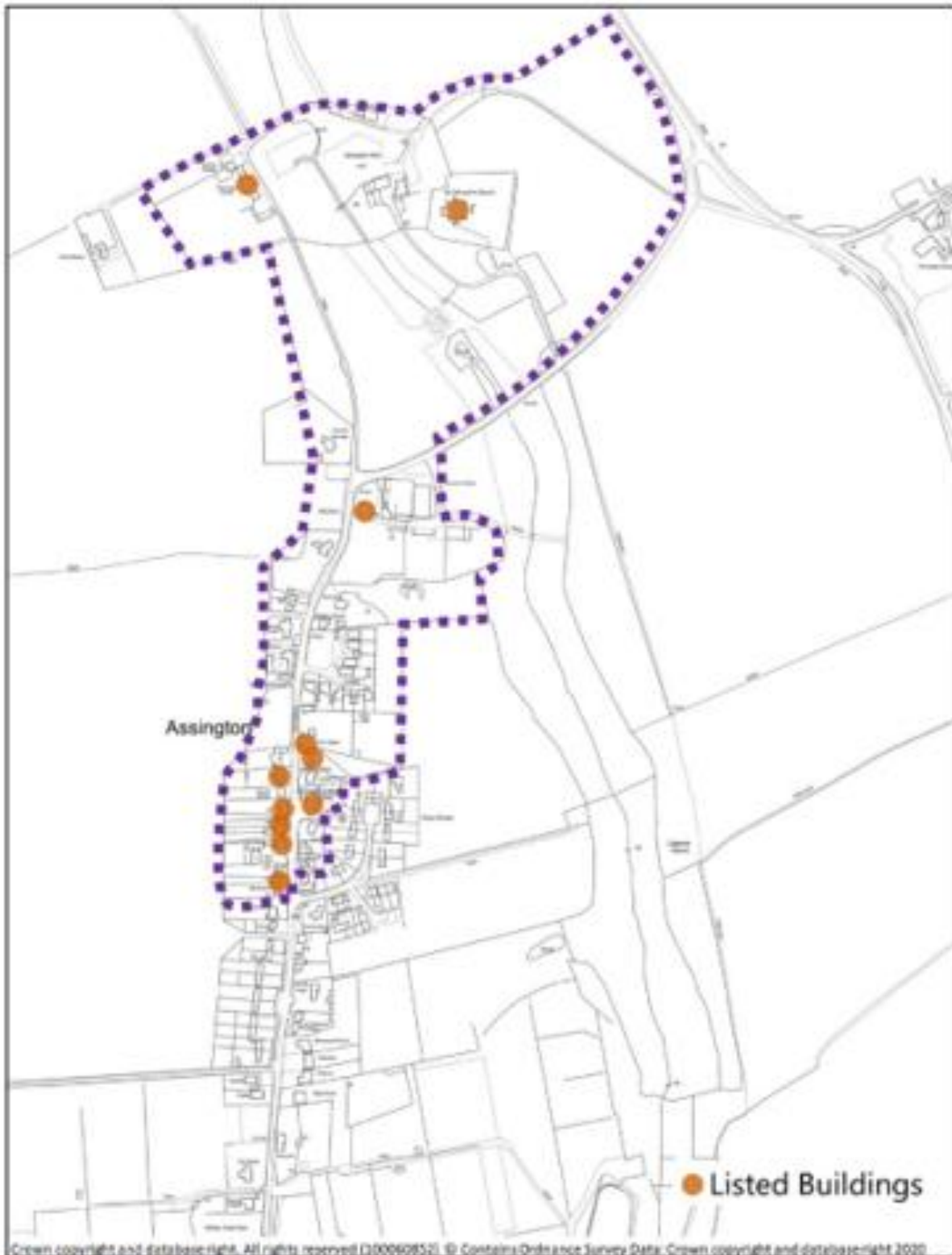
Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

Assington Neighbourhood Plan Policy ASSN13: Assington Special Character Area

Policy ASSN13 - Assington Special Character Area

A Special Character Area is identified on the Policies Map. Within this area, proposals will only be supported where they preserve or enhance the distinct characteristics of the existing buildings and their setting.

Map 10 - Assington Neighbourhood Plan Policy ASSN13: Assington Special Character Area



Map 10 - Special Character Area

Assington Neighbourhood Plan Policy ASSN14: Design Considerations

Policy ASSN14 - Design Considerations

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

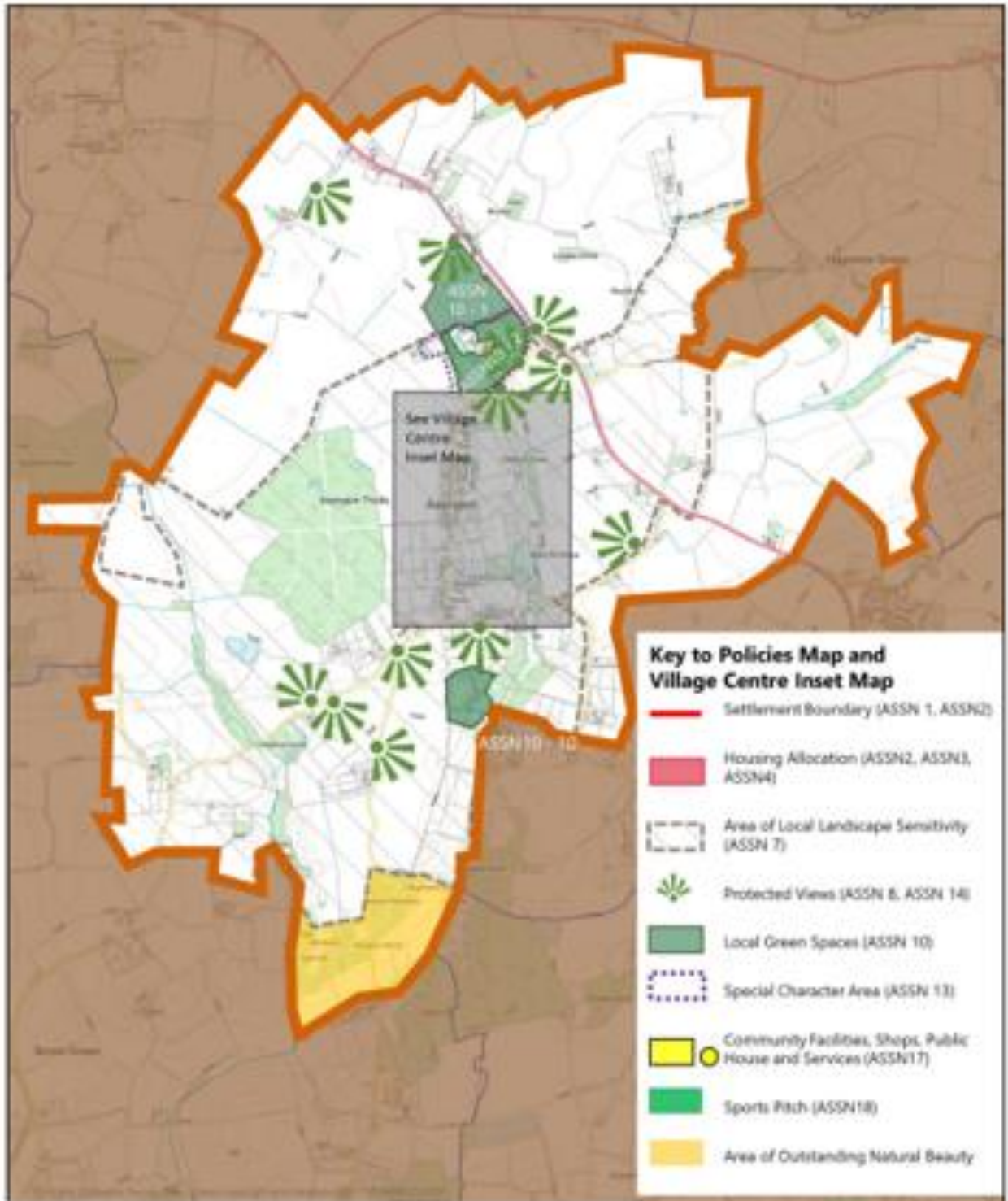
Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix B of this Plan.

In addition, proposals will be supported where they:

- a. recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- c. do not involve the loss of gardens, open, green or landscaped areas identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely:
 - i. any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and hedgerows and other prominent topographical features;
 - iii. the character and appearance of the building, street scene and surroundings and reflects and respects the relationship of the site and its context setting and those of any adjoining properties;
 - iv. identified protected views into, out of, or within the village as identified on the Policies Map;
 - v. sites, habitats, species and features of ecological interest;
 - vi. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution) or volume or type of vehicular activity generated; and/or residential amenity;
- e. not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that resident vehicle parking is provided within the plot and seek always to ensure that footpaths are provided through new housing areas, connecting any new development into the heart of the existing settlement, and prioritising the movement of pedestrians and cyclists;
- h. wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
- i. through incorporation of sustainable drainage systems where appropriate, including where feasible, rainwater and storm water harvesting, avoid resulting in water run-off that would add to or create surface water flooding;
- j. where appropriate, make adequate provision for the covered storage of all wheeled bins and for cycle storage in accordance with adopted cycle parking standards;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. provide one electric vehicle charging point per new off-street parking place created.

Assington Neighbourhood Plan: Policies Map

Policies Map



Assington Neighbourhood Plan: Village Centre Inset Map

Village Centre Inset Map

