



NEIGHBOURHOOD DEVELOPMENT PLAN

2016 - 2036

Pre-submission Draft

May 2018

Stowupland Neighbourhood Plan

Addendum – March 2018

On 5th March 2018, the government published the draft revised National Planning Policy Framework (NPPF) for a three-month period of consultation and announced their intention to publish the final version of the NPPF before the summer. The format of the draft revised NPPF is different from the original version, but as this is not the final version references in the Neighbourhood Plan have not been changed for the pre-submission consultation. The following table indicates where/if the text referred to in the plan is changed and the new paragraph number (as appropriate):

Paragraph in the SNP text	NPPF paragraph number(s)	Draft revised NPPF paragraph number(s)
3.3 – policy context	183, 184	31
7.2 – a strategy for Stowupland	7, 9, 10	8, 9
9.1 Affordable housing	Glossary	63 – 65, Glossary expanded
9.7 Rural Exception Sites	54, Glossary	79 Glossary definition remains the same with the exception that “Small numbers of” becomes “a proportion”
10.1 Settlement boundaries	17	9
11.1 Landscape and environment	109	168, 169, 172
11.15 Protecting best and most versatile agricultural land	112	168, 169
12.1 Local Green Spaces	76, 77	100, 101
12.3 Playing fields	74	92, 93, 97, 98
12.5 Public Rights of Way	75	92, 99
13.1 Quality of development, resource	56 – 58, 60, 61, 99	92, 93, 126

efficiency and design considerations		
14.1 Retention of employment, retail and business premises	28	82, 84, 85
15.1 Protection of Locally Valued Resources	28	84, 92, 93

In addition, Regulation 10A of the Town & Country Planning (Local Planning) (England) (Amendment) regulations 2017 came into force on 6 April this year requiring local plan reviews and reviews of statements of community involvement to be completed every five years (in each case this is from the date of adoption).

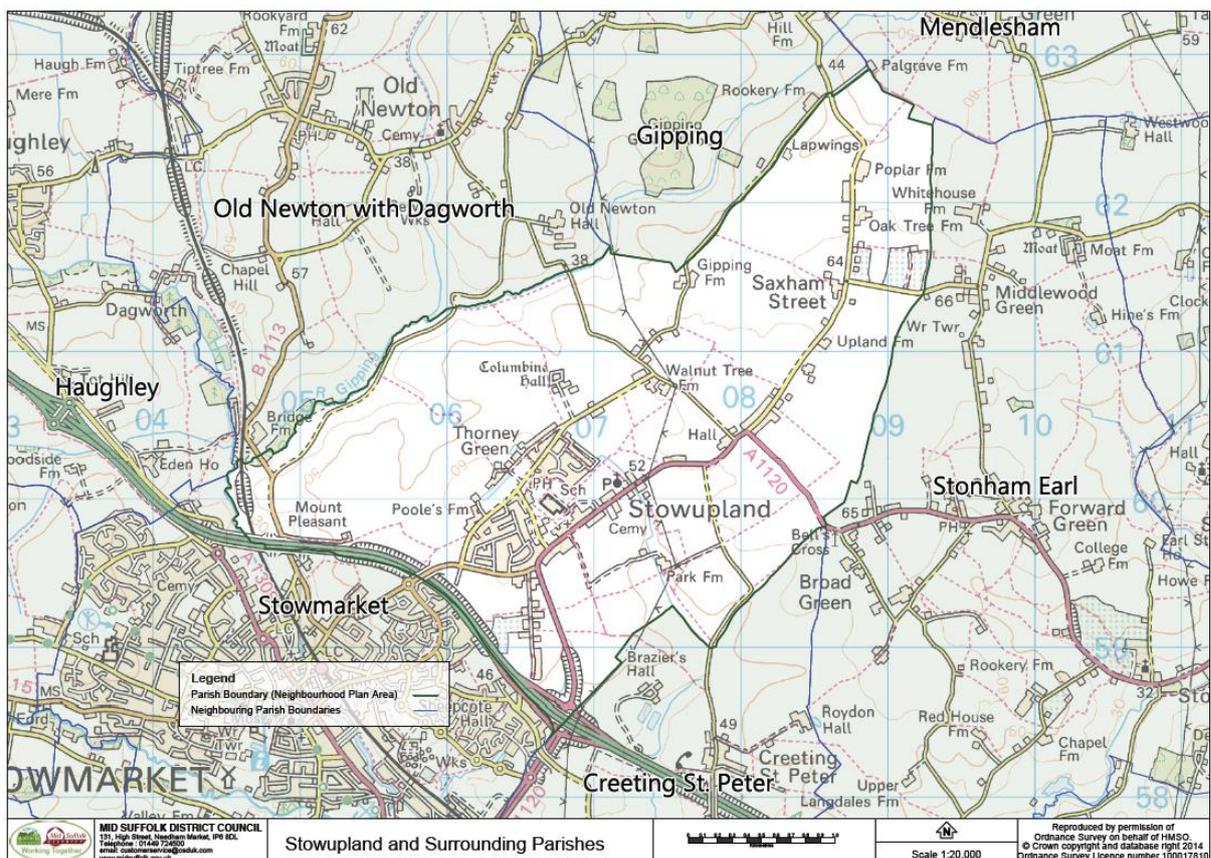
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1. Introduction

- 1.1 Neighbourhood Plans were introduced through the Localism Act 2011. These plans are produced by the local community and once they have been agreed through a local referendum, and adopted by the local authority, they become part of and sit alongside the District Council's local development plan and will be used as a basis for making decisions on planning applications. This concept of the village community designing its own plan has been taken up enthusiastically by the residents of Stowupland.
- 1.2 Stowupland Parish Council had started engaging the community exploring the possibility of drawing up a Neighbourhood Plan during 2014 and submitted the Neighbourhood Plan Area to Mid Suffolk District Council for designation on 4th November 2014. Following a period of consultation, the council designated the whole of the parish as a Neighbourhood Area on 3rd February 2015.



Map 1: Stowupland Neighbourhood Plan area

- 1.3 Work on preparing the plan started immediately with the formation of a Steering Group. This was formalised and is the Neighbourhood Planning Advisory Subcommittee of the Parish Council. The community has been involved throughout preparation of the plan through drop-in sessions, displays and participation in community events in the village, regular update articles in the parish newsletter, and two whole-parish questionnaires.
- 1.4 The purpose of the Neighbourhood Plan is to identify and plan for growth in the

parish over a twenty-year period, and to ensure sufficient new homes are built in the right places that respect the local character and village context. It also provides the opportunity to plan positively for change, and encourage new and/or improved services and facilities.

Key stages in preparation of Stowupland's Neighbourhood Plan

February 2015	Neighbourhood Plan Area designated
May 2015	'Mini' Questionnaire (household survey)
July 2015	First drop-in event at the village hall
September 2015	Display and engagement at the Freeman Primary School 150-years celebration day
November 2015	Main Questionnaire (household survey)
January 2016	Character Area Appraisals
2016	Drop-in event at the village hall
2016	Book Club
2016	Lent Lunch
December 2016	Landscape Appraisal
December 2017	Pre-pre-submission draft completed for discussion with Mid Suffolk officers.
30 January 2018	Meeting with B&MSDC officers
8 March 2018	Revised draft approved by the Parish Council for pre-submission consultation

Future significant dates

- Submission anticipated July 2018
- Examination anticipated September 2018
- Referendum anticipated December 2018



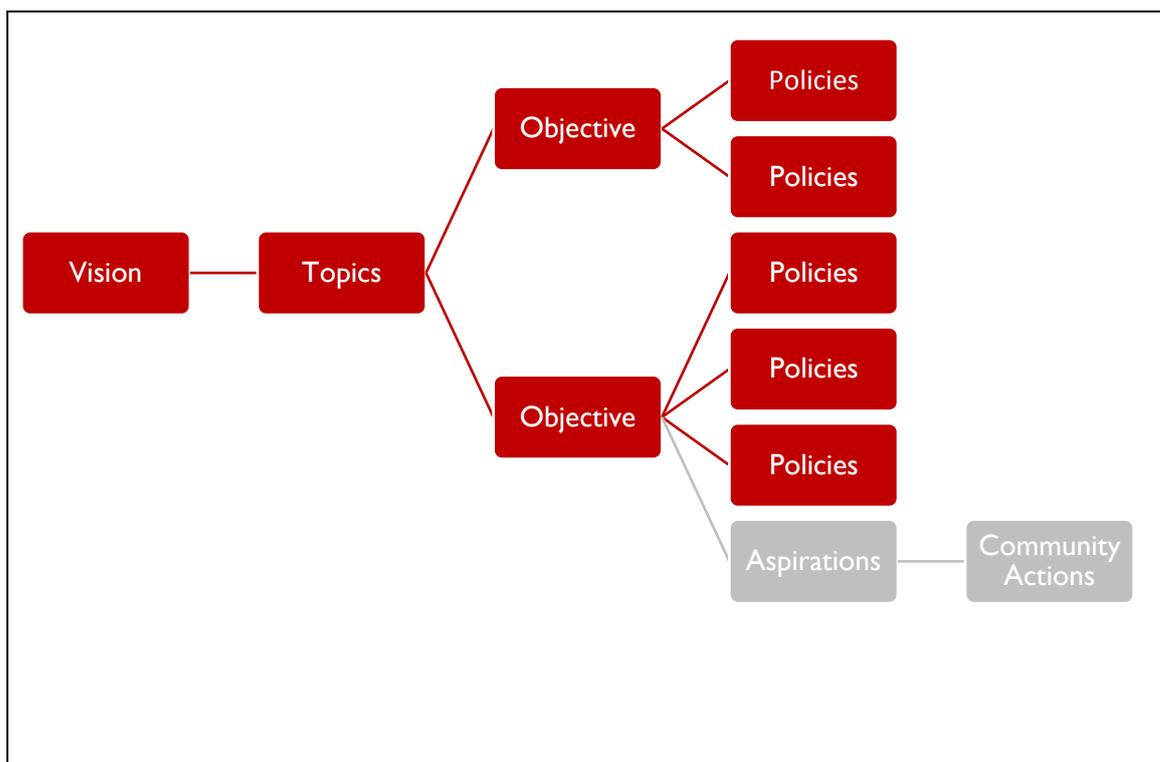
Neighbourhood Plan display at the Freeman Primary School 150 years celebration
September 2015



Drop-in session at the Village Hall 2016

2. Structure of the Plan

- 2.1 The Policy context for the plan is set out in section 3 below. This is followed by a brief background geography and history of the parish that sets the scene for Stowupland today in section 4. The key issues for the community are set out in section 5 and lead directly to the vision and objectives of the Plan. The diagram below shows how the policies flow from the vision and objectives.



2.2 Where it is relevant or appropriate to do so ‘Actions’ to achieve community aspirations are noted in a separate box following the policy. These relate to the community aspirations, ideas and projects that have come from responses to the two questionnaires and from the Parish Council that are set out in Appendix 1 of the plan.

3. Policy Context

- 3.1 This section sets out the policy context that the Neighbourhood Plan fits within, starting with national policy in the National Planning Policy Framework (the NPPF), and Mid Suffolk’s Core Strategy and other local plan documents.
- 3.2 The Neighbourhood Plan must be in conformity with the National Planning Policy Framework (NPPF) and the strategic policies in Mid Suffolk Local Plan documents, and contribute towards achieving sustainable development.
- 3.3 Paragraph 183 of the NPPF says that Parishes can use neighbourhood planning to “set planning policies through neighbourhood plans to determine decisions on planning applications;” and paragraph 184 goes on to explain “Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.”
- 3.4 Stowupland is a designated Key Service Centre in both the Mid Suffolk Core Strategy 2008 and the Focused Review 2013. There are 12 Key Service Centres (assuming Botesdale and Rickinghall, and Claydon and Great Blakenham are considered as two settlements rather than four) that are the larger villages in Mid Suffolk with populations of over 1,000. However, since the 2013 Focused Review Mid Suffolk has joined with Babergh District council to fully share services, and the two councils are preparing a joint Local Plan for the two districts.

- 3.5 The Babergh & Mid Suffolk Joint Local Plan: Consultation Document was published in August 2017 (Regulation 18). In preparing the draft local plan the councils have carried out a review of the settlement hierarchy and have used a Services and Facilities Audit with a weighted score to establish a new hierarchy. Key Services Centres are re-named Core Villages, and Stowupland is listed as one of the forty-five Core Villages in the two districts.
- 3.6 A supporting evidence paper, Mid Suffolk Functional Clusters Study, published in June 2017, sets out “a broad guide to the general extent of “catchment areas” for a number of key services and facilities in Mid Suffolk. Appendix 1 of the Functional Clusters Study lists the component parishes of the functional clusters, and Stowupland is one of 15 villages and hamlets in the Stowmarket Functional Cluster. This means that Stowupland is proposed to retain its role as one of the villages that has some of the services and facilities needed to serve their communities previously called Key Service Centres, now to be known as Core Villages. At the same time the Functional Clusters Study acknowledges that people in these communities depend on nearby towns/larger settlements to provide key services and facilities such as medical services.
- 3.7 Stowupland Neighbourhood Plan Sub-committee have worked with Babergh & Mid Suffolk to ensure that the Neighbourhood Plan conforms with the emerging Local Plan. To coordinate with preparation of the Joint Local Plan, the Stowupland Neighbourhood Plan is for a 20-year period to 2036 with a commencement date of April 2016.

4. An Introduction to Stowupland

4.1 Natural and Physical Environment

- 4.1.1 The 2017 Stowupland Landscape Appraisal (SNPLA) carried out for the Neighbourhood Plan contains a comprehensive description of the landscape character, the topography and the historic landscape patterns. The SNPLA divides the parish into different landscape character areas, and considers the distinctive characteristics of each in terms of visibility, relationship to the settlement and potential for mitigation and enhancement to assess the sensitivity of the landscape and the capacity of the area to accommodate housing development. The study defines the terms Sensitivity, Landscape Value, and Capacity (paragraph 1.5.3). In terms of capacity the study defines this as: “Capacity of an area considers the extent and nature of development which may be accommodated and is derived from an understanding of both landscape value and sensitivity of a landscape to change.”
- 4.1.2 The Suffolk Landscape Character Assessment includes the parish of Stowupland within the Ancient Plateau Claylands, Plateau Claylands and Rolling Valley Farmlands landscape types. The majority of the parish falls within the Ancient Plateau Claylands character type where the key characteristics include:
- Flat or gently rolling arable landscape dissected by streams at its edges

- Field pattern of ancient enclosure
- Dispersed settlement pattern
- Pairing of medieval churches and manorial halls (often moated) usually in valley side locations
- Villages often associated with medieval greens or tyes
- Farmstead buildings are timber framed, houses are colour-washed with peg-tiled or thatched roofs and barns blackened with tar
- Scattered ancient woodland parcels
- Occasional landscaped parks
- Moats and ponds are commonplace
- Hawthorn hedges with oak, ash and field maple as hedgerow trees
- Network of winding lanes and paths creating visual intimacy
- Open and occasional feelings of exposure.

4.1.3 The northeastern part of the parish, including the area around Saxham Street, falls within the Plateau Claylands character type, and the Rolling Valley Farmland character type forms the northern fringes of the parish along the River Gipping where it forms the parish boundary.

4.1.4 One of the earliest maps to show the settlement pattern is Hodkinson' Map of 1783. This depicts Stowupland as a loose cluster of dwellings arranged around a T-shaped green called Thorney Green with dispersed linear development along Church Road. Saxham Street can be seen further north with a linear dispersed pattern of dwellings.

4.1.5 Stowupland's green survived the enclosure that took place in the 18th and 19th centuries and is typical of open greens fringed with houses and the farmsteads of those who had the right to graze their animals there.

4.1.6 Historic maps from around 1900 show the cluster of houses and farmsteads around The Green and the cluster of buildings around the church. Beyond this area, to the east, is Stowupland Hall and parkland, and the manor house of Columbine Hall (which dates from the 13th century). Various small orchards flanked the outer edges of properties around The Green in the centre of which was a windmill.

4.1.7 Additional housing development had appeared by the middle of the 20th century, and two new clusters of modern housing were added to the settlement through the 1970s and 80s.

4.1.8 Despite significant changes to the character and appearance of the village from its early origins the historic pattern of the dispersed loose arrangement of dwellings around The Green, and the cluster of historic buildings around the church and Stowupland Hall are still evident and contribute greatly to the distinctive character of Stowupland and contribute to a strong sense of place. Listed buildings in the parish are set out in Appendix 2.

4.2 Stowupland today

4.2.1 Stowupland is a relatively small parish separated from Stowmarket by farmland, hedges and tree boundaries and the A14 trunk road that passes both in cutting and over the A1120 at Junction 50. The 2011 Census records a population of just under

2,000 living in 900 households in the main village, and along roads leading out, particularly Saxham Street. The village has been built around Thorney Green and along the main Church Road, the A1120 cross-country road.

- 4.2.2 There are three key features that characterise the parish: the upland, plateau-top location that gives the village both its name and the beautiful “big sky” open landscape setting; the village green and green wedge of land that is the heart of the village (designated as a Visually Important Open Space (VIOS) in the 1998 Local Plan); and the network of footpaths (public rights of way) within and connecting the village to the wider countryside, although it should be noted that the footpath network and pedestrian access is not consistently good in all parts of the parish.



Holy Trinity church – a Grade II listed building

- 4.2.3 The 2011 Census reveals a higher percentage of people who cycle to work than in Mid Suffolk or Suffolk. In terms of employment, there is a higher percentage of people employed in manufacturing; construction; wholesale and retail trade; repair of motor vehicles and motorcycles; and transport and storage than in Mid Suffolk or Suffolk. A higher proportion of Stowupland residents are in skilled trade occupations, sales and customer service occupations, and who are process, plant and machine operatives, than in Mid Suffolk or Suffolk.
- 4.2.4 Given the age and size of many of the houses in the village, and the presence of two sheltered housing schemes and purpose-built retirement bungalows, it is unsurprising that the percentage of residents who are 65 or over is higher, and the working age population and under 16s is lower in Stowupland than in Mid Suffolk (see Figure 1 below) or Suffolk. Many retired and older people are active, and there is a Good Neighbours scheme in the parish, and clubs and activities taking place in the village hall and URC meeting room every day of the week. It can be seen as a compliment to life in the parish, that residents wish to stay, and do not wish to move away.

4.2.5 This information (from the 2011 Census) and other background data is included in separate Evidence documents which are available online at <https://www.stowupland.com/parish-council>. Some key data is included here to provide a context to the parish and its social and demographic characteristics that have informed policies in the plan.

Fig 1: Population structure of Stowupland and Mid Suffolk, 2011

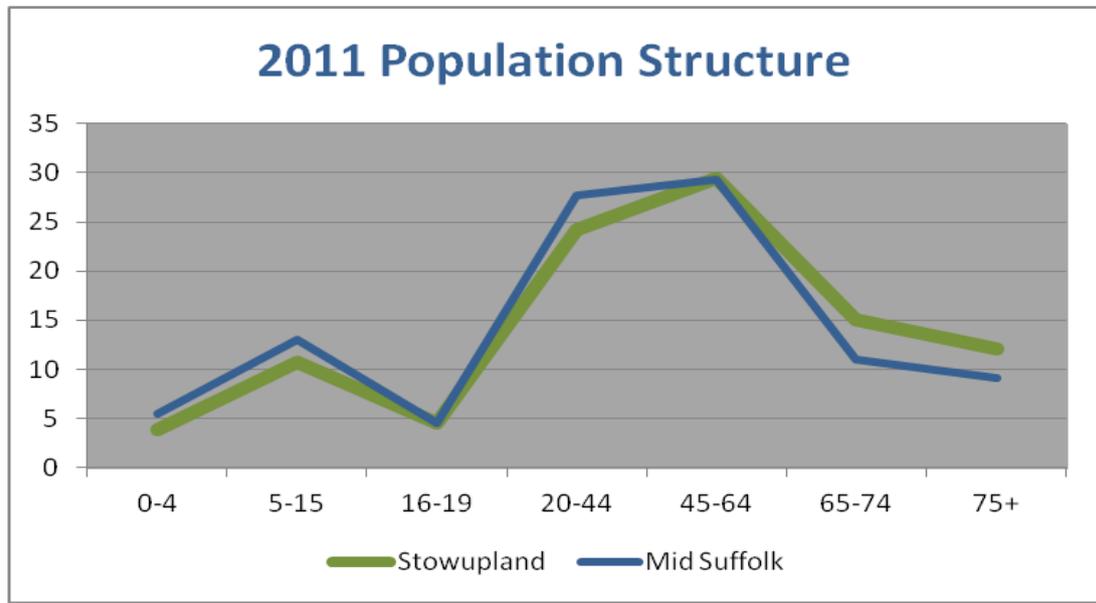


Table 1: Broad age group estimates for Stowupland, Suffolk and England (2015)

Table 2: Age structure of Stowupland 2015

	2015		
	% Persons aged 0 - 15	% Persons aged 16 - 64	% Persons aged 65+
Stowupland (Mid Suffolk)	14.3	57.4	28.3
Suffolk	18.1	59.5	22.4
England	19	63.3	17.7

Source: ONS

4.2.6 The motor car is the most important means of transport for most residents but significant numbers of people have relied on public transport on a regular or occasional basis. However, bus services are subject to change (including the withdrawal of services and routes) at relatively short notice, and residents have expressed their dissatisfaction and concern where such changes have meant travel to Stowmarket and beyond for doctors or to work has been made difficult or inconvenient.

- 4.2.7 The village benefits from two schools, the High School complete with sixth form and a Primary School, Freeman Community Primary School, as well as a Pre-School which operates on part of the primary school site and runs on a daily basis.
- 4.2.8 The catchment area for the two schools in Stowupland is much wider than the parish, as the secondary school was built to serve the rural schools 'pyramid' in this area. Whilst school bus services are provided many students are brought to and met from school by parents/carers in cars that, along with the high number of buses, creates congestion and traffic/pedestrian safety problems in the village along Church Road (A1120) and particularly alongside The Green at the start and end of the school day.
- 4.2.9 The A1120, the main road through the village, is signed as a "Tourist Route" which increases traffic usage. Parish surveys indicate that the narrowness of the pavements (where they exist) on parts of Church Road contribute greatly to pedestrians' feelings of insecurity when walking to and from the High School, Village Hall and the Primary and Pre-Schools, in particular when the larger lorries and coaches are passing. Residents' perception is that it is unsafe to cycle on Church Road at peak times because of the volume of traffic and the large vehicles using that road. A 'safer route to school' scheme has been discussed and planned for a number of years but has proved to be complicated because of the terms of usage of the village greens, and because it involves two different schools.
- 4.2.10 Stowupland High School became a founding school of the John Milton Academy Trust with effect from September 2016. Both schools have undergone a series of expansions over the years but the most recent was a result of the school system changing from a three-tier one (primary, middle and upper school) to a two-tier one which resulted in two additional year groups needing to be accommodated at both the primary and high schools. This has meant an additional 60 primary and 360 secondary pupils making the total currently (*October 2017) 201 at the primary school and 927 at the high school.

Capacity at Stowupland schools (September 2017):	
Pre-school:	130
Primary school:	209
High school:	1033

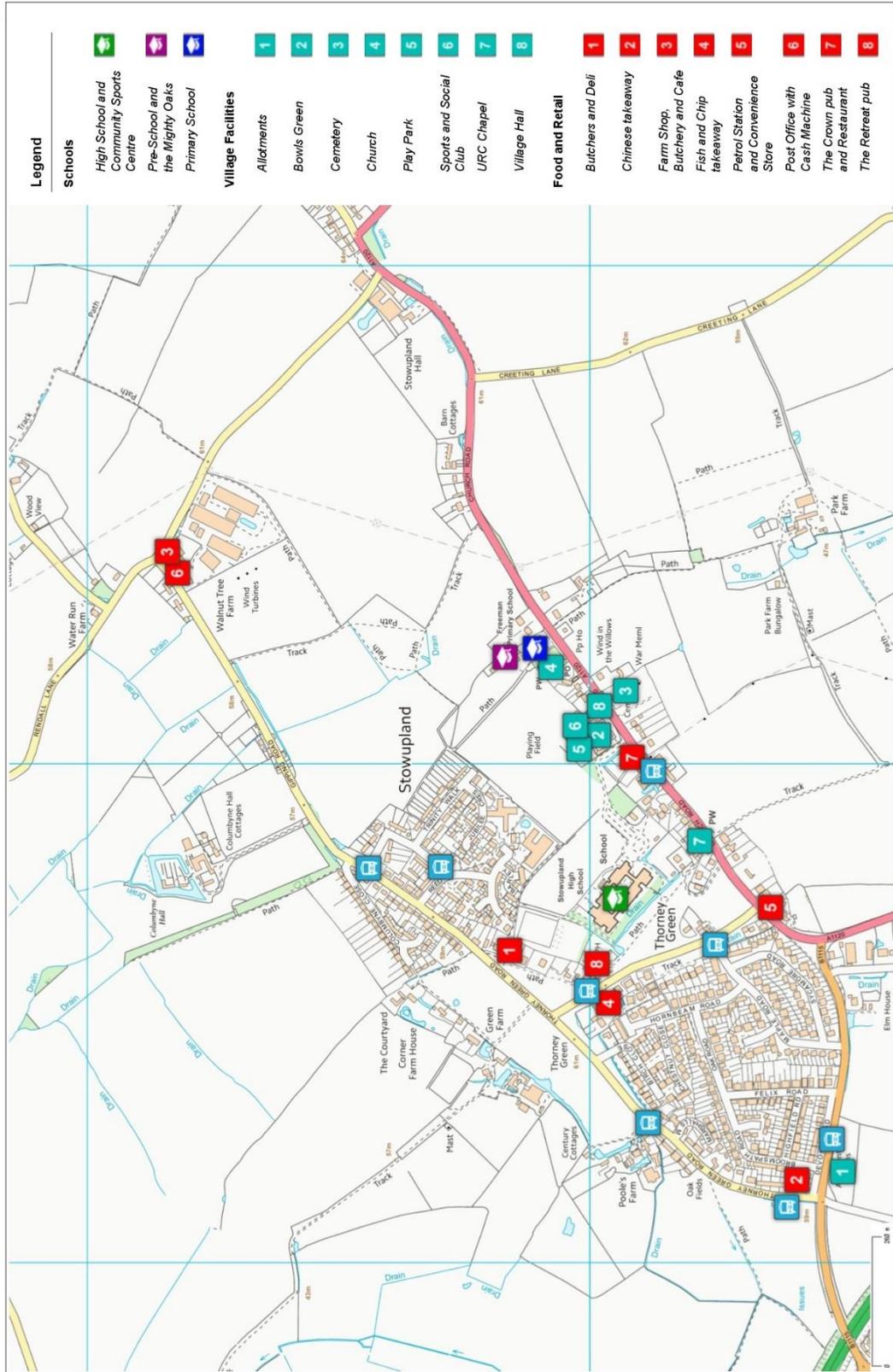
*Source: SCC

- 4.2.11 In addition to the schools there are two public houses, The Crown and The Retreat; a village hall that is a centre for a number of social activities, entertainments and meeting groups; a sports and social club, allotments, playpark and playing fields (for cricket and football), and bowls club; the parish church (Holy Trinity) and United Reform Church; a petrol filling station incorporating a small motorists/convenience shop run by the Co-Op; a butchers, a farm shop incorporating post office, another butchers and a small cafe; a Chinese takeaway and a fish and chip shop. However, the parish lacks a convenience food/grocery store and medical facilities, which means that residents rely on Stowmarket for these services and facilities.

- 4.2.12 Thorney Green is an exceptionally large T-shaped green in the centre of the village and includes a football pitch, an area set aside for the 'half a mow' scheme and an area available for planting trees as a memorial for parishioners that have passed away.
- 4.2.13 A number of clubs and associations exist in the village as well as a range of community events. For some years, an annual "Music on The Green" event has been held in the village where local bands perform on stage for the enjoyment of anyone. However, this has proved increasingly difficult to organise, and the parish council is investigating the level of interest for different community events to be held on The Green. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school.
- 4.2.14 An award winning monthly magazine, "Telstar", is delivered free to every household and contains reports from parish and local councils as well as various articles from residents, clubs and churches in the village.

Village Facilities

Stowupland CP

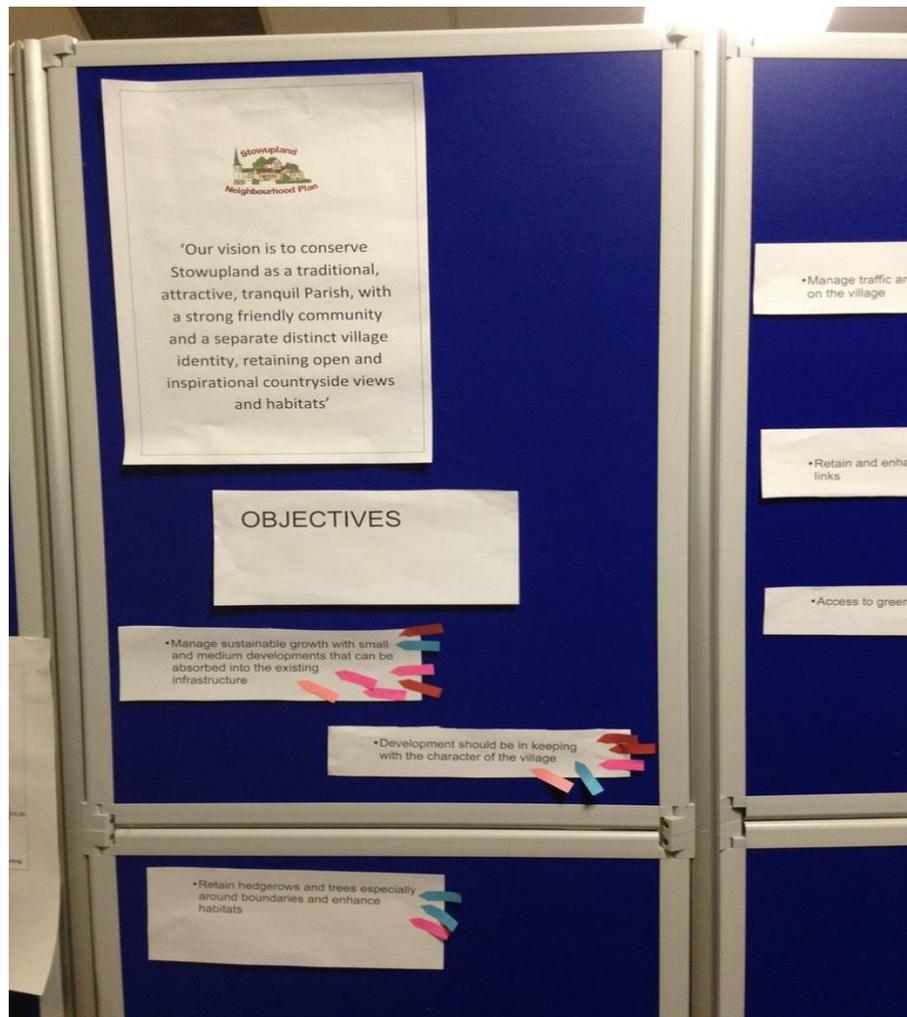


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Map 2: Locations of services and facilities

5 Key issues - Vision and Objectives

- 5.1 Key issues and areas of concern to residents have emerged over the past two years as the plan has been prepared. There has been a high level of interest in the plan and good attendances at community events and a high level of responses to the two questionnaires carried out.
- 5.2 All the preparation work that has been undertaken has informed the approach to planning for the future of Stowupland. Policies in our plan are based on the overwhelming desire of residents to maintain the separate identity and character of Stowupland as a rural village and the open countryside around it, with excellent footpath links. This strong view has influenced the Vision, and resulted in the Neighbourhood Plan necessarily being environment-led.
- 5.3 This desire to maintain a separate identity is an important part of the vision, and one of the objectives is to maintain physical gaps, areas of countryside and the rural character between Stowupland and Stowmarket, and between the village and Saxham Street.



Public engagement in forming the vision and objectives

Vision

Our Vision is to conserve Stowupland as a traditional, attractive, tranquil Parish, with a strong, friendly community and a separate distinct village identity, retaining open and inspirational countryside views and habitats. Growth will be managed through environmental constraints.

Objectives were identified to help to achieve this vision:

Objectives

- *Manage sustainable growth*
- *Maintain open areas of countryside between the village and Stowmarket, and the village and Saxham Street and prevent coalescence.*
- *Retain and enhance footpath links (public rights of way) within the village and out to the countryside*
- *Enhance habitats*
- *Encourage small houses and bungalows suitable for first time buyers and existing residents seeking to “downsize”/more suitable post-retirement accommodation*
- *Encourage good design and layouts in keeping with the existing built form*
- *Maintain the village character and appearance*
- *Ensure provision of sufficient amenity space, spaces between buildings and green space*
- *Encourage sustainable buildings using whatever current ecological techniques are possible. This could be rainwater harvesting to minimise drainage problems, low CO2 building and energy production on site.*
- *Retain hedgerows and trees especially around boundaries and enhance biodiversity*
- *Manage traffic and reduce its impact on the village*

6. Planning Policies

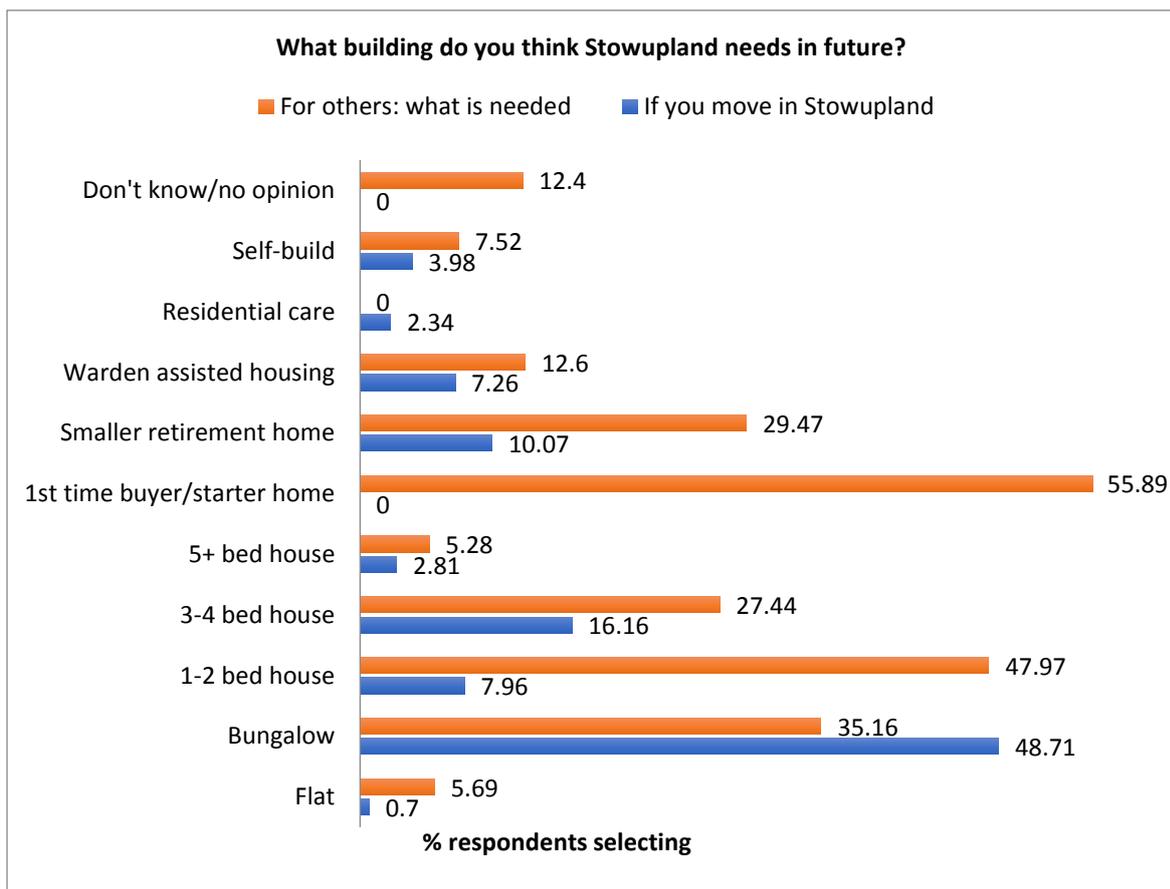
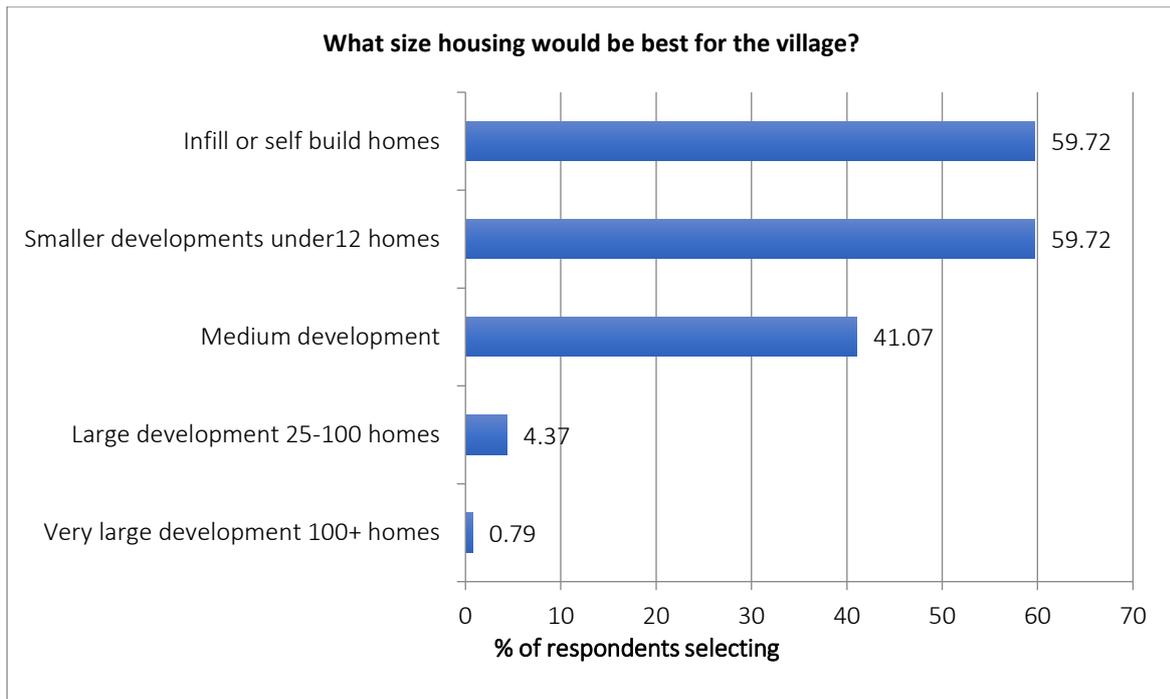
6.1 This section contains the Policies that will deliver the Objectives summarised

together with the justification and evidence on which they are based. In addition to these policies, actions are noted to achieve some of the aspirations and projects set out in Part 2 of the plan. Part 2 doesn't contain any policies, but includes actions that aim to achieve the objectives listed above and the community aspirations, requirements and projects that don't fit within the planning policy framework, or that can't be delivered by policies alone.

- 6.2 Feedback from the questionnaires and work on the vision has led to the decision that the environmental quality of the area should take precedence over growing the village, especially when there are opportunities for major growth in the town of Stowmarket.

7. A Strategy for Stowupland

- 7.1. The Neighbourhood Plan has been prepared to support sustainable growth in the village. The community has a strong desire to have a plan that will guide the decision-making process to ensure that the growth that we need takes place in the most sustainable locations, and respects the character and context of the village. Positive planning for the future will ensure development has a beneficial impact on village life and respects the landscape and enjoyment of all the parish has to offer.
- 7.2 The NPPF sets out the three dimensions of sustainable development: the economic role, the social role and the environmental role, and advises that "these roles should not be undertaken in isolation, because they are mutually dependent". Paragraph 9 explains that sustainable development should seek "positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life including ..." a number of areas such as widening the choice of high quality homes, moving from a net loss of bio-diversity to achieving net gains for nature, and replacing poor design with better design. Paragraph 10 sums this up by saying:
- "Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."
- 7.3 In terms of local circumstances, preparation of the Neighbourhood Plan has shown that the majority of residents want small-scale housing developments in Stowupland. Responses to both the May and December 2015 questionnaires show that the community would prefer housing growth to take place in small groups and infill developments. Residents also believe that the character of Stowupland should remain that of a rural village distinctly separate from nearby Stowmarket. People responding to the questionnaires have said that they would most like to see starter homes, or small houses. Many residents are concerned that their children, who would like to stay, cannot at present manage to do so. There is very little appetite for larger homes of 5 or more bedrooms. People hope to move to bungalows where they have expressed the wish to move within the parish. The following graphs indicate some of the respondents' views from the main questionnaire (November/ December 2015).



7.4 The 2013 Stowmarket Area Action Plan (SAAP) included Stowupland along with seven other villages in the area covered by the plan. Chapter 6 of the SAAP deals with Housing in the plan area. Under “Urban Fringe” paragraph 6.38 states:

“The Council will require an acceptable level of separation from the surrounding villages, whose character and appearance should be safeguarded through the application of good design and landscape design principles. The Council notes that the village appraisals for both Stowupland and Onehouse recognize the important contribution made to the character of their villages by the open farmland between them and the existing edges of Stowmarket.”

In the section under “Surrounding Villages” paragraph 6.51 states:

“With only three designated towns in the District (Stowmarket, Needham Market and Eye), the majority of Mid Suffolk’s population live in villages. These villages are an essential part of our rural way of life and their unique character and local distinctiveness needs to be maintained and protected. This is especially the case for the villages surrounding Stowmarket where the future growth of the town may require the use of land.”

- 7.5 As the June 2017 Functional Clusters Study shows, Stowupland has some services and facilities, but not all. The high school was designed, and has functioned as a high school for the rural ‘pyramid’ that formerly consisted of three tiers – primary, middle and high schools. However, there is no doctors’ surgery in the village, and the shops have a limited offer. This is mainly due to the location of the village close to Stowmarket, and people in Stowupland and surrounding smaller villages (e.g. Creeting St Peter) look to Stowmarket to meet their needs. Stowupland is clearly less of a ‘hub’ than other secondary level villages and as such has a somewhat limited function as a Key Service Centre.
- 7.6 As a rural village it is no surprise that so many people put the natural environment, biodiversity, and access to the countryside as high priorities in response to questions in the two questionnaires carried out by the Neighbourhood Plan group. The rural setting, landscape, “big sky” views from the upland plateau-edge, and network of rights of way are clearly valued by the community. This has strongly influenced the use of environmental constraints and opportunities to inform a strategy for the future growth of Stowupland.
- 7.7 The following policy has been prepared in the context of national and local planning policies, applications, appeals, and the value the community puts on the landscape and environment, the distinctive and separate nature of the village, and the need to plan for sustainable housing growth in Stowupland. The policy applies to all development proposals not just those for residential development.

SNP1: Strategy for Sustainable Growth

Stowupland will be a location for environmentally, socially and economically sustainable growth over the twenty-year period of the Neighbourhood Development Plan. The plan provides for at least 203

new homes by 2036.

The protection of the natural and historic environment, the distinctive village character and maintenance of the visual gap and separation between the built-up areas of the village and Stowmarket will take priority when determining the location of all development proposals. Important gaps shall be protected and remain undeveloped to maintain this separation, and these are identified on the Proposals Map.

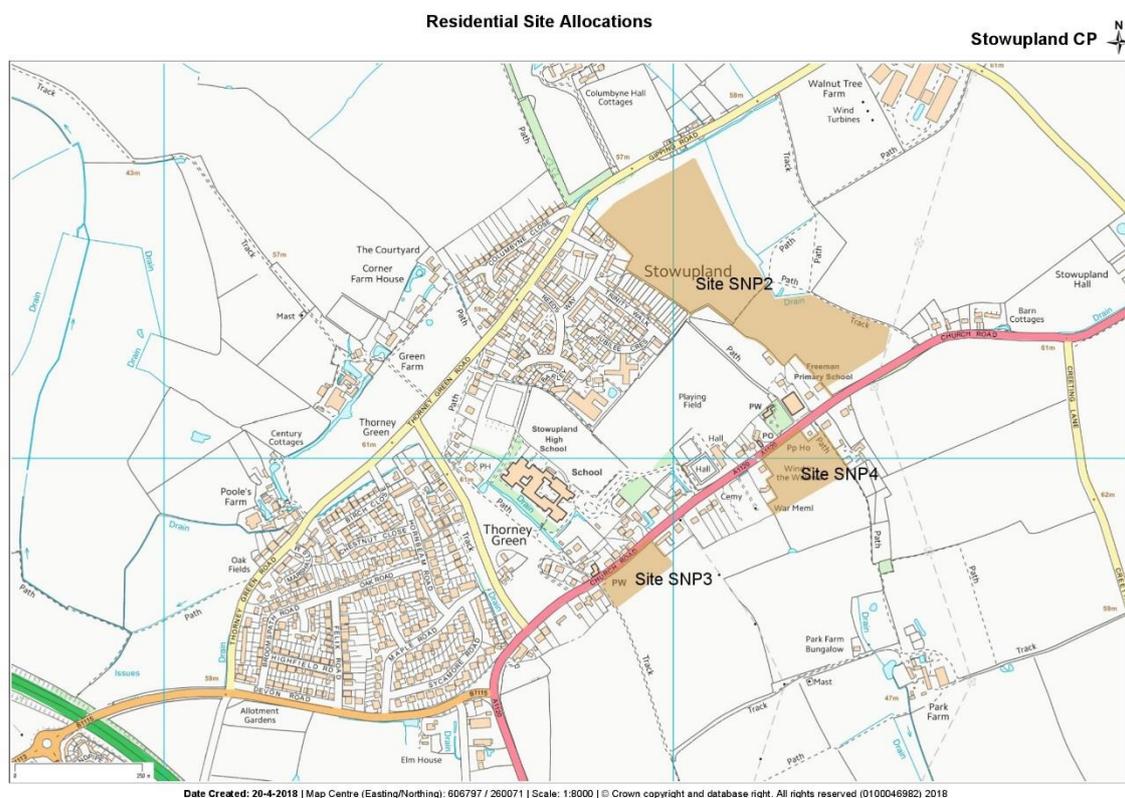
Opportunities to use previously developed land and buildings, and infill sites will be supported.

8. Planning for housing growth

- 8.1 The growth of housing in the parish, especially in recent years, is set out in the Planning for Housing Growth evidence paper. This includes completion rates, and how recent planning permissions have shaped the future of residential growth in the village. It considers the emerging Babergh and Mid Suffolk Local Plan options and the SHEALA sites in the parish, and our consideration of how housing growth numbers have been calculated including the advice on calculating housing need figures for Neighbourhood Plan areas set out in Planning for the right homes in the right places: consultation document (September 2017) that followed the Housing White Paper (February 2107). We have considered how housing need calculations have changed and used a formula that reflects these changes. Our approach to site assessment and the evidence for the allocations made in Policies SNP2, SNP3 and SNP4 is also included in the evidence paper.
- 8.2 Using our formula it is clear that the Neighbourhood Plan needs to plan for a minimum of 195 new houses to be built in the village over the next twenty years through site allocations. In addition to this, and based on past planning history, it is expected that individual and small groups of dwellings will continue to come forward on sites within the settlement boundaries.
- 8.3 The Neighbourhood Plan sub-committee invited expressions of interest from all the landowners in the parish in November 2015 and received one letter and a telephone call from two landowners. The main questionnaire carried out in November 2015 asked residents to rank areas of the parish that they considered most suitable for development. A Character Assessment of the parish was carried out by members of the Neighbourhood Plan sub-committee in early 2016, and a Landscape Appraisal was carried out by Alison Farmer Associates (Landscape Architect) and published in early 2017. Results from this work were used to consider which sites should be allocated for development. However, planning permissions had been granted for a total of up to 188 dwellings since April 2016. None of these dwellings have been constructed at the time of preparing the plan for consultation (although work has commenced on the largest of the sites), and together with the site of a planning application these three sites provide for up to 203 dwellings. With the three dwellings on individual sites this totals at least 206 homes to be delivered over the twenty-year

period of the plan. As local plans will need to be reviewed every five years so this plan will also need to be reviewed and additional site(s) may be allocated at that time

- 8.4 The largest of the three site allocations was granted outline planning permission for up to 175 dwellings on appeal on 26 May 2016 (after the Neighbourhood Plan start date, 1st April 2016). Detailed consent for the first phase of 75 dwellings was given in October 2017. Work has started on this site, and an application for the second and final phase was submitted in early 2018. The second site allocation benefits from a full planning permission, and the land is being marketed for sale at the time of preparing the plan. The third site is the subject of a (current March 2018) application for 18 dwellings, an extension to the cemetery and a car park for the primary school (Mid Suffolk application reference 1884/16).



Map 3: Residential site allocations

- 8.5 The following policies include criteria that any proposal for future development on these sites (whether as 'reserved matters' or full applications including any subsequent planning applications on sites with permission) should comply with to ensure the development respects the conditions imposed and/or the policies in this plan.

Policy SNP2: Land between Church Road and Gipping Road

Land is allocated for up to 175 dwellings between Church Road and Gipping Road within the extended Stowupland settlement boundary.

Any development proposals on site SNP2 should:

- a) exclude any built development from a strip 30m deep from the site boundary where it adjoins Church Road to respect the wide set-back from the road characteristic of development in the area;**
- b) include a pedestrian link to Gipping Road in the north-western corner of the site to facilitate good pedestrian links to bus stops and other services and facilities in the village;**
- c) include an equipped play area;**
- d) include a wide margin between the northern boundary of development and Gipping Road planted as a woodland belt using native species;**
- e) ensure that none of the dwellings in an area 50m deep from the woodland belt (required in criterion (d) above) shall have any eaves higher than ground floor wall plate level or a 'mansard' style roof, and otherwise exceed two storeys in height to maintain a rural undeveloped setting for the entrance and approach to Columbine Hall and the character and setting of the nearby small traditional cottages on Gipping Road;**
- f) provide pedestrian and, where appropriate, cycle paths within the site connecting to the public rights of way network in the parish.**

Action:

- maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops;*
- tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish.*



Map 4: SNP2 - Land between Church Road and Gipping Road

- 8.5 The site allocation for 10 dwellings between Church Farm Barn and Brecklands, Church Road was granted full planning permission on 19 December 2017. Materials, including those used on boundary walls fences, and landscaping will be important on this site. The gap between Crown Farm Barn and the farm track adjacent to Brecklands gives wide rural views over the Gipping Valley, and new development should reflect and respect the rural village character and landscape context of this site.

Policy SNP3: Land between Church Farm Barn and Brecklands, Church Road

Land is allocated for up to 10 dwellings on land between Crown Farm Barn and Brecklands, Church Road.

Any development proposals on site SNP3 shall respect the edge-of-village context of and rural views from this site. Materials used on the dwellings and boundary treatments shall be taken from a palette of local traditional building materials. Landscaping of the site shall incorporate indigenous species and include hedgerows and native trees.

- provide and maintain a means of preventing any car park provided with the site from being used to drop-off or pick up children from school and/or pre-school;
- provide a safe means of crossing the A1120 Church Road;
- ensure the provision of a new access, visibility splays and footway does not compromise the safety of pedestrians and road users, especially cyclists; and
- provide advance warning and traffic calming measures to highlight the presence of the primary and pre-school.

Action:

- maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops;
- tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;
- traffic calming/traffic management measures;
- safer routes to both the schools (and pre-school/nursery);
- variable speed limit – so 20mph is mandatory through Church Road past both school entrances;
- enhanced speed restriction signing;
- an extension to the cemetery.



Map 6: SNP4 – Land on the south-east side of Church Road

9. Affordable Housing

- 9.1 The ¹Glossary in the NPPF (Appendix 2) sets out a definition of what is meant by the term “affordable housing”:

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”

The definition goes on to provide descriptions of social rented, affordable rented and intermediate housing, and concludes:

“Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.”

- 9.2 Affordability of housing was strongly identified in the questionnaires and consultations as crucial to the vitality of Stowupland. In particular, responses from residents identified the need for affordable housing for young people in the parish. Applications for residential development in Stowupland in the last few years have provided evidence of the need for affordable housing in the district. Two applications on contiguous parcels of land for a total of 143 dwellings (planning application references: 195/16 and 5024/16) revealed the following advice from Babergh & Mid Suffolk’s Housing Enabling team:

“2.6 The Council’s Choice Based Lettings system currently has circa.1050 applicants registered for affordable housing in Mid Suffolk at May 2016.

2.7 The Council’s Choice Based Lettings system currently has 54 applicants registered for affordable housing, who are seeking accommodation in Stowupland as at Feb 2016.”

- 9.3 Mid Suffolk’s Core Strategy (2008) retained altered Policy H4 from the 1998 Local Plan (saved policy) and was adopted in July 2006 through the First Alteration to the Mid Suffolk Local Plan. Stowupland Neighbourhood Plan supports this policy. The policy provides for up to 35% affordable housing to be negotiated on development proposals of 5 or more dwellings or on sites of 0.17ha and above (outside Stowmarket and Needham Market). However, the Government introduced a policy in November 2014¹ that effectively prevents local authorities from seeking affordable housing contributions from developments of 10 units or less or which have a maximum combined gross floorspace of 1,000sqm.

¹ House of Commons: Written Statement (HCWS50) The Minister of State for Housing and Planning (Brandon Lewis) on 28 Nov 2014. Support for small scale developers, custom and self-builders

- 9.4 Consequently, the Babergh & Mid Suffolk Joint Local Plan Consultation Document (Regulation 18, August 2017) sets out the following option that follows the Ministerial Statement:

Option AH1 – Setting a requirement for affordable housing

Continue to require a proportion of affordable housing for all residential developments of more than ten dwellings or over 1,000sqm gross floorspace, with the aim of meeting the full need for affordable housing.

The document also sets out an initial preference for bringing forward delivery of rural exception sites:

Option RE2 – Market housing supported on rural exception sites

Include a rural exception site policy which would support an element of market housing where this is necessary to bring the site forward and where the scale is proportionate to the overall aim of delivering affordable housing

- 9.5 To ensure that affordable housing continues to be delivered to meet the full need identified by Babergh & Mid Suffolk the Stowupland Neighbourhood Plan will seek to ensure provision is made for affordable housing on new developments up to a proportion of 35%.

SNP5: Affordable Housing

Proposals for residential development of more than 10 dwellings or over 1,000sqm gross floorspace shall ensure that 35% of the homes on the site are affordable homes and that they are delivered at the same time as the market homes.

Conditions or legal obligations will be used to ensure that affordable housing is secured and retained for those in housing need. The mix, size, type and tenure of affordable homes should meet the local identified housing need.

Where affordable housing is provided under a Section 106 agreement or similar planning obligation, the maximum proportion possible of the total units provided under Babergh and Mid Suffolk District Councils' Allocation Scheme shall at every opportunity be allocated to people meeting the "local lettings" circumstances with a local need or connections to Stowupland. This obligation will have permanent effect unless it can be demonstrated that there is no longer any requirement for the affordable housing.

- 9.5 Stowupland Parish Council has sought for many years to bring forward a site for "rural exception" housing. It is acknowledged that this is more likely to be achieved if

an element of the development is for market housing. The Parish Council seeks to benefit from rural exception housing, so that the criteria can be restricted to those with local connections. Babergh & Mid Suffolk's Allocations Policy (2016) includes advice on "local lettings" and explains that in certain circumstances the Partner Organisations "may decide to give preference for offers of homes to a particular group of applicants in response to certain local circumstances". Four circumstances are set out, and one of these is: Where planning conditions were agreed at time of build (S106 agreements) that stipulate that priority must be given to local applicants. In addition to this local letting circumstance, rural exception developments provide a better opportunity for making the homes available to people with a strong local connection to Stowupland.

9.7 The NPPF gives the following advice:

"54. In rural areas local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs."

The NPPF Glossary provides the following definition of "Rural exception sites":

"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."

9.8 The following policy will apply in Stowupland:

SNP6: Rural Exception Sites

Proposals for housing on sites situated outside, but adjoining the settlement boundaries of Stowupland village and Saxham Street (as defined on the Proposals Map) will be supported where the following criteria are met:

- **the scheme would meet an identified *local need for affordable housing that cannot be met within the settlement boundaries;**
- **the development is small-scale (*maximum of twenty dwellings) and demonstrates, where appropriate: (i) how it addresses the relationship of the proposal to the built form, history and character of the area, (ii) the effects on any nearby heritage**

assets, local buildings of character, and/or trees and hedgerows, village green, playing fields and local green space, and (iii) accessibility to village services and facilities; and where it complies with the other policies in this Neighbourhood Plan;

- pre-application engagement with the local community has been undertaken;
- secure arrangements are made to ensure the housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity.

Where it is demonstrated that a proportion of market housing is necessary to cross-subsidise the specific identified housing need the market housing should be provided at the minimum level to support viability and all proposals must be accompanied by an open book viability appraisal.

Schemes will not be supported where it is considered that the location of the proposal is too remote from village services and facilities, and/or would have a detrimental impact on the built form, historical context or character of the area, or on the environment, green space, or landscape and/or landscape features including trees and hedgerows.

Rural exception sites may also include an element of self-build or custom-build homes.

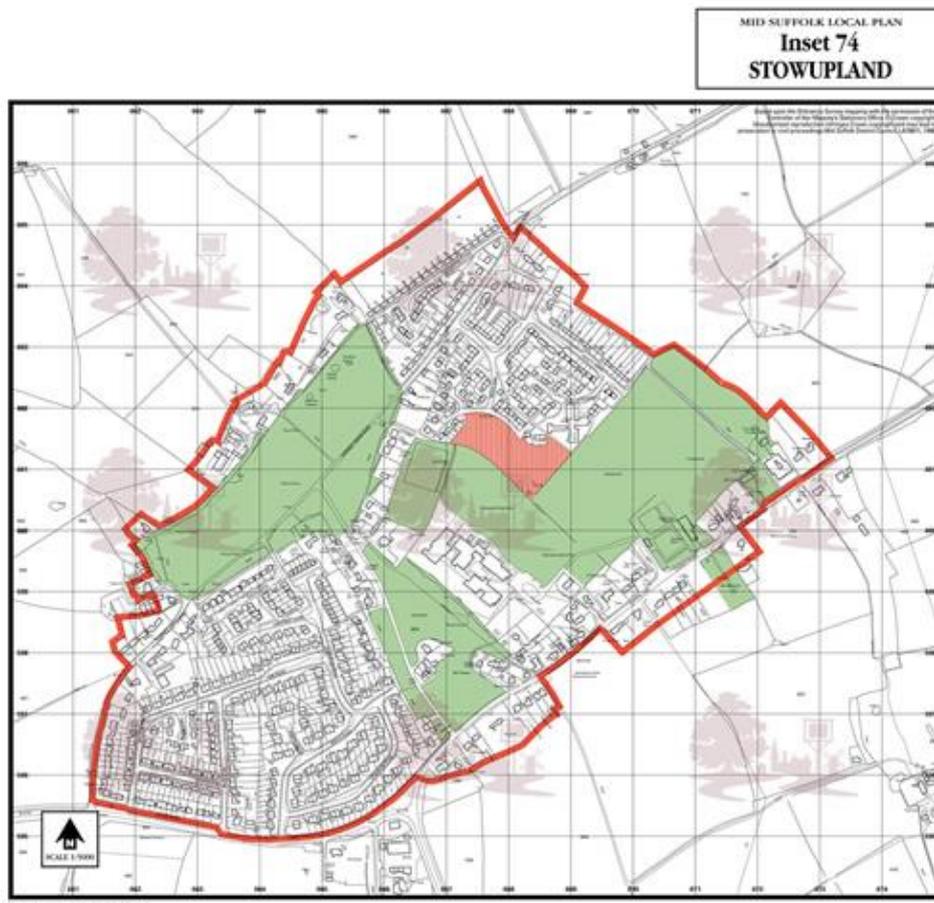
*Note 1: local need will be identified through eligibility criteria set out in Mid Suffolk's Choice Based Letting System.

*Note 2: applications will be considered on their merits and the figure of 20 dwellings should be regarded as a limit and not a target.

10 Settlement Boundary Review

- 10.1 The main function of settlement boundaries is to mark the existing built form of a town or village and the distinction between a built-up area and its surrounding countryside. This is in line with the NPPF core planning principles outlined in paragraph 17 which notes that plan-making should *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;"*

10.2 A settlement boundary describes the limits of development and the change in character and appearance from the developed areas to the countryside. With the completion of the Reeds Way development on the site allocated in the 1998 Local Plan, infill development, planning permission granted on appeal for 175 dwellings and planning applications on sites outside the 1998 settlement boundary, it can be seen that the village has grown and will inevitably change. It therefore seemed entirely appropriate to assess the 1998 Settlement Boundary as a part of the work preparing the Neighbourhood Plan.



Map 7: Stowupland Settlement Boundary as shown in the 1998 Mid Suffolk Local Plan

10.3 To do this the Neighbourhood Plan group used the Character Area Appraisal work carried out early in 2016 and the Landscape Appraisal carried out by Alison Farmer Associates and published in January 2017 as a starting point. The Landscape Appraisal was especially useful in setting out the character of both the built environment and the landscape and natural environment of the parish and the capacity of different parts of the parish to absorb change.

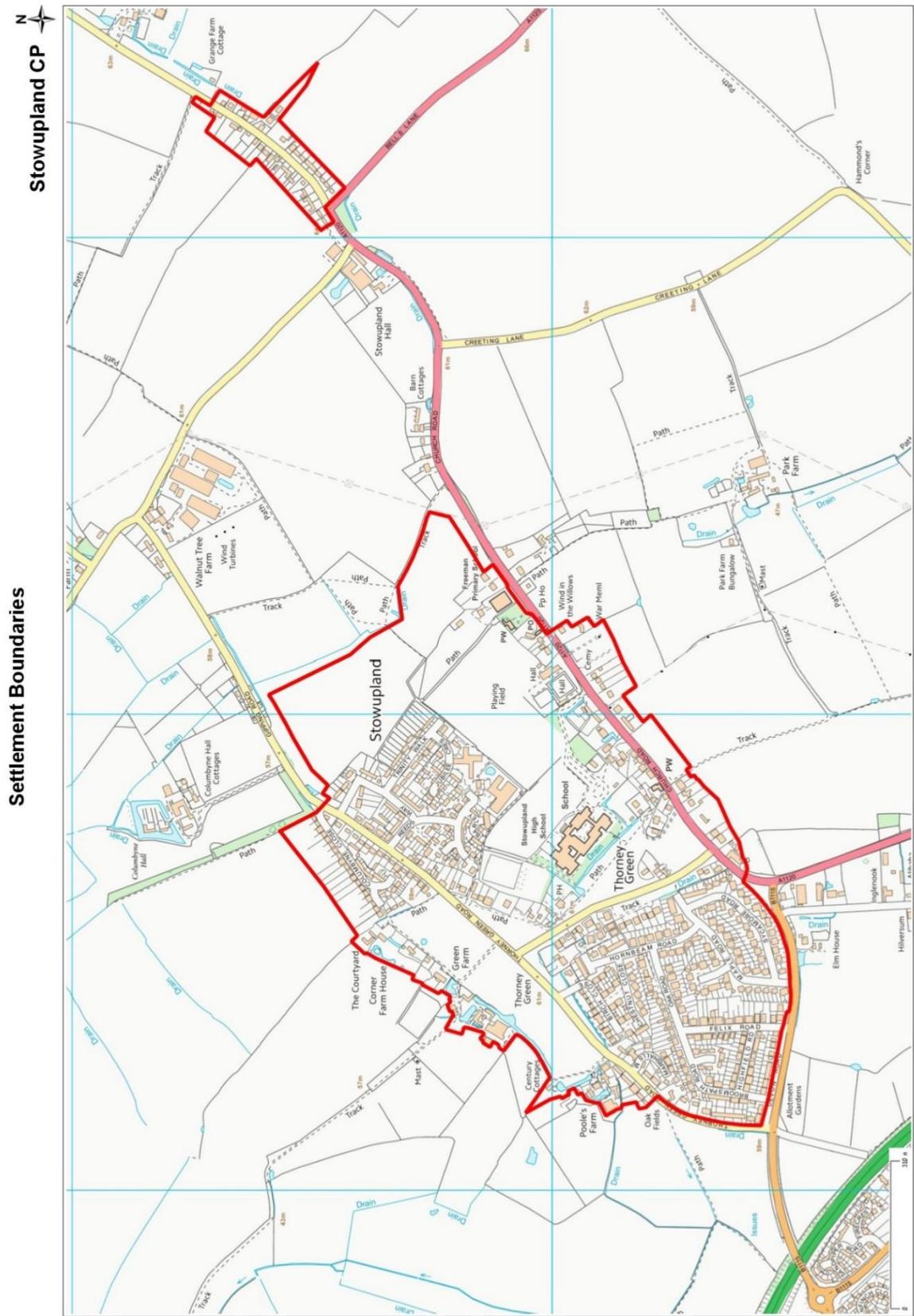
10.4 Development within a settlement boundary is generally considered sustainable and acceptable in principle subject to the detailed assessment of issues such as design, amenity, highways and impact on historic assets. So, it is important to establish the

context and evidence for designating or amending a settlement boundary. We believe the Character Area Appraisal, and especially the Landscape Appraisal provides this context and evidence for a review of the 1998 Stowupland settlement boundary and the designation of a settlement boundary for Saxham Street.

- 10.5 The two site allocations where planning permission has been granted (Policies SNP2 and SNP3) have been included in the revised settlement boundary for Stowupland village. The woodland belt adjacent to Gipping Road and green spaces along the Church Road frontage have been excluded (and shaded green on the map) to reflect the conditions imposed on the planning permission and the importance of retaining the green margins and buffers that are typical of development in this part of the parish.

Policy SNP7: Settlement boundaries

Within the settlement boundaries for Stowupland and Saxham Street, as defined on the Proposals Map, there is a general presumption in favour of residential development in the form of infill and redevelopment sites and small groups of up to twenty dwellings subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and Mid Suffolk development plan documents. Proposals that include provision for self-build or custom-build plots will be encouraged.



Settlement Boundaries

Stowupland CP

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Map 8: Settlement boundaries for Stowupland village and Saxham Street

11. Landscape and environment

11.1 Paragraph 109 of the NPPF states that “the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils;minimising impacts on biodiversity and providing net gains in biodiversity where possible”.

11.2 The Stowupland Neighbourhood Plan Landscape Appraisal (January 2017, Alison Farm Associates) (SNPLA) was commissioned to help identify areas of landscape value in the parish, the sensitivity of the different types of landscape to cope with change and development, and the resulting capacity for change. The European Landscape convention defines ‘landscape’ as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”.

11.3 There are no national, international or local designations in the parish of Stowupland. However, the Suffolk Landscape Character Assessment describes the landscape types, landscape sensitivity to change, key forces for change and how best to manage development and manage the land in each of these different landscapes. People’s perception of landscape value has to be placed in context, and the Landscape Appraisal has provided this context and a base for policies in the Neighbourhood Plan. However, it should be noted that the landscape includes heritage assets, and their context (Appendix 2 is a list of the listed buildings in the parish). For those that live in the parish what is important is not a designation, but the landscape as they see it and enjoy it on a daily basis in their everyday lives.

11.4 The November 2015 questionnaire asked people what they enjoy/cherish about Stowupland with the following five choices:

- i) community activities, clubs, groups etc.,
- ii) village facilities, church, school pubs, etc.,
- iii) easy access to the countryside,
- iv) green spaces and footpaths within the village, and
- v) village identity/being part of a community.

The two areas with the highest percentage of responses were iv) and iii) with around 85% of respondents indicating green spaces and footpaths, and around 75% easy access to the countryside. This demonstrates how important the countryside, landscape and environment are to Stowupland residents.

11.5 The SNPLA includes two Ordnance Survey map extracts from the 1900s that demonstrate the rural setting of the village which was largely dispersed groups of dwellings around The Green and along the roads. The evolution of the landscape shows that much of the parish retains a loose arrangement of dispersed farmsteads and that historic enclosure patterns form an important rural context and setting to the settlement, be it small pasture fields associated with farmsteads or irregular arable fields defined by species-rich hedgerows and ditches.

- 11.6 Section 5 of the SNPLA notes key views and landmarks in the parish. Paragraph 5.2.1 describes views as being “critical in defining and reinforcing sense of place and local distinctiveness ...”. The SNPLA notes “Due to the elevation of Stowupland Parish many of the views are outward to the wider landscape, particularly at the edges of the plateau where the land starts to slope into adjacent valleys.” Views are described as far reaching, and include gentle valley landscape and wooded slopes. The SNPLA continues, “These views are open and expansive, despite the more varied topography of the foreground.” It is these extensive views outward from many parts of the parish, and in some places views down into the Gipping valley, that define Stowupland’s upland character.
- 11.7 The SNPLA describes eight village character areas (the built environment) and seven landscape character areas. Of these seven landscape character areas four are considered to have high value, and three have medium value. Landscape Appraisal Drawing No.2 – Analysis, identifying areas of important open space, key landmarks, key views to the wider landscape and key views to existing built form, should be read in the context of the description and evaluation of these seven local landscape character areas. The SNPLA should also be read alongside the work that was carried out for the SAAP and the Stowmarket development/masterplan, and the concept statement for the Ashes Farm allocation close to the boundary with Stowupland. This sets the wider context and clearly indicates the importance of maintaining visual separation between the two settlements to avoid coalescence, and to avoid diminishing the distinctive village and rural character of the parish.
- 11.8 The SNPLA considers two important design guides current in Mid Suffolk. The first is the Babergh and Mid Suffolk District Councils Joint Landscape Guidance (2015) document. This notes (in paragraph 1.3.5) some of the effects of modern development: “some modern developments have made a positive contribution to the character of the landscape and village. However, some 20th century developments, in particular, have failed to take into consideration the landscape setting, its historic form or local building character which can lead to the standardisation of areas”. The Joint Landscape Guidance goes on to provide a key aim and objective for the Ancient Plateau Claylands landscape type of which Stowupland village forms a part. These include:

Aims

- *to retain enhance and restore the distinctive landscape and settlement character. In particular strengthen the woodland, parkland and prairie landscape with appropriate planting and safeguarding the dispersed settlement pattern.*

Objectives

- *to maintain and enhance the landscape areas and settlement pattern, ensuring the sense of separation between settlements is maintained where appropriate*
- *to reinforce and enhance the existing field boundaries*
- *to safeguard the plantation and ancient woodland areas*

- *safeguard the parkland areas.”*

11.9 The SNPLA also considers the Suffolk Design Guide (published 1993, revised 2000), and highlights paragraph 3.15.7 *“good design in Suffolk will relate to local and historic character all too often new roads are simply lined with standard detached or semi-detached units, a few trees planted and future occupants are left with the awesome, if not impossible, task of trying to transform another chunk of anywhere into somewhere.”*

11.10 The SNPLA is an important element of the NP, as it records, describes and interprets the defining landscape features and views of the parish. In effect, it puts into words and maps the visual character and environment that residents value so highly.

11.11 Conclusions are set out in paragraphs 5.5.1 and 5.5.2, and the following is worth highlighting:

5.5.1 *“ Currently the historic character of the village, comprising a loose low density arrangement around open space remains tangible, however continued estate development is likely to tip this balance such that higher density development becomes the more prevalent form and thus a defining character. Such a change is likely to blur the distinction between Stowmarket and Stowupland village. This does not mean to say that the Parish cannot accommodate development but rather that alternatives to estate development need to be considered and that creatively designed, small scale proposals are likely to be more easily integrated within the rural character of the settlement and Parish.”*

11.12 In terms of views out from the settlement, and the importance of maintaining an undeveloped gap between the village and the town, paragraph 5.5.2 explains:

“There are two areas within the Parish, close to the existing village edges which are likely to experience the greatest pressure from development in the future. These are LCA5 and LCA7. It is imperative therefore that any development in these areas is carefully considered in terms of siting, form and character and that it seeks to deliver significant environmental initiatives, enhancing the special qualities of the Parish and creating a high quality environment in which to live.”

11.13 The SNPLA concludes with a vision for Stowupland, and the following special qualities to retain are noted in paragraph 6.2.1:

Special qualities to retain (SNPLA 2017)

- *long distance elevated views from the edge of the plateau;*
- *rural landscape with dispersed pattern of development often loosely arranged with rural landscape flowing between small groups of dwellings;*
- *rural narrow lanes with grass verges*

- *interrelationship between upland plateau and areas of stream valley offering long distance scenic views;*
- *wedges of open space penetrating urban form such that green space dominates the built form in the historic parts of Stowupland village – perceptions of the proportion of open space to built form are significant;*
- *water is a key theme occurring as ponds, ditches and streams;*
- *separate identity to Stowmarket*

SNP8: Landscape Character – important gaps, views and features

Development proposals will be supported where:

- i. **they do not have a detrimental impact on the rural setting of the village and the visual qualities of the upland landscape are protected;**
- ii. **the separate identity of Stowupland as a village is retained and coalescence with Stowmarket is prevented;**
- iii. **the separate character of the main village and Saxham Street is maintained and coalescence between the two areas is prevented;**
- iv. **the plateau-edge open character of the parish (characterised by the open spaces, important gaps, wide verges, trees and hedgerows and key views out from points identified on the Proposals Map) are maintained.**

Key views to the wider landscape at the points identified on the Proposals Map are of particular importance in protecting the rural setting and maintaining the distinctive local character and qualities of the parish.

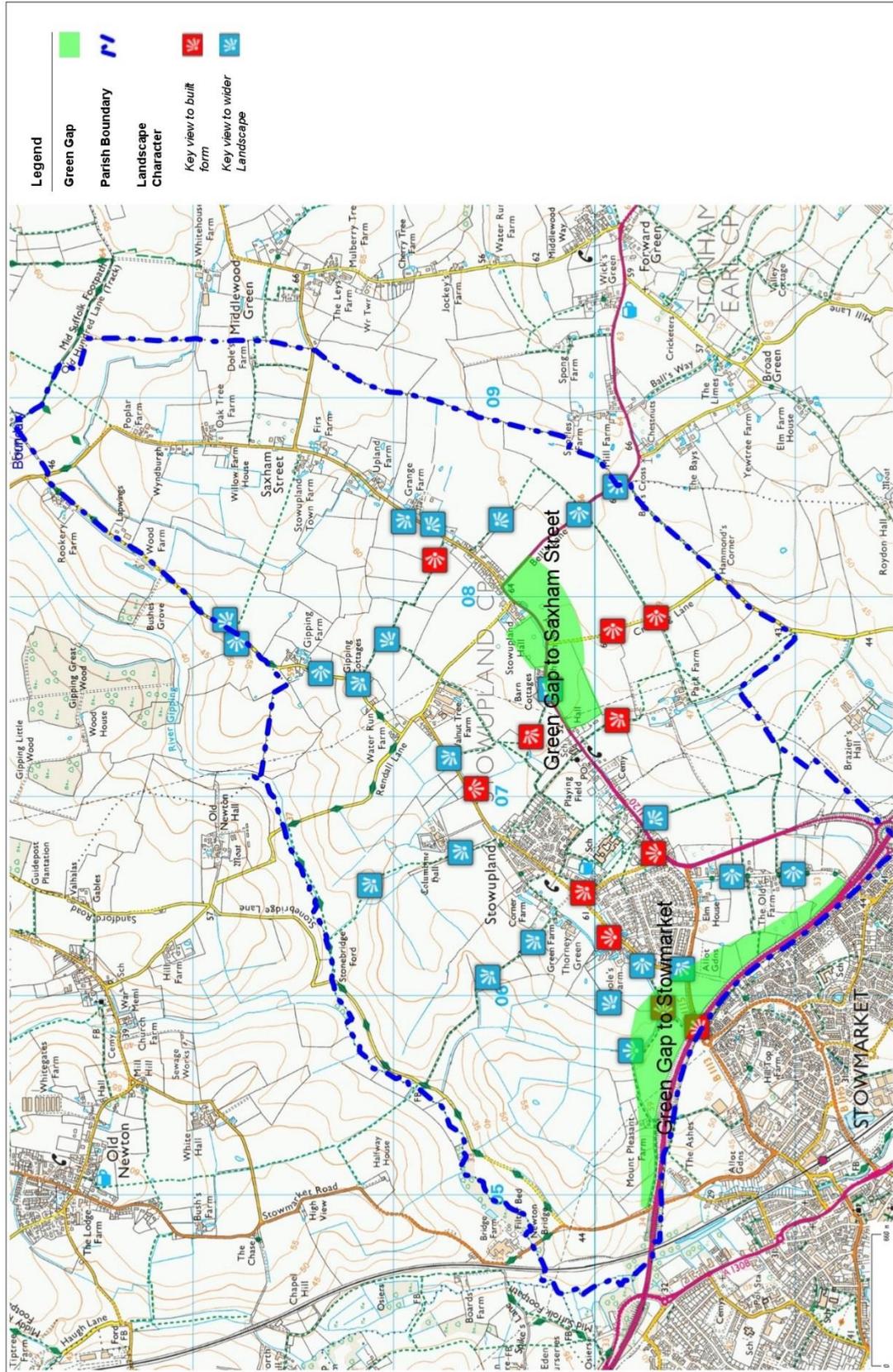
Action:

- *maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;*
- *publication of maps/notes for walkers;*
- *parish tree survey and mapping of historic parkland and orchards;*
- *tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;*
- *investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland)*

and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations.

Landscape SNP8

Stowupland CP



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Map 9: SNP8 - Landscape Character – important gaps, views and features

- 11.14 The natural assets and farmland within the landscape are also highly valued by the community and are to be protected. The topography, the soil types, the historic field patterns, remnants and evidence of orchards and estate tree-planting, the variety of agricultural practices (from water meadow grazing to the variety of crops), public rights of way, village green and other areas of distinct local character all contribute to the environment and breadth of ecological diversity, and landscape types in the parish.
- 11.15 Parts of the parish are Grade 2 and 3a agricultural land which is defined as “best and most versatile agricultural land” (see the glossary to the NPPF). Paragraph 112 of the NPPF requires local planning authorities to take into account the economic and other benefits of best and most versatile agricultural land and “Where significant development of agricultural land is demonstrated to be necessary to seek to use areas of poorer quality land in preference to that of a higher quality.” An extract from natural England’s online map resource is included as evidence, although it is noted that the maps “are not sufficiently accurate for use in assessment of individual fields or sites and any enlargement could be misleading.” The maps show Grades 1-5, but Grade 3 is not subdivided. It is understood that landowners, particularly farmers, will have access to more accurate designations. New large-scale development on this potentially diminishing and scarce resource within the parish is unnecessary given opportunities for development on land of poorer quality both within the parish and the wider district, and the preference for small groups of dwellings. The following policy seeks to retain Grade 2 and 3a in agricultural use to safeguard and support food production.

SNP9: Protecting best and most versatile agricultural land

Proposals for development on sites of 0.5ha or more affecting the best and most versatile agricultural land in the parish will not be supported to protect opportunities for food production and the continuance of the agricultural economy.

- 11.16 Trees and hedgerows are important features in the landscape of Stowupland. The entrance to Stowupland from the south is a tree-lined corridor consisting of planting along the sides of the cutting (created when the A14 (formerly the A45) and the link road were constructed) merging into trees and hedgerows along the boundaries of fields, orchards and gardens. The B1115 entrance from the west is similarly lined with hedgerow trees that contribute greatly to the separation of town and village and the rural setting and character of the village. Trees are important around The Green, especially around groups of buildings (or former buildings) and ponds. Along Church Road (the A1120), the main road through the village, trees in front gardens and around the cemetery contribute greatly to the character of the village. This continues around the farmsteads in the northern part of Saxham Street. The remnants of a parkland setting for Stowupland Hall are also apparent through the presence of trees in this part of the parish (including the unusual Corsican Pines that are so distinctive in the landscape). Trees in hedgerows, around ponds, along field boundaries and

marking former field boundaries are important in the landscape and for biodiversity, and of particular note are those around Thrandstone Meadow (see Policy SNP6 Local Green Space) and in the fields between Saxham Street and Gipping Back Road. The combination of the existing hedgerows, trees, ponds and the public rights of way form the green/blue infrastructure of the parish.



Trees in the landscape between Saxham Street and Gipping Back Road with distant views of Gipping Wood

11.17 In January 2018 the government launched A Green Future: Our 25 Year Plan to Improve the Environment. In the introduction section “Our new Approach to Managing the Environment” it states:

“The uplifting sights, sounds and smells of our natural and urban environments are integral to our daily lives. More fundamentally, the environment is life-giving. It nourishes and nurtures all life, human, animal or plant. We rely on our blue and green spaces for food, water and the air we breathe. Each vital element is a gift from a healthy, well-functioning planet. In turn, we are healthier and feel better the more time we spend out and about in the natural world. The natural world also underpins our nation’s prosperity and wellbeing. We often talk of being ‘enriched’ by our environment. In recent years we have come to realise that the environment does indeed deliver calculable economic benefits.”

Many residents of the parish would agree with this assessment of the importance of our natural environment as can be seen in responses to the questionnaires. The 25 Year Environment Plan sets out actions for using and managing land sustainably, and notes the relationship of the natural environment with housing growth. It notes that environmental protections are already enshrined in national planning policy, and that these will be maintained and strengthened. Biodiversity is described simply under the heading “publishing a strategy for nature” in Chapter 2: Recovering Nature

and Enhancing the Beauty of Landscapes:

“Biological diversity, or ‘Biodiversity’, is simply the variety of life on Earth – the variety of ecosystems or habitats, of species and of the genetic diversity they contain. We value wildlife in its own right but biodiversity also underpins much of the economic and social benefit we gain from nature.”

The following policy recognizes the opportunities for retaining, maintaining and enhancing the natural environment and biodiversity in the parish.

SNP10: Protecting the natural environment and biodiversity – strengthening green/blue infrastructure

All proposals for development will be expected to retain features of biodiversity value, especially ponds, ditches, streams, trees and hedgerows, and green verges/margins.

Where loss or damage is unavoidable e.g. where a new access is created, the development shall provide for appropriate replacement planting using native species together with a method statement for ongoing care and maintenance of that new/replacement planting, and new green or blue infrastructure features as appropriate.

The creation of ponds, attenuation features, landscape planting and related management plan/method statements should reflect the characteristics of the locality and use indigenous species only. Where opportunities exist, new development must link with existing features to provide and promote ecological areas and restore wildlife “corridors”, and shall involve creating new/additional wildlife habitats.

Action:

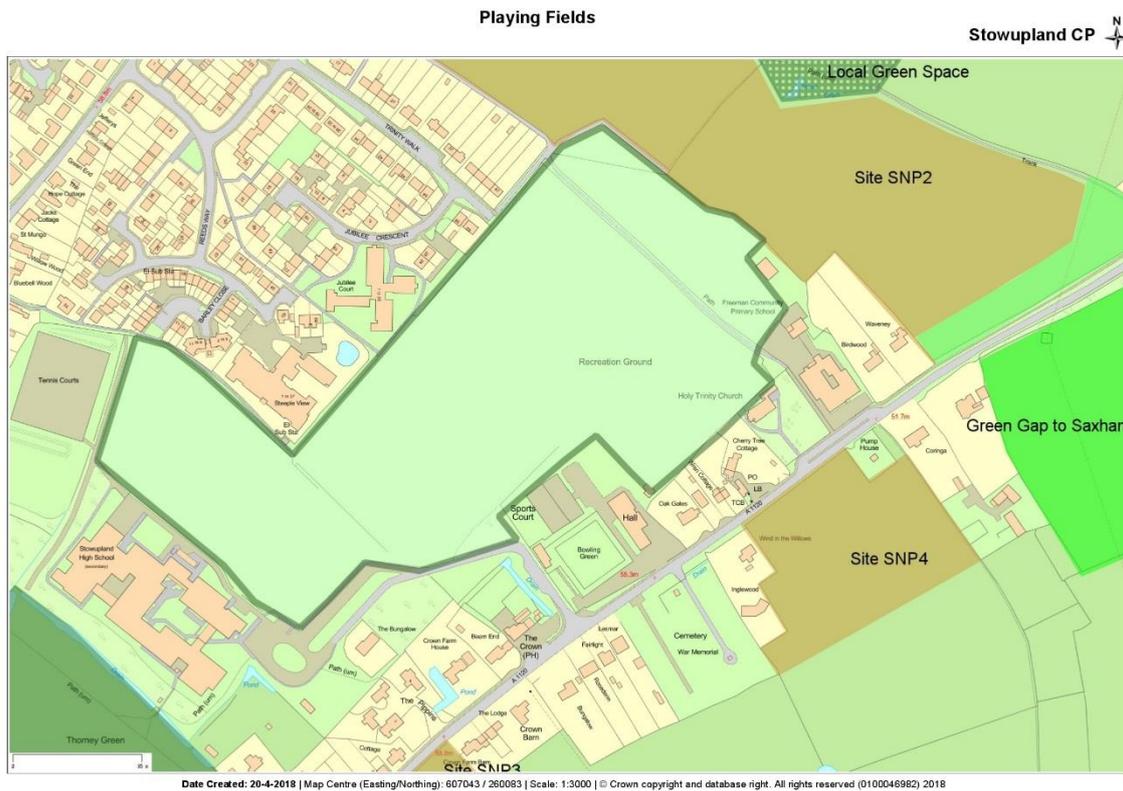
- *maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;*
- *parish tree survey and mapping of historic parkland and orchards;*
- *tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;*
- *investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland) and the range of biodiversity and potential for protection*

12. Local Green Space, recreational open space, and public rights of way

- 12.1 The NPPF paragraph 76 states: “Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.” It continues at paragraph 77 “the designation should only be used where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance..... ; and where the green area concerned is local in character and is not an extensive tract of land.”
- 12.2 The Mid Suffolk 1998 Local Plan designation of Visually Important Open Space (VIOS) identifies The Village Green, the school playing field and the village playing field as VIOS. For residents, these VIOS are a vital part of the village’s character; they are what makes it the village it is. We understand that this designation may not be carried forward to the Babergh Mid Suffolk Joint Local Plan (in the early stages of preparation as this NP is being drafted). Whilst there is some protection in place through statute and national policy for village greens and playing fields, it is intended that in addition to all the elements that comprise the village green, an area of Local Green Space should be created to reflect the special importance of this area to the parish.
- 12.3 At the time of the 1998 Local Plan the Village Green and playing fields formed a contiguous set of green spaces in the centre of the village. Since the VIOS designation the trees alongside the path at Freeman Primary School, and trees around the Academy have grown. The playing field elements of the VIOS are separate in character and function, and are designated as such on the Proposals Map. This is particularly important as both schools, since reorganisation, have considerably larger populations, with consequent heavier usage. These should be protected from inappropriate development to ensure they remain available for school and community sports and recreation uses in the future. Paragraph 73 of the NPPF states “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.” Paragraph 74 advises that existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on. Exceptions to this are contained in three criteria: i) an assessment shows the land to be surplus to requirements; or ii) the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or iii) the development is for alternative sports and recreational provision where the need clearly outweighs the loss. The second of these is particularly important for Stowupland not only in terms of the quantity and quality of any replacement facility, but crucially in terms of the location, as the existing playing fields, bowls club and associated facilities are located in the centre of the community.

SNP11: Playing fields

The school and parish playing fields identified on the Proposals Map are designated for sport and recreation use. This land and the land and buildings associated with it shall not be built on unless the criteria set out in NPPF paragraph 74 are complied with in full, and the location of any alternative provision is centrally located and accessible to all.



Map10: SNP11 – school and community/parish playing fields

- 12.4 The government’s 25 Year Environment Plan considers “Connecting people with the environment to improve health and wellbeing” in Chapter 3. This chapter starts with the following statement: “Spending time in the natural environment – as a resident or a visitor – improves our mental health and feelings of wellbeing. It can reduce stress, fatigue, anxiety and depression. It can help boost immune systems, encourage physical activity and may reduce the risk of chronic diseases such as asthma. It can combat loneliness and bind communities together. The green spaces in and around the village are highly valued by residents and visitors and have been reviewed through the Neighbourhood Plan process. It is proposed to designate all areas of The Green (including the characteristic ‘margins’ or verges) as Local Green Space. In addition to The Green, one area stood out as being demonstrably special to the local community, and is included in the designation Local Green Space. This area is

the meadow where footpaths 51, 53 and 54 cross, to the east of the housing allocation. This meadow is valued for its special quiet character, the sense of enclosure from the hedgerows and mature trees, the biodiversity value, its pivotal location in the rights of way network, historic field pattern, views of the church steeple, and recreation. In section 1. of Chapter 3 the plan considers 'Helping people improve their health and wellbeing by using green spaces', and states: "Our aim is for more people, from all backgrounds, to engage with and spend time in green and blue spaces in their everyday lives. ". We believe designating the meadow as Local Green Space would contribute to this aim.

History of The Meadow (Thradstones Meadow)

The meadow is one of four fields between Gipping Road and Church Road, which were Earl Stonham Charity land. Income from the renting of the land was used to benefit the poor of Earl Stonham. Part of the area is now to be developed for housing (see Policy SNP? above). The earliest deeds are among Earl Stonham Parish records and dated 1427. In these deeds, the whole area of the four fields is called Thrandestones. Many variants of this spelling follow. On the 1839 tithe map the meadow allocated as Local Green Space is named as Meadow Field or Town Land Field, so it must have sometimes been referred to as a meadow or The Meadow at least as long ago as that. It's rather unusual shape has remained the same. Until relatively recently, a barn stood near the Gipping Road end of Footpath 54A. Late 19th century maps name it as Thardstones Barn. The name has also been noted as Thradstone's. The three other fields of the Thrandestones group are named as Barn Field, Little Town land and Causeway Filed, the latter two now to be built on. In summary, this meadow was part of a larger area, all of which was called Thrandestones in the earliest document.

Amounting to 23 acres, the land had been leased to the Parish Council from at least 1897 and that lease continued after the Earl Stonham Trust sold it to George Carter for £500 in 1924. The area was considered useful for cottagers to be able to hire an acre of land to grow crops. Many villagers kept a pig or two, as well as hens, and the land would enable them to grow food for their livestock. As time went on, a decreasing number of villagers kept livestock and the one-acre plots became grouped, with farmers becoming the main tenants. In 1975, with an increase in rent and difficulty in finding tenants, the Allotment Committee recommended that the area be handed back with all tenancies ceasing at Michaelmas 1976. The land was known, at that time, as Thradstones Farm and consisted of two fields, a meadow, a barn and an orchard.

SNP12: Local Green Spaces

Local Green Spaces are designated at the village green and an area of land to the east of the village known as the meadow (or Thradstones Meadow) as shown on the Proposals Map. Local Green Spaces shall not be built on or developed for other uses unless *very special circumstances are demonstrated.

Development proposals adjacent to and/or affecting the historic setting, visual qualities, biodiversity and character of Local Green Spaces must demonstrate how the distinctive and valued qualities of the LGS have been considered, and should respond positively to the character and context of the LGS to preserve and enhance the quality of the LGS and its setting.

*Very special circumstances will include proposals for alternative uses or small scale development for community interest only that come forward through a new or revised Neighbourhood Plan, Local Development Order, Community Right to Build Order or other similar locally-led mechanism, following local consultation.

Action:

- *maintaining, enhancing and signing public rights of way and working with others to extend or develop long distance/themed routes;*
- *publication of maps/notes for walkers;*
- *investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland) and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations.*



Aerial photograph: SNP12 – Local Green Space: Thradstones Meadow



Pond on the west side of Thradstones Meadow April 2016

- 12.5 The NPPF is clear that Public Rights of Way should be protected and enhanced. The rights of way through and around the village and the wider network of rights of way through the parish and beyond are highly valued by the community, ramblers, dog-walkers and visitors from further afield. These paths are both functional, in providing links from home to school, shop or for visiting, and provide recreational and amenity value. Much of the value of these paths is derived from their rural setting and/or informal nature, and care needs to be taken to maintain them, and provide necessary repairs and enhancements, but also to respect them and not change the nature of them. Access to new development should avoid crossing, and effectively severing rural rights of way, and should avoid incorporating them into urban/suburban layouts, formalising them with hard/bitumen surfaces. The provision of lighting in these circumstances should also be carefully considered. If lighting is considered necessary it should be of high quality design, unobtrusive and low energy consumption.



The path to Church Road from Trinity Walk (between the primary school, church and village playing field) in high summer

SNP13: Public Rights of Way

Existing Public Rights of Way in the parish will be protected. Where re-routing is essential to accommodate sustainable development any loss of amenity value will be minimised.

Opportunities will be sought to enhance the network of Public Rights of Way through the creation of new links, improved maintenance and waymarking, and making use of developer contributions, agricultural schemes and local partnership initiatives.

Action:

- *maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;*
- *publication of maps/notes for walkers.*

- 13.1 The built environment and how it sits in the landscape is equally important in contributing to maintaining the character and identity of the parish. The NPPF (paragraph 56) states, “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.” The Framework encourages neighbourhood plans to develop “robust and comprehensive policies that set out the quality of development that will be expected for the area.” Paragraph 58 sets out six criteria that should be considered as contributing to good design. It states, “Planning policies and decisions should aim to ensure that development:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of use (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.”
- 13.2 A Character Area Assessment was carried out by the Neighbourhood Planning subcommittee in late 2015 and early 2016 of the built-up area of the village, and areas of the wider parish. The results of this work are referred to in the SNPLA published in February 2017. Section 2 – the evolution of the parish, and Section 5.3 of the SNPLA build a picture of how Stowupland looks today. The latter considers 8 village character areas, describing how they look, and the context for this (a good example is paragraph 5.3.2 describing the village green). Section 5.4 goes on to describe the 7 landscape character areas.
- 13.3 All new development has the potential to change the built environment, and so the policy is intended to apply to all development proposals (including domestic additions, redevelopment and conversions, new housing proposals, industrial and commercial development and agriculture related developments). But design is not only ‘visual’ – it also includes a wide range of functional aspects, including resource efficiency, and good design is essential in achieving sustainable development. Density is a component of local distinctiveness and is therefore included in Policy SNP14 below. The policy provides guidelines for preserving the distinctive qualities of Stowupland for the future and to ensure that proposals for new development incorporate resource efficient design principles.
- 13.4 Whilst “beauty is in the eye of the beholder” determining what is good design can be guided by good examples (case studies) and toolkits (such as Building in Context

(BiC) used particularly where new development is to be situated close to heritage assets) and assessment tools such as Building for Life 12. The parish welcomes the opportunity to be involved in the evolution of development schemes including Building For Life 12 assessments and pre-application discussions with the local planning authority.

Building for Life 12

Building for Life 12 is a government-endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.

Building for Life 12 was redesigned in 2012 to reflect the National Planning Policy Framework's commitment not only to build more homes, but better homes, such as can be achieved when local communities participate in the place-making process and help identify how development can be shaped to accommodate both new and existing communities. The questions raised in the assessment toolkit are designed to help structure discussions between local communities, local planning authorities, developers and other stakeholders.

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Local distinctiveness, variety, and cohesiveness

- 13.5 New housing and domestic additions are usually the most apparent changes to our built environment, and whilst there is no conservation area in Stowupland there are many listed buildings in the parish (see Appendix 2), and a traditional style of building is apparent in the village, especially around The Green. The evolution of the parish, and the number, type and location of the listed buildings clearly show the scatter of farmhouses and smaller cottages around The Green and along the roads out of the village. Earlier buildings were followed by small cottages, often of clay lump construction, and more recently with red brick and slate houses (such as the former Vicarage and Kelveden House). Most of twentieth and twenty-first century infill and small groups of dwellings are brick, although many are rendered. Most single dwellings are very conventional, but there are examples of innovative contemporary design, and these have their place, particularly when incorporating energy saving features. An evidence paper has been produced comprising photographs to illustrate the typical simple Suffolk style of domestic building that is evident in the parish.
- 13.6 Since the 1970s the pattern of growth in Stowupland has been small scale resulting in a gradual change. This must be reflected in future changes that result from development in the parish. Designs which could be replicated anywhere will not be acceptable. Variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also respect and positively contribute to local distinctiveness. Until the mid-twentieth century domestic buildings were mostly timber frame or clay lump with a rendered and plastered finish, and it is therefore expected that rendered or plastered walls will continue to be the

predominant building material. All elements of schemes must be considered to produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design.

- 13.7 Permeability within new developments and accessibility to bus stops, shops and other services and facilities from new developments are key to sustainability and integrating new development into the community, and should be an essential part of any proposal.

SNP14: Quality of development, resource efficiency and design considerations

All new development must meet the highest standards of design that respect the character, scale, form, height, proportions, density and massing, materials, context and setting of buildings in the parish, demonstrate resource efficient design, and shall:

- a) **respond positively to the key features, character and local context to maintain and enhance the community and its environment;**
- b) **not adversely affect the distinctive character around The Green, and the setting of and context for the listed buildings, heritage assets and their settings in the parish;**
- c) **enhance and protect the landscape and significant landscape features, and not involve the loss of locally important open, green or landscaped areas, including verges, trees, hedgerows, woodlands, orchards, and remnants of estate parkland, and night time dark skies that make a significant contribution to the character and appearance of Stowupland;**
- d) **provide access for all through the provision or enhancement of pedestrian and cycle links and routes that are attractive, safe and uncluttered, particularly to bus stops, the schools, and community facilities (including local shops);**
- e) **include parking spaces/facilities that are well integrated as part of the overall design;**
- f) **if appropriate to the scale of development, provide open space and green and blue infrastructure that connects, where possible, with existing green infrastructure;**
- g) **include measures to promote environmental sustainability and high levels of resource efficiency, including design and construction methods, passive design principles (e.g. site layout and building orientation designed to minimise energy demand through maximising natural light, solar gain and natural ventilation), energy and water efficiency**

measures (such as rain-water harvesting or rain water collection/recycling), low impact CO2 building materials; and other environmentally sustainable initiatives that may come forward during the plan period;

- h) provide compost bins in addition to standard refuse requirements;
- i) ensure all lighting meets optimum levels of energy efficiency; and
- j) protect the amenity of existing and future residents, particularly with regard to privacy, overlooking, security, noise disturbance and pollution (including light pollution).

For housing development within Stowupland the maintenance of local character has a higher significance than achieving a maximum housing density figure. The appropriate density for residential development should in every case result in a development that is in character with the village and respects the simple Suffolk style of domestic architecture in the parish.

Proposals for residential development shall demonstrate how Building For Life 12 has been used to assess the scheme and identify what has not accorded to that document and justify why not.

Action:

- *maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;*
- *parish tree survey and mapping of historic parkland and orchards;*
- *tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;*
- *investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland) and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations.*

14. Village employment, shops and local businesses

- 14.1 The local economy, shops and services are essential components of sustainable communities, including offering opportunities for local employment. Paragraph 28 of the NPPF advises planning policies to “support the sustainable growth and expansion of all types of business and enterprise in rural areas ; promote the development and diversification of agriculture ; support sustainable rural tourism and leisure developments” and promote the retention of local services and facilities.
- 14.2 Stowupland benefits from several areas offering employment; a mixed business area lies at the northern end of Mill Street adjoining the village settlement boundary, a company manufacturing high quality bespoke kitchens is situated in former farm buildings to the east of the village, and there are a number of small businesses in the parish providing plumbing, electrical, joinery, building, motor vehicle repair, tree surgery and agricultural services amongst others. In addition, there are several farms located within the parish boundary. This variety of employment and business uses in the parish offers local employment and provides a valuable contribution to the local economy. It is important that future growth in the parish includes employment and business opportunities.

SNP15: Retention of employment, retail and business premises

Proposals to change the use and/or redevelop existing employment uses, shops and other local businesses (e.g. car repairs, pubs) will be supported where the proposal continues to provide, extends or enhances employment uses, and/or local businesses/services. Proposals for new employment uses, either through new building or changes of use, will be supported where they are small-scale, appropriate in scale and appearance with their surroundings and where they do not affect residential amenity (including car parking and access arrangements).

All proposals for new or extended employment uses, shops and other businesses should provide car parking on site in accordance with adopted standards.

15 Protection of Locally Valued Community services and Resources

- 15.1 The importance of rural services is recognised in paragraph 28 of the NPPF as contributing to a prosperous rural economy and promoting healthy communities. Many of the consultation and survey results for the Stowupland Neighbourhood Plan show that the services and facilities currently available in Stowupland are well used and greatly valued resources. As a result, a list of Locally Valued Resources has been drawn up and is to be reviewed on a regular basis. The current list (2017) is shown below.

Table 4: Locally Valued Resources

United Reform Church chapel and meeting room	Village Hall	Post Office and farm shop
Holy Trinity Parish Church and church hall	Sport & social club	Butchers
Pre-school/nursery	Playing field	The Crown PH
Primary school	Play park	The Retreat PH
High school/Academy	Bowls Club	Fish and chip shop
Stowupland Sports Centre	Allotments	Chinese take-away
School tennis courts		Petrol filling station and convenience shop

- 15.2 Paragraph 28 also advises that neighbourhood plans should “promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”. These services and facilities provide a vital role in contributing to the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of our community, and in reducing the need to travel. Redevelopment or change of use of the buildings and spaces to other uses, such as residential, would result in the loss of the valued service or facility, and whilst fashions and tastes change over time, it is important to retain the opportunities for services and facilities to continue to meet the needs of residents of the parish. So, for example, if a type of take-away, shop or a pub closes the policy would ensure the premises remain available for a similar use. Similarly, the allotments and sports and play facilities are highly valued, and should remain available to meet the needs of residents. The aim of the policy is to support and safeguard key services and facilities in the interests of sustainable development and quality of life, and prevent changes of use or redevelopment proposals that would result in a permanent loss of a building or space that provides local services or facilities.

Policy SNP16: Protection of Locally Valued Resources

Proposals that will result in the loss of Locally Valued Resources (as defined in Table 4) which support the local community (or premises last used for such purposes) will not be supported unless:

- a. **it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and**

- b. it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

The list of Locally Valued Resources is shown in Table 4 and will be reviewed regularly by the Parish Council.

Action:

- *provide and maintain Broadband and wi-fi to the village hall, making it available for groups and meetings;*
- *enhancing the playpark.*

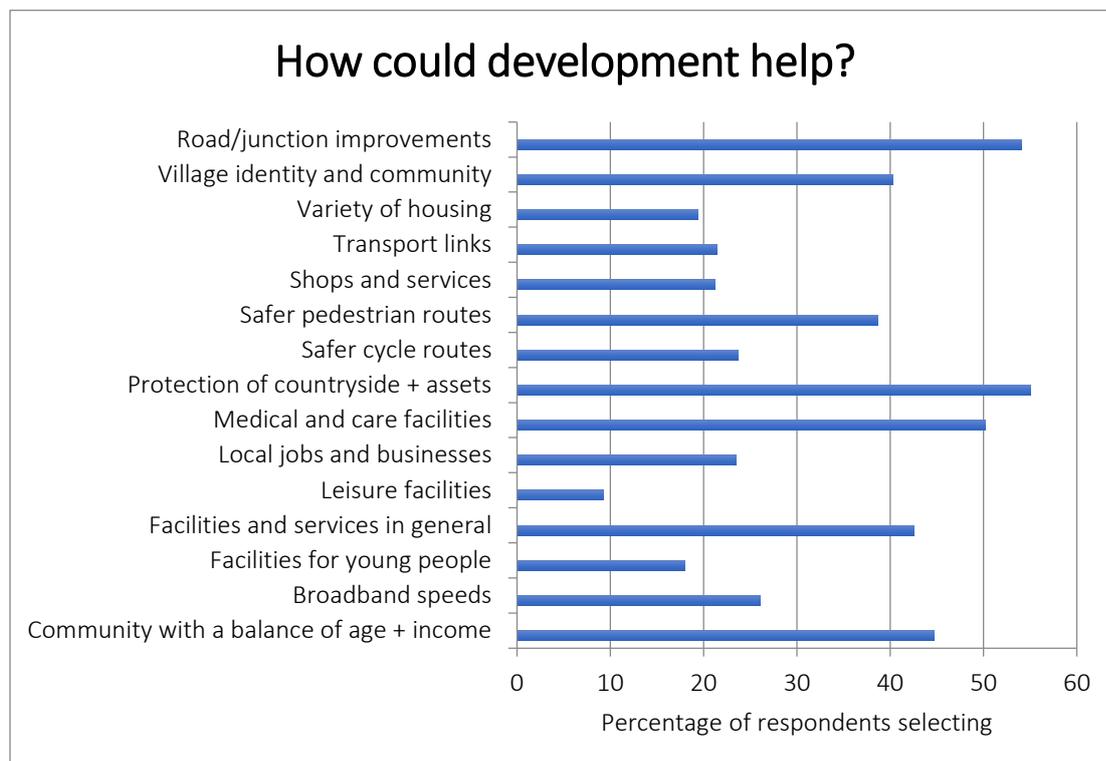
Appendix 1

Parish Aspirations and Projects

The mini questionnaire in 2015 asked the question: “What are the things that you think a new development might help to fund in the village?” This was an open-ended question that invited a wide range of responses, some of which could be described as ‘individual’ and suggestions that some people would disagree with. In addition to the practical infrastructure items, such as a Doctors’ surgery and road improvements including safety improvements for pedestrians, respondents listed improvements to: footpaths, cycle ways, and paths (including for those who use wheelchairs); and provision of such items as an outdoor gym, youth facilities, lighting, tennis courts, better parking, pavements alongside the A1120 to

Tesco, and improvements to the Village Hall and Social Club and local bus services. Other suggestions included: green energy for the village and help for small businesses.

The main questionnaire that followed asked a more specific question around this topic: “Bearing sustainable development in mind, what do you think are the biggest benefits development could bring to Stowupland?”. Respondents were asked to select up to five items from a list of 15, and the table below summarises the results.



The Neighbourhood Plan sub-committee considered these and specific items raised by parish councillors and where appropriate these are included as Actions following the policies in the plan. The following list includes these Actions together with other projects that are long-term aspirations or involve other agencies (e.g. highway and transport) and ideas for improvements and provision of new facilities in the parish:

- an extension to the cemetery;
- provide and maintain Broadband and wi-fi to the village hall, making it available for groups and meetings;
- traffic calming/traffic management measures (including considering extension of the 30mph limit) on Gipping Road to make the road safer for pedestrians, cyclists and horse-riders;
- safer routes to both the schools (and pre-school/nursery);
- enhancing the playpark;
- maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;
- publication of maps/notes for walkers;
- parish tree survey and mapping of historic parkland and orchards;

- tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;
- investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland) and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations;
- pedestrian/cycle-friendly treatment of Rendalls Lane;
- variable speed limit – so 20mph is mandatory through Church Road past both school entrances; and
- enhanced speed restriction signing.

Since the two questionnaires were undertaken Babergh and Mid Suffolk councils adopted the Community Infrastructure Levy (CIL), which is had an important source of funding for the parish. The Parish Council has decided to produce a Parish Improvement Plan, and the following sets out how this will be achieved.

Process for preparation and review of a Parish Infrastructure Improvement Plan (PIIP)

Introduction

When construction of new housing or retail developments (or extensions to existing buildings) is commenced, the developer is required to pay to the District Council a Community Infrastructure Levy (CIL). The amount payable is based upon the internal floor area of the development. A percentage of the CIL payment is paid to the local council within whose area the development is taking place.

Stowupland Parish Council will be receiving its first CIL payment at the end of April 2018. Further payments will be made, at the end of April and September each year, as development proceeds or any new development within the village commences. In order to direct these funds towards infrastructure projects to benefit residents of Stowupland, the Parish Council will produce a Parish Infrastructure Improvement Plan (PIIP). This is designed to identify needs of the community as a result of additional housing development.

Process for Preparation and Review of the PIIP

Parish Council to establish a sub-committee which will report to Parish Council.

A consultation with residents will be held to identify the needs and aspirations of residents. This will be done via the Annual Parish Meeting, the Telstar Magazine, the village web site and notices around the village.

The sub-committee will consider the results of ongoing consultation and produce a draft PIIP for consideration by Parish Council and, once approved, it will be reviewed, updated and reported to Parish Council at least twice per annum – June and November and at other times as and when required.

Listed Buildings in Stowupland

Grade II*

Columbine Hall

Grade II

Church Road/A1120

Appleton Pendle Cottage

Barn Cottages and Foxglove Barn

Crown Farmhouse

Holy Trinity Church

The Crown Public House

The Thatch and Two Flanking Cottages

The Croft

Stowupland Hall

Gipping Road

Pasture Cottage

Mill Street

17, Mill Street

Mill Green Farmhouse

Green Farmhouse

Cartlodge 70 Metres South West of Green Farmhouse

Barn 40 Metres South West of Green Farmhouse

Old Farmhouse

Orchard House

The Thatched Cottage

Rendall Lane

Water Run Farmhouse

Upland House

Upland Cottage

Saxham Street

Grange Cottage, 31 Saxham Street,

Grange Farmhouse

Thorney Green + Thorney Green Road

28, Thorney Green Road

44 and 46, Thorney Green Road

Thatched Cottages

Oak Farmhouse

Mount Pleasant Farmhouse

Pooles Farmhouse

Doles Farmhouse

Elm Farmhouse

Firtree Farmhouse

Gipping Farmhouse

Poplar Farmhouse

Star Orchard

Thorney Green Cottage