

# Badwell Ash & Long Thurlow



Submission draft  
February 2025



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# Foreword

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Welcome to the Badwell Ash and Long Thurlow Neighbourhood Plan.

With housing pressures growing across the county, the impact of climate change visible all around us and the fine balance between the need to grow food (which we do very well) and the public expectations of 'the countryside' being debated, we thought it was time to set out some markers for how we, as a community of residents, farmers, landowners, and businesses want our parish to flourish in the next fifteen years or so.

It makes for a long read but don't be put off. Some of it is written in fairly technical language, designed for consumption by planners and developers.

It addresses issues that are going to shape our Parish, setting out how many new houses should be built and, if so, how many on a site; where should they go; how affordable should they be and what should they look like?

It's important we get those views across clearly because all the policies in this Plan will have to be taken into account by local Councils when they consider any future developments in our Parish.

As well as the technical stuff, the Plan also reflects a whole range of other issues that residents in the Parish told us were important to them. Things like valuing the countryside and the wildlife all around us; our need for good transport links; the need to preserve our dark skies; the need for safer roads – the list was long. These are all topics that we can tackle and, we hope, will inspire not only the Parish Council but all of us to help shape the future of our parish.

However, none of this would have been possible without the the many layers and levels of contribution we received - from the residents who came to the open meetings; delivered flyers; answered questionnaires; spoke to us and just encouraged us.

Special thanks must also go to the Parish Council for their steadfast support, time and guidance and, not least, to Andrea and Rachel our external consultants who steered us so professionally (and gently) through the complicated process and without whom this document would not have seen the light of day.

**Neighbourhood Plan Steering Group**





PLEASE KEEP  
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AT ALL TIMES



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# 1. Introduction

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- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan. These plans can establish general planning policies for the development and use of land within the neighbourhood. Neighbourhood Plans, when complete, become part of the legal planning policy framework for the designated area. There is no formal requirement to produce a Neighbourhood Plan. It is a power open to the Parish Council to use, should they so wish.
- 1.2 Parish Councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say in how their area grows and develops. This draft of the Badwell Ash and Long Thurlow Neighbourhood Plan is a community-led plan and has been prepared by a small Steering Group consisting of a mix of Parish Councillors and local volunteers (see Appendix A for a list of Steering Group members).
- 1.3 The Badwell Ash and Long Thurlow Neighbourhood Plan will provide the first ever statutory planning policy document specifically for the parish. The Neighbourhood Plan is concerned with the use and development of land up to 2038. Once the Plan is 'made' and comes in to force it will be used by Mid Suffolk District Council to determine planning applications in the parish and the Parish Council will also use it to respond to consultations on planning applications in the parish.
- 1.4 The Neighbourhood Plan will provide clarity on what will be expected from proposals for new development in the parish. The process of preparing the Plan began in September 2022 when the Neighbourhood Plan Area was formally designated by Mid Suffolk District Council. The Neighbourhood Plan Area covers the entire civil parish of Badwell Ash and Long Thurlow.
- 1.5 The Plan looks ahead to 2038 which is slightly longer than the plan period for the Babergh-Mid Suffolk Joint Local Plan (BMSJLP), Part 1 of which runs to 2037. Neighbourhood Plans are statutory documents and therefore there are formal regulations which govern how they are produced. Neighbourhood Plans are required to manage development proactively to ensure it meets local needs and the policies within it must be positively prepared and recognise that there will continue to be development in the parish in the future. Neighbourhood Plans are not a mechanism for stopping development, they are there to ensure it takes place in a way that is appropriate for the parish. In practice, the Local Plan cannot feasibly deal with all of the issues particular to every town and village across the district and therefore Neighbourhood Plans can provide additional details which reflect specific local circumstances and conditions.
- 1.6 The aims of the planning system and those of Neighbourhood Plans is set out in guidance, and therefore by undertaking a Neighbourhood Plan, the Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group aims to:



- Enable the local community to influence and shape the design and location of new development in the parish
- Establish what is special about the parish of Badwell Ash and Long Thurlow and provide for its protection and enhancement
- Provide a clear and locally distinctive set of policies to determine future planning applications in the parish and assist the Parish Council in responding to future consultations on applications in the Neighbourhood Area.



Figure 1: Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group.

### Neighbourhood Plan process

- 1.7 This Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011 and the Levelling Up and Regeneration Act 2023) and the Neighbourhood Planning Regulations 2012 (as amended). The diagram below (figure 2) outlines the stages in the process for this Neighbourhood Plan.

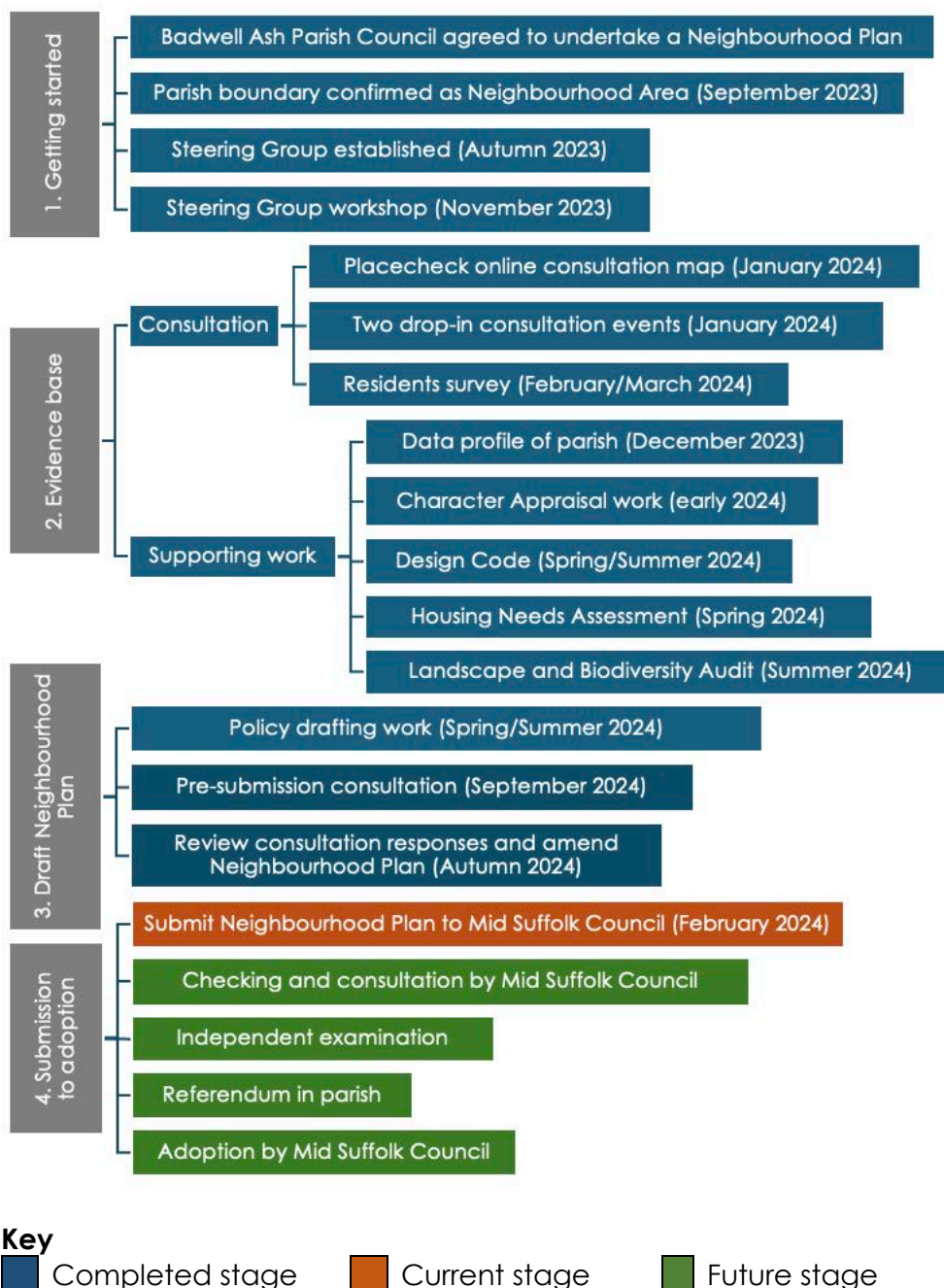


Figure 2: Stages of developing the Badwell Ash and Long Thurlow Neighbourhood Plan.

### Pre-submission consultation (Regulation 14)

1.8 The Pre-submission version of the Neighbourhood Plan was published for public consultation with the local community, businesses and statutory agencies between 27<sup>th</sup> September to 8<sup>th</sup> November 2024.

### Accompanying supporting documents

1.9 The Badwell Ash and Long Thurlow Neighbourhood Plan is accompanied by the following documents:



- **Design Guidance and Codes** – produced by consultants AECOM using Locality Technical Support and completed in June 2024. A focus on design elements to inform policy making and application determination across the Neighbourhood Area.
- **Housing Needs Assessment** – produced by consultants AECOM using Locality Technical Support and completed in July 2024 – a desk based study of the likely housing needs of the parish.
- **Data Profile** – a compendium of statistical data and local evidence covering key themes within the Parish, completed in December 2023.
- **Landscape and Biodiversity Audit 2024** – an assessment of landscape character and biodiversity in the parish completed in July 2024 by Wilder Ecology.

## Submission

- 1.10 Following the conclusion of the pre-submission consultation, all representations have been analysed and changes made to the plan as appropriate. The Parish Council agreed for the amended Plan to be submitted to Mid Suffolk District Council on 4th February 2025. The submitted Neighbourhood Plan is accompanied by two additional documents. These are:
- **Basic Conditions Statement** – provides evidence that the Neighbourhood Plan policies meet the statutory basic conditions.
  - **Consultation Statement** – details the community engagement and consultation processes undertaken by the Steering Group/Parish Council to inform the Neighbourhood Plan content.

## Examination and Referendum

- 1.11 After submission, Mid Suffolk District Council will undertake a checking process and further consultation. The Neighbourhood Plan will then go through an independent examination. Subject to the Examiner's report, the Neighbourhood Plan should then proceed to referendum.
- 1.12 At referendum, every resident of Badwell Ash and Long Thurlow Parish who is entitled to vote in the Council elections will have the opportunity to vote on whether or not they agree with the Neighbourhood Plan. At referendum, residents will be asked: *Do you want Mid Suffolk District Council to use the Neighbourhood Plan for Badwell Ash and Long Thurlow to help it decide planning applications in the Neighbourhood area?* If the Plan gets at least 50% support from those who vote in the referendum, Mid Suffolk will **make** (adopt) the Neighbourhood Plan as part of the statutory development plan.

## Neighbourhood Plan Area

- 1.13 The Neighbourhood Plan Area covers the entire civil parish of Badwell Ash and Long Thurlow and was formally designated by Mid Suffolk District Council on 20<sup>th</sup> September 2022.







## 2. National and local planning policy context

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### **'Development'**

- 2.1 Development is defined as: *'The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'*. Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a 'plan-led' system and restates the requirement that: *'determination must be made in accordance with the Plan unless material considerations indicate otherwise'*.

### **National Planning Policy**

- 2.2 Neighbourhood Plans are prepared in the context of the existing national and local planning policy that is in force at the time that the Neighbourhood Plan is being prepared. National planning policy is found in the National Planning Policy Framework (NPPF); the most recent version of which was published in December 2024. This sets out the Government's broad intentions in terms of the purposes of the planning system and their expectations in terms of the delivery of sustainable development. National planning policy is not part of the 'development plan', which is used to determine planning applications but is a material consideration, which is given due weight depending upon the age of the various components of the development plan in force for the area. Local planning policies are required to be in general conformity with national planning policies as set out in the NPPF.
- 2.3 The NPPF at paragraph 8, also sets out the Government's definition of 'sustainable development'. One of the Basic Conditions for Neighbourhood Plans, which is set out in the legislation is that Neighbourhood Plans are required to contribute to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.4 The NPPF makes it clear that achieving sustainable development through planning requires the balancing of three interdependent and overarching objectives as follows:
- a. *An economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.*
  - b. *A social objective: to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by*

- fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c. *An environmental objective: to protect and enhance our natural, built and historic environment; including using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

## Local Planning Policy

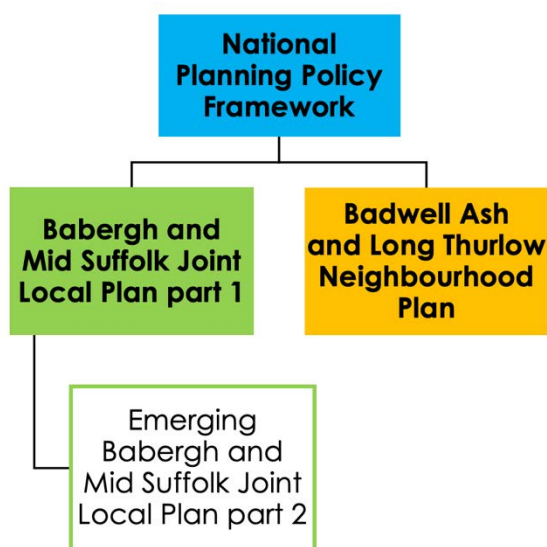


Figure 3: relationship between the Neighbourhood Plan, the Local Plan and the National Planning Policy Framework.

- 2.5 Every local planning authority in England is required to prepare a Local Plan. Local Plans include all of the planning policies for the district's area and identify how land is used, determining what will be built and where. Mid Suffolk District Council is currently working with Babergh District Council on replacing the existing local plan policies by producing a Joint Local Plan for the area known as the Babergh and Mid Suffolk Joint Local Plan (JLP). Part 1 of the Joint Local Plan which has a plan period which extends to 2037, was adopted by both Councils in November 2023. Part 1 of the Local Plan contains the strategic policies and development management policies for the two districts except for the spatial distribution/settlement hierarchy, open spaces, and site-specific allocations.
- 2.6 Part 2 of the Joint Local Plan will contain those other elements and is currently being prepared. The first stage of this process a 'Call for Sites' was undertaken in January 2024. It is expected the Local Plan Part 2 will be concluded in 2025. The JLP, along with any Neighbourhood Plan, provides the basis for determining planning applications and future development in the local area and should be consistent with the National Planning Policy Framework.

- 2.7 In addition, it should be noted that the Adopted Development Plan for the area also includes the Suffolk Minerals and Waste Local Plan 2020<sup>1</sup>.
- 2.8 As outlined earlier, the Badwell Ash and Long Thurlow Neighbourhood Plan, once 'made' (adopted), will form part of the statutory Development Plan for the area, and future planning applications for new development will be determined using its policies. The diagram above shows the relationship between the Neighbourhood Plan, the Local Plan and the National Planning Policy Framework.
- 2.9 Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk, and makes planning policies and decisions in relation to minerals and waste. The relevant policy document is the Suffolk Minerals and Waste Local Plan,<sup>2</sup> adopted in July 2020, which also forms part of the Local Development Plan for the Neighbourhood Area. It should be noted that although there are no safeguarded minerals or waste sites in the Neighbourhood Area, the whole of the plan area is covered by the Minerals Consultation Area and therefore any proposed development within this area meeting the criteria would trigger Policy MP10: Safeguarding of the Suffolk Minerals and Waste Local Plan (2020)

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<sup>1</sup> Suffolk Mineral and Waste Plan, <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme> (accessed 24.07.24)

<sup>2</sup> <https://www.suffolk.gov.uk/planning-waste-and-environment/minerals-and-waste-policy/suffolk-minerals-and-waste-development-scheme?nodeId=a35ff857-dc57-5cd5-b9d2-f9544982ef4e&entryId=913007a6-6604-51d0-b508-6082950757d8>







# 3. Badwell Ash and Long Thurlow parish

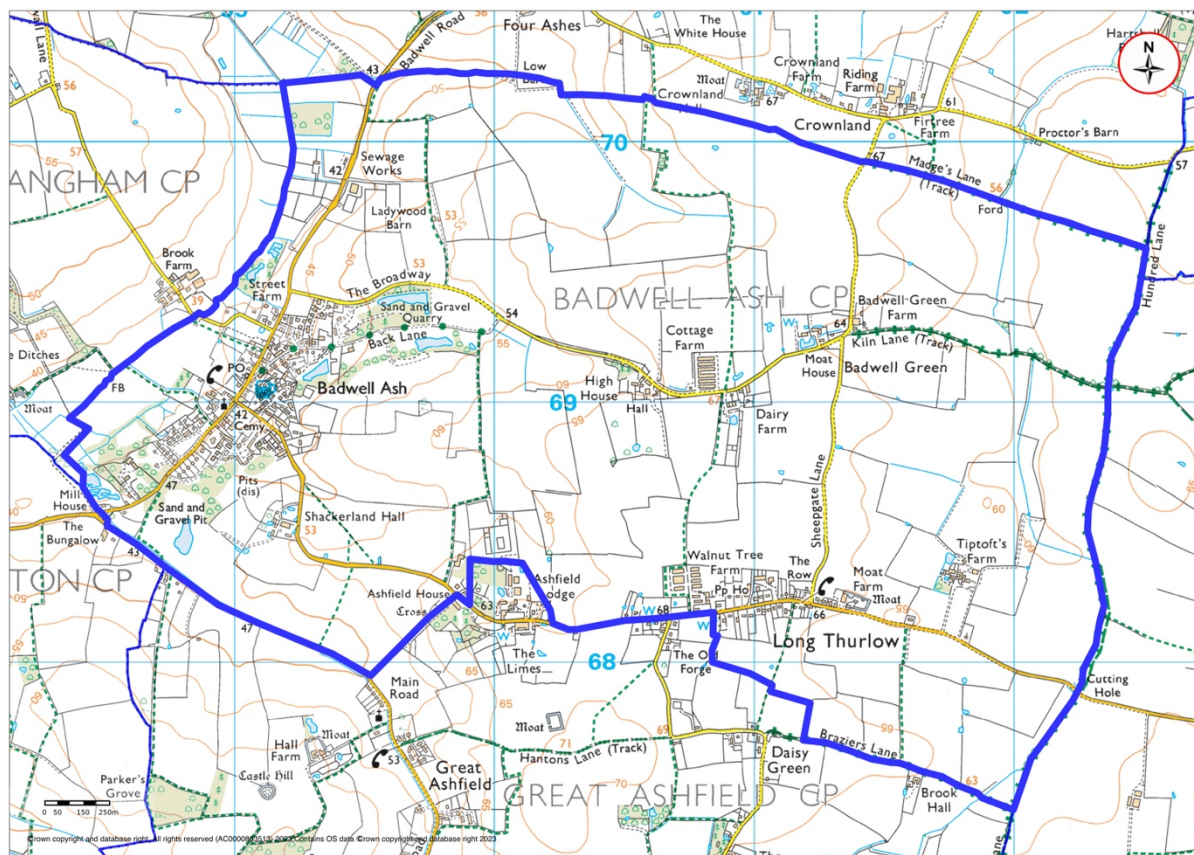


Figure 4: Badwell Ash parish map (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 3.1 The parish of Badwell Ash and Long Thurlow is located in the Mid Suffolk district of Suffolk, about 12 miles from both Bury St Edmunds and Stowmarket. The parish includes the main village of Badwell Ash which is a traditional Suffolk village, and the hamlets of Badwell Green and Long Thurlow.
- 3.2 Badwell Green is a small, dispersed grouping of some 15 homes, 1 mile east of Badwell Ash itself and includes Badwell Hall, a Tudor manor house, at its western end. Long Thurlow is a delightful little hamlet built on the boundaries of Badwell Ash and Great Ashfield parishes. There are now approximately 70 houses of which 10 are in Great Ashfield and the rest in Badwell Ash.

## History and evolution of the parish

- 3.3 The name Badwell Ash means 'Bada's stream near the field with ash trees'. Badwell Ash was originally called Parva Asshefelde, "Little Ashfield", with the name being changed in the 14th century. It is one of several villages and hamlets in the area with an association with ash trees. The settlement is a linear settlement, and this is evident today, with the historic buildings located on the road frontage set against the edge of the pavement. The listed buildings are distributed along the main road, forming small, separated clusters, interspersed amongst areas of 20th century housing. In the mid to late 20th century modern housing developments were constructed on the west and to the south-east of the historic area of the settlement, greatly expanding the size of the settlement.

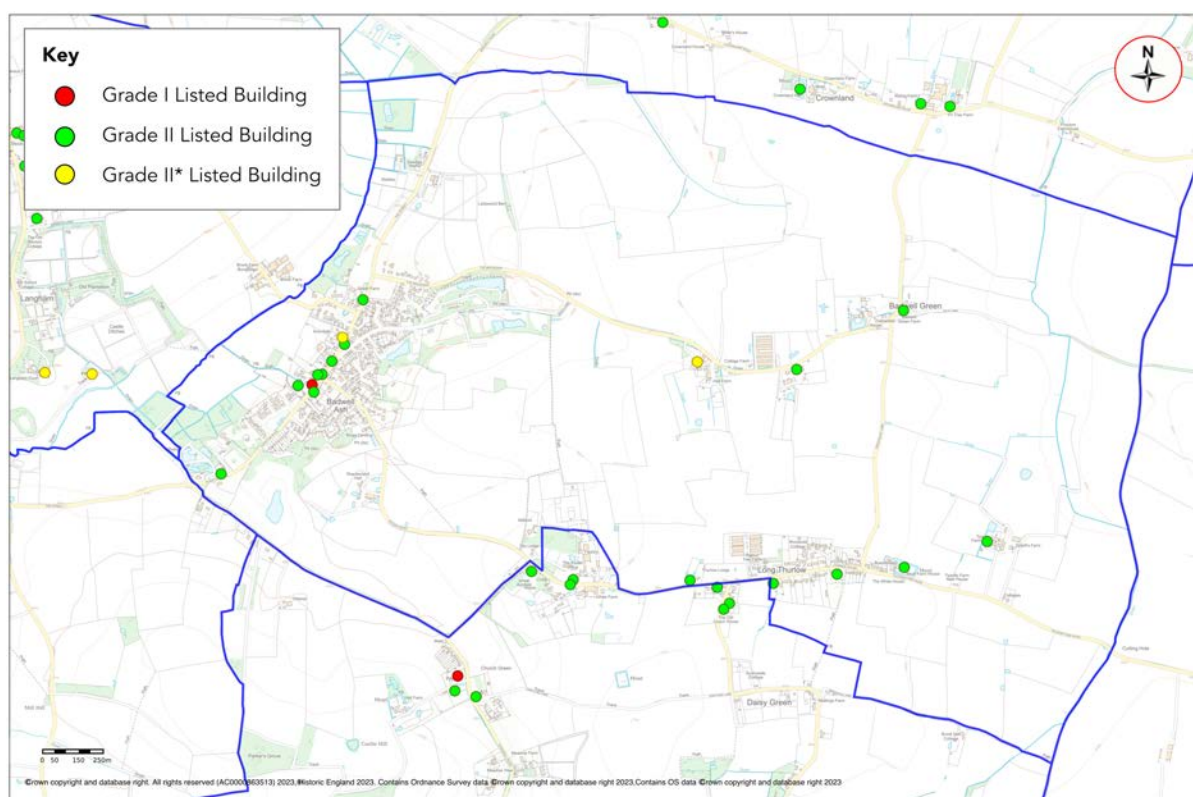


Figure 5: Listed Buildings in the parish (source: Parish Online, with own annotations). Blue line denotes parish boundary.

- 3.4 Within the parish, there is archaeological evidence of both Roman and Anglo-Saxon settlement which includes artefacts such as coins and pottery. However, the Suffolk Historic Environment Record (HER), contains evidence of a later prehistoric settlement found at Shackerland Hall Quarry (BAA 013) and Late Bronze Age to Early Iron Age activity west of Richer Road (BAA 061).
- 3.5 The Parish Church of St Mary lies at the centre of Badwell Ash village and is Grade I Listed. The church was historically linear in character and is sited close to the main road through the village. The oldest part of the church is the



chancel which dates to the early/mid-14<sup>th</sup> century, with a later 14<sup>th</sup> or early 15<sup>th</sup> century nave, which still retains its original roof structure. The church is suggested to contain some of the finest flushwork panels from any church in East Anglia and is home to the Turret Clock. The Turret Clock in the tower at St. Mary's is believed to have been made in the late 17<sup>th</sup> century, around 1680. The tower itself was built in the late 15<sup>th</sup> century during the reign of Richard III (d. 1485) primarily to house the peal of 5 bells.



Figure 6: St Mary's Church, Badwell Ash.

- 3.6 The main street through Badwell Ash village, contains a range of listed buildings. There is a wide range in the age of the buildings with the earliest buildings pre-dating the 16<sup>th</sup> century. Older properties have frontages directly onto the street and later infill development tends to be set back from the road frontage. Archaeological excavations that have taken place in the main village in advance of new development to the north, have shown the presence of archaeological layers dating from the 16<sup>th</sup> century.



Figure 7: High Street, Badwell Ash.

3.7 The main village has had large scale 20<sup>th</sup> century alteration, with the erection of large areas of new housing to the north-east and west of the built up area. The character of the settlement is dominated by this 20<sup>th</sup> century development, which comprises the great majority of the built form. There is however a relatively short surviving linear core, albeit one that has been heavily infilled. The church is a visually dominant feature particularly when approaching from the south, and there are four other grade II listed buildings clustered around it.

3.8 **Long Thurlow** is a linear hamlet of approximately 60 dwellings located to the east of the parish, close to the parish boundary with Great Ashfield. Historic maps show that even as late as 1836 there were only three scattered farmhouses, a couple of semi-detached houses for farm workers, and a smithy in this location, with another building, likely to be a manor house stood at the end of the village. After the 1850s, a row of 10 slate roofed, redbrick cottages with a grocer's shop at the end were built, and the nucleus for a village street created. Incremental development of single dwellings appeared until the interwar period when more dwellings were built including the first semi-detached council houses.



Figure 8: Long Thurlow Road, Long Thurlow.

3.9 At the end of WWII, there were 28 houses in Long Thurlow together with a flourishing public house called the "Thurlow Arms", a hostelry and a smithy. In the 1950s mains water was installed, followed by main drainage in the 1960s. Further development took place and the previous large gaps between the houses were infilled. The public house and the other amenities are no longer in those original uses.

3.10 There is no Conservation Area in the parish nor are there any Scheduled Ancient Monuments.

### Population and demographics

3.11 The population of Badwell Ash parish was 770 residents on Census day 2011. 47.3 per cent of residents were males and 52.7 per cent of were females. By



2021, this had risen to 817, of which 47.9 per cent were males and 52.1 per cent were females.

- 3.12 In 2021, there were 361 households in the parish which had risen from 316 in 2011. 70 per cent of those households own their home with the remaining 30 per cent being split almost equally between private and social rented housing. Household composition data from the Census shows that the percentage of one person households increased in the parish between the 2011 and 2021 Census.
- 3.13 Between the 2011 and 2021 Census, the percentage of the population aged 64 years and under has declined. However the percentage of the population aged 65 years and over has increased from 18.2 per cent to 28.1 per cent. Census 2021 data also reveals that Badwell Ash parish has a smaller percentage of the population aged under 15 years compared to Mid Suffolk and Suffolk. There is a higher proportion of residents aged 65 years and over in Badwell Ash parish compared to Mid Suffolk and Suffolk.

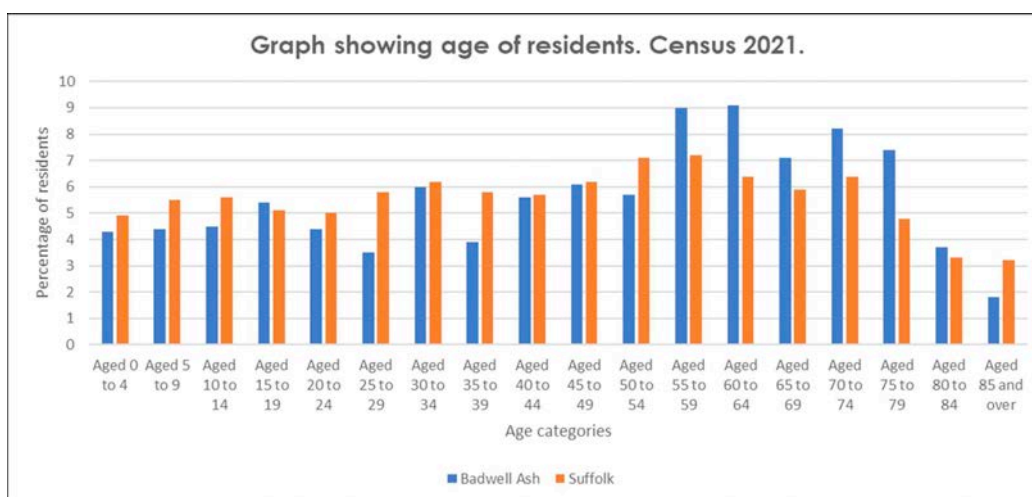


Figure 9: Graph showing the age of Badwell Ash and Suffolk residents in 5-year age categories (source: Census 2021 [www.ons.gov.uk/visualisations/customprofiles/build/](http://www.ons.gov.uk/visualisations/customprofiles/build/)). Obtained 17.11.2023.

## Health and wellbeing

- 3.14 The following table shows how the population reported their general health in the 2021 Census. The population of Badwell Ash reported better health compared to Mid Suffolk and Suffolk. In addition, 14.2 per cent of the usual residents of Badwell Ash parish are 'Disabled' under the Equality Act. This compares to 17 per cent for Mid Suffolk and 18.2 per cent for Suffolk.

General health	Badwell Ash parish percentage	Mid Suffolk district percentage	Suffolk percentage
Very good health	48.1	46.9	45.6
Good health	37.7	46.0	35.8
Fair health	10.5	12.9	13.6
Bad health	3.1	3.4	3.9
Very bad health	0.6	0.9	1

### Qualifications

- 3.15 20.0 per cent of residents aged 16 years and over in Badwell Ash parish have no qualifications. This compares to 17.6 per cent for Mid Suffolk and 18.1 per cent for Suffolk.

### Deprivation

- 3.16 The parish is located within Lower Layer Super Output Area Mid Suffolk 004A. A Lower Layer Super Output Area (LSOA) is a geographic area in the United Kingdom used for statistical purposes. It is a small area that is designed to have a similar population size, with an average of 1,500 residents or 650 households. In the Indices of Multiple Deprivation 2019, SOA 004A was ranked 21,061 out of 32,844 LSOAs in England, where 1 is the most deprived LSOA. This is amongst the 40 per cent least deprived neighbourhoods in the country. In 2015, this LSOA was ranked 18,863 out of 32,844 – amongst the 50 per cent least deprived in the country. The indices of Multiple Deprivation take into account 9 main factors. In 2019, these reported that the parish of Badwell Ash was:

- 30 per cent least deprived neighbourhoods for Income Deprivation.
- 20 per cent least deprived neighbourhoods for Employment Deprivation.
- 50 per cent least deprived neighbourhoods for Education, Skills and Training.
- 30 per cent least deprived neighbourhoods for Health, Deprivation and Disability.
- 30 per cent least deprived neighbourhoods for Crime.
- 10 per cent most deprived neighbourhoods for Barriers to Housing and Services. This measures the physical and financial accessibility of housing and local services.
- 40 per cent most deprived neighbourhoods for Living Environment Deprivation
- 30 per cent least deprived neighbourhoods for Income Deprivation Affecting Children.
- 30 per cent least deprived neighbourhoods for Income Deprivation Affecting Older People.

### Education

- 3.17 In December 2013 the primary school closed. The catchment primary school for Badwell Ash is Norton CEVC Primary School, which also has a pre-school.



Some children also travel to Walsham le Willows CEVC Primary School or Elmswell CP School.

- 3.18 For secondary school education, children travel to Thurston Community College, which has its Sixth Form based in Beyton or to SET at Ixworth.

### **Community infrastructure and facilities**

- 3.19 There are a range of community buildings and spaces within the parish which host a range of activities and clubs. These include:

- St Mary's Church, Badwell Ash.
- The Village Hall and Recreation Grounds. The Recreation Ground is a large playing field suitable for sporting activities and a new children's playground for children aged 2 – 12 years old, which was funded by the Parish Council through Community Infrastructure Levy funding.
- The Village Shop and Post Office is located on The Street.
- Rumbles Fish Bar and Takeaway is located on The Street.
- The White Horse Inn is located on The Street in Badwell Ash.
- Two Fishing Clubs fish in the parish at Back Lane Fishing Lakes and Shackerland.
- The Gun Club is located on Back Lane.
- The mobile library visits the parish on alternate Tuesdays.

- 3.20 Current plans for the Village Hall include trying to improve the rear patio area, improve fencing and improve the outside of the village hall including extra insulation to help reduce running costs. The Parish Council is investigating providing 40 more car park spaces and 3 multi-use pitches at the site through applying for Community Infrastructure funding. The Parish Council has recently installed a separate area alongside the existing children's play area with a suitable all weather surface to include adult exercise equipment and basketball/table tennis equipment.

- 3.21 There are three cemeteries/burial grounds in the parish.
- The churchyard surrounding St Mary's Church. This was closed for burials in 1990, although it had not been used for more than 120 years.
  - An extension to the cemetery was opened in Richer Road and by 2018 there was only capacity for 10 more burials.
  - In October 2023, a new churchyard was consecrated called Broadway Churchyard. Planning permission was granted on 01.05.2020 for change of use of land from agricultural land to a cemetery including creation of car park and vehicular access.

- 3.22 There are no allotments in the parish.

## Landscapes

- 3.23 Mid Suffolk district is divided into 12 landscape typologies as identified in the Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015.<sup>3</sup> Each landscape character provides a brief description of the essential defining characteristics of the landscape and settlements. The majority of Badwell Ash parish is identified as Ancient Plateau Claylands, although a small part falls within the Valley Meadow and Fens landscape character type. Long Thurlow is identified as Plateau Claylands.

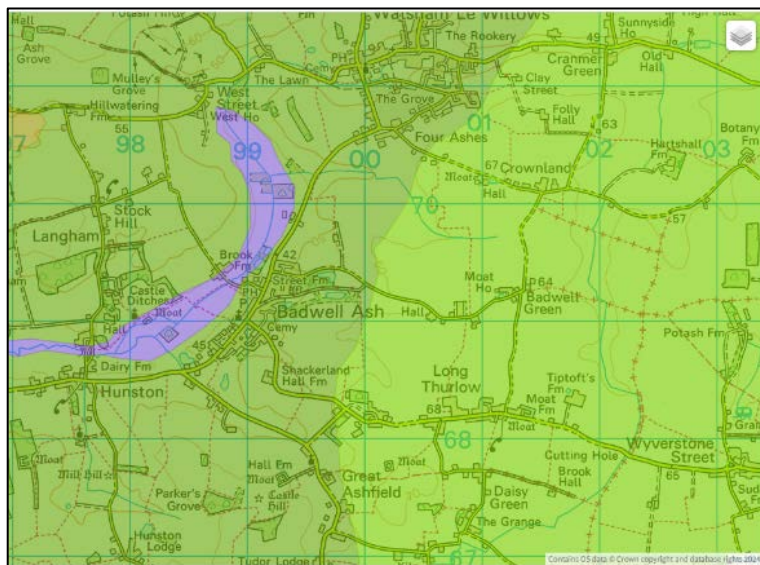


Figure 10: Landscape Character (source: <https://suffolklandscape.org.uk/map/ordnance-survey/>). Obtained 15.11.23.

Dark green is ancient plateau claylands. Light green is plateau claylands. Purple is valley meadows and fens.

## Biodiversity

- 3.24 There are no nationally or internationally protected nature conservation sites within the parish nor are there any County Wildlife Sites. However *The Gardens*, Great Ashfield Site of Special Scientific Interest (SSSI) is located adjacent to the southern part of the parish boundary and its Risk Zone covers the parish. The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect particular sensitivities of the features for which it is notified and indicate the types of development proposals which could potentially have adverse impacts.

<sup>3</sup> Joint Babergh and Mid Suffolk District Council Landscape Guidance, August 2015, <https://www.midsuffolk.gov.uk/documents/d/asset-library-54706/joint-landscape-guidance-aug-2015> (accessed 24.07.24).



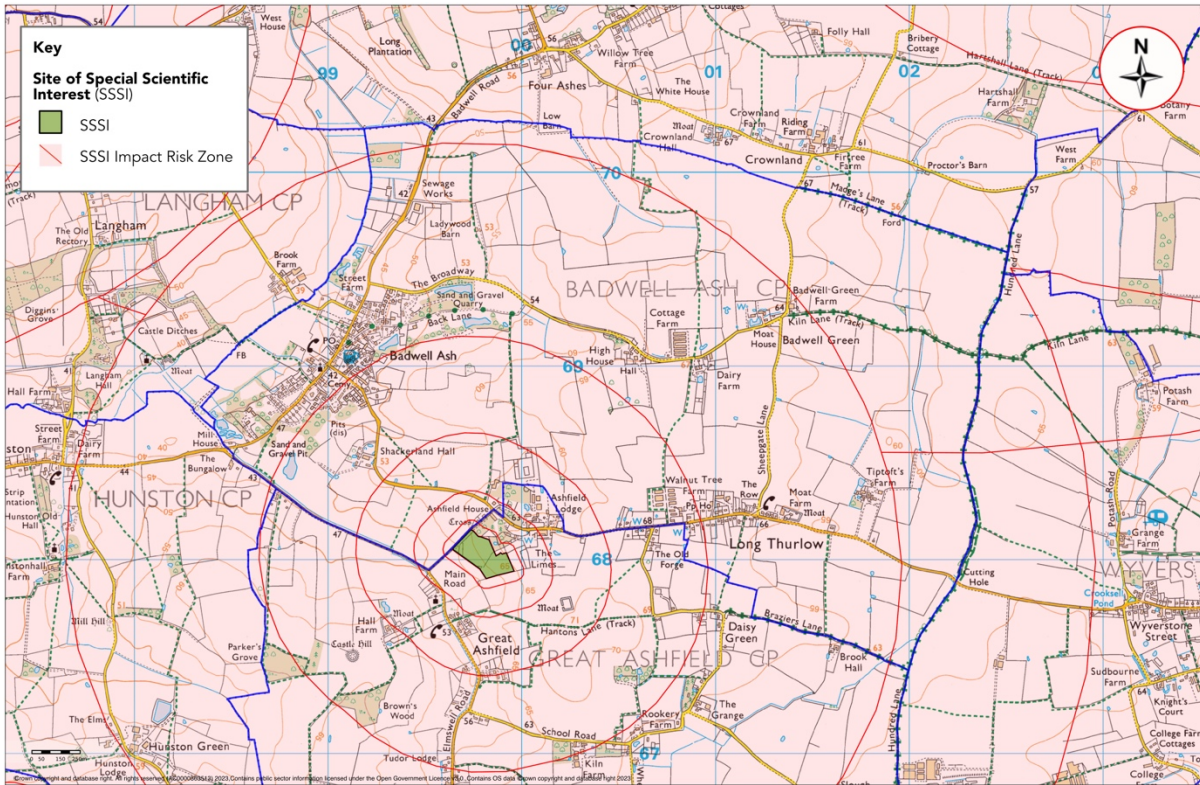


Figure 11: SSSI Risk Zones covering Badwell Ash parish (source: Parish Online with own annotations). Blue line denotes parish boundary.

3.25 There are however records of protected species and priority habitats within the parish.

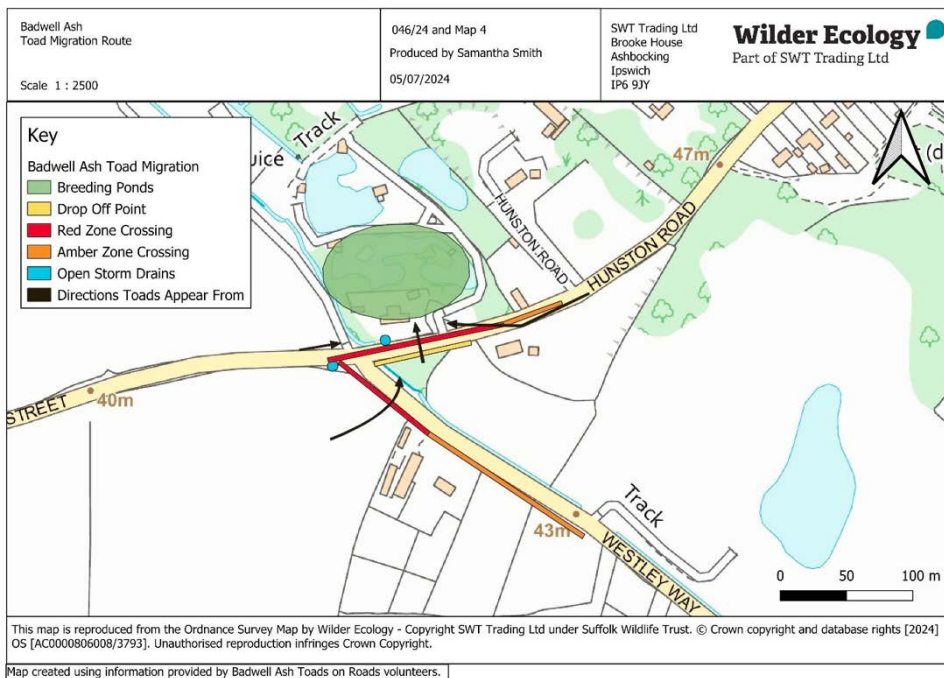


Figure 12: Toads on roads, toad migration route spaces (source: Badwell Ash & Long Thurlow Neighbourhood Plan Landscape and Biodiversity Evaluation, July 2024).

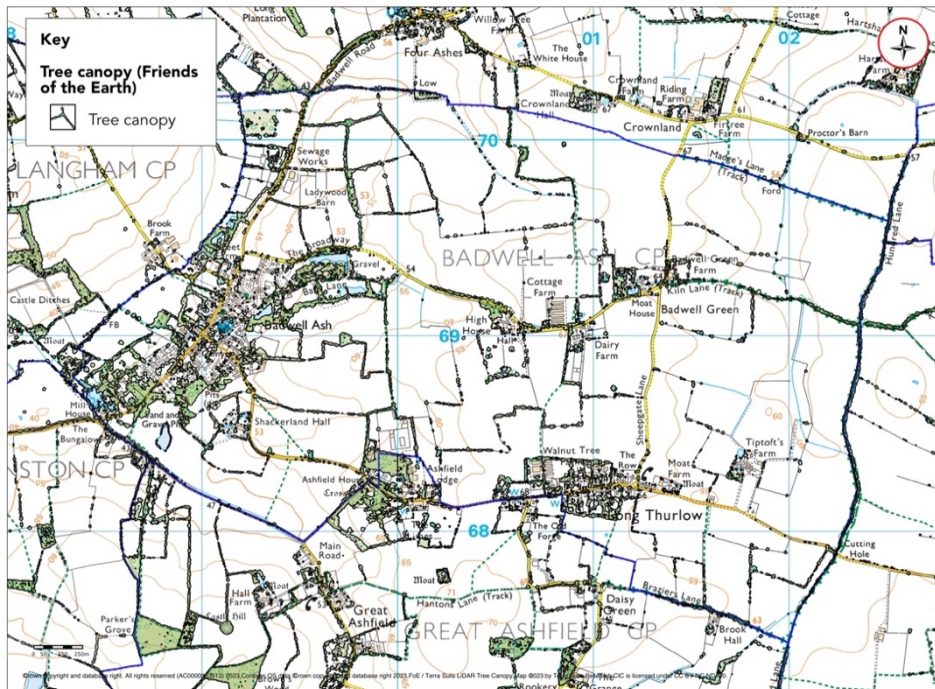


Figure 13: Tree canopies (source: Parish Online with own annotations), Blue line denotes parish boundary.

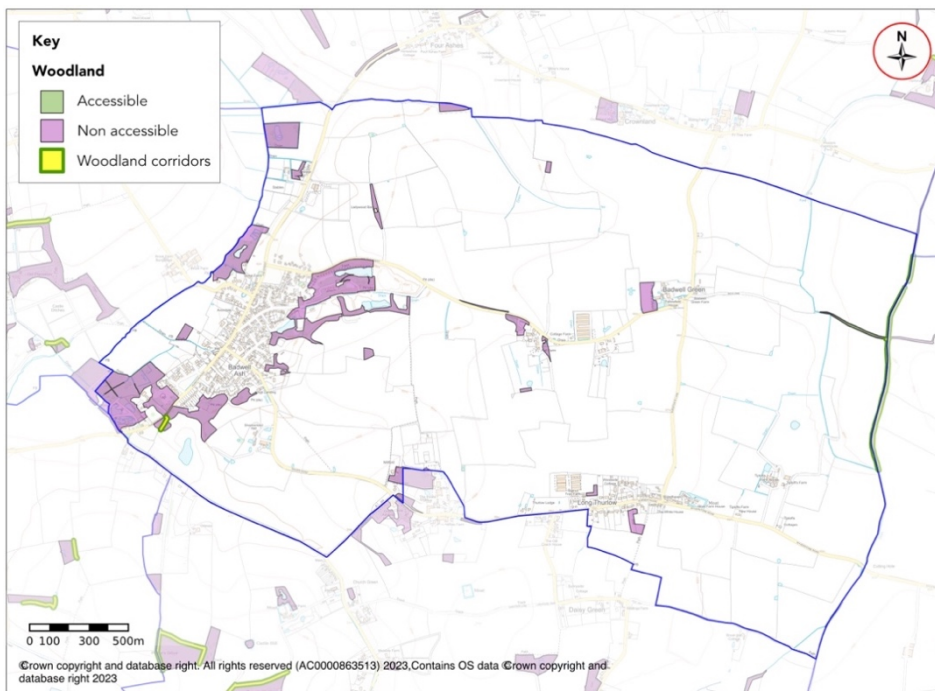


Figure 14: Woodland (source: Parish Online with own annotations), Blue line denotes parish boundary.

### Rivers and flood risk

3.26 Langham Brook, a tributary of the River Blackbourn marks the western parish boundary between Badwell Ash and Langham. Consequently some western areas of the parish are at high risk of flooding and are shown in dark blue on the map below. The high-risk area means that the area has a chance of flooding of greater than 3.3 per cent each year.



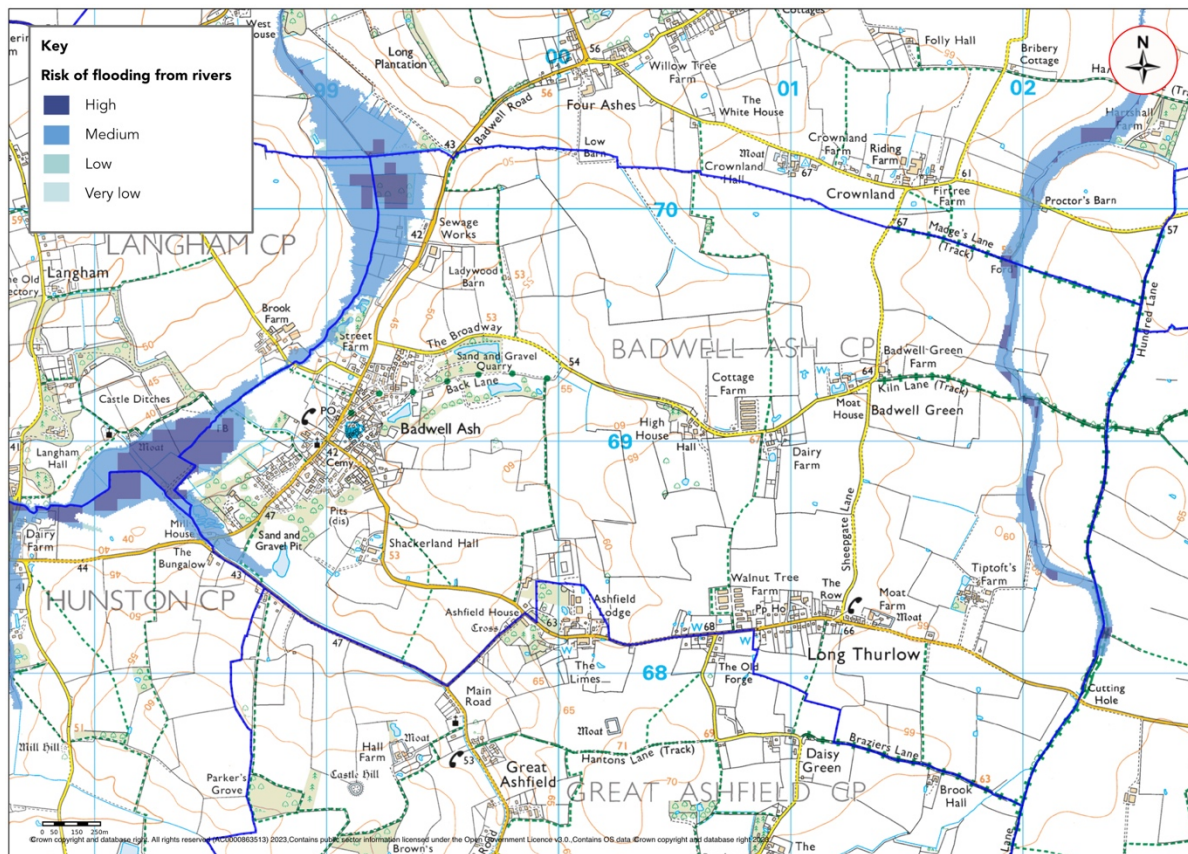


Figure 15: Risk of flooding from rivers (source: Parish Online with own annotations). Blue line denotes parish boundary.

### Economy and business

3.27 Data from the 2021 Census revealed that 54.7 per cent of the parish's residents are economically active including full time students. This is lower compared to 59.1 per cent for Suffolk and 60.9 per cent for England.

Economic activity status	Badwell Ash parish number	Badwell Ash parish percentage
<b>Total</b>	<b>704</b>	<b>100</b>
<b>Economically active</b>	385	54.7
<b>Economically active: in employment (including full time students)</b>	368	52.3
<b>Economically active: unemployed (including full time students)</b>	17	2.4
<b>Economically inactive</b>	319	45.3

Figure 16: Badwell Ash parish economic activity (source: Census 2021, Nomis website). Obtained 17.11.23.

- 3.28 Data from the 2021 Census shows the industries in which Badwell Ash parish residents are employed. The highest percentage of residents are employed in public administration, education and health, followed by distribution, hotels and restaurants.

Industry	Badwell Ash parish number	Badwell Ash parish percentage
<b>Total</b>	<b>368</b>	<b>100</b>
<b>A, B, D, E Agriculture, energy and water</b>	17	4.62
<b>C Manufacturing</b>	40	10.87
<b>D Construction</b>	54	14.67
<b>G, Distribution, hotels and restaurants</b>	69	18.75
<b>H, J Transport and communication</b>	28	7.61
<b>K, L, M, N Financial, real estate, professional and administrative activities</b>	60	16.3
<b>O, P, Q Public administration, education and health</b>	83	22.55
<b>R, S, T, U Other</b>	17	4.62

Figure 17: Industry of usual residents in Badwell Ash parish (source: Census 2021, Nomis website). Obtained 17.11.23.

- 3.29 There are a wide range of businesses located in the parish. These include the shop and Post Office, the White Horse Pub and Rumbles Fish bar together with interior design services, painting and decorating, pet services, holiday lodges and fishing lakes, electrical contractors, timber importers as well as farming and associated businesses.

## Transport and accessibility

### *Public Transport*

- 3.30 There are two bus stops in the main part of the village, and these are located close to St Mary's Crescent and adjacent to the village hall/shop. From here, public bus services operate to take passengers, including school children to Thurston Community College and Beyton Sixth form via Elmswell. There are also services between Bury St Edmunds and Diss.
- 3.31 There is also a bus stop in Long Thurlow, where services to Bury St Edmunds and Eye can be accessed, the latter via High Suffolk Community Transport.
- 3.32 The nearest railway station is in Elmswell which is 3 miles away and the station provides services to Ipswich, Stowmarket, Bury St Edmunds and Cambridge.

### *Public Rights of Way*

- 3.33 The parish has a relatively comprehensive network of public rights of way including, footpaths, bridleways and byways.



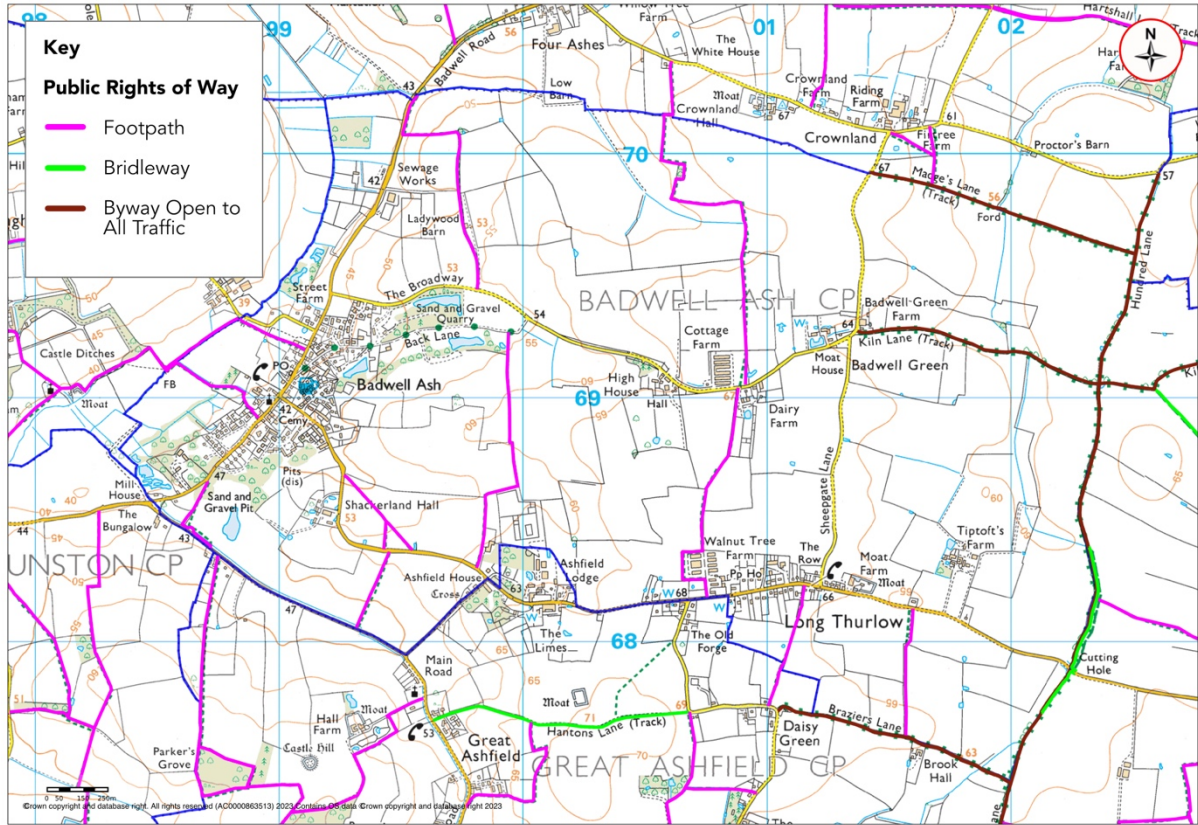


Figure 18: Public Rights of Way (source: Parish Online with own annotations). Blue line denotes parish boundary.





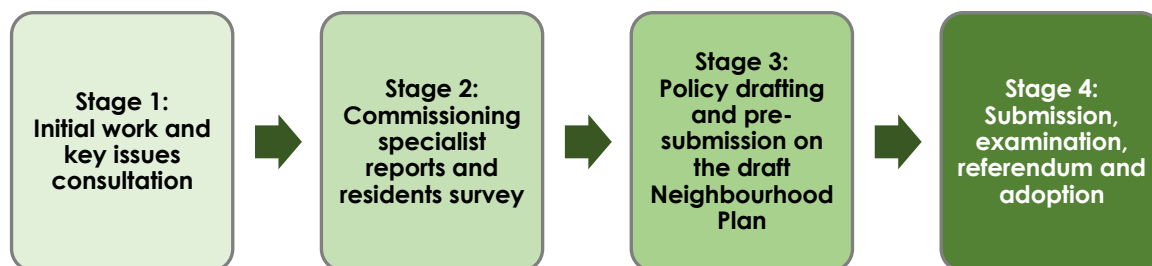


## 4. How the Plan was prepared

- 4.1 The Neighbourhood Plan has been commissioned by Badwell Ash and Long Thurlow Parish Council and the day to day preparation and management of the Plan process has been undertaken by the Neighbourhood Plan Steering Group with support from a team of independent consultants (Appendix A).
- 4.2 Funding for the preparation of the Neighbourhood Plan has come from a central Government Locality grant and the Parish Council's own funds.

### Community engagement and consultation

- 4.3 The Badwell Ash and Long Thurlow Neighbourhood Plan has been undertaken with several stages of community engagement and consultation. The Steering Group have been innovative in their approach, using a range of engagement methods such as an online mapping application, a household survey and a face-to-face drop-in exhibition. More details of all the consultation will be outlined in the Consultation Statement, accompanying the submission of the Neighbourhood Plan to Mid Suffolk District Council.
- 4.4 Below is a summary of each of the four community engagement and consultation stages.



#### Stage 1: Initial work and key issues consultation (December 2023 to March 2024).

- **Key issues drop-in consultation** (10am to 1pm on 20<sup>th</sup> January 2024 and 5pm to 8pm on 22<sup>nd</sup> January 2024 at Badwell Ash Village Hall): The purpose of the consultation was to identify key issues and themes in the parish. 64 people attended and all comments left were written up and used to inform the objectives and policy writing.
- **Placecheck** (January 2024): Interactive map available for residents to highlight specific issues, positive, negative and areas for improvement: <https://www.placecheck.info/app/maps/badwellashlongthurlow>
- **Data profile for Badwell Ash and Long Thurlow** (December 2023): document containing key data for the parish, to inform policy writing.
- **Character appraisal** (Spring 2024): Steering Group split the main built up areas of the parish into district character areas and described them in detail. The work fed into the Design Codes and Guidance.

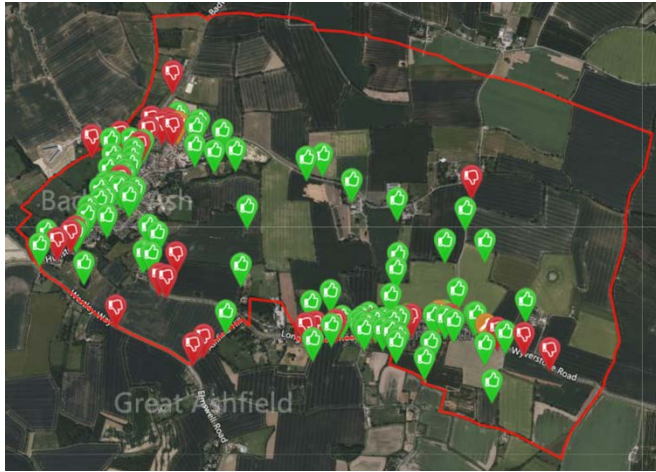


Figure 19: Placecheck map with pins showing comments about the parish.



Figure 20: Flyer for consultation, January 2024, delivered to every household by the Steering Group.



Figure 21: Photographs of drop-in consultation, January 2024.





Figure 22: Data profile for the parish (December 2023).

**Stage 2: Commissioning specialist reports and household survey** (December 2023 to June 2024).

- **Housing Needs Assessment** (July 2024): an independent assessment of housing needs for the parish, undertaken by AECOM. The report identifies suitable tenure, affordability and the need for Affordable Housing, type and size of housing need, and specialist housing for older people. Used to inform policy writing.
- **Residents Survey delivered** (February/March 2024): paper survey hand delivered to residents in the parish and available online. Survey responses were hand collected by Steering Group members who returned if residents were out initially. This led to 148 household responses received out of a possible 361 (41 per cent).
- **Badwell Ash and Long Thurlow Design Codes and Guidance** (June 2024): design codes for the character areas covering the main built up parts of the parish together with parish wide guidance. Undertaken by AECOM, to support the Neighbourhood Plan policies.
- **Landscape and Biodiversity Evaluation** (June 2024): an assessment of biodiversity and landscape within the parish. Undertaken by Wilder Ecology to inform appropriate policies in the Neighbourhood Plan.



Figure 23: Residents survey and residents survey poster (February/March 2024).

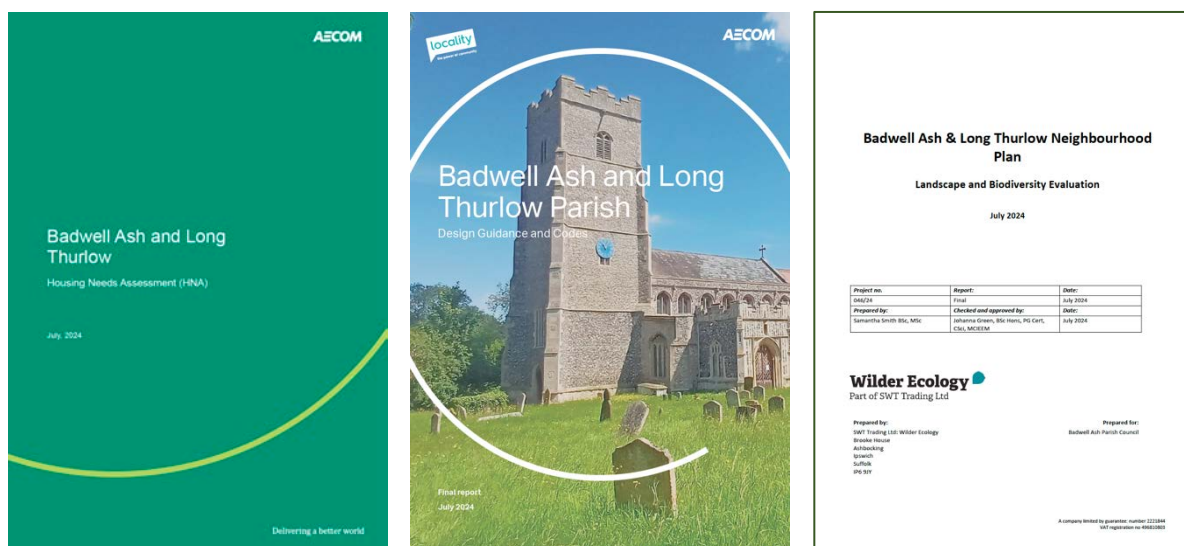


Figure 24: Housing Needs Assessment, Design Guidance and Codes, Landscape and Biodiversity Evaluation.

**Stage 3: Policy drafting (April 2024 to July 2024) and pre-submission consultation on the draft Neighbourhood Plan (Regulation 14) (September to December 2024)**

- Policy drafting began in April 2024, with the identification of objectives and key policy areas and continued through to July 2024.
- Following approval from the Parish Council in August 2024, the draft Neighbourhood Plan was published for pre-submission consultation (from 27<sup>th</sup> September to 8<sup>th</sup> November 2024). It was sent to statutory agencies and available for residents to comment on.
- Consultation launched with an exhibition on Saturday 28<sup>th</sup> and Monday 30<sup>th</sup> September, including consultation response forms. Subsequently the documents and response form were available at St Mary's Church and on the Parish Council website.



- Responses to the consultation were received from all relevant statutory consultees and over 50 residents including landowners.



Figure 25: Flyer/poster for pre-submission consultation.

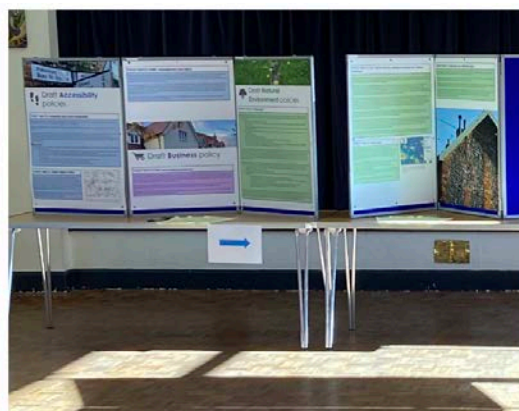


Figure 26: Photographs of pre-submission exhibition, September 2024.

## Key Issues raised through pre-submission consultation

4.5 The key issues raised through the consultation were as follows:

- Correction of text and mapping errors
- Requests for clarification on policy wording
- Support for and objection to identification of Local Green Spaces and Non Designated Heritage Assets
- Concerns over flooding, loss of habitat and biodiversity
- Comments made in respect of the village hall
- Concerns over the potential for future house building
- Clarification on delineation of settlement boundaries
- Clarification on the description of public views
- Requests for references to other plans and strategies

4.6 In response to comments received, the following main amendments have been made to the Neighbourhood Plan:

- Mapping and text amendments
- Clarification of settlement boundaries
- Removal of some Local Green Spaces in Badwell Ash and Badwell Green
- Removal of some Non Designated Heritage Assets in Badwell Ash, Badwell Green and Long Thurlow
- Addition of new Non Designated Heritage Assets in Badwell Ash and Badwell Green
- Clarification of viewpoints for public views
- Clarifications to policy wording where requested by statutory consultees

**Stage 4: Submission, examination, referendum and adoption** (Winter 2024 to Spring 2025).

- Modifications to be made to the Neighbourhood Plan, following pre-submission consultation.
- Submission of the Neighbourhood Plan to Mid Suffolk District Council with supporting documents.
- Examination.
- Referendum and adoption.

## Communication

- 4.7 Communicating with residents and businesses through the development of the Neighbourhood Plan was particularly important during the initial stages of forming an evidence base and establishing key issues and themes.
- 4.8 A dedicated Neighbourhood Plan page was added to the Parish Council website [www.badwellash.suffolk.cloud/neighbourhood-plan](http://www.badwellash.suffolk.cloud/neighbourhood-plan). The page contains information about the developing Plan.
- 4.9 There is a parish magazine called 'The Badwell Broadsheet' which serves the parish and is delivered every two months, and which was used to encourage parishioners to participate in the Neighbourhood Plan process and was used to advertise the initial consultation drop-in event and the survey.
- 4.10 Facebook, posters, flyers and a banner were used to promote the work of the Neighbourhood Plan. An update for the Parish Council on the Neighbourhood Plan progress was presented at monthly meetings.



BADWELL ASH





## 5. Vision, objectives and policies

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- 5.1 The Neighbourhood Plan seeks to address, in so far as is possible through land-use planning policy, the issues facing the parish of Badwell Ash and Long Thurlow.
- 5.2 Consultation undertaken with the local community, prior to the formal Pre-Submission consultation revealed the following issues of importance:
1. **Rural and agricultural character of the Parish:** Maintain the peaceful, rural and agricultural nature of the Parish.
  2. **Large scale development:** Major concerns over any future large scale development and the desire to have less building/housing development in general.
  3. **Sewage capacity and flood risk:** Concerns over the management of surface water runoff and flood risk. A requirement to fix drainage/prevent flooding/ensure adequate sewerage capacity and infrastructure both now and in the future.
  4. **Net Zero:** An aspiration for all development (housing, commercial and agricultural) in the Parish.
  5. **Footpaths:** Protecting the current footpath network and enhance/improve it where appropriate to connect parts of the Parish within individual settlement areas and between them
  6. **Traffic calming/less traffic:** General concern over traffic movements; additional cars from new developments; and HGV's especially in Badwell Ash village centre.
  7. **Better public transport:** Concerns over a reduction in public transport (bus services).
  8. **Countryside:** A desire to protect countryside views and ensure access to the countryside, the river and the rural landscape setting of the Parish.
  9. **Wildlife/biodiversity:** Support for environmental measures which would increase wildlife and biodiversity. Concerns over loss of green space, natural habitat and the loss of reptilian migration routes.
  10. **Local Facilities:** Protect good level of local amenities and facilities currently available.
  11. **Parking:** A requirement for more-than-adequate parking provision/driveways/garages in any new development.
  12. **Development:** Some concern over the aesthetic design and layout on some of the new developments; some support for sympathetic infill development; support for bungalows or houses for older people.
  13. **Village Hall:** Support for improvements to village hall, including car parking and community social events
  14. **Allotments:** Support for new allotments
  15. **Young People:** Support for appropriate sport and recreation facilities for young people if shown to be needed.
  16. **Café/Farmers' Market:** Support for café / farmers market initiative.



- 5.3 These issues have been acknowledged and addressed in the Neighbourhood Plan policies where appropriate. It is recognised that not all issues raised by the community are necessarily issues that can be dealt with by the Neighbourhood Plan through planning policy. Not all issues directly relate to development requiring the need for planning permission however this does not underestimate the importance of the issues raised. The Neighbourhood Plan can allow for the incorporation of community based 'projects' or 'actions' that can be taken forward by the community, often, although not exclusively by the Parish Council to address these other important issues. The Parish Council produces a Parish Infrastructure Improvement Plan (PIIP) which suitable projects can be included within.
- 5.4 It is important that any Neighbourhood Plan contains a clear vision which sets out the community's aim and expectations for the future of the parish. The Neighbourhood Plan vision is set out below. It is an overarching statement describing what the parish will be like at the end of the Plan period i.e. 2038. It has been developed by the Steering group and will be refined over time through the consultation process.

### Neighbourhood Plan Vision for Badwell Ash and Long Thurlow

#### Vision statement

Badwell Ash and Long Thurlow will be a thriving, healthy, safe, rural community with good facilities for all, improved pedestrian and cycle access/ connectivity and appropriate viable businesses supported by the community. Any development will reflect current and future housing needs, be sympathetically designed, built with suitable infrastructure and be sustainable with ambitious Net Zero targets. Our local heritage will continue to be proactively valued and improved. From an environmental perspective, the rural setting, green spaces and wildlife will be protected, nurtured and enhanced.

- 5.5 The vision is delivered through the objectives and policies of the Neighbourhood Plan. The relationship between them is set out below:

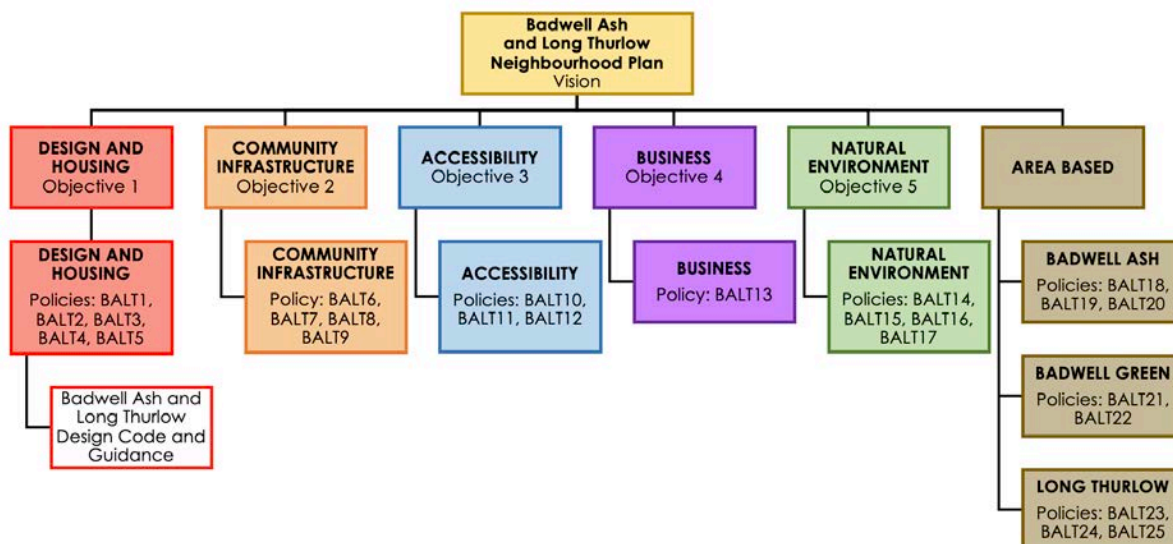







Figure 27: Structure of the Neighbourhood Plan

- 5.6 Neighbourhood Plan policies and objectives are required to be consistent with those at a national level as outlined in earlier Chapters. The Neighbourhood Plan must contribute to achieving sustainable development as set out in the NPPF. The broad high level objectives set out in the NPPF, along with the five specific objectives set out below are reflected throughout the Plan. The policies in this Neighbourhood Plan guide development proposals and decisions taking account of these objectives and local circumstances, which reflect the character, needs and opportunities of the area. The approach supports the delivery of sustainable development in a positive way.
- 5.7 The objectives of the Neighbourhood Plan are broad statements of intent which are there to help deliver the vision and link to the issues that the community is seeking to address. They have been drafted using themes that have emerged from community consultation to date and will be refined through future consultation exercises.

### Neighbourhood Plan objectives

- 5.8 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under the following area wide themes: **Design and Housing**, **Community Infrastructure**, **Accessibility**, **Business** and **Natural Environment**. The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation exercises, stakeholder engagement and specific research, which provide the justification and evidence base for selection.








Objectives		
	<b>Design and Housing</b>	<b>OBJECTIVE 1:</b> To ensure that new housing development in the parish reflects the needs of the population both now and in the future.
	<b>Community Infrastructure</b>	<b>OBJECTIVE 2:</b> To ensure that the parish remains a thriving, healthy and safe rural community with good facilities which are accessible and available for all.
	<b>Accessibility</b>	<b>OBJECTIVE 3:</b> To encourage pedestrian and cycle connectivity within each of the individual settlements within the parish and also between them, particularly between Badwell Ash and Long Thurlow.
	<b>Business</b>	<b>OBJECTIVE 4:</b> To encourage and support local businesses, helping them to grow and flourish contributing to the economic health and sustainability of the community.
	<b>Natural Environment</b>	<b>OBJECTIVE 5:</b> To protect and enhance the parish's local heritage, rural setting, green spaces and wildlife.

### Neighbourhood Plan policies

- 5.9 The Neighbourhood Plan policies follow the Government's guidance, and they exist to:
- Set out locally led requirements in advance for new development in the Parish
  - Inform and guide decisions in planning applications
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole.
- 5.10 To guide interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents and references to relevant national or strategic plans or policies. This is set out before each of the policies.

**Policies**

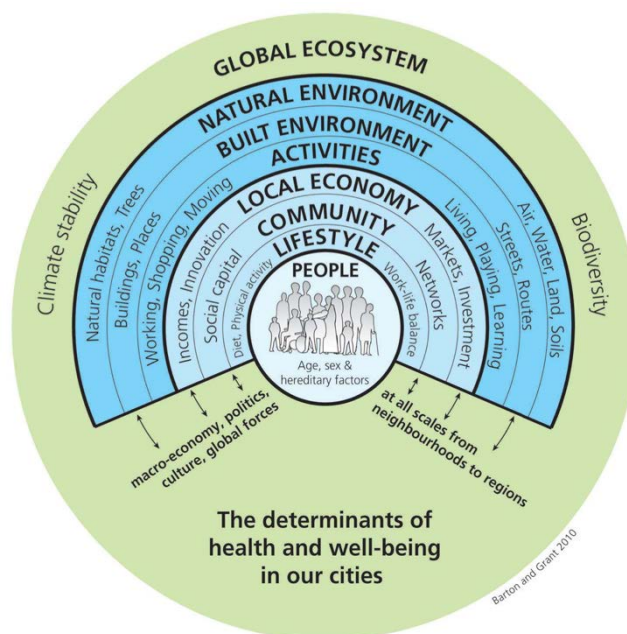
<b>Parish wide policies</b>		
	<b>Design and Housing</b>	<b>POLICY BALT1:</b> Design guidance and codes <b>POLICY BALT2:</b> Scale and pattern of new housing development <b>POLICY BALT3:</b> Housing Mix <b>POLICY BALT4:</b> Exception Sites <b>POLICY BALT5:</b> Residential amenity
	<b>Community Infrastructure</b>	<b>POLICY BALT6:</b> Parish wide community facilities <b>POLICY BALT7:</b> Badwell Ash village hall <b>POLICY BALT8:</b> Infrastructure <b>POLICY BALT9:</b> Flood risk and mitigation
	<b>Accessibility</b>	<b>POLICY BALT10:</b> Pedestrian and cycle connectivity <b>POLICY BALT11:</b> Public rights of way <b>POLICY BALT12:</b> Traffic management and safety
	<b>Business</b>	<b>POLICY BALT13:</b> New and existing business
	<b>Natural Environment</b>	<b>POLICY BALT14:</b> Biodiversity <b>POLICY BALT15:</b> Eco Design and Low Carbon <b>POLICY BALT16:</b> Dark skies <b>POLICY BALT17:</b> Landscape Character and settlement gaps
<b>Area based policies</b>		
<b>BA</b>	<b>Badwell Ash</b>	<b>POLICY BALT18:</b> Important views <b>POLICY BALT19:</b> Local Green Spaces <b>POLICY BALT20:</b> Non-designated Heritage Assets
<b>BG</b>	<b>Badwell Green</b>	<b>POLICY BALT21:</b> Important views <b>POLICY BALT22:</b> Non-designated Heritage Assets
<b>LT</b>	<b>Long Thurlow</b>	<b>POLICY BALT23:</b> Important Views <b>POLICY BALT24:</b> Local Green Spaces <b>POLICY BALT25:</b> Non-designated Heritage Assets



## Health and well-being in Neighbourhood Plans

- 5.11 Many of the factors that influence health and wellbeing are also Neighbourhood Plan issues. Good homes, clean air, jobs, parks and green spaces, being active every day are all important wider determinants of population health. Focusing on these wider determinants of health is essential for improving population health and wellbeing and reducing inequalities.
- 5.12 The ecosystem model of health determinants developed by Barton and Grant<sup>4</sup> provides a holistic model of the relationship between people, their quality of life and their local and global environment. Such models provide an important framework for considering the wider health impacts of development.

Figure 28: The determinants of health and wellbeing in our cities (Source: Barton, H. and Grant, M. (2006) A health map for the local human habitat. The Journal of the Royal Society for the Promotion of Health, 126(6), pp252-253).



- 5.13 There is evidence about what sort of places are good for people's wellbeing by supporting their physical and mental health. Neighbourhood Plans should consider this issue and where appropriate use it to justify proposals in the plan on the grounds that they will support community wellbeing. General evidence about what makes a healthy place, is included in the data profile which accompanies this Neighbourhood Plan.

<sup>4</sup> [https://www.wellbeingforlife.org.uk/sites/default/files/B&G per cent20determinants per cent20of per cent20h&w per cent20in per cent20our per cent20cities\\_0.pdf](https://www.wellbeingforlife.org.uk/sites/default/files/B&G%20per%20cent20determinants%20per%20cent20of%20per%20cent20h&w%20per%20cent20in%20per%20cent20our%20per%20cent20cities_0.pdf). Obtained 24.07.24

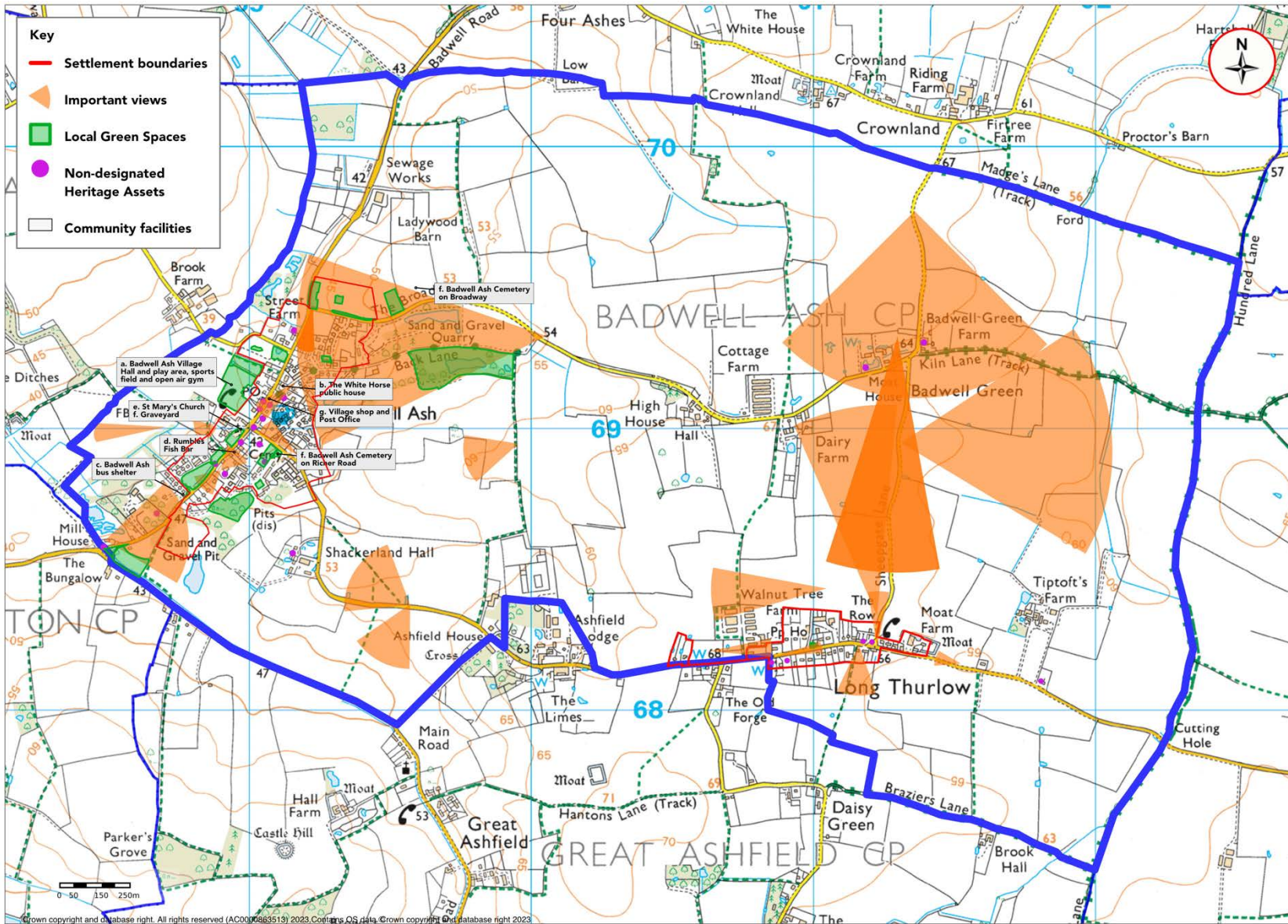


Figure 29: Composite policies map (source: Parish Online with own annotations). Blue line denotes parish boundary. See individual maps for more detail and numbering.







## 6. Projects

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- 6.1 The Neighbourhood Plan is principally concerned with land-use planning matters. However, it is inevitable that through public consultation and discussion with local stakeholders, issues will emerge that are not land-use planning matters and therefore not within the scope of the Neighbourhood Plan but nevertheless are of legitimate concern to local people. It is important that such issues, when raised, are acknowledged and that the most appropriate mechanism to deal with them is identified. In paragraph 5.3, we explained that some issues raised by the community fall into the non-planning category and, therefore, need to be dealt with separately by the Parish Council as projects or community aspirations.
- 6.2 Non-planning issues raised by the community during the preparation of the Neighbourhood Plan included the following:
- Day to day drainage and surface water management issues, not caused by development.
  - Management and maintenance of the footpath network.
  - Traffic movements and HGV's especially in Badwell Ash village centre.
  - Concerns over a reduction in public transport (bus services).
  - Potential for a café/farmers' market initiative.
  - Improvements to the Village Hall building and grounds.

### Community Infrastructure Levy (CIL)

- 6.3 The Community Infrastructure Levy (CIL) allows Mid Suffolk District Council (MSDC) to raise funds from some forms of new development to help fund the infrastructure needed to mitigate the impacts of new development. CIL funds are used for either infrastructure of wider strategic benefit to the District or local infrastructure.
- 6.4 **Neighbourhood CIL** is passed to parish or town councils by MSDC where development is taking place. The amount will be 15 per cent or 25 per cent depending on whether the community has an adopted Neighbourhood Plan (NDP). Up to 5 per cent of CIL funds collected are retained by MSDC for the administration of CIL. The remaining income of CIL funds collected are retained by MSDC to fund or part fund strategic infrastructure that is needed by new housing development or other growth. This is known as **District CIL**. These infrastructure projects are set out in the **Infrastructure Delivery Plan** for the District Council.
- 6.5 The Parish Council has a duty to spend CIL income on providing, improving, replacing, operating or maintaining infrastructure that supports the development of the parish council area or anything else concerned with addressing the demands that development places on the area. Providing that CIL is spent in accordance with the above, CIL monies may be used to provide seed or match funding with other income streams and/or may be spent collaboratively with other Parish Councils, community interest



companies or other providers to make the most efficient use of funding to benefit the community.

- 6.6 These definitions allow Badwell Ash Parish Council and the local community to consider quite broadly what is needed to help to mitigate the impacts of development in Badwell Ash. The Parish Council will work closely with the local community and infrastructure providers to identify potential improvement schemes, encouraging and, if applicable, sponsoring applications put forward. It will therefore be able to spend CIL to fund wider strategic infrastructure. For example, providing new road or new or extended school, libraries or doctors' surgeries or providing affordable housing or village shops, gyms or cafes or funding a PCSO or a Community Warden so long as such expenditure can properly be said to relate to the provision, improvement, replacement, operation or maintenance of infrastructure or assists in addressing the demands that development places on the area.
- 6.7 The Parish Council has a 5 year period in which to spend CIL monies from the date received, thus funds may be accumulated to provide major projects. The Parish Council has a process in place for determining how it spend its CIL monies, and this can be found on the Parish Council website:  
<https://badwellash.suffolk.cloud/assets/Governance/BAPC-CIL-grant-awarding-policy.pdf>
- 6.8 Currently a major project being considered in the parish is improvements to the Village Hall and the surrounding green space for a potential Multi Use Games Area. This is referred to in more detail in the Community Infrastructure section.





## 7. Parish wide policies:



# Design and Housing

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**OBJECTIVE 1: To ensure that new housing development in the parish reflects the needs of the population both now and in the future.**

### Design

- 7.1 A key determinant of whether any new development will be well received by the local community will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout, scale and parking are the most common design issues that will cause the local community concerns about any proposed new development. If a community believes that it has been involved in and been able to influence the design of a development at an early stage, the higher the likelihood that the development will be considered to be acceptable.
- 7.2 Whilst to an extent design and impact on local character are subjective judgments, these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development is in keeping with what is already there is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.
- 7.3 A key purpose of the Neighbourhood Plan is not only to help influence the designers and proposers of development at an early stage of formulating their proposals, but also to help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 7.4 Government guidance places considerable emphasis on achieving well-designed places. Paragraph 131 of the NPPF describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 7.5 Paragraph 132 of the NPPF states: Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood Plans can play an important role in identifying the special qualities of an area and how they should be reflected in development.

## Community views on design

7.6 The Residents' survey asked the community to identify what they considered to be the most important design features in any new development. The most popular elements were trees, hedges and planting (85.6 per cent), off street parking (82 per cent), homes no higher than two storeys (79 per cent) and wildlife areas (71 per cent). Other features considered to be of importance included low carbon/energy efficiency design (59 per cent), gardens (62 per cent), connecting footpaths (66 per cent), wildlife corridors (63 per cent) and rainwater collection (56 per cent). There was little support for uniform housing designs, with a variety preferred together with designs considered to be 'in character'.

## Design guidance and codes

7.7 To make a decision as to whether something is in keeping with the existing development is subjective. However, the Neighbourhood Plan Steering Group commissioned consultants AECOM to produce the *Badwell Ash and Long Thurlow parish Design Guidance and Codes* to assist with this judgement. The report completed in July 2024 has been used to inform **Policy BALT1** below.

7.8 The Design Code was guided by the Neighbourhood Plan Steering Group and seeks to devise guidance that will assist with the development of the Neighbourhood Plan. The AECOM report built on the detailed Character Appraisal work undertaken by the Steering Group.

7.9 The whole parish was divided into 5 distinct character areas as follows:

- CA1: *Historic core of Badwell Ash village*: largely centred on The Street.
- CA2: *Wider village*: areas of 20<sup>th</sup> century development off Back Lane, Hunston Road, Richer Road and The Broadway.
- CA3 *Long Thurlow*: linear development fronting onto Long Thurlow Road.
- CA4: *Badwell Green*: development located at Badwell Green and The Broadway.
- CA5: *Rural Hinterland*: the area away from the main areas of settlement, includes scattered dwellings and farmsteads.

7.10 The Design Code provides an element of parish wide design guidance supplemented by specific guidance and codes for each of the Character areas. The Design Codes and Guidance for Badwell Ash parish is included as **Appendix B** to this Neighbourhood Plan and provides the detail which sits behind the policy below.



## **POLICY BALT1: Design guidance and codes**

The design of all new development will reflect the local distinctiveness and character of the parish and seek to enhance its quality.

### **Parish wide design guidance**

When considering proposals for new development, irrespective of scale or use, detailed consideration will be given to both the parish wide general design principles and the parish wide design guidance as set out in the **Badwell Ash and Long Thurlow Parish Design Guidance and Codes 2024** (Appendix B).

Proposals will need to demonstrate how they have had regard to the parish wide guidance concerning the following design considerations, where these are proportionate and relevant to the development proposed.

### **Parish wide design guidance** (pages 47-59, Sections 3.3-3.12)

- a. Settlement pattern and built form (Section 3.3)
- b. Extensions, infill and backland development (Section 3.4)
- c. Heritage (section 3.5)
- d. Landscape and rural feel (Section 3.6)
- e. Vernacular and architecture (Section 3.7)
- f. Eco-design (Section 3.8)
- g. Parking (Section 3.9)
- h. Sustainable drainage (Section 3.10)
- i. Biodiversity (Section 3.11)
- j. Commercial and community assets (Section 3.12)

### **Character areas**

Proposals for new development will need to demonstrate how they have met the specific design guidance and codes of the relevant character area within which the proposed development is located, as follows:

#### **CA1: Historic Core** (page 64)

- CA1: 01: Form and layout
- CA1:02: Street character
- CA1:03: Material and Detail
- CA1: 04: Parking

#### **CA2: Badwell Ash wider village** (page 68)

- CA2:01: Settlement pattern and form
- CA2:02: Garden space and car parking
- CA2:03: Architecture and design

#### **CA3: Long Thurlow:** (page 71)

- CA3:01: Retaining the prevailing settlement pattern
- CA3: 02: Character and vernacular
- CA3:03: Street character
- CA3: 04: Garden space and parking

#### **CA4: Badwell Green** (page 75)

- CA4: 01: Settlement gaps
- CA4:02: Agricultural buildings
- CA4:03: Settlement pattern
- CA4:04: Garden space and parking

**CA5: Rural Hinterland** (page 78)

- CA5:01: Green corridors
- CA5:02: Architectural features
- CA5:03: Settlement patterns
- CA5:04: Garden space and parking

## **New housing**

- 7.11 Whilst Local Plans, produced at District Council level, are required to include strategic housing targets and make sufficient allocations to meet those targets, Neighbourhood Plans are not compelled to provide new housing. Neighbourhood Plans should not promote less development than set out in the strategic policies for their area or undermine those strategic policies.
- 7.12 However, housing is often one of the key reasons why a community decides to embark upon the production of a Neighbourhood Plan, particularly if a community considers there is a need for a specific type or form of housing that is not being met.
- 7.13 Government guidance contained in the NPPF advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers their area. As outlined earlier, in the case of this Neighbourhood Plan this currently is the Babergh-Mid Suffolk Joint Local Plan – Part 1 of which was adopted in November 2023.
- 7.14 Neighbourhood Plans can usefully set out more detailed policies for specific areas or types of development. This can include allocating sites, the provision of community facilities, establishing design principles, conserving, and enhancing the natural and historic environment and setting out detailed policies for the management of development. The NPPF requires Neighbourhood Plans to support the delivery of strategic policies contained in local plans and shape and direct development that is outside of these strategic policies.
- 7.15 In terms of rural housing, the NPPF states that, 'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'. The NPPF also states, 'Neighbourhood planning groups should also give particular consideration to the opportunities for small and medium-sized sites and work with developers to encourage the sub-division of larger sites'.



## Housing requirement in Badwell Ash and Long Thurlow

7.16 Figures from Mid Suffolk District Council's Annual Monitoring report indicate that between April 2013 and March 2023 42 dwellings were constructed. At January 2025, there are four sites under construction or with recent planning permissions.

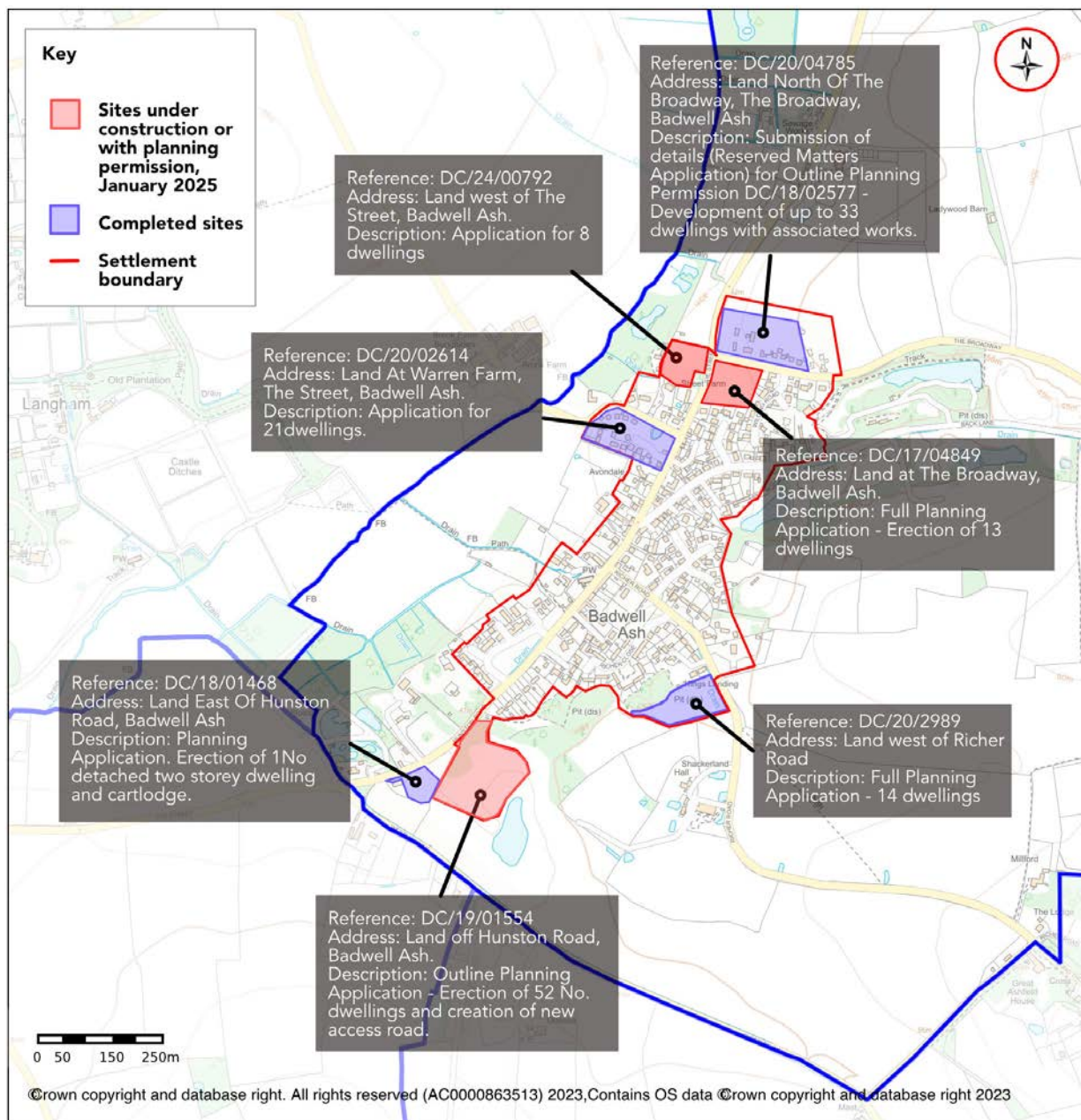


Figure 30: Sites under construction, 31<sup>st</sup> March 2023 (source: Parish Online with own annotations). Blue line denotes parish boundary.

7.17 Mid Suffolk confirmed in 2023, that the indicative housing requirement figure for the parish between 2018 and 2037 is 150 dwellings for Badwell Ash and 18 for Long Thurlow (which included a site for 9 dwellings which adjoins the built-up area of Long Thurlow but which is located outside the parish and inside Great Ashfield parish). The 150 dwelling figure is a 'commitment' figure in that

all of those dwellings have either been constructed or are under construction. Since that time further permissions, including west of The Street, (8 dwellings) and west of Richer Road (14 dwellings) have been granted. Therefore the housing requirement for Badwell Ash has already been met and exceeded.

- 7.18 The figure for Long Thurlow is more complex. 3 dwellings are already committed and the remaining 15 were originally made up from two proposed allocations, located north and south of Long Thurlow Road, which were contained within the BMSJLP Submission Version in November 2020. These were subsequently removed when the decision to progress the BMSJLP in two parts was made in December 2021, and therefore neither site currently has any status. Furthermore the site located to the south of Long Thurlow Road is actually located in Great Ashfield parish and therefore outside of the Neighbourhood Plan Area for this Plan. More details are set out in paragraph 7.23 below.
- 7.19 In June 2024, according to the Mid Suffolk planning register, there have been no new permissions for new dwellings granted in the Parish since 1st April 2023.
- 7.20 The Joint Local Plan makes an allowance for windfall sites as part of the overall housing figure for the district. The NPPF defines 'windfall' as 'sites not specifically identified in the development plan'. These can include previously developed land that has unexpectedly become available, new dwellings formed through the sub-division of an existing property, barn or building conversions and small infill plots within the existing settlement boundaries. Policy SP03 of the Adopted Local Plan 2023, provides the main strategic policy for guiding the location of new housing development. The policy makes it clear that new housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in any forthcoming Part 2 Plan.
- 7.21 Policy SP03 makes reference to settlement boundaries. These boundaries were established in the 1998 Local Plan and the 2008 Core Strategy and have not been reviewed as part of the Part 1 Joint Local Plan. The established approach to settlement boundaries, is that development within settlement boundaries is likely to be acceptable in principle, subject to the details being worked out. The adopted settlement boundary currently in force for the Parish is set out below and this relates to Badwell Ash only. There are no current settlement boundaries in force for Long Thurlow or Badwell Green.

### **Neighbourhood Plan Settlement Boundaries**

- 7.22 Given the time that has elapsed since the settlement boundary has been reviewed and the level of new development that has taken place, particularly in the main part of Badwell Ash, this Neighbourhood Plan proposes a modified settlement boundary for Badwell Ash which includes completed and permitted sites. This new settlement boundary is shown below:



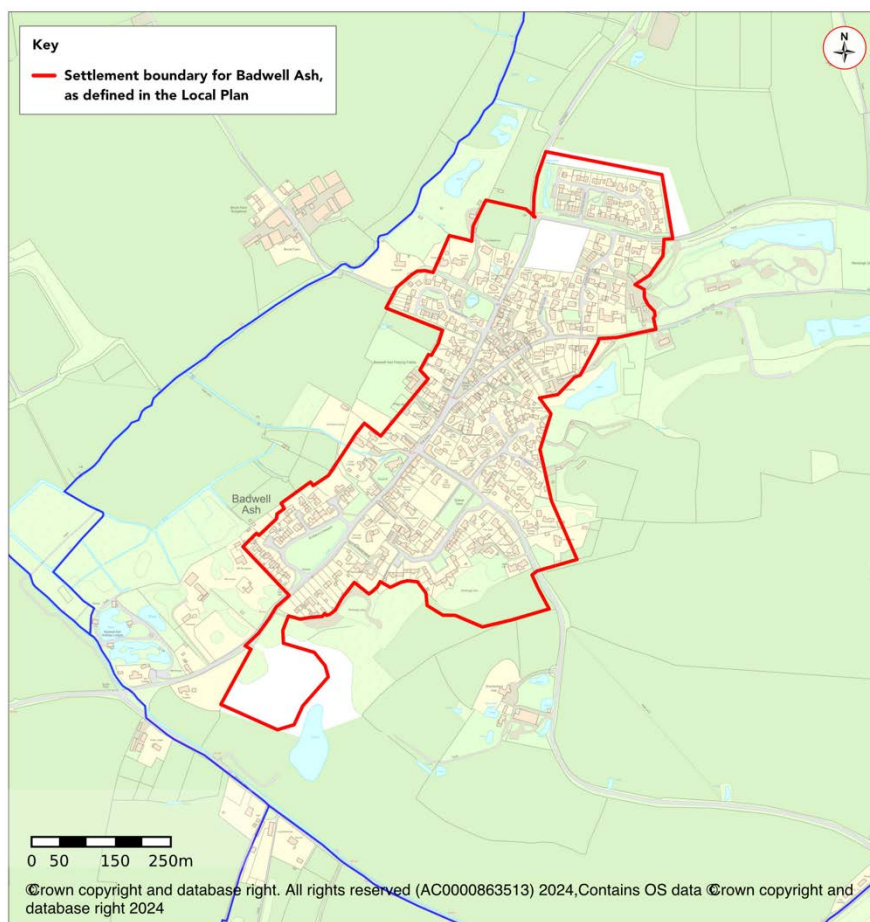


Figure 31: Below, map showing Settlement Boundary for Badwell Ash (source: Parish Online with own annotations). Blue line denotes parish boundary.

7.23 It is noted that the November 2020 version of the BMJLP which was submitted for Examination in March 2021, included a proposed new settlement boundary for Long Thurlow. There has not been a settlement boundary applied to Long Thurlow in any previous local plans. However, it is recognised that the built up area of Long Thurlow (within the Neighbourhood Area) consists of in excess of 60 dwellings and has seen some new development in recent years. Therefore this Neighbourhood Plan identifies a new settlement boundary for Long Thurlow, based largely on that proposed by the BMSJLP with some minor additions to reflect development on the ground . The proposed settlement boundary is shown below.

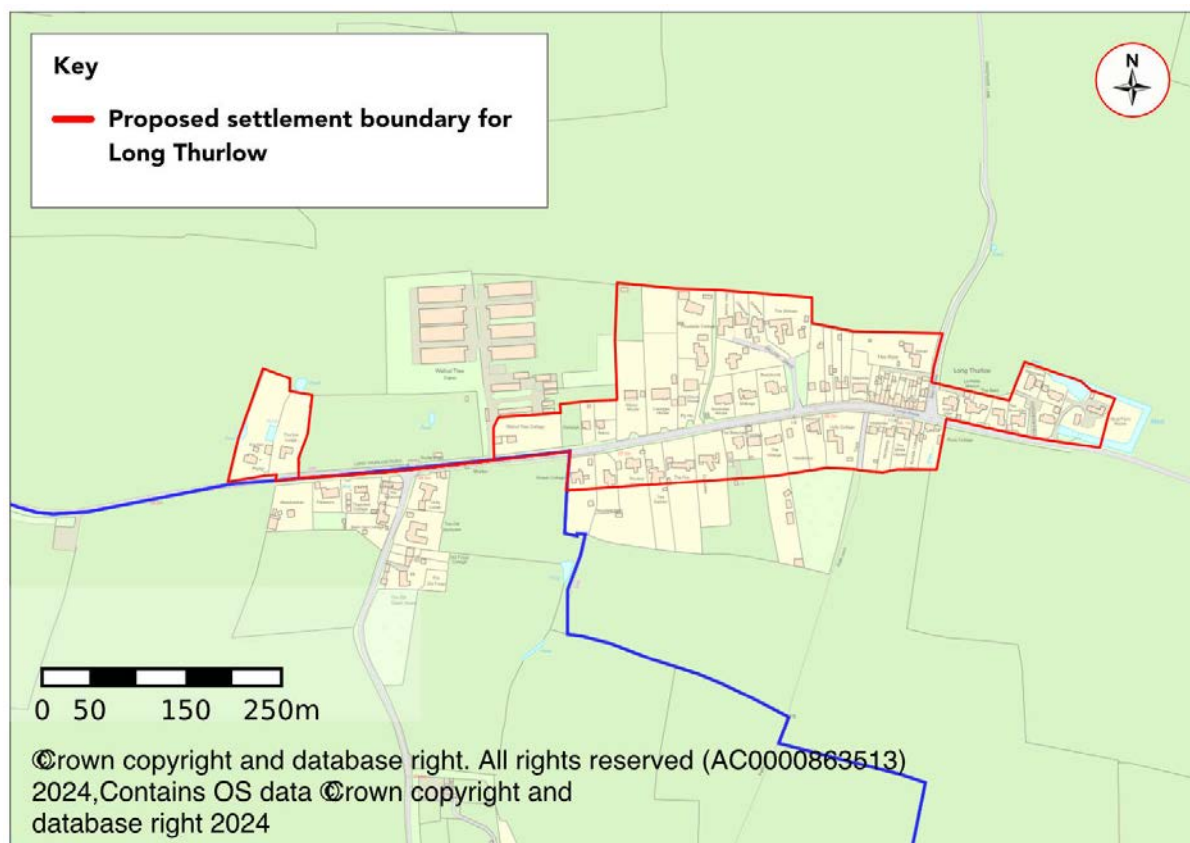


Figure 32: Revised Settlement Boundary for Long Thurlow (source: Parish Online with own annotations). Blue line denotes parish boundary.

### Community consultation on housing issues

- 7.24 The results of both the initial public drop-in session and the residents' survey revealed limited support for new housing development in the parish. This may be influenced by the high level of new housing recently completed, or in the pipeline. The consultation results identified some support for specific types of housing for example housing for young people and first time buyers and bungalows for older people or those looking to downsize. The greatest levels of support were for individual dwellings, infill development or small groups, and this was consistent across the parish. There was little or no support for new developments of over 10 houses or more, on top of that already permitted. In terms of locations for new development, infill sites and brownfield land were most supported, and this was consistent with the strong view that the parish should retain its rural character and that building on green fields would not be supported.
- 7.25 Developers are actively encouraged to engage at an early stage in the development of any proposals with the Parish Council. Where proposals are likely to affect adjoining parishes, the Parish Council will encourage prospective applicants to engage with the relevant parish council. Taking into account the results of the community consultation, and the current position in respect of housing permissions, **Policy BALT2** below has been devised.



## **POLICY BALT2: Scale and pattern of new housing development**

The scale and pattern of new development in the parish should conserve and enhance the form and character of the existing settlements of Badwell Ash and Long Thurlow.

New housing development within the Parish over the plan period, should consolidate the existing settlement pattern and be located within the defined settlement boundaries for Badwell Ash and Long Thurlow as shown in figures 31 and 32 . The development of brownfield sites will be prioritised, and the scale of development proposed should reflect the position of the respective settlement within the identified settlement hierarchy for the District.<sup>5</sup>

Proposals for new infill or windfall development within the settlement boundaries such as individual dwellings or small groups of up to 5 dwellings will be supported provided that the proposal maintains or enhances the form, character and setting of the area and leaves appropriate spacing between dwellings.

Proposals for development outside of the identified settlement boundaries will only be supported where it meets the criteria set out in the National Planning Policy Framework (paragraph 84) or is an exception site for affordable housing to meet identified local needs in accordance with **Policy BALT4**.

### **Housing mix**

- 7.26 The size, type and tenure is a key issue for local communities in respect of new housing. The specific mix of new housing that will come forward, will clearly have an impact on the demographics of the existing community and therefore careful thought needs to be applied to determining that mix. Government guidance emphasizes that delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant, and mixed community. This includes both open market housing (housing to purchase on the open market) or affordable housing (housing for rent, for sale at discounted prices).
- 7.27 The results of consultation with the community on the issue of housing need, indicate that just over 77 per cent of existing households in the parish did not expect to change their housing in the next five years. Of those who indicated they would be changing their housing, the majority expected to buy on the open market with the greatest interest in 3 and 4 bed roomed houses and 3 bed roomed bungalows. The next most popular choices were self or custom build properties and some limited interest in affordable housing products.
- 7.28 **Affordable housing** is housing for sale or rent, for those whose needs are not met by the market, which includes housing that provides a subsidised route to home ownership and/or is for essential local workers. Annex 2 of the NPPF

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<sup>5</sup> Badwell Ash is currently a hinterland village and Long Thurlow is a hamlet.

(2024) sets out the definition of affordable housing and is split into the following four main categories:

- social rent;
- other affordable housing for rent,
- discounted market sale housing
- and affordable routes to home ownership.

7.29 **Accessible and adaptable housing** is that which includes housing with enhanced accessibility features and the potential to be further adapted in future to meet the needs of the occupant.

7.30 **Custom and Self Build Housing** can provide a cost-effective route to home ownership, a high degree of specialisation to meet individual needs, and add valuable architectural interest to residential areas. However, it tends to be provided in the form of serviced plots on large-scale development sites that are less likely to come forward in small parishes.

### **Housing Needs Assessment 2024 (AECOM)**

7.31 At the end of 2023 the Steering Group commissioned a Housing Needs Assessment (HNA) for the Parish to explore the issues of housing type and tenure in more detail. The work was undertaken by consultants AECOM and the final report is a submission document that supports this Neighbourhood Plan.

7.32 The final HNA was completed in July 2024, and the key findings are set out below. (NB: It should be noted that subsequent to the completion of the HNA, that First Homes are no longer a housing option)

#### *Tenure and Affordability*

- Home ownership is less common in the parish than the wider district.
- A relatively strong supply of both private rental and social housing exists.
- Despite having a smaller proportion of home ownership than the district average, this tenure option remains the dominant tenure in the parish at 70 per cent of all households.
- Of the remaining households, 16 per cent live in private rented housing and 14 per cent in socially rented housing.
- Comparing the 2011 and 2021 Censuses, there has been a proportionally significant increase in the number of private renters, which equates to 12 more rental dwellings and a proportional increase of 32 per cent over the last decade.
- There are 10 more socially rented dwellings now than there were in 2011, which is a growth of 22 per cent.
- There are 22 more owner occupiers in 2021 than there were in 2011.

#### *Housing Costs*

- Home values in the parish have increased over the last decade.
- The current median house price (middle number when arranged from lowest to highest) is £367,500, which is 75 per cent higher than the median in 2013.



- The lower quartile price (the lowest 25 per cent of prices, used as a good proxy for entry-level housing) sits at £227,500, which is 36 per cent higher than in 2013.
- The current median house price in the parish is significantly more expensive than the current median for Mid Suffolk as a whole (£300,000).
- The average household income in the parish was £49,500 in 2020, and the lower quartile income (per person) was £14,825 (£29,650 for a household with two lower earners).
- Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit.
- For the parish the median house price would require an annual income nearly double the current average and would require a deposit of approximately £37,000.
- Private renting is also a challenge - households made up of two lower earners could not afford the given rental thresholds and would need to rely on social and affordable rented options.
- There is a large gap between the income needed to afford to rent (£37,000) and to buy (£58,500).
- The discount on First Homes in the parish should be set at 40 per cent as this is required to expand access to home ownership to average earning households.
- Affordable rented housing appears generally affordable to households with two lower earners (average earning households are unlikely to be eligible).
- Single lower earners can afford average social rents and affordable rents but the lowest earners, if unable to secure a social rented dwelling or additional subsidy, may need to live in a room in a shared house using housing benefits.

### *The need for Affordable Housing*

- 7.33 A long-term surplus of 0.4 social/affordable dwellings per annum over the Badwell Ash and Long Thurlow Neighbourhood Plan period (2023 – 2038) is estimated, when the parishes needs are considered in isolation.
- The parish has a robust long-term demand of 1.7 affordable home ownership dwellings (i.e. First Homes or Shared Ownership) per annum over the same period.
  - The delivery of home ownership dwellings could be prioritised in the parish in order to address potential demand and to widen choice.
  - Households eligible for affordable home ownership products typically do not necessarily lack their own housing but would prefer to buy rather than rent.
  - The tenure mix of Affordable Housing secured in future years should meet some of the significant potential demand for affordable home ownership dwellings (recommended at 44 per cent of the total, composed of 25 per cent First Homes and 19 per cent Shared Ownership), whilst also maintaining a healthy supply of social/affordable rented dwellings (56 per cent).
  - This indicative tenure mix deviates slightly from the emerging district wide policy in its recommendation for Affordable Home Ownership but is a

response to the national policy requirement for 25 per cent of all Affordable Housing to be provided as First Homes.

- There is no obligation to follow this recommendation or to depart from emerging Local Plan policy if that is more in line with the community's objectives.

#### *Type and Size*

- 7.34 Detached homes, currently make up approximately three fifths of the overall stock.
- Cumulatively detached and semi-detached dwelling make up around close to 90 per cent of the housing stock.
  - The remainder is made up of terraced dwellings and a smaller number of flats.
  - The parish's high proportion of detached homes is larger than the district average and has a correspondingly smaller proportion of flats.
  - The parish is characterised by high proportions of larger homes and correspondingly fewer smaller properties.
  - The parish is relatively well-balanced, with a majority of 3-bedroom homes (as is the case nationwide and across Mid Suffolk).
  - There is, however, a clear lack of 1-bedroom homes (3 per cent of the stock).

#### *Population characteristics*

- 7.35 The Parish's population has increased by 7 per cent over the last decade.
- The younger population is showing either slow growth or a contraction
  - The older population showing high proportional growth, notably in those aged 65-84.
  - The parish's population will continue to age over the plan period, with a potential growth of 83 per cent above current levels in the population aged 65 and over by the end.
  - There will be a contraction in the population share of younger age groups over the over the plan period.

#### *Future population and size needs*

- 7.36 It is possible to estimate the size mix of future homes than might best accommodate demographic trends and address imbalances in the existing housing stock.
- New developments should deliver a variety of dwellings of different sizes with a strong preference for homes with 3 bedrooms, but also maintain a healthy supply of 2 bed homes.

#### *Specialist Housing for Older People*

- 7.37 There are currently estimated to be around 106 individuals aged 75 or over in the parish, a number that has grown from 52 in 2011 and is projected to rise to over 170 by the end of the Neighbourhood Plan period (2038).



- 89 per cent of Mid Suffolk's households aged between 55 and 75 in 2011 (and therefore likely to reach the 75+ bracket by 2038) are owner occupiers
- The remainder predominantly rent from a social landlord.
- Those currently owning will require specialist accommodation for market purchase, being largely ineligible for subsidised housing.
- Those in private or social rent will need to rely on subsidised rented housing because they are unlikely to have the funds to buy.
- The 75+ population of the parish is projected to increase from 13 per cent to 19 per cent of the overall population between 2021 and 2038.
- The projected growth in the older population (64 people) points to 46 new households made of persons aged 75+ over the Neighbourhood Plan period.
- Between 65-83 per cent of the need can be accommodated through market purchase (as opposed to Affordable Housing).
- Between 60-70 per cent of the need can be accommodated through either sheltered accommodation or adaptations to the existing housing stock, rather than new extra care options.
- The potential need for care and nursing home beds in the parish by 2038 can be estimated at roughly 7.
- The main unmet need in the parish is for market sheltered accommodation which may be satisfied by ensuring most or all new housing is accessible and adaptable for people with lower support needs.

7.38 Taking all of the above into account the following **Policy BALT3** has been devised.

### **POLICY BALT3: Housing mix**

Where new housing is proposed in the parish, it should be provided in line with the latest evidence of need<sup>6</sup> and to create a mix of housing that meets those needs whilst contributing to retaining the parish's current broad mix of housing.

#### **Size**

Proposals should provide housing of 1-4 bedroomed homes, with a strong preference for those of 2-3 bedrooms

#### **Accessibility**

Proposals which provide bungalows and housing that is adaptable and accessible (meaning built to optional M4(2) standards) will be supported.

#### **Tenure**

Where affordable housing is to be provided in the parish, on qualifying sites (i.e. those over 10 dwellings<sup>7</sup>), it should comprise the following:

- 56 per cent social affordable rents
- 44 per cent affordable routes to home ownership, including

<sup>6</sup> Housing Needs Assessment

<sup>7</sup> Compliant with JLP Policy SP02

- 25 per cent of the total amount to be First Homes<sup>8</sup> at a discount of 40 per cent
- 19 per cent of the total amount to be Shared ownership.<sup>9</sup>

Where Affordable Housing is to be provided it should be indistinguishable from other tenures in external form, quality and character and should be spread throughout the development to encourage both physical and social integration.

### Exception sites

- 7.39 The HNA found there to be evidence of need for Affordable Housing in the parish. AECOM estimate a long-term surplus of 0.4 social/affordable dwellings per annum over the Badwell Ash and Long Thurlow Neighbourhood Plan period (2023 – 2038) when Badwell Ash and Long Thurlow's needs are considered in isolation. Modelling contained in the report also suggests that Badwell Ash and Long Thurlow has a robust long-term demand of 1.7 affordable home ownership dwellings (i.e. First Homes or Shared Ownership) per annum over the same period. AECOM's modelling suggests that the delivery of home ownership dwellings could be prioritised in Badwell Ash and Long Thurlow in order to address potential demand and to widen choice.
- 7.40 It is recognised that Affordable housing is typically provided and made financially viable by its inclusion as a proportion of larger market developments, as guided by Local Plan policy. However, if a community wishes to boost the supply of affordable housing, there are other, more proactive routes available for its provision. For example, using neighbourhood development orders, identifying exception sites or developing community land trusts are all ways of boosting the supply of affordable housing.
- 7.41 It has been considered important not just to focus on delivery from wider development sites and therefore a policy which provides guidance for community led development has been prepared. Community-led development sites should be adjacent to existing settlements and proportionate in size to them. Where exception sites are proposed, justification must be given that demonstrates an identified housing need within the parish and that the proposed site is suitable to meet. Proposals

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<sup>8</sup> First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which must be discounted by a minimum of 30 per cent against the market value; are sold to a person or persons meeting the First Homes eligibility criteria; on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and after the discount has been applied, the first sale must be at a price no higher than £250,000. First Homes are the Government's preferred discounted market tenure and should account for at least 25 per cent of all affordable housing units delivered by developers through planning obligations.

<sup>9</sup> a system by which the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to a local authority or housing association.



should contain one or more types of affordable housing and should reflect the mix set out in **Policy BALT3** above.

- 7.42 This housing must also remain available to meet identified housing need in perpetuity. If open market housing is proposed as part of a community-led development, clear justification for the need for the open market housing should be given and the proposal should contain the minimum number of open market units that are essential to deliver the affordable units. However, all other usual planning criteria—e.g. impact on landscape, heritage and highways, layout, design, etc—are still applicable.
- 7.43 Part 1 of the BMSJLP Local Plan supports such proposals as Community Led /Rural Exceptions sites, where it can be demonstrated that they are fulfilling a genuine identified housing need. Proposals for the former should be able to demonstrate that the proposed scheme meets the definition of a community-led development as set out in Annex 2 of the NPPF and that there is evidence of community support and participation in the proposal.

#### **Local connection criteria for exception sites**

- 7.44 Evidence used to support housing policies in Neighbourhood Plans, can also be used to support local connection criteria. Feedback from community consultation indicated that where new affordable housing is proposed within the parish, it should be aimed at meeting the identified needs of parish residents or the needs of those with a close connection to the parish. It also identified that this affordable housing should remain available in perpetuity and be secured through a legal agreement. Exception sites would deliver such housing where local connection criteria are more easily applied.
- 7.45 Taking all of the above into account, the following **Policy BALT4** has been devised.

#### **POLICY BALT4: Exception sites**

Where Affordable Housing is to be provided within the parish as either a rural exception site or a community-led development i.e. not as part of a larger development site, the proposal should meet all of the following criteria:

- a. For community-led developments, the site is adjacent to the existing settlement boundary for either Badwell Ash or Long Thurlow and is proportionate in size to that settlement in accordance with footnote 36 of the NPPF December 2024.
- b. For community-led developments, the proposer of the scheme meets the organisational definition as set out in Annex 2 of the NPPF.
- c. For community-led developments, there is evidence of community support and participation in the proposal.
- d. The type of housing proposed meets an identified housing need in
  - i. the parish (as evidenced by a detailed Housing Needs Assessment), and
  - ii. contains one or more types of affordable housing in accordance with the housing mix identified above.

- e. The proposed housing will remain affordable and available in perpetuity
- f. Where open market housing is proposed clear justification for the need for the open market housing is given and the number of open market units proposed will be the minimum number that is essential to deliver the affordable homes.
- g. The housing is offered in the first instance to people with a demonstrated local connection to the parish, as outlined in the relevant Mid Suffolk Housing Allocations Policy or successor document, and
- h. The proposed development is consistent with policies in this and other relevant plans governing design, appearance, layout, amenity, impacts on the natural and historic environment and highway safety.

### **Residential amenity**

- 7.46 The NPPF requires that planning policies and decisions should ensure that new development is appropriate to its location taking into account the likely effects (including cumulative effects) of pollution (light, noise, air, and dust) on the health, living conditions and amenity of residents as well as the impacts on the natural environment. The NPPF also requires that development proposals should seek to mitigate and reduce to a minimum potential adverse impact resulting from noise (and avoid noise giving rise to significant adverse impacts on health and the quality of life).
- 7.47 Community consultation through both the initial drop-in and the residents survey revealed that the quiet and peaceful character of the parish is an element that is highly valued. The protection of character of the area and of the amenity of existing residents is considered important. Impacts on residential amenity from development can be controlled or mitigated in a number of ways. Impacts from the construction of new development are controlled by imposition of conditions on the relevant planning permission which seek to govern how that development is physically constructed. Impacts from existing developments on adjacent uses fall outside of the planning system but within the Environmental Protection Act 1990, which seeks to control impacts relating to pollution from dust, noise, vibration, odour and the prevention of water pollution. These tend to cover uses such as intensive livestock farming, sewage treatment works, industrial uses or uses with high intensity traffic movements. In response to the specific questions in the residents survey relating to sites which may benefit from alternative uses the most commonly cited locations were the chicken farm at Long Thurlow, the Sewage Treatment Works, and the former Gravel pits.
- 7.48 The scope of planning policy, however, generally only extend to new development where the benefit of planning permission is required and therefore to ensure that these impacts are controlled and where required, mitigated.



**POLICY BALT5: Residential amenity**

Proposals for new development should not adversely affect the amenity of adjacent residential dwellings or exacerbate existing or cause new pollution problems. This includes pollution in all forms such as air, noise, dust, vibration, water, light or traffic generated, either by the proposed use or the building itself. Where such impacts are likely, applications should be accompanied by suitable mitigation measures.







## 8. Parish wide policies:



# Community Infrastructure

**OBJECTIVE 2: To ensure that the parish remains a thriving, healthy and safe rural community with good facilities which are accessible and available for all.**

### Community facilities

- 8.1 The overarching social objective for the planning system, as set out in the NPPF, is to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, with accessible services and open spaces that reflect current and future needs and supports the health, social and cultural well-being of communities.
- 8.2 To achieve this, new development needs to be planned hand in hand with community services and facilities and a range of cultural facilities to support that new development. This includes transport, education, green infrastructure, sports facilities, local shops, public rights of way, cycleways, allotments, health and social care facilities. These are often collectively referred to as community infrastructure.
- 8.3 Housing and other development will be expected to pay towards improving local services and infrastructure through either, the payment of Community Infrastructure Levy (CIL), planning obligations (via a Section 106 agreement/Section 278 agreement) or through the use of planning conditions.
- 8.4 Parish councils receive 15 per cent of CIL monies collected from development within their parish. This figure rises to 25 per cent once a made Neighbourhood Plan is in place. Where development is expected to take place within a parish, the Parish Council will often have a key list of projects that the community has identified as priorities for spending the CIL income. **Chapter 6** provides more detail on the Parish Council's approach to CIL spending.

### Existing community facilities

- 8.5 Existing facilities within the parish include the Church, village hall with play area, public house, shop and post office. There is also a Fish and Chip Shop and 3 cemeteries. There are no medical facilities (other than defibrillator) or education facilities. See figure 33 for the location of existing community facilities.
- 8.6 Residents who responded to the community consultations clearly value their existing community facilities and wish to see them retained and where

possible improved. Identified enhancements to existing facilities revealed by the survey included, pedestrian and cycle accessibility, biodiversity enhancements and environmental improvements to improve the energy performance of community buildings.

- 8.7 In response to questions relating to new facilities the most popular overall in the parish were nature reserves, allotments, community orchard, new green spaces, cycle routes and footpaths. In Badwell Ash itself there was specific interest in facilities catering for teenagers.

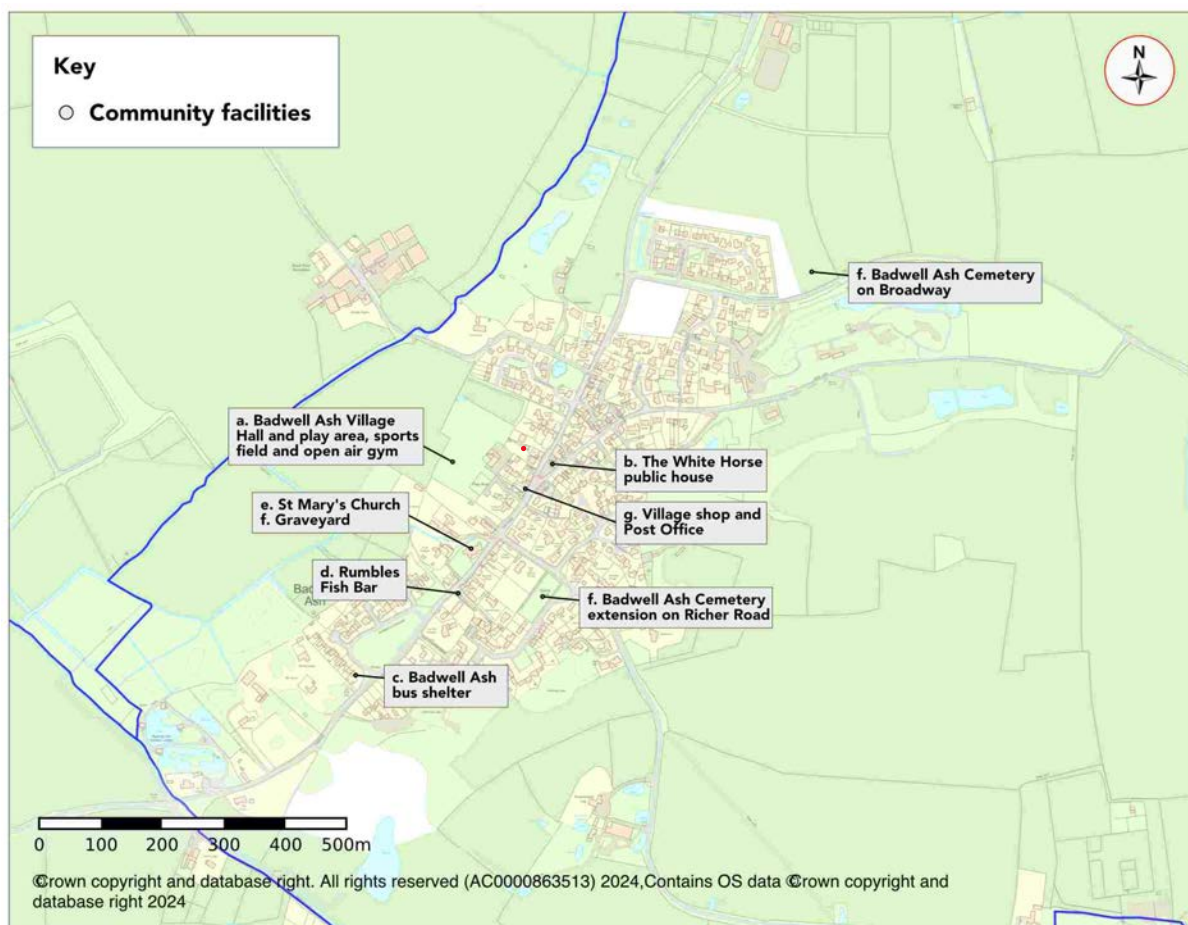


Figure 33: Community facilities (source: Parish Online with own annotations). Blue line denotes parish boundary.

### POLICY BALT6: Parish wide community facilities

#### Existing facilities

The parish has the following community facilities (shown in figure 33):

*Badwell Ash:*

- a. Badwell Ash Village Hall and play area, sports field and open air gym
- b. The White Horse public house
- c. Badwell Ash bus shelter



- d. Rumbles Fish Bar
- e. St Mary's Church
- f. Badwell Ash Cemetery on Richer Road, Badwell Ash Cemetery on Broadway and graveyard at St Mary's Church
- g. Village shop and Post Office

Proposals for development including changes of use which would involve the potential loss of one of the existing community facilities identified above will not be supported. The exception will be where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe and accessible location or where there is no reasonable prospect of continued viable use, and this can be sufficiently demonstrated. Where a community facility is a listed building and its communal use contributes to its heritage significance, consideration should be given to the heritage impact of the loss of this use from the building.

#### **New and enhanced facilities**

Otherwise acceptable proposals that would provide for new, expanded or improved community facilities will be supported, where community support for it can be clearly demonstrated. This could include:

- Allotments
- A café
- Electric Vehicle Charging Points (public)
- Improved facilities for children
- Specific dog walking areas
- Picnic and wildlife areas
- Community orchard

Particular support will be given to proposals which would allow for the wider community use of existing facilities, including improvements to accessibility by pedestrians and cyclists and include measures that would improve the environmental performance of that facility both for people and for wildlife.

### **Badwell Ash Village Hall**

- 8.8 The Village Hall and Recreation Grounds are situated centrally in the main part of the village although it serves the whole parish and beyond. The hall is used by a number of organisations and its hosts events and meetings such as Art classes, flower arranging etc. As a result of hiring, the hall hosts various events of diverse interest. The Carpet Bowls Club meets here as does the Silver Ash Club, and a Dog Training class. The hall is also used as a venue for local and village events, annual events and private functions. The Parish Council hold their monthly meetings in the smaller of the two halls.
- 8.9 The main hall has a curtained stage, a modern kitchen and toilets. There is also a small hall with double doors into the main hall. The small hall has its own entrance, toilet facilities, a small but useful kitchen area and can be hired independently. Both halls have access to an enclosed open space with a covered patio. This area is gated and opens onto the recreation ground.

Here is a large playing field suitable for sporting activities and a new children's playground.



Figure 34: Badwell Ash Village Hall.

- 8.10 The Resident's Survey posed a question about specific sites in the parish that might benefit from development, enhancement or change of use. The Village Hall site was one of the most popular responses. It is clear that a village hall/community hall use is valued in the parish and that there would be concern if the use was lost. The village hall is therefore included in the community facilities policy to ensure that such a use is not lost in the parish. The area around the village hall is also identified as Local Green Space to ensure it remains in its existing recreation use.
- 8.11 There was however some interest expressed by residents for improvements on the site. These range from minor enhancement through to more significant internal and external alterations, extensions or even redevelopment of a new hall. The survey results also revealed that the existing hall site has experienced some surface flooding problems during the high autumn and winter rainfall. With the amount of development planned to take place in the village between 2018 and 2038, it is not inconceivable that there may be increased, and more diverse demands placed on the existing hall and its surrounding site to meet the needs of the larger community. Options are being investigated and therefore it is possible that ideas for enhancement and improvement may come forward over the plan period. Depending on the scale of any proposal there may be a need for planning permission to be sought in the future.
- 8.12 With this in mind **Policy BALT7** has been developed to provide the necessary in principle support for improvements and enhancement of facilities to best meet the needs of the community now and into the future.



**POLICY BALT7: Badwell Ash Village Hall**

Proposals to improve, extend or redevelop the existing village hall which would result in the provision of an enhanced community facility, multi-use recreation area and parking to benefit the parish will be supported. Access to the building should be safe and convenient for all users including disabled users.

Proposals should be well designed and provide safe and convenient access for vehicles, pedestrians and cyclists with sufficient parking for all users, including disabled users, the provision of electric charging points and outside space for community use.

**Infrastructure and growth**

- 8.13 As outlined earlier, between 2018 and 2038, the parish is expected to accommodate at least 150 new dwellings (potentially 164) in addition to the 361 that existed in 2021. Almost all of these have either been built or are currently under construction. However this construction has taken place without the proportional increase in community infrastructure and facilities. Development of this scale, which will increase the number of dwellings in the parish by between 41-45 per cent by the end of the Plan period, is not accompanied by a comprehensive plan for infrastructure investment. Whilst CIL is being levied on the new development, a portion of this will go towards strategic infrastructure elsewhere in the district and will not be spent in the parish.
- 8.14 The capacity of existing infrastructure in the parish to cope with the existing level of dwellings is considered by respondents to the residents' survey to already be inadequate in certain areas, and therefore a further increase in development will exacerbate these existing issues unless specific new provision is made. The key areas of concern raised through community consultation relate to public transport, education, health and medical facilities and drainage and sewage capacity.
- 8.15 It is inevitable that there will be concerns expressed about how the vital community infrastructure needed to support a viable community will keep pace with the expected population growth. It is essential that thought is given to community infrastructure at an early stage and that the needs of the current community, the capacity of existing services and the anticipated needs of new residents are taken into account when considering new housing growth.
- 8.16 Infrastructure comes in many forms. *Physical infrastructure* is that required to physically enable development to take place e.g. drains, sewers, roads and footpaths. *Medical and education infrastructure* includes doctors, dentists, social care, primary and secondary education together with pre-school and nursery provision. *Green/blue infrastructure* includes informal and formal open spaces, wildlife areas, footpaths, landscaping, SuDs, watercourses and tree

belts. *Digital infrastructure* includes mobile phone networks and broadband provision.

- 8.17 Uncertainty around infrastructure provision is unsettling for the community and large scale new community infrastructure can take time to be agreed both in terms of the exact provision and how it is funded. This Neighbourhood Plan considers that developers should work proactively to ensure that the timing of new infrastructure coincides with the timing of growth and is planned well in advance rather than seen as an afterthought. **Policy BALT8** has been developed to address this issue.

#### **POLICY BALT8: Infrastructure**

Where new development is proposed in the parish, developers will be expected to demonstrate that the proposal can be supported by the appropriate physical and digital infrastructure and that adequate sewerage, drainage, water pressure, broadband and electricity connections can be achieved.

#### **Flooding and drainage**

- 8.18 Autumn and Winter 2023 were particularly noted for high levels of rainfall which resulted in numerous occurrences of flash flooding in a number of parishes in Mid Suffolk. Heavy and prolonged periods of rain also continued into 2024, and water tables remain high. Badwell Ash and Long Thurlow experienced localised flooding, and this was reflected in the responses to the Residents' Survey which identified flooding as a key concern with surface water emanating from new development, being identified as a major contributory factor. It is important therefore that where new development occurs it should have adequate drainage systems in place both for surface water but also for sewage. New development should not lead to the exacerbation of existing localised flooding problems or cause new ones. The use of well-designed and located Sustainable Drainage Systems (SuDS) will help to mitigate these risks as well as having the potential to provide other benefits for biodiversity and recreation. Suffolk County Council as Lead Local Flood Authority (LLFA) recommends the use of SuDS in all new development even minor developments and **Policy BALT9** has been developed accordingly.

#### **POLICY BALT9: Flood risk and mitigation**

All proposed development should be directed away from areas at highest risk of flooding (whether existing or future). Where development is necessary in these areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

All new development including minor development, is required to use appropriate sustainable drainage system which will mitigate and protect against pollution,



provide drainage and wider amenity, recreational and biodiversity benefits commensurate with the size of the development.

Development will be expected to demonstrate (through the submission of a drainage strategy to accompany the submission of a planning application) how it will seek to achieve lower than greenfield run off rates, mitigate its own flooding and drainage impacts, whilst avoiding increases of flooding elsewhere.



Pakenham 4  
Bury St. Eds. 9

Walsh 3  
Elmswell 5  
Finningham 1  
Long Thurlow 1

WATER  
4  
SV  
26



# 9. Parish wide policies:

## **Accessibility**

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**OBJECTIVE 3:** To encourage pedestrian and cycle connectivity within each of the individual settlements within the parish and also between them, particularly between Badwell Ash and Long Thurlow.

### Walking and cycling

- 9.1 Government guidance encourages development proposals to provide for high quality walking and cycling networks and supporting facilities such as cycle parking. Such networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can realistically be used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure, and attractive, and respond to the character of the area and any relevant design standards.
- 9.2 Government guidance in respect of plan making and transport issues tends to focus on promoting sustainable transport e.g. public transport, walking and cycling, rather than addressing issues of speeding and traffic congestion. Plans are urged to consider at an early stage the impacts of development on transport networks, realise opportunities for improvement, promote walking and cycling and public transport use and ensure that any adverse impacts of traffic are mitigated. It is also acknowledged that the pattern of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- 9.3 The Government advises that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, which can help to reduce congestions and emissions and improve air quality and public health.
- 9.4 Active travel - walking, wheeling and cycling - is the simplest and most inclusive way of getting people to incorporate activity into their daily lives, and has numerous benefits for physical and mental health, the environment, the places we live, quality of life and social inclusion. Infrastructure for active travel and public realm improvements, for example street lighting (designed to minimise light pollution), frequent seating and shaded areas, are associated with increased physical activity levels, reduced obesity, reduced heat exhaustion and reduced risk of injury, among other positive outcomes. Furthermore, the provision of high quality, affordable and reliable public transport is associated with numerous positive health outcomes, including

increased physical activity, improved cardiovascular outcomes, and improved social participation.

- 9.5 Policies to support public transport, availability and affordability tend to be strategic (i.e. are covered by policies in Local Plans). However policies in Neighbourhood Plans can for example include policies identifying specific routes or connections which would contribute to improving walking and cycling in a parish. The Neighbourhood Plan Residents' Survey revealed that residents attached considerable value to public footpaths and cycle routes. 80 per cent of respondents indicated that they would like to see new country footpaths including safe circular routes. **Policy BALT10** below has been prepared to address this issue.

#### **POLICY BALT10: Pedestrian and cycle connectivity**

Proposals which would contribute to making the parish safer and more accessible for pedestrians and cyclists and would contribute to the health and wellbeing of residents will be supported.

Where new pedestrian or cycle routes or crossings are to be provided, they should be safe, accessible and suitable for all users.

Where new development is proposed, new or improved routes which connect the development with existing services and facilities in the parish must be provided. All new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right of way network surrounding the village. Such routes should seek to link in with existing connections and provide a comprehensive and cohesive network which allows for access to the wider countryside, adjoining parishes and between the individual settlements within the parish. Such routes should include surfaces, widths and drainage suitable for mobility users and pushchairs.

#### **New provision**

Proposals that would enable the creation of the following provision for pedestrians and cyclists, which will link in with existing routes, will be supported

1. A new link from new development along the eastern side of The Street to the centre of Badwell Ash, which would link Ladywood Drive through the proposed new development to the south of the Broadway.
2. A new link from the proposed new development south-east of Hunston Road along Hunston Road to Badwell Ash village centre.
3. A new link from new development to the west of The Street, to Badwell Ash village centre.
4. New footpaths to link with Walsham le Willows, Hunston and Great Ashfield.
5. The creation of way marked footpath route 'Badwell Ash and Long Thurlow circular'.



Where proposed, any new cycle infrastructure should accord with the guidance for Cycle infrastructure Design (LTN1/20)<sup>10</sup> wherever feasible.

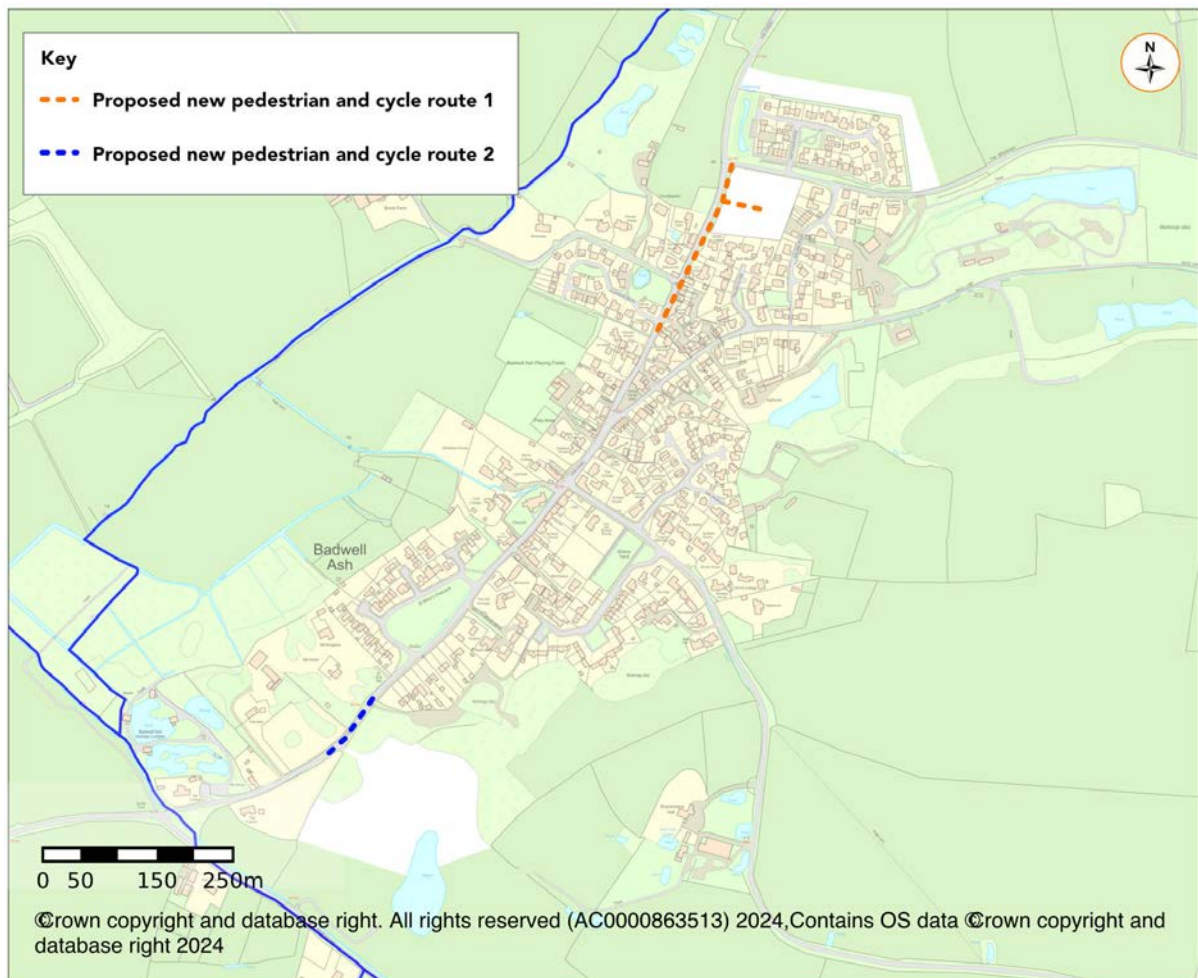


Figure 35: Two new proposed pedestrian and cycle routes (source: Parish Online with own annotations). Blue line denotes parish boundary.

<sup>10</sup> <https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf>

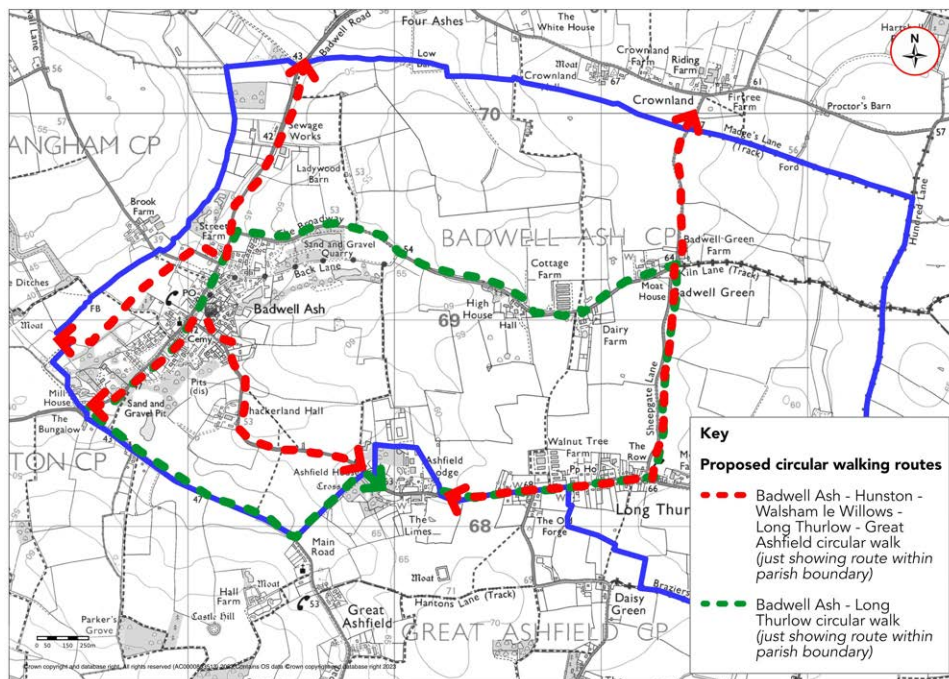


Figure 36: Two new proposed circular walking routes (source: Parish Online with own annotations). Blue line denotes parish boundary.

## Public Rights of Way

- 9.6 The NPPF advises that planning policies and decisions should protect and enhance Public Rights of Way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. Opportunities to improve facilities for walkers and cyclists in the parish would be supported. Proposals that are likely to require the re-routing of Public Rights of Way should be discussed with Suffolk County Council at an early stage and any new PROWs or any proposed works to existing PROWs should be designed to current SCC guidance and standards with the correct permissions and licences to work on the PROW.
- 9.7 The NPPF also advises that new development layouts should be designed to allow for easy pedestrian and cycle connections within and between neighbourhoods, and also into the wider countryside.
- 9.8 The parish is relatively well served by public rights of way, although there are no dedicated cycle routes. Suffolk County Council's Green Access Strategy (2020-2030) sets out the council's commitment to enhance public rights of way, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership work.



**POLICY BALT11: Public Rights of Way**

Existing public rights of way must be protected and enhanced. Where new development is likely to affect the route of an existing right of way, that right of way must preferably be retained unless it can be demonstrated that there is strong community support for it to be re-routed. Where existing public rights of way are unavoidably to be lost or impacted, appropriate diversion<sup>11</sup> and new routes should be provided that are equally safe and convenient for all users including people with limited mobility, people using pushchairs or in wheelchairs, and cyclists and horse riders

New development proposals must improve or enhance public rights of way for example through the provision of new routes, new connections, improved surfaces or signage.

**Traffic and highway safety**

- 9.9 The subject of road safety was a common topic raised by residents through consultation exercises although it is recognised that addressing existing speeding issues lies outside of the scope of the Neighbourhood Plan. Neighbourhood Plans have little power to introduce highway improvements, as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.
- 9.10 However supported by consultation responses, it is considered that the Neighbourhood Plan policies should prioritise the need to ensure that any new development adequately addresses any traffic or highway safety issues likely to arise from its implementation and does not exacerbate any existing problems.
- 9.11 Government guidance indicates that in considering proposals for development, it is essential to ensure that safe and suitable access to the development can be achieved for all users and that any significant impacts from the development on the transport network (in terms of capacity and congestion) and on highway safety, should be mitigated to an acceptable degree.
- 9.12 Furthermore, Government guidance indicates that development that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so the likely impacts of the proposal can be adequately addressed. Given the highway safety issues in the parish outlined above, including the rat-running, the use of narrow lanes by commercial vehicles and speeding, it is considered that proposals for new

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<sup>11</sup> Applications for footpath diversions should be made to Suffolk County Council as Highway Authority.

development in the parish should be supported by transport information proportionate to the scale of the proposed development, which will enable adequate assessment of highway safety, capacity and congestion impacts on the transport network.

**POLICY BALT12: Traffic management and safety**

Proposals for new development should be supported by sufficient information proportionate to the scale of the proposal which will allow adequate assessment of potential transport impacts. This information should include as a minimum, baseline figures for traffic movements prior to the implementation of the proposal and projected levels after the proposal together with any required mitigation measures.

It is acknowledged that new development will result in increased traffic generation and consideration should be given to both the levels of traffic generated by the proposal and the wide impacts of this traffic including noise, air pollution and the routing of traffic. Proposals must include measures to address and mitigate impacts upon highway and pedestrian safety as well as on traffic flows elsewhere in the parish. Proposals must seek to minimise the amount of additional traffic flowing through the built up area.

Development impacts that cannot be mitigated to an acceptable level and which would result in an unacceptable increase in traffic generation will not be supported.





Chestnut  
House



# 10. Parish wide policies:

## Business

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**OBJECTIVE 4:** To encourage and support local businesses, helping them to grow and flourish contributing to the economic health and sustainability of the community.

- 10.1 The role of Neighbourhood Plans within the planning system is not just about housing growth or environmental protection. They also have a role to play in delivering the economic objectives related to sustainable development as set out in the NPPF. National planning policy supports a prosperous rural economy and specifically encourages planning policies to enable sustainable growth and expansion of all types of businesses in rural areas both through the conversion of existing buildings but also well-designed new buildings. Policies should also support sustainable rural tourism and leisure developments which respect the character of the countryside and enable the diversification of agriculture.
- 10.2 The NPPF also recognises that new employment or economic development should be sensitive to its surroundings and does not have an unacceptable impact on the character of the area, the amenity of local residents and valued environmental assets.

### **POLICY BALT13: New and existing businesses**

Proposals for the expansion of existing businesses which provide opportunities for local job creation which will benefit the local community will be supported, provided they would not have a significant adverse impact (including cumulative impacts) on the character the area, the amenity of local residents, important public local views, heritage assets or local green spaces, either through their built form, the use proposed or the traffic to be generated.

New small-scale businesses appropriate to a rural area, particularly those that would result in the beneficial re-use of a redundant or unused historic farm building will be supported subject to the criteria in the paragraph above.

Proposals which would provide spaces or services and facilities such as meeting rooms or office space, which would be useful for homeworkers will in general be supported.







# 11. Parish wide policies:

## Natural Environment

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**OBJECTIVE 5:** To protect and enhance the parish's local heritage, rural setting, green spaces and wildlife.

- 11.1 The NPPF indicates that planning policies should contribute to and enhance the natural and local environment by protecting and enhancing sites of biodiversity or geological value and minimising impacts on and providing measurable net gains for biodiversity. Recent reports at both a national and international level recognise that nature is in crisis and that positive action through mechanisms such as Local and Neighbourhood Plans is vital.
- 11.2 The Environment Act 2021 received Royal Assent in autumn 2021 and introduces a new system for the delivery of Biodiversity Net Gain (BNG). In simple terms, BNG is an approach to development which aims to leave the natural environment in a measurably better state than it was beforehand. Planning policy that seeks to protect and enhance biodiversity is not new, but this latest approach focuses in more on the measurability aspect. Planning applications will need to quantify the different habitat types on site both before and after the proposed development using the latest Biodiversity Metric. Opportunities to improve biodiversity in and around developments should be integrated as part of their design to secure a minimum of 10 per cent net gain firstly onsite, or if not, locally. Where this cannot be achieved, a developer can secure the shortfall by securing a site for biodiversity uplift elsewhere. BNG is now mandatory and its importance in the planning process has been elevated by Schedule 14 of the Environment Act. Measures are included that allow planning authorities to recognise any habitat degradation since 30th January 2020 and to take the earlier habitat state as the baseline for the purposes of biodiversity net gain.
- 11.3 BNG is now mandatory on all development sites except for householder applications. The Joint Local Plan was adopted before all of the mandatory requirements for BNG had been enacted, however Policies SP09 and LP16 of the Joint Local Plan address the issue. Neighbourhood Plans should need not repeat or duplicate such matters unless there is clear, robust local evidence for doing so. In the case of this Neighbourhood Plan, **Policy BALT14** below provides a local dimension to the issue based on specific local evidence from the Wilder Ecology Report. The Joint Local Plan policy requires that development proposals create, protect, and enhance ecological networks, and seek to ensure that all new development secures high standards of design and green infrastructure which creates attractive and sustainable places where people want to live and spend time. Networks of green infrastructure should be provided across new developments, linking with existing networks of open space.



11.4 In terms of designated nature conservation sites, the parish does not contain any nationally or countywide designated nature conservation sites, although there are some sites just outside the parish boundary at Great Ashfield. The parish however does contain seven of the 21 Suffolk Priority habitats. These are:

- Hedgerows
- Lowland Mixed Deciduous Woodland
- Ponds
- Wood Pasture and Parkland
- Traditional Orchards
- Rivers and Streams
- Open Mosaic.

11.5 Wilder Ecology were commissioned by the Parish Council to undertake a Landscape and Biodiversity Evaluation of the parish to support the development of the Neighbourhood Plan. This report is a supporting document to the Neighbourhood Plan and contains the details of the habitats identified above. Nature conservation activity within the parish is high, and the results of community consultation to date have revealed support for proactive and positive action in respect of biodiversity. The Steering Group members are keen to work collaboratively with adjacent neighbourhood plan groups to protect, enhance and join-up ecological corridors for wildlife.

### **Ecological corridors**

11.6 Maintaining and improving connectivity between habitats is important in ensuring the longer-term survival of biodiversity in an increasingly fragmented landscape and with a changing climate. An ecological network is the basic natural infrastructure that enables biodiversity assets (both habitats and species) to become re-established if damaged or in decline and become resilient to the impacts of climate change. Integrated with the natural cycling of water, soil and nutrients, biodiversity provides what are increasingly recognised as vital 'ecosystem services'. These services are not only of intrinsic social and economic value but will create social and economic problems if they fall too far into deficit.

11.7 The major components of an ecological network can be identified as:

- Core Areas: existing areas/features/resources of importance for biodiversity.
- Corridors: existing linear features providing structural connectivity between Core Areas and into the wider landscape.
- Stepping Stones: existing habitat patches providing functional connectivity between Core Areas and into the wider landscape.
- Restoration Areas: areas/features/resources with the potential to become future Core Areas, or to improve connectivity, if they are enhanced or restored.
- Buffer zones: can be included around all these elements to lessen the likelihood of direct or indirect impacts upon them.

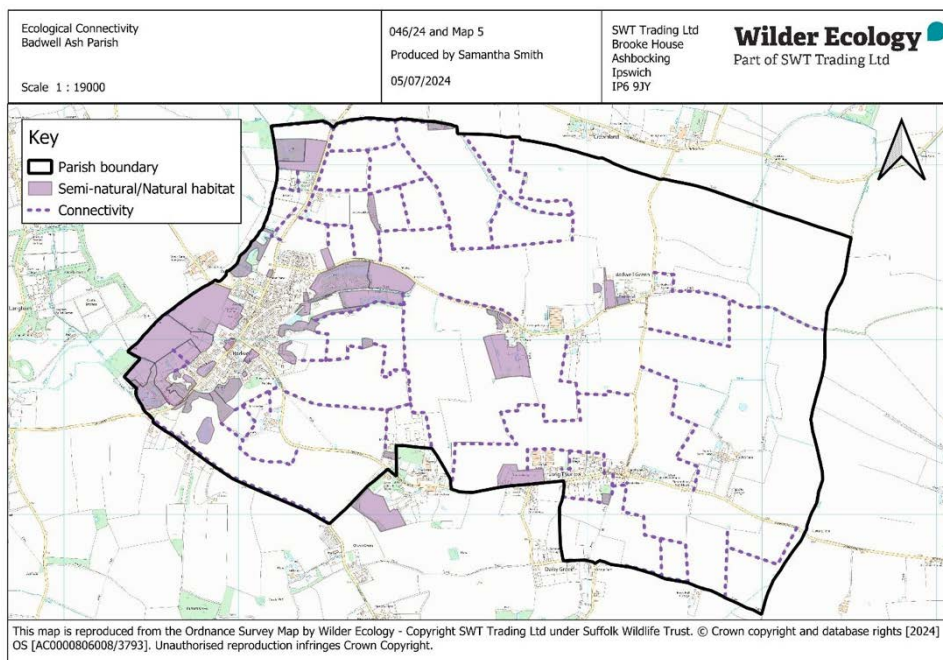


Figure 37: Ecological connectivity and semi-natural spaces (source: Badwell Ash & Long Thurlow Neighbourhood Plan Landscape and Biodiversity Evaluation, July 2024).

- 11.8 Biodiversity 2020: A strategy for England's wildlife and ecosystems services also features a number of Priority Actions, including to 'establish more coherent and resilient ecological networks on land that safeguards ecosystem services for the benefit of wildlife and people'.
- 11.9 The principal ecological network in the parish is along the stream bordering the west boundary of the parish and its associated habitats of water meadows, ditches, and hedgerows. Although much of the land throughout the remainder of the parish is in arable production, the network of hedgerows and small woodland blocks also provide local habitat connectivity. It is notable that these networks extend beyond the parish into neighbouring parishes such as Great Ashfield, Langham and Hunston.
- 11.10 Figure 37 broadly identifies where there are existing wildlife corridors within the landscape which contribute to the ecological networks. These ecological linkages should be safeguarded and also strengthened whenever such opportunities arise. Additional habitat creation in the wider landscape such as new hedgerows will enhance the network, particularly in areas where such connections are less defined.
- 11.11 The Wilder Ecology Report acknowledges that although the parish does not contain any Sites of Special Scientific Interest or County Wildlife Sites, it provides some high-quality habitat that helps provide connectivity to the wider landscape. Seven Priority habitats have been identified within the parish and two Suffolk Rare Plants were recorded. Hedgerows and ponds within the parish have local significance for wildlife. Badwell Ash Parish contains a higher-than-average number of ponds per km<sup>2</sup>, providing habitat for protected species such as bats, and with the potential for Great Crested newts and other amphibian species including toads. Several hedgerows in the parish are quite mature and some may be ancient hedgerows. These habitats support a range of species including Suffolk Priority species (common toad,



barn owl, dunnoek, house sparrow, song thrush, starling, swift, small heath butterfly, bats, brown hare, hedgehog, otter). Any records are likely to under-represent the true number of species within the parish. The report recommends that guidance for any new developments within the area covered by the Neighbourhood Plan should seek to protect existing ecological assets and restore, enhance and reconnect the ecological network.

11.12 In summary therefore, It is clear from consultation undertaken that local residents attribute a high level of importance to the wildlife present within the parish. Policies in the Neighbourhood Plan should seek to protect and enhance existing areas of habitats and species as well as use opportunities afforded by new development to create new areas and incorporate wildlife friendly features into development irrespective of scale. The following policy has been devised to meet these aims.

#### **POLICY BALT14: Biodiversity**

Proposals for new development will be expected to protect and enhance existing ecological networks, wildlife corridors and priority species. Existing priority habitats and other features of biodiversity value within the parish should be retained. These include:

- Hedgerows, including ancient hedgerows.
- Mixed deciduous woodland, including broadleaved and coniferous stands such as maple, oak, ash, hawthorn, hazel, and elder.
- Ponds, including the existing network of water bodies in the parish which consists of drains, ponds, streams, ditches and the river corridor.
- Wood pasture and parkland, specifically that located to the south of The Broadway and the other off of Long Thurlow Road.
- Traditional Orchards.
- Rivers and Streams (see ponds above).
- Open mosaic, specifically the disused quarries to the north and south of Back Lane.
- Semi improved grassland, and areas of wet meadow.
- Trees such as hazel, elder, wild cherry, ash, hornbeam, field maple, oak, elm, plane, dog rose, lime, and alder.
- Toad crossing and habitat at the junction of Westley Road and Hunston Road.

Development proposals must seek to retain and enhance existing features and avoid loss or damage of biodiversity. Where loss or damage is unavoidable, the benefits of the development must clearly outweigh the impacts and the development shall provide for mitigation in the form of appropriate replacement or replanting or appropriate natural features on site together with a method statement for the ongoing care and maintenance of that planting or feature, or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, planning permission will be refused.

Otherwise acceptable development proposals will be supported where they provide a minimum net gain of 10 per cent in biodiversity, moving towards an aspiration for 20 per cent, delivered on-site in the first instance, through, for example:

- a. the creation of new and the restoration and enhancement of existing natural habitats, e.g. ponds, hedgerows, wildflower meadows, new woodlands.
- b. the planting of additional trees and hedgerows; and
- c. the incorporation of wildlife- friendly measures in new development, which would benefit locally resident species including:
  - o *Amphibian and reptiles*: common toad, common frog and smooth newt.
  - o *Mammals*: bats including common pipistrelle, brown long-eared, serotine and natterers, hedgehogs, brown hare and polecat, otter and water vole.
  - o *Birds*: house sparrow, dunnock, starling, greenfinch, wren, swift and song thrush, barn owl
  - o *Invertebrates* small heath butterfly, ridge-saddled carpenter bee and musk beetle.
  - o *Plants*: lizard orchid and sainfoin.

Where biodiversity net gain is to be delivered via off- site habitat creation, these should be targeted at the Priority habitats listed above.

Proposals for development on sites where important habitats or species are known or suspected to be present, should be accompanied by appropriate ecological surveys that identify and record the relevant species/habitats, together with proposals to accommodate them within the development and any relevant mitigation measures.

## Low carbon and eco-design

### *National Policy*

11.13 The plan period for this Neighbourhood Plan looks ahead to 2038. When looking into the future, it is difficult not to consider the issues of climate change and future sustainability taking account of flood risk. The UK parliament declared an environment and climate change emergency in 2019, and the Government has set a target to reduce carbon emissions by 80 per cent (compared to 1990 levels) by 2050. Government guidance encourages the planning system to support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the re-use of existing resources, including the conversion of existing buildings and support renewable and low carbon energy. The NPPF when revised in December 2023, introduced specific support for the retrofitting of specific environmental measures to existing properties. This remains in the NPPF December 2024.

11.14 The Government confirmed in its response to the Future Homes Standard consultation that they do not intend to amend the Planning and Energy Act 2008 and that as a result the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is permissible. However, there is an extant 2015 Written Ministerial Statement which sets out the position on this



matter which in summary sets out that Neighbourhood Plans cannot be used to require house builders to go above and beyond Building Regulations.

### *Strategic policy*

- 11.15 Every new build or redevelopment project in the Parish provides an opportunity to make a difference and a contribution towards meeting the UK wide climate change targets for 2050. The Joint Local Plan includes Policy LP23 which covers the issues of Sustainable Construction and Design specifically energy efficiency, water use and water stress. In addition, Mid Suffolk indicated a desire to produce Supplementary Planning Documents covering 'Renewable & Low Carbon Energy', and 'Design – Part A: Sustainable Construction'. Neighbourhood Plan policies should add local detail to the strategic policies and not repeat or duplicate them.
- 11.16 Whilst the Neighbourhood Plan cannot mandate a low or zero carbon approach to development that is stricter than current Building Regulations, for the reasons outlined above, given the urgent need to help attain the 2030 and 2050 climate objectives, the Neighbourhood Plan would be strongly supportive of zero carbon developments.

### *Community consultation*

- 11.17 The Residents' Survey included a question asking what specific features should be included in new developments. 59 per cent of respondents mentioned low carbon/energy efficient design, 51 per cent mentioned solar/PV and electric charging points and 48 per cent mentioned ground/air source heating pumps.
- 11.18 The Design Codes and Guidance prepared to support the Neighbourhood Plan contains some specific guidance on the subject and promotes a 'fabric first' and Passivhaus design approach. This approach takes into account the report for the Committee on Climate Change<sup>12</sup> which found that 'the costs of installing low-carbon heat as a retrofit to an existing gas heated semi-detached home is around £9,000, over three times the cost than if it were installed at the time of building. To improve fabric standards and install low-carbon heat via retrofit, costs range from over £16,000 to more than £25,000 per home - up to five times the costs of achieving the same standards when first constructing the home'. **Policy BALT15** below has been developed to take account all of these considerations.
- 11.19 The policy focus is on delivering on the energy performance standards required of all new buildings in the area to encourage and thereby incentivising the use of the Passivhaus or equivalent standard of building design. Along with a design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus<sup>13</sup> Planning Package or CIBSE TM34

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<sup>12</sup> <https://www.theccc.org.uk/publication/the-costs-and-benefits-of-tighter-standards-for-new-buildings-currie-brown-and-aecom/>

<sup>13</sup> <https://energysavingtrust.org.uk/passivhaus-what-you-need-know/>

Operational Energy. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver.

- 11.20 The policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design as encouraged by the Green Suffolk Net Zero Carbon Toolkit<sup>14</sup>. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.
- 11.21 A longstanding problem of constructed buildings is where they do not meet the energy performance standard proposed by the builder, which only becomes obvious once the building is occupied. Without a check and balance in the approval system there is currently no means of correcting these failures that are resulting in higher energy bills for occupants and under-performance on meeting carbon reduction targets. An option could be to require the developer of a consented housing development scheme of any size to ensure that they have made provision with future occupants to be able to enter properties after the first year of occupation, or thereabouts, to carry out a Post-Occupancy Evaluation (POE), including actual metered energy use, and to submit a report to the local planning authority. This could be implemented by attaching a planning condition to this effect, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Although it is accepted that this will increase the post-application resource requirement of Babergh Mid Suffolk District Council, which has declared a climate emergency, this could be one of the most effective ways of this ambition being acted upon.
- 11.22 The policy encourages all new buildings, irrespective of size or use to adopt the Passivhaus Planning Package (PHPP) or equivalent design methodology where it is feasible to do so. It is accepted that there may be some factors that make its use unfeasible, for example, the topography and orientation of the site. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Passivhaus certified schemes are exempted from the POE provision of paragraph 11.20 above as they cannot fail in that way. Until such standards can be required by planning policy it is hoped that this exemption will be an effective incentive, especially as the build costs of doing so are now only just above those of conventional buildings.
- 11.23 The policy recognises that occasionally a feasible design solution cannot adhere to all the parameters of the character of the area especially where there is a special historic and architectural interest. Applicants will be

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<sup>14</sup> [www.greensuffolk.org/app/uploads/2022/03/Net-Zero-Carbon-Toolkit-housing-in-Suffolk.pdf](http://www.greensuffolk.org/app/uploads/2022/03/Net-Zero-Carbon-Toolkit-housing-in-Suffolk.pdf)



expected to address this matter in the Design and Access Statement. Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

11.24 The policy requires all major development proposals (as defined by the NPPF) that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life. The policy requires applications to be supported by an Energy Statement to be submitted to cover the following as relevant and proportionate to the nature and scale of the proposal:

- an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal.
- a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations.
- the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services.
- the proposal to further reduce carbon emissions through the use of zero or low-emission decentralised energy where feasible.
- the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate.
- the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage; and
- an analysis of the expected cost to occupants associated with the proposed energy strategy.

### **POLICY BALT15: Low carbon and eco-design including Zero Carbon buildings**

Development proposals that are 'zero carbon ready' by design as relevant to their nature, scale and location so that they will minimise the amount of energy needed to heat and cool buildings by way of their layout, building orientation, massing and landscaping will be supported and encouraged.

Proposals for new and refurbished buildings must demonstrate that they have been tested to ensure the buildings will perform as predicted.

Wherever feasible, buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the Design Code Character Area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not cause substantial harm to a designated heritage asset.

All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.

An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.

Where planning permission is required for the installation of energy efficiency and low carbon heating improvements to existing buildings, both residential and non-residential, significant weight will be given to the support of such proposals.

### **Dark skies**

- 11.25 The NPPF indicates that development proposals should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation. The issue of Dark Skies is not addressed in detail in the Joint Local Plan and therefore leaves scope for a locally distinctive planning policy on the subject.



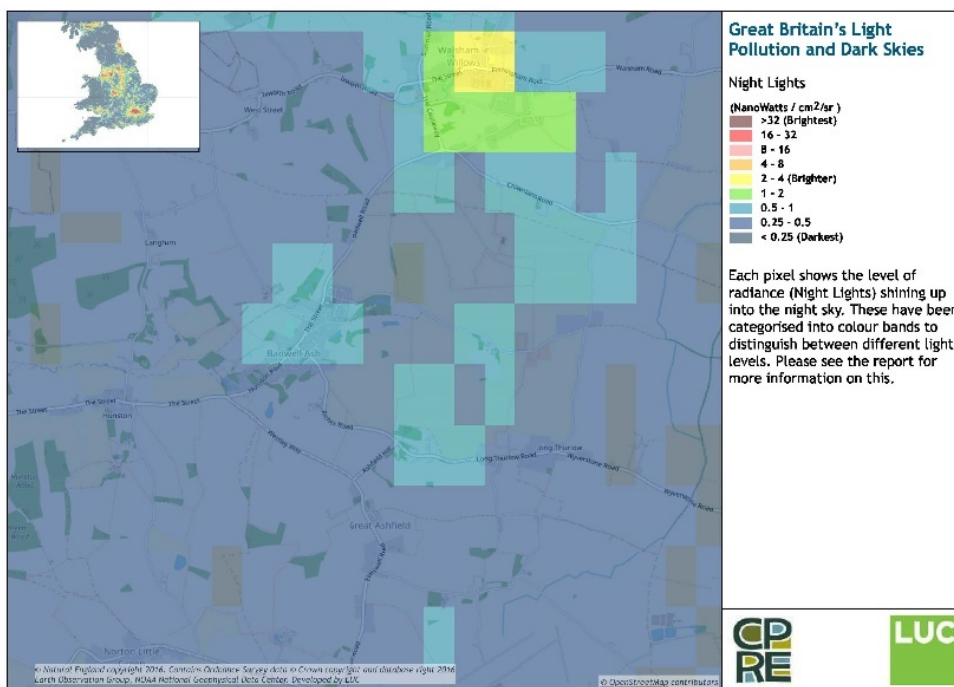


Figure 38: Light pollution and dark skies (source: Commission for the Protection of Rural England).

- 11.26 According to the CPRE light pollution maps, the majority of the parish falls within the categories of the darkest skies e.g. less than 0.25 or between 0.25 and 0.5 nano watts/cm<sup>2</sup> (categories 1 and 2 of 9 with 9 being the most polluted). High levels of lighting can affect the health, wellbeing and amenity of adjacent residents but also have impacts for natural habitats and species.
- 11.27 Nil or low levels of light pollution are an important aspect of peace and tranquillity which was also an important characteristic of the parish that people valued in the residents' survey. Light pollution comes in many forms such as sky glow as a consequence of water droplets in the air and illumination from artificial light and glare. Artificial light is not detrimental in all cases and the solution to light pollution is not turning off all lighting. Light pollution is where light is excessive or intrudes where it is not wanted or expected. Well-designed lighting sends light only where it is needed and without scattering it elsewhere. The NPPF advises that by encouraging good design in planning policies this should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.
- 11.28 The Design Codes and Guidance provides some further guidance on the issue and suggests that in order to retain dark skies, warm white light sources of between 2700 and 3000K should ensure appropriate levels of light spill and glare. Light shields are recommended for additional protection over glare and light spill.
- 11.29 Not all lighting schemes require planning permission, for example those on domestic dwellings. However, where lighting forms part of a proposal or relates to a non-residential building, it is reasonable to seek to control and **Policy BALT16** has been developed to address this issue.

### **POLICY BALT16: Dark skies**

The existing dark skies of the parish will be preserved, and development proposals will be expected to minimise light spillage and glare and ensure good lighting management and design to protect those areas of the parish with intrinsically dark skies and minimise further increases of light pollution within the parish as a whole.

Where planning permission is required, all outdoor lighting schemes must be designed to minimise their overall impact on the environment including impacts upon wildlife, through the use of energy efficient technologies. Planning applications should be accompanied by a lux plan.<sup>15</sup>

If development is proposed adjacent to countryside, heritage assets or sites of biodiversity value, downlighting and environmental efficient lighting must be used.

See also the guidance contained in the Design Codes and Guidance.

## **Landscape**

11.30 The Joint Babergh and Mid Suffolk District Council Landscape Guidance August 2015<sup>16</sup> divides Mid Suffolk district into 12 landscape typologies as identified in the Suffolk County Council Landscape Character Assessment. Each landscape character provides a brief description of the essential defining characteristics of the landscape and settlements. The majority of Badwell Ash is identified as Ancient Plateau Claylands with a very small portion falling within the Valley Meadow and Fens landscape character type Long Thurlow is identified as Plateau Claylands (see figure 10, chapter 3).

### **Ancient Plateau Claylands (Badwell Ash)**

11.31 The Key Characteristics of Ancient Plateau Claylands are gently rolling heavy clay plateaux with ancient woodlands. The Landscape Character is described as:

- i. The top of the plateau is generally flat or only gently undulating, with attractive small valleys. Towards the edges it is more dissected with greater more complex slopes.
- ii. Land cover is predominantly arable farmland retaining much of the older field patterns of irregular partitions along with numerous areas of pastureland with substantial blocks of woodland and established hedgerows.
- iii. Some areas have experienced large losses of hedgerow due to changing agricultural practices resulting in the creation of open arable "prairie" landscapes.
- iv. There are only occasional landscape parks within this Landscape type such as at Thornham Magna and Stowlangtoft.

<sup>15</sup> A light pollution assessment

<sup>16</sup> <https://www.midsuffolk.gov.uk/documents/54707/94713/Joint-Landscape-Guidance-Aug-2015.pdf/e991ef02-2029-7724-b772-1f562c44e5cc?t=1684327944651>



- v. Unlike the Plateau Clayland landscape blocks of ancient woodland are visibly present in the landscape.
- vi. Airfields are a recurring feature and within this landscape character, in Mid Suffolk, e.g. Great Ashfield airfield just outside of the parish.

11.32 The Settlement Character of this landscape type is:

- i. Scattered settlement pattern ranging from farmsteads, clustered development of various sizes to the elongation (ribbon development) of larger groups.
- ii. The narrow roads through this landscape character travels through open countryside framed by hedgerows and areas of woodland and with pockets of farmsteads set well back from the road and isolated villages with a ribbon settlement pattern sporadically located. Providing a quiet and rural atmosphere.
- iii. Soft landscaping has ensured existing settlements are well screened and do not have a negative visual impact of this flat landscape character.

11.33 The Aims for this Landscape Character are to retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the woodland, parkland and prairie landscape with appropriate planting and safeguarding the dispersed settlement pattern.

11.34 The Objectives are:

- i. To maintain and enhance the landscape areas and settlement pattern.
- ii. ensuring the sense of separation between settlements is maintained where appropriate.
- iii. To reinforce and enhance the existing field boundaries.
- iv. To safeguard the plantation and ancient woodland areas.
- v. To safeguard the parkland areas.

11.35 The Key Design Principles are:

- a. This is quite open landscape with the potential of any form of development to be visibly intrusive if it has been designed without sufficient screening or an appropriate landscape design plan.
- b. Reinforce and enhance parkland features in new developments where appropriate.
- c. Ancient woodlands and old existing hedge lines are to be protected and maintained within this landscape character.
- d. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for landscaping.

### **Plateau Claylands (Long Thurlow)**

11.36 The Key Characteristics of Plateau Claylands are a gently rolling heavy clay plateau with sparse woodland cover and some extensive areas of post WWII field boundary loss. The Landscape Character is described as:

- i. Poorly drained areas of the clay plateau are covered with numerous extant or former greens and commons. In particular Allwood Green

which extended over parts of five parishes – Finningham, Gislingham, Rickingham Inferior and Superior and Walsham-le –Willows. The enclosure of the former greens has left a very distinct landscape with straight “surveyors” roads running through the centre of the former greens.

- ii. Wet land of the plateau was often used for medieval deer parks. Many of the parks were wooded or partly wooded so there is frequently close association with other areas of woodland and/or greens.
- iii. The landscape was also extensively used for World War II airfields, as at Great Ashfield, Mendlesham, Horham and Metfield.
- iv. Small areas of ancient woodland.
- v. Arable farming dominates this landscape with hedging providing a variable visual impact. Boundary trees (ash and oak in particular) are present in many of the hedges and Poplars have a significant visual impact in this landscape.
- vi. The overall appearance is of wide open views with small clusters of hedges, trees and houses.

11.37 The Settlement Character is characterised by the scattered historic settlement pattern range from farmsteads, clustered development of various sizes to the elongation (ribbon development) of larger groups.

11.38 The aims for this Landscape Character are to retain, enhance and restore the distinctive landscape and settlement character. In particular strengthening the open space landscape with appropriate designing and safeguarding the dispersed settlement pattern.

11.39 The Objectives are:

1. To maintain and enhance the landscape areas and settlement pattern, ensuring the sense of separation between settlements is maintained where appropriate.
2. To reinforce hedgerows of locally native species and retain the existing field boundaries.
3. To safeguard the ancient hedgerow, woodland areas and green open spaces.

11.40 The Key Design Principles are:

- a. Maintain the existing settlement pattern, ensuring the sense of separation between settlements is maintained.
- b. Retain rural character of the small settlements and conservation areas by avoiding the use of standardised and intrusive urban materials and features.
- c. Restore, maintain and enhance green and woodland areas.
- d. Hedging for boundaries will be designed to reflect the local planting scheme to reduce visual impact on the distinctive character of the area.
- e. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.



- 11.41 Landscape Character Assessment is increasingly underpinning development management guidance. In the case of this parish the importance of sensitive development and the retention and enhancement of existing features typical of the Landscape Character Types is imperative. The results of the community consultation exercises clearly identify that the landscape and rural setting of the parish is one of the most important aspects of the parish that is valued by its residents and therefore it is important to ensure that new development does not adversely affect this key consideration.

**POLICY BALT17: Landscape and settlement gaps**

Development proposals that would have adverse impacts on the visual scenic value and character of the landscape and countryside within the parish outside of the defined settlement boundaries will be resisted.

Proposals for new development should take into account the characteristics, aims, objectives and the key design principles of the respective landscape character type within which the proposal sits.

The existing clear landscape breaks that physically separates the distinct areas of built settlement within the parish shall be maintained in order to prevent coalescence and loss of individual settlement identity and distinctiveness

The local distinctiveness and separate identity of the different parts of the parish — Badwell Ash village, Badwell Green and Long Thurlow - should be maintained. Individually or cumulatively, new development proposals that would result in reducing the visual and/or physical separation of these distinct areas from each other or from developments in neighbouring parishes will not be permitted.










# 12. Area specific policies:

## Badwell Ash





### Important views

- 12.1 The residents' survey results reflected the great value that local residents place on the rural setting and landscape of the parish. A significant number of suggestions were put forward and the Steering Group using their own local knowledge and the work they had already completed as part of the Character Appraisal work, to assess a number of important views. It was important to note that that these views could be looking towards the settlement or looking out of the settlement but should not be private views to the rear of residential dwellings.
- 12.2 The Steering Group have been mindful that any policy which sought to protect views should focus on those that are important to the overall landscape character of the parish and should also be enjoyed from publicly accessible locations e.g. footpaths, public highway, an existing open space or through a gap between buildings. Some rationalisation of the original suggestions has therefore been undertaken and the following have been identified:

View	Description	Photo
1	<b>From the Broadway looking towards Badwell Ash.</b> Down a slight slope in a winding lane from Badwell Hall to Badwell Ash in the distance. Clearly an ancient layout of field boundaries that the ancient track would have worked its way through.	
2	<b>Looking northeast along Hunston Road towards the entrance to Badwell Ash village.</b> View from south bank of metalled Hunston Road into Badwell Ash over gently rolling clay farmland, with deep ditches and mature hedges to both sides of Hunston Road. The road bridge, and village nameplate on a green at junction of Westley Way are in view.	

<p><b>3</b></p>	<p><b>Views along The Street.</b> Original housing group from the 17<sup>th</sup> Century opposite the church forming a pinch point within the village. There is only a pavement on one side of the road. In plain view nothing much will have changed since the houses original erection. The south facing view will have been largely water meadows and field until the 1960's</p>	
<p><b>4</b></p>	<p><b>Entering Badwell Ash from the east, looking along Richer Road.</b> Originally bisecting parts of Parkers Farm. The area was developed when sections of the farm were sold for house building from the 1960's.</p>	
<p><b>5</b></p>	<p><b>View from Back Lane towards the Church.</b> Approaching the historic core and first sighting of the Church and Public House.</p>	
<p><b>6</b></p>	<p><b>View of ancient houses from the northern entrance to Badwell Ash.</b> Views of Warren, the Barn at Street Farm, (formerly The Guildhall). Again denotes the start of the historic core of the village from the North.</p>	
<p><b>7</b></p>	<p><b>View of Badwell Ash from river/water meadow.</b> Attractive outline of the village core. The shape of the fields have not significantly changed for many centuries and show many examples of ancient Alder, Oak and Beech trees.</p>	



<p><b>8</b></p>	<p><b>View looking west from Richer Road towards the Westley Road.</b> Sloping arable land down to Westley Way. View with tall skies evident.</p>	
<p><b>9</b></p>	<p><b>Looking west towards Shackerland Hall.</b> A classic Mid-Suffolk view to Shackerland Hall and fringes of Badwell Ash, from FP over clay farmland bounded by mature hedges and with a variety of mature deciduous trees.</p>	
<p><b>10</b></p>	<p><b>Views from footpath between Back Lane and Richer Road.</b> Classic Mid-Suffolk view over Back Lane and Badwell Ash, from high point on FP at a gap in hedge, over clay farmland bounded by mature hedges and with a variety of mature deciduous trees.</p>	
<p><b>11</b></p>	<p><b>View towards Langham Church from west of Badwell Ash.</b> Shows one of the extensive water meadow areas adjacent to the river.</p>	

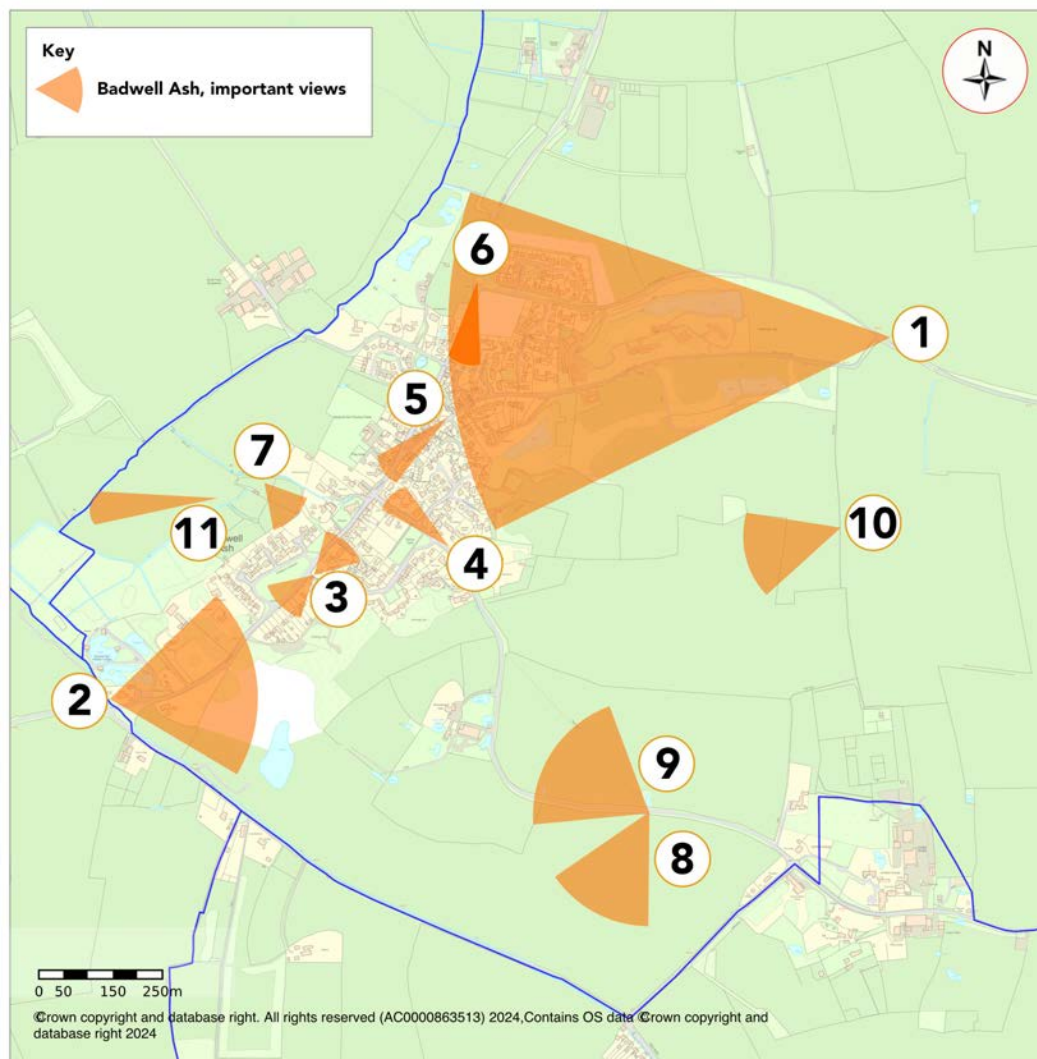


Figure 39: Important views in Badwell Ash (source: Parish Online with own annotations), Blue line denotes parish boundary.

### **POLICY BAL18: Important views in Badwell Ash**

The following views and vistas within Badwell Ash (figure 39) are identified as Important Public Local Views:

1. From the Broadway looking towards Badwell Ash
2. Looking northeast along Hunston Road towards the entrance to Badwell Ash village
3. Views along The Street
4. Entering Badwell Ash from the east, looking along Richer Road
5. View from Back Lane towards the Church
6. View of ancient houses from the northern entrance to Badwell Ash
7. View of Badwell Ash from river/water meadow
8. View looking west from Richer Road towards Westley Road
9. Looking west towards Shackerland Hall.
10. Views from footpath between Back Lane and Richer Road
11. View towards Langham Church from west of the Badwell Ash



Development proposals within or which would affect an important public local view should take account of the view concerned and developments which would have a significant adverse impact upon the landscape or character of the view concerned will not be supported.

## Local Green Spaces

- 12.3 The National Planning Policy Framework 2024, at paragraphs 106-108, introduces the concept of Local Green Spaces which can be identified through Neighbourhood Plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 106, sets out three broad criteria for identifying and designating such spaces as follows:  
The Local Green Space designation should only be used when the green space is:
- a. in reasonably close proximity to the community it serves.
  - b. demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field) tranquillity and richness of its wildlife; and
  - c. local in character and not an extensive tract of land.
- 12.4 The NPPF at paragraph 107 goes on to state that policies for managing development within a Local Green Space should be consistent with those for green belts and therefore affords them a very high level of protection. The NPPF at paragraph 142 outlines the importance that the Government attaches to Green Belts, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and their permanence. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above. Furthermore, Government Guidance contained in the Planning Practice Guidance<sup>17</sup> Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
- 12.5 Such spaces can be viewed locally as equally as important as the landscape setting of an area. Such spaces are green spaces found within the built-up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community particularly for benefits to mental and physical health and wellbeing giving opportunities for social interaction, space for recreation, habitat for wildlife and help define what makes that specific settlement what it is.

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<sup>17</sup> Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK ([www.gov.uk](http://www.gov.uk))

- 12.6 Areas of open space in the parish include amenity green areas within existing residential areas, the cemeteries and the play area adjacent to the village hall.
- 12.7 The results of community consultation reveal support for the protection of existing green areas in the parish. The Neighbourhood Plan Steering Group identified a number of spaces and asked for feedback from the local community through the Residents' Survey. Following that feedback and the assessments of the candidate spaces against the NPPF criteria, this list has now been rationalised. Spaces in both Badwell Ash (including Badwell Green) and Long Thurlow have been identified and are listed in the appropriate area chapters. Each space that meets the criteria should be protected because of its value to the local community. The result is the 19 spaces shown in figure 40 below and those shown in the area chapter for Long Thurlow. Assessments for each one against the criteria set out in the NPPF have been carried out and these are shown in **Appendix C**.

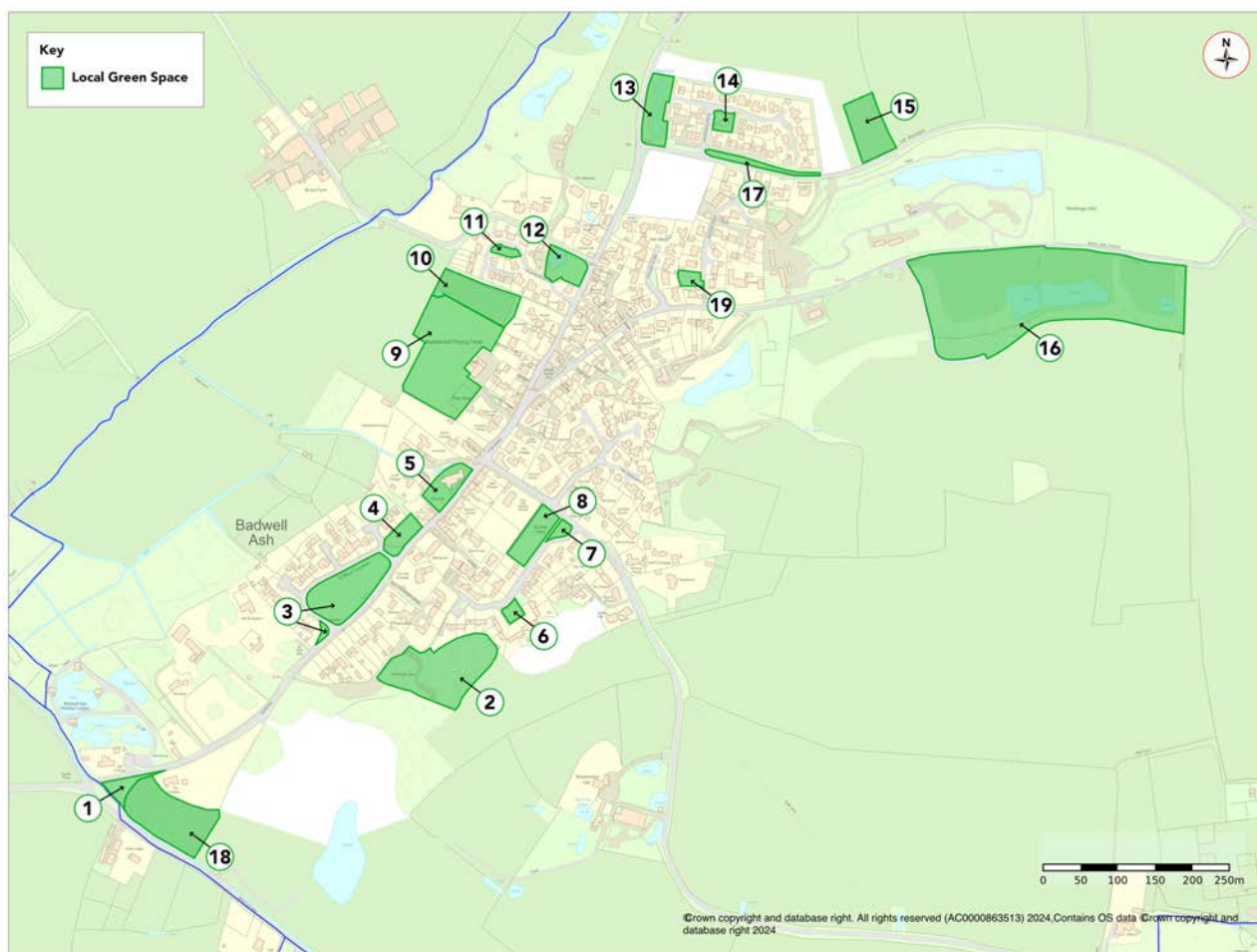


Figure 40: Local Green Spaces in Badwell Ash (source: Parish Online with own annotations). Blue line denotes parish boundary.



### **POLICY BALT19: Local Green Spaces in Badwell Ash**

The following are identified as Local Green Spaces (as shown on figure 40):

1. Toad Crossing at Westley Way/Hunston Road junction
2. North face of former pit at Hunston Road
3. Green areas at St Mary's Crescent
4. Small green hosting Village Sign
5. Churchyard of St Mary
6. Upper green, Richer Close
7. Lower green, Richer Close
8. Cemetery extension at Richer Road
9. Playing Field
10. Paddock and Pond, north of Durham House
11. Platinum Green (small)
12. Platinum Green and pond
13. Balancing pond, Field fare Meadow
14. Green at Ladywood Drive
15. Broadway Churchyard
16. Disused gravel workings off Back Lane
17. Fieldfare Meadow footbridge
18. Paddock north of Westley Road
19. Green area at Wilding Road

Development within Local Green Spaces will be managed consistent with the approach taken to managing Green Belts.

### **Non-designated Heritage Assets**

- 12.8 Community consultation to date has sought to gauge support for a policy that reinforces the importance of heritage assets within the parish, both designated (e.g. Listed Buildings) and Non-designated. There was a high level of support for this. The survey asked residents to nominate potential candidates for Non-Designated Heritage Assets. These were buildings or structures that are not nationally listed but contribute to the historic character of the parish. Over 40 suggestions were received.
- 12.9 Each proposed Non-designated Heritage Asset has been assessed against the criteria in the Historic England Listing: Historic England Advice Note 7, January 2021. The results of these assessments are included in **Appendix D**. The assessments seek to collectively identify the heritage significance of identified assets through their categorisation against the following criteria: age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest and landmark status.
- 12.10 **Policy BALT20** below has been informed by this work and a map of the proposed NDHA is shown below.

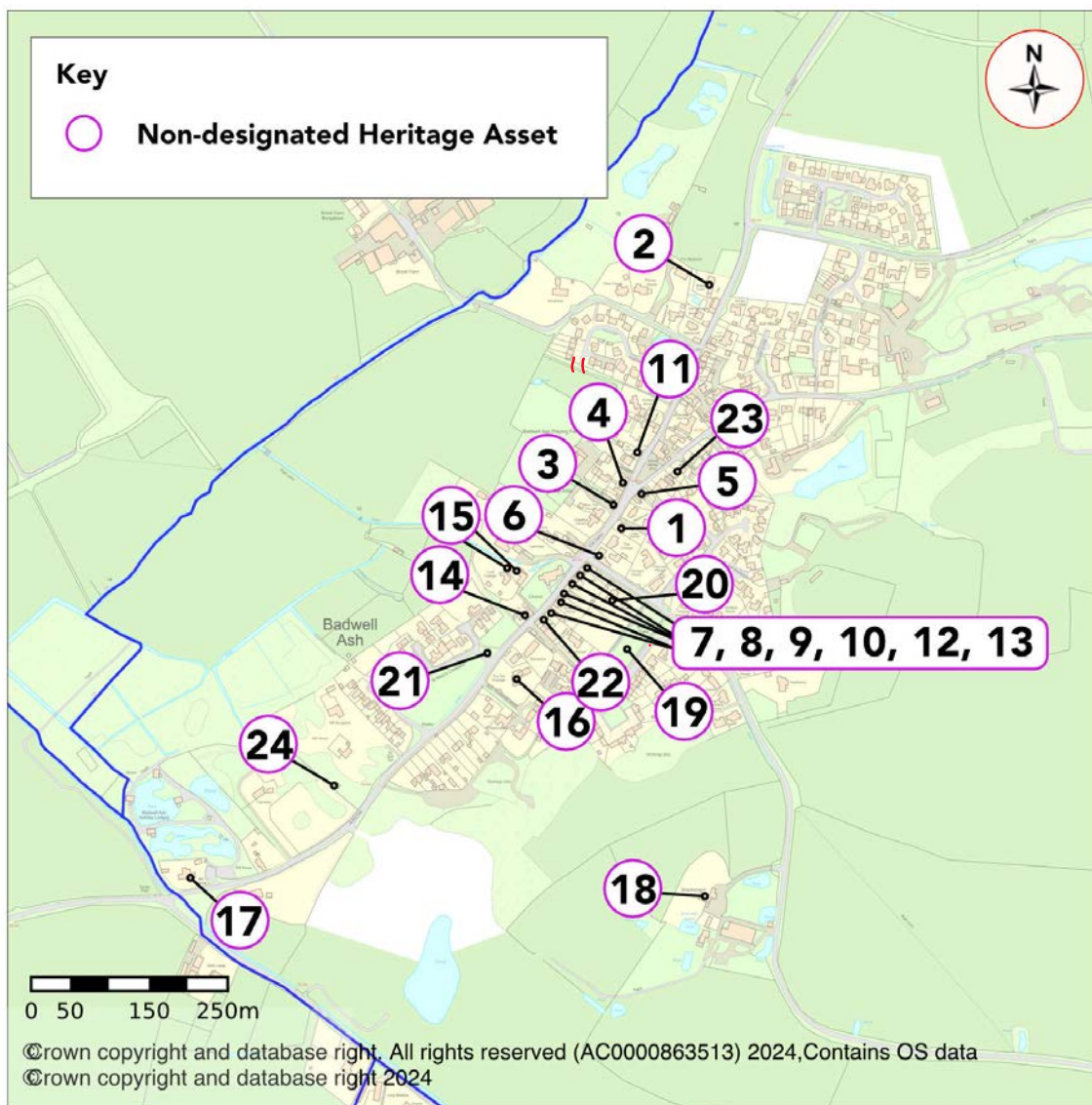


Figure 41: Non-designated Heritage Assets in Badwell Ash (source: Parish Online with own annotations), Blue line denotes parish boundary.

**POLICY BALT20: Non-designated Heritage Assets in Badwell Ash**

The following (figure 41) are heritage assets that are considered to be locally important to Badwell Ash in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

1. Rumbles Fish Bar
2. Street Farmhouse
3. Cavell Cottage
4. Village shop and Post Office
5. Nos 1-5 The Street
6. Parkers Farmhouse
7. Church House and Corner Cottage
8. Myrtle Cottage
9. Harvey Cottage



10. Church Cottage
11. Little Cottage,
12. Wye Cottage
13. Little Thatch
14. The Karlsbond
15. Driftway Farm and Drift Way Cottage
16. The Old Vicarage
17. Mill Cottage, Hunston Road
18. Shackerland Hall
19. Richer Road Cemetery
20. The Old School House
21. The War Memorial
22. Parkers Cottage
23. Cornish Cottages
24. WWII Nissen Hut











# 13. Area specific policies:

## Badwell Green

### Important views

13.1 In addition to views identified in Badwell Ash, important views were also identified in Badwell Green. These have been subject to the same criteria for identification and have been assessed by the Steering Group.

13.2 Four views have been identified as follows:

View	Description	Photo
12	<b>View from north of Badwell Green back towards Badwell Green.</b> Wide reaching view showing the start of the attractive Hamlet of Badwell Green.	
13	<b>From Badwell Green looking south down Sheepgate Lane.</b> Wide reaching view in the direction of Long Thurlow from Badwell Green It shows the wide open, expansive landscape and the tall skies which the area is famous for.	
14	<b>From Sheepgate Lane looking North to Badwell Green.</b> Wide reaching view in the direction of Badwell Green from Long Thurlow. It shows the wide open, expansive landscape and the tall skies which the area is famous for.	
15	<b>Looking east across the fields to the Hundred Track (parish boundary).</b> Classic 'prairie' landscape with few, if any, field boundaries between the Badwell Green end of Sheepgate Lane and the tree lined Hundred Track.	

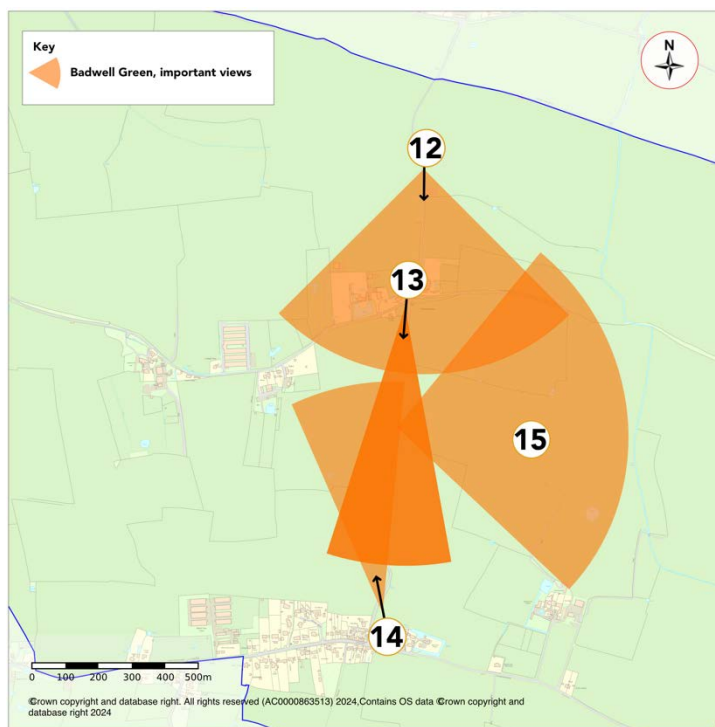


Figure 42: Important views in Badwell Green (source: Parish Online with own annotations), Blue line denotes parish boundary.

**POLICY BALT21: Important views in Badwell Green**

The following views and vistas within Badwell Green (as shown on figure 42) are identified as Important Public Local Views:

**Badwell Green**

- 12. View from north of Badwell Green back towards Badwell Green
- 13. From Badwell Green looking south down Sheepgate Lane
- 14. From Sheepgate Lane looking North to Badwell Green
- 15. Looking east across the fields to the Hundred Track (parish boundary)

Development proposals within or which would affect an important public local view should take account of the view concerned and developments which would have a significant adverse impact upon the landscape or character of the view concerned will not be supported.

**Local Green Spaces**

13.3 No Local Green Spaces have been identified in Badwell Green. An area of land was identified in the pre-submission draft but after receiving consultation responses it is considered it did not fully meet the criteria for designation.

**Non-designated Heritage Assets**

13.4 A number of proposed Non Designated Heritage Assets have been identified in Badwell Green. These include the moat associated with Moat House and an attractive barn which are a feature of this more sporadic settlement.



These have been assessed for suitability for designation through the use of the Historic England guidance and the results are included in **Appendix D**. The assets are listed in **Policy BALT22** below.

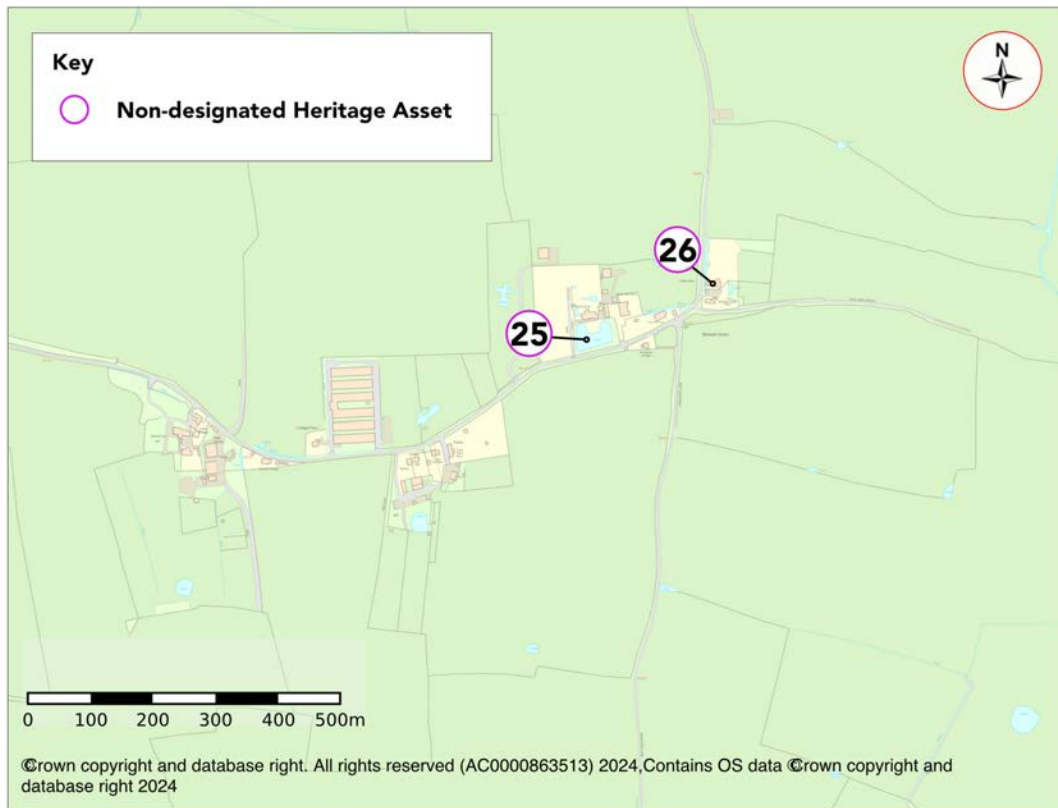


Figure 43: Non-designated Heritage Assets in Badwell Green (source: Parish Online with own annotations), Blue line denotes parish boundary.

### **POLICY BALT22: Non-designated Heritage Assets in Badwell Green**

The following (figure 43) are heritage assets that are considered to be locally important to Badwell Ash in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

- 25. Moat at Moat House
- 26. Pattles Barn









# 14. Area specific policies:



## Long Thurlow

### Important views

14.1 In addition to the views identified in Badwell Ash and Badwell Green, important views were also identified in Long Thurlow. These have been subject to the same criteria for identification and have been assessed by the Steering Group.

14.2 Seven views have been identified as follows:

View	Description	Photo
16	<b>Looking north across fields from the southerly end of Sheepgate Lane.</b> Classic local view of agricultural land being used for arable farming. A wide view across fields on both sides of the road.	
17	<b>From the eastern approach to Long Thurlow looking back towards the village.</b> A long and wide view taking in the Hamlet sign, Moat Farmhouse, (14th century listed) and agricultural fields.	
18	<b>From the centre of Long Thurlow looking east towards Rainbow Cottages.</b> Attractive ribbon nature of development in the hamlet of Long Thurlow with the line of farm workers cottages (Rainbow Cottages) in the centre.	
19	<b>Looking west from the field north of the chicken farm in Long Thurlow.</b> Flat field landscape, typical of the area.	

<p><b>20</b></p>	<p><b>Looking south along the Daisy Green footpath from the Long Thurlow Road.</b> View of 'Prairie Landscape' and an ancient hedgerows and mature trees. Big Skies. Typical view of the area</p>	
<p><b>21</b></p>	<p><b>Looking east from the west end of Long Thurlow.</b> Broad view of Long Thurlow. Road and Fields either side.</p>	

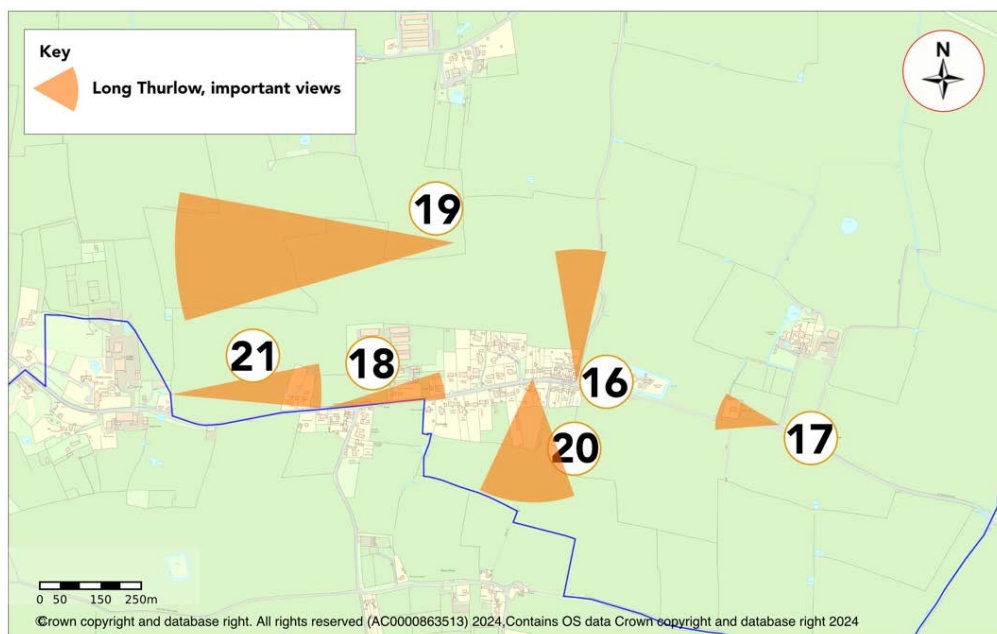


Figure 44: Important views in Long Thurlow (source: Parish Online with own annotations), Blue line denotes parish boundary.

**POLICY BALT23: Important views in Long Thurlow**

The following views and vistas within Long Thurlow (as shown on figure 44) are identified as Important Public Local Views:

- 16. Looking north across fields from the southerly end of Sheepgate Lane
- 17. From the eastern approach to Long Thurlow looking back towards the village
- 18. From the centre of Long Thurlow looking east towards Rainbow Cottages
- 19. From the field north of the chicken farm, looking back toward Long Thurlow village.
- 20. Looking south along the Daisy Green footpath from the Long Thurlow Road
- 21. Looking east from the west end of Long Thurlow



Development proposals within or which would affect an important public local view should take account of the view concerned and developments which would have a significant adverse impact upon the landscape or character of the view concerned will not be supported.

### Local Green Spaces

14.3 One further Local Green Space is identified in Long Thurlow. These have been assessed using the same methodology as those in Badwell Ash (see Appendix C). Other spaces were provisionally identified including land close to the bus shelter; however this falls outside of the parish boundary and therefore cannot be included in the Neighbourhood Plan.



Figure 45: Local Green Spaces in Long Thurlow (source: Parish Online with own annotations). Blue line denotes parish boundary.

#### **POLICY BALT24: Local Green Spaces in Long Thurlow**

The following area is identified as Local Green Spaces (as shown on figure 45):  
20. Pumping station forecourt

Development within Local Green Spaces will be managed consistent with the approach taken to managing Green Belts.

### Non-designated Heritage Assets.

14.4 A number of Proposed Non Designated Heritage Assets have been identified in Long Thurlow. This includes the attractive and distinctive 'Rainbow'

cottages located in the centre of the settlement. These have been assessed for suitability for the designation through the use of the Historic England guidance and the results are included in **Appendix D**.

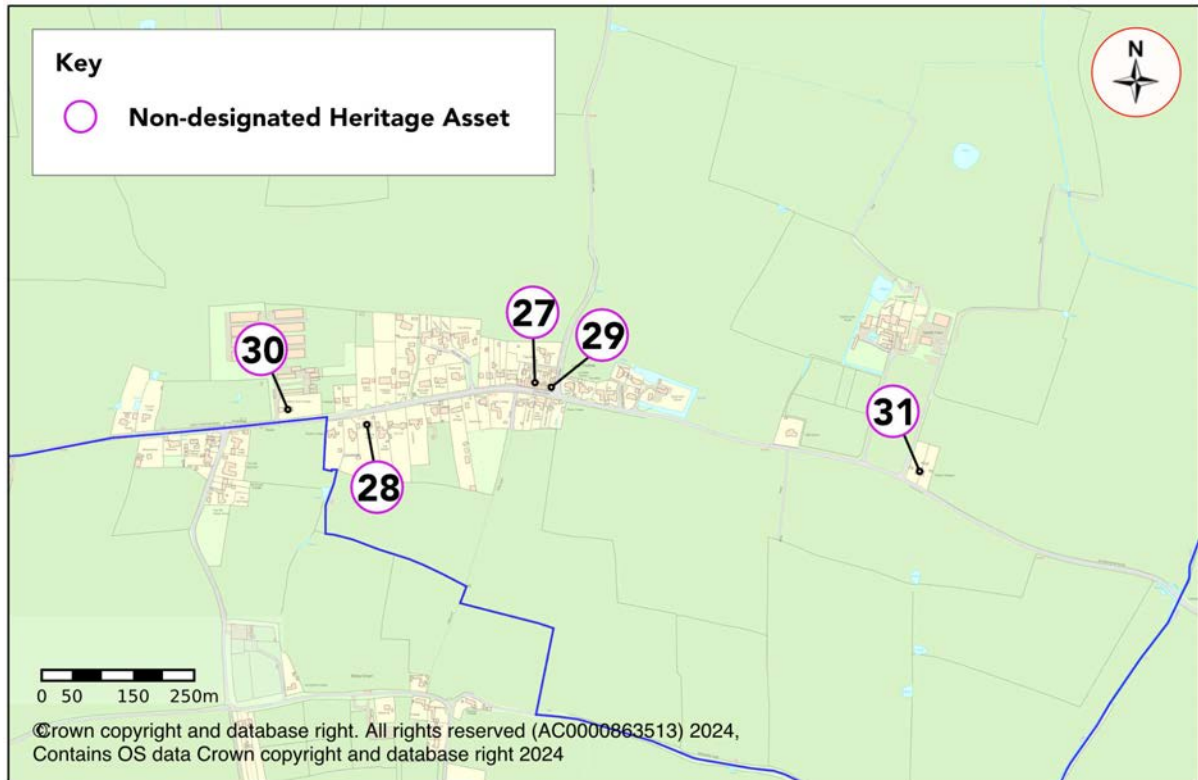


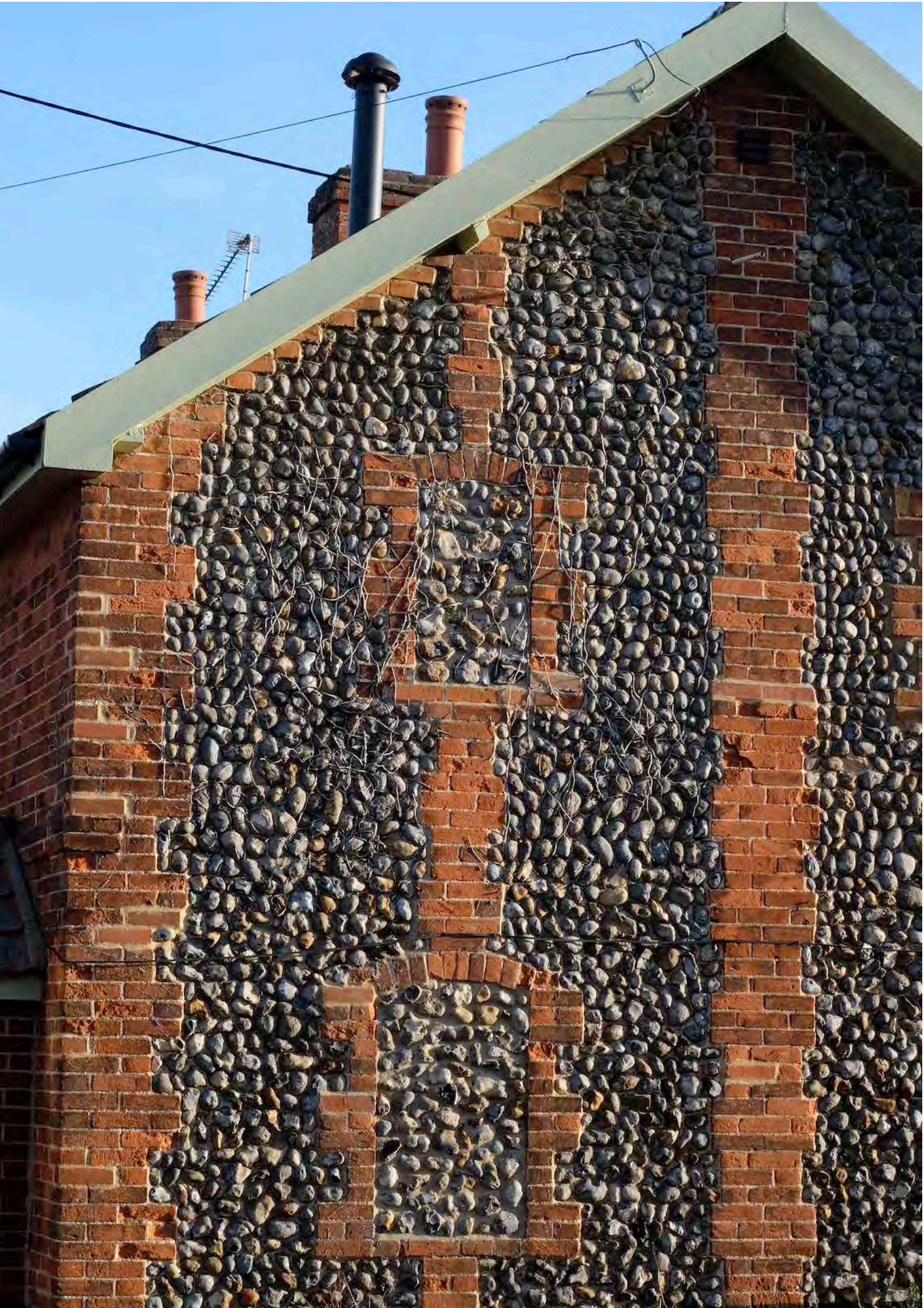
Figure 46: Non-designated Heritage Assets in Long Thurlow (source: Parish Online with own annotations), Blue line denotes parish boundary.

### **POLICY BALT25: Non-designated Heritage Assets in Long Thurlow**

The following (as shown on figure 46) are heritage assets that are considered to be locally important to Long Thurlow in terms of their architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets:

- 27. 1-10 Rainbow Cottages
- 28. Thurlow House
- 29. Corner Cottage
- 30. Walnut Tree Cottage
- 31. Tiptofts Cottages.







# 15. Implementation and monitoring

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## Implementation

- 15.1 The Badwell Ash and Long Thurlow Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2038. The implementation of the Neighbourhood Plan will require the co-ordinated input and co-operation of relevant statutory and non-statutory agencies, private sector organisations and the local community.
- 15.2 The policies in this document shape the way in which development happens within the parish. Where development is proposed, it may be required to deliver other uses on site in order for that development to be considered to be acceptable, e.g. new open space or biodiversity enhancements. Where this occurs, these will be delivered through planning obligations, often referred to as section 106 agreements, which are legal agreements negotiated between the District Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- comply with planning policy, for instance, by requiring affordable housing or public open space to be provided; and
  - do not impose undue burdens on existing facilities, for instance, by requiring financial contributions to increase/improve local services such as schools, libraries or transport.
- 15.3 In order to see delivery realised, it will require the Parish Council and partner organisations to be proactive in getting the best results for the parish of Badwell Ash and Long Thurlow.

## Monitoring

- 15.4 There is no formal requirement or timetable for the review of neighbourhood plans. However, it is good practice to report on the use of the Neighbourhood Plan and monitor the use of its policies, ideally on an annual basis through a report to the Parish Council. This information would be used to identify the need for any formal reviews – either partial or in full. Any review process would need to be undertaken in consultation with the local community and Mid Suffolk District Council and should be undertaken by the Parish Council to ensure that the Neighbourhood Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Parish Council will monitor development in the parish along with local and national planning policy and the appropriate legislative context. It is anticipated the Badwell Ash and Long Thurlow Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time.



**IMPORTANT**

# Badwell Ash & Long Thurlow



## Complete your Residents Survey



Please return to the Badwell Ash Village Stores or the letter box in the Long Thurlow bus shelter by 22 March, or fill in online using the QR code.



**THANK YOU.**



# Appendix

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## Appendix A: Neighbourhood Plan Steering Group members

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The Badwell Ash and Long Thurlow Neighbourhood Plan Steering Group consisted of the following members:

- **Peter Dixon**, local resident
- **David Girling**, local resident
- **Katy Haylock**, local resident
- **Freya Horne**, local resident
- **Iain Horne**, local resident
- **John Morgan**, local resident and Parish Councillor
- **Stephen Russell**, local resident and Parish Councillor
- **Mark Tomkins**, local resident and Parish Councillor

Photos taken and supplied by Steering Group members and independent consultants.

Supported by:

- **Rachel Leggett**, Rachel Leggett & Associates, Independent Consultant
- **Andrea Long**, Compasspoint Planning, Independent Consultant
- **Emma Harrison**, Rachel Leggett & Associates, Independent Consultant

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## Appendix B: Badwell Ash and Long Thurlow Design Guidance and Codes (attached document)

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## Appendix C: Justification for Local Green Spaces

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on the National Planning Policy Framework.

### Badwell Ash Local Green Spaces

Policy BALT19: LGS1	
Toad Crossing at Westley Way/Hunston Road junction	
<b>In reasonably close proximity to the community it serves</b>	At the Southernmost extent of the settlement, this broadly triangular plot bounded by Westley Way and Hunston Road, carries the village name plate.
<b>Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	<ul style="list-style-type: none"> <li>o This area is important as drainage, crossed by a stream and drainage ditch which pass water under a two-arched brick bridge bearing the Hunston Road.</li> <li>o The village boundary sign is situated here along with a planter maintained by volunteers.</li> <li>o The space is prone to flooding and has six mature trees. It is crossed by a noted toad migration route.</li> <li>o This area of Green Space is undisturbed, it is a haven for wildlife and is situated on an important migration route for Bufo Bufo Toads crossing roads at this corner of countryside. These toads are very special to Badwell Ash as there are several breeding ponds and areas of woodland and they will travel up to 5k to return to their birthplace to breed. The toads are helped on damp evenings during the breeding season by a rota of local volunteers</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approx 0.1576 hectares.



Policy BALT19: LGS2	
North face of former pit at Hunston Road	
<b>In reasonably close proximity to the community it serves</b>	At rear of gardens of houses lining Hunston Road, and immediately South of Richer Close.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>o Former gravel working, since reclaimed by nature: many mature trees and saplings line the downslope.</li> <li>o This space is effectively a wildlife reserve with many bird species and forms a 'green lung' as it lies between the village and a new housing development of 52 properties.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	A well-used informal footpath runs along the W side of the pit. Approximately 0.5 hectares.



Policy BALT19: LGS3	
Green areas at St Mary's Crescent	
<b>In reasonably close proximity to the community it serves</b>	This green is part of the 1960's development on water meadows. Across Hunston Road sit a line of 10 former council houses with longer front gardens, which share this view.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>o This tree-lined green is fondly regarded by its residents, dog walkers, and as a play area for children.</li> <li>o 25 mature, mixed deciduous trees including Copper Beech.</li> <li>o Presents a rural view at front of close of bungalows and houses.</li> <li>o Local knowledge suggests that a restrictive covenant (not checked) protects the roadside view towards the church.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approx 0.55 Ha.





**Policy BALT19: LGS4**

**Small green hosting Village Sign**

**In reasonably close proximity to the community it serves**

In the ancient heart of the village, this green acts as a reminder of the village's rural craft base and its contribution to WW2.

**Demonstrably special to a local community and holds a particular local significance**

- o This green bearing the Village Sign (2014) flower planter and two war memorials is fondly regarded by its residents, dog walkers and those who stop to appreciate the view from 2 benches.
- o Seven mature, mixed deciduous trees including Cherry and Copper Beech.
- o Presents a rural view towards Hunston of St Mary's Crescent.

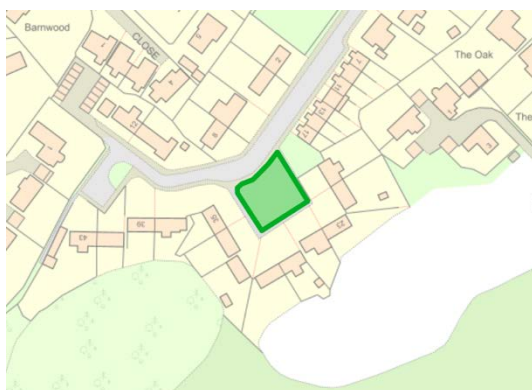
**Local in character and is not an extensive tract of land**

Typical of greens in the centre of Suffolk villages. Approximately 0.06 hectares.





Policy BALT19: LGS6	
Upper green, Richer Close	
<b>In reasonably close proximity to the community it serves</b>	Part of the Richer Close development by MSDC around 1970.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>○ This green area with a single mature tree was clearly a part of the original design of the close.</li> <li>○ It provides a pleasing focal point from the adjacent 12 bungalows and separates on-road car parking from the fronts of houses.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	This small piece of green space echoes the greens commonly found in the centre of Suffolk villages. Approximately 0.05 hectares



Policy BALT19: LGS7	
Lower green, Richer Close	
<b>In reasonably close proximity to the community it serves</b>	Part of the Richer Close development by MSDC around 1970.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>○ This green area with a single mature tree was clearly a part of the original design of the close.</li> <li>○ It provides a pleasing view from the first 5 bungalows and the adjacent graveyard.</li> <li>○ A well-used bench and flower planter provide a pleasant meeting and rest spot with views up Richer Close and Richer Road.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	This green space echoes the greens commonly found in the centre of Suffolk villages. Approximately 0.04 hectares



Policy BALT19: LGS8	
Graveyard extension at Richer Road	
<b>In reasonably close proximity to the community it serves</b>	At the heart of the village, this cemetery was opened in 1875 to supersede the churchyard.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>o Many generations of local families are buried here, and the graveyard is much loved by local families for its family/history connections and tranquil atmosphere.</li> <li>o The local history group have catalogued extant graves in this, and the previous graveyard using information from local families and first-hand research.</li> <li>o Closed to further burials in 2023, when the new cemetery on The Broadway was opened.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Original iron gates to Richer Road, mature trees including yews, and a well-trimmed deep rural hedge feature here. Approximately 0.2 hectares.





Policy BALT19: LGS9	
Playing Field	
<b>In reasonably close proximity to the community it serves</b>	At the heart of the village behind the Village Hall
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>The land for this recreational asset was given to the Village by Mr Le Grice. It has significant recreational value as well as being able to attract wildlife. A new all-weather gym has recently been constructed.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Access is via a short track off the Street and is mainly bounded by hedges. Approximately 0.2 hectares



Policy BALT19: LGS10	
Paddock and Pond, north of Durham House	
<b>In reasonably close proximity to the community it serves</b>	Yes. A piece of privately owned undisturbed grassland, tucked behind a house and situated between a footpath to the north leading down to a stream and the playing fields to the south.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>Because it is undisturbed it is a haven for wildlife whilst at the same time giving walkers an immediate immersion into countryside only fifty metres from the main Street.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.4 hectares



Policy BAL19: LGS11	
Platinum Green (small)	
<b>In reasonably close proximity to the community it serves</b>	Yes, a recently established small area of grassland in the centre of a new housing development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>Although cut regularly and will only support limited wildlife in the immediate future it is of considerable amenity value to the adjoining houses and is of aesthetic value to the residents.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.04 hectares



Policy BAL19: LGS12	
Platinum Green and pond	
<b>In reasonably close proximity to the community it serves</b>	Yes, an important block of undisturbed grassland immediately adjoining the Street.



<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>o It denotes a clear break in the linear development of the village as the Street heads northwards out of the village and as such adds high amenity and visual value to the village. Because it is undisturbed it, too, is a haven for wildlife.</li> <li>o The pond is visibly a very old feature in the village landscape surrounded and shaded as it is by mature trees. Its value to wildlife is high as detailed by Suffolk Wildlife Trusts Ponds group: 'Ponds in Suffolk support wildlife of importance at the European scale including great crested newt, turtle dove, rare stoneworts and host of other species, as well as providing a range of resources and habitat for our more common species'.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Approximately 0.19 hectares.</p>



<p><b>Policy BALT19: LGS13</b></p>	
<p><b>Balancing pond, Field fare Meadow</b></p>	
<p><b>In reasonably close proximity to the community it serves</b></p>	<p>Yes, a recently established attenuation pond surrounded by a fringe of rough grassland immediately to the west of a new housing development.</p>
<p><b>Demonstrably special to a local community and holds a particular local significance</b></p>	<ul style="list-style-type: none"> <li>o Although immature and only supporting limited wildlife in the immediate future, this area should develop into a valuable wildlife resource and will ultimately have a high amenity and visual value to adjoining houses.</li> </ul>
<p><b>Local in character and is not an extensive tract of land</b></p>	<p>Approximately 0.26 hectares.</p>



Policy BALT19: LGS14	
Green at Ladywood Drive	
<b>In reasonably close proximity to the community it serves</b>	A recently established area of grassland with shrub borders and immature trees in the centre of a new housing development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>Although the grass is cut regularly it will, in due course, become a useful wildlife haven and meantime is of considerable amenity value to the development as a whole.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.06 hectares.



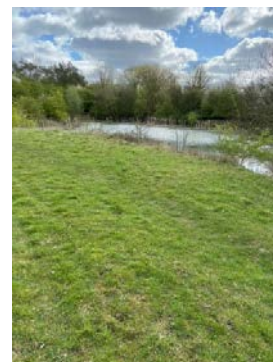
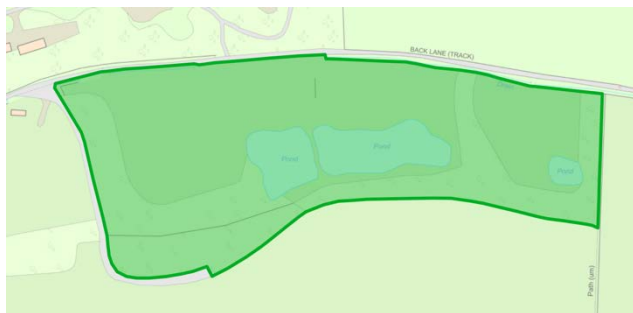
Policy BALT19: LGS15	
Broadway Churchyard	
<b>In reasonably close proximity to the community it serves</b>	Yes, very recently established and only consecrated in 2023 this is currently a large flat area of managed grassland with an adjoining car park immediately adjacent to open farmland.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>It has been recently planted with hedging and trees and will, over time, become an oasis of tranquility. Depending on how it is managed it could provide a rich haven for</li> </ul>



	wildlife in contrast to the “prairie land” adjoining.
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.6 hectares.



Policy BALT19: LGS16	
Disused gravel workings off Back Lane	
<b>In reasonably close proximity to the community it serves</b>	Privately owned filled in Gravel Pit Land approximately 3/4 - 1 Mile along Back Lane close to Housing in Back Lane and the recent Wilding Road development. It is also close to Public Footpath W-118/005/0 that runs from West from Richer Road to Back Lane which provides access to the Green space.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>o The Green space is used by the Landowner for recreational purposes for a Clay Pigeon Shooting club with local BA/LT membership and other private members. The Landowner has passed the responsibility for the issuing of and revenue from fishing permits for the Fishing Pond to Badwell Ash Church. The community are also allowed use of the green space for Dog Walking and Hiking. These activities hold a particular significance to the local community, and it has every day use for Dog Walkers.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	It is a filled in gravel pit area that has been completely landscaped including a pond and forms an important local green space for local residents, albeit it is privately owned. Approximately 3.7 hectares



Policy BALT19: LGS17	
Fieldfare Meadow footbridge	
<b>In reasonably close proximity to the community it serves</b>	Yes - A recently established area of grassland with border plantings and occasional decorative trees alongside one edge a new housing development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>Although the grass is cut regularly the land adds to an existing 'green corridor' along a long established roadside hedgerow and, as such, has already proved attractive to wildlife. It is of considerable amenity value to the adjoining houses and is of practical value as a footpath leading to a footbridge connecting the development to The Broadway.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.1 hectares



Policy BALT19: LGS18	
Paddock north of Westley Way	
<b>In reasonably close proximity to the community it serves</b>	Yes, a piece of privately owned undisturbed grassland, on the boundary of the village ,tucked away at the side of a house and situated between Hunston and Westley Way. Its southern edge leads down to a stream. It will soon be on the eastern boundary of a new



	housing development. It is prone to flooding. This is on the migration route of the Bufo Bufo Toads.
<b>Demonstrably special to a local community and holds a particular local significance</b>	Not only will this provide an important buffer to a housing development but because it is undisturbed, it is a haven for wildlife with deer present and is situated on an important migration route for Bufo Bufo Toads crossing roads at this corner of countryside. These toads are very special to the environment with their recorded numbers have been reduced by 50 per cent crossing to their breeding ponds probably as a result of the development in the immediate area. There are several breeding ponds and areas of woodland, and they will travel up to 5k to return to their birthplace to breed.
<b>Local in character and is not an extensive tract of land</b>	Approximately 0.78 hectares.



Policy BALT19: LGS19	
Green area at Wilding Road	
<b>In reasonably close proximity to the community it serves</b>	This area is surrounded by residential development
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>o This undeveloped green area provides opportunity for informal recreation and general amenity for residents from the surrounding residential development.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	The space is local in nature, proportionate to the surrounding development and has clearly defined boundaries. Approximately 0.065 hectares.



**Long Thurlow Local Green Spaces**

Policy BALT25: LGS20	
Description: Pumping Station Forecourt	
<b>In reasonably close proximity to the community it serves</b>	The area of green space is located on the northern side of the Long Thurlow road which is the central spine of the hamlet
<b>Demonstrably special to a local community and holds a particular local significance</b>	<ul style="list-style-type: none"> <li>The grassed area is owned by Anglia Water and is directly in front of their pumping station before the road. It has however also become a convenient location, central to the village for the community to use as a space to advertise Hamlet and Parish activities. Temporary sign boards are used to display notices and cascade information to residents.</li> </ul>
<b>Local in character and is not an extensive tract of land</b>	Yes, the area of grass is approximately 20 sq. meters.





## Appendix D: Justification for Non-designated Heritage Assets

The tables below outlined the justification for the inclusion of important character buildings and historic features. The criteria are based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9.

- **Age:** The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
- **Rarity:** Appropriate for all assets, as judged against local characteristics.
- **Architectural and Artistic Interest:** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- **Architectural and Artistic Interest:** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- **Group Value:** Groupings of assets with a clear visual design or historic relationship.
- **Archaeological Interest:** The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Historic Interest:** A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
- **Landmark Status:** An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

### Badwell Ash Non-designated Heritage Assets

Policy BALT20: NDHA1, Rumbles Fish and Chip Shop	
<b>Age</b>	20c
<b>Rarity</b>	Low properties of similar age evident in the village.
<b>Architectural and Artistic Interest</b>	Original site of village smithy. Mounting block is still evident for riders. Had been a two storey building reduced to one storey after a fire.



<b>Group Value</b>	Nil	
<b>Archaeological Interest</b>	Nil	
<b>Historic Interest</b>	Site utilised in daily life of villagers since conception	
<b>Landmark Status</b>	High - Well known as Badwell Ash Fish Bar	

**Policy BALT20: NDHA2, Street Farmhouse**

<b>Age</b>	18C
<b>Rarity</b>	One of the larger 'Manor House' style farmhouses.
<b>Architectural and Artistic Interest</b>	Timber framed with external render, pantile roof, red brick chimney
<b>Group Value</b>	n/a
<b>Archaeological Interest</b>	unknown
<b>Historic Interest</b>	Relatively unmolested
<b>Landmark Status</b>	Nice example of Manor style farmhouse at north end of the village



**Policy BALT20: NDHA3, Cavell Cottage**

<b>Age</b>	19C
<b>Rarity</b>	Minor
<b>Architectural and Artistic Interest</b>	Attractive styled house in keeping with adjacent properties
<b>Group Value</b>	High with Adjacent Lavender Cottage (Grade 2 listed)
<b>Archaeological Interest</b>	n/a
<b>Historic Interest</b>	Example of retained property style within the village
<b>Landmark Status</b>	Positioned at the access to the village hall and adjacent to the bus stop



**Policy BALT20: NDHA4, Village Shop and Post Office**

<b>Age</b>	18C
<b>Rarity</b>	One of only a few properties in the village constructed from 'Woolpit Whites'
<b>Architectural and Artistic Interest</b>	Well-constructed and solid building of large proportions
<b>Group Value</b>	n/a





<b>Archaeological Interest</b>	Unknown	
<b>Historic Interest</b>	Property is located in the historic core of the village.	
<b>Landmark Status</b>	Currently Village shop and Post Office	

**Policy BALT20: NDHA5, 1-5 The Street, Opposite the Village Shop**

<b>Age</b>	Shown on 1885 O.S map.
<b>Rarity</b>	There is not another group of five in the Parish
<b>Architectural and Artistic Interest</b>	In design and build they typically small Village workers cottages of a common type with soft red bricks and pantile roofs with scalloped eaves and Porch Roof for the Front of the house supported by a timber lattice.
<b>Group Value</b>	The value lies in a group of terraced Village houses all built with the same building features.
<b>Archaeological Interest</b>	Not known
<b>Historic Interest</b>	An example of small Village houses in the heart of a Rural Community
<b>Landmark Status</b>	The houses are visible from the main roads and 2-5 are linked together with a substantial frontage to Back Lane and the Street.





**Policy BALT20: NDHA6, Parkers Farmhouse**


<b>Age</b>	17-18C
<b>Rarity</b>	Impressive farmhouse located close to village
<b>Architectural and Artistic Interest</b>	Impressive example of a farmhouse located in the centre of the village. Built using Woolpit Whites with flint to the rear
<b>Group Value</b>	Association with Parkers Cottage
<b>Archaeological Interest</b>	Not known. Remains of an older dwelling within curtilage.
<b>Historic Interest</b>	Originally a former significant farm of 250 acres. In the 1970's the main house was used as a restaurant.
<b>Landmark Status</b>	Impressive house at the main road junction in Badwell Ash




Policy BALT20: NDHA7, Church House and Corner Cottage	
<b>Age</b>	18 C
<b>Rarity</b>	Unusual in the village but not rare. Built as a single property but now two
<b>Architectural and Artistic Interest</b>	Pargetting on render panels. Timber framed with red brick and render panels, brick chimney and pantiled roof, plain tile roof of unequal length pitches
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade1 listed St, Mary's Church
<b>Archaeological Interest</b>	n/a
<b>Historic Interest</b>	n/a
<b>Landmark Status</b>	n/a

Policy BALT20: NDHA8, Myrtle Cottage	
<b>Age</b>	18c
<b>Rarity</b>	Unusual in the village but not rare
<b>Architectural and Artistic Interest</b>	Timber framed house, dormer windows and red brick chimney
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade1 listed St, Mary's Church
<b>Archaeological Interest</b>	n/a
<b>Historic Interest</b>	n/a
<b>Landmark Status</b>	n/a




Policy BALT20: NDHA9, Harvey Cottage	
<b>Age</b>	18 or 19 C
<b>Rarity</b>	n/a
<b>Architectural and Artistic Interest</b>	Timber framed house from the C18 or possibly earlier with a C19 brick skin. Fine brickwork detailing in arched window heads and castellated line at roof plate. Timber framed house, dormer windows and red brick chimney
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade1 listed St, Mary's Church






<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	n/a	
<b>Landmark Status</b>	n/a	


**Policy BALT20: NDHA10, Church Cottage**

<b>Age</b>	18 C	
<b>Rarity</b>	Unusual in the village but not rare	
<b>Architectural and Artistic Interest</b>	Timber framed house with brick skin and steeply hipped roof of plain tiles. Parts of the property predate the 18c such as the Tudor bricks in the inglenook fireplaces and the oak beams.	
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade1 listed St, Mary's Church	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	The end room of the property was the Salvation Army Chapel / Hall from around 1870 up to 1902. The conveyance document signed by General Booth.	
<b>Landmark Status</b>	n/a	


**Policy BALT20: NDHA11, Little Cottage, The Street**

<b>Age</b>	Possibly 16 <sup>th</sup> century	
<b>Rarity</b>	Typical Suffolk cottage	
<b>Architectural and Artistic Interest</b>	Suffolk render and traditional vernacular	
<b>Group Value</b>	Forms part of the historic core of cottages	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	Timber frame	
<b>Landmark Status</b>	n/a	


Policy BALT20: NDHA12, Wye Cottage	
<b>Age</b>	17 or 18C
<b>Rarity</b>	One of a handful of thatched houses remaining in the core of the village
<b>Architectural and Artistic Interest</b>	A very attractive cottage with a timber frame. Deeply overhanging thatch and dormer window
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade 1 listed St, Mary's Church
<b>Archaeological Interest</b>	n/a
<b>Historic Interest</b>	n/a
<b>Landmark Status</b>	n/a



Policy BALT20: NDHA13, Little Thatch	
<b>Age</b>	17 or 18C
<b>Rarity</b>	One of a handful of thatched houses remaining in the core of the village
<b>Architectural and Artistic Interest</b>	A very attractive cottage with a timber frame. Deeply overhanging thatch and dormer window
<b>Group Value</b>	Part of a row of houses facing the 14C. Grade 1 listed St, Mary's Church
<b>Archaeological Interest</b>	n/a
<b>Historic Interest</b>	n/a
<b>Landmark Status</b>	n/a




Policy BALT20: NDHA14, The Karlsbond	
<b>Age</b>	19 C
<b>Rarity</b>	Unique within the village. Some similarities with the early Parkers Cottage nearby
<b>Architectural and Artistic Interest</b>	Built of red brick, with corbelling in Woolpit White bricks. Slated roof, timber windows. A 1960's extension is functional but does not follow the same style.
<b>Group Value</b>	n/a






<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	Occupies a key position adjacent to the churchyard. Home of the Frost Family, a wealthy local line, of whom one member remains in occupation. Appears in early postcards of Badwell Ash	
<b>Landmark Status</b>	n/a	

**Policy BALT20: NDHA15, Drift Way Farm and Drift Way Cottage**


<b>Age</b>	The original house is probably C16. The cottage that fronts the churchyard is probably C17 or C18 and there are C20 additions to the original house. Has undergone some modernisation it has a long drive from the High Street to the Farm with a water course on the LHS. This drive runs alongside the Listed Heritage Building of St Mary's Church, Badwell Ash.	
<b>Rarity</b>	It is one example of a build in Suffolk that sits next to a listed building this case -St Mary's Church, a Norman Church	
<b>Architectural and Artistic Interest</b>	A Large rendered Farmhouse with outbuildings in brick and wood with a fully landscaped garden with a substantial number of mature trees	
<b>Group Value</b>	Two related buildings	
<b>Archaeological Interest</b>	Not known	
<b>Historic Interest</b>	An example of a Victorian Farmhouse	
<b>Landmark Status</b>	Not visible from the High Street and sits back from the prominent building of St Mary's Church, BA.	

**Policy BALT20: NDHA16, The Old Vicarage**


<b>Age</b>	The origin of this Vicarage is Victorian, shown as built before 1900. In 2024 the building is currently undergoing major renovations including the grounds. Lands of the original plot have been sold in recent years with newer in fill	
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	housing on other parts of Vicarage Drive.	
<b>Rarity</b>	An excellent example of an Imposing Victorian Vicarage that remains a substantial House with Grounds.	
<b>Architectural and Artistic Interest</b>	Good quality Brick and Stone and slate tile roof construction with decorated Chimneys. The front of the house has large bay windows. It has a rendered side feature wall with a full size statue <a href="https://heritage.suffolk.gov.uk/Event/ESF20265">https://heritage.suffolk.gov.uk/Event/ESF20265</a>	
<b>Group Value</b>	None known as it now stands alone with modern infill housing on the remainder of the surrounding land.	
<b>Archaeological Interest</b>	None Known	
<b>Historic Interest</b>	Important record of the history, social and religious life in the past for the Village of Badwell Ash.	

Policy BALT20: **NDHA17, Mill Cottage, Hunston Road, Badwell Ash**


<b>Age</b>	18 C.	
<b>Rarity</b>	Unusual in the village.	
<b>Architectural and Artistic Interest</b>	This house is thought to be timber framed.	
<b>Group Value</b>	N/a	
<b>Archaeological Interest</b>	N/a	
<b>Historic Interest</b>	Close to the site of the village's post windmill, dismantled in 1930.	
<b>Landmark Status</b>	At the southern limit of the village, this house has stood alone and is highly visible.	


Policy BALT20: **NDHA18 Shackerland Hall, Badwell Ash**

<b>Age</b>	19 C farmhouse on site of former 15 C manor house.	
<b>Rarity</b>	Unique within the village.	
<b>Architectural and Artistic Interest</b>	This red brick house is imposing, and is flanked by two smaller and less remarkable 19 C houses.	
<b>Group Value</b>	N/a	





<b>Archaeological Interest</b>	Digs on adjacent fields have returned significant finds from Roman and Late Neolithic periods. Ponds encircling the house are thought to have been a moat <a href="https://heritage.suffolk.gov.uk/Monument/MSF38347">https://heritage.suffolk.gov.uk/Monument/MSF38347</a> Given the commanding position over a valley this site may long have been important.	
<b>Historic Interest</b>	The Symonds family lived here and amongst their good works, built the Old Schoolhouse in Richer Road.	
<b>Landmark Status</b>	A significant house standing outside the village, this merits 'landmark' rating.	

Policy BALT20: NDHA19, Cemetery Extension, Richer Road, Badwell Ash		
<b>Age</b>	19 C.	
<b>Rarity</b>	Unique within the parish.	
<b>Architectural and Artistic Interest</b>	N/a	
<b>Group Value</b>	N/a	
<b>Archaeological Interest</b>	N/a	
<b>Historic Interest</b>	This cemetery was created in 1875 when the graveyard of St Mary's Church became full; and closed in 2023, giving way to a new site off the Broadway.	
<b>Landmark Status</b>	Villagers navigate by "the Cemetery" and there is daily traffic visiting and maintaining graves.	

Policy BALT20: NDHA20, The Old Schoolhouse, Richer Road, Badwell Ash		
<b>Age</b>	19 C.	
<b>Rarity</b>	Unique within the parish.	
<b>Architectural and Artistic Interest</b>	A finely decorated building of soft red brick with extensive whole flint panels, red brick quoins, and roofed in slate. See <a href="https://badwellash.suffolk.cloud/history/village-school/">https://badwellash.suffolk.cloud/history/village-school/</a>	
<b>Group Value</b>	N/a	
<b>Archaeological Interest</b>	Unknown	

<b>Historic Interest</b>	Built by the Payne family the school opened in 1861 and closed in 1970 after the village had outgrown it.	
<b>Landmark Status</b>	A large and significant example of Victorian educational building, much talked of by villagers who learnt there and remain in the village.	

Policy BALT20: <b>NDHA21, The War Memorial</b>		
<b>Age</b>	2014	
<b>Rarity</b>	Unique within Parish	
<b>Architectural and Artistic Interest</b>	The village sign also acts a war memorial with plaques fixed to the base. A poppy is also shown on the sign along with a white dove of peace. An ash tree sits above the name. The hexagonal honeycomb, which represents the logo of the old school has four sections and include a Postmill at the top, now gone, a hay cart representing agriculture, an excavator representing the old gravel pits and a blacksmith at the anvil representing local industry gone by.	
<b>Group Value</b>	n/a	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	The sign was unveiled on 3rd August 2014 as seen carved down the side of the post; this is 100 years after the First World War started	
<b>Landmark Status</b>	Important Landmark within the village	

Policy BALT20: <b>NDHA22, Parkers Cottage</b>		
<b>Age</b>	Thought to be early 19C	
<b>Rarity</b>	Unusual in the village but not rare	
<b>Architectural and Artistic Interest</b>	Built of soft red brick, the south end wall of this house was laid of whole flints and bricks	
<b>Group Value</b>	Part of a row of houses facing the 14C Grade1 listed St. Mary's Church	
<b>Archaeological Interest</b>	At the doorstep is a boulder clearly not from local geology. Suspected to be a 'Puddingstone' conglomerate and possible glacial erratic	
<b>Historic Interest</b>	n/a	



<b>Landmark Status</b>	n/a	
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Policy BALT20: **NDHA23, Cornish Cottages**

<b>Age</b>	Post World War 2
<b>Rarity</b>	High - Only example in the village
<b>Architectural and Artistic Interest</b>	As an outline very unusual. Unique elevations
<b>Group Value</b>	A handed pair
<b>Archaeological Interest</b>	nil
<b>Historic Interest</b>	A pair of semi-detached type1 Cornish Cottages were based on the Cornish Unit system of construction and were built in the period 1946-1960s, largely as a response to the post-war housing shortage. They were prefabricated and comprised load-bearing ground floor external walls of PRC column, lintel and plinth units with infill cladding panels of un-reinforced concrete. Approximately 30,000 Cornish Unit houses were constructed in England and Wales before 1956. The classification of the Cornish Unit system divides the properties into two distinct types, Type 1 and Type 2, Those in the village are Type 1 and are distinctive for their tile-hung timber first floor envelope usually in the form of a mansard roof - as seen in Back Lane.
<b>Landmark Status</b>	Only pair of cottages currently in the village




Policy BALT20: **NDHA24, World War 2 Nissen Hut**

<b>Age</b>	Constructed during the World War 2 era
<b>Rarity</b>	At the time they were quickly erected, versatile shelters. They would have been a common sight. Today's examples are few and far between.
<b>Architectural and Artistic Interest</b>	Unique shape and design and are still standing
<b>Group Value</b>	nil
<b>Archaeological Interest</b>	Nil



<b>Historic Interest</b>	Demonstrates resourcefulness in times of need for rapid efficient construction. A Nissen hut is a prefabricated steel structure originally for military use, especially as barracks, made from a 210° portion of a cylindrical skin of corrugated iron. It was designed during the First World War by the Canadian-American-British engineer and inventor Major Peter Norman Nissen. It was used also extensively during the Second World War and was adapted as the similar Quonset hut in the United States.	
<b>Landmark Status</b>	Only one in the village	

### Badwell Green Non-designated Heritage Assets


Policy BALT23: <b>NDHA25, Moat at Moat House</b>		
<b>Age</b>	Moat. Very wide. One side and fragments of two sides. Medieval moat or post medieval pond	
<b>Rarity</b>		
<b>Architectural and Artistic Interest</b>	Very attractive; Probably much larger originally, perhaps L shaped	
<b>Group Value</b>	Yes, in association with the house	
<b>Archaeological Interest</b>	Yes, due to its age/historic origins	
<b>Historic Interest</b>	None known	
<b>Landmark Status</b>	Suffolk Heritage: Monument record BAA 003 - Moat House, Badwell Green. <a href="https://heritage.suffolk.gov.uk/Monument/MSF5547">https://heritage.suffolk.gov.uk/Monument/MSF5547</a>	


Policy BALT23: <b>NDHA26, Pattles Barn, Badwell Green</b>		
<b>Age</b>	Victorian or earlier	
<b>Rarity</b>	Aesthetic Interest	
<b>Architectural and Artistic Interest</b>	Attractive, renovated agricultural building. Timber clad and with clay pan tiles in local vernacular style	
<b>Group Value</b>	Yes, with the Listed Green Farm next door	
<b>Archaeological Interest</b>	None Known	





<b>Historic Interest</b>	First building in the Eastern half of the Parish when entering from the North	
<b>Landmark Status</b>	Picturesque example of sympathetically converted Victorian barn	


### Long Thurlow Non-designated Heritage Assets

Policy BALT26: <b>NDHA27, 1-10 Rainbow Cottages</b>		
<b>Age</b>	19 C	
<b>Rarity</b>	This row of two up two down cottages are reasonably unique to the area .	
<b>Architectural and Artistic Interest</b>	The individual dwellings were probably built as workers cottages of red brick with a tiled roof	
<b>Group Value</b>	High – Very attractive row of properties	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	They provide a unique insight into the housing made available during the early 19 C	
<b>Landmark Status</b>	High – Well known in the area and highly recognisable	

Policy BALT26: <b>NDHA28, Thurlow House</b>		
<b>Age</b>	19 C	
<b>Rarity</b>	Beautiful example of a white brick Georgian Villa	
<b>Architectural and Artistic Interest</b>	It was thought to have been used as a 'den of iniquity' during the Second World War	
<b>Group Value</b>	Stand-alone property	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	Constructed from Woolpit Whites' under a slated roof. A beautiful, rare example of this style of property within the Parish	
<b>Landmark Status</b>	Medium – Well known for its imposing character	
Policy BALT26: <b>NDHA29, Corner Cottage</b>		
<b>Age</b>	19C	
<b>Rarity</b>	Quite a large sized cottage compared to the rest of the row	

<b>Architectural and Artistic Interest</b>	n/a	
<b>Group Value</b>	Part of the 'Rainbow Cottage' groupings of dwellings	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	Was originally used as the bakery	
<b>Landmark Status</b>	Medium – Found on the corner of Sheepgate Lane and Long Thurlow Road	

Policy BALT26: <b>NDHA30, Walnut Tree Cottage</b>		
<b>Age</b>	19C	
<b>Rarity</b>	Few of similar appearance in Long Thurlow	
<b>Architectural and Artistic Interest</b>	Red brick with slate roof. Few windows on front elevation	
<b>Group Value</b>	Association with Walnut Tree Farm	
<b>Archaeological Interest</b>	None known	
<b>Historic Interest</b>	n/a	
<b>Landmark Status</b>	Set at the entrance to the farm	

Policy BALT26: <b>NDHA 31, No1 &amp; 2 Tiptofts Cottages</b>		
<b>Age</b>	Circa 19 C	
<b>Rarity</b>	Imposing example of a pair of semi-detached, Farm/Estate workers cottages	
<b>Architectural and Artistic Interest</b>	Fine red brick construction under a slated roof	
<b>Group Value</b>	n/a	
<b>Archaeological Interest</b>	n/a	
<b>Historic Interest</b>	Fine example of Victorian utilitarian workers cottages	
<b>Landmark Status</b>	Easily visible from the road	



## Appendix E: Glossary

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Glossary of terms used and/or relevant to the Badwell Ash and Long Thurlow Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024, except where stated.

### **Affordable housing**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: 90

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

### **Ancient or veteran tree**

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

### **Ancient woodland**

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

### **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Brownfield land - see Previously developed land.

### **Build to Rent**

Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

### **Climate change adaptation**

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

### **Climate change mitigation**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

### **Community-led development**

A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

### **Conservation (for heritage policy)**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

### **Decentralised energy**

Local renewable and local low-carbon energy sources.



### **Design code**

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

### **Design guide**

A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

### **Designated heritage asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

### **Developable**

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

### **Development plan**

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

### **Early years**

The provision of childcare (including education) for a young child, meaning a child from birth to the September after the child turns 5.

### **Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.

### **Green infrastructure**

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

### **Habitats site**

Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

### **Heritage asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

### **Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

### **Historic environment record**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

### **Housing Delivery Test**

Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

### **International, national and locally designated sites of importance for biodiversity**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

### **Irreplaceable habitat**

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

### **Local housing need**

The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

### **Local Nature Partnership**

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

### **Local planning authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

### **Local plan**

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

### **Major development**

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Natural Flood Management**

Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

### **Nature Recovery Network**

An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

### **Neighbourhood plan**

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

### **Non-strategic policies**

Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

### **Older people**

People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

### **Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

### **Original building**

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

### **People with disabilities**



People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

### **Planning condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

### **Playing field**

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Post-16**

Young people who are over compulsory school age but under 19, or aged 19 or over and for whom an Education, Health and Care (EHC) plan is maintained.

### **Previously developed land**

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

### **Priority habitats and species**

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

### **Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

### **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. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

### **Self-build and custom-build housing**

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1 (A1) and (A2) of that Act.

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

### **Special Areas of Conservation**

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

### **Special Protection Areas**

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

### **Site of Special Scientific Interest**

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

### **Spatial development strategy**

A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

### **Stepping stones**

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

### **Strategic environmental assessment**

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

### **Strategic policies**

Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

### **Strategic policy-making authorities**

Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

### **Supplementary planning documents**

Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

### **Sustainable Drainage System**

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

### **Sustainable transport modes**

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

### **Transport assessment**

A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed deal with the anticipated transport impacts of the development.

### **Transport statement**

A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

### **Wildlife corridor**

Areas of habitat connecting wildlife populations.



**Windfall sites**

Sites not specifically identified in the development plan.

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# Badwell Ash & Long Thurlow

