

Baylham Neighbourhood Plan

2024 - 2037



Submission Draft Plan

**Baylham Parish Council
December 2024**

Prepared by Baylham Parish Council and supported by



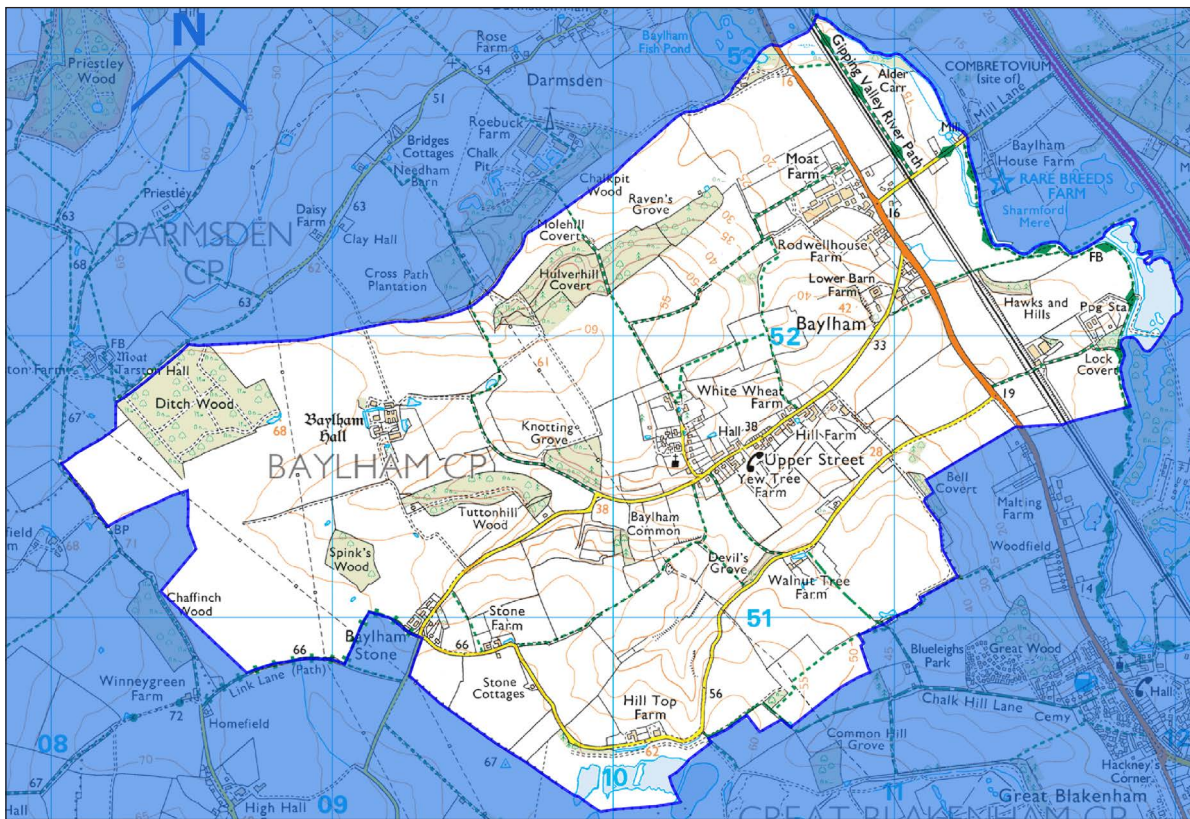
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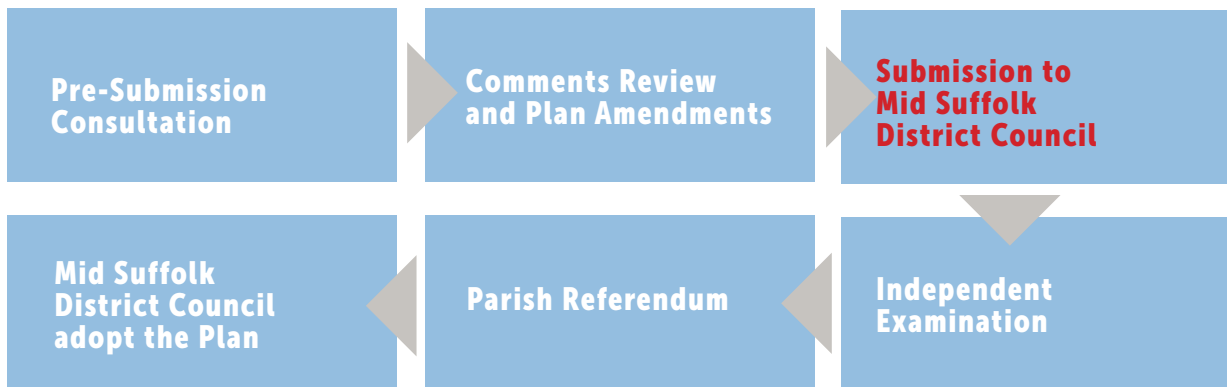
1. INTRODUCTION

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made”, become part of the legal planning framework for the designated area.
- 1.2 A Neighbourhood Plan is, therefore, a community-led document for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.
- 1.3 Parish councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 In May 2023, just after the Parish Council was officially formed, an application was submitted to Mid Suffolk District Council to designate Baylham Parish as a Neighbourhood Area. Mid Suffolk District Council confirmed the designated area, as illustrated on **Map 1**, on 30 May 2023.



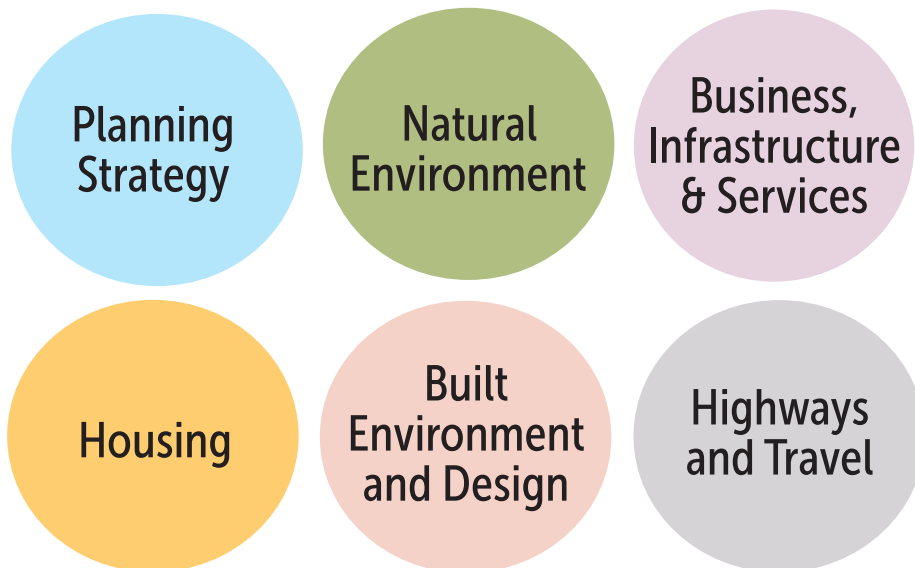
Map 1 - Neighbourhood Plan Area (Baylham Parish)

- 1.5 The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the specific demographic and geography of Baylham, as well as providing up-to-date planning policies that complement those in the Joint Babergh and Mid Suffolk Local Plan Part 1 (JLP) adopted on 21 November 2023. It covers the period to 2037 to coincide with the end date of the JLP. Given the recent adoption of Part 1 of the JLP, this Neighbourhood Plan does not seek to repeat local plan policies and accordingly provides a local policy response to guide development proposals in the Parish.
- 1.6 The Pre-Submission Draft Neighbourhood Plan was the subject of public consultation for six weeks between 6 September and 21 October 2024.
- 1.7 Following the consultation, comments received were reviewed and the Plan amended and updated as appropriate. The Submission Neighbourhood Plan will now follow the steps illustrated on the following page, before the planning policies in it can be used alongside those in the adopted JLP and the National Planning Policy Framework (NPPF).



Topic Areas

- 1.8** The following topic areas form the basis for the content of the Plan, reflecting matters raised through community engagement to date. Distinct chapters cover the policies and aspirations for each topic. Each chapter includes a summary of the relevant evidence collected during the preparation of the Plan, together with the responding planning policy and, where appropriate, community aspirations.



- 1.9** Community actions do not form part of the “statutory” Neighbourhood Plan but are included to identify other areas of improvement and change residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered BAY1, BAY2 etc, while separate boxes contain the non-statutory community actions,

How the Plan has been prepared

- 1.10** The Neighbourhood Plan has been prepared in accordance with the requirements of the government’s Neighbourhood Planning Regulations and, in particular, has sought to engage the local community in order to gather evidence for the content of the Plan.
- 1.11** In addition, specific topic-based reports have been commissioned to inform the content of the Plan. These, together with feedback from the community engagement, form the evidence base for the Neighbourhood Plan. Government guidance is clear that Neighbourhood Plans should be based on ‘proportionate and robust evidence’. To date the following reports are available to view on the Parish Council’s website:
- Baylham Parish Landscape Assessment: Character and Sensitivity and Key Views. May 2024 (Lucy Batchelor-Wylam)
 - Baylham Design Codes and Guidance. April 2024 (AECOM)
 - Heritage Assets Assessment. March 2024 (Malcolm Starr)
 - Biodiversity Assessment. December 2023 (Suffolk Wildlife Trust)
 - Local Green Space Assessment. June 2024 (Places4People)

- 1.12** Further evidence has been gathered to inform a number of policies included in the Neighbourhood Plan and these are referred to throughout the Plan.

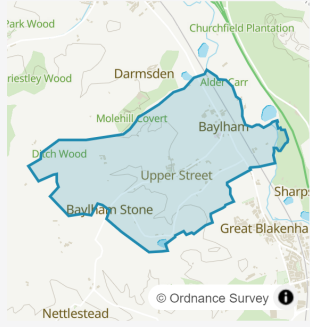
2. ABOUT BAYLHAM

Source: Wikipedia and Office for National Statistics

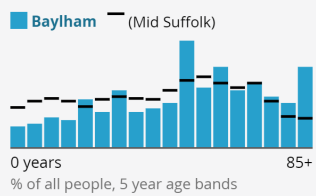
- 2.1 The earliest evidence of inhabitation in and around Baylham goes back to between 9,000 and 4,000BC, with a 2007-8 excavation in the Parish finding a prehistoric pit with flint fragments and ditches, suggesting the presence of a barrow cemetery and possible field system. The remains of Roman fortifications and a possible small settlement have also been discovered.
 - 2.2 The earliest recorded settlement has existed at Baylham since at least 1086 and it is listed in the Domesday book as Beleham (meaning "Fair/Gentle Enclosure" in Old English), in the Hundred of Bosmere, formerly under the control of Thegn Ælfric 'of Blakenham' on behalf of Queen Eadgyth. The book records the village as consisting of 37 households and a half (shared) church, making it relatively large for the time, and 20 of these original households consisted of freemen, hosting a mixed pasturage of 130 sheep, 40 pigs and 13 cattle. Its first recorded Lord was Roger Bigod, a knight loyal to William The Conqueror who was given control of hundreds of locations across Suffolk and Norfolk after the 1066 Norman Conquest, while its chief tenant was William of Bourneville of Eure, whose holdings were primarily in the Hundreds of Bosmere and Cosford. Lordship of the village was passed down through the Earldom of Norfolk until Roger Bigod, 5th Earl of Norfolk died childless and his lands were escheated to the crown in 1306.
 - 2.3 During the black death Baylham is thought to have fared poorly and, despite being part of a broadly prosperous and growing region following the Norman Conquest, just 20 taxpayers were registered in the 1327, a number that would hold steady until the late 16th century. Also during the 14th-15th centuries, the main body of the church was expanded and established.
 - 2.4 Through the 15th and 16th centuries, the manorial holding was assigned to Thomas Windsor as of 1479 and upon his death in 1485, would have passed to his eldest son Andrew Windsor, 1st Baron Windsor, however by 1626 the Windsor family had been replaced by John Acton (d. 1661). The Actons would remain influential in the area from the 17th-19th centuries, with their principal seat being at Bramford Hall – noted for having 22 hearths in its 1674 heyday.
 - 2.5 By the 17th century, the village's name had evolved and appears in John Speed's 1627 map as Baleham. The village's Baylham House Farm hosted "Smasher" William Dowsing who was resident in the building from at least 1642 to 1661, though the puritan enforcer had closer ties with nearby Coddham, possibly due to his dislike of then-minister John Bird. Bird was in charge of Baylham Church from 1625-1645 before being ejected for having a second holding in Bedfordshire.
 - 2.6 Baylham was largely an estate village until 1941 when most land and houses were sold by the Shrubland Estate. This sale included the existing farming enterprises within the Parish consisting, Baylham Hall, Hill Farm, Moat Farm and Rodwell House Farm. In addition, the sale included most of the now listed buildings in the Parish.
- Baylham Present**
- 2.7 The most recent statistical data about Baylham is contained in the results of the 2021 Census. The Parish population in 2021 was 303, representing a 20% increase over the previous twenty years. However, when the residents of the Baylham Care Centre are excluded, there has been no population increase of those living in households over that period. The charts on the following page provide a comparison of key 2021 Census data for Baylham and Mid Suffolk.
 - 2.8 In 2021 there were 117 dwellings in the Parish, compared with 104 in 2001. This demonstrates that although there has been a 12.5% increase in the number of dwellings in the Parish in that period, the average occupancy has decreased from an average 2.4 per household in 2001 to 2.1 in 2021.
 - 2.9 In comparing the age structure of residents, Baylham has a very high proportion aged 85 or over when compared with Mid Suffolk as a whole, as illustrated in Figure 1. However, this is distorted by the presence of the Care Home in the Parish and when residents of "communal establishments" are excluded, as illustrated in Figure 2, there is also a distinctly higher proportion of residents aged 65 and over when compared to Mid Suffolk.
 - 2.10 Baylham does not have any services that would meet the day-to-day needs of residents. The nearest convenience stores are at Great Blakenham and Needham Market, while the nearest primary schools and GP surgeries are at Needham Market and Claydon. There are bus stops near the junction of the B1113 and Upper Street, some one kilometre or so from the village centre and two kilometres from The Stone, where the 88 bus provides a link to Needham Market / Stowmarket and Ipswich centre. There are generally services every half-hour during the daytime on Monday to Saturday, but no services in an evening or on Sunday.

Baylham

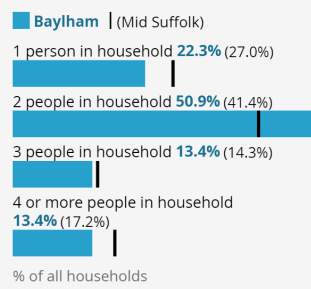
Area map



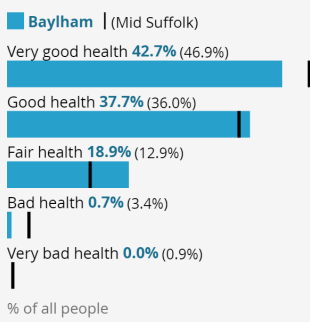
Age profile



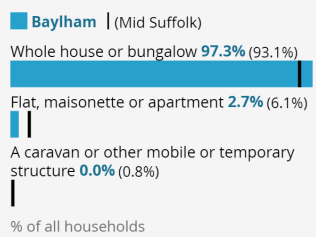
Household size



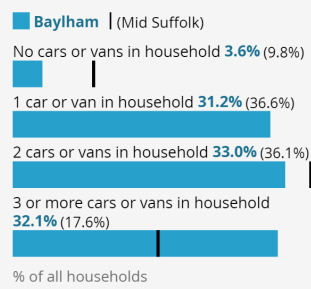
General health



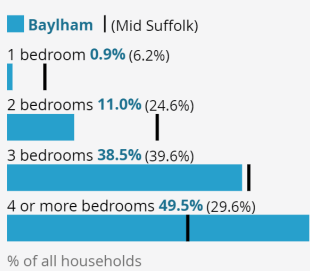
Accommodation type



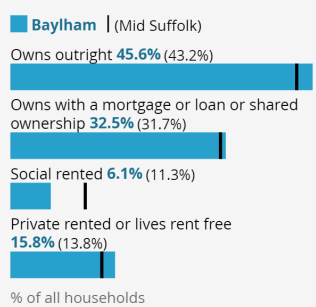
Number of cars or vans



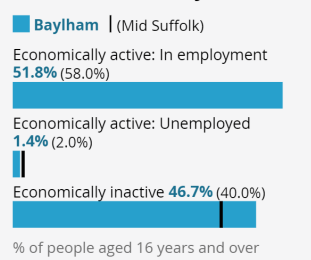
Number of bedrooms



Tenure of household



Economic activity status



Age Structure

Source: 2021 Census

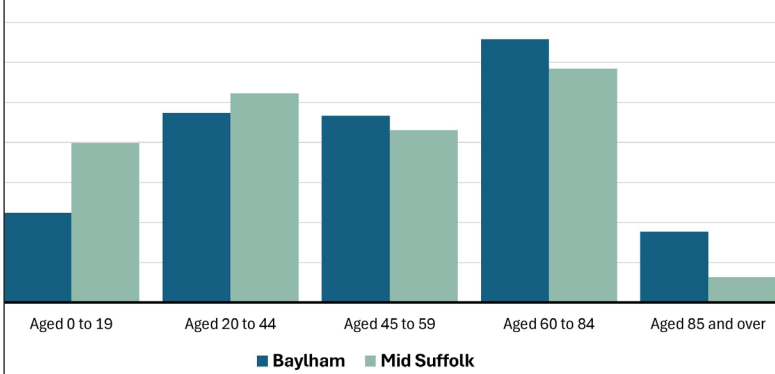


Figure 1 - Parish and Mid Suffolk Age Structure - 2021

Age Structure of Households

Source: 2021 Census

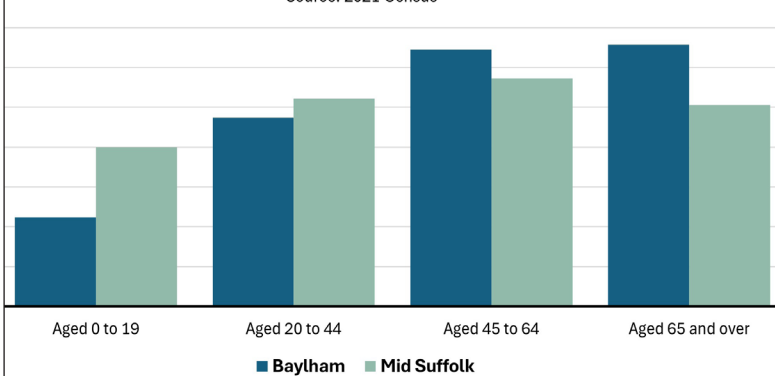


Figure 2 - Household Age Structure - Baylham and Mid Suffolk - 2021

3. PLANNING POLICY CONTEXT

3.1 The Neighbourhood Plan has been prepared in the context of the content of the National Planning Policy Framework (NPPF) and the relevant Local Plan documents that cover the Parish. The Plan must have regard to the content of the NPPF and be in general conformity with the strategic policies of the adopted Local Plan. The paragraphs below identify how these are relevant to the Neighbourhood Plan.

National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2024 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

"a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance

provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

3.3 The NPPF requires that communities preparing Neighbourhood Plans should:

- support the delivery of strategic policies contained in local plans or spatial development strategies; and
- shape and direct development that is outside of these strategic policies.

The Local Plan

3.4 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Mid Suffolk Local Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023 and referred to as JLP1 in this Neighbourhood Plan. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated in the Neighbourhood Plan but which the Neighbourhood Plan can complement by adding locally based detail.

3.5 Part 2 of the Joint Local Plan is to be prepared during the coming years, with adoption currently scheduled for Autumn 2026. It is likely to identify a settlement hierarchy for the two local authority areas, the distribution of any further housing growth and identify any sites required to meet that growth.

3.6 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. The Plan does not allocate any sites for mineral or waste development but the majority of the Parish is designated as a "Minerals Consultation Area", within which proposals in excess of five hectares will be referred to the County Council in order that they can be satisfied that, in accordance with paragraph 223 of the NPPF, any minerals resources present of local and national importance are not needlessly sterilised by non-mineral development.

4. VISION AND OBJECTIVES

- 4.1 As already noted, the Neighbourhood Plan provides a planning policy framework for Baylham to complement the content of JLP1. As a starting point, the Plan looks forward to 2037 and, based on what residents have told us, the Vision for Baylham is:

In 2036 Baylham will remain a rural and attractive village, having protected its countryside setting by ensuring that new development is in proportion to and respectful of the character of this hamlet village.

OBJECTIVES

Housing

- New housing should be limited to infill plots and respect the character of the village.

Natural Environment

- Villagers should be able to enjoy Baylham's natural environment and every opportunity should be taken to protect and enhance the natural environment and access to it.
- Ensure that development proposals maximise opportunities to improve natural habitats and biodiversity.

Built Environment & Development Design

- Development should recognise and protect the importance of historic assets and their settings.
- The quality of life of existing residents should not be compromised by new development.
- New buildings should incorporate the latest energy efficiency technology and minimise the use of fossil fuels.

Business, Infrastructure and Services

- Development should not place any unacceptable burden on infrastructure and services and should respect the natural limitations of the rural location.
- Wherever possible, existing services should be maintained and improved, and commercial community assets preserved.

Transport and Travel

- The future development of the village will have regard to the safety of pedestrians, horse riders and cyclists.
- Public transport services to nearby services should be supported and maintained.



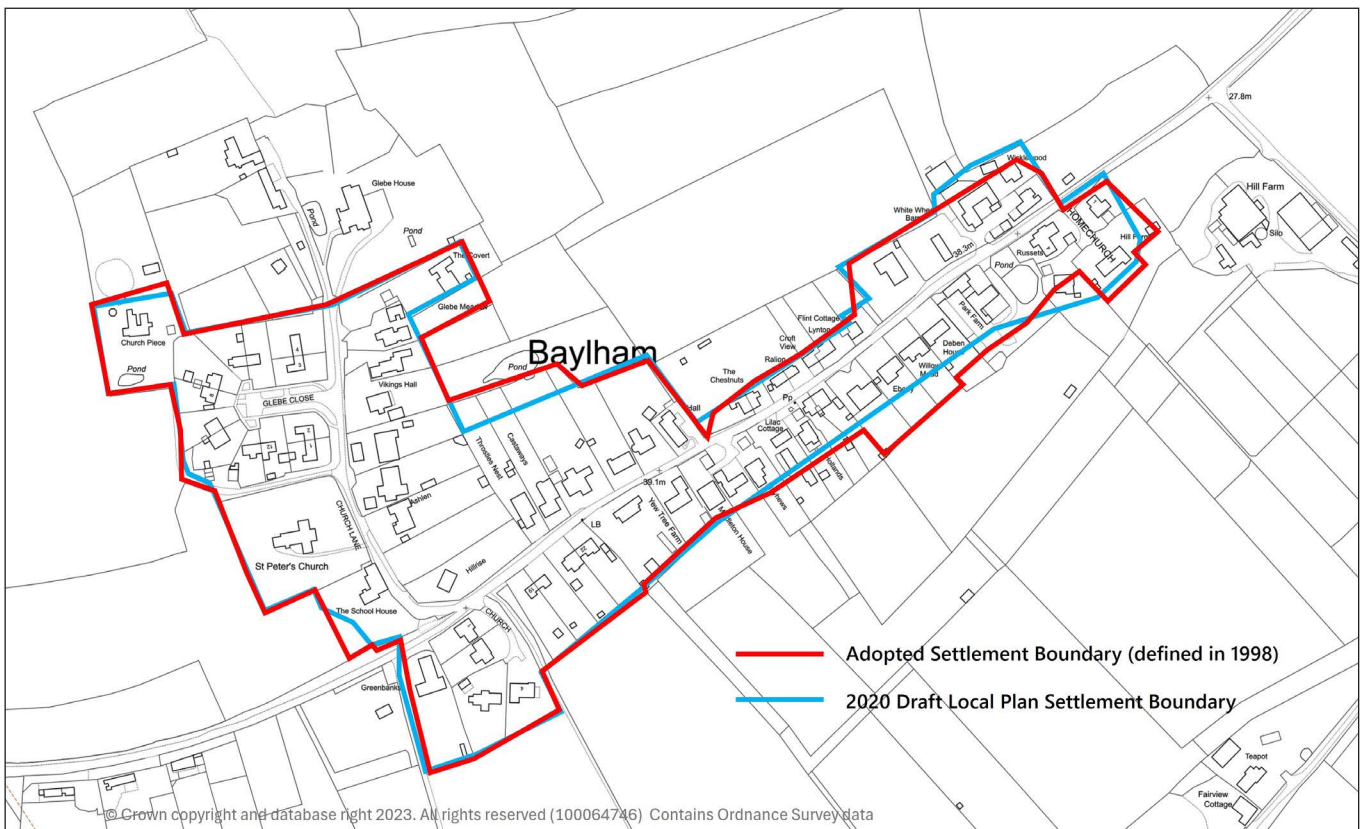
5. SPATIAL STRATEGY

Context

- 5.1 The planning policy framework for the Parish is established in the adopted JLP1 (November 2023). Settlement Boundaries for Baylham are currently defined around the edges of the main built-up area of the Parish. They were originally defined in the 1998 Mid Suffolk Local Plan. The Draft Joint Local Plan (November 2020) proposed amendments to the Settlement Boundary, but the examination of the Joint Local Plan resulted in these matters being deferred to the preparation of the Part 2 Joint Local Plan. The same Draft Joint Local Plan also identified a "settlement hierarchy" across the district, with the village centre being defined as a "Hamlet Village". The Draft Joint Local Plan did not define the role of these types of settlement and the hierarchy was also deleted as a result of the examination of the Plan. As such, at the time of preparing this Neighbourhood Plan, there is no longer a district wide settlement hierarchy in place.
- 5.2 Policy SP03 of the Part 1 Joint Local Plan sets out where new development would be supported, but the approach is very high level with general references to windfall development in accordance with the policies in Neighbourhood Plans or elsewhere in the Joint Local Plan.

Baylham Settlement Boundary

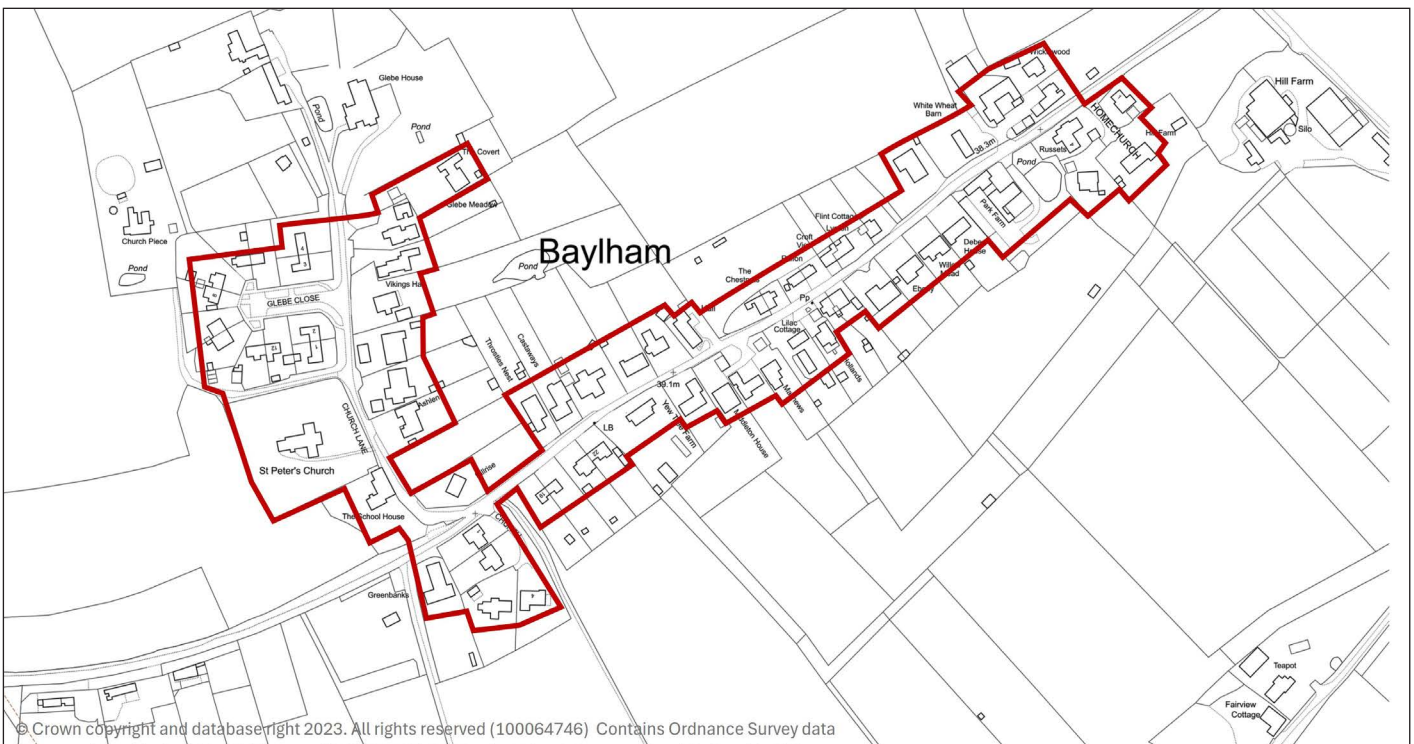
- 5.3 **Map 2** identifies the currently adopted Joint Local Plan Settlement Boundary, as defined in the 1998 Local Plan, compared with that proposed in the November 2020 Draft Local Plan. Consultation on the draft Joint Local Plan in August 2017 noted that "Due to their age, many settlement boundaries do not relate to the now established built-form of settlements as they have expanded over time." However, for Baylham, the Draft Local Plan did not propose significant changes as can be seen on **Map 2**. It did, however, propose some tightening up of the Settlement Boundary which resulted in some inconsistencies in approach. It meant that some rear gardens were included in locations such as Church Lane, whereas in other locations the boundary was drawn close to the house and excluded rear gardens.
- 5.4 Having carefully considered the proposals in the 2020 Draft Local Plan, the Parish Council considers that some of the changes were not consistent with the stated approach of the District Council. The Neighbourhood Plan, therefore, includes a Settlement Boundary that more accurately reflects the physical extent of residential properties in the main built-up area of the village excluding large rear gardens.



Map 2 - Settlement Boundary Comparison

- 5.5 In drawing the Neighbourhood Plan Settlement Boundary, the Parish Council has taken account of the following:
- It is sympathetic to Baylham’s local character and heritage as it supports the village’s organic linear development along most of Upper Street and Church Lane as demonstrated in the Baylham Design Codes and Guidance (AECOM April 2024);
 - The land between Ashlea and Hill Rise is the village car park used by St Peters and the village hall. It is the only accessible land in Baylham suitable for parking more than 6 cars;
 - It reflects a desire to retain Baylham’s agricultural heritage. Significant parcels of agricultural and allotment land were taken into domestic curtilage more than 10 years ago, and on occasion after the dwellings concerned were built. Designating this land as ‘countryside’ therefore supports Baylham’s existing heritage and character;
 - Church Piece is removed from the Settlement Boundary as its history and character better fits the properties in the area currently excluded. It is now included in Baylham’s Special Character Area; and
 - Addressing the inconsistencies in the adopted JLP1, which restricts ‘backland’ development for some properties but not others.

5.6 The Neighbourhood Plan Settlement Boundary is illustrated on Map 3.



Map 3 – Neighbourhood Plan Settlement Boundary

- 5.7 In accordance with Policy SP03 of the Joint Local Plan, the spatial strategy for Baylham supports the principle of development within the defined Settlement Boundary. Any such proposals will be subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan – Part 1 and Neighbourhood Plan, such as
- the presence of heritage assets;
 - the landscape setting of the village;
 - infrastructure capacity; and
 - the potential impact on the amenity of existing residents;
- This is addressed further in Policy BAY 2, which deals with new housing within the Settlement Boundary.
- 5.8 The approach to the location of development will ensure that the largely undeveloped countryside will remain preserved. In relation to development in rear gardens, much domestic development is classified as “permitted development” within the domestic curtilage and which does not require planning permission. The drawing of the Settlement Boundary in this Plan would not impact on these rights.

5.9 There may be situations where it may be adequately demonstrated that it is necessary for development to take place outside the Settlement Boundaries. Policy SP03 states:

“Outside of the settlement boundaries, development will normally only be permitted where:

- a) the site is allocated for development, or
- b) it is in accordance with a made Neighbourhood Plan, or
- c) it is in accordance with one of the policies of this Plan listed in Table 5; or
- d) it is in accordance with paragraph 80 of the NPPF (2021).”

By way of clarification as to how this applies to Baylham, at the time of preparing the Neighbourhood Plan:

- There are no sites allocated for development in Baylham parish;
- The Neighbourhood Plan does not allocate sites for development but proposals outside the Settlement Boundary identified Policy BAY 1 will also be considered in the context of the policies in the Neighbourhood Plan;
- Table 5 of JLP1 identifies the Local Plan policies permitting development outside settlement boundaries, subject to the development’s accordance with the other relevant policies of the Local and Neighbourhood Plan; and
- Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2024) applies to specific circumstances where a dwelling in the countryside would be supported.

Table 5 of JLP1 and paragraph 84 of the NPPF are reproduced in Appendix 1 of this Plan.

Policy BAY 1 – Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.

The focus for new development will be within the defined Settlement Boundary, as shown on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations.



6. HOUSING

Context

- 6.1 As noted earlier, the 2021 Census recorded 117 dwellings in the Parish. Since that time, one countryside stable conversion, two dwellings on Lower Street and an additional nine dwellings have been completed at Lower Barn Road and Green View. When compared with Mid Suffolk as a whole, Baylham has a significantly higher proportion of four-bedroomed homes, as illustrated in Figure 3.

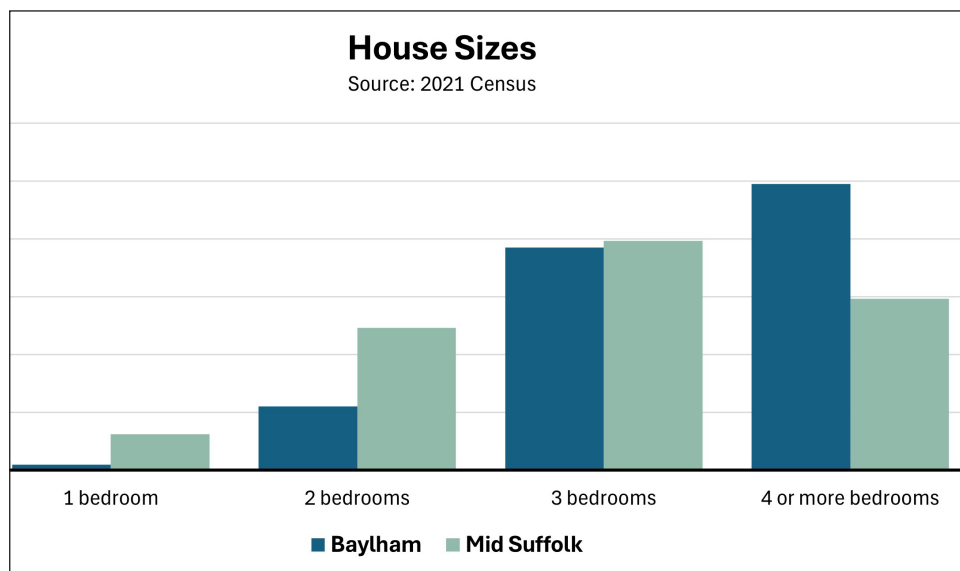


Figure 3 – House Sizes; Baylham and Mid Suffolk - 2021

- 6.2 Policy SP03 of JLP1 establishes that, pending preparation of the Part 2 Joint Local Plan, new housing development will come forward through existing planning permissions, windfall development and any allocations in Neighbourhood Plans. Paragraph 69 of the NPPF states that strategic policies in the local plan should set out "a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations." At the time of preparing this Neighbourhood Plan, the settlement hierarchy and housing requirements for settlements had yet to be established for Mid Suffolk. However, the 2020 Draft Joint Local Plan defined Baylham as a 'Hamlet' village where infill development within the Settlement Boundary comprising a single dwelling, or a pair of semi-detached dwellings, may be acceptable.

New Housing

- 6.3 Given the policy framework provided by Policy SP03 of JLP1 and the lack of services and facilities available in the Parish, the Neighbourhood Plan does not identify any new sites for housing development. During the Neighbourhood Plan period, there may be opportunities for the development of suitable small infill plots within the Settlement Boundary, as well as the potential to convert agricultural buildings to residential use under Government "permitted development" regulations. However, infill housing proposals can potentially harm the character of an area unless carefully designed or where it is proposed on unsuitable sites such as those which are too small. Furthermore, the development of "backland" or garden plots within a Settlement Boundary can detrimentally impact on the character of an area and the amenity of those living in existing dwellings. This issue is recognised in paragraph 75 of the NPPF (December 2024) which states that when preparing plans, local planning authorities should consider "the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area." In the case of Baylham, with few exceptions, most housing within the Settlement Boundary is single dwelling deep fronting onto a highway. Backland housing development would have a detrimental impact on this character and will not be supported.

Policy BAY 2 - Housing Development

Within the Settlement Boundary, as defined on the Policies Map, there is a general presumption in favour of housing development comprising small infill dwellings, where proposals:

- i. are within an existing frontage;
- ii. would not result in backland development; and
- iii. would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.

Affordable Housing

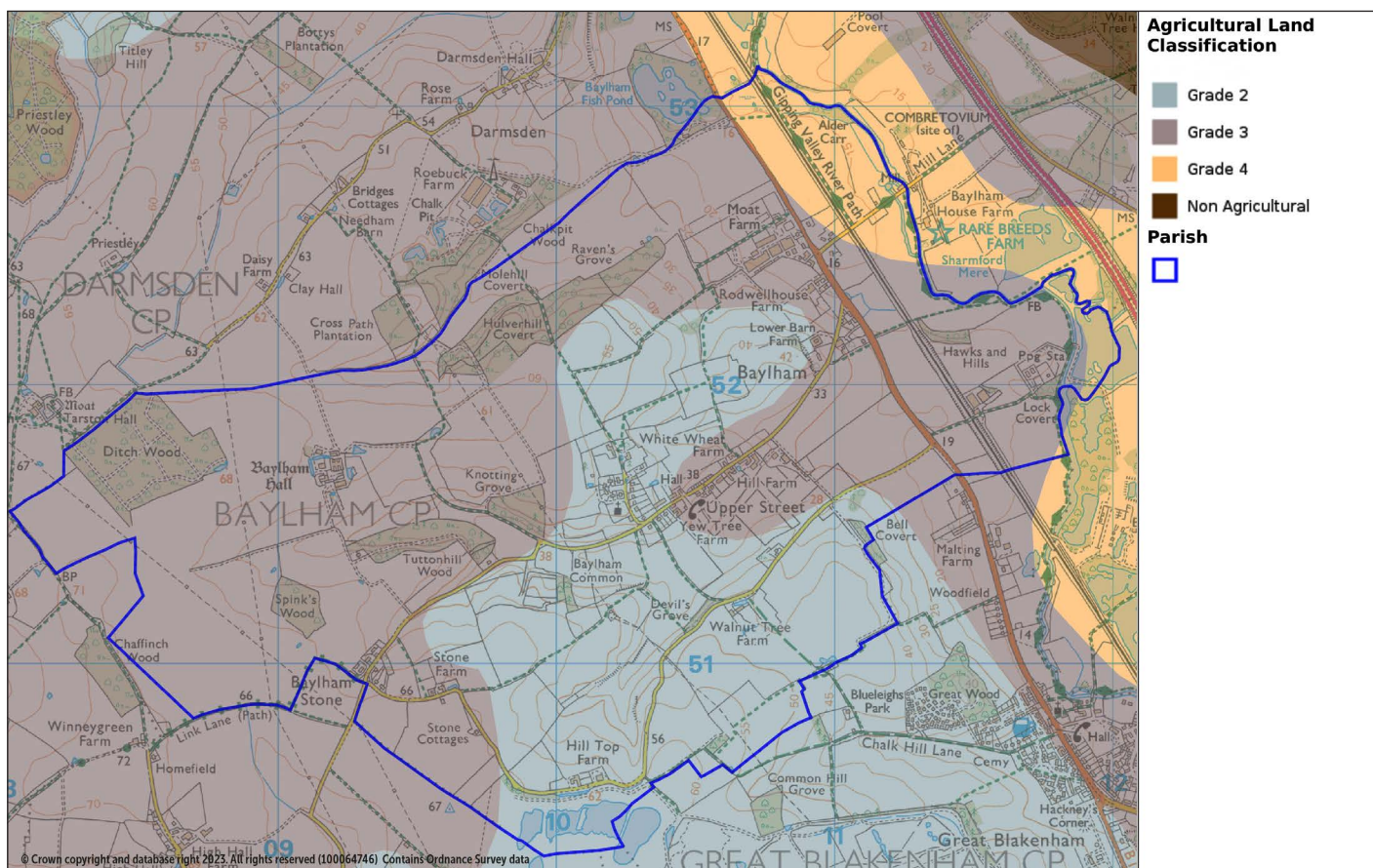
- 6.4 Affordability of housing remains a significant barrier for many seeking their own homes. Government affordability figures indicate that, in Mid Suffolk, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market.
- 6.5 Across Mid Suffolk, housing developments of ten or more dwellings, or on sites of 0.5 hectares or larger, are required to provide 35% of the housing as affordable, as defined by the NPPF. Such opportunities are not planned to come forward in Baylham and are more likely to occur in larger nearby settlements such as Great Blakenham and Needham Market.
- 6.6 One mechanism for meeting locally identified housing needs is through community-led and rural exception housing development located outside but adjoining Settlement Boundaries, where housing would not normally be permitted. However, given the low level of services and facilities, including jobs, in the village it would not necessarily be sustainable to build affordable homes in Baylham.



7. NATURAL ENVIRONMENT

Context

- 7.1 The Parish sits on the western side of the Gipping Valley, with the land rising from the river and its flood plain in the east by approximately fifty metres to the highest ground in the west. In the flood plain the land is largely flat, rising relatively steeply up the slope through the middle of the Parish and then levelling out onto a broad plateau in the west. Baylham is not covered by any nationally or locally designated landscape, however, parts of the Parish were previously covered by a now abandoned Local Plan policy indicating landscapes of higher value under a Special Landscape Area designation.
- 7.2 There are two statutory designated Sites of Special Scientific Interest (SSSI) within the Parish, Ditch Wood, part of the Barking Woods SSSI and Great Blakenham SSSI. There are also eight non-statutory sites - seven of these are County Wildlife Sites and one is a Roadside Nature Reserve. Of the twenty Suffolk Priority Habitats identified by the Suffolk Biodiversity Partnership under the UK Biodiversity Action Plan, seven have been identified in Baylham. These are:
- Hedgerows
 - Lowland mixed deciduous woodland
 - Ponds
 - Wood pasture and parkland
 - Traditional orchards
 - Wet woodland
 - Rivers and streams
- 7.3 Agricultural land across England and Wales has been classified according to its quality to enable informed choices to be made about its future use within the planning system. Government Planning Practice Guidance notes that "There are five grades of agricultural land, with Grade 3 subdivided into 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a. Planning policies and decisions should take account of the economic and other benefits of the best and most versatile agricultural land." There is no published data that defines the split between Grade 3a and 3b. Within Baylham Parish there are two main land types, Grade 2 and Grade 3, as illustrated on Map 4.



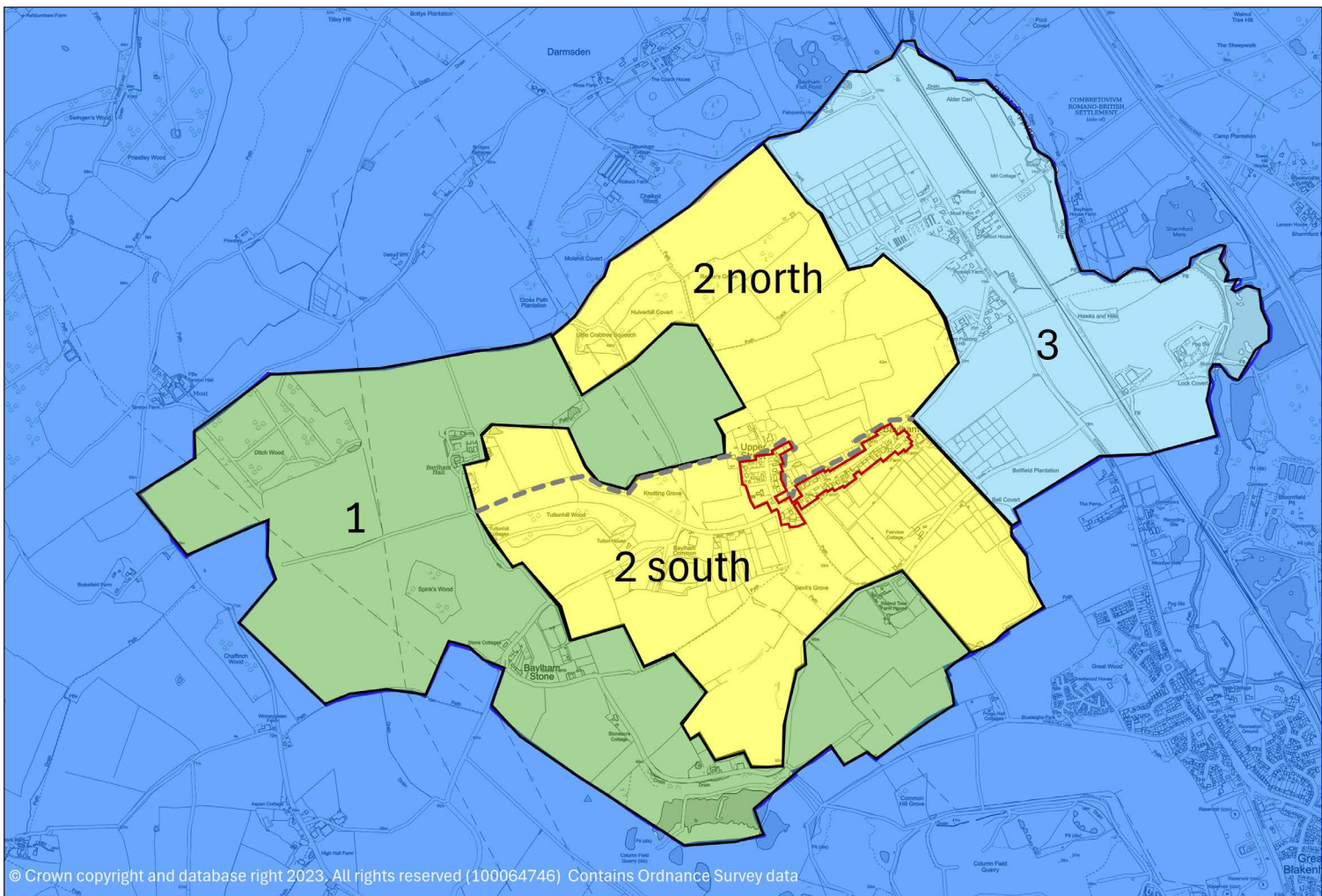
Map 4 - Agricultural Land Classification – Source: DEFRA

- 7.4 As part of the Neighbourhood Plan process a Landscape Assessment of the Parish, published as a separate document, was carried out to assess the distinct local characteristics of the local landscape. The aims of the Assessment were:
- To provide a character assessment as a framework for understanding and defining the character of the Parish.
 - To identify aspects of landscape and visual sensitivity in the different character areas. The results of this will help identify the more sensitive areas, and help enable their protection.
 - To evaluate the previously defined Special Landscape Area and identify whether this area, or a different area, meets the Landscape Institute’s criteria for ‘Valued’ landscape and could be considered for a protective designation in the Neighbourhood Plan.
 - To enable appraisal of important views to help form policy around protecting particularly valued views within the Parish.

The Landscape

7.5 The Landscape Assessment identifies three distinct character areas, as illustrated on Map 5 namely:

1. High Baylham - broadly typical of the Ancient Plateau Claylands Suffolk Landscape Type;
2. Middle Baylham - broadly typical of the Rolling Valley Farmlands Suffolk Landscape Type;
3. Lower Baylham - broadly typical of the Valley Meadowlands Suffolk Landscape Type.



Map 5 - Landscape Character Areas

7.6 As noted above, the previous designation as a Special Landscape Area indicates the presence of potentially ‘valued’ landscape. Guidance published by the Landscape Institute “TGN 02-21: Assessing landscape value outside national designations” states that a ‘valued landscape’ is an area identified as having ‘sufficient landscape qualities to elevate it above other more everyday landscapes’. It goes on to state, ‘it is not possible to set a definitive threshold ... It is a judgment that must be made on a case-by-case basis, based on the evidence. There should be a weight of evidence that supports the recognition of a landscape as valued above more everyday landscapes.’

- 7.7 The Landscape Institute guidance was used to inform the work in the Landscape Assessment to determine whether evidence exists to support the designation of a new valued landscape. It concluded that all three landscape character areas meet the criteria for valued landscape and, as a consequence, the Neighbourhood Plan designates the whole Parish as an Area of Local Landscape Sensitivity.
- 7.8 JLP1 Policy LP17 – “Landscape” seeks to ensure that proposals for new developments are sensitive to their landscape and visual amenity impacts; subject to siting, design, lighting, use of materials and colour, along with the associated mitigation measures. In particular it states that the topographical cumulative impact on landscape sensitivity will be a consideration in determining impact on landscape character.
- 7.9 At the time of preparing the Neighbourhood Plan, the Parish had three Livery Yards, Hill Farm, Moat Farm and Baylham Common. It was also understood that there were about 70 horses stabled within the Parish which has a cumulative impact on the landscape and environment. The Landscape Assessment noted that the Parish “has an unusually high degree of equestrian land use on pasture, with a corresponding impact on the character of the landscape.” It also noted that one particular pressure on the landscape is the “expansion of leisure and equestrian uses eroding the sense of traditional arable landscape”.
- 7.10 JLP1 Policy LP20 – “Equestrian or similar other Animal Land Based Uses” requires that proposals for the use of land for equestrian uses or other similar animal land-based (non-agricultural hobby farming) uses should minimise the impact on the landscape and amenity through:
- consideration of the re-use of existing buildings, the size, scale, design, materials and siting of any proposed building or equipment,
 - the emissions to be generated,
 - and integration with the landscape/area.

The information contained in the Baylham Landscape Assessment will, through the implementation of Policy BAY 3 and JLP1 Policies LP17 and LP20, be used in the consideration of proposals for equestrian related proposals.

Policy BAY 3 - Baylham Area of Local Landscape Sensitivity

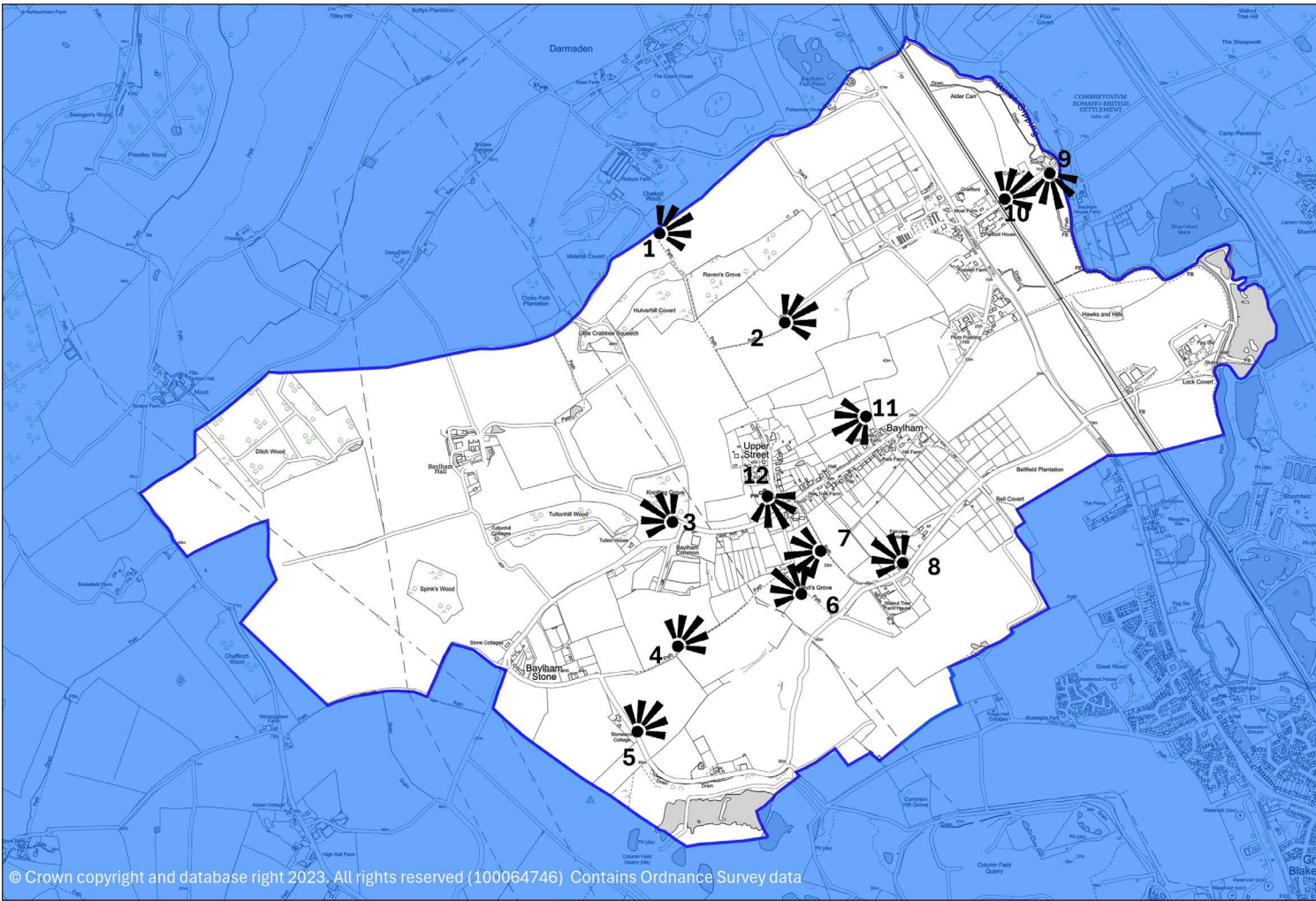
Development proposals in the Baylham Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i. protect or enhance the special landscape qualities of the area, identified in the Baylham Landscape Assessment; and
- ii. are designed and sited so as to harmonise with the landscape setting.

Proposals that have a significant detrimental impact on the landscape quality of the Parish will not be supported.

Important Views

- 7.11 The rising form of the landscape away from the River Gipping means that there are several distinct views into, out of and within the village that are of high importance to its character, setting and sense of rurality. As part of the preparation of the Landscape Assessment, an appraisal of important views was carried out, the detail of which is included in the Assessment report.
- 7.12 Twelve views were together selected by the landscape consultant and the Neighbourhood Plan group. The group also asked for feedback from local residents on the subject of valued views. Some views are panoramic and broad, others are more contained with a clear focal point, such as the church tower. These qualities are not easy to represent on plan, but the Assessment includes a description and photograph of each. However, it should be noted that the final list is not an exhaustive list of the only views with special qualities in the Parish, there are many other views that contribute to local distinctiveness and rural character and it should not be inferred that other views in the Parish have little value and are not worthy of protection.



Map 6 - Important Views identified in the Baylham Landscape Assessment

7.13 In order to understand how a proposal might impact on the identified important views, planning applications outside the Settlement Boundary should be accompanied by a Landscape and Visual Impact Assessment, prepared in accordance with the Landscape Institute "Guidelines for Landscape and Visual Impact Assessment - Third Edition" (2013) or subsequent guidance, or appropriate and proportionate evidence relevant to the scale of the proposal, that demonstrates how the key features of the important views will be protected in all seasons.

Policy BAY 4 - Protection of Important Views

To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no significant detrimental impact on the key features and attributes of important views identified on Map 6 and the Policies Maps.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape and Visual Impact Appraisal that demonstrates how the proposal:

- a) can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area;
- b) conserves and enhances the unique landscape and scenic beauty within the Parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Assessment; and
- c) protects the key features of the important views.

Biodiversity

7.14 Paragraph 192 of the NPPF states that plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.” The 2021 Environment Act has introduced the requirement for development, except where exempt, to deliver a minimum 10 per cent measurable net gain in biodiversity. The Suffolk Local Nature Recovery Strategy will, when eventually published, provide local guidance for how everyone can improve habitats.

7.15 Policy LP16 of Joint Local Plan – Part 1 requires all development to follow the “biodiversity mitigation hierarchy” which is illustrated in Figure 4.

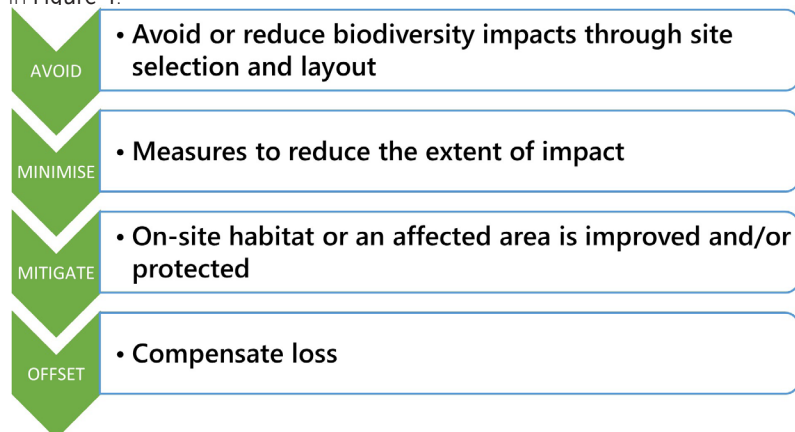


Figure 4 - Biodiversity Mitigation Hierarchy

7.16 Suffolk Wildlife Trust were commissioned to carry out a landscape and wildlife evaluation of the Parish as a background report for the Neighbourhood Plan. It is available to view on the Parish Council website and, in relation to the priority habitats identified in paragraph 7.2 above, identified activities and developments most likely to affect them, although it is acknowledged that many actions do not require planning permission. In considering development proposals, consideration should be given to impact on priority habitats as identified below.

Activities and developments most likely to affect Hedgerow Priority Habitat:

- Removal to facilitate development, subsequent fragmentation of the hedgerow network arising from development;
- Under-management and neglect of hedges leads to a reduction of their biodiversity value and structural coherence (and occasionally leads to their complete disappearance);
- Too-frequent flailing can lead to structural incoherence and – if carried out in successive years – loss of hedgerow fruit in autumn, as flowering and fruiting normally takes place on second year growth;
- Mature hedges with a minimum grass strip separating them from arable land may suffer damage to tree and shrub roots through ploughing;
- Fertiliser and other agro-chemical drift may degrade plant and invertebrate populations, especially where a crop extends to the hedge base.

Activities and developments most likely to affect the Mixed Deciduous Woodland Priority Habitat:

- Further fragmentation of and within the existing woodland areas;
- Intensification of management between woodland fragments reduces the ecological value of edge habitats and the connectivity between woodland blocks in the landscape;
- Overgrazing and over-browsing by expanding deer populations changes woodland structure through reduced regeneration;
- Lack of canopy management leading to over-shading and decrease in quality of ground flora.

Activities and developments that could affect the Ponds Priority Habitat

- Complete infilling due to loss of economic value or new development;
- Loss of terrestrial buffer zones in areas of intensive land use;
- Diffuse or point source pollution from nutrients or other chemicals;
- Inadvertent or deliberate introduction of non-native species such as New Zealand Pygmyweed (aka Australian swamp stonecrop), Least Duckweed or ornamental fish;
- Neglect and/or lack of management resulting in heavy shading and drying out.

Activities and developments most likely to affect Wood Pasture and Parkland Priority Habitat

- Reduction in structural and age diversity of woody species, including lack of replanting to replace lost mature/veteran trees or damage to young trees by cattle and horses;
- Unsympathetic tree surgery including removal of fallen deadwood or standing deadwood (unless required for safety reasons);
- Loss of structure via field partitioning into paddocks;
- Cessation of grazing by cattle or sheep leading to changes to grassland habitat

Activities and developments most likely to affect Traditional Orchards Priority Habitat

- Inappropriate management;
- Use of pesticides;
- Pressure from land development;
- Neglect;
- Intensification of agriculture.



- 7.17 Protecting native wildlife is a major priority for villagers and the introduction of swift bricks, bat boxes and hedgehog holes in fences, amongst other measures, would be especially welcomed.

Policy BAY 5 - Biodiversity and Habitats

Development proposals should avoid the loss of, or significant harm to, priority habitats.

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

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

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

- a. The creation of new natural habitats including ponds, hedgerows and natural boundary treatments;
- b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of Baylham's ancient woodland and hedgerows); and
- c. Restoring and repairing fragmented biodiversity networks.

In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.

- 7.18 Everyone can play a role in improving the biodiversity and habitats of Baylham and the improvement of the amount of trees and hedgerows does not have to rely on being provided as part of a planning permission. How we maintain and enhance these features, including our many veteran trees, can have a significant impact on habitats and the occurrence of birds, mammals and insects.

Community Action 1 - Tree and Hedgerow Maintenance and Improvement

The Parish Council will seek to work with the community to implement tree and hedgerow maintenance and improvement initiatives, including the creation of 'buffer' habitats.

Local Green Spaces

7.19 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 107 of the NPPF states that the designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- 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; and
- local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

7.20 The separate Baylham Local Green Spaces Assessment demonstrates how certain local spaces meet the criteria in paragraph 107 of the NPPF. The spaces that meet the criteria are identified in Policy BAY 6 and are illustrated on the **Policies Map** and on **Map 7**. The identification of these spaces as Local Green Space means that development will only be supported where it is consistent with national policy for Green Belts, defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Map 7 - Local Green Spaces

Policy BAY 6 - Local Green Spaces

Local Green Spaces are identified on **Map 7** and the **Policies Map**.

8. BUILT ENVIRONMENT & DEVELOPMENT DESIGN

- 8.1 Baylham does not have a Conservation Area but does have a number of Listed Buildings across the Parish including four listed as Grade II*. There is also a range of recent housing developments, most notably at Lower Barn Road, Green View and Church Knoll.

Development design

- 8.2 The design features of new homes can have a significant impact on the character of an area. JLP1 Policy LP24 "Design and Residential Amenity", sets out a number of parameters for new development to comply with including 'all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its context'.
- 8.3 The NPPF makes it clear, in paragraph 131, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the Government published the National Design Guide to illustrate how well designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.
- 8.4 AECOM were commissioned to prepare Design Codes and Guidance as part of the neighbourhood planning process. Their report, available on the Parish Council website, noted that there are three main concentrations of development in the Parish:
- the Lower Street settlement located along the B1113 at the junction with Upper Street.
 - the small residential cluster known locally as The Stone, located at the end of Circular Road near Stone Farm; and
 - the main village core where there is a dense, organic cluster of mainly ribbon development along Upper Street.
- 8.5 The Design Codes and Guidance provide locally contextual detail to which development proposals should, as appropriate, seek to respond to. In the first instance, proposals for development should include evidence that the General Design Principles set out in Appendix 2 of this Plan have been considered and applied. Innovative and/or eco-friendly design that achieves the policy requirements would be welcomed. In addition, the Design Codes and Guidance provide a development design checklist against which development proposals will be considered as relevant to the proposal. The checklist is attached as Appendix 3 of the Plan.
- 8.6 JLP Part 1 contains policies concerning the design of development, including new housing, across the District and the need for 50% of dwellings in new developments of ten or more homes to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Developments in Baylham are encouraged to exceed these minimum requirements, both in terms of a reduced minimum threshold of dwellings and the percentage meeting Part M4(2) standards.
- 8.7 JLP Part 1 Policy LP24, 'Design and Residential Amenity', already provides policy requirements to be met in terms of the design and layouts of new developments. Policy BAY 7 therefore provides additional requirements in terms of the character and design matters important to Baylham Parish.



Policy BAY 7 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Baylham Landscape Assessment and the Baylham Design Codes and Guidance and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the sense of place and character of the three distinct parts to the Parish, as identified in the Baylham Landscape Assessment;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - i. any heritage assets of the site and its surroundings; and
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. produce designs that respect the character, scale and density of the locality;
- f. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot (excluding rear gardens) and that spaces and garages meet the adopted minimum size standards set out in the Suffolk Guidance for Parking (2023) or subsequent guidance;
- g. wherever possible ensure that development faces on to existing roads;
- h. do not result in water run-off that would add-to or create surface water flooding;
- i. where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted Suffolk Guidance for Parking (2023) or subsequent guidance;
- j. provide one electric vehicle charging point per new off-street residential parking place created.



Built Heritage

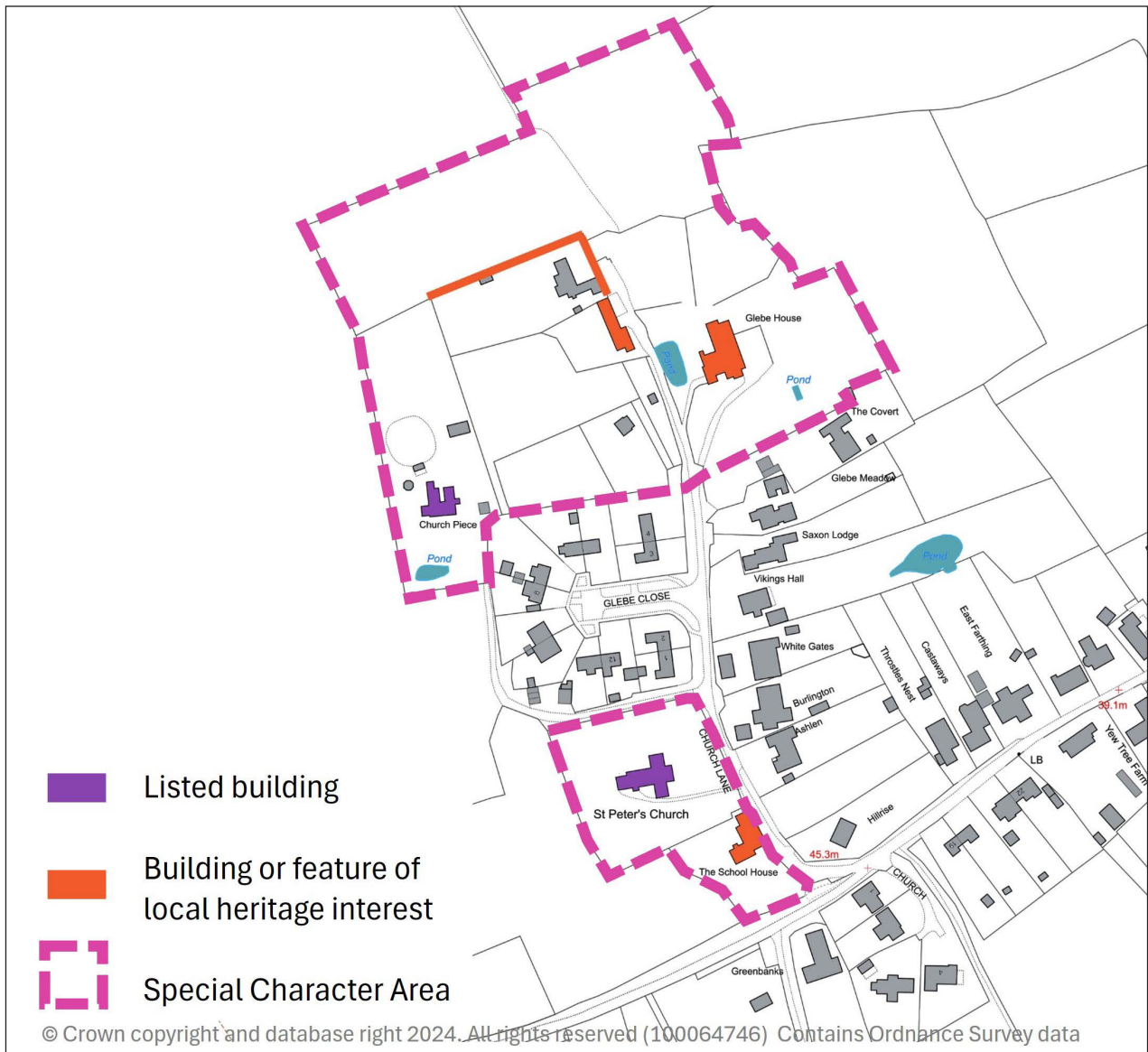
- 8.8** The Parish has a rich heritage dating back to pre-history times both in terms of structures, buildings, landscape, views and landscape features. Therefore, any new development needs to be aware of their importance and stimulate ways in which those assets could be further promoted and protected.
- 8.9** The current register of Listed Buildings is contained in Appendix 4 and, in addition, developers should consult the Suffolk Historic Environment Explorer to identify and assess whether recorded sites are at risk of harm by new development. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and should be consulted and assessment made of the archaeological potential of any potential development site at an appropriate stage in the design stage.
- 8.10** With the adoption of JLP 1, Policy LP19 provides up to date detailed advice on proposals affecting heritage assets, including the need for the submission of a Heritage Statement to enable the necessary judgements to be made with regard to any potential harm to an asset from development proposals.
- 8.11** Policy LP19 makes general reference to non-designated heritage, noting that "in order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting."
- 8.12** As part of the background preparation work for the Neighbourhood Plan, a Heritage Assessment of the Parish was prepared and is published on the Parish Council website. The Assessment noted that there are a number of buildings and structures of local interest which, while not "listed", are of some architectural and historic value in that their character, and that of the area, would be diminished if they were lost or disfigured.

The identified properties and structures of local heritage interest are:

1. Rodwell Farm, Lower Street
 2. Nos 1-4 (incl.), Lower Street
 3. Footbridge, Mill Lane
 4. Baylham Mill Cottage on the north side of Mill Lane
 5. Fairview Cottage, Circular Road
 6. Walnut Tree Farm, Circular Road
 7. Stone Cottages, Circular Road
 8. Stone Cottages, Nettlestead Road
 9. Baylham National School
 10. Glebe House (Former rectory)
 11. Glebe Cottage
 12. Tomb chest, St Peter's Churchyard (south east of the chancel)
 13. Grave marker St Peter's Churchyard (south east of the chancel)
 14. "The Chestnuts" and "Vine Cottage", Upper Street
 15. "Ellwen", Upper Street
 16. "Lynton", Upper Street
 17. Flint Cottage, Upper Street
 18. "The Lighthouse" and Fuschia Cottage, Upper Street
 19. Flint walls to the north-west of Church Lane
- 8.13** Despite the number of listed buildings and historical interest in the Parish there is no designated Conservation Area in Baylham. However, properties at the northern end of Church Lane have distinct qualities that are of high environmental value. It includes a remaining wall of a walled garden associated with the old rectory and the Grade II listed Church Piece, buildings and features identified as of local heritage interest and a Local Green Space designated in Policy BAY 6. A planning appeal decision in the area in 2016 noted that "the parcels of land are important in providing a visual transition from the residential curtilages and street pattern of the adjoining part of the village, and the open countryside". In addition, a smaller but equally distinct area of local character covers the Church of St Peter and the former Baylham National School.



8.14 In the light of these special qualities, the Neighbourhood Plan designates the areas, as identified on **Map 8**, as Special Character Areas. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.



Map 8 - Baylham Special Character Areas

Policy BAY 8 - Church Lane Special Character Areas

Special Character Areas are identified on **Map 8** and the **Policies Map**. Within these areas, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of that area.

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

- 8.15 A proliferation of overhead wires can have a detrimental impact on the character of the village. There may be opportunities to get the utility companies to put them underground when they are renewing the cables and we think this is something that should be pursued.

Community Action 2 - Overhead Wires

The Parish Council will lobby utility companies to put unsightly overhead wires underground if the opportunity arises, especially in the vicinity of listed buildings and in the Special Character Areas.

Flooding and Sustainable Drainage

- 8.16 Some of the Parish is contained within the flood plain of the River Gipping and is a Zone 3 Flood Area (the area of highest risk of river flooding). Elsewhere, areas are prone to surface water flooding as a result of run-off during heavy periods of rain, in particular in and around Baylham Common.
- 8.17 Paragraph 181 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment. The NPPF further states that "development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - any residual risk can be safely managed; and
 - safe access and escape routes are included where appropriate, as part of an agreed emergency plan."
- 8.18 JLP Part 1 Policy LP27 sets out key requirements in relation to flood risk and vulnerability, the following policy therefore, aims to ensure new development does not exacerbate the situation and flood matters are considered as an integral part of the design process.
- 8.19 For all development, regardless of whether the site is within a flood zone or area susceptible to surface water flooding, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal, be supported by a flood assessment, with details of mitigation methods where necessary. The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.

Policy BAY 9 - Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS).

These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily-accessible maintenance can be achieved.

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.

Dark skies

- 8.20 The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish. Paragraph 198 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. While it is acknowledged that domestic outdoor security lighting does not require planning consent, it is essential that where lighting forms an element of a development it should be designed in such a manner that will not create light pollution or a detrimental impact on highways and the amenity of residents.

Policy BAY 10 - Dark Skies

Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.

Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a spectrum of illumination to reduce wildlife impact, for example bats.

The lighting should only be operational during times when it is essential for the safe use of the premises and security trigger lighting should be installed which minimises illumination times.



9. BUSINESS, INFRASTRUCTURE AND SERVICES

Context

- 9.1 Baylham is a small hamlet village situated in a rural location and, as such, it cannot be expected to sustain a level of services and facilities commonly found in larger centres such as Great Blakenham and Claydon. It is vital that what services and facilities we do have, in particular the parish church, the village hall and the church car park, are protected and enhanced for the use of current and future residents. It is recognised that demands change over time, however, and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them.

Policy BAY 11 – Community Facilities

The provision and enhancement of community facilities and services that serve the needs of Baylham will be supported where they are in accessible locations, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including the Parish Church, Village Hall and Church Car Park, as illustrated on the **Policies Map**, will only be permitted where:

- it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Village Hall

- 9.2 Baylham Village Hall was built in 1926 on land given to the village in trust by Mrs Emily Beaumont. It has since had a kitchen extension and the whole building was restored in 1997. The hall is used for Parish events and is available for hire.



Community Action 3 - Village Hall Improvements

The Parish Council will seek to raise funds to deliver improvements to the Village Hall including structural improvements, its decorative condition and amenities.

The Church of St Peter

- 9.3 The church is a Grade 2* listed building. It is within the Diocese of St. Edmundsbury & Ipswich; the Archdeaconry of Sudbury; the Deanery of Gipping Valley and the Benefice of Bramford with Little Blakenham, Baylham and Nettlestead. Services are held regularly and contribute to the activities of the Benefice.

Baylham House Rare Breeds Farm

- 9.4 This visitor attraction is actually located in Coddensham Parish but is only accessible from Baylham Parish. It attracts a large number of visitors, primarily by car, and makes a significant contribution to the local economy.

- 9.5 JLP Part 1 Policy LP28 provides a strong policy framework to support the provision of new facilities and to resist the loss of existing facilities. Proposals involving such a loss or reduction will need to address matters including the need for compensatory provision in an equally accessible location and demonstrating that there is evidence that the use is not economically viable through a sustained marketing period, normally of six months.

Open Air Recreation

- 9.6 The village does not currently have publicly accessible open space that could be used for recreation such as play or village functions. This limits opportunities for social gatherings and children’s play. Opportunities to create a public open space are limited but provision in a location close to the village is considered a worthwhile ambition.

Community Action 4 - Public Open Space

The Parish Council will adopt a long-term ambition to take opportunities to deliver public open space for residents.



Local Businesses

- 9.7 In addition to Baylham’s farming and livery businesses, the Parish is also home to a small business park, a care home and motor sales and servicing businesses located on the B1113. JLP Part 1 Policy LP10 – ‘Change from Employment Uses’ seeks to retain viable employment sites and premises. It notes that “in circumstances when a business is unable to make a premises work viably, this does not mean that the premises is inherently unsuitable for employment use or other commercial or community activities.”
- 9.8 There are significant dedicated employment sites at Great Blakenham and Needham Market, where further land is available for new developments. It is therefore not appropriate to develop land for new business uses in Baylham.

Farm Diversification

- 9.9 Over recent years some farms in the Parish have expanded through the development of large-scale barns for storage as older buildings often no longer meet modern agricultural requirements. The Government’s England Farm Business Survey 2022/23 noted that 49% of farms were letting out farm buildings for non-agricultural uses, including tourist accommodation. Agricultural permitted development allows for the conversion of agricultural buildings for further business/residential uses where prescribed circumstances are met. Where planning consent is required, there may be some scope for such conversions across the Parish where they are well related to the main highway network and wouldn’t have a detrimental impact on either the natural/historic environment or the amenity of nearby residents.
- 9.10 Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the character of the area identified in the Neighbourhood Plan Landscape Assessment in respect of whether the proposal can overcome potential landscape impacts through appropriate design and impact-mitigation measures.

Policy BAY 12 – Farm Diversification

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for economic development purposes is preferred, but proposals which would result in significant adverse effects on the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.

10. HIGHWAYS AND TRAVEL

Context

- 10.1 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.
- 10.2 In recent times road and verge maintenance has been highlighted as a problem in the Parish, especially the clearance of ditches and filling of potholes. Sometimes a co-ordinated effort is required to bring these problems to the attention of the highways' authority, which the Parish Council is happy to facilitate.

Community Action 5 – Highway Maintenance

The Parish Council will support and facilitate reporting to lobby the County Highways Department for road, verge and ditch maintenance.

- 10.3 Car ownership levels across the Parish are generally higher than Mid Suffolk as a whole as illustrated in the chart. In particular, the 2021 Census identifies that the proportion of households in Baylham with three or more cars or vans were at much higher levels than across Mid Suffolk. The high levels of car ownership are expected to continue, especially given lack of bus services and no day-to-day services in the village. These higher levels of car ownership result in an increased pressure on space both within the grounds of established dwellings and on the roads in the vicinity.

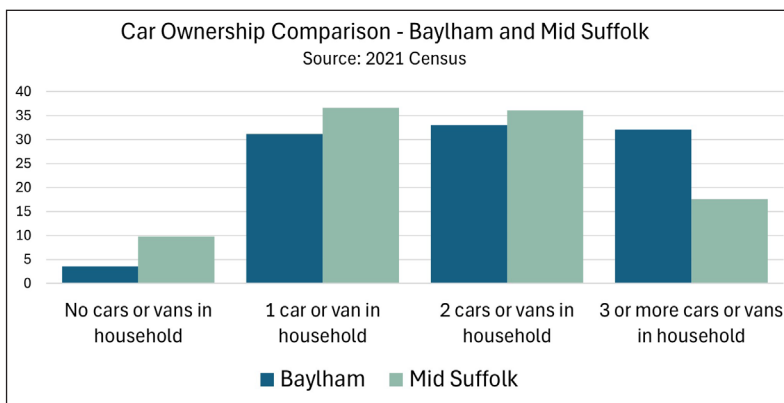


Figure 5 - Car Ownership Comparison

- 10.4 Paragraph 112 of the NPPF states that, "If setting local parking standards for residential and non-residential development, policies should take into account:
 - a) the accessibility of the development;
 - b) the type, mix and use of development;
 - c) the availability of and opportunities for public transport;
 - d) local car ownership levels; and
 - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles."
- 10.5 The Suffolk County Council Parking Guidance (2023) for residential development acknowledges that providing a reduced number of parking spaces at dwelling does not effectively discourage people from owning a car unless space is heavily restricted and alternative modes of transport are available. It states that parking guidance for dwellings should be used as a minimum advisory standard, as set out in the table below. Given the higher levels of car ownership in Baylham, it is reasonable that parking standards should also be set at a higher level than the recommended minimum requirements. For all residential developments, the minimum parking spaces required for each new dwelling shall therefore be as set out below:

HOUSE SIZE	SCC GUIDANCE	Neighbourhood Plan Minimum
1 bedroom	1 space per dwelling	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling	3 spaces per dwelling

10.6 The transition from petrol/diesel vehicles to electric during the lifetime of the Neighbourhood Plan is going to require retro-fitting vehicle charging points at homes and businesses. For new developments, it is essential that adequate provision is made for the emergence of electric vehicles. Although the 2023 "County Council Guidance for Parking" provides minimum requirements for electric vehicle charging, it is considered that the residential requirements (to provide ducting and suitable consumer unit to allow the install of one wall charging unit per dwelling when required by householder) does not future proof development and that every new residential parking space required by the minimum standards should also have a charging point.

Policy BAY 13 - Parking Standards

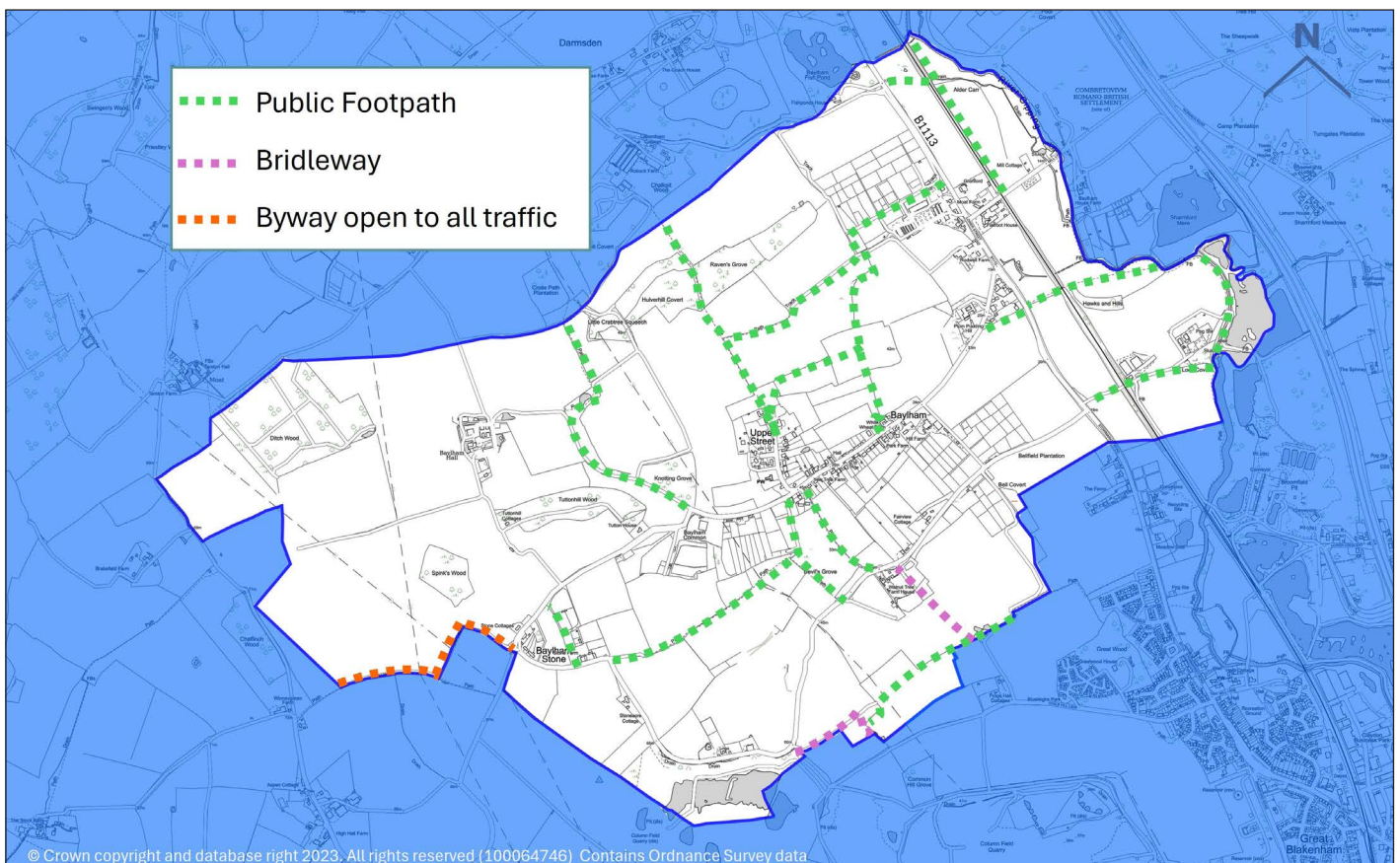
Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles. In residential developments the following minimum provision shall be made:

House Size	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

For every new residential car parking space, one electric vehicle charging point shall be provided.

Public Rights of Way

10.7 There are various Public Rights of Way in the Parish (see Map 9), providing access to the open countryside and the opportunity for circular routes.



Map 9 - Public Rights of Way

- 10.8** The off road public rights of way in Baylham offer almost no opportunity for horse riding or cycling as these activities are not permitted on public footpaths. Suffolk County Council's Green Access Strategy (2020-2030) sets out their 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 working. Where feasible, improvements to the quality and extent of the public rights of way network will be supported.

Policy BAY 14 - Public Rights of Way

Measures to improve and extend the existing network of public rights of way will be supported where their value as biodiversity corridors is safeguarded and any public right of way extension is fit for purpose. Where practicable, development proposals should incorporate measures to enhance biodiversity within the improved or extended public right of way.

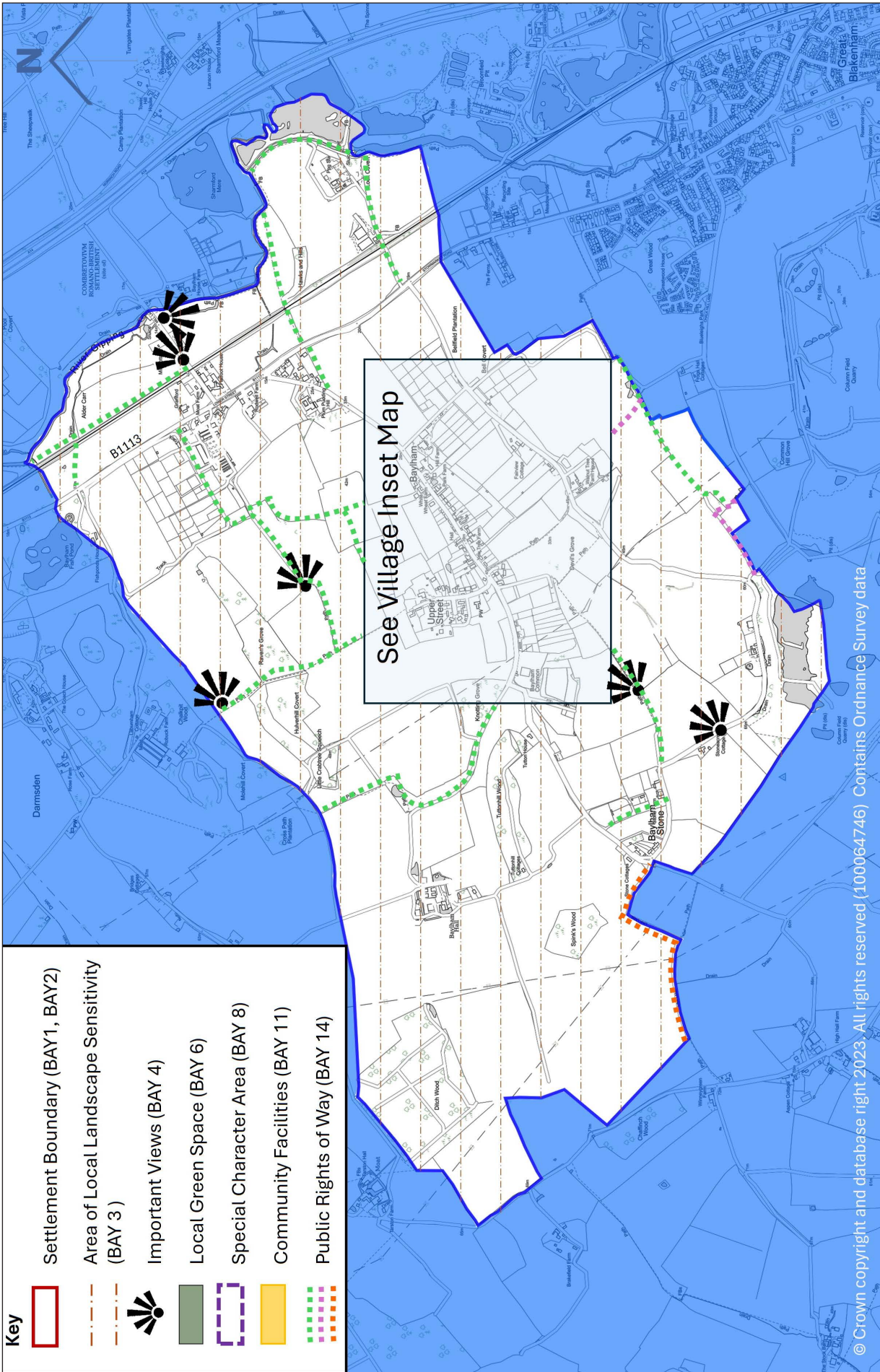
- 10.9** Given the high numbers of horses kept in the Parish, there is a consequential high demand for safe places to ride. There is only one short length of public bridleway in the Parish, running south of Circular Road towards Great Blakenham, and one length of byway suitable for horse riding, running north-west of Baylham Stone. Given the demand, as well as the need to avoid conflict with motor vehicles, landowners are encouraged to work with horse riders to explore the use of field headlands to create a network of routes that can be used on an informal basis.

Community Action 6 - Informal Horse Riding Routes

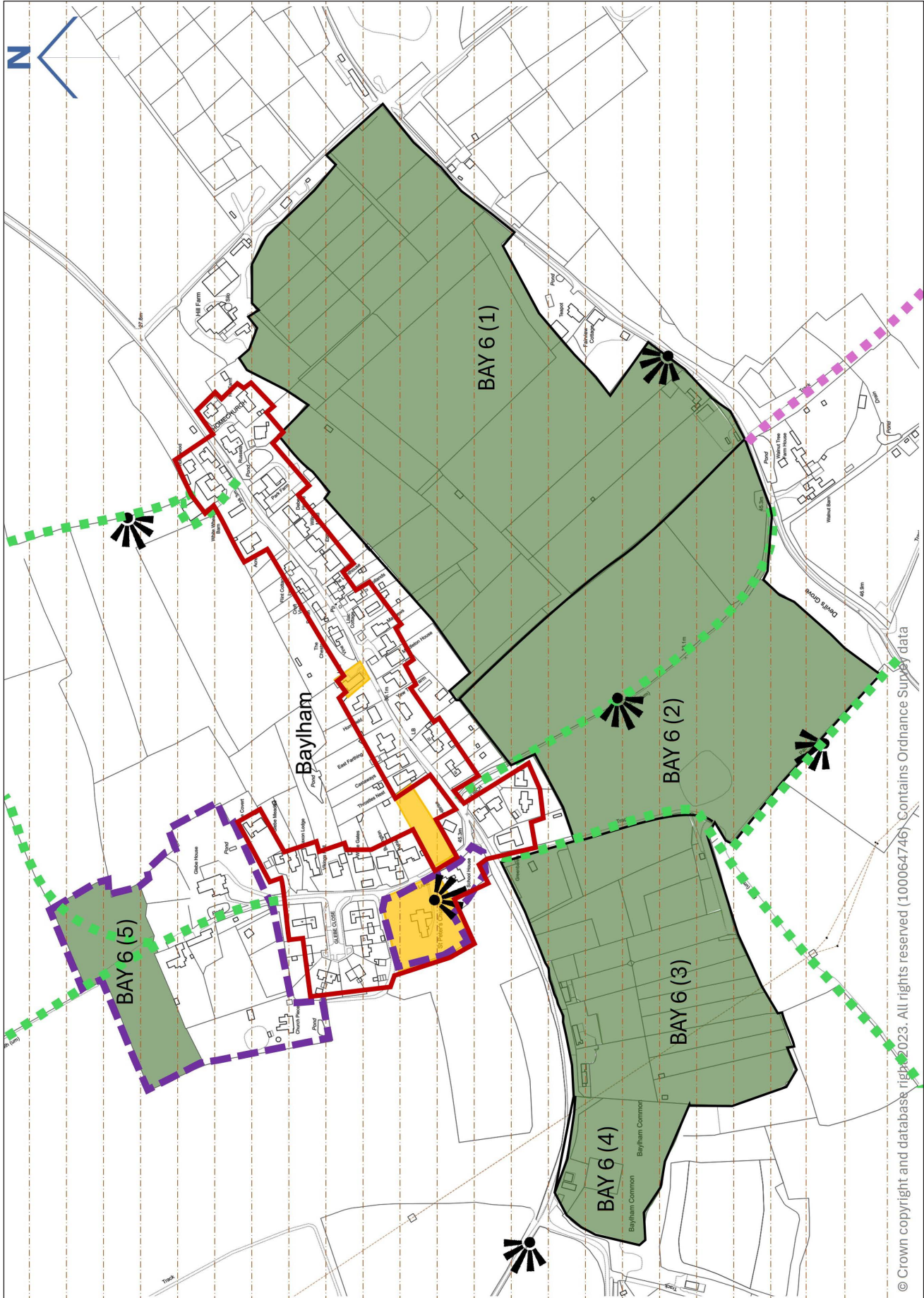
The Parish Council will seek the support of landowners to create, where practical, a network of informal horse-riding routes in the Parish.



PARISH WIDE POLICIES MAP



VILLAGE CENTRE INSET MAP



APPENDIX 1: JOINT LOCAL PLAN POLICY SP03 - DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES EXPLANATION

Policy SP03 (2) refers to circumstances where development outside Settlement Boundaries may be permitted. It refers to Table 5 of JLP1 and paragraph 80 of the NPPF (2021).

This appendix reproduces Table 5 and paragraph 80 (which is now paragraph 84 in the December 2024 NPPF)

JLP1 Table 5

Policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan.

Policy / paragraph	Comments
SP04 (1) - Provision for Gypsy and Traveller and Travelling Showpeople	Development of sites for Gypsies and Travellers and Travelling Showpeople
SP05 (1, 2 and 5) - Employment Land	Development on strategic employment sites, at Brantham and along strategic transport corridors
SP07 (1 and 2) - Tourism	Sustainable tourism development where it accords with Policy LP12 (2)
SP08 (1) - Delivery of key infrastructure projects	Development enabling the delivery of key strategic infrastructure projects
LP01 (1) - Infill housing	
LP02 (1) - Residential annexes	
LP03 (1) - Residential extensions and conversions	
LP04 (1 and 2) - Replacement dwellings and conversions	
LP05 (1) - Rural worker dwellings	
LP07 - Community-led housing and rural exception site affordable housing	
LP09 - Change of use to small scale employment development	
LP10 - Change from employment use	
LP12 - Tourism and leisure development	
LP13 - Tourist accommodation and removal of holiday occupancy conditions	
LP14 - Intensive livestock and poultry farming	Intensive livestock and poultry farming, subject to to Policy LP14 (2)
LP19 - Re-use /redevelopment of a heritage asset	
LP20 - Change of use of land for equestrian purposes or other similar animal-based uses	
LP21 - Change of use of agricultural land to residential garden	
LP22 - New agricultural buildings where there is demonstrable evidence to justify the need for them	
LP25 - Sources, storage and distribution of energy	
LP28 - New accessible local services and community facilities	New accessible local services and community facilities where in accordance with Policy LP28 (1b)
LP31 - New health or education facilities	

NPPF Paragraph 84 (December 2024)

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential building; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

APPENDIX 2: GENERAL DESIGN GUIDELINES FOR NEW DEVELOPMENT

Landscape & rural feel

- Development must not encroach upon existing open green spaces. These should be retained to provide adequate provision of private and communal amenity;
- New development proposals should ensure that such provision of open green spaces preserve existing ecological assets within the parish;
- Proposals for development should also gain a good understanding of the landscape context and character of the parish, while also proposing design that does not undermine the existing qualities of the area, particularly within any area specifically designated within Neighbourhood Plan policies.
- Contextually appropriate green infrastructure should be proposed to not undermine existent landscape qualities and provide screening of unsightly buildings such as barns and sheds while also creating natural boundary treatments;
- Such buildings, often used for equine pursuits, should utilise contextually sensitive materials and should strictly limit exposed chattels. Furthermore, these buildings must not detrimentally impact Baylham's overall landscape setting;
- Proposals should not interfere with existing settlement gaps, unless there is requirement to meet local needs set out in any current or future policy.
- Proposals should also not impede existing green links (i.e. footpaths or grass verge-lined streets). New development should instead integrate with existing green links to connect with neighbourhoods within the parish and surrounding settlements;
- Sustainable Urban Drainage Systems (SuDS) should be part of the overall landscape infrastructure and improve the overall environment; and
- Dark skies should be retained to the best possible extent to preserve the rural character of the parish, particularly within built up areas of the village.

Built form & settlement pattern

Future development should preserve the village's overall feel by:

- Inferring from the massing and scale of proximate buildings within the surrounding context. Additionally, the spacing and rhythm between buildings should be retained and not interfered with or deviated from by any new development;
- Slight variance in building heights is encouraged between buildings to ensure that the distinctive roof-scape of the overall village retains its variance;
- Proposals should infer from the prevailing settlement pattern in its surrounding context, which often varies between each settlement cluster;
- Large-scale housing developments within the Neighbourhood Area are discouraged. Any individual infill development and small-scale housing clusters needed to accommodate any necessary housing growth are preferred to be located in close proximity to the B1113.
- New development should complement the existing street scene. Thus, building lines, boundary treatments, and heights should all be appropriate to the surrounding context;
- New buildings, where possible, should front onto and overlook routes, green spaces or open fields;
- Developments should contribute positively to the prevailing street character, providing natural surveillance and transparency of building use;
- Side friction and traffic calming through the presence of dense vegetation along rural routes must be preserved; and
- Streets should accommodate movement for all users including pedestrians, cyclists, wheelchair users and vehicles. This should be achieved while also preserving the rural nature of lanes, avoiding urban concrete kerbs and tarmac pavements.

Heritage

Development proposals should:

- Ensure that boundary treatments retain Baylham's historic character;
- Utilise soft boundary treatments, particularly with respect to preserving surrounding landscape views; and
- Utilise traditional materials where possible to not undermine the historic character of historic buildings

Vernacular & architecture

- New development should propose high quality designs that reflect and respect the rich local vernacular in Baylham, and historic distinctiveness, as analysed in Section 2.5 [of the Design Guidelines], while avoiding pastiche replication;
- The materials and architectural details on listed buildings or notable buildings of great historic significance should be used as reference for any future development. The different types and qualities of bricks, coloured render, or roof tiles are some examples of local materials that could be used in new development;
- New development should incorporate necessary services and drainage infrastructure without causing unacceptable or unnecessary harm to retained features, and if possible, assist in the reduction or removal of existing overhead cables;
- Net Zero aims should be integrated, and development should adopt low energy and energy generative technologies within the development at the start of the design process. Nature positive and biodiversity net gains should be a priority as well;
- New development should adopt contextually appropriate materials and architectural details;
- New development should demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions of Baylham; and
- Building performance in terms of conservation of heat and fuel over-and above building regulations, should be a key design driver for new development.

APPENDIX 3 - DEVELOPMENT DESIGN CHECKLIST

Source: Baylham Design Codes and Guidance, AECOM April 2024

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Building layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?

- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials and surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Are electric vehicle charging points provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

APPENDIX 4 - LISTED BUILDINGS

The buildings and features listed below are reproduced from the Historic England database of Listed Buildings and reflect the description held by Historic England. Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion. Where local names are known they are shown in brackets thus [.....]

The entries below are as they appear in the Historic England list. Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.

Grade II*

- II* Church of St Peter, Church Lane
- II* Baylham Watermill and Mill House, Mill Lane
- II* Stable Range 30 metres south east of Baylham Hall
- II* Baylham Hall

Grade II

- II Hill Top Farmhouse
- II Abbots Mead, Church Lane
- II Lilac Cottage, Upper Street
- II Whitewheat Farmhouse, Upper Street
- II Bridge over River Gipping with attached lock immediately east of Baylham Mill, Mill Lane
- II Stone Farm House
- II Three tombstones on a continuous plinth, 1 metre south of the Chancel of Church of St Peter, Church Lane
- II Rodwell House, Lower Street
- II Cherry Tree Cottage, Lower Street
- II Hill Farmhouse, Upper Street (Park Farm)
- II Yew Tree Farmhouse, Upper Street
- II Outbuilding 15 metres north of Hill Top Farmhouse
- II Barn 20 metres north west of Hill Top Farmhouse
- II Roselea, Lower Street
- II Bridge and Lock immediately south west of Baylham Mill, Mill Lane
- II Barn 50 metres north east of Baylham Hall

Baylham Neighbourhood Plan

2024 - 2037



Baylham Parish Council