

Fressingfield Neighbourhood  
Development Plan 2018 - 2036  
Submission Version



July 2019

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## Preface

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This Submission Version of the Fressingfield Neighbourhood Development Plan (FNDP) has been prepared during 2018 and 2019 by the Fressingfield Neighbourhood Plan Steering Group (FNDPSG)<sup>1</sup>.

The FNDP is a community-led document and its purpose is to provide policies to help guide development in the Parish from 2018 up to 2036. In order to create a Plan that represents the needs and aspirations of residents, the Steering Group has drawn upon several sources, including evidence gathered through the Refreshing Fressingfield Parish Questionnaire in 2017, two Policy Ideas Exhibitions held on 22<sup>nd</sup> and 24<sup>th</sup> September 2018, a 7 week Regulation 14 public consultation held in March/April/May 2019, an online survey held during September 2018, and a number of direct consultations with various local groups, societies and organisations including the school, the medical practice and local landowners.

Other research and analysis from a wide range of national and local sources has also been examined and a small group of local volunteers undertook to produce the Fressingfield Character Appraisal (FCA) which has been produced alongside the FNDP and has contributed to the formulation of the policies within it.

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<sup>1</sup> Steering Group has been commissioned by the Parish Council. See Appendix A for Steering Group Membership

In producing both the FNDP and the Character Appraisal, regard has been given to Historic England's useful guidance on incorporating heritage into Neighbourhood Plan preparation<sup>2</sup>.

The following stages have currently been completed:

- initial background and Research 2017-19
- Refreshing Fressingfield Parish Questionnaire 2017
- consultation with local groups and organisations - Summer/Autumn 2018
- Policy Ideas Exhibitions – September 2018
- Character Appraisal survey work – Autumn 2018
- REG14 Pre-Submission Consultation 29<sup>th</sup> March to 17<sup>th</sup> May 2019
- REG14 Pre-Submission Exhibitions – 30<sup>th</sup> March and 1<sup>st</sup> April 2019

This is the Submission Version of the Neighbourhood Plan and it will be the subject of further public consultation undertaken by Mid Suffolk District Council.

**Hard copies of the Neighbourhood Plan can be viewed throughout the consultation period at the following locations:**

- **The Village Stores**
- **Sancroft Hall**
- **The Medical Centre**

Further information about the locations of hard copies of the documents and how to comment can be found on the Neighbourhood Plan website:

<https://fressingfieldpc.org/neighbourhood-plan/>

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<sup>2</sup> <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>





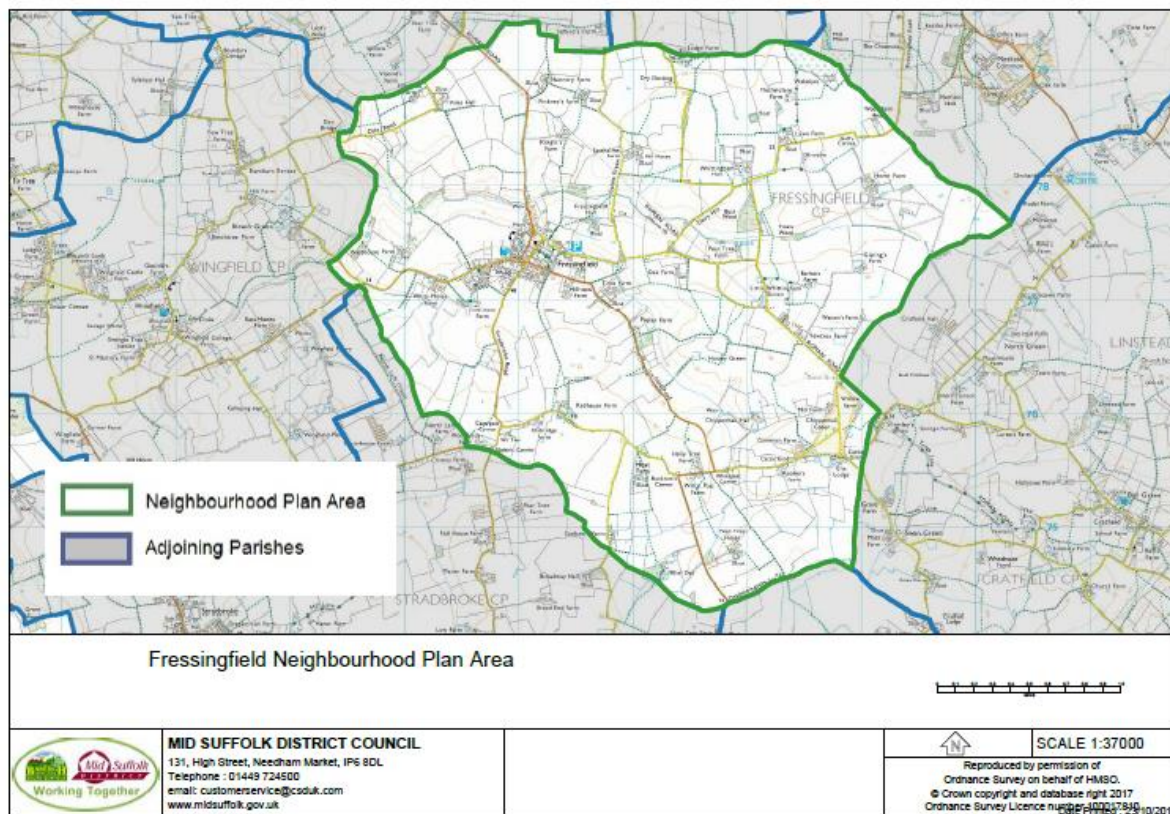
# Chapter 1 Introduction

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- 1.1 The Fressingfield Neighbourhood Development Plan will provide the first ever statutory planning policy document specifically for the parish of Fressingfield. Neighbourhood Plans such as this were made possible by powers contained within the 2011 Localism Act, which sought to decentralise policy making to the local level, give more powers to communities together with the right to shape future development where they live. It complements existing national and local planning policy by providing a specifically local level of detail attained through consultation with the local community and further research.
- 1.2 The Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). The Neighbourhood Plan period runs from 2018 to 2036. Once the Plan is ‘made’ (adopted), it will be used by Mid Suffolk District Council to help determine planning applications and will form part of the statutory planning framework for the area.
- 1.3 The Fressingfield Neighbourhood Plan is not a mechanism for stopping development; it is there to ensure that development takes place in an appropriate way for the parish. It has been positively prepared, and its purpose is to support and manage growth, not prevent it. In practice, higher level planning documents such as the emerging Babergh and Mid Suffolk Joint Local Plan cannot feasibly deal with all of

the issues particular to every town and village across the two districts, whereas Neighbourhood Plans can, by providing additional details which reflect specific local circumstances and conditions.

- 1.4. The FNDP covers the entire parish and the Neighbourhood Plan area was formally designated by Mid Suffolk District Council on 9<sup>th</sup> February 2018.



- 1.5 The Pre-Submission Consultation draft of the Fressingfield Neighbourhood Plan was prepared for ‘pre-submission consultation’ between 29<sup>th</sup> March 2019 and Friday 17<sup>th</sup> May 2019<sup>3</sup>, when local residents, businesses and statutory agencies had the opportunity to comment upon the draft plan. During May and June all comments were collated and analysed by FNDPSG. The Plan was subsequently amended and approved by the Parish Council on **16<sup>th</sup> July 2019**, before being submitted<sup>4</sup> to Mid Suffolk District Council. The District Council will check the Neighbourhood Plan to ensure that the submission requirements have been met and then a further 6 week period of public consultation is undertaken. The Plan will then be sent to an independent Examiner appointed by the District Council to undertake an examination of the plan. Subject to the Examiner’s report the Plan should then proceed to referendum. At the referendum, every resident of Fressingfield who is entitled to vote in elections, will have the opportunity to vote on the following question:

<sup>3</sup> Additional days were allowed for Easter Bank Holiday

<sup>4</sup> REG16 of the Neighbourhood Plan (General) Regulations

*“Do you want Mid Suffolk District Council to use the Neighbourhood Plan for Fressingfield parish to help it decide planning applications in the neighbourhood area?”*

If the NDP receives over 50% support from those who vote in the referendum then Mid Suffolk District Council will ‘make’ the Neighbourhood Plan.

- 1.6 The idea of producing a Neighbourhood Plan for Fressingfield came about in 2017 and in response to development pressure within the village. Two applications totalling 46 dwellings were submitted in 2016 and three further applications totalling a further 208 dwellings were submitted in 2017. (The two 2016 applications have now been approved and the 2017 applications were refused in November 2018).
- 1.7 In 2017, the Parish Council supported the formation of a Housing Working Group (HWG) to consider the responses of the village to the three proposals for new housing as well as considering subsequent proposals that might ensue. Membership of the HWG was drawn by self-nomination from the community. A cross section of opinion and demographics emerged. Also in 2017, a group of concerned residents formed SAFE (Supporters Against Fressingfield Expansion<sup>5</sup>) specifically to limit overdevelopment in Fressingfield.
- 1.8. There was some cross membership between the PC, the HWG and SAFE and the idea for a Neighbourhood Plan emerged. The NDP Steering Group was commissioned by the Parish Council as a separate and independent group, with membership that includes some Parish Councillors together with other local residents.
- 1.9 The Parish Council undertook a village survey in April 2017, with 140+ householder responses to enquiries about housing development, transport and roads, employment and education, environment and countryside, village development issues and community/wellbeing. The data from this provides a useful background to local views.
- 1.10 The overarching aim has been to support the development of a Fressingfield Neighbourhood Plan which reflects the needs and priorities of the parish community, within the national, county and district policies that apply, and sets out a positive and sustainable future for the parish. The vision is one that seeks to

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<sup>5</sup> <https://fressingfieldhousing.org/>



ensure a living village that is healthy, diverse and attractive, economically vibrant for present and future generations of Fressingfield residents.

- 1.11 The driver for the Neighbourhood Plan was to give residents a voice in the sustainable development of the village, by building a Plan that is inclusive, innovative and bespoke to the needs of the parish. The Plan is based on evidence of local need, preserving unique and positive features that local residents value, whilst creating innovative but evidence based ways of providing a ‘cradle to grave’ home for current and future residents. It promotes community cohesion and develops a framework for economic, social and environmental sustainability.



**Looking west on B1116 (Laxfield Road)**



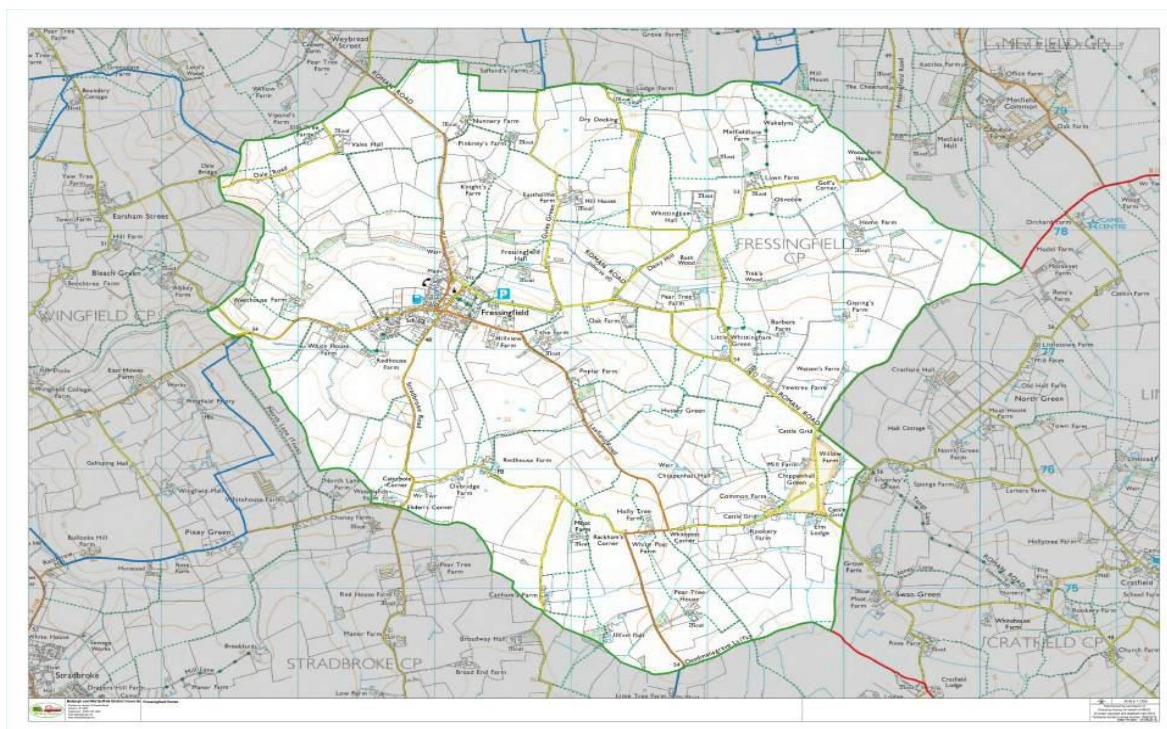


## Chapter 2 Fressingfield

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### **A brief history**

- 2.1 Fressingfield is a village in Suffolk, within Mid Suffolk District Council and within 4 miles of the border with South Norfolk. According to the 2011 Census data, the population is 1021 and comprises approximately 444 households. The parish boundary covers some 4,600 acres and is the 16<sup>th</sup> largest of the 500 parishes in Suffolk.
- 2.2 The B1116, which is a Roman road runs through the north east of the parish leading into Weybread and Harleston to the north, and south towards Framlingham.
- 2.3 The closest larger settlements or towns are :
  - Eye, population 2,154 – approximately 8.8 miles (19 mins)
  - Diss [Norfolk], population 7,572– approximately 13.7 miles (25 mins)
  - Harleston, population 4,641 – approximately 4.7miles (9 mins)
  - Stradbroke, population 1,408 – approximately 3.7miles (8 mins)



**The Parish of Fressingfield**

- 2.4 Fressingfield is one of only two Mid Suffolk villages to have sloping approaches to the village and is described in the Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015, as follows: *‘Whilst most slopes are generally moderate there are some places, in particular the tributaries of the Waveney at Fressingfield and Mendham, where the slopes are very steep and unexpected within the East Anglian landscape.’*
- 2.5 *Fessefelda* as it was spelt, or possibly misspelt, at the time, was first documented in the Domesday Book (1086). Later variants of the spelling have included *Frisingfeld* (1185), and *Freshingfield* (17th century). Fressingfield is an old English name. It appears to have been initially *\*Frīsa/Fyrs/Fyrsen + inga* ("people) + *feld* ("field"). The original meaning of the prefix is unclear and there are two theories about it:
- a derivation from the furze (gorse) plant and/or;
  - the area was once owned by someone called *Frīsa* – a personal or nickname implying Frisian origins, i.e. ‘Frisa’s people’s field’ which would be cognate with other Suffolk place names, such as Friston and Freston, both of which mean ‘the Frisian’s farmstead’.
- 2.6 The church of St Peter & St Paul was constructed from the early 14th to late 15th centuries and includes the grave of Archbishop Sancroft, made Archbishop of Canterbury by King James II in 1667. The belfry hangs a ring of eight bells with the tenor weighing 17-0-20 cwt (872.67 kg); the tenor bell is cast by Brasers of Norwich and is the oldest surviving Norwich bell in the country.

- 2.7 The core of the village was historically centred around the church with a complex of buildings associated with a mid-fourteenth century hall house situated to the north. A guildhall was built in the Tudor era which still stands and is now the Fox and Goose Inn.



**The former guildhall now the Fox and Goose Inn  
(photograph from the Character Appraisal)**

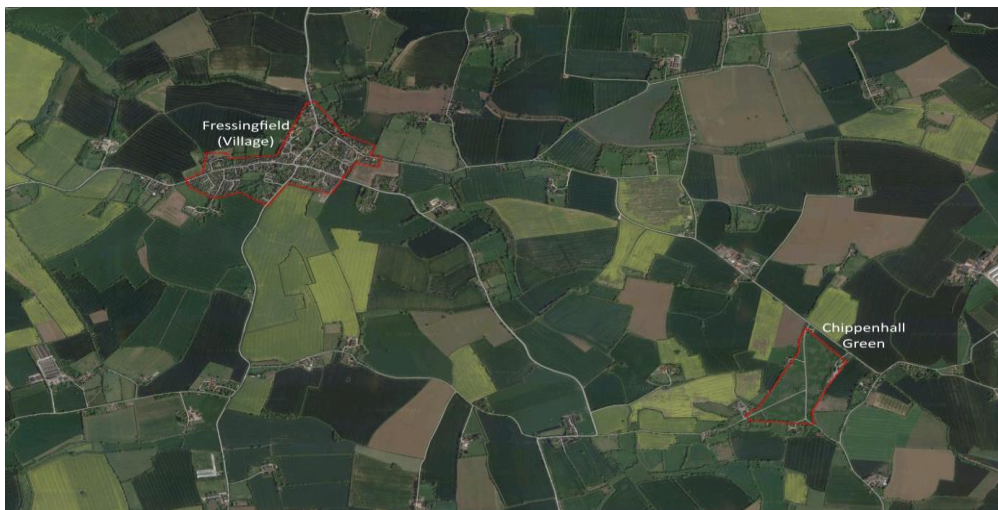
- 2.8 The centre of the settlement, is set between two north-south roads, which gives the impression of an historic marketplace to the south of the church. There are several important houses of grander scale outside the settlement boundary, including a moated farm complex to the south-east, and Fressingfield Hall, a manorial farmhouse of seventeenth century construction to the east.
- 2.9 In the late 16th century, the Norwich-born playwright Robert Greene named a character, 'Margaret, the fair maid of Fressingfield' in his play *Friar Bacon and Friar Bungay*.
- 2.10 The peak population of 1,491 people was recorded by the 1851 *Census*. In 1887, to celebrate Queen Victoria's Golden Jubilee, a well was sunk at the junction of the Stradbroke and Laxfield Roads. For 60 years, until provision of a mains water supply, the 'Jubilee Pump' and the 'Low Pump' (which still exists) supplied the central area of the parish with water. The site of the Jubilee Pump is now known as Jubilee Corner.

- 2.11 Fressingfield shows evidence of expansion during the nineteenth century, as well as a relatively active dissenting community, both of which are evidenced by the construction of a Baptist chapel in 1835 and the Methodist chapel in 1873.
- 2.12 The 1953 Coronation Celebrations Committee chose Jubilee Corner as the site for a village sign, depicting a pilgrim and his pack mule. The sign reflects the parish's association with the pilgrimage to Bury St Edmunds that commenced during the late Anglo-Saxon period. In 2002, to mark Queen Elizabeth's Golden Jubilee, a new sign was commissioned, the old one having been given to the school.
- 2.13 The village has a shop, primary school, doctor's surgery, small sports facility and two pub/restaurants. There is also a children's nursery (Tiddlywinks), three active faith communities, many clubs and societies, and weekly bus services to Harleston and Norwich. The housing mix comprises dwellings from the 16<sup>th</sup> to 19<sup>th</sup> century, several recent housing developments, and affordable housing.
- 2.14 However, the majority of the more recent buildings within Fressingfield date to the twentieth and twenty-first centuries and there is evidence of this on the western approach into the village.
- 2.15 Fressingfield does not contain a large number of listed buildings, but those which do survive are of high significance, given the high concentration of which are listed grade I and grade II\* and the survival of such a high number of early manorial complexes. There are 23 nationally listed buildings in total – 2 of which are Grade I and a further 2 are Grade II\*. The historic core has been partially subsumed by later modern development to the west, and to a lesser extent the south and east. There is a Conservation Area in the core of the village of Fressingfield, which was designated during the 1970s. Some of the sites recently promoted for development are either immediately adjoining or close to it.





- 2.16 Further historical and environmental information can be found in the Fressingfield Character Appraisal that accompanies this document.
- 2.17 In terms of environmental designations there are no European wildlife sites but there is a national level designation in the Site of Special Scientific Interest (SSSI) at Chippenhall Green (shown below).



**Chippenhall Green SSSI**

### **Fressingfield today**

- 2.18 According to the 2011 census data, the population was 1021 with an almost even 50/50 split of male and female. There were 176 children under 16 which equates to approximately 17% of the population which is just under both the Mid Suffolk and England averages. There were 559 working age adults which represented 54% of the population which was noticeably lower than the Mid Suffolk (61.5%) and England (64.7%) averages. The number of residents over 65 accounted for 28.1% which was higher than the Mid Suffolk (20.1%) and England (16.3). The dependency ratio (the ratio of non-working age to working age population) was 0.82 which again was higher than the Mid Suffolk (0.63) and England (0.55) figures. These last three indicators help to build a picture that the population of Fressingfield is noticeably older.
- 2.19 In terms of data around how people live, the census tells us that of the 444 households in Fressingfield, 318 (71.6%) either own their home outright or with a mortgage – this figure is lower than the Mid Suffolk average of 75.1% but higher than the England figure of 63.3%. Only 1.1% of the population (5 households) had shared ownership arrangements compared to Mid Suffolk and England figures of 0.8%. The levels of social renting at 60 households (13.5%) was higher than the Mid Suffolk figures of 11.3% but below the England average of 17.7%. The private rented sector accounted for a further 42 households (9.5%) many of these could be related

to agriculture, which was broadly reflective of the Mid Suffolk figure of 11.2% but below the England average of 16.8%.

2.20 In terms of sizes of dwellings, census data reveals the following figures for Fressingfield, Mid Suffolk and England.

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Fressingfield</b>	8.3%	17%	43.3%	31.3%
<b>Mid Suffolk</b>	6%	25%	40.4%	28.5%
<b>England</b>	11.8%	27%	41.2%	18.9%

2.21 These figures would seem to indicate that the majority of Fressingfield’s current housing stock is 3+ bedrooms and that this is slightly above both Mid Suffolk and England averages. However the number of 2 bedroomed properties appears to be considerably lower than the other two figures. In terms of the occupancy of those bedrooms, where the household size is less than the number of bedrooms, the figure for Fressingfield is 80.6% which seems broadly consistent with the Mid Suffolk figure of 80.8% but both are considerably higher than the national average at 68.7%. These figures would seem to indicate that Fressingfield residents tend to occupy large houses but additionally those large houses are still considerably under-occupied. The low number of available 2 bedroomed properties for those residents to move into could be leading to residents staying longer in their existing larger homes (rather than leave the village) and consequently those properties are not available for families.

2.22 The Census also reveals that 65% of Fressingfield households are reliant on oil fired central heating with only 2.5% having access to gas fired central heating as there is no gas supply in the village.

2.23 Currently within Fressingfield facilities, include the following:

- a small village shop [Fressingfield Stores]
- a primary school [Fressingfield Voluntary Controlled Primary School]
- a children’s nursery [Tiddlywinks]
- a GP surgery [Fressingfield Medical Centre, Fressingfield and Stradbroke Surgery]
- a sports and social club providing a bowls club. tennis club and playground
- 3 x places of worship [Methodist Church, Fressingfield Baptist Chapel, St Peter and St Pauls Anglican Church.
- 2 pub/restaurants – The Fox and Goose and The Swan Inn

- 2.24 The village is served by a single bus route; the number 40 which operates on a Saturday only between Norwich City Centre and Diss and takes approximately 1 hour and 4 minutes to journey between Fressingfield and Norwich. This service is expected to cease in September 2019. The only other bus is the 522 School Bus Service which runs through Fressingfield once a day [Monday-Friday only] leaving at 07:54hrs with a return stop at 16.41hrs. This service is a term time service only.
- 2.25 The closest A road is approximately 4.55 miles away at the Needham/Harleston junction on the A143 or 13.3 miles away in the form of the Yoxford junction on the A12. The nearest railway station is Diss which is approximately 10 miles away from Fressingfield.



**Looking East on Top Road/New Street**



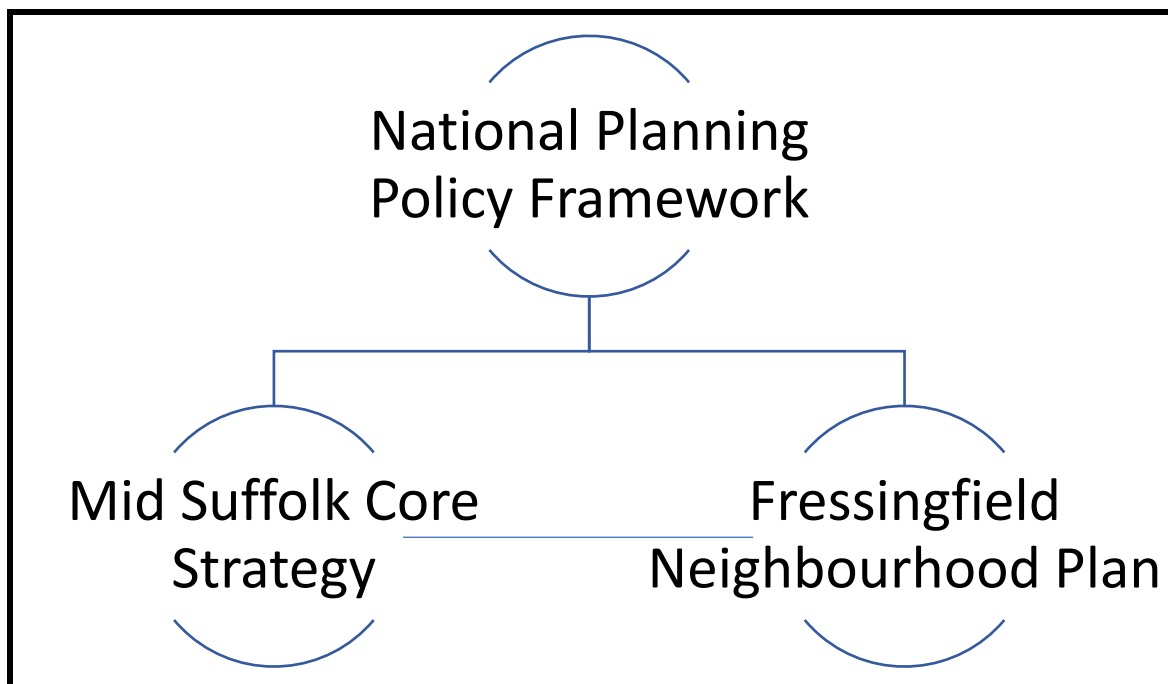


## Chapter 3 National and Local Context

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- 3.1 Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’. <sup>6</sup> Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the Plan unless material considerations indicate otherwise’.
- 3.2 The Fressingfield Neighbourhood Plan once ‘made’ will form part of the statutory Development Plan for the area and future planning applications for new development will be determined using its policies.
- 3.3 Currently the statutory Development Plan for the area consists of the Mid Suffolk Local Plan 1998 (Saved Policies), the Local Plan Alteration 2006, the Core Strategy Development Plan Document 2006 (Saved Policies) and the Core Strategy Focused Review 2012. Mid Suffolk District Council is in the process of producing a Joint Local Plan with Babergh District Council. The emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP) is under preparation and the Preferred Options (Reg 18) Version is due to be consulted on in July - August 2019.

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<sup>6</sup> Town and Country Planning Act 1990 Section 55.



- 3.4 Fressingfield is identified as a ‘Primary Village’ in Policy CS1 of the Adopted Core Strategy Development Plan Document 2012. A primary village is one that is considered capable of limited growth where local need has been established. primary villages are expected to have basic local services including a primary school and food shop.
- 3.5 The most recent version of the emerging Babergh and Mid Suffolk Joint Local Plan – Preferred Options (Reg18) Version July 2019, defines Fressingfield as a ‘Hinterland Village’. It indicates that hinterland villages are expected to account for 10% of planned growth over the plan period (April 2018 to 2036) which equates to 894 dwellings over approximately 70 settlements. However, all settlements within each category are not equal, and there will be some variance in levels of growth dependent upon a number of factors including the availability of suitable development sites and considerations of the built and natural environment. This version of the Local Plan indicates a figure of 56 dwellings for Fressingfield to be accommodated over the Plan period.
- 3.6 The Neighbourhood Area to which this Neighbourhood Plan relates is the entire parish of Fressingfield and the designation was approved by Mid Suffolk District Council on 9<sup>th</sup> February 2018. Work began on producing the Plan in earnest in April 2018.



## Chapter 4 Vision and Objectives

### A vision for Fressingfield

- 4.1 In order for any spatial plan to be successful and deliverable, it is essential that it contains a vision as to what the ‘place’ should look like or be like by the end of the Plan period. The FNDPSG felt it was important that the FNDP should contain a short and simple vision statement that would sum up the community’s aim for the future of the parish. The initial vision was drafted in response to early consultation and then further developed with local people and refined and adapted through each consultation stage. It results in a final vision statement which captures the overarching spirit and ambition of the local community and of the Neighbourhood Plan.

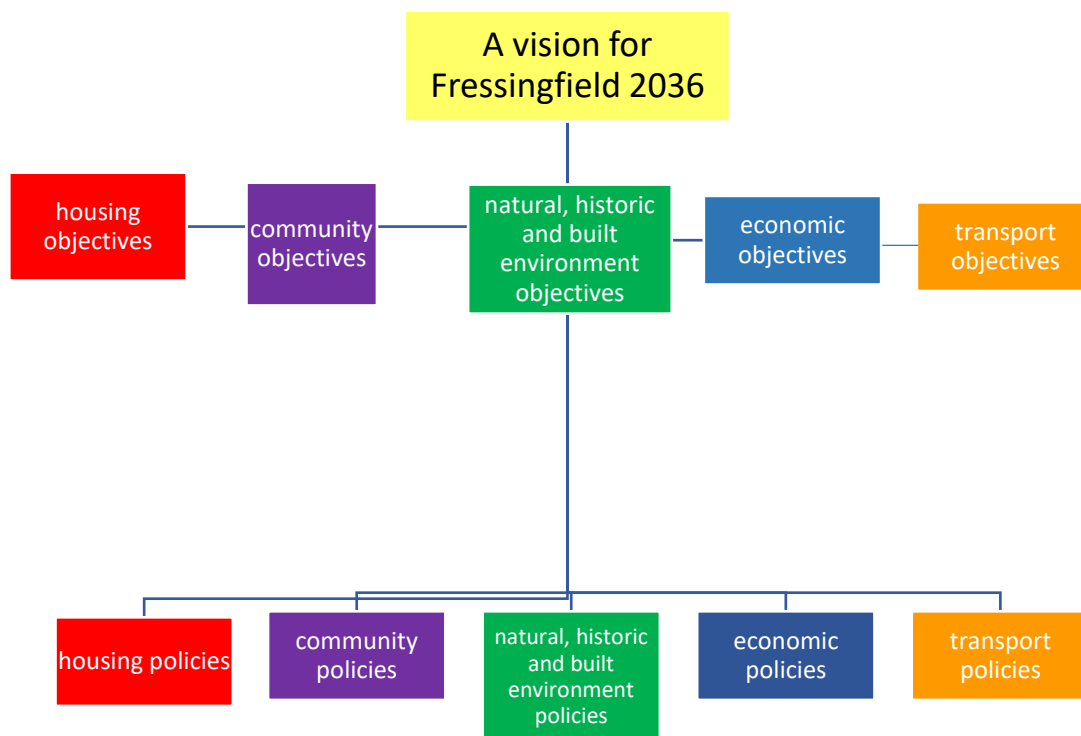
#### VISION

### A vision for Fressingfield

‘By 2036, having built on its reputation, the parish of Fressingfield will continue to be a good place to live with a welcoming, friendly and cohesive community, with its vibrant and diverse range of facilities and cultural activities meeting the existing and future needs of the village and its rural hinterland. It will have a robust and sustainable infrastructure and will be a place where natural and historic assets are protected. Through high quality design and the use of sustainable materials, new development will be sympathetic to local building styles and enhance the character of the area’.

## Objectives

- 4.2 The Vision is the overarching destination of where the plan needs to get to. Underneath this vision will sit a series of objectives that set out a series of steps that need to be achieved in order to reach the vision. Underneath those objectives sit the NDP policies which will be the mechanism used to deliver the vision and the objectives. There is a relationship between all three layers which is reflected in the diagram below.



**Structure of the Fressingfield Neighbourhood Plan**

- 4.3 Objectives are broad statements of intent that have been derived from the issues that Fressingfield is seeking to address.
- 4.4 The objectives contained within this Submission Version Neighbourhood Plan are set out below. They are based on the themes that emerged through early stakeholder dialogue with various groups and organisations within the parish and through further debate by the steering group. A draft set of objectives were consulted on at the Policy Ideas Exhibition in September 2018 and comments from that exercise have been used to further refine the vision and the objectives together with the results of the REG14 Pre-Submission Consultation that was carried out between March and May 2019.



**Objectives**

<b>Housing</b>	<b>Objective 1.</b> To provide for housing sites that are an appropriate size for the village and in keeping with its character
<b>Housing</b>	<b>Objective 2.</b> To provide for housing that meets the needs of the whole community
<b>Community</b>	<b>Objective 3.</b> To ensure that sufficient infrastructure to support new development is available
<b>Community</b>	<b>Objective 4.</b> To maintain and expand the range and number of community services and facilities
<b>Community</b>	<b>Objective 5.</b> To act as a hub for services and facilities that meets the needs of the Parish and beyond
<b>Natural, Historic and Built Environment</b>	<b>Objective 6.</b> To protect Fressingfield’s landscape setting, important trees and hedgerows and enhance gateways to the village
<b>Natural, Historic and Built Environment</b>	<b>Objective 7.</b> To protect the important natural and historic assets of Fressingfield
<b>Natural, Historic and Built Environment</b>	<b>Objective 8.</b> To define Fressingfield’s local building styles and improve the quality of design

<b>Natural, Historic and Built Environment</b>	<b>Objective 9.</b> To prevent increased localised flooding and reduce existing incidences of flooding and pollution
<b>Natural, Historic and Built Environment</b>	<b>Objective 10.</b> To encourage renewable energy and low carbon technology to be incorporated into new development
<b>Economic Development</b>	<b>Objective 11.</b> To enable existing businesses to expand and to encourage new business into the Parish
<b>Economic Development</b>	<b>Objective 12.</b> To encourage redevelopment/re-use of existing underused sites
<b>Transport and Highway Safety</b>	<b>Objective 13.</b> To improve pedestrian and highway safety and take opportunities to introduce traffic calming measures to reduce traffic speeds.

### Community Action Projects

- 4.5 A wealth of information has been collected from the consultation undertaken to date (Parish Survey 2017, meetings with local interest groups, Policy Ideas Exhibitions September 2018, and the on-line Survey Monkey questionnaire September and October 2018). However Neighbourhood Plans are principally concerned with land use planning matters and their policies only tend to come into play when a proposal requires the benefit of planning permission and a planning application requires determining.
- 4.6 Some of the key issues highlighted to date, whilst of legitimate interest to the community, are not necessarily issues that can be directly dealt with by a Neighbourhood Plan policy and are outside of its scope.
- 4.7 The FNDPSG and the Parish Council is very keen that these issues should not be ‘lost’ and that they should be investigated further and resolved where possible. The Parish Council have agreed to take a number of these matters forward and these are identified within the Plan as ‘Community Action Projects’. The Parish Council are currently considering the incorporation of such projects into a Village Improvement Plan (VIP). An early draft is shown below, and it will undergo some refining and prioritisation, before it can be taken forward by the Parish Council outside of the Neighbourhood Plan process. The draft VIP shown below is a very early iteration and requires more detail to be added and formal agreement from the Parish Council.
- 4.8 Over the lifetime of the Plan, there may be other Community Action Projects that arise, and these will be taken forward in the same way. See also **Chapter 8** for more details on the monitoring and implementation of the Plan.

#### **1<sup>st</sup> Draft Village Improvement Plan at July 2019 (prior to any formal agreement)**

Area for Development	Target improvements
A Drainage issues across the village	Surface water into the Beck Grey water drainage in the centre of the village Measure of impact of developments in place Consider further system capacity for any future growth
B Allotment provision	Re-use of existing allotments Provision of additional allotments spaces (perhaps 1.5 acres)

C Play facilities	<p>Improve facilities on the playing field</p> <p>Upgrade to existing provision, ongoing project</p> <p>Explore other opportunities and locations</p>
D Road safety and speeding	<p>Reduction of speeding through village</p> <p>Safety review of roadways/paths</p> <p>Pavement improvements for walking</p> <p>Road surfaces for safety</p>
E Street lighting	<p>Enact lamp improvements</p>
F Trees and environmental issues	<p>Survey of village trees including veteran and special trees</p> <p>TPOs in place and monitored</p> <p>Tree planting schemes and improvements</p>
G Sports and cultural life	<p>Promotion of playing field facilities</p> <p>Village fete</p> <p>Concerts and musical events</p>
H Security and safety	<p>Enhancing policing and security matters</p> <p>Continue to promote the PCSO initiative begun earlier</p> <p>Support Neighbourhood Watch</p>
I Parish assets	<p>The playing field uplift in use and presentation</p> <p>Cemetery upgrade planting</p> <p>Bus shelter maintenance</p> <p>Village benches/phone box</p>
J Good neighbours	<p>Support and encourage existing arrangements. Possible extension</p> <p>Seek to work with Stradbroke GN Scheme</p>
K Business and employment Support	<p>Encourage CAB/Harleston employment group</p> <p>Consult on business needs</p> <p>Tourism promotion</p>
L Health & Wellbeing	<p>Health/Care support for older villagers</p> <p>Age focussed provision for older groups,</p> <p>Youth and families</p> <p>Health promotions</p>
M Supporting village groups	<p>Emerging grants for new activity based groups or new projects</p>
N	<p>Provision of village minibus to support groups around the parish</p>



O	Housing needs, looking towards NDP review



## Policies

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The vision and objectives have provided the framework for developing the policies in this Neighbourhood Plan. Each policy relates back to a particular objective under the following 3 broad themes: **Housing and Community, The Natural, Historic and Built Environment** and **Economic Development and Transport**. The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies have been derived from stakeholder engagement and the evidence base which provide the justification and rationale for the policy wording and direction. The policies are shown in the coloured boxes and are preceded by the reasoned justification/supporting text which explains both the need for the policy and the justification for its wording. Where specific policies make specific individual proposals, these are shown on appropriate maps within the text of the relevant section and are also shown on the **Policies Maps** at **Appendix A**.

<u>Policy Number</u>	<u>Policy Area</u>	<u>Page Number</u>
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### **Housing and Community**

FRES 1	Housing provision	31
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# Chapter 5 Housing and Community

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## Housing

- 5.1 The base date of the Neighbourhood Development Plan is 1<sup>st</sup> April 2018 and the plan period runs to 31<sup>st</sup> March 2036, to match the plan period of the emerging Babergh and Mid Suffolk Joint Local Plan (BMSJLP). The Preferred Options (REG18) Version of the BMSJLP published in July 2019, designates Fressingfield as a ‘hinterland village’ in the third tier of the Local Plan settlement hierarchy. The Local Plan indicates at Section 8 in Policy SP03 that development within hinterland villages within settlement boundaries will be permitted subject to criteria governing design, landscaping, hedgerows and treelines and the cumulative impacts of proposals.
- 5.2 Hinterland villages are expected to account for 10% of planned growth over the Local Plan period (April 2018 to 2036) which equates to 894 dwellings over approximately 70 settlements. Not all settlements within the same category are expected to make an equal contribution to accommodating growth which is dependent upon factors such as the prevailing spatial distribution for the plan area which is focussed on transport corridors and considerations of the built and natural environment. The draft Local Plan contains a figure of 56 dwellings for Fressingfield to be accommodated over the plan period.
- 5.3 The current commitment for the parish at the base date of the plan i.e. the number of dwellings in the parish that currently have the benefit of planning permission but have yet to be constructed, totals approximately 51 dwellings. The make-up of this current commitment of 51 dwellings is outlined below.
- 5.4 There are two housing sites within the parish that currently benefit from an outline permission but where construction is yet to begin. These are:
- a) Land at Red House Farm – approximately 28 dwellings
  - b) Land west of School Lane – approximately 18 dwellings
- 5.5 Whilst both sites have outline permission and therefore the principle of development of the sites for residential development is established, they will both require the submission of further reserved matters applications which will need to be approved before construction of the dwellings can begin. Depending upon the timing of the submission of those reserved matters applications, the policies within this NDP will be able to influence those subsequent applications to a greater or lesser extent depending upon the stage the Plan has reached in the statutory process. If those permissions lapse during the course of the plan period and fresh outline applications are made, the policies of plan will be used in the determination



of those applications and would influence the final developments. These sites are therefore allocated for development in this NDP.

5.6 In addition to the two sites mentioned above, there are a further 5 dwellings that currently have the benefit of planning permission. These are:

- 1) Land north of Midnight Mill, Harleston Lane approximately 3 dwellings
- 2) Land at Peeler House, Stradbroke Road approximately 1 dwelling
- 3) Land adjacent to The Cottage, Church Street approximately 1 dwelling

These dwellings will therefore also form part of the housing provision for Fressingfield over the plan period and fall within criterion ii) of Policy FRES1.

5.7 Fressingfield has been the subject of considerable development pressure in recent years with 3 concurrent applications (totalling some 208 additional dwellings) refused at the same time on 21<sup>st</sup> November 2018.

These applications are as follows:

- 1) Land off Post Mill Lane (1648/17) – 24 dwellings
- 2) Land west of John Shepherd Road (1432/17) – 99 dwellings
- 3) Land off Stradbroke Road (1449/17) – 85 dwellings

5.8 The reasons for refusal in each case were broadly similar as follows:

- 1) Outside of existing settlement boundary and level of growth proposed is unacceptable,
- 2) Highway Safety issues at New Street and Jubilee Corner
- 3) Unacceptable impact upon existing sewerage and drainage facilities and increased risk of flooding and pollution
- 4) Unacceptable impact upon Conservation Area and Listed Buildings (1432/17 and 1648/17 only).

One application – 1648/17 at Post Mill Lane is the subject of a current appeal.



Map from SAFE<sup>7</sup> Website

- 5.9 It is clear from the reasons for refusal and the committee reports compiled to support them, that there is a potentially significant issue in respect of sewage capacity; specifically the foul water system of Fressingfield. This has been brought about by an unknown number of domestic surface water connections made over time, to the foul water system without the knowledge of the foul drainage authority, which contributes to localised flooding where raw sewage flows out of the sewer when the manhole covers are popped open by the excess pressure in the system during storms.
- 5.10 Anglian Water (AW), raised no objection to the three applications because the foul drainage system theoretically has sufficient capacity to accommodate the foul flows from the three proposed developments. However, the fact that these additional surface water connections have been made and that they have resulted in an increase in the amount of water in the pipes is not a material consideration for AW because those connections should not be there. They have indicated that they do not have the legal powers or budget to have such historic connections removed. The Parish Council have made the issue a priority project in the Village Improvement Plan and have been working closely with Anglian Water in recent months to try to

<sup>7</sup> <https://fressingfieldhousing.org/>

formulate a solution. Some modifications have been made at the pumping station at Harleston Hill, which was previously not working at full capacity. This has not resolved the issue fully and other options being explored.

- 5.11 The increases in localised flooding (and pollution) that the current unresolved capacity issues bring is a significant contributory factor to determining the appropriate housing requirement for the parish over this plan period. It affects the rate at which permitted sites will come forward and if it remains unresolved could act as a ceiling for development until a satisfactory solution is found.
- 5.12 In addition, the highways issues are of equal concern and again there seems to be very little prospect of an immediate satisfactory solution. The area of concern is the centre of the village where three main routes (Stradbroke Road (S) / New Street (E) / Laxfield Road (E) ) meet at the junction known as Jubilee Corner) which is further exacerbated by a lack of safe pedestrian footways. Suffolk County Council<sup>8</sup> (SCC) have concluded that there are hazards to non-motorised users travelling on New Street or through Jubilee Corner. The layout of the village means that this is the desirable route to reach many services. Development that will result in increased vehicle and pedestrian movements through this core area is of concern because the road safety constraints imposed by the existing highway network severely restrict the practical options. The measures proposed by the three developments were considered to be the best solution available within the existing constraints, but they still fell short of making the highway safe for pedestrians in the opinion of SCC who concluded that further development which increased pedestrian and / or vehicle movement through the core of the village without the provision of safe, practical alternatives would result in an unacceptable impact on highway safety particularly for vulnerable pedestrians.
- 5.13 The issue of new housing development was a key factor in the Parish Council deciding to produce a neighbourhood plan.
- 5.14 The Refreshing Fressingfield Survey undertaken by the Parish Council in April 2017, asked a specific question about expectations of housing numbers over the next 10 years and of the 144 respondents 64% indicated that 50 houses or below was their preference with a locational preference for the Stradbroke Road area.

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<sup>8</sup> Letter from SCC to MSDC in respect of the 3 planning applications dated 2nd November 2018

**Number of houses in the next 10 years**

**Source: Refreshing Fressingfield Parish Survey April 2017 - 144 respondents**

Below 50	64%
50-100	22%
100-150	6%
150+	1%
No preference	7%

**Preferred Locality for New Housing**

**Source: Refreshing Fressingfield Parish Survey April 2017 - 144 respondents**

Stradbroke Road	33%
New Street	12%
John Shepherd Road area	3%
Laxfield Road	1%
Elsewhere	19%
No preference	25%

5.15 The NDP Policy Ideas Exhibitions held in September 2018, asked for residents’ views about housing numbers. 100 residents attended the exhibition over the two days and 52% expressed a preference for small sites. Comments submitted by residents mentioned that sites of below 10 units would be unlikely to deliver any affordable housing and therefore it was understood that sites may need to be 10+ units in order to satisfy any affordable need.

5.16 With a minimum figure of 56 dwellings to accommodate and with a commitment of 51 dwellings already with planning permission, the focus of additional new development will be expected to take place within the settlement boundary. The settlement boundary is a mechanism that helps define the built up area of settlements, and indicates where in principle, development for housing and employment would be suitable. They help to avoid the loss of further undeveloped land in the countryside, ribbon development and urban sprawl. The settlement boundary is shown edged purple on Map 5.1 below and has been drawn to reflect the completion of recent new developments.



- 5.17 It is not usual practice to allocate sites for fewer than 5 dwellings and the Neighbourhood Plan makes an allowance for ‘windfall sites’ as part of the overall housing figure. Windfall sites are ‘sites not specifically identified in the development plan’ and can include previously developed land that has unexpectedly become available, new dwellings formed through the subdivision of an existing property or residential barn conversions and small infill plots within the existing built up area boundary. They are usually of a small scale nature and are generally ‘unforeseen’. However, an allowance is often made for such sites planning policies as part of the overall housing calculation.
- 5.18 The ‘windfall allowance’ for Fressingfield is outlined in criterion ii) and criterion iii) of Policy FRES 1.
- 5.19 In addition criterion iii) limits new development outside of the Settlement Boundary to those allowed for in paragraph 79 of the NPPF in which the Government outlines a limited number of circumstances where new housing in the countryside may come forward. These are exception and should only occur where:
- 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 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 dwelling; or*
  - e) the design is of exceptional quality, in that it:*
    - is truly outstanding or innovative, 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.*
- 5.20 The annual average completion rate of new residential dwellings in Fressingfield over the 5 years between April 2010 and March 2015 was approximately 7 dwellings and was a mixture of single dwellings and small sites. The minimum housing requirement outlined in the Local Plan is 56 dwellings, of which, 51 dwellings are already committed. The Plan period still has over 16 years left, however there are

still unresolved traffic and drainage issues within the village which need to be taken into account. Therefore it would seem appropriate and realistic for the Neighbourhood Plan to include a windfall allowance of at least a further 9 dwellings in addition to the allocated sites, in order to meet the dwelling requirement. This would allow for single dwellings/small sites within the settlement boundary, a community led housing scheme to meet identified local needs and conversions of existing buildings, to come forward over the plan period to 2036. The Neighbourhood Plan will therefore be planning for at least 60 dwellings for Fressingfield over the Plan period from April 2018 to March 2036.

**Objective 1. To provide for housing sites that are an appropriate size for the village and in keeping with its character.**

**POLICY FRES 1 – HOUSING PROVISION**

**FRES 1 Housing Provision**

The Neighbourhood Plan area will accommodate development commensurate with Fressingfield’s classification within the settlement hierarchy.

This Plan provides for around 60 dwellings to be developed in the Neighbourhood Plan area between April 2018 and March 2036. This growth will be met through:

- i) The allocation of the following sites for development:
  - a) Land at Red House Farm – approximately 28 dwellings
  - b) Land West of School Lane – approximately 18 dwellings
- ii) small ‘windfall’ sites and infill plots within the Settlement Boundary that come forward during the Plan period and are not specifically identified in the Plan;
- iii. conversions and new development opportunities outside the Settlement Boundary in accordance with paragraph 79 of the NPPF 2019

The focus of new development will be within the Settlement Boundary as defined on MAP 5.1.

Proposals for new residential development outside of the Settlement Boundary will only be permitted where it can satisfactorily be demonstrated that there is an identified local need for the proposal supported by a housing needs assessment and that it cannot be satisfactorily located within the Settlement Boundary.

**Sites allocated in this Plan and the Settlement Boundary are shown on Map 5.1**

### Map 5.1 Housing Allocations and Settlement Boundary

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## Housing Mix

- 5.21 As well as housing numbers, the size, type and tenure of any new housing is also a key issue for local communities in respect of new housing. The specific mix of housing will clearly have an impact on the existing community and therefore careful thought needs to be applied to determining that mix.
- 5.22 Delivering a wide choice of high quality homes is essential to support a sustainable, vibrant and mixed community. Community consultation showed that residents want to have a range of types of accommodation within their parish to meet their changing needs and to cater for any needs that are currently not being met. Families may want to move to larger homes, older residents may wish to down-size or move to specifically adapted accommodation, residents may be looking to start a family and find the right accommodation to allow that to happen. New homes should be of high quality, accord with environmental design standards and meet community aspirations for new and existing residents. The mix of housing types outlined in Policy FRES2 below have come through consultation with local residents both through the 2017 household questionnaire and the September 2018 Policy Ideas Exhibitions.
- 5.23 The average price for property in Fressingfield stood at £363,261 in June 2019. This is a fall of 1.08% since June 2018. In terms of property types, the average value of terraced houses in Fressingfield are valued at £196,786<sup>9</sup>, semi-detached at £218,034 and detached at £402,759. This is considerably higher than the figures for the whole of Suffolk, with an overall average price of £275,516 (almost £100,000 differential) and that of England as a whole where the average house price is £242,286.
- 5.24 The point was made during the consultation events that affordable housing needs to be genuinely affordable.<sup>10</sup> Given that the existing average house prices in Fressingfield are considerably above the national and county averages but also that average salaries (for those in work) are also above the national and county averages then it would appear that those residents not in full time work will have considerable difficulty accessing housing to meet their needs.
- 5.25 In addition, the 2011 census reveals that there is an ageing population in the parish with the number of people aged 65+ in Fressingfield at 28% of the total population compared with 20.1% for Mid Suffolk as a whole and 12.4% for England. The number of single person pensioner households in Fressingfield is 14.2% compared to 12.9% for Mid Suffolk and 12.4% for England. Whilst the population may on average be

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<sup>9</sup> Data extracted from Zoopla 19.06.19

<sup>10</sup> Definition of affordable housing is given in the Glossary.



older; they are also generally pretty healthy – those in fair, good or very good health are 96.8% which compares well against a Mid Suffolk average of 95.1% and an England average of 95.2%. This would accord with the results of the Policy Ideas Exhibitions where the need for ‘step down housing’ to enable older people to move out of larger properties was raised together with ideas for a wide range of older person’s accommodation ranging from care homes, sheltered housing, adaptive housing and bungalows.

- 5.26 Mid Suffolk and Babergh’s Updated Strategic Housing Market Assessment (SHMA) 2019 provides evidence and context for future housing needs within both districts looking at both open market and affordable sectors balanced against population trends and forecasts. The SHMA (Part 2) identifies the mix of housing required to 2036 in terms of the size and tenure. The SHMA projects that there will continue to be a decline in couple households with children whilst other households will continue to grow. For Mid Suffolk the overall profile of affordable housing appropriate to meet the population over the plan period derived from Local Housing Need is: 12.7% of housing to be Affordable Rented and 10.0% affordable home ownership (of which 5.8% could be Shared Ownership and 4.2% Starter Homes demand rather than requirement<sup>16</sup>) reflects the mix of housing that would best address the needs of the local population.
- 5.27 In terms of size of housing needed, the greatest need is for two, three and four bedroom owner occupied accommodation. However, whilst individually the need for these sizes and tenures is higher than for other sizes and tenures, they equate to just over half of total need in Babergh and just below two thirds of total need in Mid Suffolk.

### **Community Led Housing**

- 5.28 The Parish Council is the early stages of investigating options around the potential for a community led housing project within the parish and has included a project within the Village Improvement Plan to consider how local housing needs might be met including provision of housing genuinely affordable for rent and self-build opportunities.

## Objective 2. To provide housing that meets the needs of the whole community

<b>TENURE</b> <b>POLICY FRES 2 – HOUSING SIZE, TYPE AND</b>	<h3>FRES 2 Housing size, type and tenure</h3> <p>Encouragement will be given to a wide range of types of housing that meet local needs to enable a mixed and inclusive community.</p> <p>Developments should provide:</p> <ul style="list-style-type: none"><li>• Housing for older people (e.g. Retirement living housing/supported/sheltered housing, bungalows and retirement complexes)</li><li>• Family housing – 2-3 bedrooms</li><li>• Starter homes/first time buyers</li><li>• Adaptable, ‘life-time’ homes</li><li>• Affordable housing</li></ul> <p>Support is given for maximising the delivery of affordable housing on all qualifying sites in Fressingfield.</p> <p>It should be noted that the above housing types may not be suitably accommodated on every site.</p>
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### Infrastructure

- 5.29 As Fressingfield grows, the provision of services and infrastructure must be addressed. An increase in population of any scale will have impacts upon social infrastructure such as education, healthcare and social care provision as well as physical infrastructure such as highways, footways and drainage. The particular complications being experienced with Fressingfield’s current sewage capacity issue is mentioned in earlier paragraphs and this could have a restrictive impact on the overall scope for further growth of the village due to the potential for detriment to the living conditions of current and future residents. As the population grows the demand on existing ‘Green infrastructure’ such as open spaces, allotments, play areas and recreational areas will increase and there will be a need to consider the provision of new green spaces as part of new development as well as the need to safeguard the existing green spaces in the parish. This issue is dealt with later under **Policy FRES 7.**
- 5.30 Government guidance recognises the importance of infrastructure in supporting new developments. Strategic policies (in Local Plans) should set out the levels and types

of infrastructure required for education, health, transport, flood and water management, green and digital infrastructure but cautions that infrastructure policies be realistic and proportionate and not undermine the deliverability of the overall plan.

- 5.31 The results of the parish survey undertaken in 2017, reflected residents' concerns about the potential impacts of new development on the infrastructure of the parish with concerns over the capacity of the much valued health centre and the school, streetlighting and footways being raised. At the same time the perceived lack of current facilities available in the parish for either end of the age spectrum – younger people and older people was also highlighted as a concern.
- 5.32 The September 2018 exhibitions elicited similar findings with an underlying recognition that the parish is currently well served by community facilities and that these are highly valued, (medical, educational, sport and recreation) but with the understanding that new development and an increase in population would bring them close to capacity and that there are still some areas of the community that are not well served by facilities – older people and younger people again being specifically mentioned.
- 5.33 It is acknowledged in today's society that access to high quality fast broadband is becoming as an important infrastructure consideration as quality of housing, choice of school and road access when people are making choices about where to live and work. Therefore the availability and quality of broadband needs to be an important early consideration in the planning of new developments. It is acknowledged that some parts of the village have since September 2018, seen significant improvements in their broadband speeds (40-60mbps) but that the outlying areas are still experiencing problems.

**Objective 3. To ensure that sufficient infrastructure to support new development is available**

POLICY FRES 3 – INFRASTRUCTURE	<p><b>FRES 3 Infrastructure</b></p> <p>New development will only be permitted if it can be demonstrated that sufficient supporting infrastructure (physical, medical, educational, green and digital) is available to meet the needs of that development. Where an infrastructure deficit currently exists, new development should not exacerbate that deficit. Where the need for new infrastructure is identified, developments should provide funding to secure it in order to enhance the quality of life for the community .</p>
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**Community Facilities**

5.34 NPPF paragraph 91 states that planning policies should promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other and to provide the social, recreational and cultural facilities and services the community needs. Plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to day needs. Shop, facilities and services should be able to develop and modernise and be retained for the benefit of the community.

5.35 Community facilities is a wide ranging definition that includes schools, pubs, shops, community buildings, sports and recreation facilities, health care facilities, open spaces, car parking areas, play areas and allotments to name just a few. Fressingfield has a wide range of community facilities which are highly valued. However in rural areas there may be a fine line between a viable and unviable facility, more emphasis is placed on multi-purpose facilities or buildings that can offer a wide range of services and there is also a need to match the services provided to age, gender and need profile of the community as a whole. Over the life of this plan new technology will afford opportunities for new community facilities such as electric charging points and shared wifi spots.

5.36 This policy seeks to ensure that existing community facilities are protected from development which may result in their loss, impact upon their viability or erode their value to the community. It also seeks to ensure that any new community facilities are designed to maximise their value, attractiveness and safety to both new and existing residents.

**Objective 4. To maintain and expand the range and number of community services and facilities.**

<b>POLICY FRES 4 – COMMUNITY FACILITIES</b>	<p><b>FRES 4 Community Facilities</b></p> <p>Proposals for change of use involving a potential loss of existing community facilities, will only be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"><li>a) an improved or equivalent facility can be satisfactorily relocated to elsewhere in the parish to an equally convenient, safe and accessible location or</li><li>b) adequate other facilities offering the same service exist within a reasonable walking distance of the majority of residents, to meet local needs and this would avoid a duplication of facilities; or</li><li>c) there is no reasonable prospect of continued viable use and this can be demonstrated through:<ul style="list-style-type: none"><li>i) twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and</li><li>ii) confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.</li></ul></li></ul> <p><b><u>New facilities</u></b></p> <p>The design of new community facilities should reflect local materials and styles and be designed in such a way as to ensure full integration into the existing landscape and parish character. Contemporary and innovative designs will be supported.</p> <p>For the purposes of the policy, the definition of Community Facilities includes the Sports and Social Club, community buildings, shop, public houses, surgery, school and play areas.</p>
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**Fressingfield Hub**

5.37 During the policy ideas exhibition, the concept of a ‘Fressingfield Hub’ was floated with the community. The concept is for a multi-purpose facility that could provide meeting places for specific community groups, provide additional medical or cultural services for the parish as a whole and also possibly act as a location for a parish museum or historical archive. The concept originated from the Steering Group members in response to local concerns about a lack of provision for older and younger residents and also the whether the current range of public meeting spaces had the capacity to meet that wider range of needs.



- 5.38 There is currently a range of ‘community buildings’ within Fressingfield which perform slightly different functions. The Sports and Social Club complex contains a building/bar which is available for hire and use for events and meeting places. The Sancroft Hall is also available for hire for events, meetings and is regularly used by a number of clubs and groups. However, neither are permanently open during the day or lend themselves to a drop-in style venue (in part due to their regular use by clubs and groups).
- 5.39 The response to the consultation elicited wide-spread support for the concept of a small business or community hub and also added to the range of potential services it could provide. Many small businesses within rural communities are run from owners’ homes. Several business support agencies (notably Menta) have established successful drop-in locations for small business owners at prescribed locations/times to enable networking and support as well as access to high capacity broadband connectivity. Such a facility specifically for microbusiness users and sole traders who may be working from home and who need either printing facilities or occasional meeting space was supported through the consultation, potentially inspired by a successful project in Framlingham and another at Hoxne Post Office.
- 5.40 In addition, such a flexible venue could also be used to host community health and wellbeing clinics or sessions where peripatetic services such as chiropody, beauty, hairdressing, massage/reflexology could be provided.
- 5.41 Respondents also identified some potential locations for the ‘hub’ – the two most popular being The Fox and Goose stables which is an unlisted and unused curtilage building in close proximity to The Fox and Goose Inn which is in the ownership of the church and also Sancroft Hall, also in the ownership of the church.
- 5.42 It was also clear from the consultation that the use or re-use of an existing building in the parish was felt to be more preferable from a future funding perspective although the creation of a new building, was not ruled out. The Hub as a concept, is still in its infancy and would come forward towards the end of the Plan period. It is therefore considered that a policy which provides positive support for the concept and a broad framework for its consideration is required even though specific details are not yet fully formed.

**Objective 5. To act as a Hub for services and facilities that meet the needs of the parish and beyond**

**POLICY FRES 5 –  
FRESSINGFIELD HUB**

**FRES 5 Fressingfield Hub**

Support is given for the creation of a ‘Fressingfield Hub’ within the parish during the plan period subject to its impact on the character of the area, local amenity, provided that sufficient and convenient parking can be provided and that there would be no adverse impact upon the local highway network.

First preference would be for the re-use of an existing building, however, if this can be demonstrated to be impracticable then favourable consideration would be given to the creation of a new building.

# Chapter 6 The Natural, Historic, and Built Environment

## Landscape and natural environment

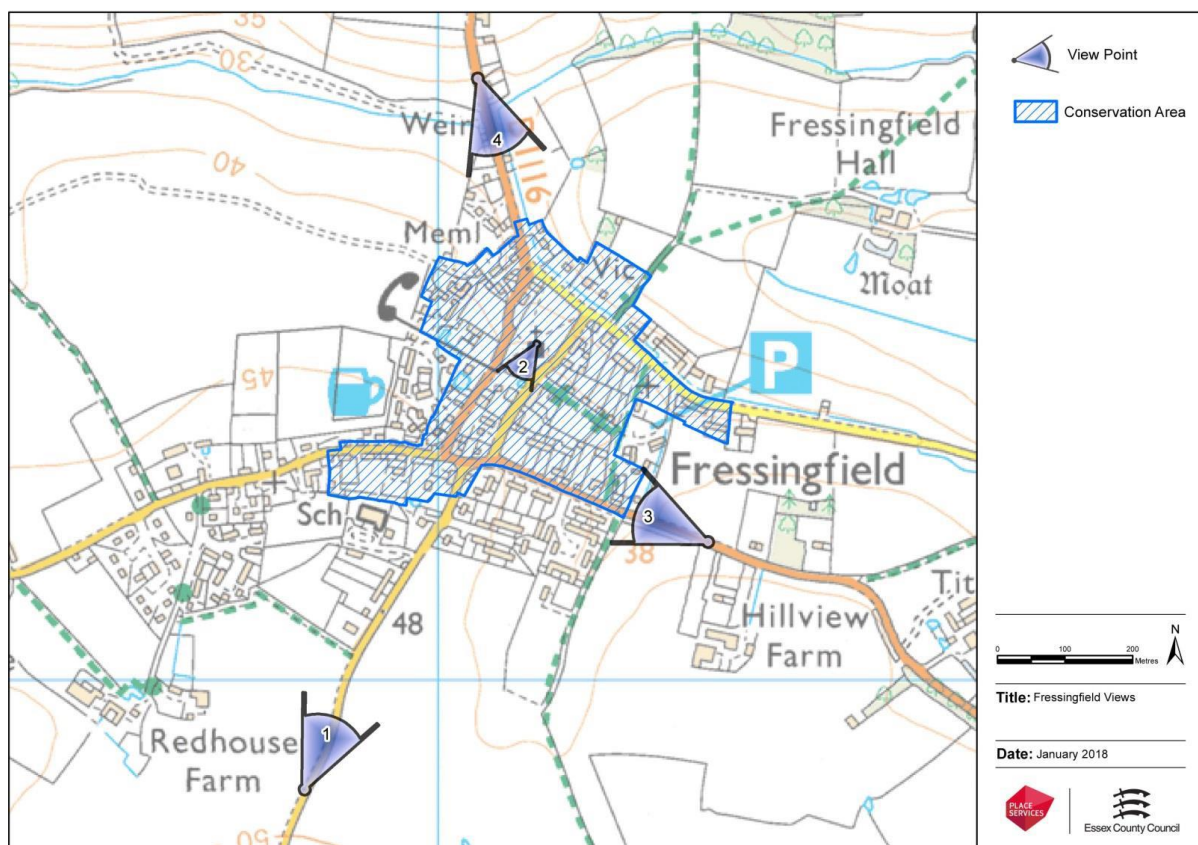
- 6.1 The landscape setting of any rural settlement is one of the key attributes that goes towards defining the character of that settlement. As part of the work on the emerging NDP, a Character Appraisal for Fressingfield has been produced by local residents. The Character Appraisal is used to describe the local appearance and ‘feel’ that the area has, in order to aid with policies within the Neighbourhood Development Plan and ensure that any architects working on projects situated in the parish of Fressingfield can work towards having a sympathetic proposal in keeping with the local vernacular.
- 6.2 The settlement of Fressingfield is set within a small valley, which obscures longer views out in some directions. The church sits on one of the higher elevations within the village core, which ensures it can be seen in the wider landscape, especially when coming in from the direction of Harleston. There are steeper valley sides heading out towards Cratfield and out of the settlement via New Street, but outside of the settlement, Fressingfield parish is agricultural.
- 6.3 The landscape surrounding Fressingfield is considered to be unusual compared to others in Mid Suffolk due to the designation of ‘Rolling Valley Claylands’. This landscape is found on the sides of the valleys that cut through the central clay plateau of Suffolk. Whilst most slopes are generally moderate there are some places, in particular the tributaries of the Waveney at Fressingfield and Mendham where the slopes are very steep and unexpected within the East Anglian landscape.’<sup>11</sup> The agricultural land around Fressingfield is largely classified as Grade 3 – good to moderate.
- 6.4 This slightly uncharacteristic landscape has long been recognised and the Adopted Mid Suffolk Local Plan 1998 identified the area north east of the village as a Special Landscape Area under Policy CL1 which sought to protect the quality of the countryside for its own sake and recognising that these areas were vulnerable to change. The criteria for Special Landscape Area selection included traditional features, such as a pattern of small fields formed by hedges, ditches and ponds and interspersed with ancient woodland, which gave some parts of the District's landscape an interest and variety that was worthy of conserving in its own right and

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<sup>11</sup> Joint Babergh and Mid Suffolk District Council Landscape Guidance 2015

gave a diversity of habitat that is essential for wildlife. Where these features combine with an interesting topography (such as Fressingfield) or as part of a river valley, they created a special quality of landscape in direct contrast to the more intensively farmed areas where trees and hedgerows have been removed and the countryside has become featureless. The policy sought to give attention to these areas through the control of development and countryside management.

### MAP 6 .1 Important Views – Landscape and Heritage Sensitivity Study



6.5 As part of the evidence base underpinning the emerging Local Plan, Mid Suffolk commissioned work on the Landscape and Heritage Sensitivity of a number of its key settlements. The resulting report published in 2018<sup>12</sup> identifies 4 key views within Fressingfield as follows

*Note: The key views towards, through, across and away from the settlement*

1. Long view of the church looking north from Stradbroke Road. This view highlights not only the visual prominence of the church in long views, but also

<sup>12</sup> Babergh and Mid Suffolk Heritage and Settlement Sensitivity Assessment Final Report March 2018

the intrusion of modern development on the historic character of the settlement.

2. Inter-related views between the church and Fox and Goose Inn, which was formerly the church house. This view not only emphasises their historic association, but also makes a significant contribution to the historic character of Fressingfield.
  3. Long views from east from Laxfield Road. This is a second view which allows an understanding of the visual prominence of the church in long views, and the visual incursion of the modern development.
  4. View from the north from Harleston Hill. This emphasises both the location of the settlement within the lower section of the valley and the prominent siting of the church. It is also the view into which modern development intrudes the least. The church is particularly prominent in this shorter view, but it is also visible for more than half a mile along this road.
- 6.6 The 2017 Refreshing Fressingfield Parish Survey asked a question in respect of how important was protecting the village character with the overwhelming response that it was very important. The September 2018, Policy Ideas Exhibition delved a little deeper, and asked residents specific questions about the protection of the landscape setting of the village and the protection and enhancement of village gateways and entrances again with high levels of support. Some residents used the comments sections to indicate specific views that they felt were important and should be protected e.g. the valley sides and Harleston Road.
- 6.7 The response to the consultation exercises provided a good indication of the value attached by residents to their local landscape. The need to protect existing landscape features including trees, hedgerows and rural footpaths is also considered important. Anecdotally, some respondents indicated that the quality of the landscape and its rural feel was a contributory factor in their decision to live in the parish.
- 6.8 It was also considered that there were opportunities to further enhance the local landscape quality through improvements to the approaches to the village and these have been identified as key gateways. It is not uncommon for rural villages to attempt to enhance the gateways to their village through a range of measures including planting, gates, bespoke signage, whilst not compromising the important highway safety messages that are required in such locations.
- 6.9 It is also important that any proposals for gateway/entrance enhancement should not result in an over urbanisation of the area or a cluttered feel.



**Objective 6. To protect Fressingfield’s landscape setting, important trees and hedgerows and enhance gateways to the village**

**POLICY FRES 6 - PROTECTING LANDSCAPE CHARACTER & NATURAL ASSETS AND ENHANCING VILLAGE GATEWAYS/ENTRANCES**

**FRES 6 Protecting landscape character and natural assets and enhancing village gateways/entrances**

The visual scenic value of the landscape and countryside surrounding Fressingfield village will be protected from development that may adversely affect its character.

Development that significantly detracts from the following views (shown in Map 6.1), by failing to respect their distinctive characteristics, will not be supported.

- a) Long view of the Church looking north from Stradbroke Road
- b) Views between the Church and Fox and Goose Public House
- c) Long views looking west from Laxfield Road
- d) View from the north looking south at Harleston Hill

Proposals should avoid harm to or loss of irreplaceable habitats such as ancient woodland and veteran trees.

Proposals that would enhance the visual appearance of a natural asset in the parish or an entrance or ‘gateway’ to the village will be supported.

Opportunities to improve the public realm through the use of appropriate hard or soft landscaping measures will also be supported where they include the use of vernacular materials, native planting and the innovative application of energy efficient or recycled materials.

Proposals should be designed to ensure that gateway enhancements do not detract from highway safety, visual amenity and should minimise the need for additional lighting.

## **Wildlife and Nature Conservation**

- 6.10 Within the Parish there is only one nationally designated wildlife site, Chippenhall Green, which is a Site of Special Scientific Interest and lies outside of the main built up area of the village to the south east. The designation covers 16.2 hectares and the reason for the designation is its flora specifically the presence of the Green Winged Orchid (*Orchis Morio*). The site condition of the site is defined by Natural England as 'unfavourable recovering'. In addition there are four County Wildlife Sites; Dale Pugh CWS, a habitat mosaic 1.5km north west of the built-up area and Bush Wood Ancient Woodland CWS, 1.5km east. Two are Roadside Nature Reserves; RNR 115 and 43, both designated for the presence of sulphur clover.
- 6.11 The landscape around the village does contain areas of notable woodland although only one is formally designated as an Ancient Woodland which is Bush Wood in the east of the Parish located on Bush Road. In the Eastern Claylands which includes Fressingfield woodland cover is 7% compared to UK average of 13%. Of this about one third are ash trees most of which will die within the next 10 years. Some local people are seeking to address this by maintaining hedgerows and the 18<sup>th</sup> century oak trees within them and there is a recently planted 5 hectare mixed woodland to the north east of the village which is helping to make Cratfield Lane a wildlife corridor on both sides. There is well documented evidence of protected species and other wildlife including Barn, Tawny and Small owls, Great Crested Newts Slow worms and other amphibians and reptiles in pockets around the parish and within the village. The impact of new development upon protected and other species is dealt with further in Policy **FRES 10**

### **6.12 Wildlife Corridors**

The term 'wildlife corridor' is used to refer to any linear feature in the landscape that can be used for the migration or dispersal of wildlife. Wildlife corridors enable the linking of habitats and reduce the isolation of populations. Linear features vary considerably in size (in terms of width and length), they may not be continuous, for example, a hedgerow may have a gate in it or an opening to a field. The extent to which a linear feature is broken by gaps has implications in terms of its function as a corridor. Patches of natural features or a particular habitat type can also enable wildlife to disperse/migrate - the term 'stepping-stones' has occasionally been applied to them. The role of wildlife corridors is assuming greater importance and opportunities should be taken to create them as a consequence of new development.

## Local Green Spaces

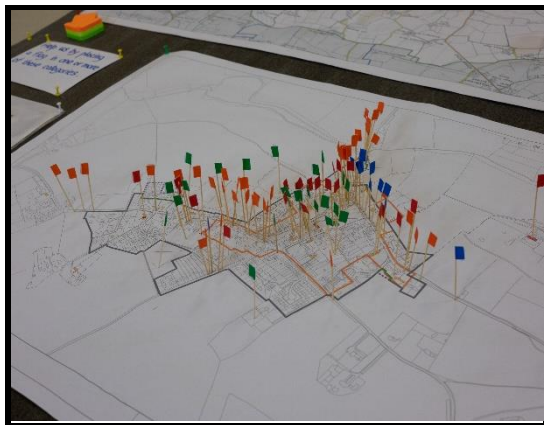
- 6.13 Equally as important as the landscape setting of an area can be those other green spaces often found within the built up area that also contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community and help define what makes that specific settlement what it is.
- 6.14 The Character Appraisal identifies within the heart of the village settlement some specific green spaces, considered worthy of protection in terms of their value to the community for their own unique flora and fauna or the sheer importance of their history.
- 6.15 The National Planning Policy Framework 2018, at paragraphs 99-101 introduces the concept of Local Green Spaces which can be identified through neighbourhood plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 100, sets out 3 broad criteria for identifying and designating such spaces as follows:

The Local Green Space designation should only be used when the green space is:

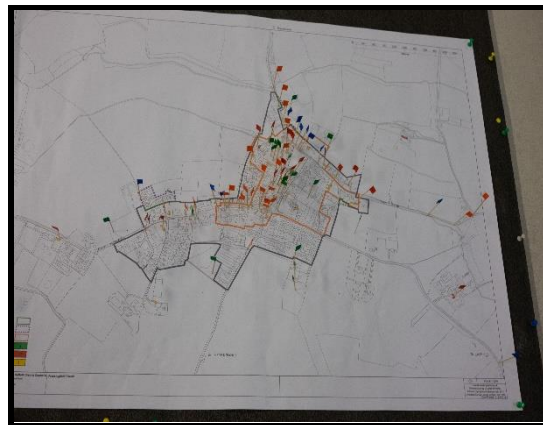
- a) in relatively close proximity to the community it serves
  - b) demonstrably special to a local community and holds a particular local significance, for example, because of its beauty, historic significance, recreational value (including as a playing field) tranquility and richness of its wildlife: and
  - c) local in character and not an extensive tract of land
- 6.16 The NPPF at paragraph 101 then goes on to state that ‘policies for managing development within a Local Green Space should be consistent with those for green belts’ and therefore affords them a very high level of protection. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above.
- 6.17 The Policy Ideas Exhibition in September 2018, asked specific questions about Local Green Spaces and the principle of including them within the NDP to which there was a high level of support. In addition the exhibition also asked local residents to

indicate on a map any spaces that they felt should be considered for Local Green Space designation by placing a green flag on a map.

6.18 The results of that exercise are shown below:



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- 6.19 An assessment of each of the sites against the criteria in the NPPF has been undertaken (See **Appendix C**). In addition, the Character Appraisal has sought to underline and quantify the results of consultation with the public regarding these sites. They vary enormously, in size and location, but what they each possess are 'heritage' issues which it is believed make them key factors in any consideration of adjoining development or even when rebutting any threat to their own extinction due to building-land pressure. It is worth noting that some of these have already been identified as worthy of becoming bound into community projects to be undertaken in the future.
- 6.20 It is understood that the emerging BMSJLP will not designate Local Green Spaces. The 1998 Mid Suffolk Local Plan did identify a number of spaces for protection – either due to their recreational or visual value. A number of these have been identified during the consultation on the NDP and therefore it is considered pragmatic to include these spaces within the NDP under Local Green Space designation (where they meet the criteria).
- 6.21 The spaces identified in the policy below are those that are considered to meet the criteria in paragraph 100 of the NPPF 2018 in that they are all close to their community, have either a recreational, scenic or amenity value to the community and therefore are proposed to be designated as Local Green Spaces.

## Objective 7. To protect the important natural and historic assets of Fressingfield

### POLICY FRES 7 – LOCAL GREEN SPACES

#### FRES 7 Local Green Spaces

The following areas as shown on Maps 6.2 (a-c) below are designated as Local Green Spaces as they are considered to be of local significance to their community due to their visual, historical, recreational or wildlife value:

- a) Graveyard and land to rear of Methodist Church, New Street
- b) Land surrounding Fox and Goose (3 parcels – Map 6.2b)
  - i) Sancroft Field,
  - ii) The Old Stables and Paddock, and
  - iii) Pond
- c) Churchyard of St Peter and St Paul
- d) Land south of Victoria Terrace – community gardens
- e) Sports and Social Club
- f) Pilgrims Green, Laxfield Road
- g) Land at Church Farm Green
- h) Graveyard at Baptist Chapel, Low Road
- i) Cemetery on Stradbroke Road (Map 6.2c)
- j) School Playing Field

Development that would result in the loss of a Local Green Space or would result in the erosion of its character, visual amenity, or general quality or would harm its setting, will not be supported.



**Map 6.2 a) Local Green Spaces**





**Map 6.2b Area b) Land surrounding the Fox & Goose - i) The Sancroft Field, ii) The Old Stables and Paddock, and iii) Pond**



**Map 6.2c Area i) New cemetery on Stradbroke Road**



## Historic Environment

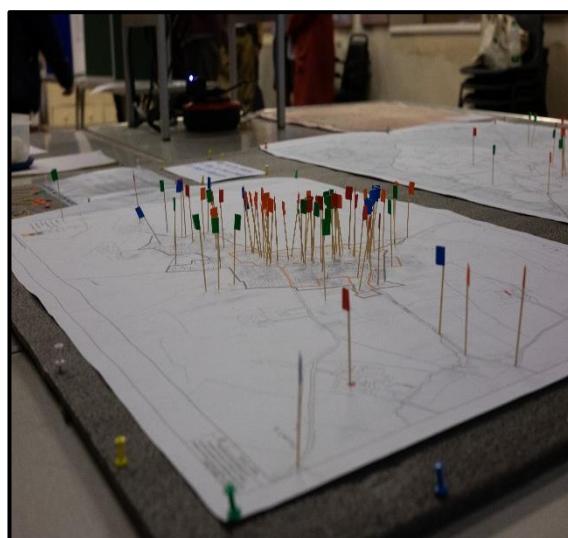
- 6.22 In addition to its high quality natural environment, rural settlements such as Fressingfield often possess a high quality and varied historic environment. The Conservation Area was designated in the 1970s and the settlement contains over 50 Nationally Listed Buildings. A Conservation Area Appraisal underpins the Conservation Area designation, prepared by Mid Suffolk in 2008. However it understandably focusses on the area covered by the statutory designation and the historic core. The Character Appraisal looks wider spatially and also takes into account the recent developments that have occurred in the village.
- 6.23 The Heritage and Settlement Sensitivity Study 2018, carried out on behalf of MSDC categorises Fressingfield as having medium to low sensitivity to accommodate change. However the fact that impact upon designated heritage assets was recently used as a reason for refusal for two of the three proposed housing developments suggests that the historic core of the village is of a quality that requires protection despite the Heritage and Settlement Study concluding that ‘within the centre of the village is a complex of buildings including the church which are of high value However, there has been considerable development within the settlement, curtailing the setting of several important assets and groups of assets’.
- 6.24 There is an active Fressingfield Local History and Archive Group (FLHAG) which has led in the production of literature and the visual archive and on the Press the Shutter project ,all of which have influenced the Character Appraisal’s production and unsurprisingly the results of the consultation exercises both indicate a high level of value that the community places on its historic environment.
- 6.25 Refreshing Fressingfield in 2017 asked about the relative importance of the Conservation Area and the strong response was that it was very important. The summary conclusion of the questionnaire specifically refers to the historic environment as much valued.
- 6.26 The Government’s Planning Practice Guidance (PPG) recognises that there are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’. The PPG goes on to explain that these can be identified through Local Plans (and now most commonly through Neighbourhood Plans) and can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development.



- 6.27 The NPPF 2018 at paragraph 198 indicates that the effects of an application on the significance of a non-designated heritage assets should be taken into account in determining the applications.
- 6.28 The Policy Ideas Exhibition in September 2018, tested the appetite of the local community for identifying non-designated heritage assets in Fressingfield and asked for views on a potential policy that would identify non designated heritage assets. There was no dissention from this proposed policy idea at all from those attending. Again the community was asked to identify any potential unlisted buildings that would be worthy of some form of local protection using red flags on a map. The results are shown below:



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- 6.29 All of the suggested nominations for non-designated heritage assets have been assessed against certain criteria and these are based on the Local Heritage Listing: Historic England Advice Note 7, page 9. The results of this exercise are shown in **Appendix D** and those buildings/structures that are considered to score above 15 when measured against the criteria are included in **Policy FRES 8**.





**POLICY FRES8 – NON-DESIGNATED HERITAGE ASSETS**

**FRES 8 Non Designated Heritage Assets**

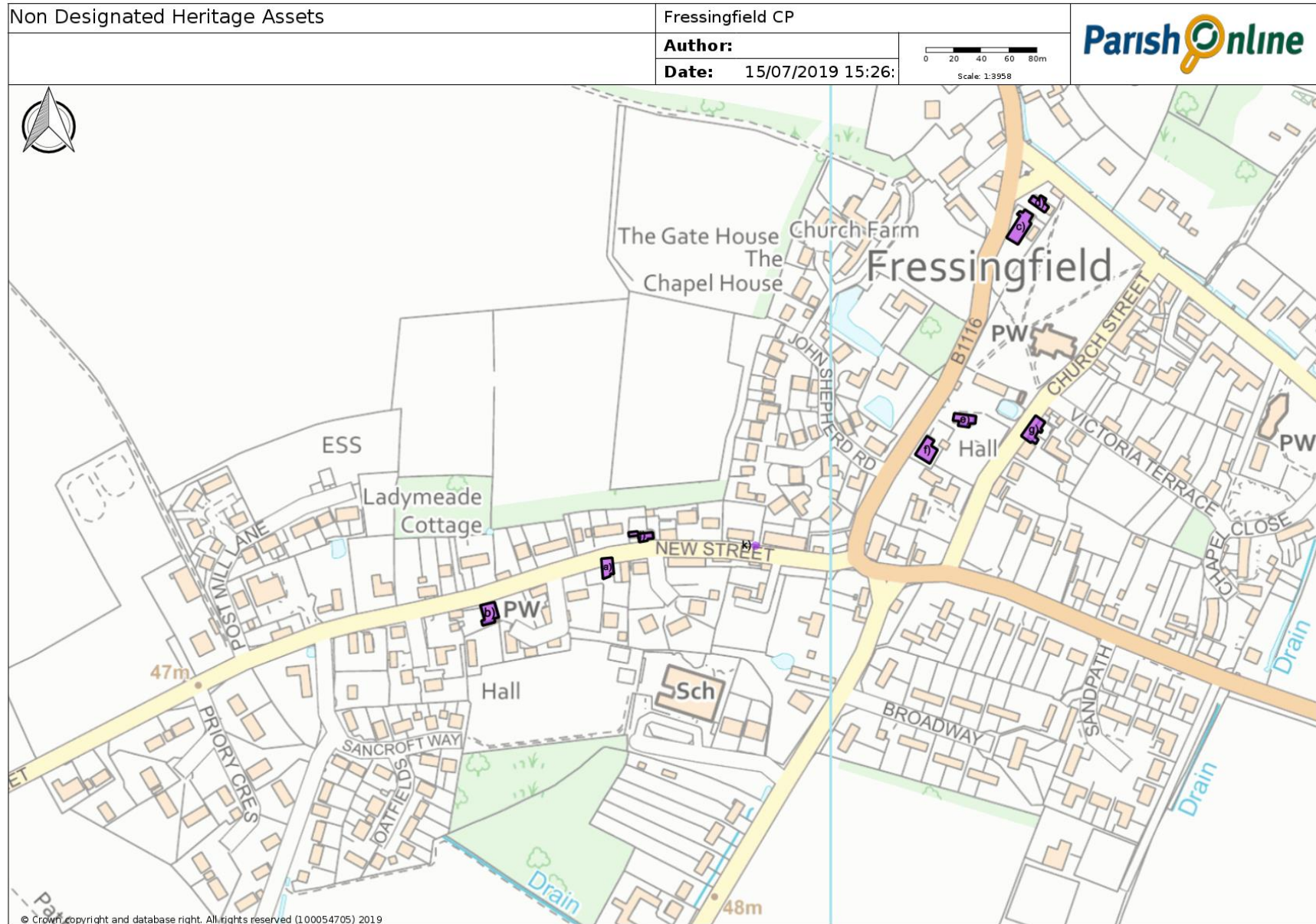
The following (as shown on Map 6.3 below) are assets that are considered to be locally important in terms of their architectural, historical or cultural significance and these will be treated as non-designated heritage assets:

- a) Rosemary Villa (former Bunbury Arms)
- b) Methodist Church, New Street
- c) Swan Inn, Harleston Road
- d) Building at right angles to Swan Inn
- e) Fox and Goose stables
- f) Sancroft Hall
- g) Row of buildings east side of Church Street between The Pottery and Victoria Terrace
- h) Pill Box, Low Road
- i) Pill Box, Chippenhall Green
- j) The Cottage, New Street
- k) The Hand Pump in New Street
- l) Angel Cottages. Church Street

Proposals for the demolition, redevelopment or substantial alterations to the identified assets should demonstrate the consideration that has been given to retaining:

- The important building or historic feature itself
- Its most distinctive and important features
- The positive elements of its setting and its relationship to its immediate surroundings and
- The contribution that the building or historic feature and its setting makes to the character of the local area

**Please note Non Designated Heritage Assets h) and i) are shown on the Policies Maps in Appendix A.**



## Local Character

- 6.30 One of the determinants of whether any new development is considered to be successful or not will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common issues that will cause a local community concerns about any impending new development. If a community believes that it has been involved with and been able to influence the design of a development at an early stage, the higher the likelihood that development will be considered to be acceptable.
- 6.31 Whilst to an extent design and impact on local character are subjective judgements these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development is ‘in keeping’ with what is already there is one of the most common judgements to be made yet there is often very little evidence or guidance to assist local people in making that judgement.
- 6.32 The rationale behind the Fressingfield Character Appraisal (FCA) is to assist in making those judgements by providing a systematic and logical evidence base that can in turn influence the Neighbourhood Development Plan policies. Its purpose is not only to help influence the designers and proposers of development at an early stage of formulating their proposals but also to help promote an understanding of what elements make up the character of the area and also what constitutes good design that respects local character.
- 6.33 To make a decision, as to whether something is ‘in keeping’ with the existing development, the Character Appraisal has sought to define the Fressingfield vernacular. In making judgements about character there is often very little evidence in place (outside of Conservation Areas) as to what is the character of an area. There are historically many Local Plan policies that have allowed for development subject to the impact upon form, character and setting of an area – particularly in rural areas but there is no reference document or guidance in place to assist the decision maker with that judgement that defines that character. Character Appraisals help to fill that policy gap and they are becoming more common as supporting evidence document associated with Neighbourhood Plan policies.
- 6.34 The results of the Refreshing Fressingfield Parish Survey in 2017 indicated that the impact of any new development on its surroundings was a key issue for people. The issue of scale of new development being the single most influencing factor with comments made about housing numbers, small sites balanced against the value of the historic and natural environment.

6.35 The Steering Group was very clear early on in the evolution of this plan that there was a strong need to define the local building style and to improve the overall quality of design and that this could be done through the production of a Character Appraisal which could inform policies that apply equally to large scale development as well as single dwellings, non-residential development and even extensions all in the interests of improving design quality.

6.36 Work on the Character Appraisal began before the Policy Ideas Exhibition in September 2018 and an early draft of it was available for people to look through at the exhibition. The Policy Ideas exhibition asked for views on a potential policy that sought to define the local style and improve design. It was clear that this was a subject that resonated locally with comments such as:

*‘Village should not be set in aspic with everything looking like it did in the 17th century!’*

*‘It should have modern contemporary design as well as traditional’*

*‘Design needs to encourage diversity of people; younger and older people of differing socio economic groups mixing and supporting one another’*

*‘Design codes cannot be too restrictive and stop development from occurring; allow sympathetic new builds but not so out of character they negatively affect other buildings’*

*‘No estates of similar houses or houses which could be anywhere in the country’*

6.37 Following the September exhibition, considerable progress has been made on the Character Appraisal which has looked positively and in detail at a number of design elements – scale, materials, detail as well as looking for good examples of when various design elements have worked well, and the wording of the policy below has been directly influenced by the findings of the Character Appraisal. Through this work, a description of the vernacular of Fressingfield i.e. the character of Fressingfield has emerged. The Steering Group were also clear that new development in Fressingfield should not be a pastiche or copy of existing development but that modern and contemporary design should be encouraged and that this could very easily take its lead from existing good examples and design details.

6.38 Considerable emphasis is given to achieving well designed places in the NPPF 2018. Paragraph 124 describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development,



creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applications, communities and local planning authorities is essential.

### Examples of Fressingfield Vernacular



**Materials – flint walling and render**



**Details – wall panelling and pargetting**



**Details – porch details and brick arches**



**Rooves – barge-boarding and overhanging eaves**



**Orientation – yard entrance and street frontage**



## Objective 8. To define Fressingfield’s local building styles and improve the quality of new design

### POLICY FRES 9 – FRESSINGFIELD VERNACULAR

#### FRES 9 Fressingfield Vernacular

The Character Appraisal for Fressingfield (See CA document) has identified the following as important and distinctive materials and details that contribute to the overall character and local distinctiveness of the parish:

##### Building materials and details

- a) flint walling,
- b) historic local white and yellow brick in addition to soft red brick,
- c) render
- d) wall panelling, pargetting
- e) brick arches above windows
- f) porch detailing
- g) brick walling within end gables

##### Roof shapes and materials

- a) high pitches and overhanging eaves
- b) plain Suffolk pantiles or near black glazed Norfolk pantiles
- c) barge-boarding – deep and decorative

##### Orientation

- a) Mixed layout but with openness and ‘all round views’
- b) individual plots with smaller closes at juxtaposition with one another.

Any new development (not just residential) of any scale or use should incorporate these important characteristic details within the design of the scheme. Innovative and contemporary design that incorporates the above character details and uses sustainable materials is encouraged.

#### Design

- 6.39 Paragraph 125 of the NPPF states that ‘Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics’.
- Neighbourhood Plans can play an important role in identifying the special qualities of an area and how it should be reflected in development. The Fressingfield Character Appraisal has sought to undertake this role.

- 6.40 The NPPF indicates that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area and the way it functions. Outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area should be encouraged so long as they fit in with the overall form and layout of their surroundings.

#### **Examples of modern developments**



#### **Modern with traditional elements and contemporary design**

- 6.41 As well as defining the local vernacular, in attempt to influence the design and quality of new developments and ensure that they respect and integrate with their surroundings, it has also been considered that issues relating to the layout of new residential developments in particular require guidance. Examples of where development has worked well and examples that have worked less well have been examined and the density, layout and landscaping of new development sites have been highlighted as particular issues. Matters such as parking, garages, external storage, room for wheeled bin storage, road layouts, closeness of dwellings and the visual appearance of the edges of development have been considered in detail. Given that any new housing developments in Fressingfield will almost certainly have to be located on the edges of the current built up area immediately adjacent to the open countryside and that the village sits within an unusual valley landscape setting, particular care needs to be taken.

**POLICY FRES 10 - DESIGN**

**FRES 10 Design**

All new development should be well designed, reflecting Fressingfield’s local distinctiveness and character. Development should not adversely impact upon the appearance of the village or harm wildlife interests. Design should have regard to local context and seek to enhance the character and quality of Fressingfield. Innovative and sensitive contemporary design is encouraged.

New development should:

respect the scale and character of existing and surrounding buildings, reinforcing local development patterns, the form, scale, massing and character of adjacent properties where this provides a positive contribution (see Character Appraisal).

This can be achieved where development proposals :

- a) are of a density that is compatible with the existing prevailing density in the immediate area
- b) have high regard for the Conservation Area and the setting of listed buildings in the parish
- c) have soft well landscaped boundaries with a minimum edge of 5 metres, where adjacent to open countryside or edge of settlement
- d) be designed to avoid a detrimental impact upon wildlife interests and incorporate specific measures and features designed to encourage and support wildlife including buffers or corridors as appropriate
- e) recognise the importance of the separation between buildings which retains a rural feel

All new residential developments should:

- f) avoid cramming by ensuring that a residential plot can accommodate the needs of modern dwellings with useable garden space and that rear gardens can be accessed without going through the dwelling
- g) respect the established building “set-back” and arrangements of residential front gardens, walls, railings or hedges
- h) minimise the loss of important trees and hedgerows to enable necessary road access and visibility splays
- i) meet the requirements of Secure by Design<sup>13</sup> to minimise the likelihood and fear of crime

<sup>13</sup> Secure By Design - <http://www.securedbydesign.com/>

j)	provide sufficient external amenity space for refuse and recycling storage
k)	provide sufficient off-street, car and bicycle parking for residential properties without the need for the use of existing front gardens <sup>14</sup> and
l)	minimise the need for additional lighting

### **Floodrisk and pollution**

- 6.42 The foul water system serving Fressingfield is categorised by Anglian Water [AW] as a closed system in that it was not originally designed to accommodate surface water in a combined pipe and was historically not constructed for such dual functionality. It was designed as a foul water system only and with no surface water connections. Therefore when AW model foul flows arising from new development, the model only factors in foul water flows and the impact on capacity because it is designed as a closed foul water system. This is also the reason that AW has not raised objections to proposed new housing development in the village.
- 6.43 As described in previous sections, since the systems construction in the early 19<sup>th</sup> century, an unknown number of domestic surface water connections have been connected to the foul water system without the knowledge of the foul drainage authority. This is not peculiar to Fressingfield nor is it illegal but occurred as general practice all over the country.
- 6.44 The possible causes of acknowledged localised flooding that occurs during and after storms has been investigated by AW. They have ruled out the ingress of surface water into the foul water system as a result of broken pipes and concluded that the only plausible cause therefore can only be surface water connections. In practice this means that when large quantities of rain fall in a short time, the spare capacity in the foul water pipes is rapidly occupied by surface water and the build-up of pressure and content causes the manhole covers to pop and diluted raw sewage to spill into the road and the Beck.

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<sup>14</sup> As per The Suffolk Guidance for Parking 2015 (or any successor document)



**Photographs courtesy of SAFE website**

- 6.45 This situation cannot be considered environmentally sustainable and the pollution of parts of the village and the Beck with raw sewage, sanitary products and toilet paper is unacceptable pollution that will only worsen if new development connects to the Fressingfield foul water system. As it becomes increasingly common to experience extreme weather conditions in the UK, the incidences of flooding and pollution are likely to increase.
- 6.46 The situation is considered serious enough to be a reason for refusal of the three recent proposed housing developments as referred to in the housing section above. As mentioned in paragraph 5.6 above, the Parish Council is working with Anglian Water as a priority matter to identify a solution to the issue. Improvements at the pumping station at Harleston Hill, have already been identified and further exploration of options is on-going. If no satisfactory solution can be found, there may need to be a ceiling on development in the village until such a solution is found.
- 6.47 Most of the Parish of Fressingfield lies outside of the highest areas at risk from flooding e.g. Flood Zone 3 as defined by the Environment Agency<sup>15</sup> and therefore the

<sup>15</sup> <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=626124&northing=277586&placeOrPostcode=Fressingfield>



risk of surface water flooding from river water for the majority of the parish is low. There are however properties to the north east of the built up area of the village that are located in the floodplain – e.g. properties on Harleston Road, Low Road and Cratfield Road.(See Appendix D). Anecdotally, it seems that reports of flooding are not always accurate, as often it is unclear to residents to whom reports should be made, meaning that the data upon which planning and flood authorities have based their decisions in the past may not always have been accurate and may have underestimated the extent of flooding.

- 6.48 The Beck which runs through the village has also been known to overtop during heavy rainstorms. Surface water from any new development will almost certainly find its way into the Beck at some point and therefore attenuation measures will need to be in place if new development is to be permitted.
- 6.49 NPPF paragraph 155 states that ‘inappropriate development in areas at risk of flooding should be avoided by directing development away from the areas at highest risk (whether existing or future)’. Paragraph 156 goes on to advise that flood risk from all sources should be managed and the cumulative impacts in or affecting areas susceptible to flooding should be considered.
- 6.50 At the Policy Ideas Exhibition in September 2018, the issue of flooding was a common issue being raised and there was support for a policy that sought to address the issue. In addition, local residents were asked to identify areas of localised flooding by placing a blue flag in a map. The results of that exercise are shown below:



**Saturday 22<sup>nd</sup> September 2018**

**Monday 24<sup>th</sup> September 2018**



**Objective 9. To prevent increased localised flooding and reduce existing incidences of flooding and pollution**

**POLLUTION  
POLICY FRES 11 – LOCALISED FLOODING &**

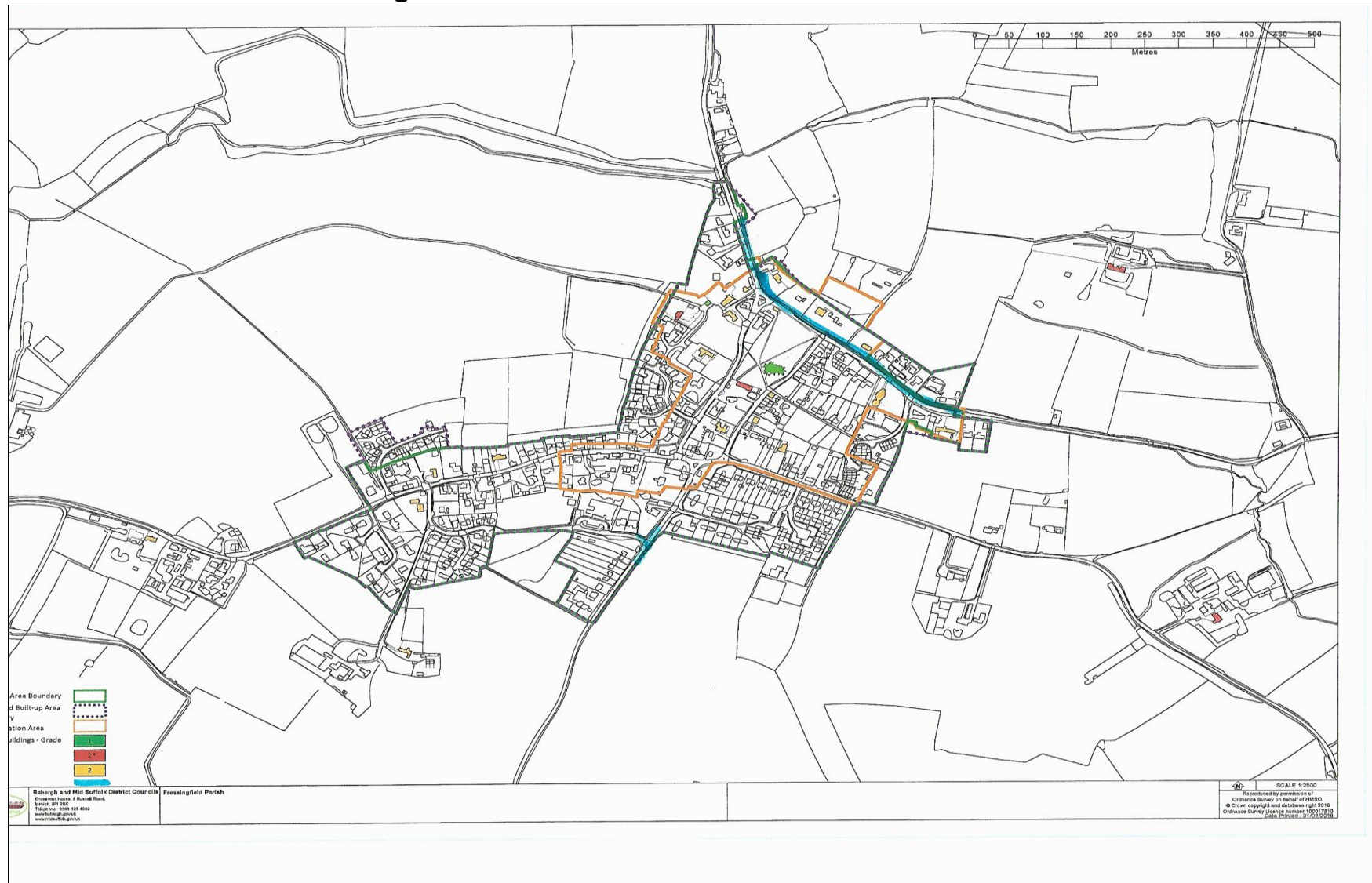
**FRES 11 Localised flooding and pollution**

All new development is required to include sustainable drainage methods and include rainwater capture as well as grey water recycling as necessary to prevent any additional surface water flooding from the site and reduce flow discharge from the site by at least 10%. If proven unviable to include all flood prevention measures, the scheme must demonstrate the resulting surface water flood risk is not detrimental to residential amenity within the Neighbourhood Plan area. No development shall be supported in any flood zone as updated by the Environment Agency or surface flood area as held by the Suffolk County Council Flood Authority.

The existing identified localised flooding areas are shown on Map 6.4. but are not limited to:

- a) Low Road
- b) Harleston Road
- c) Cratfield Road
- d) Stradbroke Road/School Lane junction adjacent to the pond

### MAP 6.4 Areas of Localised Flooding



**Climate Change, energy efficiency, low carbon technology and renewable energy**

- 6.51 Paragraph 148 of the NPPF 2018 states that the planning system should support the transition to a low carbon future and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, including encouraging the re-use of existing resources and support for renewable and low carbon energy.
- 6.52 In addition, the NPPF encourages planning policies to plan for new development that can help to reduce greenhouse gas emissions such as through its location, orientation and design. Policies should also help to increase the use and supply of renewable and low carbon energy and heat.
- 6.53 The issues of climate change, energy efficiency and renewable energy did not feature strongly in the responses to the Refreshing Fressingfield 2017 questionnaire. The Policy Ideas Exhibition, in September 2018, asked an open question in relation to these issues and inquired whether there were any important issues related to the subject that the plan needed to tackle. The responses were limited and tended to focus on renewable energy – specifically solar farms and solar panels.
- 6.54 However, in assessing the results of the exhibition, the various consultations with local groups, the specific youth consultation result and in consideration of the fact that the plan period covers 18 years, the steering group felt that the issues – which are very forward looking issues - should be addressed by a policy in the plan.
- 6.55 Inspired by award-winning designer Wayne Hemingway, a ground-breaking ‘Design Guide’<sup>16</sup> for building and development in Suffolk is being created by the county’s local authorities. A significant part of this is expected to cover issues of sustainable construction , energy efficiency and renewable energy.

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<sup>16</sup> <https://www.suffolkdesign.uk/>

**Objective 10. To encourage renewable energy and low carbon technology to be incorporated into new development**

**POLICY FRES 12 –ENERGY EFFICIENCY, LOW CARBON TECHNOLOGY AND RENEWABLE ENERGY**

**FRES 12 Energy efficiency, low carbon technology and renewable energy**

New developments shall be designed to anticipate climate change. They should be capable of being adapted to minimise resources used in both construction and use whilst being sensitive to the local character.

Support will be given to buildings that:

- a) maximise passive solar gain;
- b) use grey water recycling and rainwater capture,
- c) incorporate measures such as biomass/wood pellet boilers, air source and ground source heat pumps
- d) incorporate on-site energy generation from renewable sources such as solar panels
- e) include a layout and massing that takes account of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets

Support will also be given to proposals for solar arrays provided they are of a suitable scale and do not have an unacceptable visual impact on local landscape character.

# Chapter 7 Economic Development and Transport

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## **New and Existing Business**

- 7.1 The role of Neighbourhood Plans within the planning system is not just about housing growth or environmental protection. They also have a role to play in delivering the economic objectives related to sustainable development as set out in the NPPF.
- 7.2 Within the Parish of Fressingfield, there are 9 registered farm businesses, a number of which have either applied for or been granted planning permissions for change of use on agricultural buildings and this is a trend likely to continue.
- 7.3 A big influence on the agricultural sector over the NDP plan period will be Brexit, which at the time of writing is still a significant uncertainty. The agricultural holdings within Fressingfield range in size and scale and many have long historical associations with the parish. The Government has made it clear in various announcements on the subject during 2018 and 2019, that future ‘farm subsidies must be earned’<sup>17</sup> and that there is an expectation that payments to farmers will centre around protecting the environment and enhancing rural life. The most tangible effect of changes to agricultural funding for Fressingfield will be the loss of farm subsidies in 2027. It is likely that a number of small farms will simply cease to be viable and will therefore discontinue to farm. Other influences that may have future impacts include factors such as genetic modification, technological advances, a shift to vegetarianism, disease and climate change. The remaining small and medium sized farm enterprises will be under pressure to diversify to maintain farm incomes and therefore they will be seeking alternative uses for existing unused and underused farm buildings which are outside of traditional agricultural uses. However, there may be some local agricultural businesses that will be in a position to continue to expand and therefore the plan’s policies will provide positive support for such proposals e.g. new farm buildings.
- 7.4 There are a number of other local businesses related to agriculture which own property in the village which they use to house their employees e.g. CE Davidson Ltd

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<sup>17</sup> Secretary of State for Defra – Michael Gove

who employ approximately 55 people and provide work for around 50 subcontractors at any one time. Other businesses<sup>18</sup> within the parish tend to be smaller scale and range from Weybread Woodcraft who employ a number of local people to bed and breakfast/tourist accommodation, to upholsterers, builders/painter and decorators, car repairs and health and beauty services. With an increasing trend countrywide in the last 10 years towards micro businesses and a related increase in self-employment it is assumed that there may be a range of other residents who have a business based at home or are able to work from home whilst being employed elsewhere; however it is difficult to put a precise figure on these. The local facilities such as the shop, the school, Tiddlywinks Nursery (which employs around 20 people), the medical centre and the public houses also contribute to local employment opportunities.

- 7.5 According to the 2011 Census, the top occupations listed by the population of Fressingfield are skilled trades 22.6%, professional 15.5%, managers, directors and senior officials 13.5%, associate professional and technical 9.6%, administrative and secretarial 9.0%, Caring, leisure and other service 8.9%, elementary 8.3%, skilled agricultural and related trades 8.3%, agricultural and related trades 8.3%, corporate managers and directors 8.1%. Almost 66% of the Fressingfield population were employed either full or part time, 33% of which were self-employed (with a third of those employing other people). The remaining 33% of the population is retired.
- 7.6 The Refreshing Fressingfield 2017 parish questionnaire did ask questions in relation to views on whether more village based employment should be created and whether there was an appetite or need to increase provision for industrial. The responses did not give a clear steer or mandate and were evenly split across the strongly agree to disagree spectrum.
- 7.7 The September 2018 policy ideas workshop tried to investigate the issue in more detail with specific questions asked about encouraging existing businesses to expand, attracting new businesses to the parish. The results indicated broad support for the expansion of existing businesses where this would be sympathetically achieved and for encouraging new businesses into the parish. However there was a clear steer that this would not be heavy industry and there was clear support for new businesses that were small scale and online or technology based albeit there were some concerns about the wifi connectivity. As businesses can be notoriously difficult to engage in consultation exercises, the exhibition boards included a specific question aimed at engaging businesses titled ***'Calling All Fressingfield Businesses! We need to hear from you today!'*** which sought feedback on what businesses think,

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<sup>18</sup> Source: <http://fressingfield.suffolk.cloud/fressingfield-today/local-business-directory/>



need, want and feel about the NDP in its process going forward. Responses highlighted the need for better broadband, the opportunity to meet, the concept of a business/social hub with business services (See **FRES 5**) e.g. printing, laminating, meeting room, concerns over a lack of housing to accommodate the labour force, an encouragement for re-using unused or surplus to requirement farm buildings.

**Objective 11. To enable existing businesses to expand and to encourage new business into the parish.**

**POLICY FRES 13 – NEW & EXISTING BUSINESSES**

**FRES 13 New and existing business**

Proposals for the expansion of existing businesses including small scale extensions will be supported provided they do not have a significant adverse impact upon the character of the area, adjoining uses, or the amenity of local residents, either, through their built form, proposed use or traffic generated.

Proposals for change of use involving a potential loss of existing land or premises currently in employment will only be supported where it can be demonstrated that:

- a) alternative provision can be made elsewhere in the parish to an equally convenient, safe and accessible location or
- b) there is no reasonable prospect of continued viable use and this can be demonstrated through:
  - i) twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and
  - ii) confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.

New small scale businesses appropriate to a rural area, particularly those that result in the reuse of redundant or unused historic or farm buildings, will be positively encouraged, provided they do not have a significant adverse impact on the character of the area, the amenity of residents or result in an unacceptable increase in traffic generation.

New buildings to accommodate new business or agricultural uses, of an appropriate scale and design will also be supported subject to criteria set out above.

### Enhancement and Redevelopment

7.8 A particular benefit of a Neighbourhood Plan is that it is able to look more closely at a settlement than a Local Plan and can more easily identify specific sites for regeneration, redevelopment and enhancement should this be identified by the community through consultation. The September 2018 Policy Ideas Exhibition asked a specific question around whether there was support for a policy that encouraged the re-use or redevelopment of sites that were currently unused or redundant sites. The policy idea was specifically exploring the potential for the new uses to be non-residential uses and could include business and commercial uses, community uses or even a mix . The responses indicated a strong support for such a policy and the most commonly identified location was the Fox and Goose stables, which is owned by the church. However at the time of writing any ideas or proposals are still embryonic and are not sufficiently advanced to warrant a specific allocation. There may also be other sites that are currently in use that may come forward for redevelopment during the plan period and therefore it is considered that a positive policy that encourages the redevelopment and enhancement of such sites is included within the NDP. (See also Policy **FRES 5** Fressingfield Hub above).

**Objective 12. To encourage redevelopment/re-use of existing underused sites**

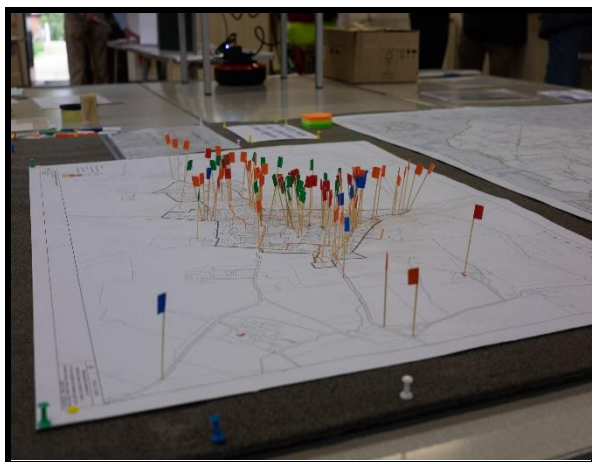
POLICY FRES 14 – ENHANCEMENT AND REDEVELOPMENT	<p><b>FRES 14 Enhancement and redevelopment opportunities</b></p> <p>Proposals that would result in a positive visual, environmental or historic enhancement to any existing underused or unused site e.g. brownfield sites within the Settlement Boundary will be supported provided that, they are of a suitable scale and design and do not detract from the overall character of the area or adversely impact upon the amenity of adjoining residents.</p>
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### Transport and Highway Safety

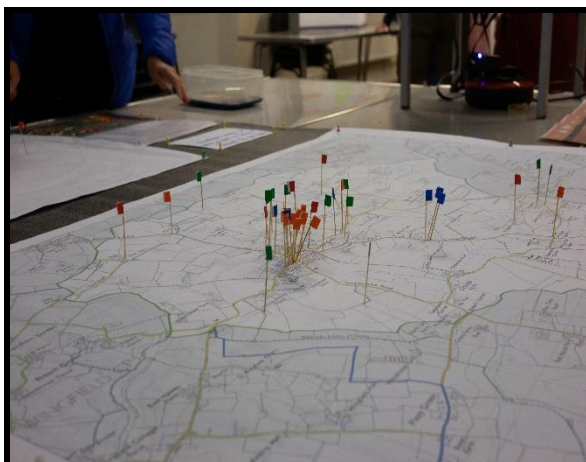
7.9. The subject of transport and highway safety is always a big issue for local communities. In rural areas it can be the lack of public transport and alternatives to the private car that is a concern as well as issues of speeding and the condition of the highway (both the carriageway itself and the pedestrian footways). It is a difficult area for Neighbourhood Plans as many of these concerns are not strictly

speaking 'planning' issues as they do not require the benefit of planning permission. However they are often issues that result from and arise out of 'bad planning' where the wider impacts of development on the community have not been taken into account.

- 7.10 The NPPF at paragraph 102 states that transport issues should be considered from the earliest stages of plan making and development proposals so that the potential impacts of development on transport networks can be addressed and that opportunities to improve walking and cycling and public transport use are pursued.
- 7.11 The NPPF continues at paragraph 104 to state that in the interests of sustainable development, planning policies should seek to minimise the number and length of journeys needed to be made (particularly by the private car) and provide for high quality walking and cycling networks as realistic alternatives. In assessing the impacts of any development proposal of any size, consideration should be given to the impact of the proposal on the highway network and where an unacceptable impact is identified either singularly or cumulatively permission may be refused.
- 7.12 The response to the Refreshing Fressingfield consultation in 2017, highlighted speeding, condition of and lack of pedestrian footways and pot-holes as key concerns from the community. A lack of regular and convenient public transport that could be used for commuting to work was also highlighted and reference was also made to the Borderhoppa.
- 7.13 The September 2018 Policy Ideas Exhibition specifically asked whether there were traffic and transportation issues that the community felt needed addressing, mindful that the results may not be necessarily able to be dealt with via an NDP policy. The Parish Council have since confirmed that where issues have been highlighted via the NDP consultations that are not strictly NDP issues, they will identify them as Community Action Projects to be taken forward in the Village Improvement Plan. Local residents were also asked to highlight any specific locations where they felt a transport related issue existed by placing an orange flag in a map. The results are shown below:

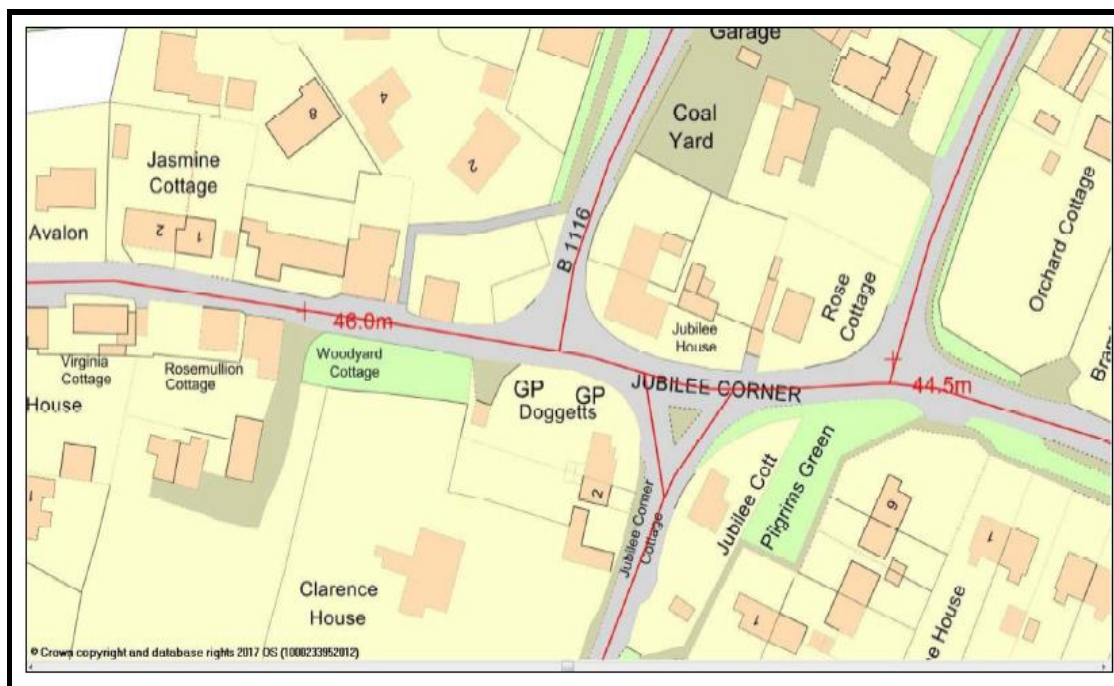


**Saturday 22<sup>nd</sup> September 2018**



**Monday 24<sup>th</sup> September 2018**

- 7.14 Highways safety concerns was also a reason for refusal for each of the three applications referred to in the housing chapter above - specifically the impacts of increased traffic at New Street/Jubilee Corner which is an area reflected on the consultation response maps shown above.
- 7.15 As mentioned in paragraph 5.1.16 above, Suffolk County Council, as Highways Authority, objected to the applications on the basis of highway safety concerns as New Street has no footways and Jubilee Corner only has one short narrow section of path on one corner. Pedestrians are required to walk in the road sharing it with cycles, motorbikes, cars, vans, lorries and assorted farm vehicles from tractors through to occasional combine harvesters. All the roads within the vicinity of the Jubilee Corner junction are subject to a 30mph speed limit. There is also parking associated with a number of the properties along New Street, particularly the village shop. This further reduces the width of carriageway available to vehicles and pedestrians and increases the risk of contact and adds to potential concealment of pedestrians. Again, as with the sewerage issues, there does not appear to be an obvious or easily available solution and therefore the impact of new development on pedestrian safety in this location will be another determining factor in the consideration of the future housing requirements of Fressingfield.



Map of Jubilee Corner/New Street taken from MSDC Committee Report<sup>19</sup>

**Objective 13. To improve pedestrian and highway safety and take opportunities to introduce traffic calming measures to reduce traffic speeds**

**POLICY FRES 15 –  
TRANSPORT AND  
HIGHWAYS SAFETY**

**FRES 15 Transport and Highway Safety**

All new developments shall connect to existing networks and seek to improve levels of walking and cycling in the Neighbourhood Plan area unless it can be demonstrated to be impractical.

Development proposals shall detail how the development does not increase traffic flows or risk highway safety or how any such impact will be minimised and mitigated to ensure no increased material harm.

<sup>19</sup> [https://planning.baberghmidsuffolk.gov.uk/online-applications/files/C5557A0D19E1FE8B6E98923DCE99AFF0/1648\\_17-COMMITTEE\\_REPORT-7106813.PDF](https://planning.baberghmidsuffolk.gov.uk/online-applications/files/C5557A0D19E1FE8B6E98923DCE99AFF0/1648_17-COMMITTEE_REPORT-7106813.PDF)





## Chapter 8 Implementation and Monitoring

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### Implementation

- 8.1 The Fressingfield Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2036. The implementation of the Fressingfield Neighbourhood Plan will require the co-ordinated input and co-operation of a number of statutory and non-statutory agencies, private sector organisations and the local community.
- 8.2 Alongside other strategic documents and policies, the Fressingfield Neighbourhood Plan is intended to provide a starting point for working together to implement positive physical change in the parish.
- 8.3 The policies in this NDP shape the way in which development happens within the parish of Fressingfield. Some of the policies included within the Fressingfield Neighbourhood Plan have a delivery element, often a requirement of development or 'planning obligation'. Planning obligations, (often referred to as section 106 agreements) are legal agreements negotiated between the Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- comply with planning policy - for instance, by requiring affordable housing or public open space to be provided; and

- do not impose undue burdens on existing facilities - for instance, by requiring financial contributions to improve local services such as schools, libraries or transport.

- 8.4 In order to see delivery realised, it will require Fressingfield Parish Council and partner organisations to be proactive in getting the best results for Fressingfield. Working in partnership with Mid Suffolk District Council and Suffolk County Council will be particularly important regarding strategic matters such as addressing traffic and highway safety issues.
- 8.5 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. Mid Suffolk District Council has an adopted CIL in place for the District and once the Neighbourhood Plan is 'made,' Fressingfield Parish Council would benefit from 25% of the levy revenues arising from development that takes place in Fressingfield. This revenue will be used to fund projects contained in the Village Improvement Plan.
- 8.6 A formal review process in consultation with the local community and Mid Suffolk District Council should be undertaken at a minimum of every five years, to ensure that the Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Parish Council will monitor development in Fressingfield along with the local and national policy and legislative context. It is understood that the Fressingfield Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time. Some of the first Neighbourhood Plans that were 'made' across the country are now in the process of review and alteration.

### **Monitoring**

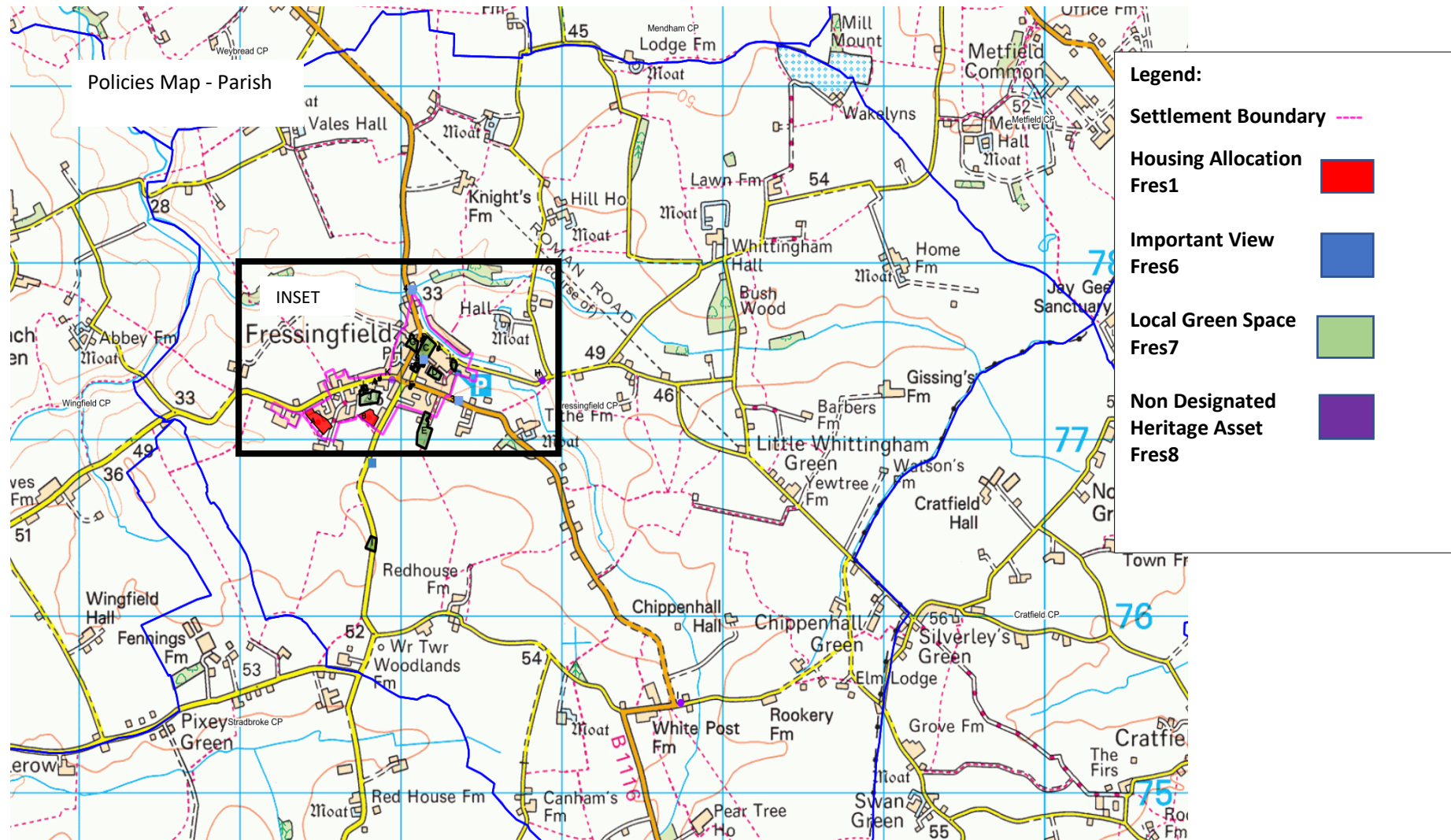
- 8.7 It will be the responsibility of Mid Suffolk District Council to monitor the implementation of the Fressingfield Neighbourhood Plan assisted by Fressingfield Parish Council. It is possible that further development will take place during the Neighbourhood Plan period – 2018 - 2036.
- 8.8 The Parish Council will report annually on the implementation of policies, and the progress made on taking forward the Community Action Projects in the form of the Village Improvement Plan. This will be contained in the Parish Council minutes and will be available on the Parish Council and the Neighbourhood Plan websites and issued to Mid Suffolk District Council.

# APPENDICES

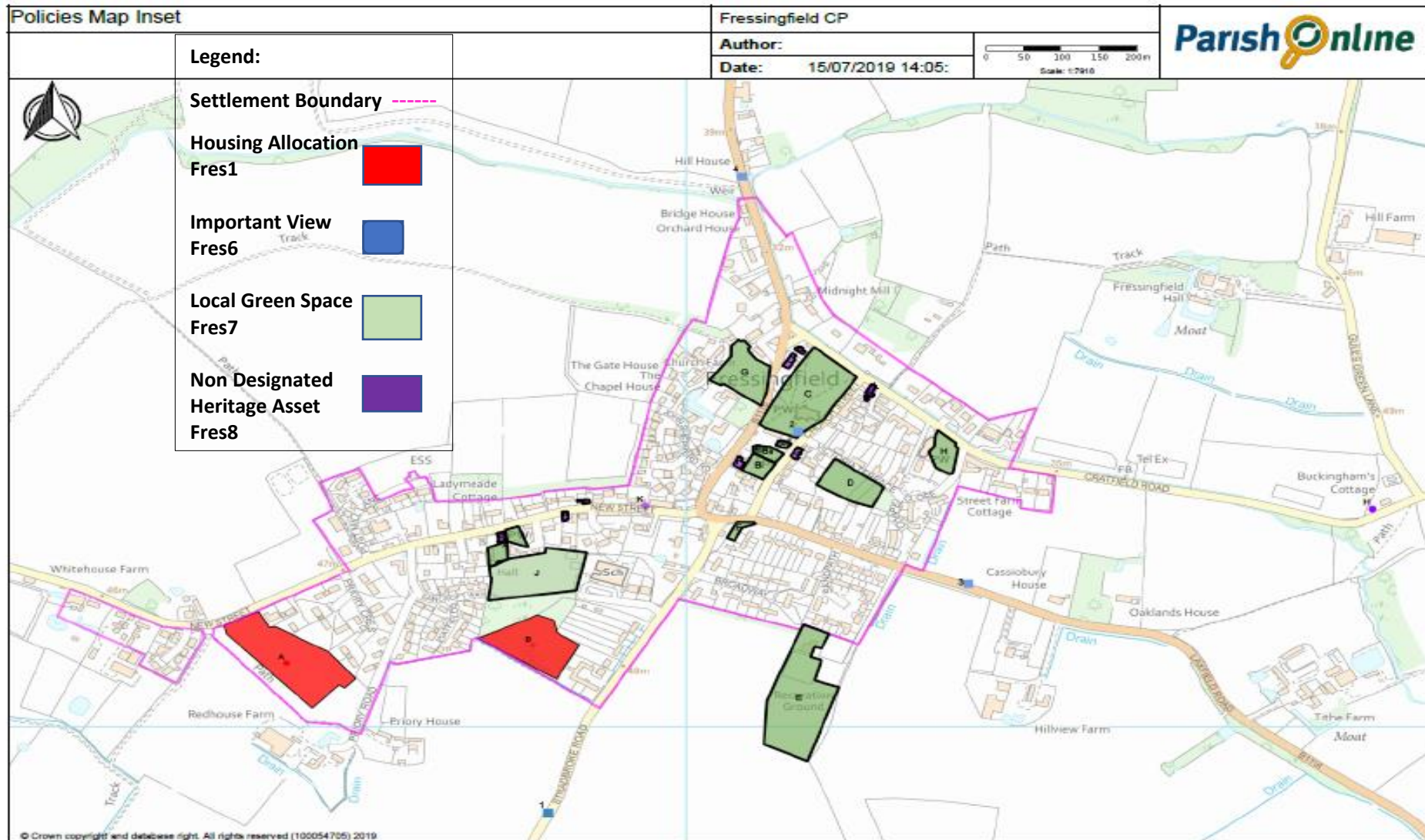


## **Appendix A – Policies Maps - Parish and Inset**









## Appendix B – Fressingfield Neighbourhood Development Plan Steering Group

Members:

<b>Member</b>	<b>Role</b>
Paul Woodward	Chair
Nick Stolls	Vice Chair
Di Warne	Clerk
Mike Cox	
Alexander Day	IT
Garry Deeks	
Philip Eastgate	
Tom Lindsay	
Elizabeth Manero	
Paul McCann	
Rachael Troughton	
Andrew Vessey	
Andrea Long	Consultant



## Appendix C – Justification for Local Green Spaces

The table below outlines the justification for the inclusion of each Local Green Space identified. The criteria are based on paragraph 100 of the National Planning Policy Framework 2019

	Name of Green Space	Green space is in reasonably close proximity to the community it serves	Green space is demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquility or wildlife value	Green space is local in character and not an extensive tract of land	Comments	LGS – Y or N
a	Graveyard and area rear of Methodist Chapel on New Street	Yes	Yes – recreational and community value	Yes		Yes
b	Land surrounding Fox and Goose	Yes	Yes – historic, amenity value and potential community use	Yes	Protected open space in the 1998 MSDC Plan	Yes
c	Churchyard	Yes	Yes – historic and community value	Yes	Protected open space in the 1998 MSDC Plan; setting of church	Yes
d	South of Victoria Terrace	Yes	Currently unsightly – allotments/community gardens and therefore community value	Yes	Protected open space in the 1998 MSDC Plan	Yes

e	Sports and Social Club/Tennis Courts etc	Yes	Yes – community and recreational value	Yes	Protected open space in the 1998 MSDC Plan	Yes
f	Pilgrims Green (Laxfield Road)	Yes	Yes – amenity and community value	Yes		Yes
g	Land opposite Church at Church Farm Green	Yes	Yes – visual and amenity value	Yes	Protected open space in the 1998 MSDC Plan	Yes
h	Baptist Chapel Graveyard, Low Road	Yes	Yes – historic and community value	Yes		Yes
i	Land adjacent new Scout Hut	Yes	Not in current state which is arable – will have in the future once permission is fully implemented	Yes	Current use/appearance would not qualify as demonstrably special to the community. Once the permission is fully implemented it might. Should be reconsidered once the NDP is reviewed  Removed from policy	No
New i	Cemetery on Stradbroke Road	Is someway from built up are of the village but does have public access	Yes – community value and historic value will increase over time	Yes		Yes
19	Woodland, NE of Cratfield Road (TM26263 77613)	Yes - Reasonably close to some development on Cratfield Road/Low	No - Some potential wildlife value but not a designated site; no real	No - Potentially a large site > 1.5 acres if all		No

		Road but at village edge	community value or access; a footpath in the vicinity but not easily seen from footpath which runs behind fence/wall. Would struggle to argue demonstrably special to the community	woodland to be included		
New j	School Playing field	Yes – centrally located in the village	Yes – community and recreational value	Yes		Yes



## Appendix D – Justification for Non Designated Heritage Assets

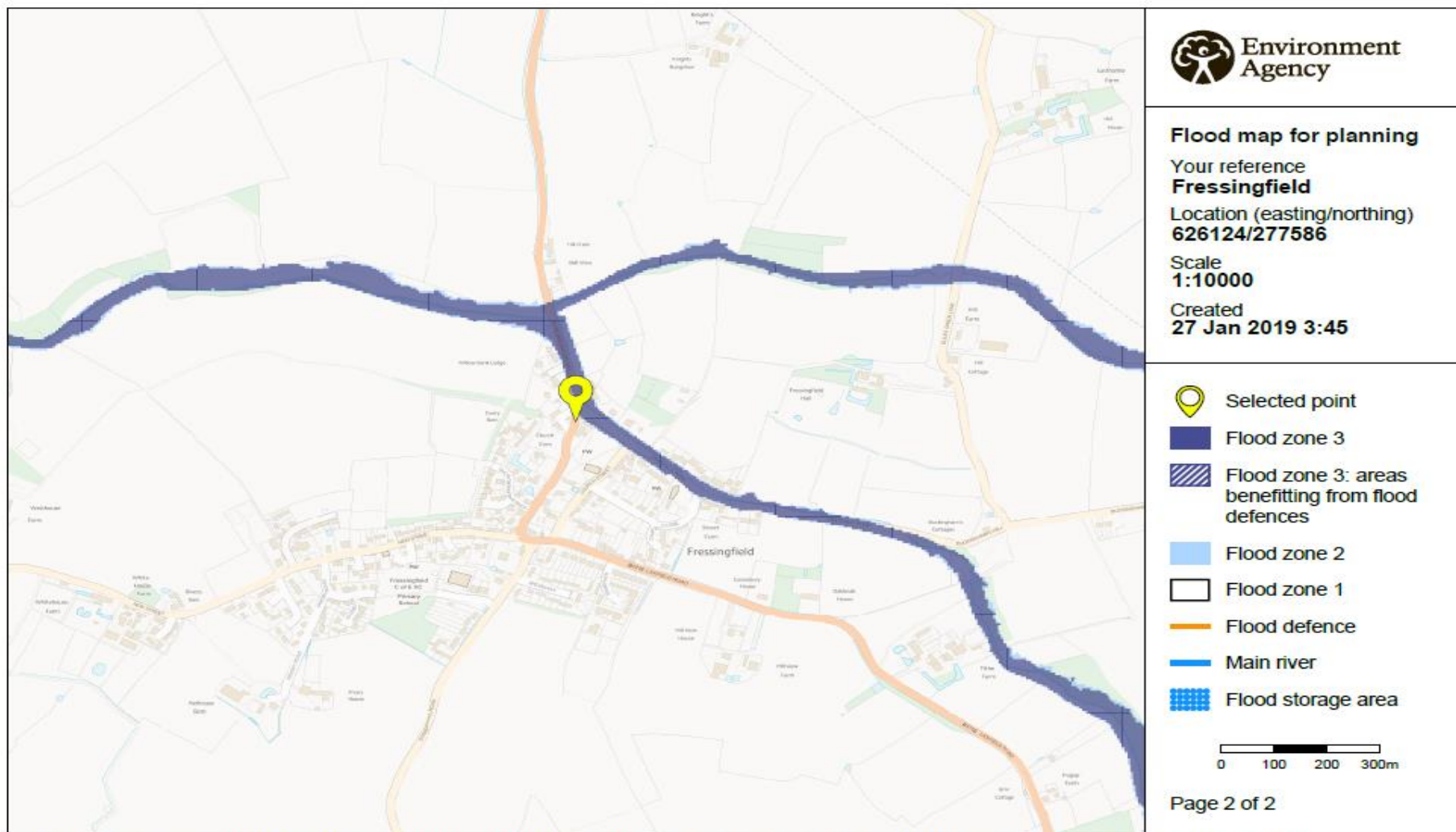
Justification for the inclusion of non-designated heritage assets. The criteria are based on the Local Heritage Listing: Historic England Advice Note 7, page 9.

	Name of Asset	Age	Rarity	Aesthetic Interest	Group Value	Archaeological Interest	Archival Interest	Architectural Interest	Historical Association	Designed landscape interest	Landmark Status	Social and Communal Value	Total	Rank
1	Rosemary Villa (former Bunbury Arms)	190	3	2	N/A	2	4	3	4	2	2	N/A	22	9
2	Methodist Church, New Street and Burial Ground	130	3	3	N/A	4	4	3	4	3	3	5	32	5
3	Swan Inn, Harleston Road	200	3	3	4	2	4	3	4	2	4	5	34	2=
4	Building at right angles to Swan Inn	200	4	4	4	3	3	3	4	3	4	2	34	2=
5	Fox and Goose Stables	250	5	4	4	4	5	5	4	4	4	5	44	1
6	Sancroft Hall	100	3	3		3	4	4	4	3	4	5	33	4
7	Row of buildings on east side of Church Street between The Pottery and Victoria Terrace	250	2	3	3	2	3	4	3	3	3	N/A	26	7
8	Pill Box, Low Road	70	1	1	N/A	2	2	3	3	4	2	N/A	18	11=
9	Pill Box, opposite White Post Cottage, Chippenhall Green	70	1	1	N/A	2	2	3	3	4	2	N/A	18	11=
10	The Cottage, New Street	400+	4	3	N/A	2	4	3	3	3	3	N/A	24	8

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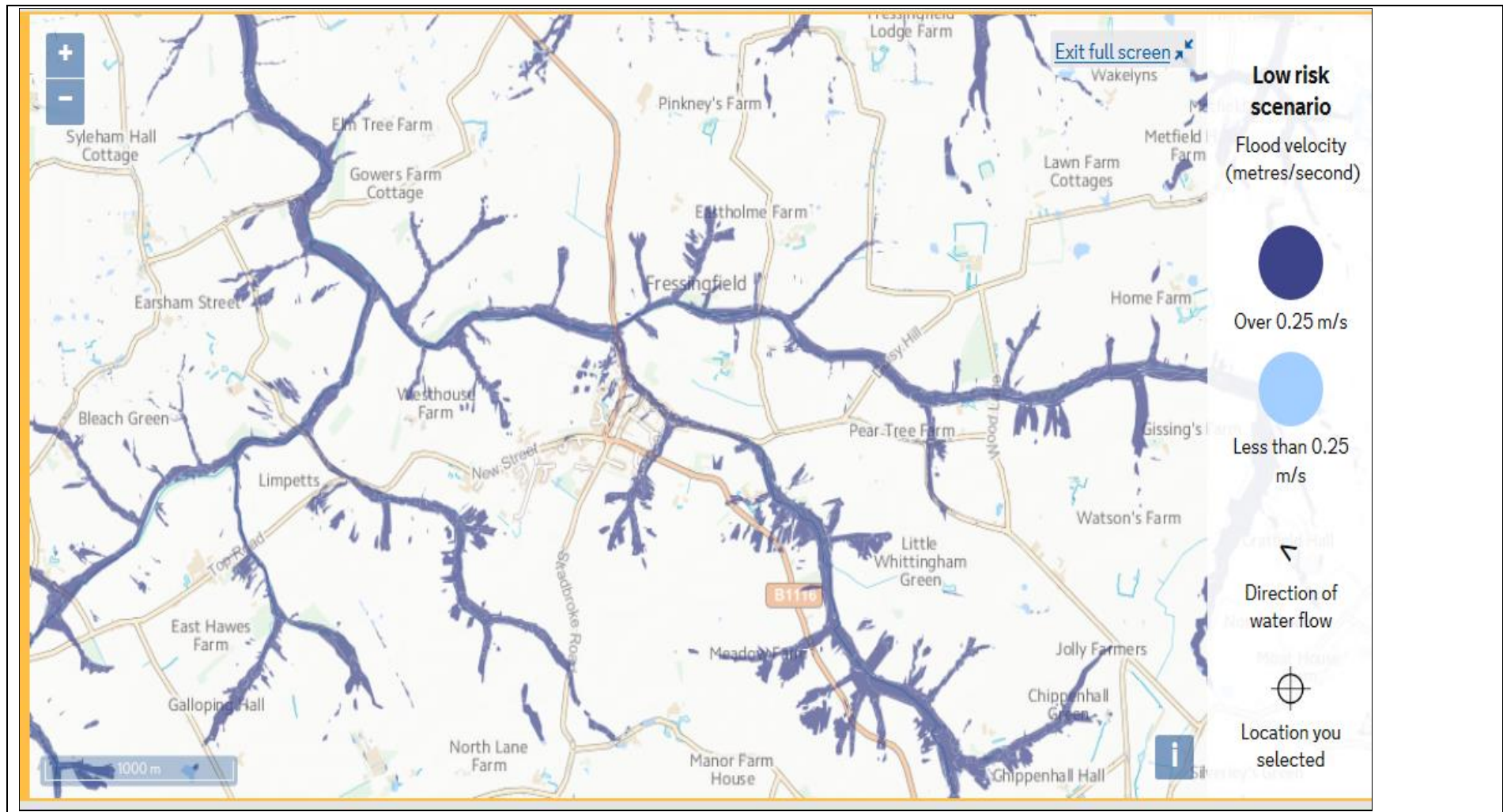
11	The Hand Pump, New Street	100+	2	2	N/A	2	2	2	3	2	3	3	21	10
12	The Angel	200	3	3	4	4	4	3	4	3	3	n/a	31	6

### Appendix E – Environment Agency Floodrisk Map for Fressingfield – Flood Zones 1-3



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### Appendix F - Environment Agency Floodrisk Map for Fressingfield – Surface Water



## Appendix G – Definitions and Glossary

<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
<b>Brownfield Land or Site</b>	Brownfield land is another term for previously developed land.
<b>Community Facilities</b>	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance is protected.
<b>Density</b>	Measurement of the number of dwellings per hectare and often in equivalent dwellings per acre.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land."  Most forms of development require planning permission.
<b>Duty to Cooperate</b>	Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities
<b>Environmental Impact Assessment (EIA)</b>	EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>Greenfield Site</b>	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.



<b>Habitat</b>	The natural home of an animal or plant often designated as an area of nature conservation interest.
<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Landscape Character Assessment</b>	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
<b>Listed Building</b>	A building or other structure of Special Architectural or Historic Interest. The grades of listing are grade I, II* or II.
<b>Local Development Framework (LDF)</b>	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
<b>Local List</b>	A list of buildings identified for their local historic, architectural or cultural contribution to the character of an area. The Local List is compiled and adopted by the Local Planning Authority
<b>Local Green Space</b>	An area of green space that is demonstrably special to a local community by way of its beauty, historic significance, recreational value, tranquility or richness of its wildlife (see NPPF 2018 paragraph 100)
<b>Local Nature Reserve(LNR)</b>	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Planning Authority(LPA)</b>	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Mixed Use (or Mixed-Use Development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure use, on a site or within a particular area.

<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>National Nature Reserve(NNR)</b>	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.
<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Non Designated Heritage Asset</b>	These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.
<b>Open Space</b>	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations
<b>Section 106 Agreement</b>	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. See also: Planning Obligations and Agreements.
<b>Site of Special Scientific Interest (SSSI)</b>	A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Strategic Environmental Assessment</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which

<b>(SEA)</b>	are likely to have significant effects on the environment.
<b>Sustainable Development</b>	Meeting peoples’ needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: - economic contributing to a strong, competitive economy; - social-supporting strong, vibrant and healthy communities and – environmental contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability Appraisal (SA)</b>	To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority

## **Appendix H - Photographic and Map Credits**

All photographs and maps, unless specifically credited are by kind permission of the Steering Group Members and The 'Press the Shutter' project undertaken by Members of the Fressingfield Local History and Archive Group (FLHAG), a project licensed to the Parish Council.

Our thanks also go to local resident Virginia Skoyles who proof-read the final document and to Robinson's Traditional Stationers, Harleston who provided printing services for the exhibition material and for the REG14 document.

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