

Hoxne Neighbourhood Development Plan

2022-2037



Referendum Version
Spring 2024

FOREWORD BY THE CHAIR

The planning system has become target led over the last few years with the lack of available land for housing making the process unpredictable and uncontrolled allowing development in areas that would not normally be considered suitable despite local concerns and objections. Neighbourhood Development Plans are one way for local residents to gain back some control over the planning process by setting local perimeters and areas appropriate for development through public consultation and consent.

Our Neighbourhood Development Plan (NDP) is a powerful tool backed and informed by local debate and support. It aims to shape the future development and growth of a village making a direct contribution to the planning decision process.

Hoxne has a long and eventful history that has shaped the village's character and created a unique environment that is important to preserve and enhance. The shaping of the NDP has been driven by a passion to preserve these qualities and the village's historic fabric, and will give a voice to local residents to enable them to have a say in the shape of future developments.

Recent local debate has defined housing needs, highlighted important assets and characteristics and looked at a number of potential development sites.

A design brief has also been established that uses local distinctiveness which aims to inform and shape the detailed design development of projects before they get to the formal planning process. This ensures their impact on the village is respectful of those elements that make Hoxne the wonderful place it is.

As residents I hope that you will be able to support this process and are able to give it its formal approval when it comes forward at the referendum.

Finally, I would like to thank those residents, parish councillors and consultants who have given their time and came forward to help in drafting this document in particular the parish clerk and our expert consultant, Andy Robinson, who have expertly guided and controlled the process to shape this document.

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The Role and Purpose of Neighbourhood Development Plans

WHY NEIGHBOURHOOD PLANS ARE PREPARED

- 1.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area over the next 10-20 years. They can choose where they want new homes to be built, what type of homes are required and what they should look like. They can also choose the natural and historic features that should be given extra protection.
- 1.2 To help deliver their vision, communities that take a proactive approach by drawing up and having an adopted neighbourhood plan will benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area. Parishes without an adopted neighbourhood plan only receive 15% of the CIL revenue, capped at £100 per dwelling.
- 1.3 It is a key function of a neighbourhood plan to set out those priorities after consultation with local people. Plans need to be based on evidence, including local opinion.
- 1.4 A neighbourhood plan should also:
 - Support the strategic development needs set out in the District Local Plan
 - Plan positively to support local development
 - Be used to address the development and use of land
 - Set out a vision for an area and propose planning policies for the use and development of land.

- 1.5 The Hoxne Neighbourhood Development Plan will come into force as part of the statutory development plan for the designated area if it is approved at a Referendum. The policies and proposals contained within it will then be used as a basis for the determination of planning applications, alongside the District Council's adopted Local Plan and other material considerations.
- 1.6 The Hoxne Neighbourhood Development Plan covers the period from 2022 to 2037.

STEPS IN THE PREPARATION OF THE HOXNE NEIGHBOURHOOD DEVELOPMENT PLAN

- 1.7 The Hoxne Neighbourhood Development Plan has gone through the following stages:
 - Designation of the Plan area by the District Council – completed August 2019.
 - Initial consultation – completed in August 2020.
 - Interim consultation – completed in December 2020.
 - Other evidence gathering – undertaken between March 2020 and September 2021.
 - Publication of a Pre-Submission draft (Regulation 14) – consultation undertaken in January/February 2022.
 - Submission to Mid Suffolk District Council – late 2022.
 - Publication of the Submission draft (Regulation 16) Plan – consultation undertaken in February/March 2023.
 - Independent Examination – Report published June 2023.
 - Referendum – *Winter 2024*

1.8 A neighbourhood plan must meet a number of 'Basic Conditions' if it is to pass examination. It must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State for the Department for Levelling Up, Housing and Communities (DLUHC).
- Contribute towards the achievement of sustainable development.
- Contain policies which are in general conformity with the strategic policies in the Local Plan.

A Statement of Basic Conditions showing how the Plan meets these requirements has been submitted with this Plan.

DESIGNATION

1.9 On 23 August 2019, Hoxne Parish Council applied to define the boundary of its Neighbourhood Plan. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), Mid Suffolk District Council confirmed the designated NDP area on 27 August 2019.

1.10 The designated area is the Parish of Hoxne:

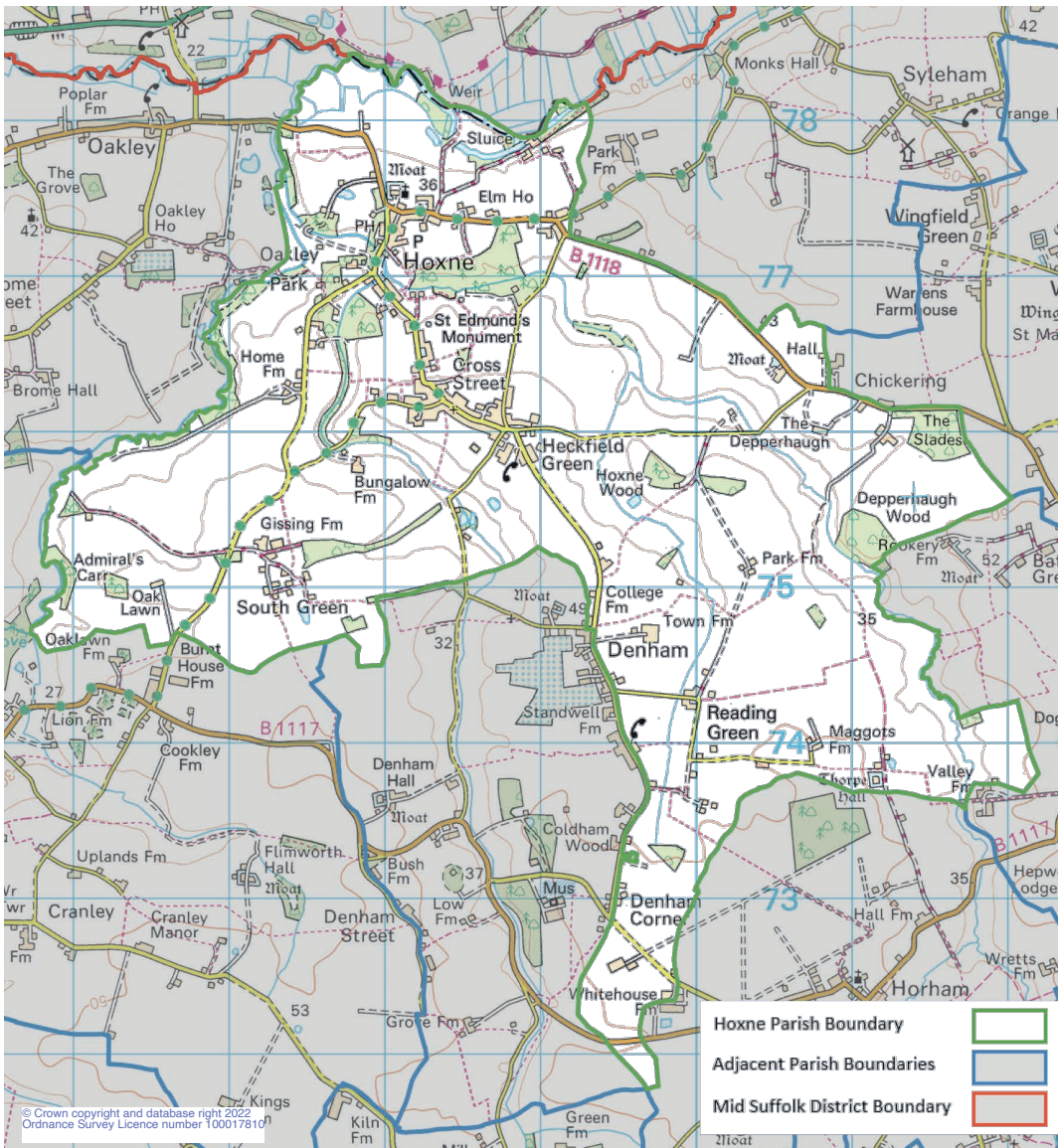


Figure 1 – The Designated Area

THE PLAN MAKING PROCESS

- 1.11 Hoxne Parish Council is responsible for preparing the Hoxne Neighbourhood Development Plan. It established a working group comprising parish councillors and other community representatives in late 2019 following the designation of the Plan area.
- 1.12 The working group undertook preliminary work, evidence collection and two stages of consultation to establish the views of the community on key issues such as the type, location and quantity of housing development and the natural and historic features of the village that should be protected and enhanced.
- 1.13 It commissioned work through the Government's technical support package from AECOM consultants to prepare a Housing Needs Assessment, Masterplans for the proposed housing sites and a Design Guide for all development in the village.
- 1.14 It also commissioned the Suffolk Wildlife Trust to prepare a report on biodiversity.
- 1.15 All of this evidence is set out in Supporting Documents that can be found at www.hoxneneighbourhoodplan.co.uk

HOXNE NEIGHBOURHOOD DEVELOPMENT PLAN

- 1.16 This is the Referendum version of the Hoxne Neighbourhood Development Plan (2022-2037). It reflects the outcome of previous public consultation stages and its independent examination. It has been prepared within the context of the emerging Babergh and Mid Suffolk Joint Local Plan (November 2020) and the National Planning Policy Framework (July 2021).

2

The Evidence Base and Policy Framework

EVIDENCE BASE

- 2.1 The evidence base of the Neighbourhood Development Plan is set out in 19 supporting documents:

Supporting Document 1 – Background Evidence – sets out a range of information about the village from published sources and recent surveys. The data shows that Hoxne has an older age structure and that the number of residents in the 20 – 39 age group is particularly low indicating that young people tend to move away from the village. Many households are wealthy and chose country living but there is a significant minority of less well-off households who chose Hoxne because of family or work reasons. In 2011 11% of households had no car.

Most homes are owner occupied but there is a higher proportion of social rented properties than the Suffolk average and there are more detached and three plus bedroom homes than average. The work to prepare the Hoxne Parish Plan showed support for at least 2 new homes per year to be built in the village with a preference for smaller homes and family homes.

The document also provides information on flood risk with part of the area between Low Street and Cross Street being in risk zone 2.

Supporting Document 2 – Statement of Consultation – the preparation of the Plan has been underpinned by the views of local people through three stages of consultation on key issues. The outcomes

of consultation during the (2010) Parish Plan have also been considered. The need to protect the character of the village and wider parish, its heritage and historic character and its landscape setting and green spaces, have been a consistent theme of feedback. There has also been support for small scale and appropriate development to meet needs.

The consultation outcomes relating to specific issues such as Local Green Spaces, the type and location of housing development and key views are referred to in the relevant sections of this Plan.

Supporting Document 2A – Regulation 14 Consultation – sets out all the comments on the Regulation 14 Pre-Submission Consultation on the Plan and the changes made to the Regulation 16 Submission Plan.

Supporting Document 3 – Site Assessment – sets out the process used to identify the sites to allocate in the Plan. It took account of the communities' preference for limited development on small sites which respected the historic character of the village and poly focal nature of the parish, in particular maintaining the gap between Low Street and Cross Street/Heckfield Green. All the sites put forward to the District Council and others added by the Working Group were put out to consultation and identified as possible sites or rejected sites with the reasons for each. As a result of the consultation and taking into account other factors two sites are proposed for development.

Supporting Document 4 – Local Green Spaces – sets out the process through which the proposed Local Green Spaces allocated in this Plan were identified. The selection process considers the criteria for Local Green Spaces set out in National Planning Policy Guidance and the feedback from two stage of consultation on the issue and a qualifying justification questionnaire on the identified sites.

Supporting Documents 5 – Housing Needs Assessment Response – summarises and responds to the Housing Needs Assessment (Supporting Document 5A) and the Housing Needs Survey (Supporting Document 5B). It shows a need for homes for households that are unable to afford to buy or rent at market rates, and a need to rebalance the existing housing supply through the provision of proportionally more 1, 2 and 3-bed dwellings and specialist housing for older people

Supporting Document 6 – Settlement Structure, Heritage and Landscape Settings – identifies the important historic characteristics of Hoxne and its landscape setting. Hoxne is of exceptionally high archaeological and historic importance. It has 3 Scheduled Ancient Monuments, many Listed Buildings (one listed as Grade I, six listed as Grade II* and 69 listed as Grade II) and retaining key views into and out of the built-up areas is important to maintain its character. It refers to the District Council commissioned Heritage and Settlement Assessment (March 2018) which identifies Hoxne as having high value with high vulnerability to change and emphasises the importance of the retaining the poly focal character of the Parish.

Supporting Document 7 – Landscape Assessment – explains the landscape characteristics of the Parish as defined by County and District Landscape Character studies. The most sensitive landscapes are along the River Dove to the west of the parish and between Low Street and Cross Street where the Gold Brook joins the Dove. The mitigation measures required for any development are identified.

Supporting Document 8 – Landscape and Wildlife Evaluation – highlights specific habitats and associated ecological networks which provide rich biodiversity. These are particularly associated with water courses including the Rivers Waveney and Dove, the Gold Brook and Chickering Beck. The network of hedgerows, ditches, ponds and woodlands also provide local connectivity.

Supporting Document 9 – Design Codes – sets out design guidance for all development in the village and layout guidance for the two proposed development sites.

Supporting Document 10 – Traffic and Transport – outlines the issues concerning traffic calming, the traffic and pedestrian safety improvements expected from the proposed development sites, proposals for Quiet Lanes and the importance of Public Rights of Way.

Supporting Document 11 – Habitats Regulations Screening Determination – an assessment of the potential impact of the Plan on conservation sites is required by law. The Screening found that the Plan is not predicted to have any significant impact on any Habitats sites and that no further assessment is necessary.

Supporting Document 12 – Strategic Environmental Assessment Screening Determination

– an assessment of the potential impact of the Plan on the environment is required by law. The Screening found that the residential development allocated through the Plan could have a range of environmental effects both during and after the construction period. A Strategic Environmental Assessment was therefore found to be required.

Supporting Document 13 – Strategic Environmental Assessment Screening Opinion

– this is the report that led to the Screening Determination set out in Supporting Document 12.

Supporting Document 14 – Habitats Regulations Assessment Screening Report

– this is the report that led to the Screening Determination set out in Supporting Document 11.

Supporting Document 15 – Strategic Environmental Assessment Scoping Report

– this report is part of the Strategic Environmental Assessment required by the Determination at Supporting Document 12.

Supporting Document 16 – Strategic Environmental Assessment

– The appraisal considers that the only significant effects likely to arise in implementation of the HNP are positive in nature and relate to the SEA theme of community wellbeing.

Supporting Document 17 – Statement of Basic Conditions – sets out how the Plan conforms to national and strategic policies.

THE POLICY FRAMEWORK

- 2.2 The Hoxne Neighbourhood Development Plan has been prepared within the guidance of the National Planning Policy Framework (2021) and in National Planning Practice Guidance (PPGs). The policies in the Plan were written to be in general conformity with the strategic policies in the emerging (November 2020) Babergh and Mid Suffolk Joint Local Plan.
- 2.3 The Plan has been prepared to help to achieve sustainable development. It will cover the period from 2022 until 2037, to coincide with the end date of the emerging Joint Local Plan.

THE NATIONAL PLANNING POLICY FRAMEWORK

- 2.4 The National Planning Policy Framework (2021) is based upon a presumption in favour of sustainable development. The latest version places more emphasis on the need to create beautiful and safe places through high quality design and the integration of new development within the wider place. Neighbourhood Plans should support the delivery of strategic policies in local plans and shape and direct development outside of these strategic policies. Plan making should seek to align growth and infrastructure, improve the environment, and mitigate climate change. On major housing development sites, at least 10% of the homes should be available for affordable home ownership. Housing development which enhances or maintains the viability of rural communities is supported. Trees should normally be planted in new developments. Design Codes are supported, and development should take account of them.

THE EMERGING JOINT LOCAL PLAN

- 2.5 Babergh and Mid Suffolk District Councils are working together to deliver a new Joint Local Plan (JLP). This was submitted to the Secretary of State in March 2021 and, at the time of writing (August 2023), is still at examination. The emerging JLP provides the framework against which this Neighbourhood Plan has been developed. It identified key issues such as providing more houses more quickly, high levels of housing need because levels of income make housing unaffordable for many, the needs of an aging population and the need to protect natural and heritage assets.
- 2.6 At Examination, the Inspectors found that the policies that relate to the scale, distribution of housing development, housing allocations and settlement boundaries were unsatisfactory. In December 2021, it was agreed with the Inspectors these matters will now be addressed through a Part 2 Joint Local Plan, which will be delivered at a later date.
- 2.7 The withdrawn part of the Joint Local Plan also set out a housing requirement figure for Hoxne of 43 dwellings. This figure, which should now be treated as indicative only, included a site allocation for 30 dwellings at Shreeves Farm.
- 2.8 The draft Joint Local Plan also identified Hoxne Low Street and Hoxne Cross Street/ Heckfield Green as hinterland villages, meaning they were not a primary focus for new development. An up-to-date settlement hierarchy will be set out in the Part 2 Plan. The key strategic issues remain very relevant to the village and presented the key challenges for the preparation of this Neighbourhood Plan.
- 2.9 In line with national guidance, the November 2020 Joint Local Plan also required a contribution of 35% affordable housing on sites of 10 or more dwellings or 0.5ha or more. It also requires supported and special needs housing to be located where services are available, which suggests that Hoxne is not a prime location for these types of home.
- 2.10 Finally, the emerging Joint Local Plan requires development to be of high-quality design, responding to the built and landscape characteristics of the area in which it is located.

3 Objectives

- 3.1 The following objectives were established through the Annual parish Meeting 2020 and the initial consultation (August 2020):
- a. Retain and protect the heritage and historic character of the village.
 - b. Maintain and improve its green spaces and surrounding landscape.
 - c. Support local services which underpin the cohesion of the community.
 - d. Create a safe environment with traffic managed.
 - e. Support small scale, high quality, new housing development suitable for younger households and older people.
 - f. Support small-scale high-quality business development appropriate to the village.
- 3.2 The Policy Matrix below shows how each policy contributes to achieving these objectives:

OBJECTIVE	A	B	C	D	E	F
POLICY						
POLICY 1						
POLICY 2						
POLICY 3						
POLICY 4						
POLICY 5						
POLICY 6						
POLICY 7						
POLICY 8						
POLICY 9						
POLICY 10						
POLICY 11						
POLICY 12						
POLICY 13						
POLICY 14						
POLICY 15						
POLICY A						
POLICY B						
POLICY 16						

Table 1 – Policy Matrix

4

Safeguarding an Attractive and Historic Village

- 4.1 The residents of Hoxne highly value its qualities as an attractive, quiet and historic village set in varied and attractive landscape. The need to safeguard these qualities has been a key feature of the consultation response during the preparation of this Plan.
- 4.2 This view is supported by other evidence, in particular the Settlement Character and Sensitivity Assessment (2018) commissioned by the District Council as part of the evidence base for the new Joint Local Plan. This rates Hoxne as a 'highly important' settlement because of its archaeology, heritage and built form and rates it as 'highly susceptible' to damage from development.
- 4.3 National Planning Policy Guidance sets out three overarching objectives for the planning system and the third Environmental objective - to contribute to protecting and enhancing the natural, built, and historic environment and helping to improve biodiversity - is therefore highly relevant.
- 4.4 The Plan objectives to 'Retain and protect the heritage and historic character of the village' and 'Maintain and improve its green spaces and surrounding landscape' are therefore particularly important.

SETTLEMENT STRUCTURE, HERITAGE AND CONSERVATION AND DESIGN

- 4.5 Hoxne has a significant history. An SSSI protects the Hoxne Brick Pit where finds of pollens, bones and flints dated back to 400,000 years ago. It is the location of the Hoxne Hoard, the largest hoard of Roman silver and gold found in Great Britain, it is one of the possible places

suggested for the place of execution of Anglo-Saxon King Edmund, has scheduled ancient monuments including the moated site next to the church (which may have been originally the site of the Bishop of Norwich's palace), and the site of an episcopal see established in the 10th century. Its exceptional archaeological importance means that archaeology should be considered at an early stage in planning proposals, so that sufficient information is available to inform planning decisions, and so that appropriate investigation can be secured prior to development.

- 4.6 As expected for a place with this history there are many important buildings in Hoxne Parish with one listed as Grade I, six listed as Grade II* and 69 listed as Grade II. Many are timber framed while others are constructed of bricks and tiles produced in the Banham brickyard. Some are located on moated sites and others in clusters around the Parish. **Supporting Document 6** provides a description of all Listed Buildings and other significant buildings in the Parish. Further information about the history of Hoxne can also be found in the Suffolk Heritage Explorer (www.heritage.suffolk.gov.uk).
- 4.7 The importance of safeguarding the heritage of Hoxne is emphasised by the 'Heritage and Settlement Sensitivity Assessment' commissioned by Mid Suffolk District Council (2018). It describes Hoxne as 'a rare surviving example of a poly focal village' which is very vulnerable to change. Only four of 39 Mid Suffolk settlements are described as High Value, with High Susceptibility and a High Overall

(risk) Assessment and Hoxne is one of them.

4.8 The Parish incorporates the main settlement areas of Low Street/Green Street and Cross Street/Heckfield Green as well as some smaller hamlets at Chickering, Reading Green and South Green. The latter do not have settlement boundaries and are therefore treated as countryside. The Submission Draft Local Plan describes Low Street/Green Street and Cross Street/Heckfield Green as two settlements and they have separate development boundaries. This will help to ensure that further erosion of the gap between these two settlements is avoided.

SETTLEMENT BOUNDARY

4.9 The Settlement Boundaries for Hoxne have been defined to recognise the separate settlements of Low Street/Green Street and Cross Street/Heckfield Green. Outside of these boundaries only minor development is acceptable and countryside policies apply including to the outlying hamlets of Chickering, Reading Green and South Green.

POLICY HOX 1

The Settlement Boundary

The settlement boundaries for Hoxne Low Street/Green Street and Hoxne Cross Street/Heckfield Green are defined in Figure 2 and on the Policies Map.

Development within these boundaries will be supported where it complies with the policies of the Development Plan.

Development outside of these boundaries will only be supported where it conforms with national and strategic policies on development in the Countryside.

HERITAGE

4.10 Figures 3, 4a and 4b show the heritage assets in the parish including Scheduled Monuments, Listed Buildings, Trees subject to Tree Preservation Orders and other Non-Designated Assets. These are also identified on the Policies Map and shown in detail in **Supporting Document 6 Settlement Structure, Heritage and Landscape Settings**.

POLICY HOX 2

Heritage Assets and Protected Trees

Development should preserve or enhance the appearance, character and setting of the heritage assets, including the non-designated heritage assets shown in Figures 3, 4a and 4b and on the Policies Map.

Development should protect those protected trees shown shown in Figures 3, 4a and 4b and on the Policies Map.

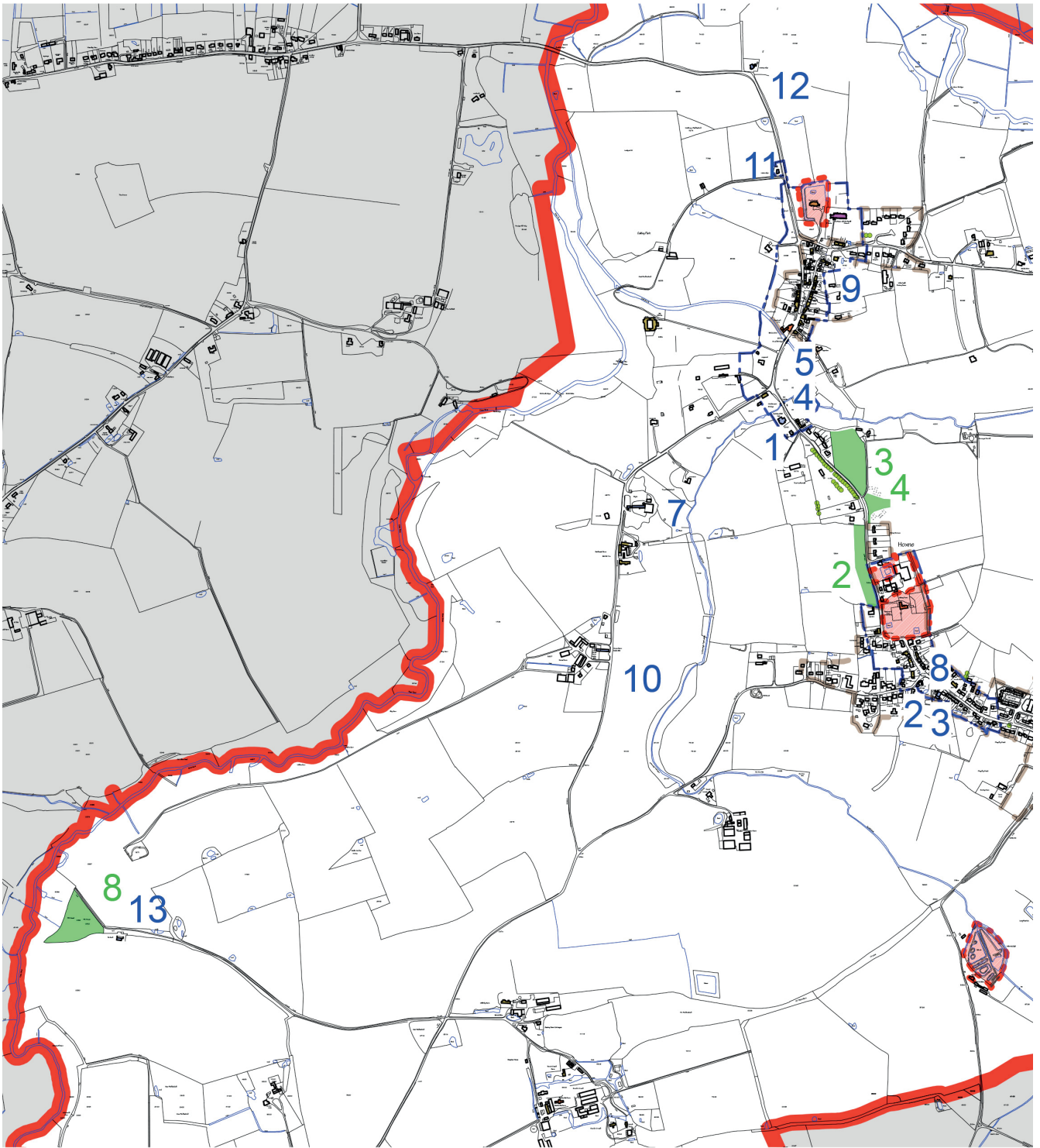
Development proposals should demonstrate how they take account of the guidance in the Hoxne Conservation Area Appraisal (2012) and the Hoxne Neighbourhood Design Guide (2021) or any other successor documents.

Where a proposed development is likely to affect any heritage asset a heritage statement will be required.

If there is a reasonable likelihood of archaeological remains being found within or adjacent a development sites an archaeological assessment as advised by Suffolk County Council Archaeology Service will normally be required.

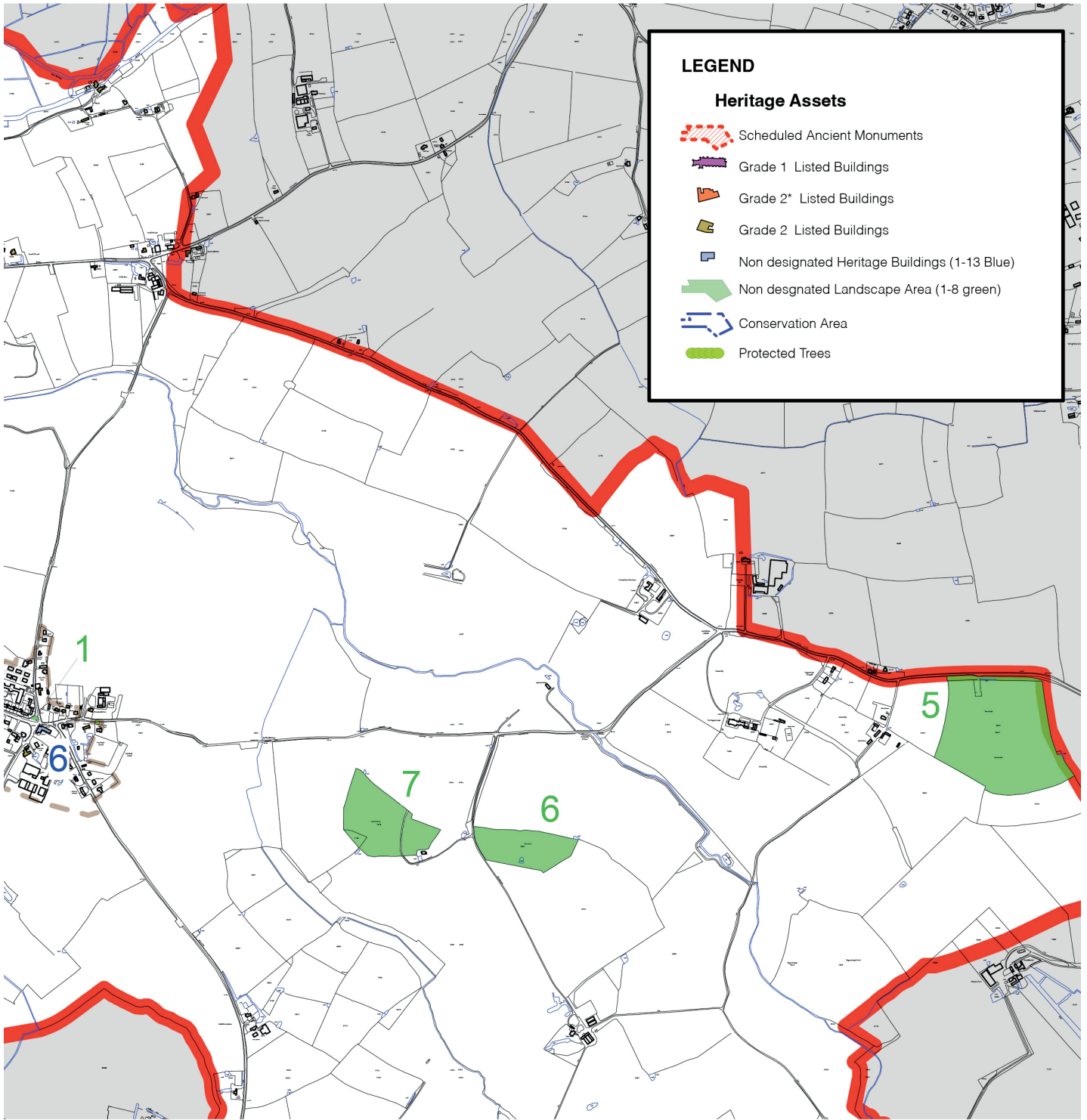


Figure 2 – Settlement Boundary



Heritage Assets - Overview

Figure 3 - Heritage and Non Designated Heritage Assets – Hoxne



Buildings or Architecture

- 1) The Village Hall (Goldbrook).
- 2) The old forge (Cross Street/Nuttery Vale).
- 3) The Chapel (Cross Street).
- 4) The Goldbrook Bridge (Goldbrook).
- 5) The Swan Bridge (Low Street).
- 6) St Edmunds Primary School. (Heckfield Green).
- 7) The Banham Brickyard (Eye Road).
- 8) The Pump (Cross Street).
- 9) The Old Surgery (Church Hill).
- 10) Home Farm (Eye Road).
- 11) Heath Lodge (Oakley Road).
- 12) Waveney Lodge (Oakley Road).
- 13) Pit Barn (South Green).

Landscape

- 1) The remaining greens at Heckfield Green.
- 2) Open space opposite Abbey Terrace (Abbey Hill).
- 3) Open space between Goldbrook Bungelows and Downbridge track.
- 4) Permissive footpath to St Edmund Monuments (Abbey Hill).
- 5) The Slade (Ancient wood).
- 6) The Grove.
- 7) Hoxne Wood.
- 8) Pit Wood.

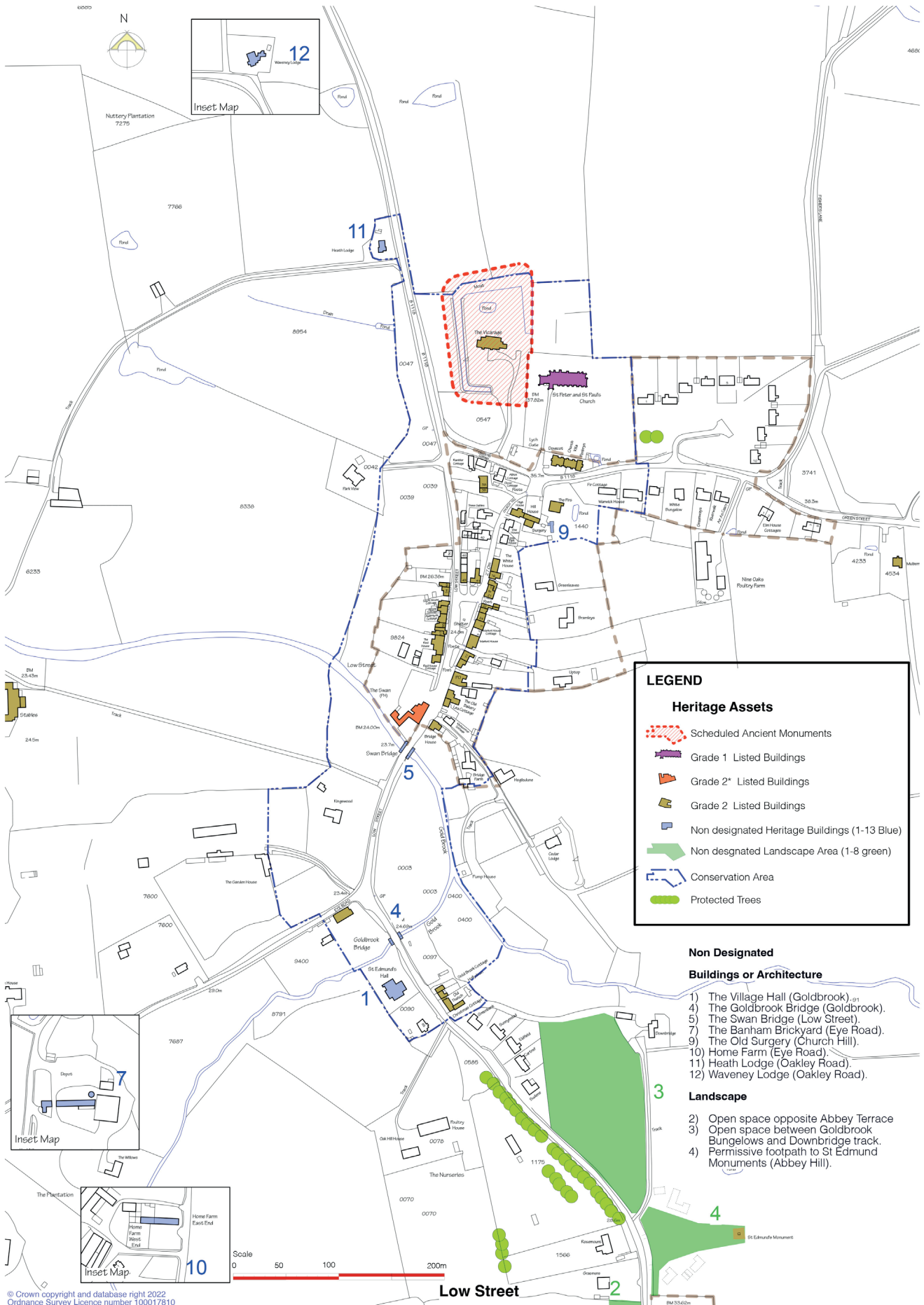


Figure 4a - Heritage Assets – Green Street and Low Street

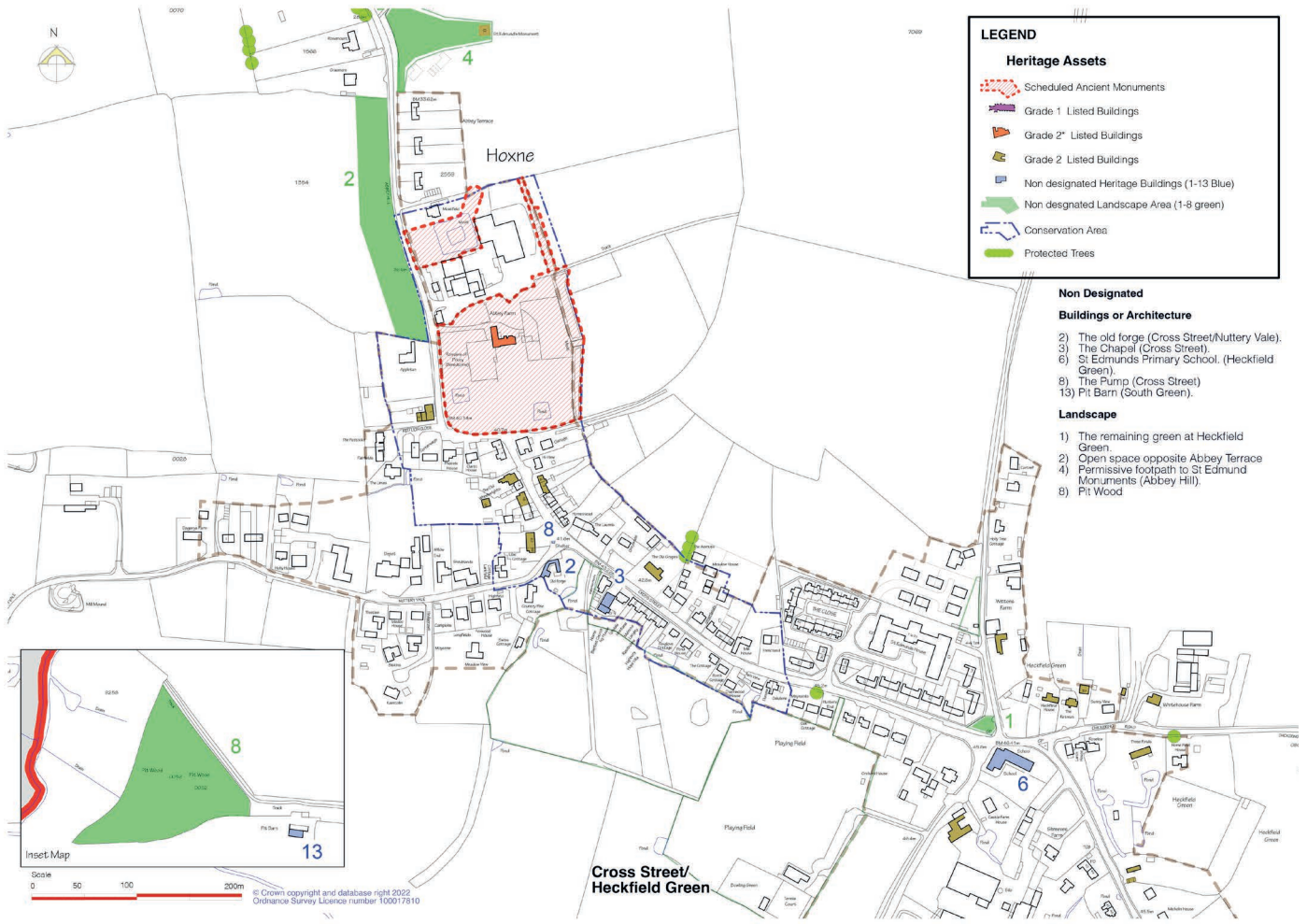


Figure 4b - Heritage Assets – Green Street and Low Street

DESIGN CODE

- 4.11 Given the importance of the history and heritage of Hoxne it is particularly important that all development in the Parish is of a high standard and respects the village vernacular. **Supporting Document 9** is a Design Code produced by consultants AECOM through the Neighbourhood Plan technical support programme.
- 4.12 The objective of the Code is to steer future development within Hoxne by highlighting the distinctive and important features within the village and protect valuable landscape and built assets, while allowing for appropriate innovative development that is in keeping with the character of the village. Masterplans have been produced for the two development sites proposed in this plan and are referred to in section 5.

KEY VIEWS

- 4.13 The setting of Hoxne within its landscape is a key factor in shaping its character. The Heritage and Settlement Sensitivity Assessment (2018) identifies important views that frame the village’s heritage assets. Others important views have been identified during the preparation of this Plan. The views and the reason for their importance are set out in **Supporting Document 6**. The views are identified in Figure 5 below and on the Policies Map.

POLICY HOX 3

Design

All development should be of high-quality design and respect local characteristics, materials and distinctiveness.

The rural setting of Hoxne should be reflected in appropriate levels of landscaping and boundary screening/ planting, including through the retention of both protected trees and other trees, tree belts and hedgerows, and make a feature of them as part of the development.

All new developments should include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.

Development proposals should demonstrate how they take account of the Hoxne Neighbourhood Design Codes (2021) or any other successor documents.

All parking provision should have regard to standards set out in Suffolk Guidance for Parking (2019), or any other successor documents, and should include a proportion of well-designed on-street parking provision within new developments where appropriate.

POLICY HOX 4

Protecting Key Views

Development proposals should be sited and designed to avoid or mitigate adverse impact on the key views identified in Figure 5 and on the Policies Map.

Development proposals will not be supported if there is a substantial adverse impact on a key view or views which cannot be mitigated.

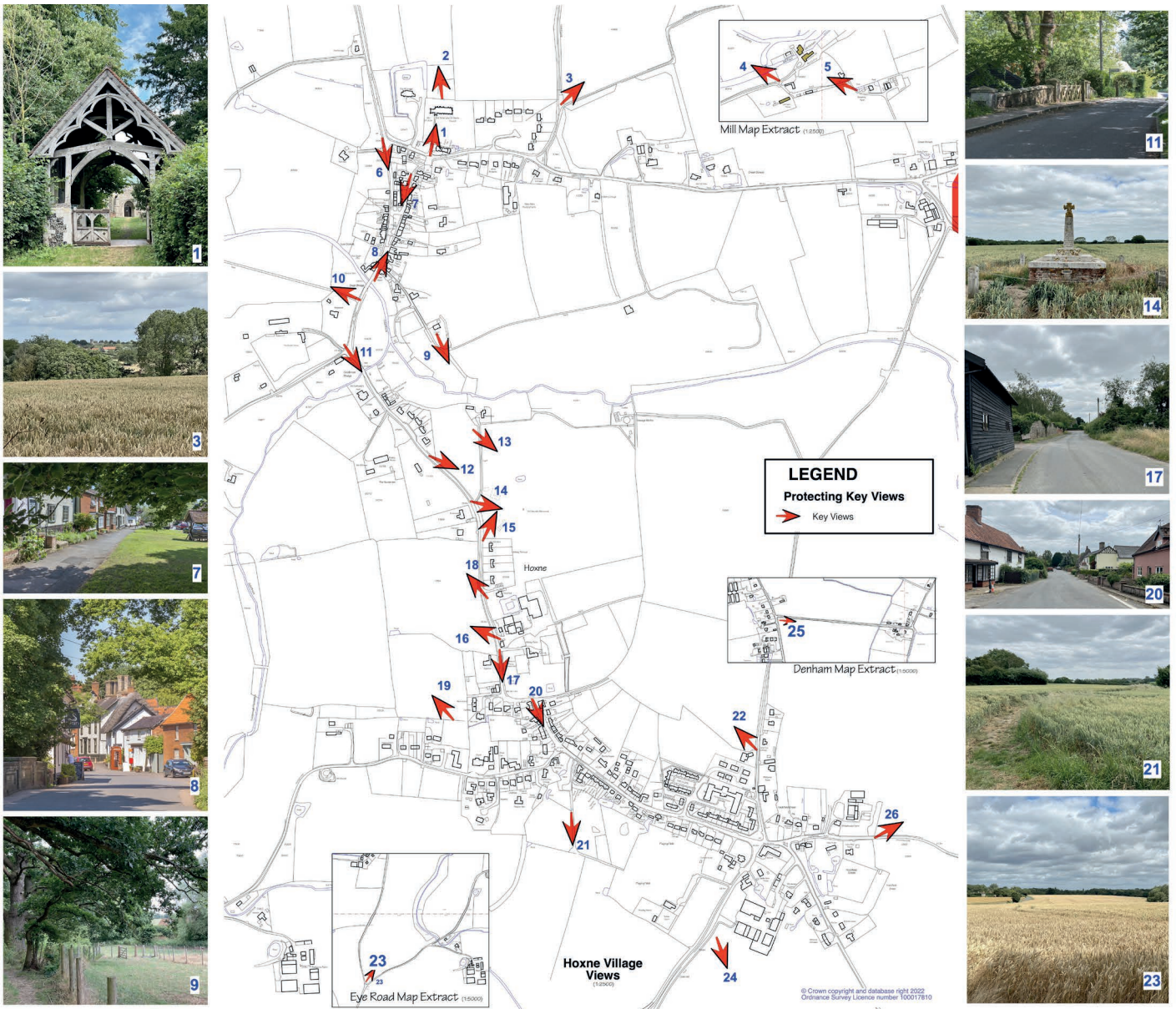


Figure 5 – Key views

LOCAL GREEN SPACES

4.14 Green spaces are important to the quality of the built environment and because of their benefits to health and well-being. National Planning Policy Guidance (para 101 to 103) makes provision for the identification of local green spaces to protect green areas of importance to the local community. They should be capable of enduring beyond the end of the Plan period and should be:

- In reasonably close proximity to the community being served.
- Demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife.
- Local in character and not an extensive tract of land.

4.15 Local people were consulted on the green and open areas they valued in the initial and interim consultation stages. The outcomes of these consultations were then measured against a qualifying questionnaire which considers the NPPFs requirements. These are set out in **Supporting Document 4**.

POLICY HOX 5

Local Green Spaces

The following areas listed below and identified in Figure 6 and on the Policies Map are designated as Local Green Spaces:

1. Low Street Green
2. The Playing Field
3. Heckfield Green
4. Hoxne Meadow, Cross Street
5. The Community Orchard off Wittons Lane
6. The area leading up to St Edmunds monument

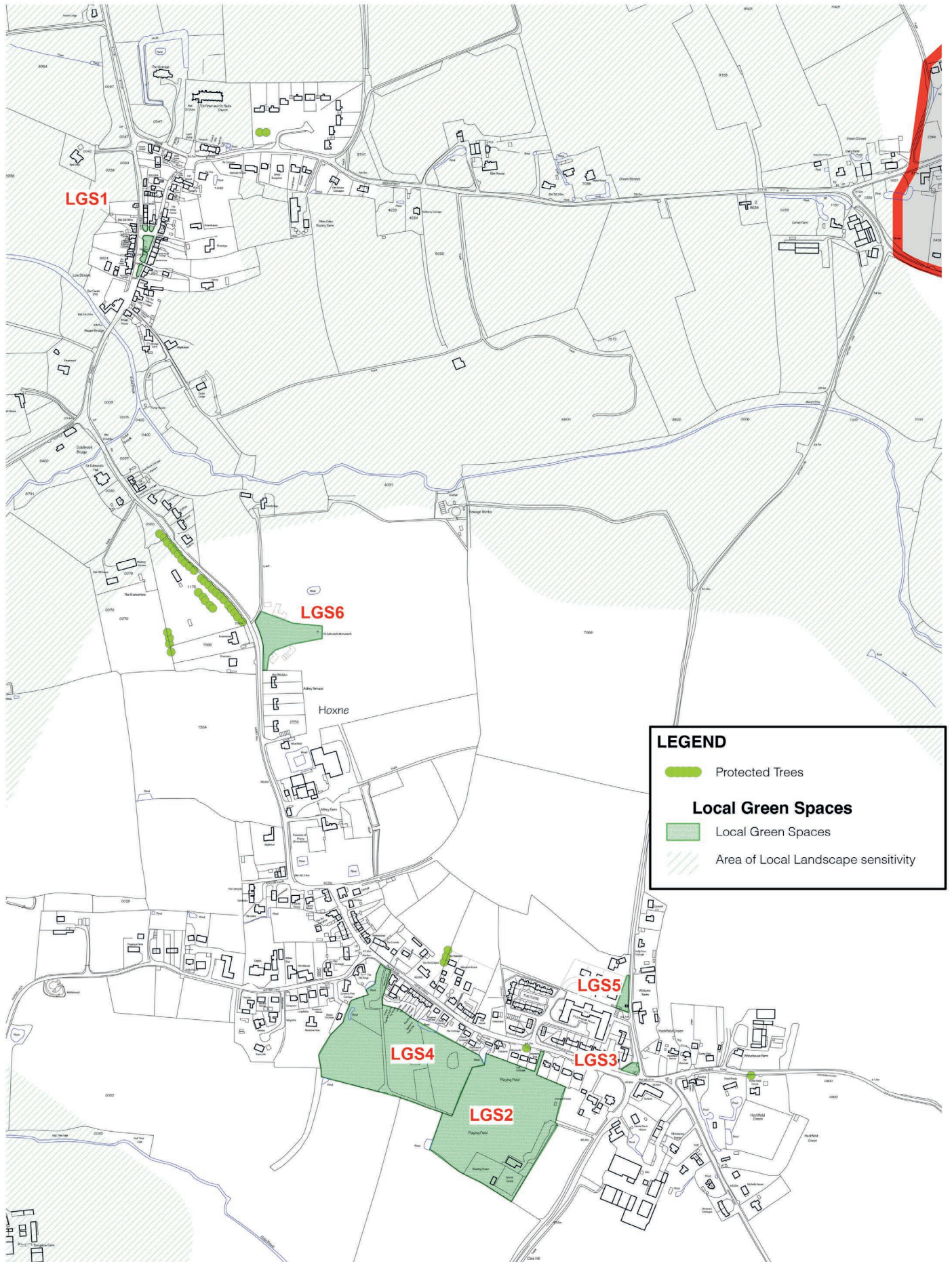


Figure 6 – Location of Local Green Spaces

MANAGING CHANGE IN THE LANDSCAPE

- 4.16 The basis for considering landscape in the Neighbourhood Development Plan is provided by the National Planning Policy Framework. The approach has moved away from defining character areas to assessing the intrinsic value of the landscape in the local context. However, character area assessments still help understand different types of landscape. **Supporting Documents 7 and 8** identify the policy context and the character types that fall within the Parish of Hoxne.
- 4.17 The majority of the Parish is within the Rolling Valley Landscape Character type with smaller areas within the Plateau Claylands and Wooded Valley Meadowlands and Fens Character types.
- 4.18 An area along the Rivers Waveney and Dove has previously had a designation as a Special Landscape Area and is identified in this Plan as an Area of Local Landscape Sensitivity. Much of this area, which is identified in Figure 7 is also land liable to flood. It is important to ensure that development mitigates any harm to this higher quality landscape and that the area of separation between Low Street and Cross Street is retained and the landscape along the Goldbrook protected.

POLICY HOX 6

Managing Change in the Landscape

Development proposals should maintain and enhance the characteristics of the landscape in which they are set taking into account the guidance in the MSDC Landscape Guidance (2015).

The Area of Local Landscape Sensitivity identified in Figure 7 and on the Policies Map is of particular importance and development proposals should demonstrate measures to mitigate the impact of the proposal development on this areas. Development proposals that have a significant adverse impact that cannot be mitigated will not be supported.

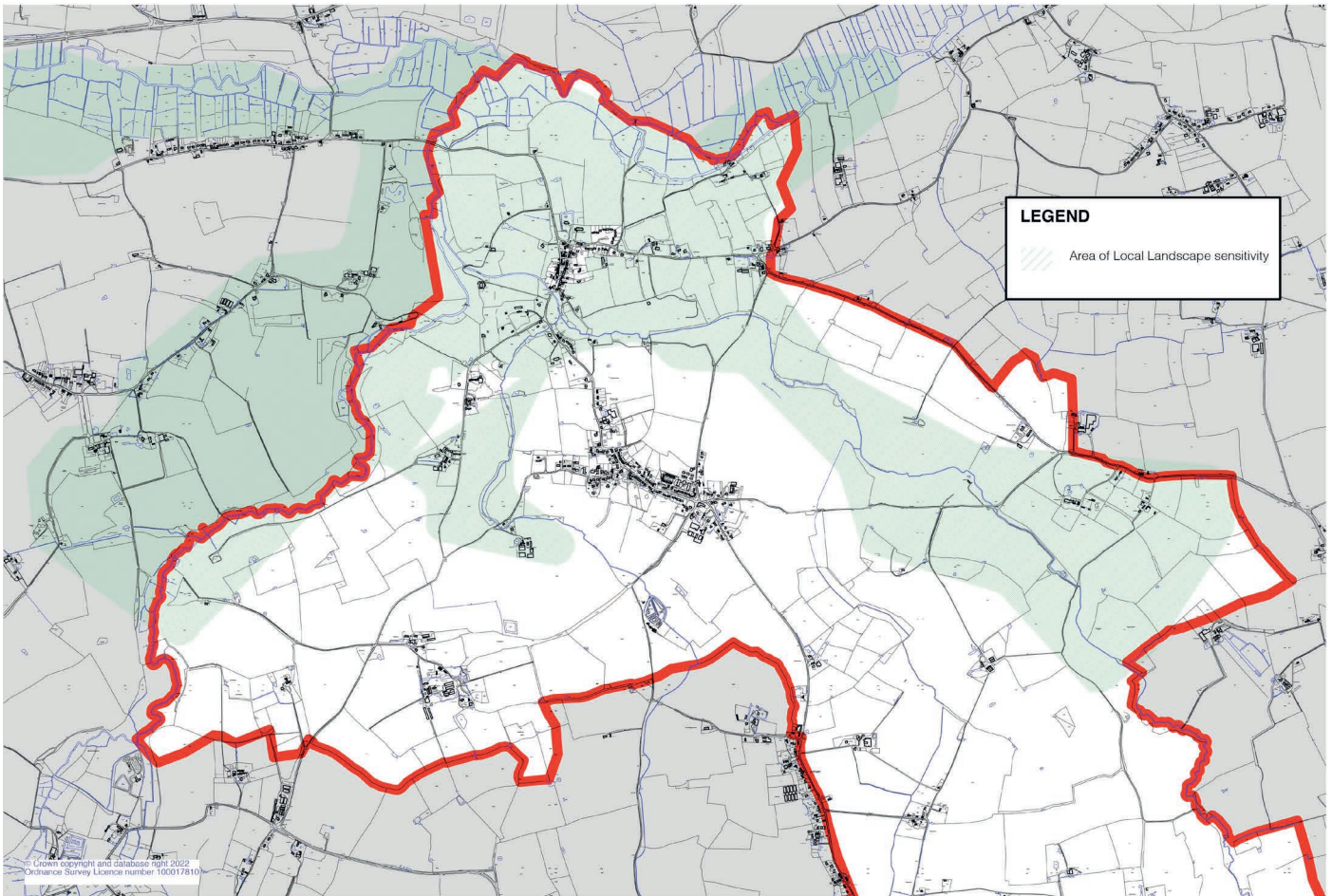


Figure 7 – Area of Local Landscape Sensitivity

ECOLOGY AND BIODIVERSITY

4.20 **Supporting Document 8** is an assessment of landscape and wildlife undertaken by the Suffolk Wildlife Trust. It identifies nine Priority Habitats within the Parish, including hedgerows, mixed deciduous woodland, ponds, coastal and floodplain grazing marsh, wet woodland, lowland meadows, wood pasture and parkland, traditional orchards, and rivers and streams. Across the Parish, 64 UK and Suffolk Priority Species have been recorded, as well as Suffolk Rare Plant species which complement and help define the biodiversity value of the locality.

4.20 The principal ecological network throughout the Parish is associated with the water courses, including the

rivers Waveney and Dove and their associated habitats, as well as the Gold Brook and Chickering Beck. Continuous riparian habitat is associated with the river corridors marking the northern and western boundaries of the parish.

On a smaller scale, the network of hedgerows, ditches, ponds and woodlands amongst the arable land within the parish also provide local connectivity.

4.21 Development Management guidance for any new developments within the area covered by this Neighbourhood Plan should seek to protect existing landscape and ecological assets and restore, enhance and reconnect the ecological network.

POLICY HOX 7

Biodiversity Networks

Ecological assets should be protected, restored and enhanced. Development proposals should avoid the loss of, or substantial harm to diversity habitats. Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

Development proposals should demonstrate the measures proposed to achieve biodiversity net gain. The extent of any net gain in biodiversity should be in accordance with national policy.

Opportunities should be taken to reconnect the ecological network including:

- Linear features such as the rivers and streams and their associated habitats; Hedgerows, mature trees and ditch networks;
- Links between ponds, meadows and woodlands should be created and enhanced.

Plans for mitigation and enhancement should directly reference **Supporting Document 8** Landscape and Wildlife Evaluation, unless there is more up-to-date evidence.

FLOODING

4.23 Flood risk maps are included within **Supporting Document 1**. The main flood risk in the Parish is associated with the rivers Waveney and Dove. Much of the flood risk area lies to the west of the main settlement but there is flood risk where the Goldbrook and its tributary Chickering Beck merge in the low-lying meadow land between Low Street and Goldbrook/Abbey Hill.

POLICY HOX 8

Flood Risk

Development proposals should take account of flood risk from all sources, including fluvial and pluvial risk and should not increase the risk of flooding elsewhere. A site-specific flood risk assessment may be required to demonstrate that risk will not be increased elsewhere.

The areas of highest flood risk are identified in Figures 8 and 9 and on the Policies Map.

Proposals should include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

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

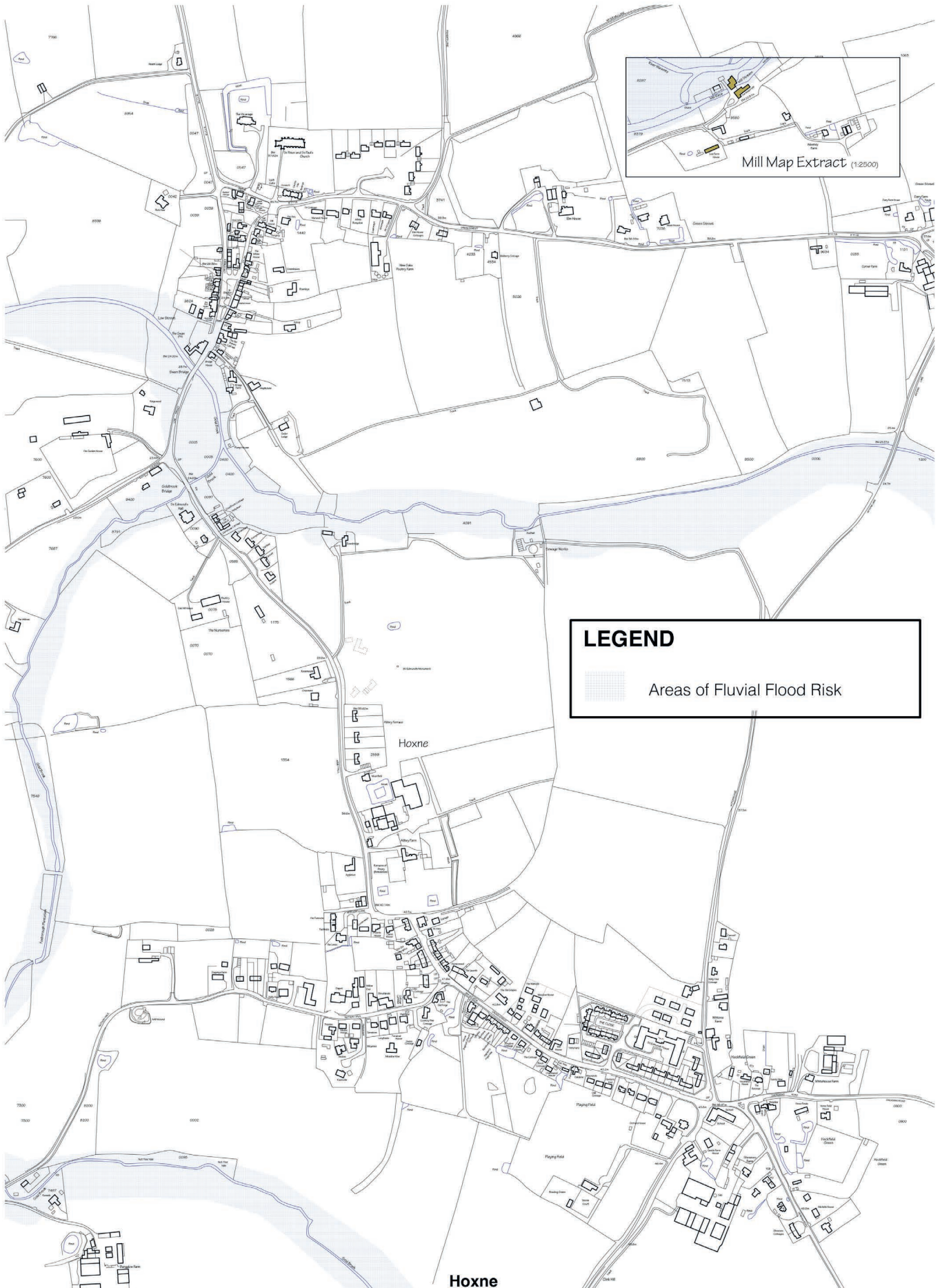
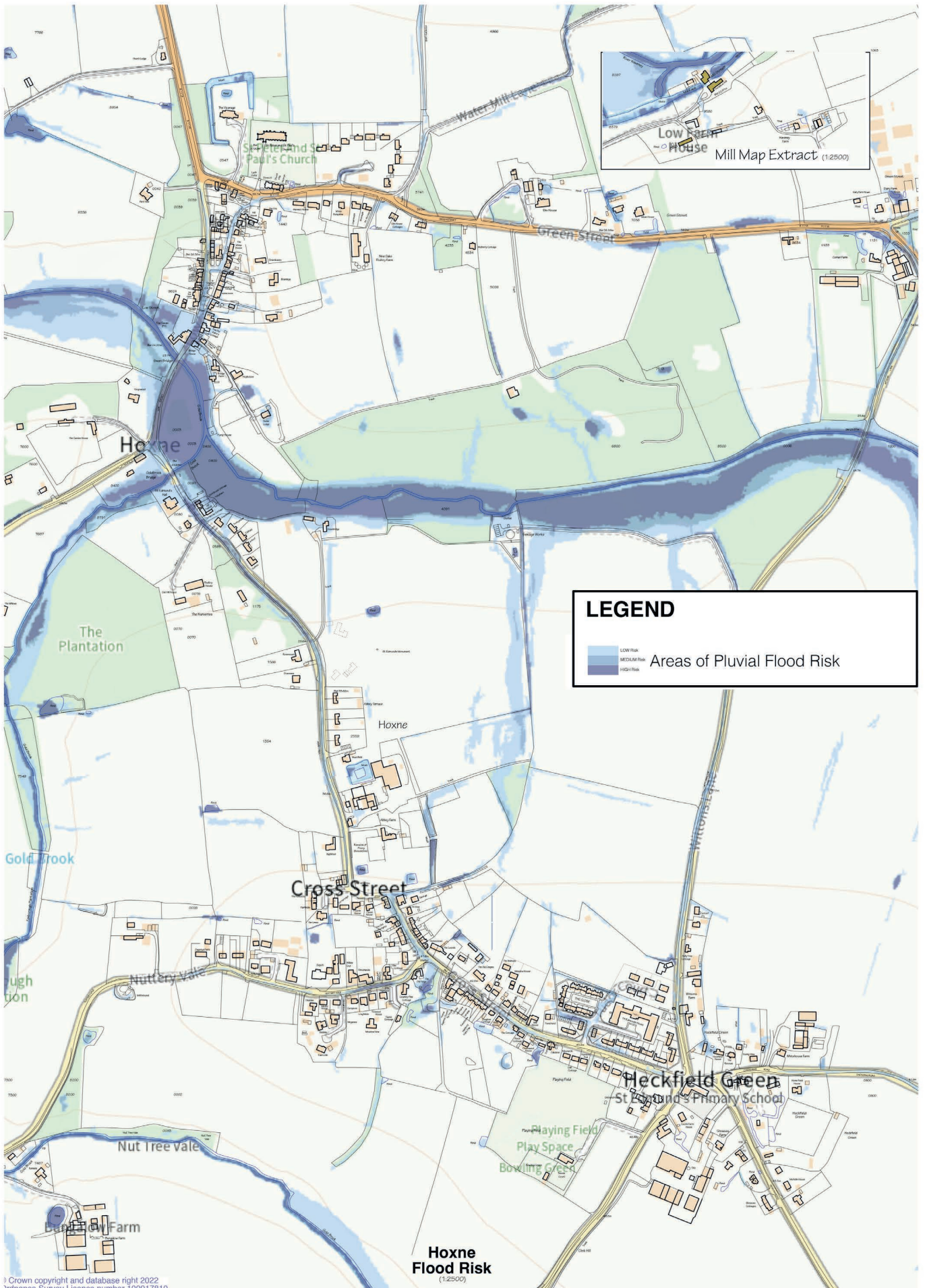


Figure 8– High Flood Risk Area Fluvial



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Figure 9– High Flood Risk Area Pluvial

SUSTAINABLE CONSTRUCTION

4.24 Development in Hoxne is encouraged to play its part in reducing adverse effects on the environment and in particular global warming.

POLICY HOX 9

Sustainable Construction

Proposals that incorporate current best practice in energy conservation will be encouraged where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals will be encouraged to consider:

- a. maximising the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporating best practice in energy conservation and be designed to achieve maximum achievable energy efficiency through a 'fabric first' approach;
- c. maximising the benefits of natural ventilation or utilising heat recovery mechanical ventilation in well-sealed properties;
- d. avoiding fossil fuel-based heating systems;
- e. including EV charging for homes with the minimum provision of ducting necessary for future installation; and,
- f. incorporating sustainable design and construction measures and energy efficiency measures to new dwellings including, where feasible, ground/air source heat pumps, solar thermal, solar photovoltaic, rainwater and stormwater harvesting.

5 Development

HOUSING NEEDS ASSESSMENT

5.1 A Housing Needs Assessment was commissioned from AECOM through the Government’s technical support programme – see **Supporting Document 5A**. It was supported by a Housing Needs Survey – see **Supporting Document 5B** commissioned from Community Action Suffolk by the Parish Council. Both determined that there was a housing need in Hoxne which is summarised in **Supporting Document 5**.

5.2 The need is as follows:

- For affordable homes for 19 households – or which 71% should be rented and 29% routes to home ownership.
- To rebalance an existing housing stock with mostly larger homes by ensuing new development provides more smaller homes – 42% 1 or 2 bedroom, 38% 3 bedroom and 20% 4 bedrooms.
- A need for homes for older people with 33 – 38 homes required with good access to services.

5.3 The emerging Joint Local Plan (November 2020) requires 35% of dwelling on sites of 10 or more homes or 0.5 ha or more to be affordable. Therefore, sites to accommodate 53 dwellings would be required to ensure 19 affordable units are provided.

5.4 Regarding older people the need to locate specialist units in locations with good access to services means that the Plan does not seek to make any

specific provision for such units as nearby towns such as Diss and Eye are more suitable. However, it does seek to ensure some new provision, about 14 homes, is suitable for older people as adaptable and accessible homes and through the allocation of smaller units and bungalows.

POLICY HOX 10

Housing Allocations

This plan provides for around 66 new dwellings over the plan period (2022-2037). This includes dwellings already granted planning permission that are yet to be completed (13 dwellings), and allocated sites as set out in Policies 13 and 14.

POLICY HOX 11

Affordable Housing Provision

Residential development sites allocated in this Plan should provide for a contribution of about 35% affordable homes. About 71% of these affordable homes should be rented and about 29% should be through routes to home ownership, unless the latest publicly available evidence of housing need information for the Plan area suggests otherwise.

Affordable homes should be integrated within the development

POLICY HOX 12

House Types and Sizes

All new residential development proposals will be expected to deliver the mix of house types and sizes set out below, unless it can be suitably demonstrated that the particular circumstances of the site, or the latest publicly available evidence of housing need information for the Plan area suggests otherwise:

- 42% 1 or 2 bedroom homes
- 38% 3 bedroom homes
- 20% 4 bedroom homes

Some homes suitable for older people should be provided in the form of bungalows or adaptable and accessible homes. Dwellings built to current Approved Document M4(2) standards will be supported.

ALLOCATED SITES

- 5.5 This Plan allocates two sites for development in the Heckfield Green area. One, also identified in the emerging (November 2020) Joint Local Plan, is at Shreeves Farm and the other is a site between Denham Low Road and the Playing field.
- 5.6 An assessment of the sites put forward for development in the District Council's call for sites is contained in **Supporting Document 3**. In undertaking this assessment, the working party took account of a range of issues including the need to retain the historic and rural character of the village and the preference for brownfield sites.
- Three potentially acceptable sites were identified and 8 sites considered unacceptable. The second interim consultation (December 2020) - see **Supporting Document 2** - asked residents views about these sites and the outcome of the assessment.
- 5.7 Of the three potentially acceptable sites, the site north of Chickering Road was supported but was subsequently withdrawn from consideration by the owners. Shreeves Farm was supported and the site between Denham Low Road and the Playing Field was equally supported and opposed. Given the housing need it is proposed to allocate both sites.

SHREEVES FARM

- 5.8 The majority of this site was allocated in the emerging (November 2020) Joint Local Plan for about 30 homes. Following Highways Assessment work by the landowners, the High Authority concluded that the current farm access is not suitable and therefore access must be taken from Denham Road to the south of the current settlement boundary. This increases the development potential to 38 homes
- 5.9 St Edmund's primary school is currently on a small site of 0.291ha, and has a capacity of 84 places, with a current pupil roll of 81 for school year 2021-22. Taking account of the allocations in the Plan, the school is expected to exceed 95% capacity. To provide for any future expansion requirements 0.12ha of land should be safeguarded for educational purposes.
- 5.10 The key requirements of the site are therefore to provide housing compliant to Policies Hoxne 11 and 12, allow for the expansion of and improved facilities for the Primary School and to provide substantial screening from views from the south.

POLICY HOX 13

Shreeves Farm

Land at Shreeves Farm (2.23 hectares), identified in Figure 10 and on the Policies Map, is allocated for the development of 38 homes. About 7 of these homes should be suitable for older people such as bungalows or adaptable and accessible homes.

About 35% of the dwellings should be affordable homes for sale or rent to be provided in accordance with Policy HOX 11 or the latest available evidence of need and should not necessarily be restricted to the smaller bedroom types. They should also be designed so that they are 'tenure' blind and, be distributed around the site and not concentrated in any one area.

Development of the site should take account of the Hoxne Neighbourhood Plan Design Code (October 2021), including the indicative Concept Masterplan.

Provision of 0.12 hectares of land should be safeguarded to allow for future building extension, additional playing area and additional parking for the Primary School, if required.

The development should provide a footway link and associated necessary highway improvements on Denham Low Road including improved footway and crossing facilities at the Primary School, either independently or in conjunction with the Denham Low Road site (Policy HOX 14).

Substantial planting will be required to screen the development from views from the South.

Two green spaces should be included with the design replicating the Green at Low Street in character.

A programme of archaeological investigation is likely to be required prior to the development commencing.

DENHAM LOW ROAD/PLAYING FIELD

5..11 This site should provide 15 homes. The key requirements of the site are to provide housing compliant to Policies Hoxne 11 and 12, homes suitable for older people, improved access to and car parking for the Playing Field and land for a multi-use games area.

POLICY HOX 14

Land between Denham Low Road and Hoxne Playing Field

Land between Denham Low Road and Hoxne Playing Field (0.81 hectares) identified in Figure 10 and on the Policies Map is allocated for the development of approximately 15 homes of which at least 7 homes should be suitable for older people such as bungalows or adaptable and accessible homes.

About 35% of the dwellings should be affordable homes for sale or rent to be provided in accordance with Policy HOX 11 or the latest available evidence of need and should not necessarily be restricted to the smaller bedroom types. They should also be designed so that they are 'tenure' blind and, be distributed around the site and not concentrated in any one area.

Development of the site should take account of the Hoxne Neighbourhood Plan Design Code (October 2021), including the indicative Concept Masterplan.

The development should provide a footway link and associated necessary highway improvements on Denham Low Road including improved footway and

crossing facilities at the Primary School, either independently or in conjunction with the Shreeves Farm site (Policy HOX 13).

Provision should be made for access to the Playing Field, parking for the playing field and for a multi-use games area.

A programme of archaeological investigation is likely to be required prior to the development commencing.

EMPLOYMENT

5.12 There was public support for the provision of a site suitable for small-scale employment uses in the Plan. No suitable new sites have been identified but support is given to the retention and intensification of business uses at Abbey Farm within its current boundaries. Extensions to the site are prevented by the existence of Scheduled Ancient Monuments which are excluded from the site area show in Figure 10 and on the Policies Map. The archaeological assessments required for any development proposals will need to include non-designated heritage assets of archaeological interest as well as scheduled assets (see footnote 68 of NPPF).

POLICY HOX 15

Abbey Farm Business Site

The retention of the existing employment site at Abbey Farm (0.95 hectares) identified in Figure 10 and on the Policies Map will be supported. Uses should be restricted to those that can be carried out in a residential area without detriment to its amenity such as identified in Use Class E (c) and Use Class E(g).

The site adjoins Scheduled Ancient Monuments to the east, south and north-west. Any development proposals should safeguard these designations and be supported by a Heritage Impact Assessment. The site is also likely to have significant archaeological interest and planning applications should be supported by an archaeological assessment, including the results of fieldwork where appropriate.

Proposals should be discussed with Historic England and with Suffolk County Council Archaeology Services at an early stage.

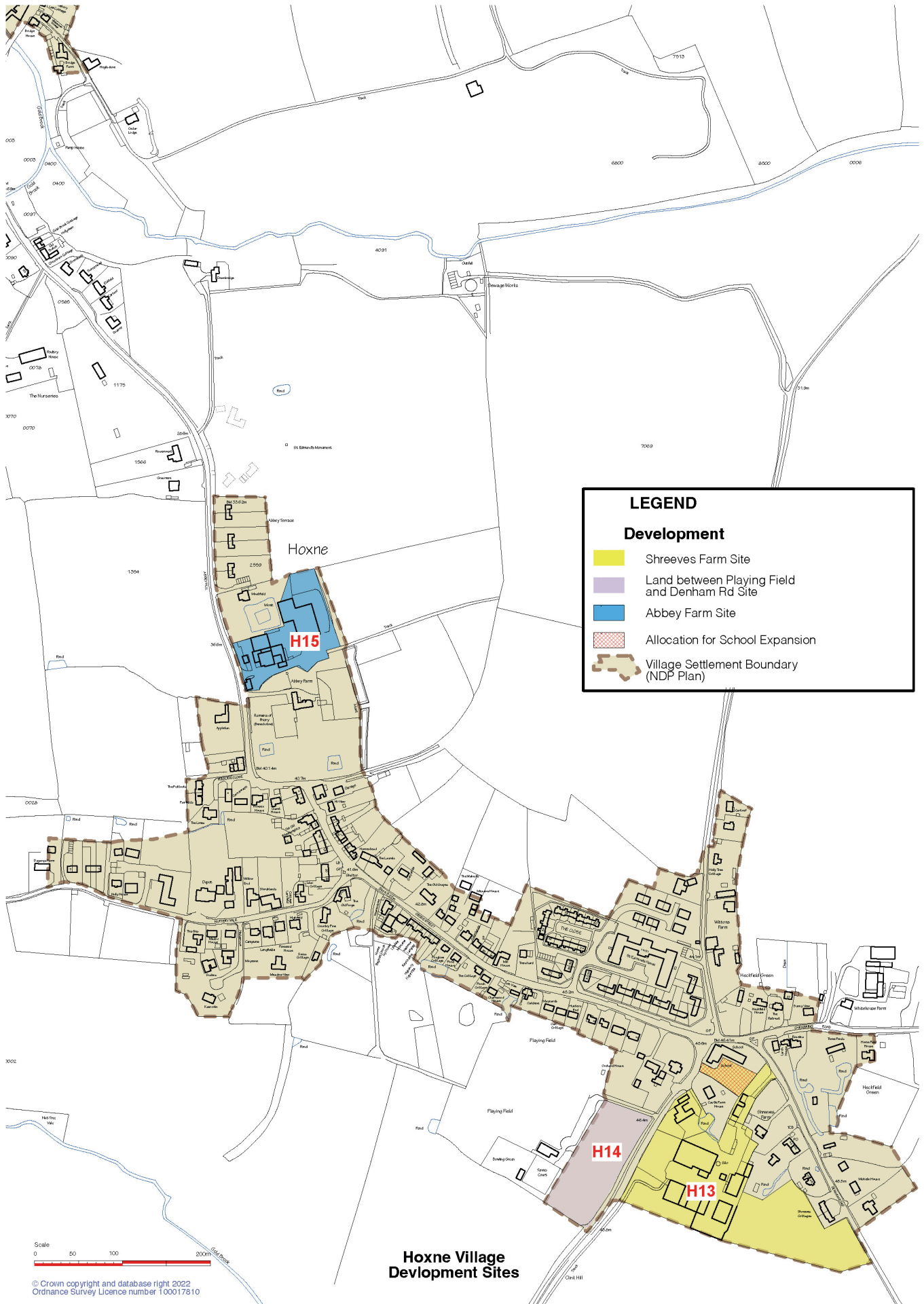


Figure 10– Development

6 Transport

- 6.1. The extent and speed of general and HGV traffic through the Parish is a major concern of local people. There are limits to the extent that these issues can be addressed through the Neighbourhood Development Plan but a community policy to support measures to reduce the impact of traffic is appropriate.

COMMUNITY POLICY A

Traffic management

Measures to reduce the impact of through traffic, particularly HGVs, through Hoxne Green Street, Low Street and Hoxne Cross Street/Heckfield Green and improve safety will be supported.

Advisory signs are placed at either end of Quiet Lanes to show motorised users clearly that the road is a shared space.

COMMUNITY POLICY B

Quiet Lanes

The creation of Quiet Lanes (where vehicular traffic must be aware of their speed, and that the road is shared usage for pedestrians, cyclists and equestrians) on Denham low Road and Wittons Lane, identified in Figure 11 and on the Policies Map, will be supported.

- 6.2 Some improvements to traffic and pedestrian safety can be achieved through the development sites proposed in this plan. Further details are provided in **Supporting Document 10** and the requirements are set out in Policies HOX 13 and 14.
- 6.3 One measure to manage traffic is the Quiet Lanes initiative. **Supporting Document 10** sets out the proposals for Denham Low Road and Wittons Lane to be designated as Quiet Lanes. Quiet Lanes are a nationally recognised designation and are intended for shared use by walkers, horse riders, cyclists and other road users. They encourage drivers to 'Expect and Respect' more vulnerable road users and so allow non-motorised users to enjoy rural lanes in greater safety. This type of lane does not impose traffic restrictions and is not enforced.

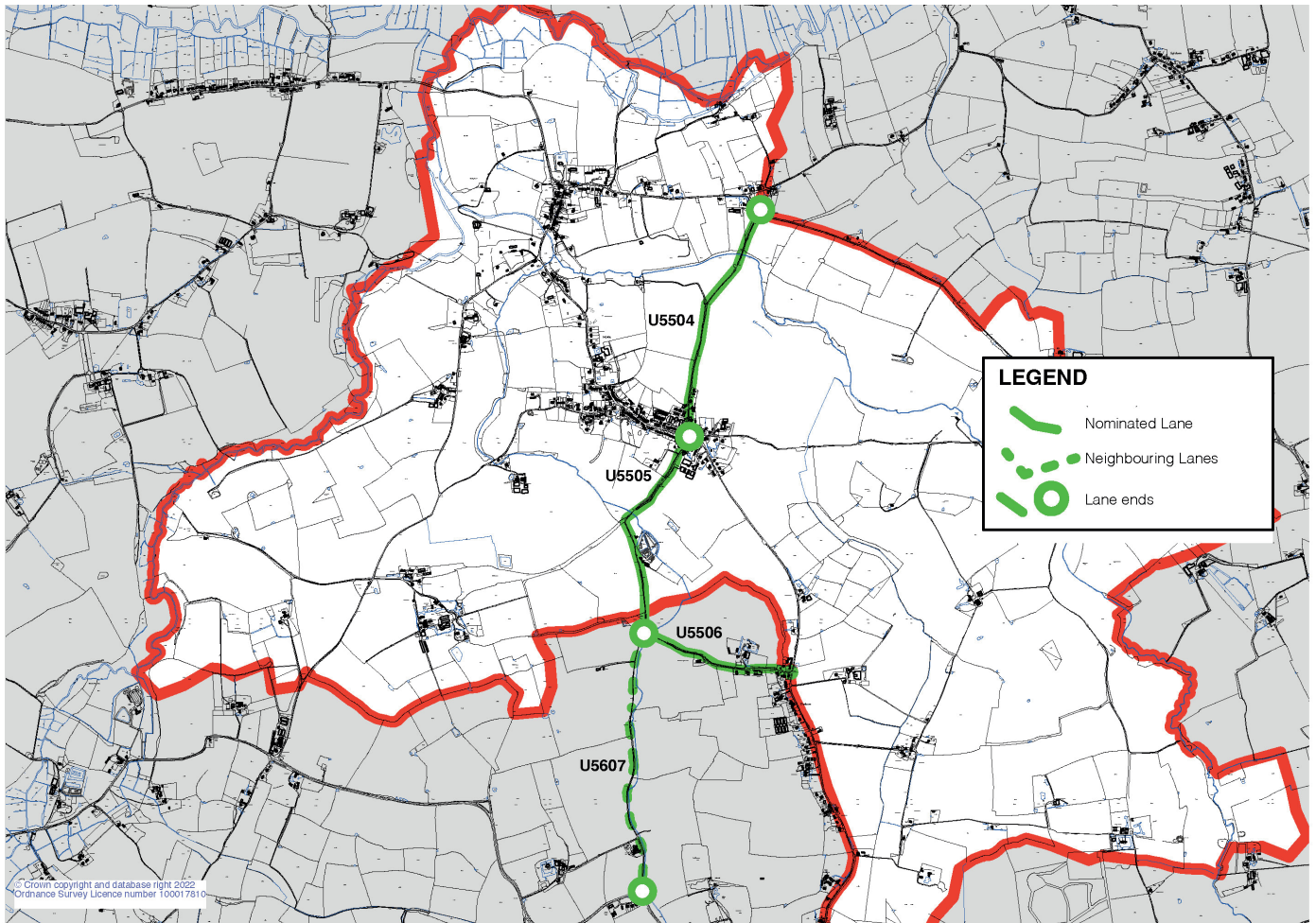


Figure 11 – Proposed Quiet Lanes

6.4. Hoxne Parish has the benefit of a significant public rights of way (PROW) network – see Figure 12. PROW are legally protected highways, and the NPPF states at paragraph 100 that planning policies and decisions should protect and enhance PROW and access, including taking opportunities to provide better facilities for users, for example, by adding links to existing PROW networks.

POLICY HOX 16

Public Rights of Way

Development which would adversely affect the character or result in the loss of existing or proposed Public Rights of Way will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to Public Rights of Way for pedestrian, cyclist, or horse rider use. Improvements and additions to Public Rights of Way will be supported as an integral part of new development and to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites.

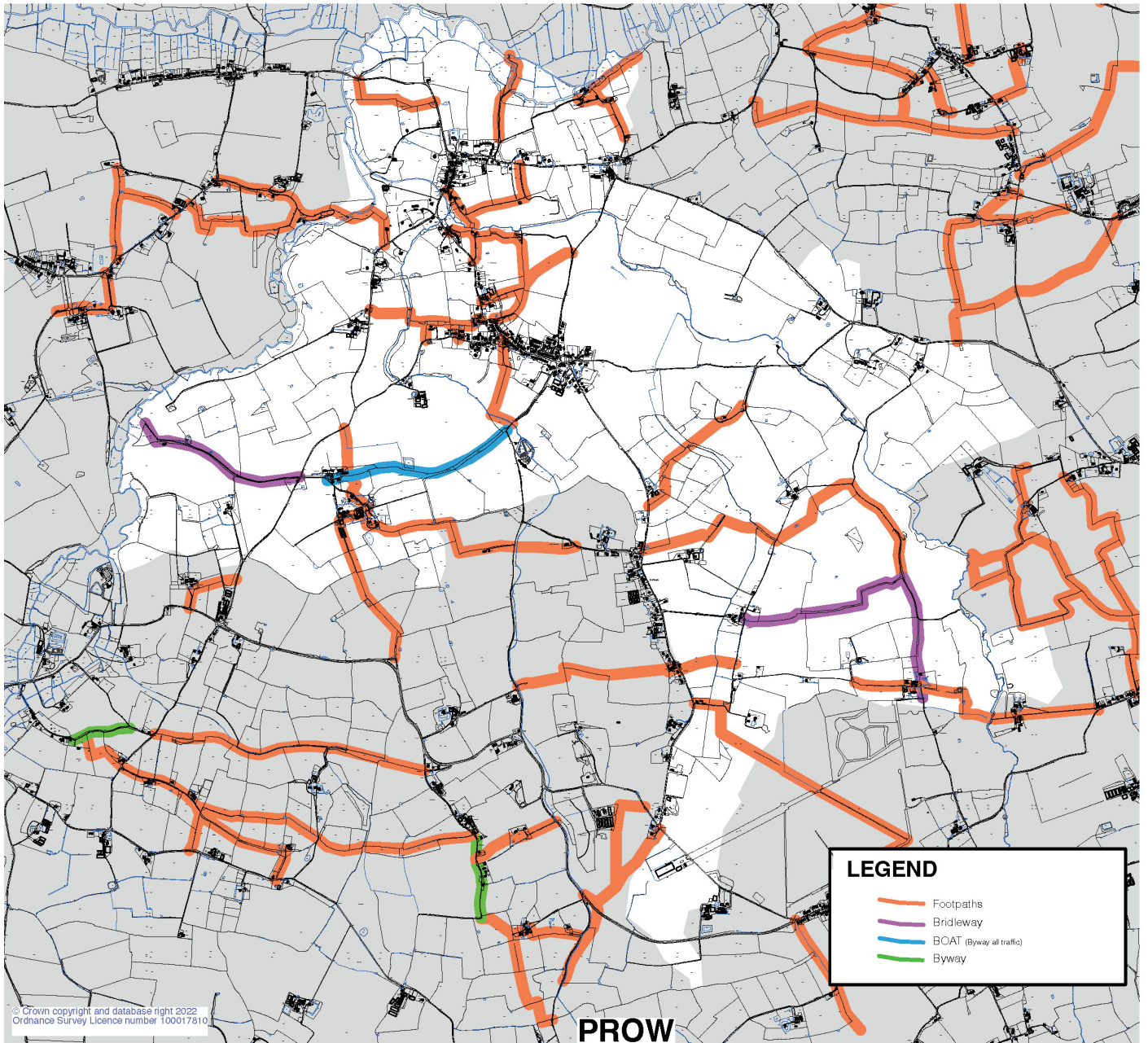


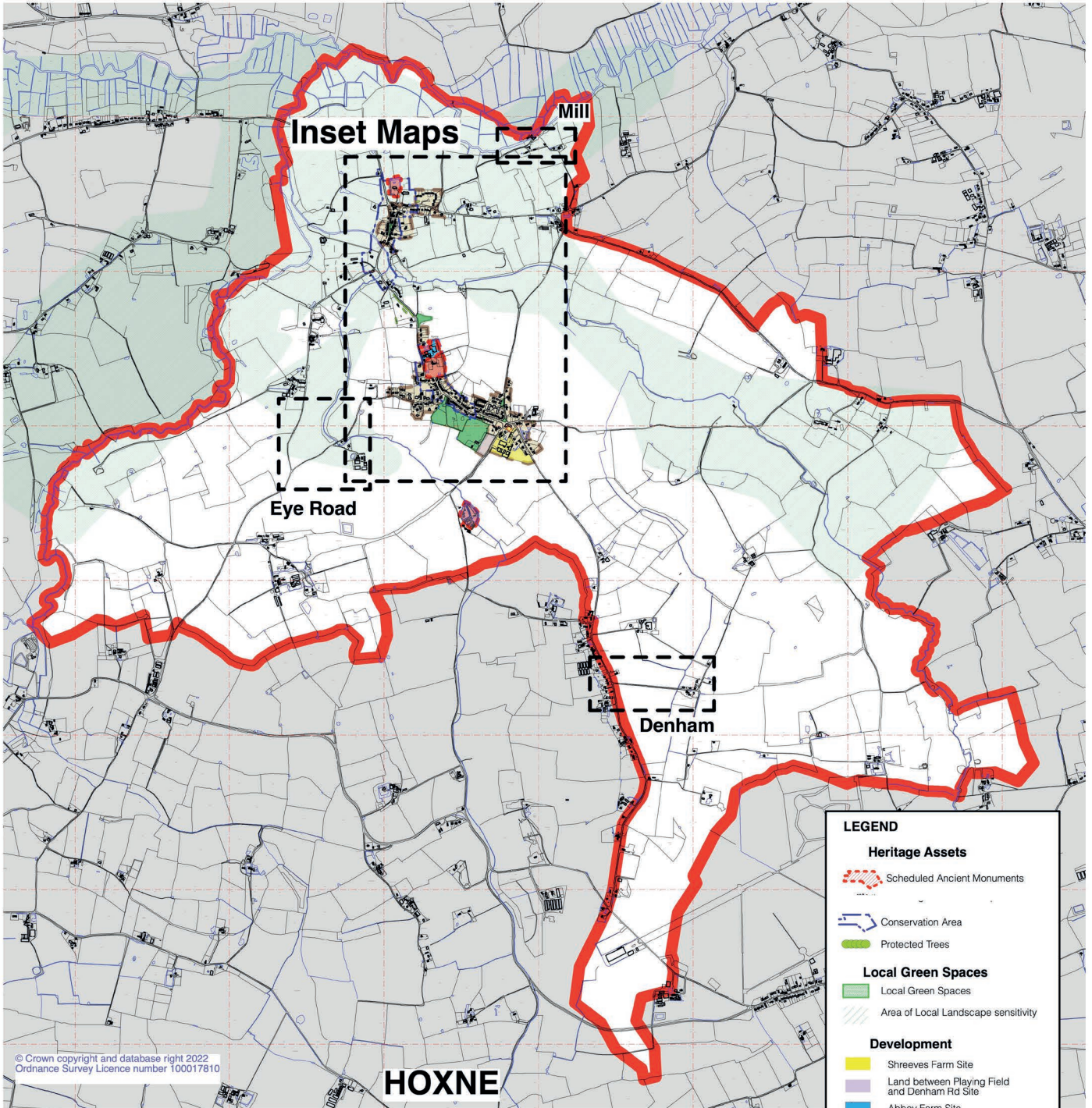
Figure 12 - Public Rights of Way

7

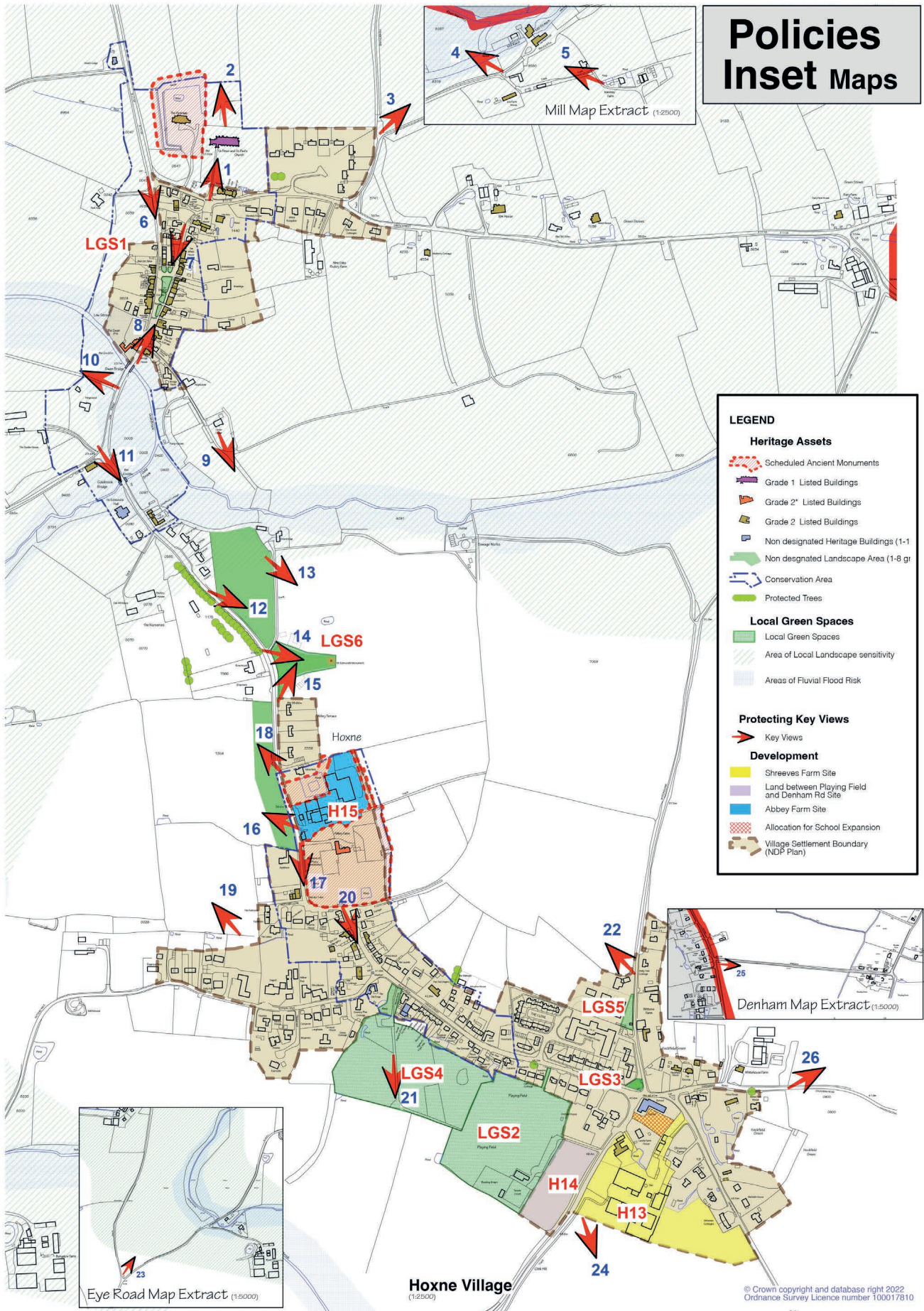
Infrastructure

7.1 The main infrastructure requirements for Hoxne are:

- a. St Edmund's primary school is currently on a small site of 0.291ha, and has a capacity of 84 places, with a current pupil roll of 81 for school year 2021-22. Taking account of the allocations in the Plan, the school is expected to exceed 95% capacity. To provide for any future expansion requirements 0.12ha of land should be safeguarded for educational purposes.
- b. Improvements to safety at the Denham Low Road/Cross Street Junction are desirable.
- c. Improved access to the Playing Field with associated improvements to car parking.
- c. The reinstatement of the Multi Sports area in the Playing Field.
- d. Traffic management to reduce the impact of through traffic and safety.



Policies Map



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Glossary

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

Conformity – There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

Conservation area – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

Consultation – A communication process with the local community that informs planning decision.

Department of Communities and Local Government (DCLG) – Now The Department for Levelling Up, Housing and Communities (DLUHC). The Department for Levelling Up, Housing and Communities Government department that has responsibility for areas such as local government, housing, planning, community cohesion, empowerment and regeneration. Previously called Ministry for Housing, Communities and Local Government (MHCLG).

Design Code – A design code provides detailed design guidance for a site or area they prescribe design requirements (or ‘rules’) that new development within the specified site or area should follow.

Development – Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

Change of use – A material change in the use of land or buildings that is of significance for planning purposes e.g. from retail to residential.

Community – A group of people that hold something in common. They could share a common place (e.g. individual neighbourhood) a common interest (e.g. interest in the environment) a common identity (e.g. age) or a common need (e.g. a particular service focus).

Community engagement and involvement – Involving the local community in the decisions that are made regarding their area.

Community infrastructure levy – Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Greenfield site – Land where there has been no previous development.

Green infrastructure – Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets. Green space – Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

Highway authority – The body with legal responsibility for the management and maintenance of public roads. In the UK the

highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

Development brief – Guidance on how a site or area should be developed in terms of uses, design, linkages, conservation, etc.

Development management (previously known as development control) – The process of administering and making decisions on different kinds of planning application.

Development plan – A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

Environmental impact assessment – Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

Evidence base – The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

Flood plain – An area prone to flooding.

Local plan – The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

Local planning authority – Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, a county council, a unitary authority or national park authority.

Local referendum – A direct vote in which communities will be asked to either accept or

reject a particular proposal.

Ministry of Housing, Communities and Local Government (MHCLG) – Now The Department for Levelling Up, Housing and Communities (DLUHC).

Housing associations – Not-for-profit organisations providing homes mainly to those in housing need.

Independent examination – An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

Infrastructure – Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

Inquiry – A hearing by a planning inspector into a planning matter such as a local plan or appeal. Judicial review – Legal challenge of a planning decision, to consider whether it has been made in a proper and lawful manner.

Legislation – The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed buildings – Any building or structure which is included in the statutory list of buildings of special architectural or historic interest.

Listed building consent – The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

Localism – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

Local authority – The administrative body that governs local services such as education, planning and social services.

Local green space – This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community.

Neighbourhood planning – A community initiated process in which people get together through a local forum or parish or town council and produce a neighbourhood plan or neighbourhood development order.

Permitted development – Certain minor building works that don't need planning permission e.g. a boundary wall below a certain height. Policy – A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

Parish plan – A non-statutory plan produced by a parish council that sets out a vision for the future of a parish community and outlines how that can be achieved in an action plan.

Parking standards – The requirements of a local authority in respect of the level of car parking provided for different kinds of development.

Plan-led – A system of planning which is organised around the implementation of an adopted plan, as opposed to an ad hoc approach to planning in which each case is judged on its own merits.

Planning gain – The increase in value of land resulting from the granting of planning permission. This value mainly accrues to the owner of the land, but sometimes the local council negotiates with the developer to secure benefit to the public, either through section 106 planning obligations or the setting of a community infrastructure levy.

National Planning Policy Framework (NPPF) – The government policy document first adopted in 2012 was updated in 2018 and again in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Neighbourhood area – The local area in which a neighbourhood plan or neighbourhood development order can be introduced.

Neighbourhood plan – A planning document created by a parish or town council or a neighbourhood forum, which sets out the vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

Rural – Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

Scheduled ancient monument – A nationally important archaeological site, building or structure which is protected against unauthorised change by the Ancient Monuments and Archaeological Areas Act 1979.

Section 106 – see Planning obligation.

Setting – The immediate context in which a building is situated, for example, the setting of a listed building could include

neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.

SHLAA – This is Strategic Housing Land Availability Assessment, which is undertaken by the local planning authority to identify potential development sites for housing in their area.

SHMA – This is Strategic Housing Market Assessment, which is an evidence-based assessment of the housing market to establish housing need in an area. It is undertaken by the local planning authority.

SHELAA – This is Strategic Housing and Employment Land Availability Assessment which is similar to a SHLAA, but also includes assessment of potential sites for employment development.

Planning inspectorate – The government body established to provide an independent judgement on planning decisions which are taken to appeal.

Planning (listed buildings and conservation areas) Act 1990 – The primary piece of legislation covering listed buildings and conservation areas.

Planning obligation – Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Planning permission – Formal approval granted by a council allowing a proposed development to proceed.

Practice Guidance (PPG) – The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is kept current through regular updates.

Presumption in favour of sustainable development – The concept introduced in 2012 by the UK government with the National Planning Policy Framework to be the 'golden thread running through both plan making and decision taking'. The National Planning Policy Framework gives five guiding 9 principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Public inquiry – See Inquiry.

Public open space – Open space to which the public has free access.

Qualifying body – Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning. Referred to as a neighbourhood planning body throughout this guide.

Referendum – A vote by which the eligible population of an electoral area may decide on a matter of public policy.

Strategic environmental assessment – Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).

Sustainability appraisal – An assessment of the environmental, social and economic impacts of a local plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

Statutory development plan – Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

Sustainable development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Town and Country Planning Act 1990 – Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the ‘principal act’.

Townscape – The pattern and form of urban development; the configuration of built forms, streets and spaces.

Tenure – The terms and conditions under which land or property is held or occupied, e.g. five year leasehold, freehold owner occupation, etc.

Site of special scientific interest – A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. Sites of special scientific interest (SSSI) are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

Stakeholders – People who have an interest in an organisation or process including residents, business owners and government.

Statement of community involvement – A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

Statutory undertaker – An agency or company with legal rights to carry out certain developments and highway works. Such bodies include utility companies, telecom companies, and nationalised companies. Statutory undertakers are exempt from planning Use class – The legally defined category into which the use of a building or land falls (see Use classes order).

Use classes order – The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Tenure blind – This means that affordable housing is treated in the same way as market housing, so that it is indistinguishable.

Tree preservation order – An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.



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