

## **NEIGHBOURHOOD DEVELOPMENT PLAN**

**2016 - 2036**

**Submission Version**

**September 2018**

## **Stowupland Neighbourhood Plan**

### **Addendum – September 2018**

The government published the revised National Planning Policy Framework (NPPF) on 24<sup>th</sup> July 2018. Annex1: Implementation, paragraph 214 advises “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.” However, it is noted that policies in the NPPF 2018 are material considerations from the date of publication. Therefore, where the NPPF is referred to in the Stowupland Neighbourhood Development Plan it is the July 2018 NPPF unless clearly referenced as 2012.

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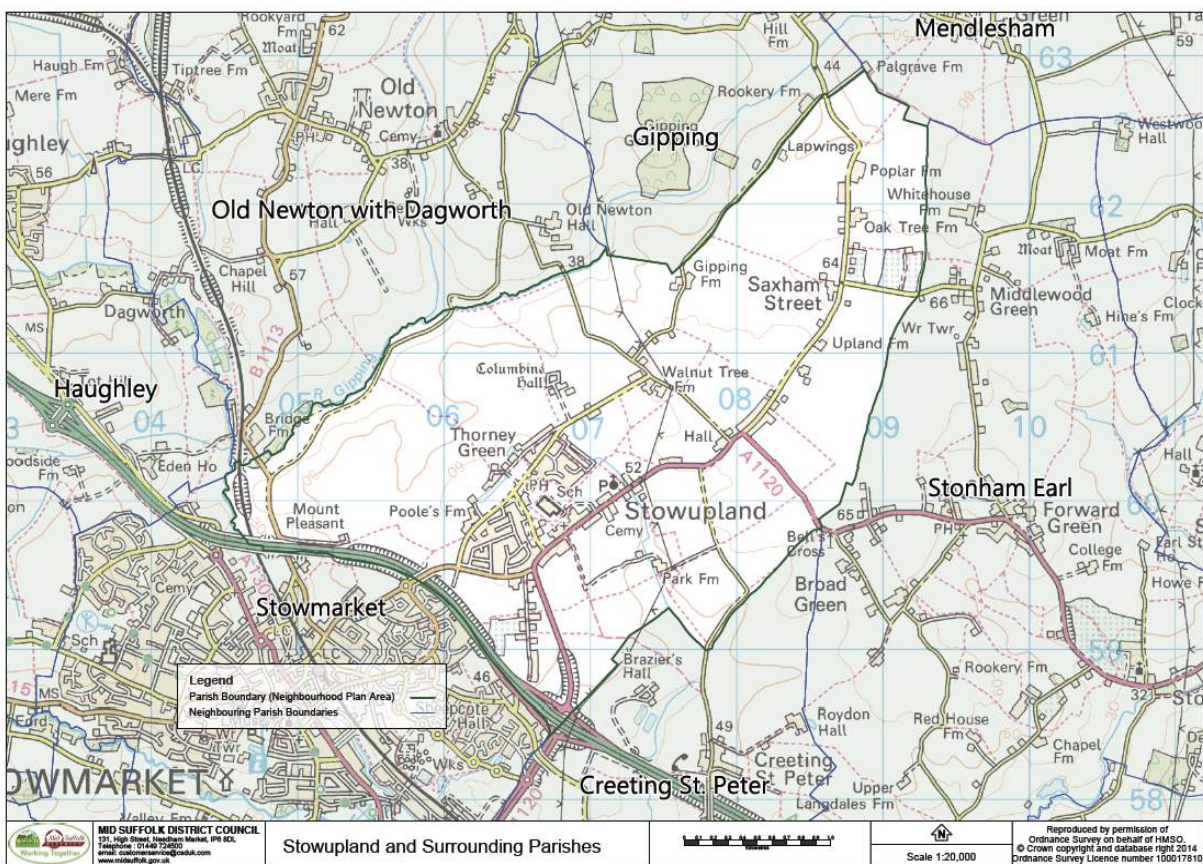
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**Stowmarket Neighbourhood Plan (SNP) Supporting Documents** (published separately)

1. Stowupland Neighbourhood Plan Landscape Appraisal
2. Stowupland Character Area Assessments
3. Planning for housing growth in Stowupland
4. Examples of building types and styles in Stowupland
5. Engaging with the community - the two questionnaires
6. Suffolk Observatory 2011 Census Profile of Stowupland
7. The Historical Context of the Parish of Stowupland

## 1. Introduction

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



**Map 1: Stowupland Neighbourhood Plan area**

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

places that respect the local character and village context. It also provides the opportunity to plan positively for change, and encourage new and/or improved services and facilities.

### **Key stages in preparation of Stowupland’s Neighbourhood Plan**

February 2015	Neighbourhood Plan Area designated
May 2015	‘Mini’ Questionnaire (household survey)
July 2015	First drop-in event at the village hall
September 2015	Display and engagement at the Freeman Primary School 150-years celebration day
November 2015	Main Questionnaire (household survey)
January 2016	Character Area Appraisals
2016	Drop-in event at the village hall
2016	Book Club
2016	Lent Lunch
December 2016	Landscape Appraisal
December 2017	Pre-pre-submission draft completed for discussion with Mid Suffolk officers.
30 January 2018	Meeting with B&MSDC officers
8 March 2018	Revised draft approved by the Parish Council for pre-submission consultation
April/May 2018	Amendments and additions
June-July 2018	Regulation 14 Pre-submission consultation
August/September	Consideration of representations and amendments/additions to Plan
September 2018	Submission anticipated

### **Future significant dates**

- Examination anticipated November/December 2018
- Referendum anticipated February/March 2019





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

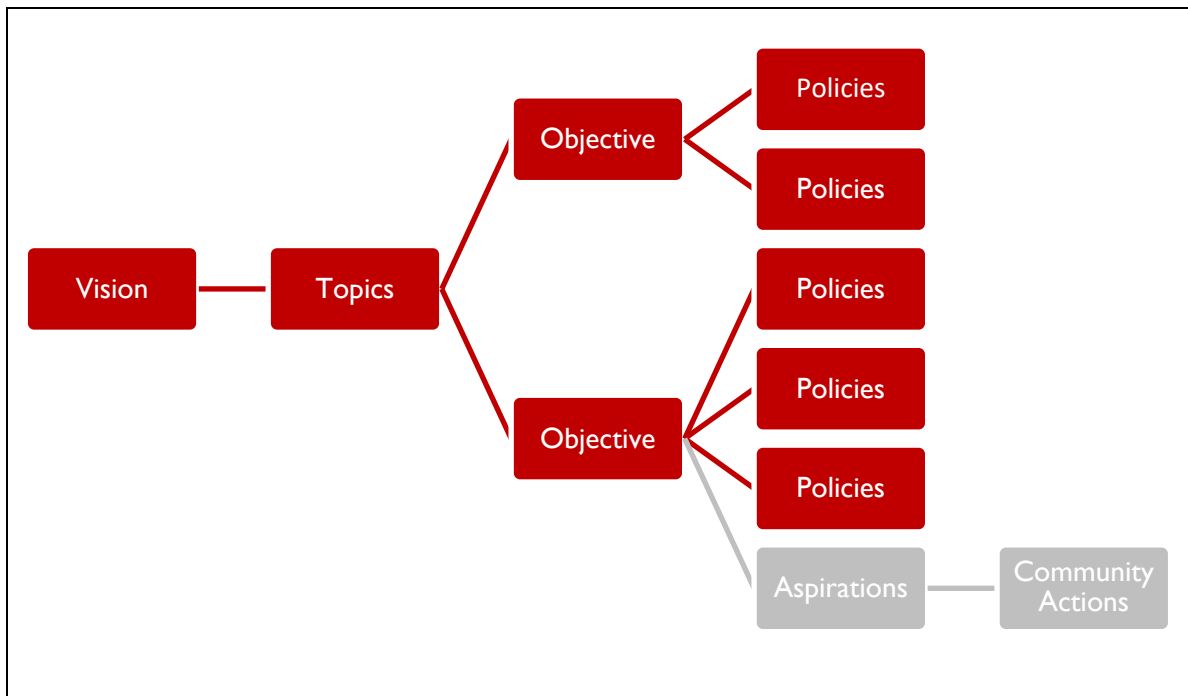


***Drop-in session at the Village Hall 2016***

## **2. Structure of the Plan**

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





2.2 Sections 6 to 15 contain the Stowupland Neighbourhood Plan policies. Where it is relevant or appropriate to do so ‘Actions’ to achieve community aspirations are noted in a separate box following the policy. These relate to the community aspirations, ideas and projects that have come from responses to the two questionnaires and from the Parish Council that are set out in Appendix 1 of the plan. The Proposals Map and an inset map of the main built-up part of the parish follow the policies.

### 3. Policy Context

3.1 This section sets out the policy context that the Neighbourhood Plan fits within, starting with national policy in the National Planning Policy Framework (the NPPF), and Mid Suffolk’s Core Strategy and other local plan documents.

3.2 The Neighbourhood Plan must be in conformity with the National Planning Policy Framework (NPPF) and the strategic policies in Mid Suffolk Local Plan documents, and contribute towards achieving sustainable development.

3.3 The government published the revised National Planning Policy Framework (NPPF) on 24<sup>th</sup> July 2018. Annex1: Implementation, paragraph 214 advises “The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019.” However, it is noted that policies in the NPPF 2018 are material considerations from the date of publication. Therefore, the Stowupland Neighbourhood Development Plan has been revised and policies checked to ensure they comply with the NPPF 2018.

3.4 The Neighbourhood Plan also has to be in conformity with relevant policies in Mid Suffolk Local Plan documents. These are those strategic policies in the Core Strategy 2008, the Core Strategy Focused Review 2012, and the Stowmarket Area Action Plan

2013. There are also “saved policies” in the Mid Suffolk Local Plan 1998 that the SNP has had regard to.
- 3.5 Paragraph 29 of the NPPF 2018 says that “Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.”
- 3.6 Stowupland is a designated Key Service Centre in both the Mid Suffolk Core Strategy 2008 and the Focused Review 2012. There are 12 Key Service Centres (assuming Botesdale and Rickinghall, and Claydon and Great Blakenham are considered as two settlements rather than four) that are the larger villages in Mid Suffolk with populations of over 1,000. However, since the 2012 Focused Review Mid Suffolk has joined with Babergh District Council to fully share services, and the two councils are preparing a joint Local Plan for the two districts.
- 3.7 The Babergh & Mid Suffolk Joint Local Plan: Consultation Document was published in August 2017 (Regulation 18). In preparing the draft local plan the councils have carried out a review of the settlement hierarchy and have used a Services and Facilities Audit with a weighted score to establish a new hierarchy. Key Services Centres are re-named Core Villages, and Stowupland is listed as one of the forty-five Core Villages in the two districts.
- 3.8 A supporting evidence paper, Mid Suffolk Functional Clusters Study, published in June 2017, sets out “a broad guide to the general extent of “catchment areas” for a number of key services and facilities in Mid Suffolk”. Appendix 1 of the Functional Clusters Study lists the component parishes of the functional clusters, and Stowupland is one of 15 villages and hamlets in the Stowmarket Functional Cluster. This means that Stowupland is proposed to retain its role as one of the villages that has some of the services and facilities needed to serve their communities previously called Key Service Centres, now to be known as Core Villages. At the same time the Functional Clusters Study acknowledges that people in these communities depend on nearby towns/larger settlements to provide key services and facilities such as medical services.
- 3.9 Stowupland Neighbourhood Plan Sub-committee have worked with Babergh & Mid Suffolk to ensure that the Neighbourhood Plan conforms with the emerging Local Plan. To coordinate with preparation of the Joint Local Plan, the Stowupland Neighbourhood Plan is for a 20-year period to 2036 with a commencement date of April 2016.

## **4. An Introduction to Stowupland**

### **4.1 Natural and Physical Environment**

- 4.1.1 The 2017 Stowupland Landscape Appraisal (SNPLA) carried out for the Neighbourhood Plan contains a comprehensive description of the landscape character, the topography and the historic landscape patterns (SNP Supporting Document 1). The SNPLA divides the parish into different landscape character areas, and considers the distinctive characteristics of each in terms of visibility, relationship to the settlement

and potential for mitigation and enhancement to assess the sensitivity of the landscape and the capacity of the area to accommodate housing development. The study defines the terms Sensitivity, Landscape Value, and Capacity (paragraph 1.5.3). In terms of capacity the study defines this as: “Capacity of an area considers the extent and nature of development which may be accommodated and is derived from an understanding of both landscape value and sensitivity of a landscape to change.”

- 4.1.2 The Suffolk Landscape Character Assessment includes the parish of Stowupland within the Ancient Plateau Claylands, Plateau Claylands and Rolling Valley Farmlands landscape types. The majority of the parish falls within the Ancient Plateau Claylands character type where the key characteristics include:
- Flat or gently rolling arable landscape dissected by streams at its edges
  - Field pattern of ancient enclosure
  - Dispersed settlement pattern
  - Pairing of medieval churches and manorial halls (often moated) usually in valley side locations
  - Villages often associated with medieval greens or tyes
  - Farmstead buildings are timber framed, houses are colour-washed with peg-tiled or thatched roofs and barns blackened with tar
  - Scattered ancient woodland parcels
  - Occasional landscaped parks
  - Moats and ponds are commonplace
  - Hawthorn hedges with oak, ash and field maple as hedgerow trees
  - Network of winding lanes and paths creating visual intimacy
  - Open and occasional feelings of exposure.
- 4.1.3 The northeastern part of the parish, including the area around Saxham Street, falls within the Plateau Claylands character type, and the Rolling Valley Farmland character type forms the northern fringes of the parish along the River Gipping where it forms the parish boundary.
- 4.1.4 There is evidence of prehistoric and roman sites in the parish, particularly towards the Gipping and its tributary. The Historic Environment Record for Suffolk (managed by Suffolk County Council) includes approximately 50 entries for Stowupland. One of the earliest maps to show the settlement pattern is Hodkinson’ Map of 1783. This depicts Stowupland as a loose cluster of dwellings arranged around a T-shaped green called Thorney Green with dispersed linear development along Church Road. Saxham Street can be seen further north with a linear dispersed pattern of dwellings.
- 4.1.5 Stowupland’s green survived the enclosure that took place in the 18<sup>th</sup> and 19<sup>th</sup> centuries and is typical of open greens fringed with houses and the farmsteads of those who had the right to graze their animals there.
- 4.1.6 Historic maps from around 1900 show the cluster of houses and farmsteads around The Green and the cluster of buildings around the church. Beyond this area, to the east, is Stowupland Hall and parkland, and the manor house of Columbine Hall (which

dates from the 13<sup>th</sup> century). Various small orchards flanked the outer edges of properties around The Green in the centre of which was a windmill.

- 4.1.7 Additional housing development had appeared by the middle of the 20<sup>th</sup> century, and two new clusters of modern housing were added to the settlement through the 1970s and 80s. SNP Supporting Document 7: Historical Context of the Parish of Stowupland gives more detail on the history and development in the parish.
- 4.1.8 Despite significant changes to the character and appearance of the village from its early origins the historic pattern of the dispersed loose arrangement of dwellings around The Green, and the cluster of historic buildings around the church and Stowupland Hall are still evident and contribute greatly to the distinctive character of Stowupland and contribute to a strong sense of place. Listed buildings in the parish are set out in Appendix 2.

## **4.2 Stowupland today**

- 4.2.1 Stowupland is a relatively small parish separated from Stowmarket by farmland, hedges and tree boundaries and the A14 trunk road that passes both in cutting and over the A1120 at Junction 50. The 2011 Census records a population of just under 2,000 living in 900 households in the main village, and along roads leading out, particularly Saxham Street. The village has been built around Thorney Green and along the main Church Road, the A1120 cross-country road.
- 4.2.2 There are three key features that characterise the parish: the upland, plateau-top location that gives the village both its name and the beautiful “big sky” open landscape setting; the village green and green wedge of land that is the heart of the village (designated as a Visually Important Open Space (VIOS) in the 1998 Local Plan); and the public rights of way network within and connecting the village to the wider countryside, although it should be noted that the footpath network and pedestrian access is not consistently good in all parts of the parish.



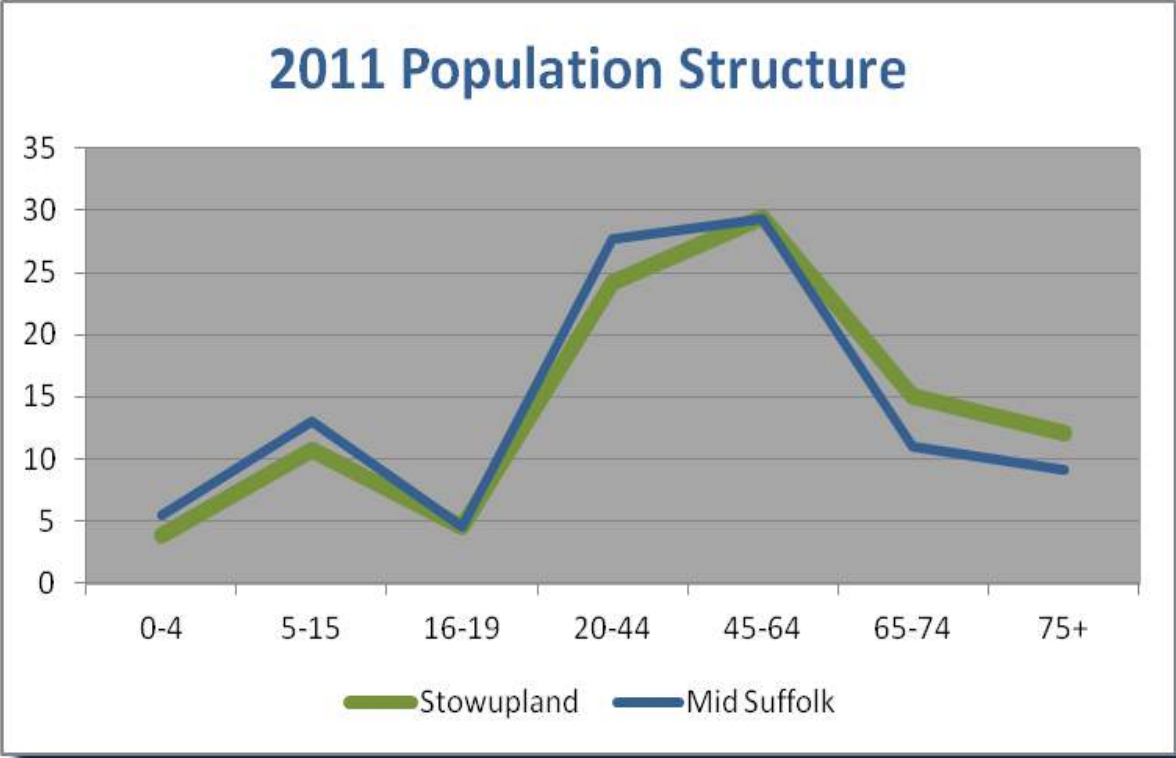
***Holy Trinity Church – a Grade II listed building***

- 4.2.3 The 2011 Census reveals a higher percentage of people who cycle to work than in Mid Suffolk or Suffolk. In terms of employment, there is a higher percentage of people

employed in manufacturing; construction; wholesale and retail trade; repair of motor vehicles and motorcycles; and transport and storage than in Mid Suffolk or Suffolk. A higher proportion of Stowupland residents are in skilled trade occupations, sales and customer service occupations, and who are process, plant and machine operatives, than in Mid Suffolk or Suffolk. (SNP Supporting Document 6: 2011 Census Profile of Stowupland published by Suffolk Observatory includes a more detailed profile of the parish)

- 4.2.4 Given the age and size of many of the houses in the village, and the presence of two sheltered housing schemes and purpose-built retirement bungalows, it is unsurprising that the percentage of residents who are 65 or over is higher, and the working age population and under 16s is lower in Stowupland than in Mid Suffolk (see Figure 1 below) or Suffolk. Many retired and older people are active, and there is a Good Neighbours scheme in the parish, and clubs and activities taking place in the village hall and URC meeting room every day of the week. It can be seen as a compliment to life in the parish, that residents wish to stay, and do not wish to move away.
- 4.2.5 This information (from the 2011 Census) and other background data is included in separate Evidence documents which are available online at <https://www.stowupland.com/parish-council>. Some key data is included here to provide a context to the parish and its social and demographic characteristics that have informed policies in the plan.

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



**Table 1: Age structure of Stowupland 2015**

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

Source: ONS

- 4.2.6 The motor car is the most important means of transport for most residents but significant numbers of people have relied on public transport on a regular or occasional basis. However, bus services are subject to change (including the withdrawal of services and routes) at relatively short notice, and residents have expressed their dissatisfaction and concern where such changes have meant travel to Stowmarket and beyond for doctors or to work has been made difficult or inconvenient.
- 4.2.7 The village benefits from two schools, the High School complete with sixth form and a Primary School, Freeman Community Primary School, as well as a Pre-School which operates on part of the primary school site and runs on a daily basis.
- 4.2.8 The catchment area for the two schools in Stowupland is much wider than the parish, as the secondary school was built to serve the rural schools 'pyramid' in this area. Whilst school bus services are provided many students are brought to and met from school by parents/carers in cars that, along with the high number of buses, creates congestion and traffic/pedestrian safety problems in the village along Church Road (A1120) and particularly alongside The Green at the start and end of the school day.
- 4.2.9 The A1120, the main road through the village, is signed as a "Tourist Route" which increases traffic usage. Parish surveys indicate that the narrowness of the pavements (where they exist) on parts of Church Road contribute greatly to pedestrians' feelings of insecurity when walking to and from the High School, Village Hall and the Primary and Pre-Schools, in particular when the larger lorries and coaches are passing. Residents' perception is that it is unsafe to cycle on Church Road at peak times because of the volume of traffic and the large vehicles using that road. A 'safer route to school' scheme has been discussed and planned for a number of years but has proved to be complicated because of the terms of usage of the village greens, and because it involves two different schools.

4.2.10 Stowupland High School became a founding school of the John Milton Academy Trust with effect from September 2016. Both schools have undergone a series of expansions over the years but the most recent was a result of the school system changing from a three-tier one (primary, middle and upper school) to a two-tier one which resulted in two additional year groups needing to be accommodated at both the primary and high schools. This has meant an additional 60 primary and 360 secondary pupils making the total currently (\*October 2017) 201 at the primary school and 927 at the high school.

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

\*Source: SCC

4.2.11 We understand that a significant proportion of the pupils currently attending Freeman Primary School are from out of catchment. There is spare capacity at other nearby schools, such as Trinity Primary School, to accept additional students and Suffolk County Council anticipate that the quantity of growth set out in this Plan can be accommodated. There are two providers of early Years Education, the pre-school adjacent to Freeman Primary School, and at Cedars Park. Due to lack of capacity, places to accept children arising from growth planned in Stowupland are only likely to be available at Cedars Park outside the parish.

	<b>Total Capacity</b>	<b>95% capacity</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
<b>Freeman Primary School</b>	209	199	219	233	249	256	266

\*Source: SCC

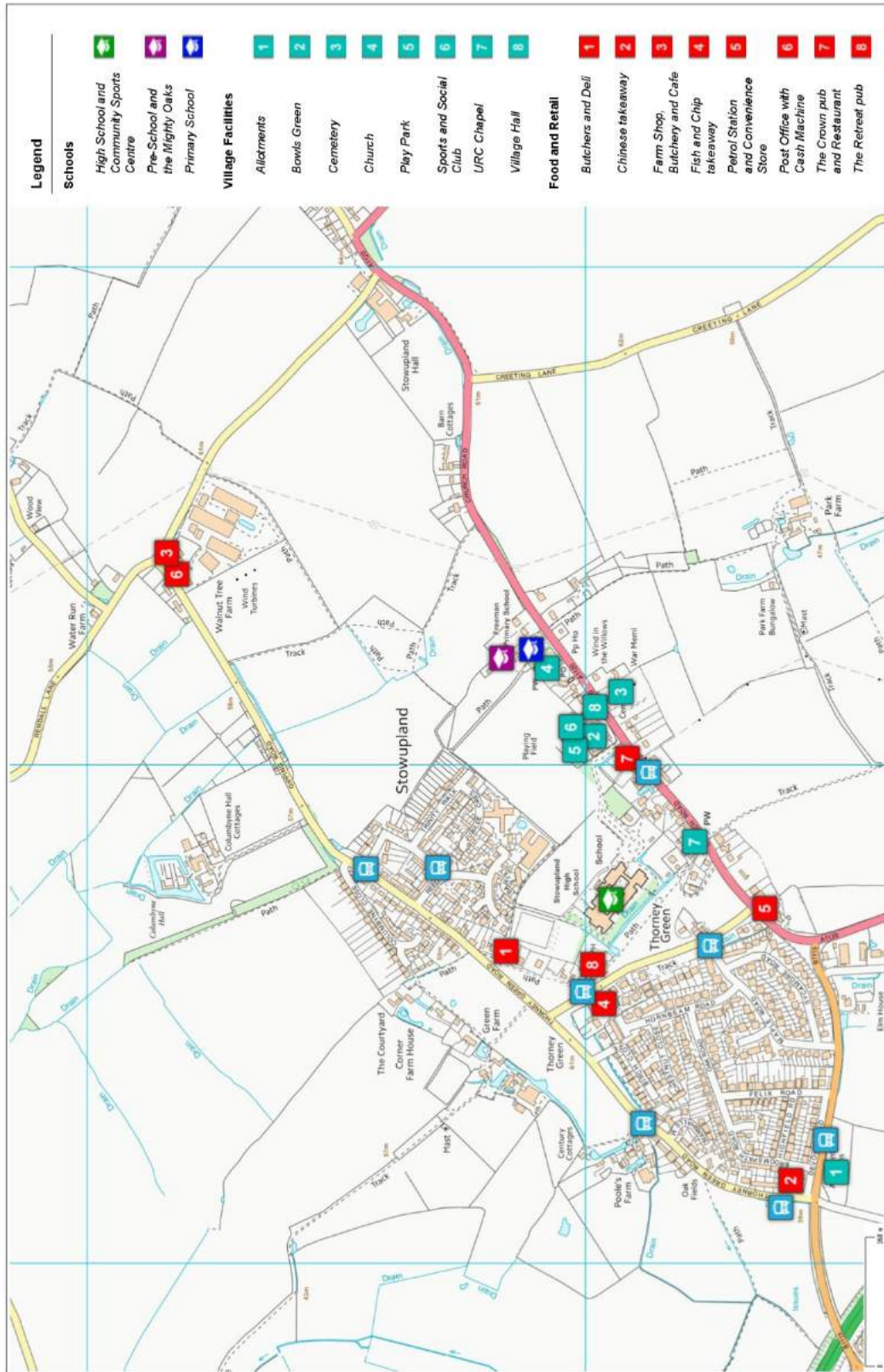
4.2.12 Stowupland High School includes the 11 – 16 age range and a 6<sup>th</sup> form. The school is currently over capacity with pupil rolls forecast to increase up to 2021. However, it is expected that the capacity can expand to resolve this and accommodate other potential growth within the school catchment, but outside of the parish of Stowmarket. The total school capacity is 1,033, with 11 – 16 provision having a capacity of 900 places, with the remainder being 6<sup>th</sup> form capacity. The expansion of the school following the change to two schools from three has resulted in a considerable increase in traffic in the village, often causing congestion at peak school finishing times. The Parish Council regularly liaises with the school and will continue to seek to work with the school to ensure expansion plans don't result in a detrimental impact on the local highway network and on the environment.



- 4.2.13 In addition to the schools there are two public houses, The Crown and The Retreat; a village hall that is a centre for a number of social activities, entertainments and meeting groups; a sports and social club, allotments, playpark and playing fields (for cricket and football), and bowls club; the parish church (Holy Trinity) and United Reform Church; a petrol filling station incorporating a small motorists/convenience shop run by the Co-Op; a butchers, a Chinese takeaway and a fish and chip shop. However, the parish lacks a convenience food/grocery store and medical facilities, which means that residents rely on Stowmarket for these services and facilities. A recent change has resulted in the loss of the Post Office (and externally located ATM) (August 2018) and the farm shop incorporating a second butchers and a small café (September 2018).
- 4.2.14 Thorney Green is an exceptionally large T-shaped green in the centre of the village and includes a football pitch, an area set aside for the 'half a mow' scheme and an area available for planting trees as a memorial for parishioners that have passed away.
- 4.2.15 A number of clubs and associations exist in the village as well as a range of community events. For some years, an annual "Music on The Green" event has been held in the village where local bands perform on stage for the enjoyment of anyone. However, this has proved increasingly difficult to organise, and the parish council is investigating the level of interest for different community events to be held on The Green. Sports are well catered for with football, cricket and bowls clubs available. A lottery grant funded gym and indoor sports facility is available for public use at the high school.
- 4.2.16 An award winning monthly magazine, "Telstar", is delivered free to every household and contains reports from parish and local councils as well as various articles from residents, clubs and churches in the village.
- 4.2.17 The map on the following page shows the location of village services and facilities. Items 3 and 6 in the red boxes are the Post Office, and the farm shop, butcher and café (located in the same building) that closed in August and September 2018 respectively.

# Village Facilities

Stowupland CP 

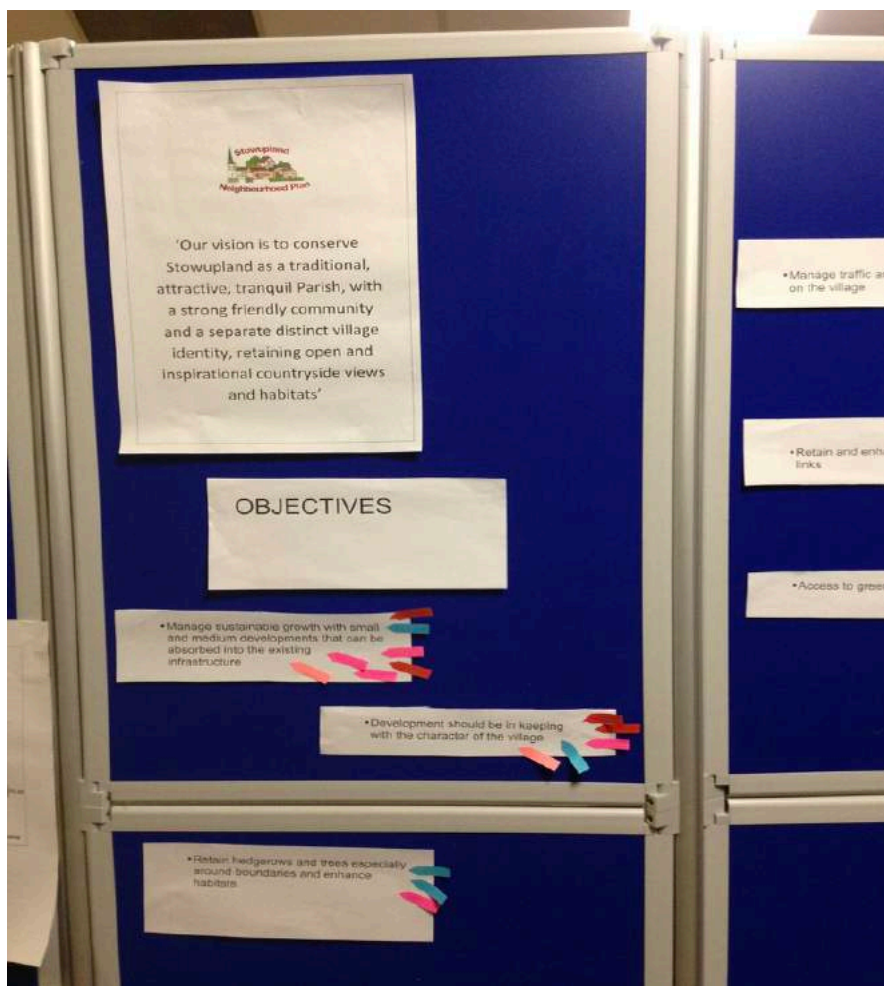


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Map 2: Locations of services and facilities

## 5 Key issues - Vision and Objectives

- 5.1 Key issues and areas of concern to residents have emerged over the past two years as the plan has been prepared. There has been a high level of interest in the plan and good attendances at community events and a high level of responses to the two questionnaires carried out. SNP Supporting Document 5: Engaging with the community – the two questionnaires sets out summaries of responses received together with the questions asked in the second, main questionnaire.
- 5.2 All the preparation work that has been undertaken has informed the approach to planning for the future of Stowupland. Policies in our plan are based on the overwhelming desire of residents to maintain the separate identity and character of Stowupland as a rural village and the open countryside around it, with excellent footpath links. This strong view has influenced the Vision, and resulted in the Neighbourhood Plan necessarily being environment-led.
- 5.3 This desire to maintain a separate identity is an important part of the vision, and one of the objectives is to maintain physical gaps, areas of countryside and the rural character between Stowupland and Stowmarket, and between the village and Saxham Street.



***Public engagement in forming the vision and objectives***

## **Vision**

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

Objectives were identified to help to achieve this vision:

### **Objectives**

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

## **6. Planning Policies**

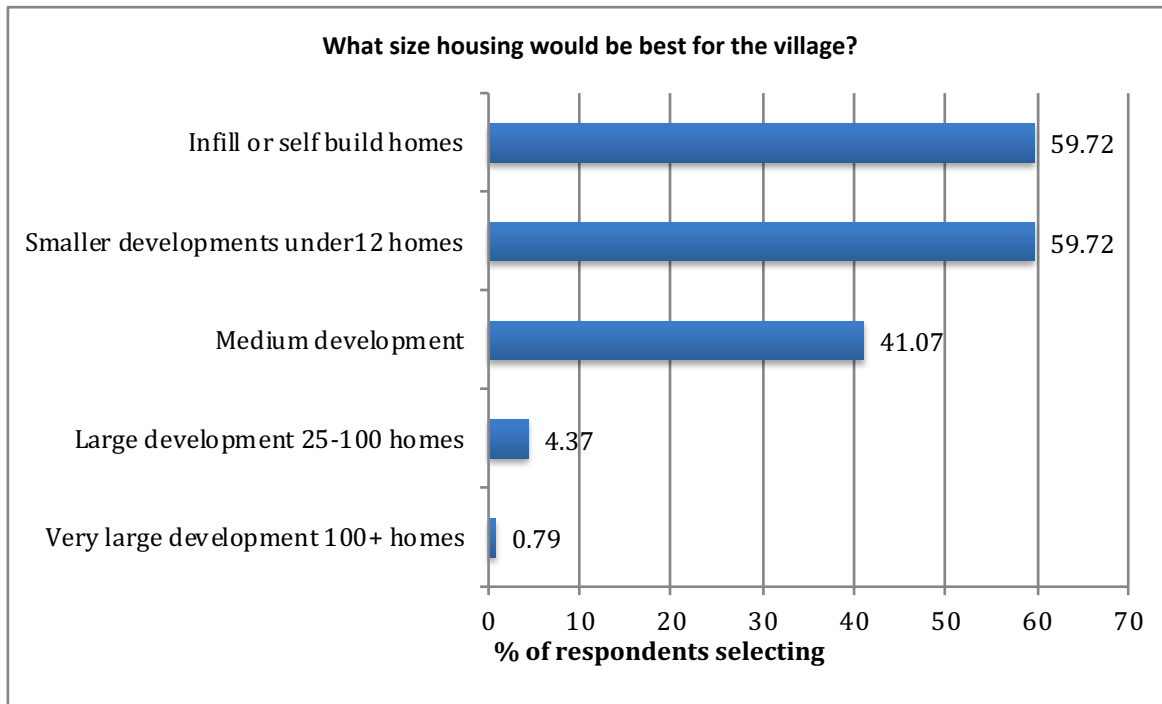
- 6.1 This section contains the Policies that will deliver the Objectives summarised together with the justification and evidence on which they are based. In addition to these policies, actions are noted to achieve some of the aspirations and projects set out in

Appendix 1 of the plan. Appendix 1 includes actions that aim to achieve the objectives listed above and the community aspirations, requirements and projects that don't fit within the planning policy framework, or that can't be delivered by policies alone.

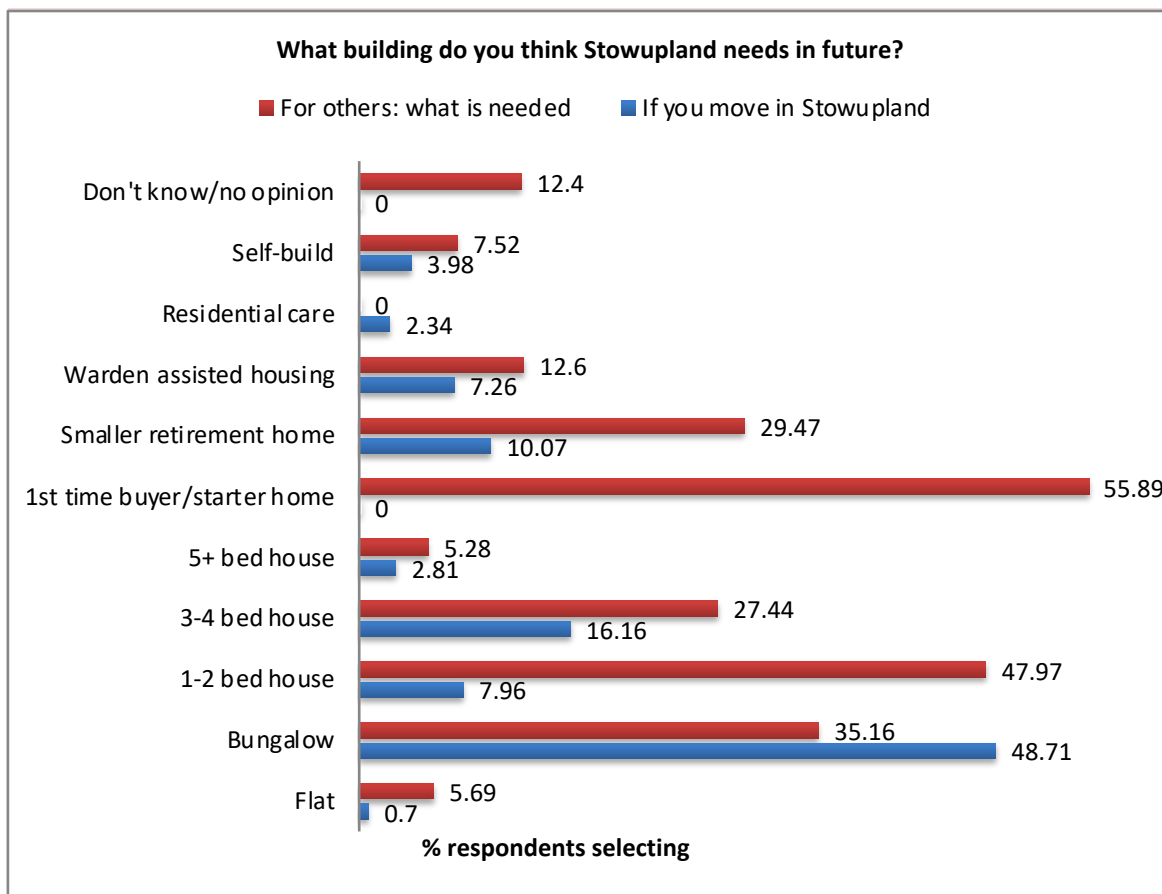
- 6.2 Feedback from the questionnaires and work on the vision has led to the decision that the environmental quality of the area should take precedence over growing the village, especially when there are opportunities for major growth in the town of Stowmarket.

## **7. A Strategy for Stowupland**

- 7.1. The Neighbourhood Plan has been prepared to support sustainable growth in the village. The community has a strong desire to have a plan that will guide the decision-making process to ensure that the growth that we need takes place in the most sustainable locations, and respects the character and context of the village. Positive planning for the future will ensure development has a beneficial impact on village life and respects the landscape and enjoyment of all the parish has to offer.
- 7.2 The NPPF 2018 sets out the three overarching objectives of sustainable development: the economic objective, the social objective and the environmental objective, and advises that these objectives are "interdependent and need to be pursued in mutually supportive ways ....". Paragraph 9 goes on to explain that planning policies and decisions should take local circumstances into account.
- 7.3 In terms of local circumstances, preparation of the Neighbourhood Plan has shown that the majority of residents want small-scale housing developments in Stowupland. Responses to both the May and December 2015 questionnaires show that the community would prefer housing growth to take place in small groups and infill developments. Residents also believe that the character of Stowupland should remain that of a rural village distinctly separate from nearby Stowmarket. People responding to the questionnaires have said that they would most like to see starter homes, or small houses. Many residents are concerned that their children, who would like to stay, cannot at present manage to do so. There is very little appetite for larger homes of 5 or more bedrooms. People hope to move to bungalows where they have expressed the wish to move within the parish. The following graphs indicate some of the respondents' views from the main questionnaire (November/ December 2015). More feedback from the questionnaires is reported in SNP Supporting Document 5: Engaging with the community – the two questionnaires.



**Figures 2 (above) and 3 (below) – responses from the main questionnaire**



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

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

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

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

- 7.5 As the June 2017 Functional Clusters Study shows, Stowupland has some services and facilities, but not all. The high school was designed, and has functioned as a high school for the rural ‘pyramid’ that formerly consisted of three tiers – primary, middle and high schools. However, there is no doctors’ surgery in the village, the Post Office has closed, and the shops have a limited offer. This is mainly due to the location of the village close to Stowmarket, and people in Stowupland and surrounding smaller villages (e.g. Creeting St Peter) look to Stowmarket to meet their needs. Stowupland is clearly less of a ‘hub’ than other secondary level villages and as such has a somewhat limited function as a Key Service Centre.
- 7.6 As a rural village it is no surprise that so many people put the natural environment, biodiversity, and access to the countryside as high priorities in response to questions in the two questionnaires carried out by the Neighbourhood Plan group. The rural setting, landscape, “big sky” views from the upland plateau-edge, and network of rights of way are clearly valued by the community. This has strongly influenced the use of environmental constraints and opportunities to inform a strategy for the future growth of Stowupland.
- 7.7 Policy SNP1 has been prepared in the context of national and local planning policies, applications, appeals, and the value the community puts on the landscape and environment, the distinctive and separate nature of the village, and the need to plan for sustainable housing growth in Stowupland. The policy applies to all development proposals not just those for residential development.
- 7.8 It should be noted that site allocations are made in Policies SNP2, SNP3 and SNP4 that will provide land for up to 203 dwellings to be built over the plan period. This is in addition to single plots and small groups that have come forward and that we expect



will continue to come forward for development in the future; and in addition to land that received planning permission on appeal for up to 143 dwellings on land to the west of Thorney Green Road. Policy SNP1 sets out the Strategy for sustainable growth in the parish.

### **SNP1: Strategy for Sustainable Growth**

**Stowupland will be a location for environmentally, socially and economically sustainable growth over the twenty-year period of the Neighbourhood Development Plan. The plan provides for at least 203 new homes by 2036.**

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

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

## **8. Planning for housing growth**

- 8.1 The growth of housing in the parish, especially in recent years, is set out in SNP Supporting Document 3: Planning for Growth in Stowupland. This includes completion rates, and how recent planning permissions have shaped the future of residential growth in the village. It considers the emerging Babergh and Mid Suffolk Local Plan options and the SHELAA sites in the parish, and our consideration of how housing growth numbers have been calculated including the advice on calculating housing need figures for Neighbourhood Plan areas set out in Planning for the right homes in the right places: consultation document (September 2017) that followed the Housing White Paper (February 2107). We have considered how housing need calculations have changed and used a formula that reflects these changes. Our approach to site assessment and the evidence for the allocations made in Policies SNP2, SNP3 and SNP4 is also included in the evidence paper.
- 8.2 Using our formula it is clear that the Neighbourhood Plan needs to plan for a minimum of 195 new houses to be built in the village over the next twenty years through site allocations. In addition to this, and based on past planning history, it is expected that individual and small groups of dwellings will continue to come forward on sites within the settlement boundaries. Such developments are known as 'windfall'. As an example of 'windfall' housing developments housing completions in Stowupland from

2008 to 2016 are set out below. All the development in that period took place inside the 1998 Local Plan Stowupland Settlement Boundary, with most development being individual properties and small groups in sub-divided large gardens or infill plots.

**Table 2: Stowupland completions 2008/09 – 2015/16**

2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
8	0	3	2	0	2	7	1

MSDC: Annual Monitoring Reports

- 8.3 The Neighbourhood Plan sub-committee invited expressions of interest from all the landowners in the parish in November 2015 and received one letter and a telephone call from two landowners. The main questionnaire carried out in November 2015 asked residents to rank areas of the parish that they considered most suitable for development. Members of the Neighbourhood Plan sub-committee and other volunteers carried out a Character Area Assessment of the parish in early 2016 (see SNP Supporting Document 2: Stowupland Character Area Assessments), and a Landscape Appraisal was carried out by Alison Farmer Associates (Landscape Architect) and published in early 2017. Results from this work were used to consider which sites should be allocated for development. However, at the time of preparing the draft Neighbourhood Plan planning permissions had been granted for a total of up to 188 dwellings since April 2016 (comprising a large site for 175, a smaller site of 10 dwellings and three individual plots). None of these dwellings have been constructed/completed at the time of preparing the plan for consultation (although work had commenced on the largest of the sites). In addition, two planning applications on adjoining sites to the west of Thorney Green Road were granted outline planning permission on appeal in May 2018 for a total of up to 143 dwellings. These sites are not allocated in the NP because the approval came immediately before the Pre-Submission Consultation. The site allocations below, the three individual dwellings and the recent appeal decisions total 349 homes to be delivered over the plan period.

**Table 3: Sites for residential development with planning permission or current (September 2018) applications**

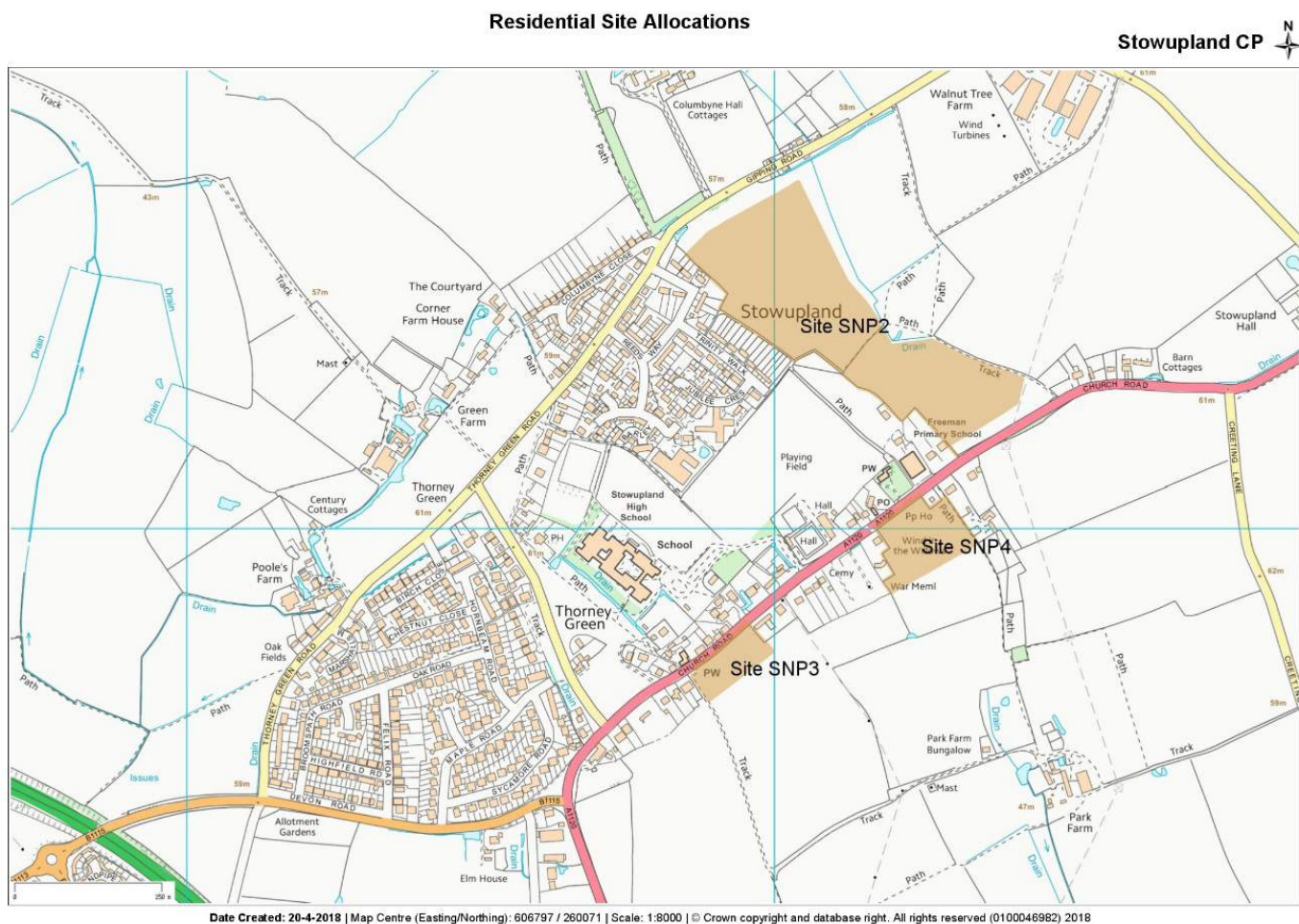
Residential Sites	Number of dwellings	Planning permission granted	Potential delivery
Site allocation SNP2	175	√	Details of phases 1 & 2 approved.  Work commenced on Phase 1

Site allocation SNP3	10	√	Full planning permission.  Sign board indicates 'Land sold'.
Site allocation SNP4	18	*x	
Appeal sites (North Field and South Field), Land west of Thorny Green Road	143	√	Outline planning permissions
Single dwelling, Gipping Road	1	√	Outline permission
Single dwelling, Gipping Road	1	√	Outline permission
Single dwelling, Gipping Road	1	√	Details approved August 2018.
Three dwellings, Stowmarket Road/Mill Lane	3	*x	
<b>Total dwellings with planning permission</b>	<b>331</b>		* + 21 if pp granted on these 2 sites

- 8.4 There is a statutory duty for local plans to be reviewed every five years, and this will necessitate review of the Neighbourhood Plan at which time additional site(s) may be allocated. As the Babergh & Mid Suffolk Joint Local Plan is at an early stage of preparation with the Local Development Scheme July 2018 showing adoption anticipated early 2020, it is anticipated that any review of the Local Plan is unlikely to need to take place before 2025. In any event, Stowupland Parish Council will assess the need for review of this plan each year at the Annual Parish Council meeting.
- 8.4 As the Neighbourhood Plan will have a considerably longer lifespan than planning permissions (usually three years for an outline planning permission and five years for a full planning permission) it is important to include sites with planning permission in our Plan to guide future development proposals in the event of a planning permission lapsing, details submitted following outline permission or changes proposed by the developer. The following policies include criteria that any proposal for future development on these sites (whether as 'reserved matters' or full applications including any subsequent planning applications on sites with permission) should comply with to ensure the development respects the conditions imposed and/or the policies in this

plan. In addition, all development proposals should demonstrate an understanding of the Stowupland Landscape Appraisal (SNP Supporting Document 1), the Character Area Assessments (SNP Supporting Document 2) and SNP Supporting Document 4, Examples of building types and styles in Stowupland, and how the proposed development has been designed to respond to the local character and context of the site.

- 8.5 The largest of the three site allocations was granted outline planning permission for up to 175 dwellings on appeal on 26 May 2016 (after the Neighbourhood Plan start date, 1<sup>st</sup> April 2016). Detailed consent for the first phase of 75 dwellings was given in October 2017. Work has started on this site, and an application for the second and final phase was submitted in early 2018.



**Map 3: Residential site allocations**

**Policy SNP2: Land between Church Road and Gipping Road**

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

Any development proposals on site SNP2 should:

a) exclude any built development from a strip 30m deep from the site boundary where it adjoins Church Road to respect the wide set-back from the road characteristic of development in the area;

b) include a pedestrian link to Gipping Road in the north-western corner of the site to facilitate good pedestrian links to bus stops and other services and facilities in the village;

c) include an equipped play area;

d) include a wide margin between the northern boundary of development and Gipping Road planted as a woodland belt using native species;

e) ensure that none of the dwellings in an area 50m deep from the woodland belt (required in criterion (d) above) shall have any eaves higher than ground floor wall plate level or a 'mansard' style roof, and otherwise exceed two storeys in height to maintain a rural undeveloped setting for the entrance and approach to Columbine Hall and the character and setting of the nearby small traditional cottages on Gipping Road;

f) protect and enhance existing rights of way through the site, and increase and improve links with the wider network in the parish.

**Action:**

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



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

- 8.6 The second site allocation for 10 dwellings between Church Farm Barn and Brecklands, Church Road was granted full planning permission on 19 December 2017, and the land has been marketed for sale and a sign board indicates that the land has been sold (September 2018). Materials, including those used on boundary walls, fences, and landscaping will be important on this site, and SNP Supporting Document 4: Examples of building types and styles in Stowupland, will be used as a reference to identify how the proposal meets the requirement for local materials and finishes.
- 8.7 The gap between Crown Farm Barn and the farm track adjacent to Brecklands gives wide rural views over the Gipping Valley, and new development should reflect and respect the rural village character and landscape context of this site.

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

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

**Any development proposals on site SNP3 shall:**

- **respect the edge-of-village context of and rural views from this site;**



- Use materials on the dwellings and boundary treatments taken from a palette of local traditional building materials;
- ensure landscaping of the site incorporates indigenous species and includes hedgerows and native trees; and
- protect and enhance existing rights of way through the site, and increase and improve links with the wider network in the parish.

Where changes to the existing network are necessary to accommodate development, mitigating measures shall be taken to ensure that the network is not negatively affected or reduced as a result.

**Action:**

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



**Map 5: SNP3 - Land between Church Farm Barn and Brecklands**





*Looking south east from the north western corner of SNP3 across the Gipping Valley (with distant views of Combs Wood – the new property is at Park Farm), and an example of a “big sky” vista.*

- 8.8 The third site is the subject of an outline application for 18 dwellings, an extension to the cemetery and a car park for the primary school (Mid Suffolk application reference 1884/16). This application has a resolution to grant planning permission subject to a S106 agreement but planning permission has not been granted (September 2018). Whilst the principle of development for a small group of homes is acceptable on this site (as included in Mid Suffolk’s SHELAA 2017) there are concerns on highway safety, particularly for pedestrians and cyclists that will need to be satisfied. The A1120 is a busy road, especially at school start and finish times, and if this site is to be developed it is essential that sufficient warnings and physical measures are in place to prioritise the safety of pedestrians. In addition, the site is opposite the Grade II listed Holy Trinity Church, and the design and layout of development must conserve or enhance the setting of the parish church.

**Policy SNP4: Land on the south-east side of Church Road**

**Land is allocated on the south-east side of Church Road, opposite Holy Trinity Church and Freeman Primary School for up to 18 dwellings, an extension to the cemetery and car park.**

**Any development proposals on site SNP4 shall:**

- **provide and maintain a means of preventing any car park provided with the site from being used to drop-off or pick up children from school and/or pre-school;**
- **provide a safe means of crossing the A1120 Church Road;**
- **ensure the provision of a new access, visibility splays and footway**

does not compromise the safety of pedestrians and road users, especially cyclists;

- provide advance warning and traffic calming measures to highlight the presence of the primary and pre-school
- conserve or enhance the setting of <sup>1</sup>Holy Trinity Church (Grade II Listed Building);
- be of high quality design using locally distinctive materials that respect the edge-of-village context of the site and respond to local character and history;
- incorporate indigenous species into the landscaping scheme for the site; and
- protect and enhance existing rights of way through the site, and increase and improve links with the wider network in the parish.

**Where changes to the existing network are necessary to accommodate development, mitigating measures shall be taken to ensure that the network is not negatively affected or reduced as a result.**

<sup>1</sup> The Building in Context toolkit is recommended to inform the design of development on this site to ensure conservation of the setting of the Grade II listed Holy Trinity Church.

**Action:**

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



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

## 9. Affordable Housing

9.1 The Glossary in the NPPF 2018 (Annex 2) sets out a definition of what is meant by the term “affordable housing”:

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

The definitions fall into four types: a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable routes to home ownership.

9.2 Affordability of housing was strongly identified in the questionnaires and consultations as crucial to the vitality of Stowupland. In particular, responses from residents identified the need for affordable housing for young people in the parish. Applications for residential development in Stowupland in the last few years have provided evidence of the need for affordable housing in the district. The two applications on contiguous parcels of land for a total of 143 dwellings (planning application references: 195/16 and 5024/16 granted permission on appeal in 2018) on land west of Thorney

Green Road revealed the following advice from Babergh & Mid Suffolk’s Housing Enabling team:

- “2.6 The Council’s Choice Based Lettings system currently has circa.1050 applicants registered for affordable housing in Mid Suffolk at May 2016.
- 2.7 The Council’s Choice Based Lettings system currently has 54 applicants registered for affordable housing, who are seeking accommodation in Stowupland as at Feb 2016.”

- 9.3 Mid Suffolk’s Core Strategy (2008) retained an altered version of Policy H4 from the 1998 Local Plan (saved policy) that was adopted through the First Alteration to the Mid Suffolk Local Plan in July 2006. Stowupland Neighbourhood Plan supports this policy. The policy provides for up to 35% affordable housing to be negotiated on development proposals of 5 or more dwellings or on sites of 0.17ha and above (outside Stowmarket and Needham Market).
- 9.4 The Babergh & Mid Suffolk Joint Local Plan Consultation Document (Regulation 18, August 2017) set out the options on setting a requirement for affordable housing, and on support for market housing on rural exception sites. However, the NPPF 2018 sets out new policy on affordable homes provision (paragraphs 63 to 66), and Policy SNP5 has been drafted to comply with these provisions.
- 9.5 To ensure that affordable housing continues to be delivered to meet the full need identified by Babergh & Mid Suffolk the Stowupland Neighbourhood Plan will seek to ensure provision is made for affordable housing on new developments of 35%. The NPPF includes a provision in paragraph 64 that at least 10% of the overall affordable contributions on a major housing development site should be homes available for affordable home ownership (major housing development is considered to be 10 dwellings or more or where a site has an area of 0.5ha or more).  
(Note: Where a developer or landowner considers this to be unviable, viability information and supporting evidence/justification should be submitted to inform negotiations (with Babergh and Mid Suffolk Council officers) to determine what would be a viable contribution. An open book accounting approach will be expected to allow assessment of the financial aspects of the development.)

**SNP5: Affordable Housing**

**Proposals for residential development of more than 10 dwellings or on sites of 0.5ha or more shall ensure that 35% of the homes on the site are affordable homes (with at least 10% of these being homes available for affordable home ownership) and that they are delivered at the same time as the market homes.**

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

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

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

9.7 The NPPF 2018 gives the following advice:

"77. In rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this."

The NPPF 2018 Annex 2: Glossary provides the following definition of "Rural exception sites":

"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs

of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."

9.8 The following policy will apply in Stowupland:

**SNP6: Rural Exception Sites**

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

- **the scheme would meet an identified \*local need for affordable housing that cannot be met within the settlement boundaries;**
- **the development is small-scale (\*maximum of twenty dwellings) and demonstrates, where appropriate: (i) how it addresses the relationship of the proposal to the built form, history and character of the area, (ii) the effects on any nearby heritage assets, local buildings of character, and/or trees and hedgerows, village green, playing fields and local green space, and (iii) accessibility to village services and facilities; and where it complies with the other policies in this Neighbourhood Plan;**
- **pre-application engagement with the local community has been undertaken;**
- **secure arrangements are made to ensure the housing need to be met will be secured by legal agreement to ensure that the need can be met in perpetuity.**

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

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

**Rural exception sites may also include an element of self-build or**

**custom-build homes.**

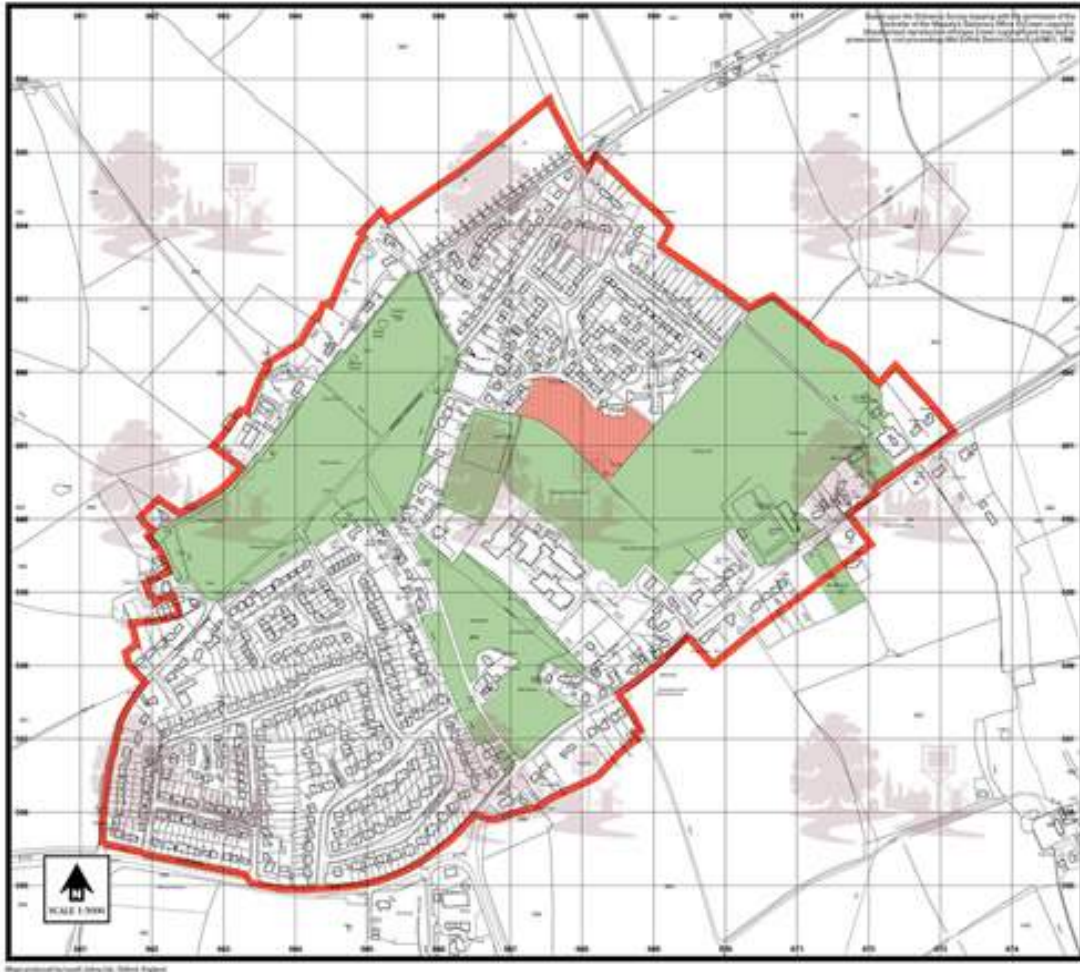
\*Note 1: local need will be identified through eligibility criteria set out in Mid Suffolk's Choice Based Letting System and for the avoidance of doubt refers to the local lettings circumstances/local connections criteria.

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

## **10 Settlement Boundary Review**

- 10.1 The main function of settlement boundaries is to mark the existing built form of a town or village and the distinction between a built-up area and its surrounding countryside. This is in line with the NPPF's planning policies for making effective use of land and conserving and enhancing the natural environment set out in Sections 11 and 15. (This was formerly summarised in paragraph 17 of the 2012 NPPF which noted that plan-making should *"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;"*)
- 10.2 A settlement boundary describes the limits of development and the change in character and appearance from the developed areas to the countryside. With the completion of the Reeds Way development on the site allocated in the 1998 Local Plan, infill development, planning permission granted on appeal for 175 dwellings and planning applications on sites outside the 1998 settlement boundary, it can be seen that the village has grown and will inevitably change. It therefore seemed entirely appropriate to assess the 1998 Settlement Boundary as a part of the work preparing the Neighbourhood Plan.
- 10.3 To do this the Neighbourhood Plan group used the Character Area Assessments work carried out early in 2016 (SNP Supporting Document 2) and the Landscape Appraisal carried out by Alison Farmer Associates and published in January 2017 (SNP Supporting Document 1) as a starting point. The Landscape Appraisal was especially useful in setting out the character of both the built environment and the landscape and natural environment of the parish and the capacity of different parts of the parish to absorb change.





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

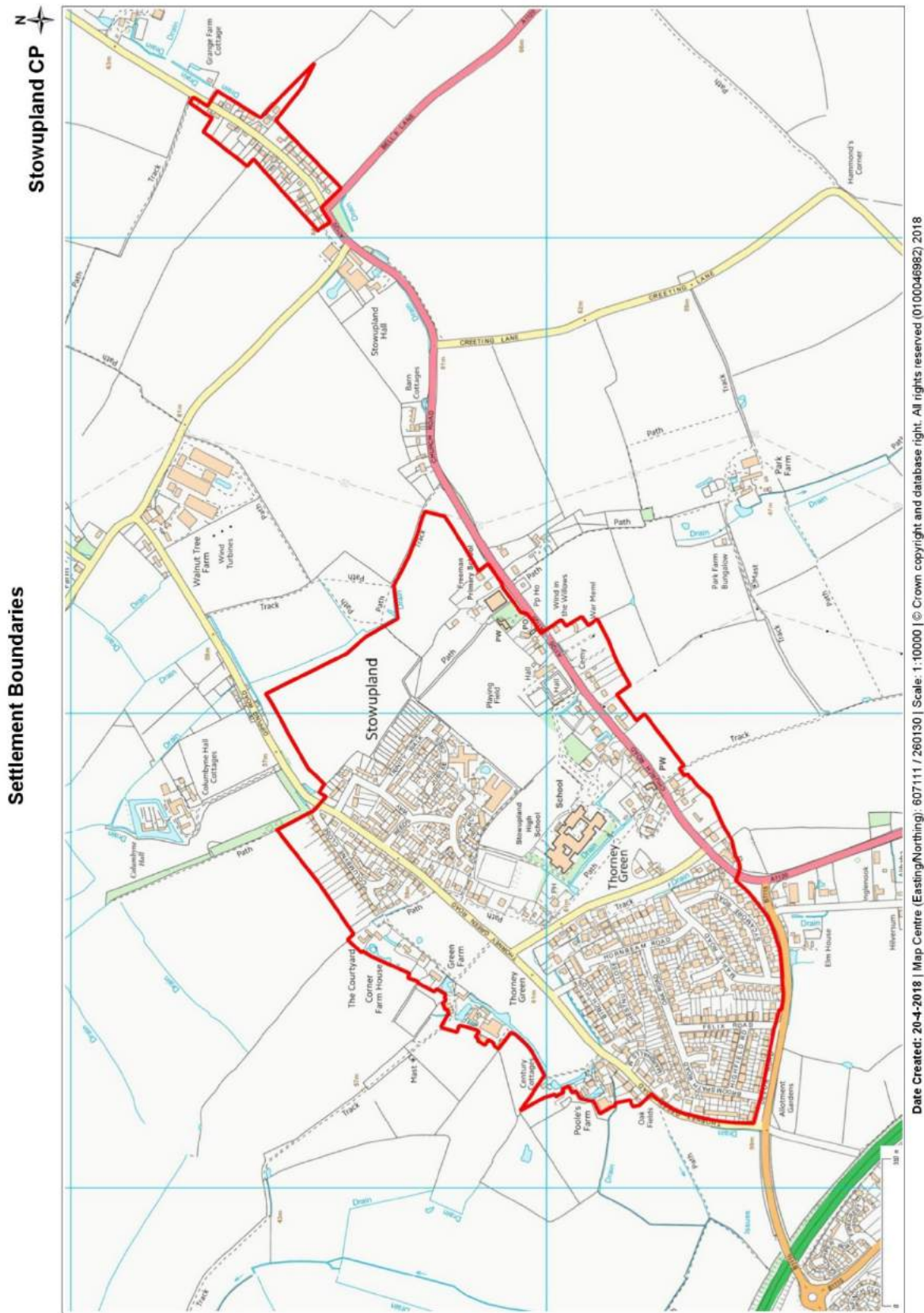
- 10.4 Development within a settlement boundary is generally considered sustainable and acceptable in principle subject to the detailed assessment of issues such as design, amenity, highways and impact on historic assets. So, it is important to establish the context and evidence for designating or amending a settlement boundary. We believe the Character Area Assessments, and especially the Landscape Appraisal provides this context and evidence for a review of the 1998 Stowupland settlement boundary and the designation of a settlement boundary for Saxham Street.
- 10.5 The two site allocations where planning permission has been granted (Policies SNP2 and SNP3) have been included in the revised settlement boundary for Stowupland village. The woodland belt adjacent to Gipping Road and green spaces along the Church Road frontage have been excluded (and shaded green on the map) to reflect the conditions imposed on the planning permission and the importance of retaining the green margins and buffers that are typical of development in this part of the parish.

- 10.6 From time to time space for small developments comes forward within the settlement boundary. Usually plots for single dwellings, but sometimes large enough for small groups of dwellings. The definition of major development is ten or more dwellings, or on sites of 0.5ha or more. The 1998 Mid Suffolk Local Plan Policy H3 for housing development in villages has a range of criteria depending on the availability of services and facilities and the character and context of the site which allows for infilling, or a small group of dwellings up to 5 in number, and in those villages with a wider range of services and facilities up to 9 dwellings well related to each other and the surroundings. Respondents to the NP questionnaire expressed a clear preference for small groups of dwellings, and Policy SNP7 reflects this and national and local policies for small and medium size developments.

**Policy SNP7: Settlement boundaries**

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

- 10.7 The map on the following page shows the expanded settlement boundary for Stowupland village, and the new settlement boundary for Saxham Street.



**Map 8: Settlement boundaries for Stowupland village and Saxham Street**

## **11. Landscape and environment**

11.1 Paragraph 170 of the NPPF 2018 states that “Planning policies and decision should contribute to and enhance the natural environment” and sets out six ways in which this should be achieved. (This was summarised in the 2012 NPPF at paragraph 109 “the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; .....minimising impacts on biodiversity and providing net gains in biodiversity where possible ....”.

11.2 The Stowupland Neighbourhood Plan Landscape Appraisal (January 2017, Alison Farm Associates, SNP Supporting Document 1) (SNPLA) was commissioned to help identify areas of landscape value in the parish, the sensitivity of the different types of landscape to cope with change and development, and the resulting capacity for change. The European Landscape convention defines ‘landscape’ as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”.

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

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

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

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

11.5 The SNPLA includes two Ordnance Survey map extracts from the 1900s that demonstrate the rural setting of the village that was largely dispersed groups of

dwellings around The Green and along the roads. The evolution of the landscape shows that much of the parish retains a loose arrangement of dispersed farmsteads and that historic enclosure patterns form an important rural context and setting to the settlement, be it small pasture fields associated with farmsteads or irregular arable fields defined by species-rich hedgerows and ditches.

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

*Aims*

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

### Objectives

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

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

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

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

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

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

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

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



***Special qualities to retain (SNPLA 2017)***

- *long distance elevated views from the edge of the plateau;*
- *rural landscape with dispersed pattern of development often loosely arranged with rural landscape flowing between small groups of dwellings;*
- *rural narrow lanes with grass verges*
- *interrelationship between upland plateau and areas of stream valley offering long distance scenic views;*
- *wedges of open space penetrating urban form such that green space dominates the built form in the historic parts of Stowupland village – perceptions of the proportion of open space to built form are significant;*
- *water is a key theme occurring as ponds, ditches and streams;*
- *separate identity to Stowmarket*

**SNP8: Landscape Character – important gaps, views and features**

**Development proposals will be supported where:**

- they do not have a significant detrimental impact on the rural setting of the village and the visual qualities of the upland landscape are protected;**
- the separate identity of Stowupland as a village is retained and coalescence with Stowmarket is prevented;**
- the separate character of the main village and Saxham Street is maintained and coalescence between the two areas is prevented;**
- the plateau-edge open character of the parish (characterised by the open spaces, important gaps, wide verges, trees and hedgerows and key views out from points identified on the Proposals Map) are maintained; and**
- they improve landscape condition, visual amenity, or the setting of valued features, and settings where existing development has adverse effects.**

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

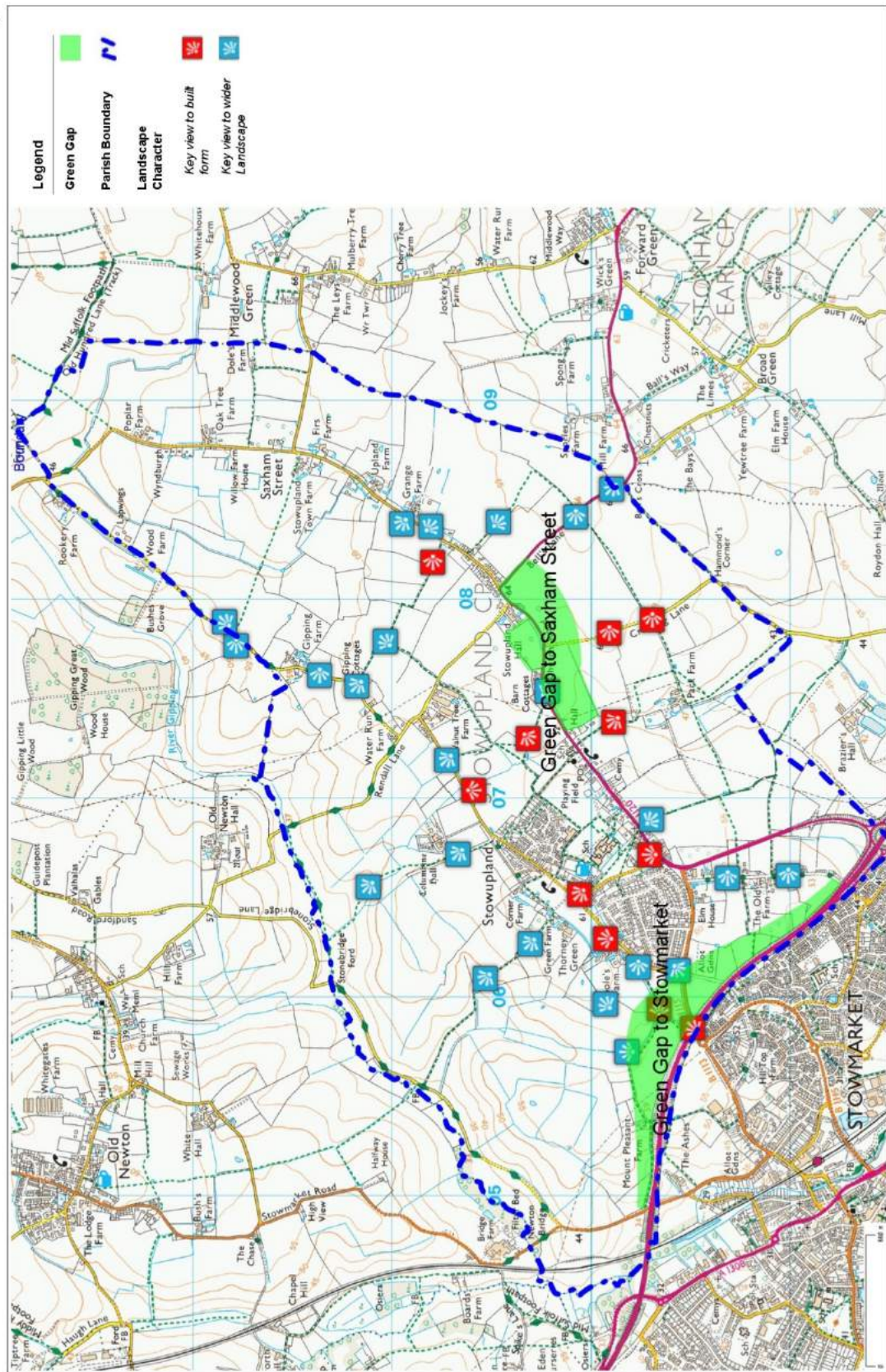


**Action:**

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

Landscape SNP8

Stowupland CP N



Date Created: 20-4-2018 | Map Centre (Easting/Northing): 607046 / 260711 | Scale: 1:25000 | © Crown copyright and database right. All rights reserved (0100046982) 2018

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

- 11.14 The natural assets and farmland within the landscape are also highly valued by the community and are to be protected. The topography, the soil types, the historic field patterns, remnants and evidence of orchards and estate tree-planting, the variety of agricultural practices (from water meadow grazing to the variety of crops), public rights of way, village green and other areas of distinct local character all contribute to the environment and breadth of ecological diversity, and landscape types in the parish.
- 11.15 Parts of the parish are Grade 2 and 3a agricultural land which is defined as “best and most versatile agricultural land” (see the glossary to the NPPF). Paragraph 170 of the NPPF 2018 requires local planning authorities to recognise the economic and other benefits of best and most versatile agricultural land and footnote 53 explains, “Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.” Natural England’s online map resource illustrates the agricultural land classifications, although it is noted that the maps “are not sufficiently accurate for use in assessment of individual fields or sites and any enlargement could be misleading.” The maps show Grades 1-5, but Grade 3 is not subdivided. It is understood that landowners, particularly farmers, will have access to more accurate designations.
- 11.16 New large-scale development on this potentially diminishing and scarce resource within the parish is unnecessary given opportunities for development on land of poorer quality both within the parish and the wider district, and the preference for small groups of dwellings. The NPPF 2018 sets out government policy for making effective use of land (Section 11) including the use of ‘brownfield’ land, remediating despoiled and contaminated land, and developing under-utilised land and buildings. In the section on identifying land for homes the NPPF at paragraph 68 notes the important contribution small and medium-sized sites (no larger than 1 hectare) can make to meeting housing requirements. Further developments on parcels of best and most versatile agricultural land of more than one hectare will have a cumulative impact through permanently removing this important resource. At a time of climate change and concerns over food security it is unnecessary to use large areas of best and most versatile land to accommodate housing growth in the parish. The following policy seeks to retain Grade 2 and 3a in agricultural use to safeguard and support food production.

**SNP9: Protecting best and most versatile agricultural land**

**To protect opportunities for food production and the continuance of the agricultural economy proposals for development on sites of 1 hectare or more affecting the best and most versatile agricultural land in the parish will not be supported.**



11.16 Trees and hedgerows are important features in the landscape of Stowupland. The entrance to Stowupland from the south is a tree-lined corridor consisting of planting along the sides of the cutting (created when the A14 (formerly the A45) and the link road were constructed) merging into trees and hedgerows along the boundaries of fields, orchards and gardens. The B1115 entrance from the west is similarly lined with hedgerow trees that contribute greatly to the separation of town and village and the rural setting and character of the village. Trees are important around The Green, especially around groups of buildings (or former buildings) and ponds. Along Church Road (the A1120), the main road through the village, trees in front gardens and around the cemetery contribute greatly to the character of the village. This continues around the farmsteads in the northern part of Saxham Street. The remnants of a parkland setting for Stowupland Hall are also apparent through the presence of trees in this part of the parish (including the unusual Corsican Pines that are so distinctive in the landscape). Trees in hedgerows, around ponds, along field boundaries and marking former field boundaries are important in the landscape and for biodiversity, and of particular note are those around Thrandstone Meadow (see Policy SNP12 Local Green Space) and in the fields between Saxham Street and Gipping Back Road. The combination of the existing hedgerows, trees, ponds and the public rights of way form the green/blue infrastructure of the parish.



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

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

“The uplifting sights, sounds and smells of our natural and urban environments are integral to our daily lives. More fundamentally, the environment is life-giving. It nourishes and nurtures all life, human, animal or plant. We rely on

our blue and green spaces for food, water and the air we breathe. Each vital element is a gift from a healthy, well-functioning planet. In turn, we are healthier and feel better the more time we spend out and about in the natural world. .... The natural world also underpins our nation's prosperity and wellbeing. We often talk of being 'enriched' by our environment. In recent years we have come to realise that the environment does indeed deliver calculable economic benefits."

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

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

- 11.18 Flooding issues are also common in the natural environment, and surface water flooding has become more noticeable in recent years. The NPPF gives guidance on meeting the challenge of climate change, flooding and coastal change in Section 14. Paragraphs 155, 163 and 165 are particularly relevant. The majority of the parish is within (fluvial) flood zone 1, a section of the River Gipping runs on the north-western boundary from north to south and there are some areas of flood zone 2 and 3 along it. There is however a significant number of ordinary watercourses which drain the land and this makes some areas of the parish susceptible to surface water (pluvial) flood risk ranging from low risk to high risk. Infiltration of water into the ground is likely to be poor due to the presence of clay soils throughout the parish, therefore alternative methods to drain sites should be utilised in line with National Planning Practice Guidance. Suffolk County Council advises us that the most likely solution will be to discharge surface water into ordinary watercourses at a controlled rate, whilst attenuating water on development sites. A public surface water sewer serves a proportion of the developed area within the northern part of the parish. It is recommended that any development coming forward in the parish should engage with Suffolk County Council as the Lead Local Flood Authority to address these issues at an early stage of any development.
- 11.19 The following policy recognises the opportunities for retaining, maintaining and enhancing the natural environment and biodiversity in the parish.

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

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

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

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

***Action:***

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

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

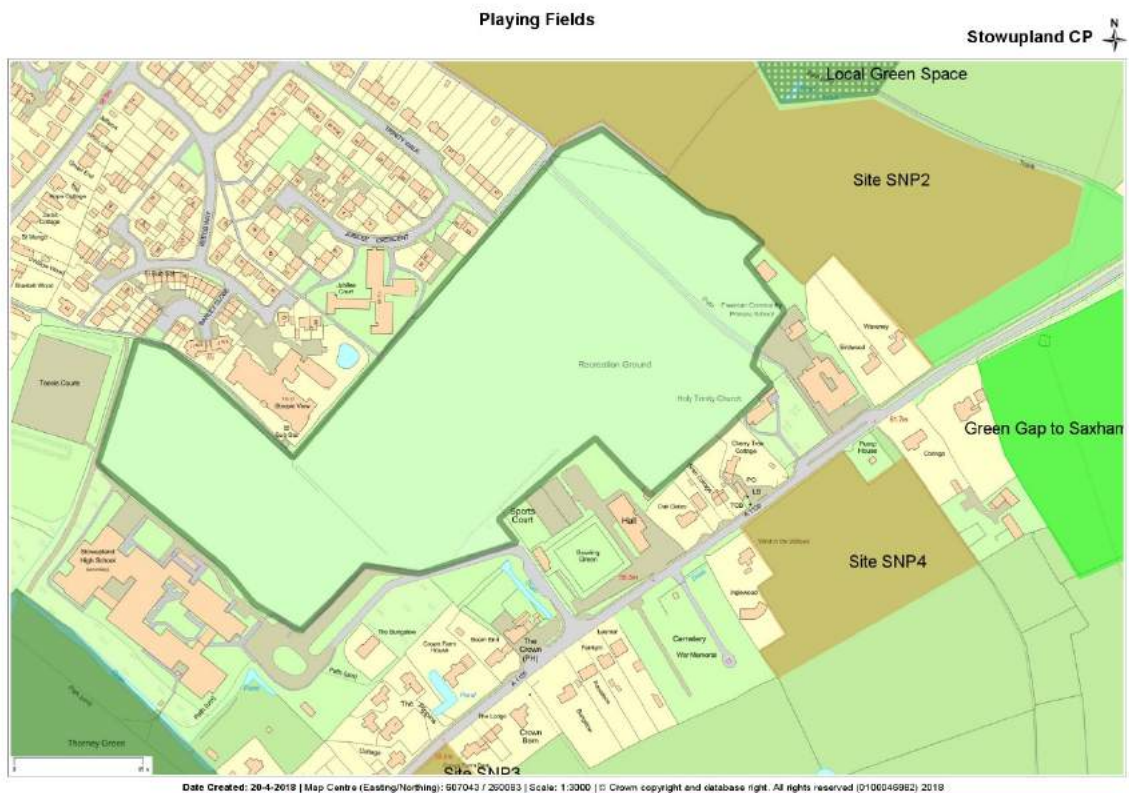
- 12.1 NPPF paragraph 99 states: “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” It continues at paragraph 100 to set out three criteria for designation: “where the green space is a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance..... ; and c) local in character and is not an extensive tract of land.”
- 12.2 The Mid Suffolk 1998 Local Plan designation of Visually Important Open Space (VIOS) identifies The Village Green, the school playing field and the village playing field as VIOS (see Map 7). For residents, these VIOS which, being adjacent to each other, form a green heart to the village are a vital part of the village’s character; they are what makes it the village it is. We understand that this designation may not be carried forward to the Babergh Mid Suffolk Joint Local Plan (in the early stages of preparation as this NP is being drafted). Whilst there is some protection in place through statute and national policy for village greens and playing fields an area of Local Green Space is designated to reflect the special importance of this area to the parish.
- 12.3 At the time of the 1998 Local Plan the Village Green and playing fields formed a contiguous set of green spaces in the centre of the village. Since the VIOS designation the trees alongside the path at Freeman Primary School, and trees around the Academy have grown. The playing field elements of the VIOS are separate in character and function, and are designated as such on the Proposals Map. This is particularly important as both schools, since reorganisation, have considerably larger populations, with consequent heavier usage. These should be protected from inappropriate development to ensure they remain available for school and community sports and recreation uses in the future. Paragraph 96 of the NPPF states, “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.” Paragraph 97 advises that existing open spaces, sports and recreational buildings and land, including playing fields, should not be built on. Exceptions to this are contained in three criteria: a) an assessment shows the land to be surplus to requirements; or b) the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision the benefits of which clearly outweigh the loss. The second of these is particularly important for Stowupland not only in terms of the quantity and quality of any replacement facility, but crucially in terms of the location, as the existing playing fields, bowls club and associated facilities are located in the centre of the community.

### **SNP11: Playing fields**

**The school and parish playing fields identified on the Proposals Map are designated for sport and recreation use. This land and the land and buildings associated with it shall not be built on unless the criteria set out in NPPF paragraph 97 are complied with in full, and the location of**



any alternative provision is centrally located and accessible to all.



**Map10: SNP11 – school and community/parish playing fields**

12.4 The government’s 25 Year Environment Plan considers “Connecting people with the environment to improve health and wellbeing” in Chapter 3. This chapter starts with the following statement: “Spending time in the natural environment – as a resident or a visitor – improves our mental health and feelings of wellbeing. It can reduce stress, fatigue, anxiety and depression. It can help boost immune systems, encourage physical activity and may reduce the risk of chronic diseases such as asthma. It can combat loneliness and bind communities together.” The green spaces in and around the village are highly valued by residents and visitors and have been reviewed through the Neighbourhood Plan process. All areas of The Green (including the characteristic ‘margins’ or verges) are designated as Local Green Space. In addition to The Green, one area stood out as being demonstrably special to the local community, and is included in the designation Local Green Space. This area is the meadow where footpaths 51, 53 and 54 cross, to the east of the housing allocation SNP2. This meadow is valued for its special quiet character, the sense of enclosure from the hedgerows and mature trees, the biodiversity value, its pivotal location in the rights of way network, historic field pattern, views of the church steeple, and recreation. In section 1 of Chapter 3 the 25 Year Environment Plan considers ‘Helping people improve their health and wellbeing by using green spaces’, and states: “Our aim is for

more people, from all backgrounds, to engage with and spend time in green and blue spaces in their everyday lives. ....” . We believe designating the meadow as Local Green Space would contribute to this aim.

### ***History of The Meadow (Thradstones Meadow)***

*The meadow is one of four fields between Gipping Road and Church Road, which were Earl Stonham Charity land. Income from the renting of the land was used to benefit the poor of Earl Stonham. Part of the area is now to be developed for housing (see Policy SNP2 above). The earliest deeds are among Earl Stonham Parish records and dated 1427. In these deeds, the whole area of the four fields is called Thrandestones. Many variants of this spelling follow. On the 1839 tithe map the meadow allocated as Local Green Space is named as Meadow Field or Town Land Field, so it must have sometimes been referred to as a meadow or The Meadow at least as long ago as that. It's rather unusual shape has remained the same. Until relatively recently, a barn stood near the Gipping Road end of Footpath 54A. Late 19th century maps name it as Thardstones Barn. The name has also been noted as Thradstone's. The three other fields of the Thrandestones group are named as Barn Field, Little Town land and Causeway Field, the latter two now to be built on. In summary, this meadow was part of a larger area, all of which was called Thrandestones in the earliest document.*

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

### **SNP12: Local Green Spaces**

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

**Development proposals adjacent to and/or affecting the historic**

**setting, visual qualities, biodiversity and character of Local Green Spaces must demonstrate how the distinctive and valued qualities of the LGS have been considered, and should respond positively to the character and context of the LGS to preserve and enhance the quality of the LGS and its setting.**

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

**Action:**

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

12.5 An aerial photograph on the following page has been used to show the meadow in context. The Public Rights of Way are shown in purple, and the intersection of these forming a triangle can be clearly seen, as can the path worn by walkers that forms an oval shape. The boundary trees (including mature oak trees) and the pond in the south western corner can also be seen in the photograph. The field immediately to the south of the meadow is site allocation SNP2, and the pale green colour wash is over the Primary school playing field and village playing field (with the purple PRoW that runs from Trinity Walk to Church Road, between the Primary School and Holy Trinity Church visible beneath).

SNP12 Local Green Space

Stowupland CP



**Aerial photograph: SNP12 – Local Green Space: Thradstones Meadow**





***Pond on the west side of Thradstones Meadow April 2016***

- 12.6 The NPPF is clear that Public Rights of Way (PRoW) should be protected and enhanced. The Public Rights of Way through and around the village and the wider network of rights of way through the parish and beyond are highly valued by the community, ramblers, dog-walkers and visitors from further afield. These paths are both functional, in providing links from home to school, shop or for visiting, and provide recreational and amenity value. Much of the value of these paths is derived from their rural setting and/or informal nature, and care needs to be taken to maintain them, and provide necessary repairs and enhancements, but also to respect them and not wholly change the nature of them. Access to new development should avoid crossing, and effectively severing rural public rights of way, and should avoid incorporating them into urban/ suburban layouts, unless mitigation for the loss can be achieved by the creation of new routes in the vicinity. The provision of lighting in these circumstances should



also be carefully considered. If lighting is considered necessary it should be of high quality design, unobtrusive and low energy consumption.

- 12.7 Map 11 below shows the PRow in the parish on a map prepared by the parish council for new residents. This is being updated to show changes (e.g. deleting the former location of the Post Office). Definitive maps form part of a legal record defining the PRow routes and they also define the type of routes (footpath, bridleway, etc.). The Definitive map for Stowupland, as well as additional information on PRow can be found on the Suffolk County Council website (currently here: <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/definitive-maps-of-public-rights-of-way/>).



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

### **SNP13: Public Rights of Way**

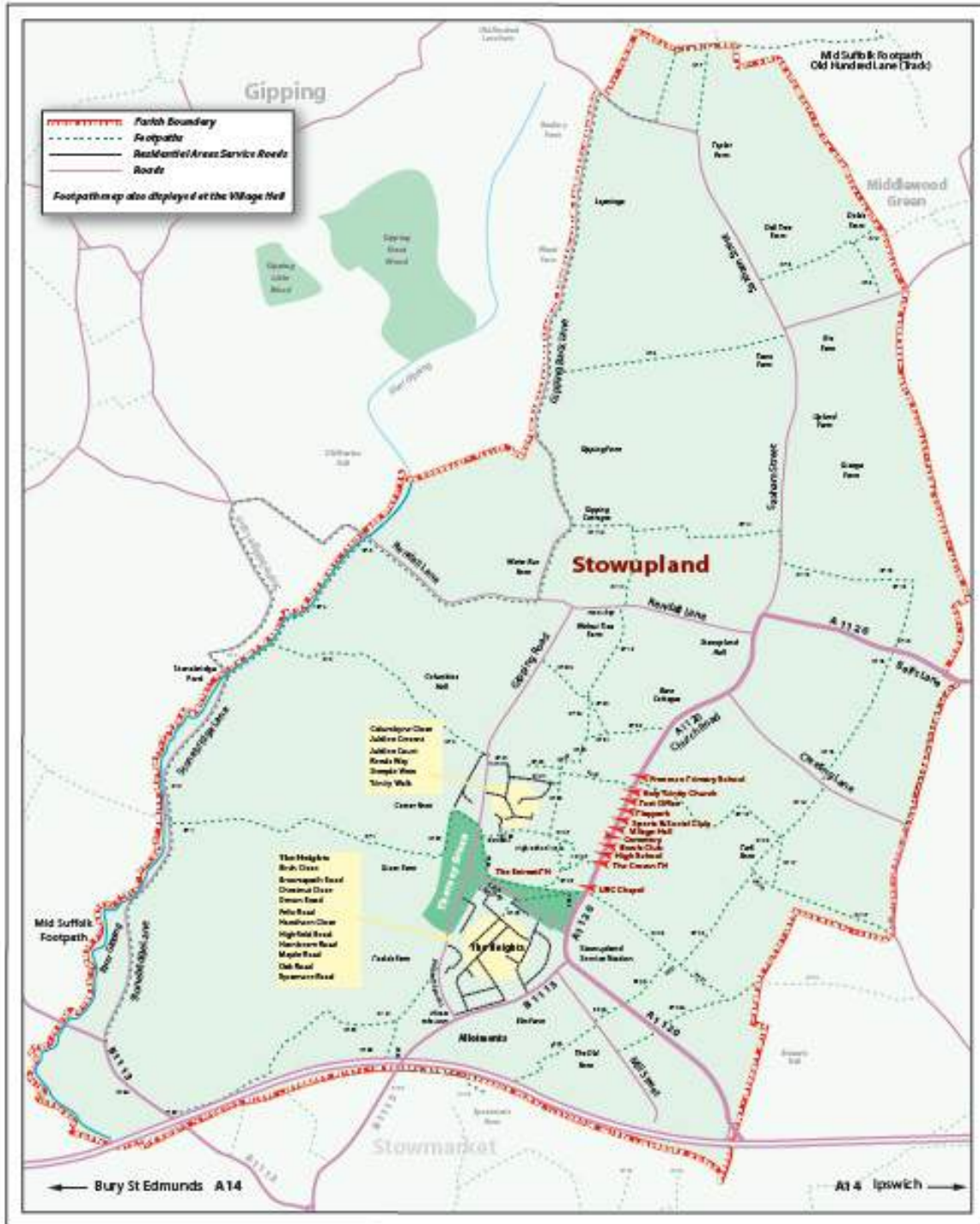
**Existing Public Rights of Way in the parish will be protected. Where re-routing is essential to accommodate sustainable development any loss of amenity value will be minimised.**

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

#### **Action:**

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





**Footpath Map of Stowupland also showing facilities and residential areas**

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**Map11: Map of footpaths in the parish prepared by the parish council for new residents. Note: this is being updated to show changes such as deleting the location of the former post office.**

### **13 Built environment, local character, design policy and sustainable development**

13.1 The built environment and how it sits in the landscape is equally important in contributing to maintaining the character and identity of the parish. The NPPF 2018 (paragraph 124) states, “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” The Framework notes that, “Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”. Paragraph 127 sets out six criteria that should be considered as contributing to good design. It states, “Planning policies and decisions should ensure that development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture and appropriate landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.”

13.2 Character Area Assessments were carried out by the Neighbourhood Planning subcommittee (and volunteers) of the built-up area of the village, and areas of the wider parish in late 2015 and early 2016 (see SNP Supporting Document 2). The results of this work are referred to in the SNPLA published in February 2017. Section 2 – the evolution of the parish, and Section 5.3 of the SNPLA build a picture of how Stowupland looks today. The latter considers 8 village character areas, describing how they look, and the context for this (a good example is paragraph 5.3.2 describing the village green). Section 5.4 goes on to describe the 7 landscape character areas.

13.3 All new development has the potential to change the built environment, and so the policy is intended to apply to all development proposals (including domestic additions, redevelopment and conversions, new housing proposals, industrial and commercial development and agriculture related developments). But design is not only ‘visual’ – it also includes a wide range of functional aspects, including resource efficiency, and good design is essential in achieving sustainable development. Density is a component of local distinctiveness and is therefore included in Policy SNP14 below.

The policy provides guidelines for preserving the distinctive qualities of Stowupland for the future and to ensure that proposals for new development incorporate resource efficient design principles.

- 13.4 Whilst “beauty is in the eye of the beholder” determining what is good design can be guided by good examples (case studies) and toolkits (such as Building in Context (BiC) used particularly where new development is to be situated close to heritage assets) and assessment tools such as Building for Life 12. The parish welcomes the opportunity to be involved in the evolution of development schemes including Building For Life 12 assessments and pre-application discussions with the local planning authority.

#### **Building for Life 12**

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

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

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

- 13.5 In addition to good design principles technical innovations can add to the quality of life in terms of sustainability, safety and efficiency. As an example, Suffolk Fire and Rescue Service encourage the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated in to the design/build stage it is extremely cost effective and efficient.

#### **Historic context**

- 13.5 Whilst there is no conservation area in Stowupland there are many listed buildings in the parish (see Appendix 2), and a traditional style of building is apparent in the village, especially around The Green. The evolution of the parish, and the number, type and location of the listed buildings clearly show the scatter of farmhouses and smaller cottages around The Green and along the roads out of the village. This agricultural context for the small community that became Stowupland village as we know it today is still apparent, both in the buildings and the spaces around them. Earlier buildings were followed by small cottages, often of clay lump construction, and more recently with red brick and slate roof houses (such as the former Vicarage and Kelveden House). Most of twentieth and twenty-first century infill and small groups of dwellings are brick,

although many are rendered. Most single dwellings are very conventional, but there are examples of innovative contemporary design, and these have their place, particularly when incorporating energy saving features. SNP Supporting Document 4, Examples of building types and styles in Stowupland includes photographs to illustrate the typical simple Suffolk style of domestic building that is evident in the parish.

- 13.6 Local planning authorities are under a statutory duty to pay special regard to the protection of heritage assets and their setting. The NPPF (2018, paragraph 184) notes that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”. Listed buildings and their settings play an important role in reflecting the history and context of the parish and it is important that the design of new buildings and the layout of developments (including the impact of new vehicular accesses and roads) respect these irreplaceable assets.
- 13.7 In addition to heritage assets such as listed buildings the parish is rich in earlier history with approximately 50 entries in the Suffolk Historic Environment Record. In view of this Suffolk County Council Archaeological Services advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments in order that the requirements of the NPPF and the Local Plan policies are met (SCC Archaeological Service can advise on the level of assessment appropriate stages to be undertaken).

### **Local distinctiveness, variety, and cohesiveness**

- 13.8 New housing and domestic additions are usually the most apparent changes to our built environment. Since the 1970s the pattern of growth in Stowupland has been small scale resulting in a gradual change. This must be reflected in future changes that result from development in the parish. Designs which could be replicated anywhere will not be acceptable. Variety in density, layout, building orientation and sizes will be sought to reflect the local context. Building styles and materials must also respect and positively contribute to local distinctiveness. Until the mid-twentieth century domestic buildings were mostly timber frame or clay lump with a rendered and plastered finish, and it is therefore expected that rendered or plastered walls will continue to be the predominant building material. All elements of schemes must be considered to produce a cohesive and high quality design in which detailing such as car parking, boundary treatments, bin stores, meter boxes, and lighting are all provided for in a harmonious and inclusive design.
- 13.9 SNP Supporting Document 4: Examples of building types and styles in Stowupland gives a brief outline of what is considered to be the local ‘Suffolk style’ and includes photographs of existing residential properties in the village, including new properties, some of which are traditional in nature and one contemporary new dwelling that fits well in its context and location. A recent new development in the adjacent parish of

Mendlesham, at the former Station Yard, is an example of how large-scale new development (this scheme is for 56 dwellings) can be accommodated to fit well within the context of a Suffolk village. Photographs of this development are included at the end of the Supporting Document as an example of good design details and materials in a rural village context.

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

**SNP14: Quality of development, resource efficiency and design considerations**

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

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

layout and building orientation designed to minimise energy demand through maximising natural light, solar gain and natural ventilation), energy and water efficiency measures (such as rain-water harvesting or rain water collection/recycling), low impact CO2 building materials; and other environmentally sustainable initiatives that may come forward during the plan period;

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

In addition, all proposals should provide walking and cycling access that connects to existing pedestrian and cycling networks, and to bus stops to enable travel by sustainable modes.

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

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

**Action:**

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

*area, woodland) and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations*

- *investigate archaeological and other heritage assets and develop a community local history project that may include a heritage trail around the parish.*

## **14. Village employment, shops and local businesses**

- 14.1 The local economy, shops and services are essential components of sustainable communities, including offering opportunities for local employment. Paragraph 83 of the NPPF advises that planning policies and decisions should enable “the sustainable growth and expansion of all types of business in rural areas.”
- 14.2 Stowupland benefits from several areas offering employment; a mixed business area lies at the northern end of Mill Street adjoining the village settlement boundary, a company manufacturing high quality bespoke kitchens is situated in former farm buildings to the east of the village, and there are a number of small businesses in the parish providing plumbing, electrical, joinery, building, motor vehicle repair, tree surgery and agricultural services amongst others. In addition, there are several farms located within the parish boundary. This variety of employment and business uses in the parish offers local employment and provides a valuable contribution to the local economy. It is important that future growth in the parish includes employment and business opportunities.

### **SNP15: Retention of employment, retail and business premises**

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

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



## 15 Protection of Locally Valued Community services and Resources

15.1 The importance of rural services is recognised in paragraphs 83, 91 and 92 of the NPPF as contributing to a prosperous rural economy and promoting healthy communities. Many of the consultation and survey results for the Stowupland Neighbourhood Plan show that the services and facilities currently available in Stowupland are well used and greatly valued resources. As a result, a list of Locally Valued Resources has been drawn up and is to be reviewed on a regular basis. The current list (2018) is shown below.

**Table 4: Locally Valued Resources**

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

\*Note: the Post Office (and with it the externally located ATM) closed in August 2018. The farm shop closed in September 2018.

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

result in a permanent loss of a building or space that provides local services or facilities.

**Policy SNP16: Protection of Locally Valued Resources**

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

- a. **it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and**
- b. **it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or**
- c. **alternative facilities and services are available or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.**

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

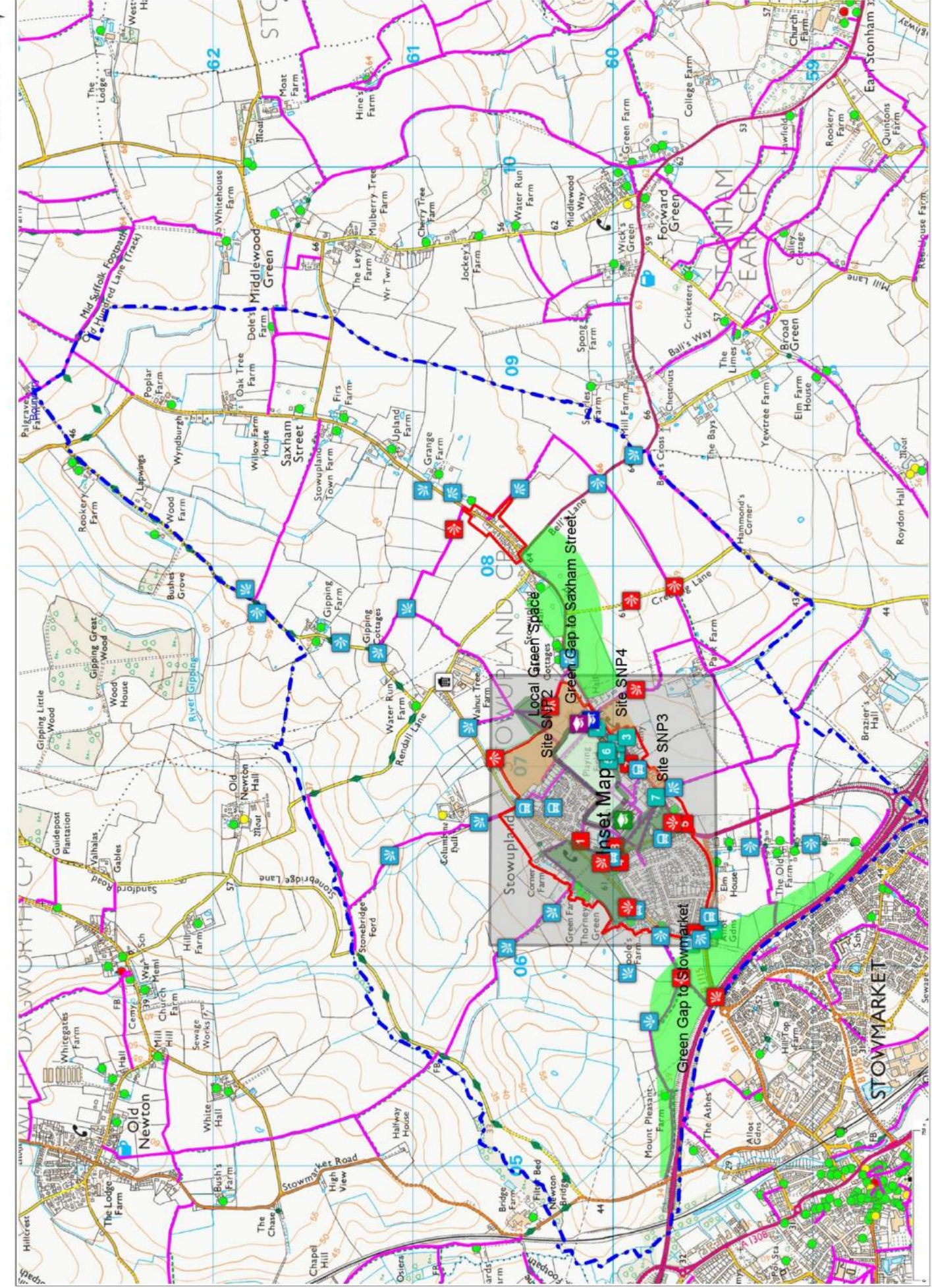
***Action:***

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



Proposals Map

Stowupland CP

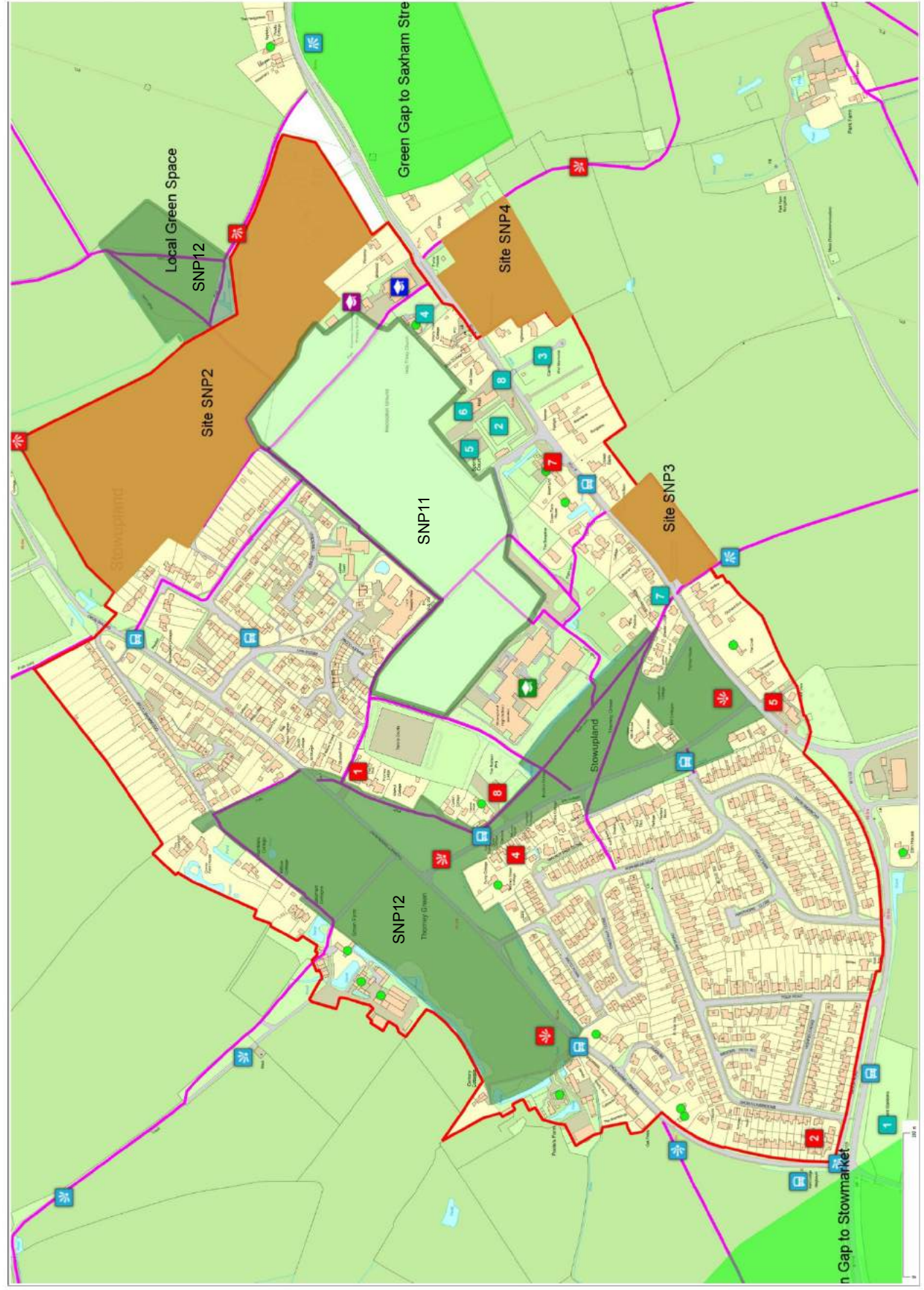


- Legend**
- Landscape Character**
- Key view to built form
  - Key view to wider Landscape
  - Green Gap
  - Schools
  - High School and Community Sports Centre
  - Pre-School and the Mighty Oaks
  - Primary School
  - Village Facilities
  - 1 Allotments
  - 2 Bowls Green
  - 3 Cemetery
  - 4 Church
  - 5 Play Park
  - 6 Sports and Social Club
  - 7 URC Chapel
  - 8 Village Hall
  - Green Space
  - Local Green Space
  - Sports Fields
  - Parish Boundary
  - Settlement Boundary 2018
  - Site Allocation
  - Food and Retail
  - 1 Butchers and Deli
  - 2 Chinese takeaway
  - 3 Farm Shop, Butchery and Cafe
  - 4 Fish and Chip takeaway
  - 5 Petrol Station and Convenience Store
  - 6 The Crown pub and Restaurant
  - 7 The Retreat pub
  - 8 SUFFOLK PROW
  - Listed Buildings
  - 11
  - 11'



Stowupland CP

Inset Map



Legend

- Landscape Character**
- Key view to built form
  - Key view to wider landscape
  - Green Gap
- Schools**
- High School and Community Sports Centre
  - Pre-School and the Mighty Oaks
  - Primary School
- Village Facilities**
- 1 Allotments
  - 2 Bowls Green
  - 3 Cemetery
  - 4 Church
  - 5 Play Park
  - 6 Sports and Social Club
  - 7 URC Chapel
  - 8 Village Hall
- Green Space**
- Local Green Space
  - Sports Fields
- Settlement Boundary 2018**
- Site Allocation**
- Food and Retail**
- 1 Butchers and Deli
  - 2 Chinese takeaway
  - 3 Farm Shop Butchery and Cafe
  - 4 Fish and Chip takeaway
  - 5 Petrol Station and Convenience Store
  - 6 Post Office with Cash Machine
  - 7 The Crown pub and Restaurant
  - 8 The Retreat pub
- Suffolk Prow**
- Listed Buildings**
- II
  - JI\*

## Glossary

Item/Acronym	Explanation
Affordable housing	The revised NPPF, July 2018 amends the definition of Affordable housing and includes new types of affordable housing such as starter homes. The definition is: “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:” Definitions are set out for a) affordable housing for rent; b) starter homes; discounted market sales housing; and d) other affordable routes to home ownership.
Brownfield sites/land	Also known as previously developed land is land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes certain land and/or buildings such as those that are or were last used for agriculture or forestry.
CIL	Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Parish Councils get 15% of the receipts from eligible development in their area and, where a neighbourhood plan is made, 25% of the receipts.
Core Strategy	Part of a suite of development plan documents, sometimes referred to as Part 1 of a Local Plan, containing strategic level policies.
Development Plan	The NPPF explains this is “defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. “
Examination	This is a test of the plan to ensure that it is compliant or conforms with national planning policy and laws as well as the core strategy or local plan for the area.
Examiner	Neighbourhood plans are required to pass an examination. This is undertaken by an independent examiner paid for by the district council but chosen by the parish council. Examiners are usually experienced and qualified planning consultants but may be current or former planning inspectors.

Green infrastructure and Green/blue infrastructure	Green, or green/blue infrastructure is a term used to describe all natural and semi-natural landscape elements that could form a green or green-blue network. It can refer to landscape elements from individual rows of trees to woodland. Examples of green landscape elements are hedgerows, copses, bushes, orchards, woodlands, and natural grassland. Blue landscape elements are linked to water and include ponds and pond systems, moats, streams and other watercourses. Together they form the green/blue infrastructure
Heritage asset	A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.
Housing need	In planning terminology housing need, or local housing need is defined by the government as “the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.”
Local Plan	The 2018 NPPF defines a local plan as “A plan for the future development of a 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. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.”
Local planning authority	The local planning authority is the local council that has responsibility for planning matters, in the case of Stowupland this is Mid Suffolk District Council (now known as Babergh & Mid Suffolk Councils).
Neighbourhood Area	A 'neighbourhood area' means an area within the area of a <u>local planning authority</u> in England which has been designated by the authority as a neighbourhood area (S61G(1) of the Town and Country Planning Act 1990
Neighbourhood Plan	The NPPF defines a Neighbourhood Plan as “A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.”
NPPF	National Planning Policy Framework, first published in 2012 and revised and republished in July 2018, sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

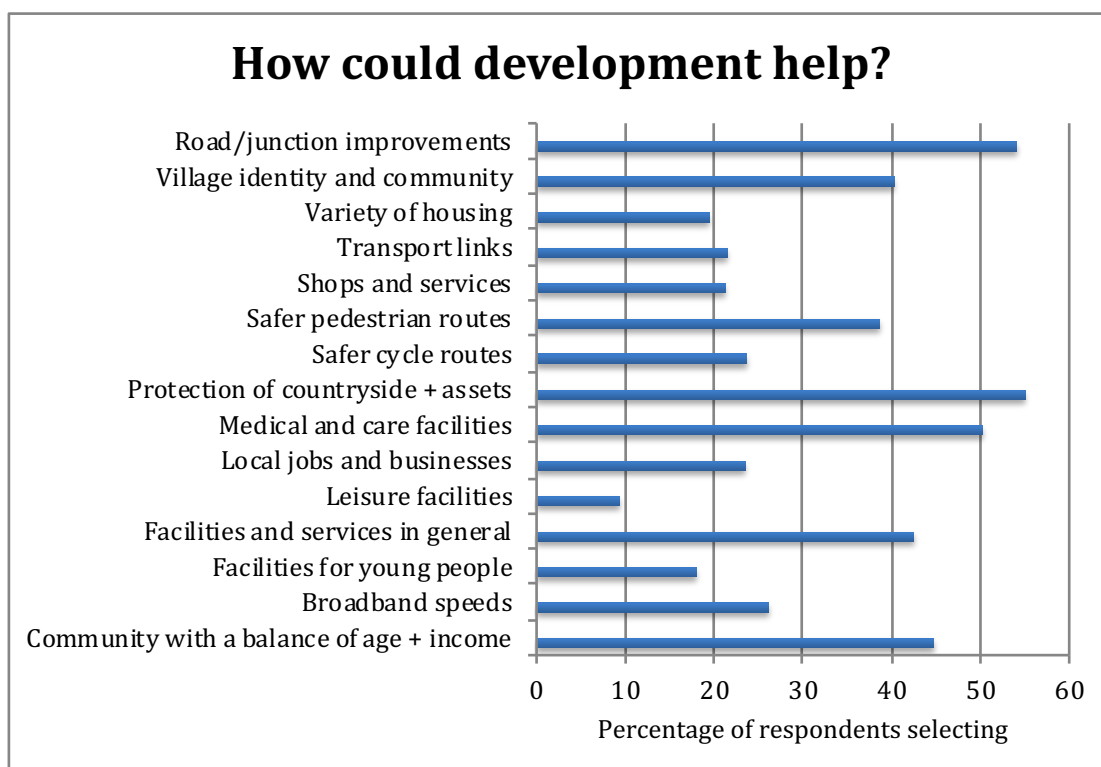
Previously developed land	See brownfield sites/land above
Proposals Map	Sites and areas referred to in policies in a plan are required to be illustrated on a composite Proposals Map
Rural exception sites	The NPPF defines these as “Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.”
SEA	Strategic environmental assessment - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
SNP	Stowupland Neighbourhood Plan
SHELAA	Strategic Housing & Employment Land Availability Assessment – an exercise carried out by the local planning authority to scope the availability of land that could come forward for development in the future. It is a ‘broad-brush’ initial stage in the site allocation process, and sites submitted for inclusion are assessed. Sites included in the SHELAA are not automatically allocated in a local plan and a proportion will be rejected as being unsuitable for development. The SHELAA will be subject to review.
Sustainable development/sustainability	The NPPF uses a high level definition as set out in Resolution 42/187 of the United Nations General Assembly, summarised as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”
Windfall sites	This is the term for unplanned development generally single dwellings or small groups up to around five on infill sites or small plots of previously developed land. Windfall sites are subject to planning permission in the usual way and should adhere to the principles and policies set out in the Stowupland Neighbourhood Plan. They contribute to the overall housing figures for the area.



### Parish Aspirations and Projects

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

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



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

- an extension to the cemetery;
- provide and maintain Broadband and Wi-Fi to the village hall, making it available for groups and meetings;
- traffic calming/traffic management measures (including considering extension of the 30mph limit) on Gipping Road to make the road safer for pedestrians, cyclists and horse-riders;
- safer routes to both the schools (and pre-school/nursery);
- enhancing the playpark;
- maintaining, enhancing and signing public rights of way/cycle paths including pedestrian links to bus stops and working with others to extend or develop long distance/themed routes;
- publication of maps/notes for walkers;
- parish tree survey and mapping of historic parkland and orchards;
- tree planting in key locations to enhance the street-scene, maintain and enhance historic remnants of parkland and orchards, and enhance and strengthen important gaps and buffers and the rural setting of the parish;
- investigate and map the different countryside characteristics in the parish (e.g. traditional pasture management of the valley floor area, woodland) and the range of biodiversity and potential for protection of scarce or vulnerable areas through environmental designations;
- pedestrian/cycle-friendly treatment of Rendalls Lane;
- variable speed limit or well-designed traffic calming measures – so 20mph becomes mandatory through Church Road past both school entrances; and
- enhanced speed restriction signing.

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

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

### Introduction

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

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

development.

Process for Preparation and Review of the PIIP

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

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

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

Listed Buildings in Stowupland

**Grade II\***

Columbine Hall

**Grade II**

**Church Road/A1120**

Appleton Pendle Cottage

Barn Cottages and Foxglove Barn

Crown Farmhouse

Holy Trinity Church

The Crown Public House

The Thatch and Two Flanking Cottages

The Croft

Stowupland Hall

**Gipping Road**

Pasture Cottage

**Mill Street**

17, Mill Street

Mill Green Farmhouse

Green Farmhouse

Cartlodge 70 Metres South West of Green Farmhouse

Barn 40 Metres South West of Green Farmhouse

Old Farmhouse

Orchard House

The Thatched Cottage

**Rendall Lane**

Water Run Farmhouse

**Saxham Street**

Grange Cottage, 31 Saxham Street,

Grange Farmhouse

Upland House

Upland Cottage

**Thorney Green + Thorney Green Road**

28, Thorney Green Road

44 and 46, Thorney Green Road

Thatched Cottages

Oak Farmhouse

Mount Pleasant Farmhouse

Pooles Farmhouse

**Other listed buildings (no street address stated)**

Doles Farmhouse

Elm Farmhouse

Firtree Farmhouse

Gipping Farmhouse

Poplar Farmhouse

Star Orchard

Thorney Green Cottage

