

Capel St Mary Neighbourhood Plan

2024 - 2037



**Referendum Plan
September 2025**

Capel St Mary Parish Council

A message from the Chair

Welcome to the Capel St Mary Neighbourhood Plan. This is your plan. A plan which will shape the growth of the village for you, your family, and all future generations in Capel. It is important not to confuse a Neighbourhood Plan with any previous Village Plan. Only since 2011 have communities had the legal right to get together and decide on the policies and guidelines that will shape development in their village.

The Neighbourhood Plan has evolved over a number of years and has been informed by a residents surveys and previous consultations on a draft plan. This time invested in preparing the Neighbourhood Plan, means that the plan now reflects up to date local and national planning policies together with local ambitions.

This is an excellent document which will shape the future of our village for the next 15 years, with revisions planned to keep the plan up to date. The Parish Council also thanks Babergh District Council for their help and support.

Steve Bishop
Chair, Capel St Mary Parish Council.

Prepared by Capel St Mary Parish Council
supported by Places4People Planning Consultancy



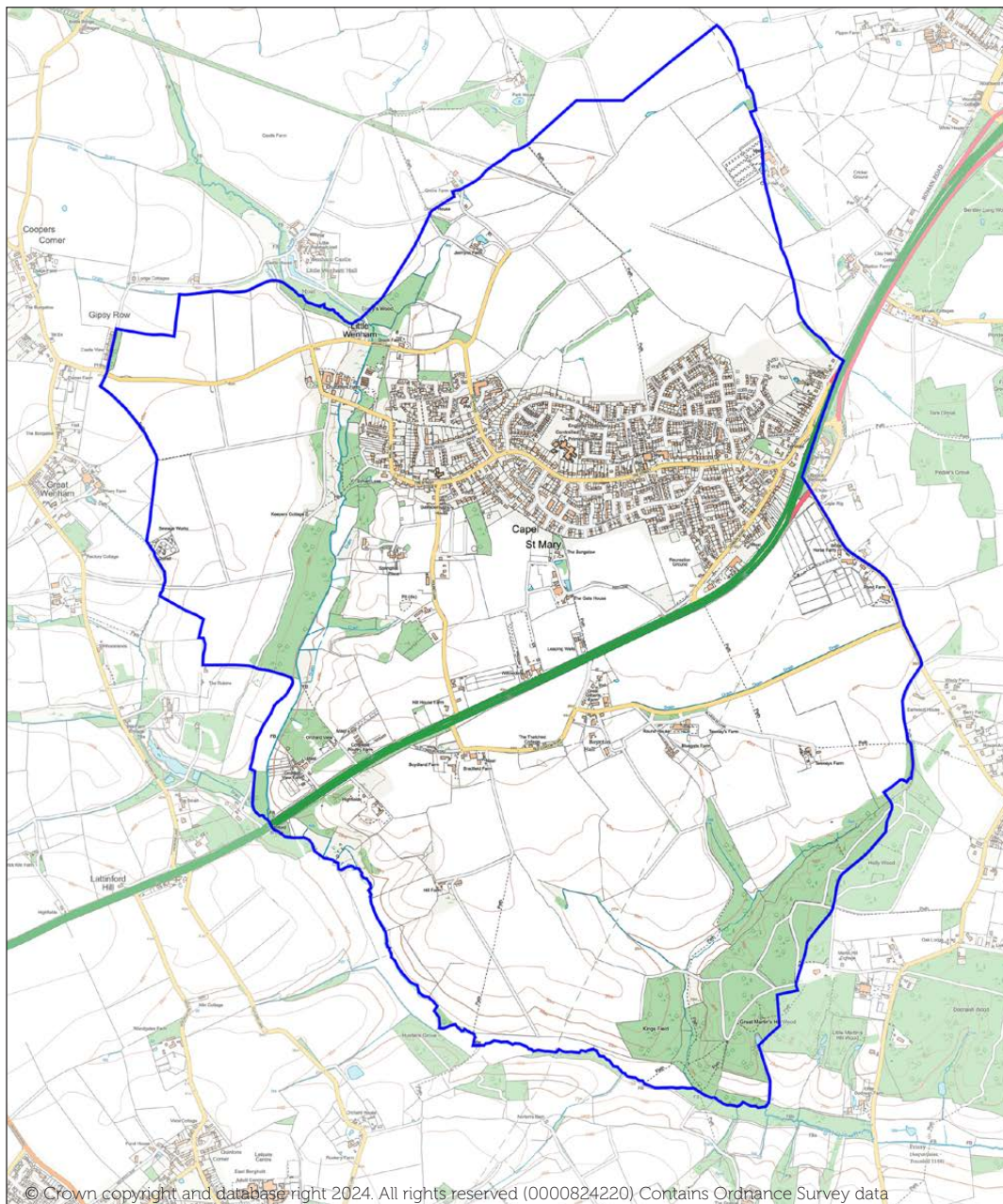
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CONTENTS

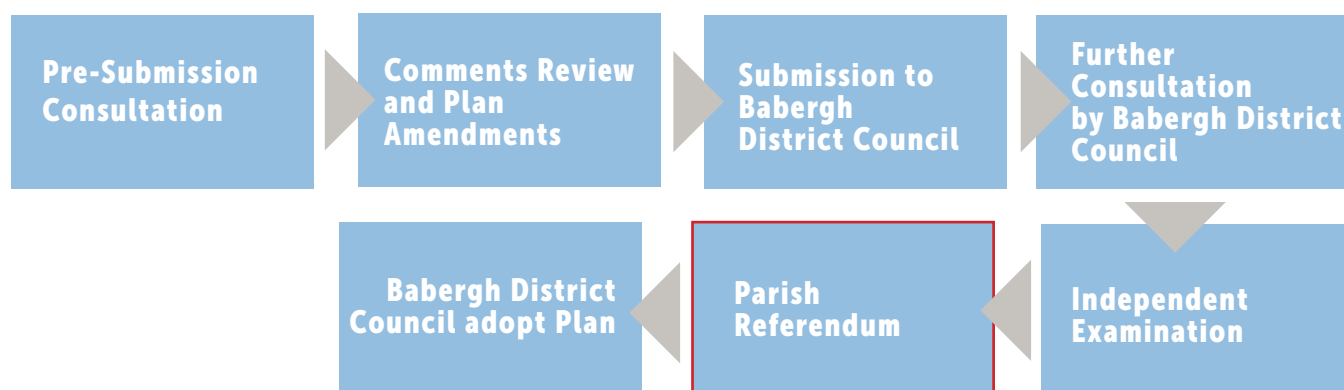
1. Introduction	4
2. Capel St Mary Past and Present	8
3. Planning Policy Context	10
4. Vision and Objectives	11
5. Planning Strategy	12
Policy CSM1 - Spatial Strategy	13
6. Housing	14
Policy CSM2 - Housing Mix	16
Policy CSM3 - Affordable Housing on Rural Exception Sites	17
7. Built Environment and Design	18
Policy CSM4 - Development Design Considerations	20
Policy CSM5 - Flooding and Sustainable Drainage	21
8. Natural Environment	22
Community Aspiration 1 - Spring Hill Meadows	22
Policy CSM6 - Biodiversity	25
Community Aspiration 2 - Biodiversity Net Gain	26
Policy CSM7 - Green Infrastructure in New Developments	26
Policy CSM8 - Local Green Spaces	26
Community Aspiration 3 - Local Green Spaces	26
Policy CSM9 - Stutton Brook Corridor	27
9. Employment, Services and Facilities	28
Policy CSM10 - Employment Sites	30
Policy CSM11 - Loss of Facilities and Services	30
Community Aspiration 4 - Creating a Dementia Friendly Village	30
10. Transport	31
Community Aspiration 5 - Improved Highway Networks	33
Community Aspiration 6 - Traffic Management	33
Community Aspiration 7 - Modal Shift	33
Community Aspiration 8 - Cycle Link to Ipswich	33
Appendix 1: Heritage Assets within the Neighbourhood plan Area	34
Appendix 2: Appropriate Trees and Shrubs for Landscape Planting	34
Parish Wide Policies Map	35
Village Centre Inset Maps	36
Glossary	38

1. INTRODUCTION

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare neighbourhood plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly “made” become part of the legal planning framework for the designated area.
- 1.2 A neighbourhood plan is, therefore, a community-led planning plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.
- 1.3 Parish councils are encouraged to produce their own neighbourhood plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 On 19 April 2018, the Neighbourhood Plan Area was formally designated by Babergh District Council, as illustrated on **Map 1**. The boundary for the Neighbourhood Plan is the same as the Parish.



Map 1 - Designated Neighbourhood Area



- 1.5 This is the Referendum version of the Plan. It represents the culmination of preparing the Plan, which has been through the stages illustrated above. The Plan period is 2024 to 2037.

"Pre-submission" consultation on draft Plan by Parish Council

- 1.6 Versions of the draft Neighbourhood Plan were subject to pre-submission consultations in 2020 and 2023. Substantial amendments to the draft Plan were made in response to comments made in 2023 and due to the adoption of new and up-to-date planning policies by Babergh District Council and a further pre-submission consultation took place in Autumn 2024.

Submission of draft Plan to Babergh District Council

- 1.7 All comments received at the final "pre-submission" consultation stage were considered and reviewed and any necessary further amendments to the Plan made. The Plan, together with supporting documents was submitted to Babergh District Council, who managed the remaining stages:
- "Submission" consultation – minimum 6 weeks
 - Independent examination of draft Plan
 - Parish Referendum
 - Subject to a majority "yes" vote at the Referendum the Plan is then 'made' (adopted) by Babergh District Council and becomes part of the statutory development plan.
- 1.8 The Neighbourhood Plan Regulations require a neighbourhood plan to:
- be appropriate, having regard to National Planning Policy;
 - contribute to achieving sustainable development;
 - be in general conformity with strategic policies in the development plan for the local area; and
 - be compatible with those EU natural environment obligations that still apply to the UK and to Human Rights requirements.

- 1.9 The Neighbourhood Plan will, when complete, form part of the statutory "development plan" for Babergh District, meaning that its planning policies and content will be taken into account when decisions on planning applications are made.

Why a Neighbourhood Plan for Capel St Mary

- 1.10 Capel St Mary is an attractive place to live and has been subject to change and expansion in the past. The driver for the Neighbourhood Plan is to give the community a voice in the sustainable development of the village.
- 1.11 This Neighbourhood Plan does not intend to stop new development taking place but includes planning policies to ensure that new development is appropriate to the character and needs of the village.

How the Plan has been prepared

- 1.12 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement and the preparation of specialist reports to support the content of the Plan.

1.13 At the start of the process, in 2018, a Residents' Survey was carried out which resulted in 424 responses, representing 33% of all households. The survey sought views on a whole range of matters many of them beyond the remit of a Neighbourhood Plan. The responses in relation to planning matters that can be addressed through the Neighbourhood Plan included:

- Housing – impact of new developments on the village (traffic, services and loss of character) and lack of affordable housing
- Natural environment – need to retain green spaces, trees etc
- Built Environment and Design – new housing to include sustainability features and be no more than two storeys
- Services and Facilities – need to retain and improve provision
- Highways – impact of more traffic (parking) and retention of public rights of way

As a consequence, the Neighbourhood Plan covers five themes, as illustrated.



1.14 Each theme has its own chapter in the Plan. Each theme chapter contains a reminder of the relevant Plan objectives, links to the relevant planning policy context and a summary of the relevant evidence collected during the preparation of the Plan, culminating in neighbourhood planning policies.

1.15 The Neighbourhood Plan planning policies supplement, rather than repeat, adopted planning policies in the Babergh Local Plan. Part 1 of a Joint Local Plan for Babergh and Mid Suffolk Councils was adopted in November 2023. Work on a new Joint Local Plan, which is likely to address the district settlement hierarchy, housing distribution and possible site allocations, commenced in 2025 and could take four years to complete.

1.16 The Neighbourhood Plan therefore includes a series of local policies and these are distinctly identified in coloured boxes with a prefix of CSM. In addition to planning policies, the Neighbourhood Plan contains "community actions" that, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during community engagement. The community aspirations are identified differently from the planning policies to avoid confusion.



2. CAPEL ST MARY PAST AND PRESENT

- 2.1 There is evidence that Capel St Mary has been occupied since prehistoric, roman and medieval periods through to the current day. The Suffolk Heritage Explorer website includes 68 records for Capel St Mary, with finds dating back to the Iron Age, and evidence of early Bronze Age pits, Roman kilns and cremation pots and coins from various time periods. There are a number of statutory listed buildings within the parish (see Appendix 1) most notably the Church of St Mary which is Grade II* as is Boynton Hall.
- 2.2 The parish has evolved from an agriculturally based community built around the medieval St. Mary’s Church, Windmill Hill, and around The White Horse Inn and towards Bentley at the other end of the village. The 1871 Census showed Capel St Mary had a population of 593 and this remained constant for 90 years with a population of 632 in the 1961 Census.
- 2.3 The village expanded during 1960 – 1980 with new housing focussed around Rembrow Road to the south of The Street and Thorney Road to the north. This was in response to its location close to the A12 and midway between Colchester and Ipswich. During this period the village gained a doctors’ practice, a shopping precinct, a new playing field, library and many other facilities.
- 2.4 Consequently, the population has steadily grown from 632 in 1961; 1490 in 1971 and is now around 3,107 according to the Census 2021.

Capel St Mary Today

- 2.5 Capel St Mary’s population in 2021 reflects trends found in many villages that indicates an increasing proportion of elderly residents compared with 20 years ago. It also shows smaller proportions of children living in the village, as illustrated in Figure 1.

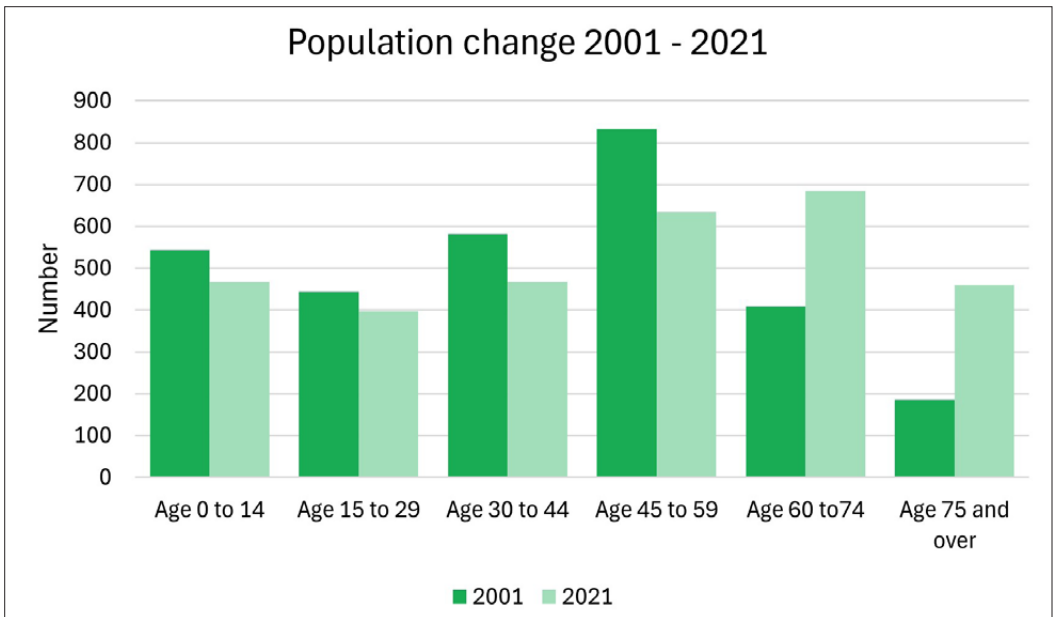


Figure 1: Population Change

- 2.6 The 2021 Census also records that 97.3% of all housing consists of houses or bungalows with just 2.6% as a flat or apartment. Housing tenure is predominantly owner occupied, with only 5.4% social rented and 6.3% private rented. In terms of household size 23.9% of all households are 1 person; 43.1% 2 person; 14.1% 3 person and 18.9% 4 or more persons. With regard to number of bedrooms, over 80% of all dwellings have 3 or more bedrooms and there is a significantly higher proportion of homes with 4 bedrooms or more than compared with Babergh as a whole, as illustrated on Figure 2.

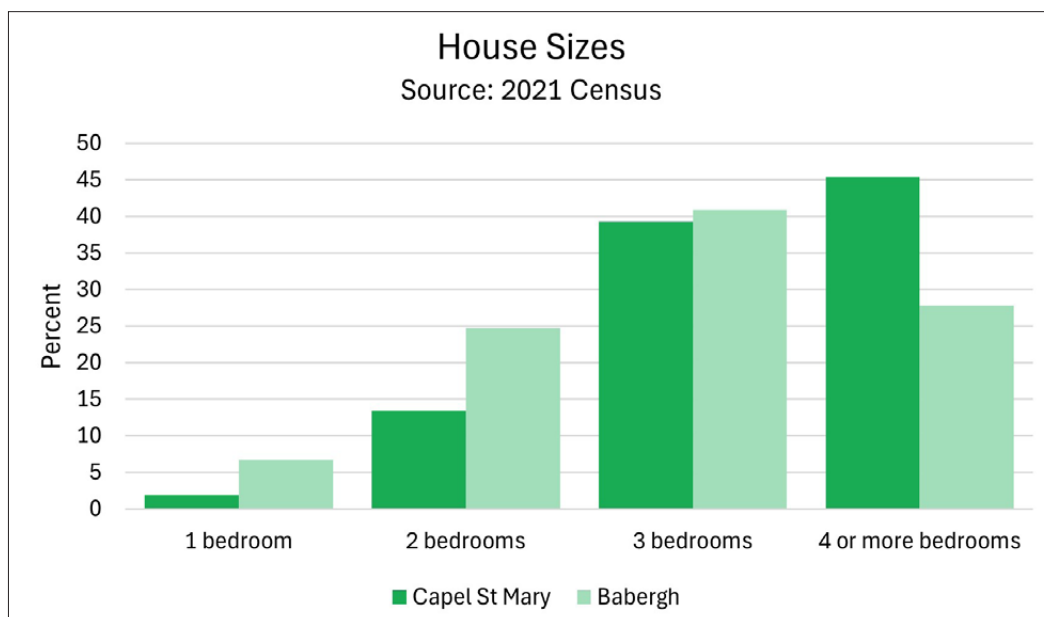


Figure 2: House size comparison

- 2.7 When looking at economic activity, 55.3% of the population is in employment, compared 43.5 % being economically inactive. Some 37.6 % work mainly from home, whilst others commute various distances 20.8 % less than 10km and 21.7 % between 10 and 30 km.
- 2.8 The village is fortunate to have a range of facilities many of them focused along The Street including :
- Community Centre incorporating the Library, Village Hall, Family and Lounge bars
 - Various shops -including supermarket (and Post Office), Convenience Store, Bakery, Hairdresser, takeaways/restaurants and Garden Centre and Café;
 - Commercial premises including Offices, Building Society/Insurance Broker, petrol station and the White Horse public house;
 - Medical provision including : Medical and dental practices;
 - Various churches including the Methodist Church, St. Mary's Church and Days Road Community Church and hall;
 - Capel St Mary CEVC Primary School including early years nursery, reception and forest school;
 - Playing fields and open spaces including : playing fields with football, tennis and pickleball



3. PLANNING POLICY CONTEXT

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

National Planning Policy Framework

- 3.2** The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2024 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:
- Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:
- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
 - b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*
- 3.3** The NPPF requires that communities preparing Neighbourhood Plans should:
- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; and
 - Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

The Local Plan

- 3.4** At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023.
- 3.5** There are ten strategic policies in the Joint Local Plan – Part 1 (referred to as JLP1 in this document) to which the Neighbourhood Plan must conform. The same Local Plan document also contains 32 local policies that do not need to be repeated in the Neighbourhood Plan but which the Neighbourhood Plan can complement by adding locally based detail.
- 3.6** In February 2025 the District Council published a new "Local Development Scheme" that sets out a proposal to prepare a new Joint Local Plan with Mid Suffolk District Council. Work was to commence during 2025, but the Plan is unlikely to be adopted until 2029.
- 3.7** In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. The Anglian Water Treatment Works are a safeguarded site and over half of the Neighbourhood Area is within a Minerals Safeguarding Area.

4. VISION AND OBJECTIVES

- 4.1** The vision and objectives of the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier, as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the Local Plan. The Vision sets out the over-arching approach as to how development in Capel St Mary will be delivered through the Neighbourhood Plan in the period to 2037. This is refined through the Objectives established for each of the topic areas which, in turn, have guided the identification of the planning policies contained in the Plan. The planning policies do not repeat the policies in the JLP1 or the NPPF but supplement them by adding local detail or addressing locally specific matters.

VISION

That Capel St Mary retains its rural character whilst providing a sustainable future through:-

- meeting local housing needs
- respecting the local built and natural environment
- retaining and enhancing local infrastructure and services

Objectives

Housing

1. Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village.
2. Support the delivery of housing that meets identified local needs of the village.

Built Environment and Design

3. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.
4. Maintain and enhance a strong rural identity and sense of place for the parish.

Natural Environment

5. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment.
6. Maximise opportunities to improve natural habitats and biodiversity.
7. Conserve and enhance the natural beauty of that part of the Parish in the Suffolk and Essex Coast and Heaths National Landscape.

Employment, Services and Facilities

8. Retain, protect and improve the range of existing employment and community facilities and services.

Transport

9. Improve road safety, protect and enhance Capel St Mary's public rights of way and reduce the impact of parking in the village.

5. PLANNING STRATEGY

Context

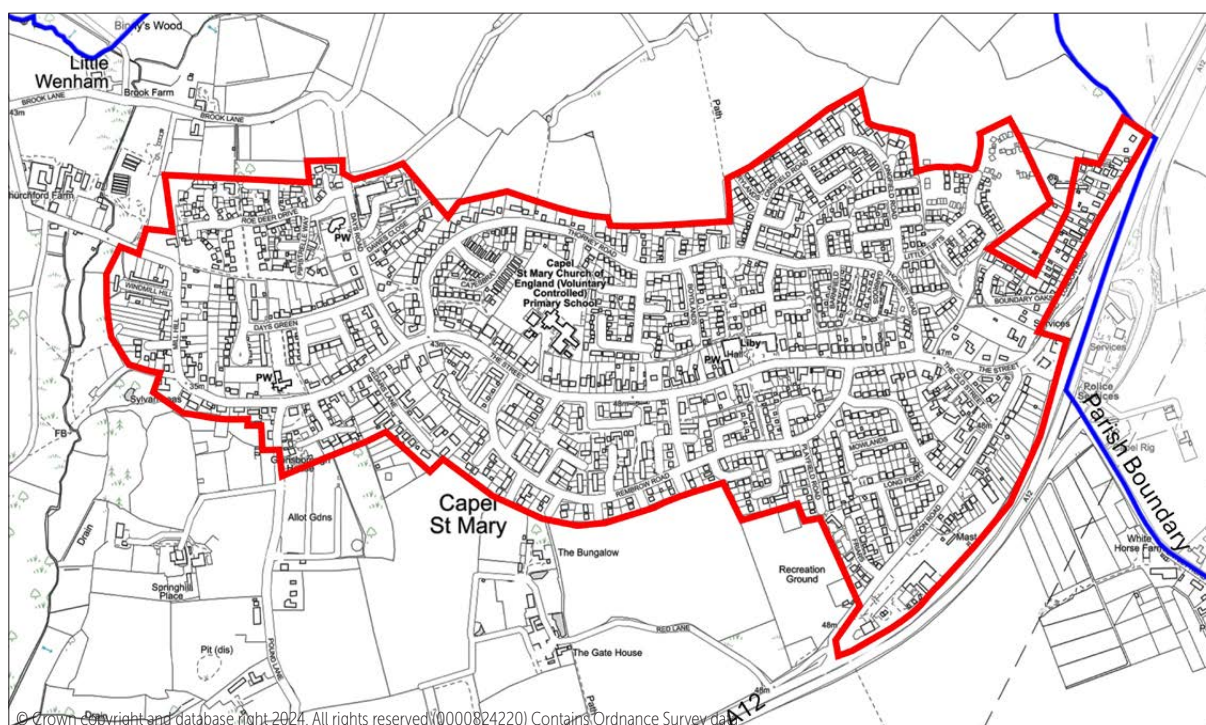
- 5.1 Capel St Mary is fortunate to have a range of services and facilities which positively contribute to the function of the village. Given, its location adjacent to the A12 and in reasonable proximity to the urban areas of Ipswich and Colchester it is an attractive place to live. Consequently the village has been subject to significant expansion in the past and there are a number of recent developments under construction.
- 5.2 The adopted local plan does not set out to distinguish the different categories of settlements, which will now be addressed in the new Joint Local Plan. That said, Capel St Mary was previously identified as a 'Core village' in the Core Strategy and Policies document adopted in 2014. A Core Village being one that acts as a focus of development given their size and function.
- 5.3 The village has a defined settlement boundary and this has been in place since adoption of the 2006 Local Plan. Preparation of the neighbourhood plan presents an opportunity for this to be reviewed and to be updated in advance of the Part 2 Local Plan.

National Planning Policy Framework

- 5.4 The December 2024 NPPF is clear that plans should promote a sustainable pattern of development. Paragraph 30 states that Neighbourhood plans can, shape, direct and help deliver sustainable development by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development or undermine the strategic policies of the local plan.

The Local Plan

- 5.5 JLP 1 does not provide a settlement hierarchy for the district or identify the amount of growth that will take place in Capel St Mary during the period to 2037. 'Policy SP03 - The sustainable location of new development' states that the settlement boundaries established in the earlier Local Plans (Babergh Local Plan 2006) are carried forward subject to review through Part 2 of the Joint Local Plan [but now through the Joint Local Plan review], noting that some made Neighbourhood Plans have already established new settlement boundaries. As a consequence, the settlement boundary for Capel St Mary does not represent the built-up area of the village today.
- 5.6 JLP1 Policy SP03 supports the principle of development within the settlement boundaries subject to it being in accordance with other relevant planning policies. Only in specific circumstances will development outside the settlement boundaries be supported, such as where it is supported by specific development plan or national policies for example rural exception sites.



Map 2 - Revised Settlement Boundary

Neighbourhood Plan Policy

- 5.7 Given that JLP1 reverts back to the 2006 local plan settlement boundary, there is the opportunity for the Neighbourhood Plan to define a new settlement boundary that reflects new development and the spatial distribution of dwellings and built form of the village. The revised Neighbourhood Plan Settlement Boundary is illustrated on **Map 2**.
- 5.8 In accordance with JLP1 Policy SP03, the spatial strategy for Capel St Mary supports the principle of development within the defined settlement boundary subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan and Neighbourhood Plan, such as:
- the rural setting of the village;
 - the capacity of services and infrastructure;
 - the potential impact on the amenity of existing residents; and
 - the impact of development on the wider area.
- 5.9 Outside the settlement boundary, there may be situations where it can be adequately demonstrated that it is necessary for development to take place. However, and in accordance with the Local Plan, this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. This approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions. There may also be occasions where the expansion of an existing business use will be supported where it can be demonstrated that such a proposal would not have a detrimental impact on the countryside and the infrastructure required to support it. Proposals outside the settlement boundary should have particular regard to the landscape character, as described in the Babergh and Mid Suffolk Joint Landscape Guidance 2015 and in the National Landscape area, JLP1 Policy LP18 'Area of Outstanding Natural Beauty', and relevant objectives and policies set out in the Suffolk and Essex Coast and Heaths National Landscape Management Plan.
- 5.10 The southern tip of the Parish lies within the Suffolk and Essex Coast and Heaths National Landscape. The area covered by the Neighbourhood Plan plays an important contribution to the setting of the National Landscape (NL). The requirement for neighbourhood plans to reflect NL designations is set in legislation with the 2023 Levelling Up and Regeneration Act (s245 and subsequent 2024 Government guidance, placing a duty on those bodies preparing a neighbourhood plan to further the purposes of the NL. Therefore, this Neighbourhood Plan must consider how the duty has been met. The vision and objectives of the Plan are broadly supportive of the NL and align with the Suffolk and Essex Coast and Heaths NL Management Plan 2023 – 28 and there is a specific objective which refers to the NL. In addition, there are several policies throughout the Plan which directly underpin and further the delivery of the duty. Policy CSM1 directly refers to the NL and the section on the Natural Environment includes more detail and a link to the Management Plan.

Policy CSM1 - Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with settlement hierarchy defined in the adopted Local Plan.

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

Proposals for development located outside the settlement boundary will only be permitted where they are in accordance with national, district and neighbourhood level policies and, additionally, where they would not have a detrimental impact on landscape designations or character and, as relevant to the proposal, they would conserve and enhance the special qualities and natural beauty of the Suffolk & Essex Coast & Heaths National Landscape.



6. HOUSING

Objectives

- 1 Ensure that new housing development is of a scale and in an appropriate location to minimise impact on the character and setting of the village
- 2 Support the delivery of housing that meets identified local needs of the village

Context

- 6.1 The adopted local plan includes Policy SP01 Housing Needs which expresses the minimum number of new homes to be provided across the District during the plan period. The local plan does not however, at this stage provide a housing number to be applied to emerging neighbourhood plans and this matter will now be addressed in the new Joint Local Plan. The local plan does however, include a detailed policy on Affordable Housing (JLP Policy SP02), it is therefore not necessary for this Neighbourhood Plan to repeat this level of detail.
- 6.2 With publication of Census 2021 data at the local level, there is now some up to date information on household size, composition and type as indicated in the charts below which are compared with Babergh:

Capel St. Mary

Household size

■ Capel St. Mary | (Babergh)

1 person in household **23.9%** (28.3%)

2 people in household **43.1%** (40.1%)

3 people in household **14.1%** (14.7%)

4 or more people in household **18.9%** (16.9%)

% of all households

Household composition

■ Capel St. Mary | (Babergh)

One person household **23.7%** (28.3%)

Single family household **73.6%** (67.7%)

Other household types **2.7%** (3.9%)

% of all households

Number of bedrooms

■ Capel St. Mary | (Babergh)

1 bedroom **1.9%** (6.7%)

2 bedrooms **13.6%** (24.7%)

3 bedrooms **39.2%** (40.9%)

4 or more bedrooms **45.3%** (27.8%)

% of all households

Tenure of household

■ Capel St. Mary | (Babergh)

Owns outright **53.1%** (43.4%)

Owns with a mortgage or loan or shared ownership **35.2%** (28.3%)

Social rented **5.5%** (13.3%)

Private rented or lives rent free **6.2%** (15.0%)

% of all households

Source: Office for National Statistics - Census 2021

Planning Policy Context

National Planning Policy Framework

- 6.3 A key objective of the NPPF is to significantly boost the supply of homes, through meeting local housing needs including an appropriate mix of housing types for the local community including affordable housing.

The Local Plan

- 6.4** The adopted local plan limits opportunities for further house building in Capel St Mary parish due to the tightly drawn settlement boundary.
- 6.5** JLP Policy LP01 limits opportunities to infill and redevelopment within the settlement boundary. In addition the local plan includes policy guidance on Residential Annexes (Policy LP02), Residential Extensions and Conversions (Policy LP03), Supported and Special Needs Housing (Policy LP06) and Self-Build and Custom-Build (Policy LP08).
- 6.6** Outside of the defined settlement boundary:
- Policy LP04 allows for the replacement of dwellings;
 - Policy LP05 allows for dwellings for rural workers where it can be demonstrated that particular criteria can be met;
 - Policy LP07 caters for the provision of affordable and community led housing to meet local needs as a rural exception site should a local need for the housing be identified.
- 6.7** In all instances, proposals must not be to the detriment of the character and appearance of the settlement, landscape, heritage or residential amenity.

Evidence

Capel St Mary Housing Survey 2016

- 6.8** The aim of the Capel St Mary Housing Survey undertaken in 2016 by Community Action Suffolk, was to understand the existing and future housing needs for Capel St. Mary's residents including family members (not necessarily living in Capel St. Mary) and other members of the household. The survey was also designed to understand Capel St. Mary's current housing stock and whether this is affordable to local people. Of the 1224 surveys distributed 46% were returned either fully or partially completed.



6.9 The survey explored the level of support for different types and sizes of new housing for the Parish in the future, which indicated support for small family homes/homes for couples and homes for downsizing:

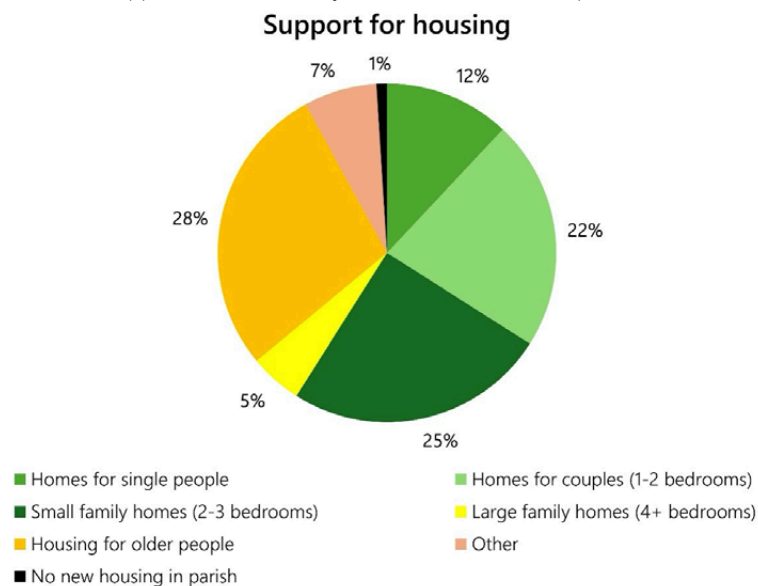


Figure 3: House size comparison Source: Capel St Mary Housing Survey 2016

6.10 It is recognised that, at the time of preparing the Neighbourhood Plan, this data is now eight years old and cannot be relied upon for making decisions that reflect current needs.

Residents' Survey

6.11 The more recent residents' survey also explored housing matters. Of the 2704 responses, 17% indicated that they may wish to move to a smaller home in the future and 43% indicated that there was a need for more smaller homes in the village. There was also support for accommodation for older people, in recognition of the ageing population.

Neighbourhood Plan Policies

- 6.12 Given that there was no overwhelming support for additional housing development in the village, the Neighbourhood Plan does not identify sites for housing. In line with the adopted local plan, it is recognised that additional sites will come forward and will be supported in principle within the settlement boundary.
- 6.13 The 2021 Census has been used to compare the sizes of homes in the Parish compared with Babergh district as a whole. As illustrated in Figure 2 on page 9, there is a significantly higher proportion of homes with four or more bedrooms in the Parish compared to Babergh and only 5% of homes having two bedrooms against 14% across Babergh. This demonstrates a need to deliver higher proportions of two-bedroomed homes in Capel St Mary in future developments in order to redress this imbalance.
- 6.14 JLP1 however, makes no reference to housing mix and the evidence above indicates a keen desire to see more smaller houses provided for in the parish to meet the needs of new households and those wanting to downsize.

Policy CSM2 - Housing Mix

In all housing developments of ten or more homes, at least 50% shall be two-bedroomed homes unless it can be demonstrated that:

- i. the particular circumstances relating to the tenure of the housing dictate otherwise or
- ii. the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

The provision of bungalows will also be supported.

Proposals that include on-site affordable housing will be required to ensure that the whole scheme is designed to be built to the same design standards and, where appropriate to do so, ensure that the affordable housing is not clustered but distributed around the site.

- 6.15 Whilst JLP1 Policy LP07 allows for rural exception sites outside of defined settlement boundaries it does not cover those matters of importance to the local community, particularly in ensuring that any dwellings coming forward through this mechanism are offered to local people in the first instance.

Policy CSM3 - Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including community led developments (as defined by the NPPF) on rural exception sites outside but well connected to the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where a property cannot be filled from within the Parish, it should then be offered to those with a demonstrated need for affordable housing in neighbouring villages and thereafter to the rest of Babergh District

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment, and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a. that no other means of funding the construction of the affordable homes is available; and
- b. the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and respect and contribute positively to the local character of the area.



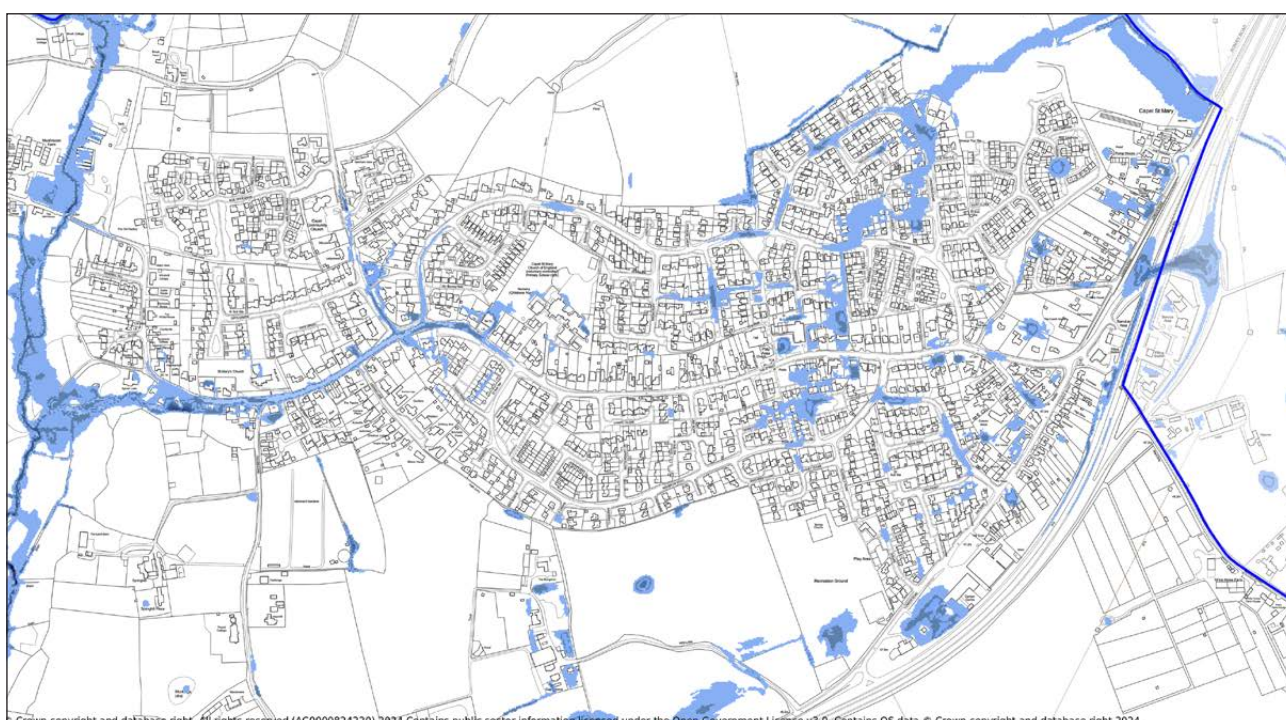
7. BUILT ENVIRONMENT

Objectives

3. Ensure new development is appropriate to the garden village character and incorporates measures that reduces environmental impact.
4. Maintain and enhance a strong rural identity and sense of place for the parish.

Context

- 7.1 Capel St Mary grew significantly over a twenty year period during the 1960's - 1980's characterised by the following key features:
- well laid out housing developments
 - retention of the older and historic buildings
 - green verges and areas with trees giving the appearance of a garden village
 - public footpaths and pathways to and from the village providing links to both the centre and open countryside
 - community facilities in the village to provide a positive contribution to the health and wellbeing of residents.
- 7.2 Capel St Mary, historically, has constrained surface water drainage systems. Most of the parish relies on discharge to an unmaintained watercourse which drains to the East and then via a pumped system adjacent to the A12 interchange underpass. Whilst the village is not at risk of fluvial (river) flooding, there are large areas of the village that are likely to be affected by surface water flooding (see Map 3). This risk ranges from medium to high and new developments will need to take measures to counteract the problems.



Map 3 - Areas in the centre of the village at risk of surface water flooding

Planning Policy Context

National Planning Policy Framework

- 7.3 The NPPF places a greater emphasis now on design and achieving beautiful places. It requires developments to not only function well but also add to the overall quality of the area, be visually attractive with appropriate landscaping, yet sympathetic to local character.
- 7.4 In this respect introduction of the National Model Design Code and Guide 2021 provides opportunities to improving the design of new developments. The Building for a Healthy Life Toolkit also provides guidance for incorporating health into planned developments.
- 7.5 There is also recognition of the role that open space plays both in terms of providing access to a network of open areas to benefit the health and well-being of local communities, but also biodiversity benefits through the enhancement of local wildlife rich habitats and the creation of new habitats when opportunities are presented.

The Local Plan

- 7.6** The vision of the local plan requires all development to be sensitive to the character of the area and follow good design principles. Indeed a number of the local plan policies include reference to design. More details are however, provided in JLP1 Policy LP23 Sustainable Construction and Design and LP24 Design and Residential Amenity – however, the latter does not include a size threshold and generally refers to the provision of green infrastructure in terms of all new development must be of high quality design. In addition, the Suffolk Design Guide for Residential Areas provides examples of good and bad practice in laying out residential areas. JLP1 Policy LP27 sets out a number of considerations in terms of flood risk and vulnerability.

Evidence

Residents' Survey

- 7.7** Preservation of the rural environment, setting and character of the village were common themes from the residents survey, with references to :
- need to retain local footpaths and link new developments to these
 - new housing should not be more than two storeys
 - new housing should incorporate sustainability features (rain water harvesting, solar panels etc)
 - retain the garden village feel
 - new developments must have green spaces and more trees should be planted
- 7.8** This feedback indicates residents value both open spaces and the form and layout of the existing village, so that any new development should be required to reflect specific features, including but not limited to :
- Open spaces free from traffic which can be used for recreation
 - Where non-residential car parking is provided, the use of trees and shrubs to screen these car parking areas
 - The incorporation of pathways which are accessible and easy to use by people pushing prams and pushchairs as well as those in wheelchairs and mobility scooters
 - The design of interconnecting green spaces such that people are encouraged to walk from point-to-point within the village rather than take the car
 - Public right-of-way should be protected and enhanced. Where a public-right-of way is within a development it should be incorporated into the development. Where appropriate new routes, extension to routes and new connections should be added to the network within the development
 - Provide short, winding streets/closes (excluding main access roads) that promote an intimacy to development

Neighbourhood Plan Policies

- 7.9** Given that the village has already experienced substantial growth there is a desire to ensure that new development reflects and compliments the good design principles already embedded in the layout and form of the village, and compliments the existing garden village character.
- 7.10** The following policies therefore add local context to JLP1 Policies LP23, 24 and 27 specifically identify features to be retained, enhanced and incorporated into new developments.



Policy CSM4 - Development Design Considerations

Development proposals will be supported where they:

- a. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- b. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. sites, habitats, species and features with biodiversity and ecological interest;
 - iv. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- c. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- d. produce designs that respect the character, scale and density of the locality;
- e. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate, and include trees elsewhere within developments where the opportunity arises;
- f. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- g. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- h. wherever possible ensure that development faces on to existing roads;
- i. do not result in water run-off that would add to or create surface water flooding;
- j. where appropriate, make adequate provision for the covered storage of all wheelie bins and covered secure cycle storage in accordance with adopted cycle parking standards;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- l. provide one electric vehicle charging point per new off-street residential parking place created.

- 7.11** National planning policy restricts the type of development that can take place in the areas likely to flood. It is essential that development proposals do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems.
- 7.12** Examination of the Governments Flood Map for Planning Service reveals instances of surface water flooding (see Map 3) not only along the existing water course, but also along The Street, Days Road/Thorny Road area, Longfield Road, White Horse Road and the field between Red Lane and A12.
- 7.13** Therefore, new development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.

Policy CSM5 - Flooding and Sustainable Drainage

Proposals for all new development will be required to assess levels of flood risk (existing and future) and ensure they manage surface water from the proposed development, having regard to the Suffolk County Council SuDS guidance and any guidance produced by Babergh District Council in terms of Supplementary Planning Guidance detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

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

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



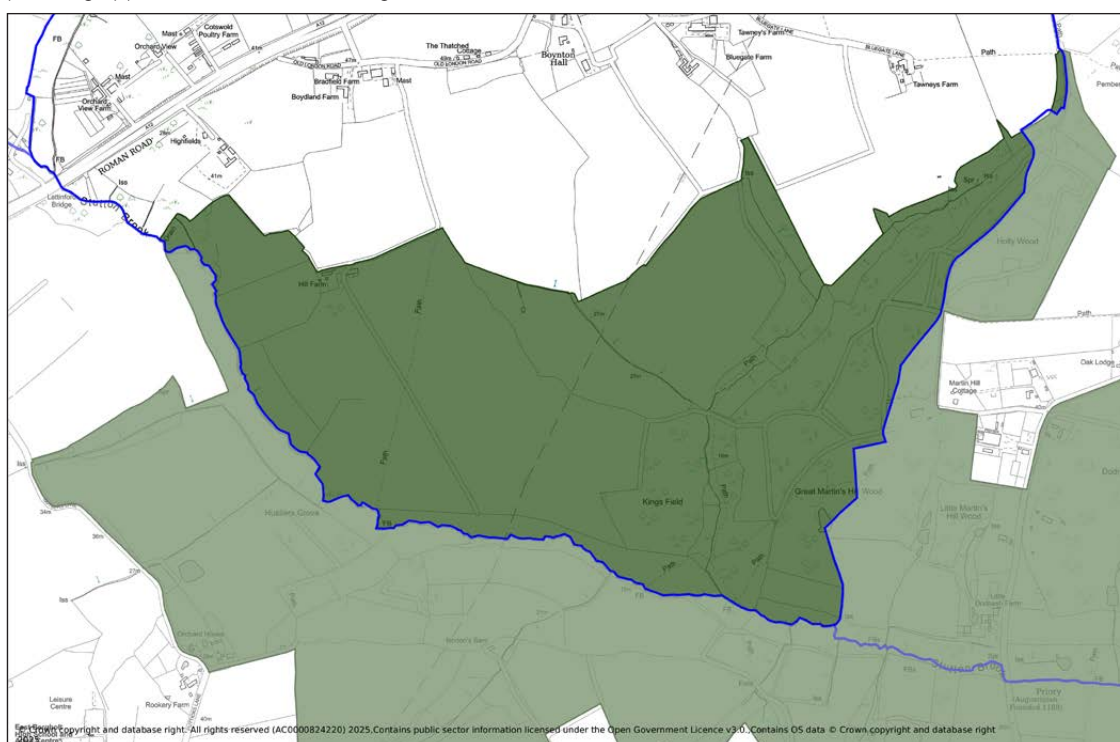
8. NATURAL ENVIRONMENT

Objectives

5. Protect and enhance the rural setting of the Parish and minimise the impact of development on the natural environment
6. Maximise opportunities to improve natural habitats and biodiversity.
7. Conserve and enhance the natural beauty of that part of the Parish in the Suffolk and Essex Coast and Heaths National Landscape.

Context

- 8.1** Capel St Mary is well screened by hedgerows, tree and surrounded by agricultural fields. There is also an extensive public footpath network which provides easy access to the countryside.
- 8.2** To the west of the parish is an area of Flood Zone 2 and 3 due to fluvial flooding. The southern tip of the parish lies within the Suffolk and Essex Coast and Heaths National Landscape as illustrated on Map 4 and includes Great Martins Hill Wood County Wildlife Site, a complex of ancient woodland and other habitats, straddling the border with East Bergholt Parish. The Suffolk and Essex Coast and Heaths Management Plan 2023-2028¹, includes land use management policies that decisions on planning applications should have regard to.



Map 4- Suffolk Coast and Heaths National Landscape

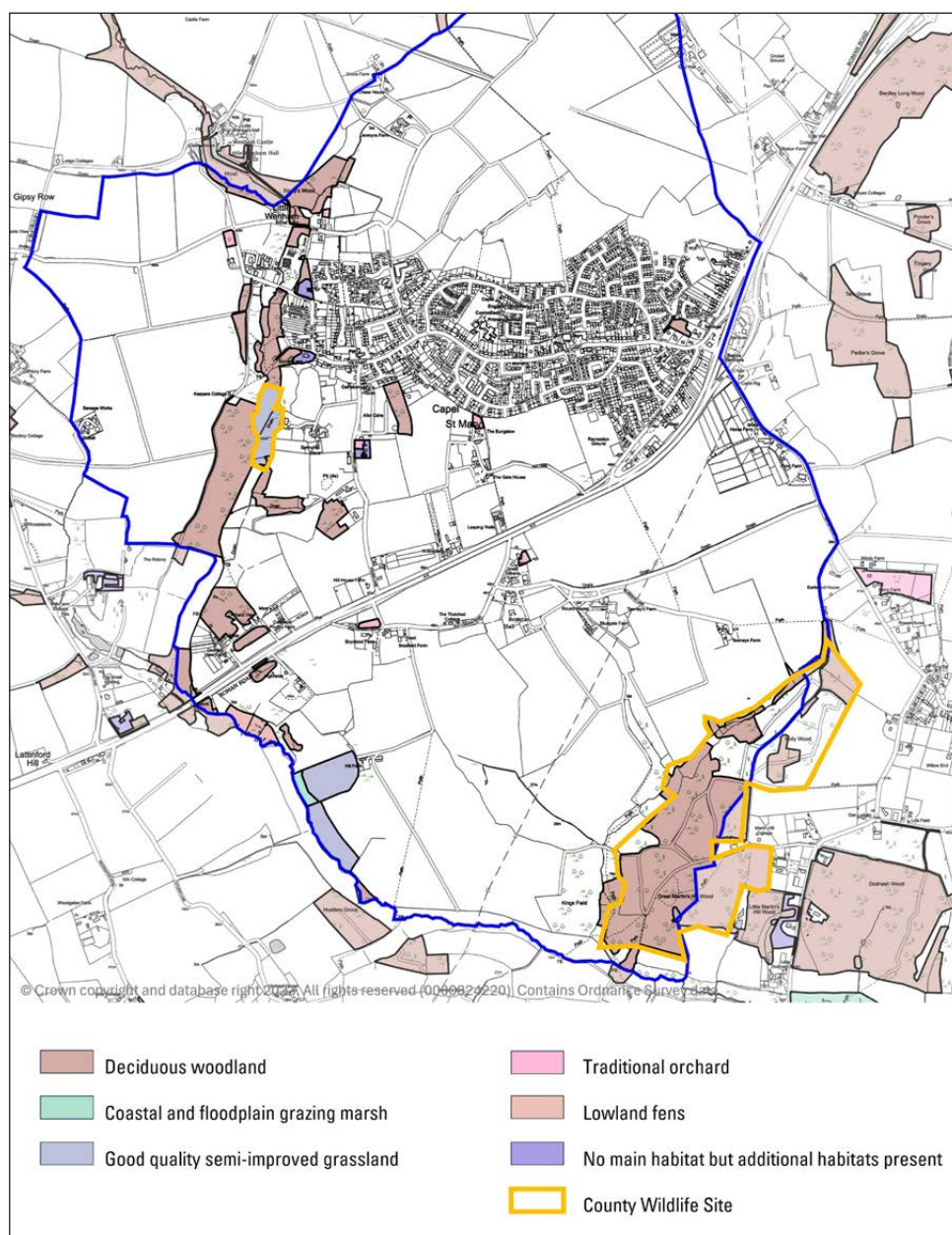
- 8.3** There is a further County Wildlife Site at Spring Hill Meadows to the west of the village comprise damp, flower-rich unimproved grasslands; Great Martins Hill Wood, a complex of ancient woodland and other habitats, straddling the border with East Bergholt Parish.
- 8.4** Spring Hill Meadows, an area of approximately four acres that lies to the west of the village, is valued by the local community. In a previous survey, carried out by Suffolk Wildlife Trust, more than one hundred plant species were recorded including: oak, blackthorn, hawthorn, field maple, willow, elm, and ash. Wildlife in this area includes: muntjac and fallow deer, badgers, hares, stag beetles, shrews, field mice, hedgehogs, moles and dragonflies. The site is now owned by Babergh District Council and a Nature Reserve Steering Group has been established to monitor and manage the site.

Community Aspiration 1 - Spring Hill Meadows

The Parish Council will work proactively with the landowner (the District Council) and other relevant organisations to both manage the area and improve its biodiversity interest.

- 8.5 The whole Neighbourhood Plan area falls within a Protected Habitat Mitigation Zone, as the areas falls within the 13km Zone of Influence due to the presence of highly valued designated habitats (Stour and Orwell Estuaries Special Protection Area and Ramsar site and the Deben Estuary Special Protection area and Ramsar Site).
- 8.6 The following Species of Principal Importance in England have been recorded within the parish: common toad, skylark, cuckoo, yellowhammer, herring gull, linnet, house sparrow, marsh tit, dunnoek, turtle dove, starling, song thrush, stag beetle, white admiral, numerous moth species, slow-worm, grass snake, common lizard, water vole, hedgehog, brown hare, otter, dormouse, brown long-eared bat.
- 8.7 The following Habitats of Principal Importance in England (HPIE) are thought to occur within the parish:
- hedgerows,
 - eutrophic standing waters,
 - lowland dry acid grassland
 - lowland heathland,
 - lowland mixed deciduous woodland, and
 - wet woodland.

More detailed assessment may show that the following HPIE also exist here: traditional orchards, ponds (qualifying criteria apply), lowland meadows, lowland fens.



Map 5 - Priority Habitats and County Wildlife Sites

Planning Policy Context

National Planning Policy Framework

8.8 National planning policy requires planning policies to conserve and enhance the natural environment, whether this be designated sites or more generally recognition of the intrinsic character and beauty of the countryside. Furthermore, in relation to the Suffolk and Essex Coast and Heaths National Landscape, paragraph 189 states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.

8.9 Furthermore, requirements of the Environment Act 2021 are now mandatory in terms of achieving Biodiversity Net Gain (BNG) on new developments, and the minimum requirements are set out in the below:

A minimum of 10% BNG is mandatory for all development that meets the following criteria:

Larger Developments

Residential

- 10 or more dwellings + site area greater than 1 hectare; or
- Unknown number of dwellings – site area greater than 0.5 hectares

Non Residential

- Floorspace is greater than 1000m²; or
- Site area is greater than 1 hectare

Smaller Developments

Residential

- Floorspace to be created is less than 1,000m²
- Site area is less than 1 hectare

8.10 The NPPF also allows for the designation of land as Local Green Spaces through local and neighbourhood plans. This allows communities to identify and protect areas of particular local importance subject to meeting the following criteria:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The Local Plan

8.11 As noted in paragraph 8.5, the whole neighbourhood plan area falls within the designated 13km Zone of Influence (ZOI) associated with the Stour & Orwell Estuaries and the Deben Estuary Special Protection Areas and Ramsar sites. JLP1 Policy SP09 requires that new development proposals take adequate mitigation measures against the potential effects arising from additional recreational pressure on these protected areas.

8.12 JLP1 Policy LP16 Biodiversity and Geodiversity refers to the need to follow the biodiversity mitigation hierarchy to minimise the loss of biodiversity assets, whilst it does not mention specific species to be retained it does refer to the creation of wildlife corridors and linking green infrastructure networks.

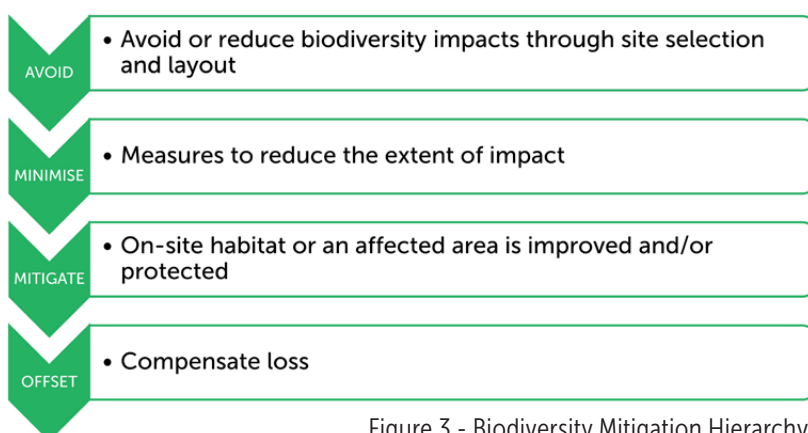


Figure 3 - Biodiversity Mitigation Hierarchy

- 8.13** JLP1 Policy LP17 Landscape, requires development proposals to:
- a) Integrate with the existing landscape character of the area and reinforce the local distinctiveness;
 - b) Be sensitive to the landscape and visual amenity impacts (including on dark skies and tranquil areas) on the natural environment and built character; and
 - c) Consider the topographical cumulative impact on landscape sensitivity.
- 8.14** Planning applications will need to be informed by any landscape and visual appraisal/landscape visual impact assessment to identify mechanisms to avoid, reduce and mitigate adverse effects.

Evidence

Suffolk Landscape Character Assessment

- 8.15** The landscape of the parish has played a significant role in shaping what Capel St Mary looks like today and how it functions. The Suffolk Landscape Character Assessment that has been carried out jointly by all the Suffolk District Councils and the County Council identifies four distinct landscape typologies being present in the parish, namely:

- Ancient Estate Claylands • Rolling Valley Farmlands
- Ancient Estate Farmlands • Plateau Farmlands

Details on the character of each of these typologies can and land management guidelines for the areas can be found at <https://suffolklandscape.org.uk/>

Capel St Mary Local Green Space Assessment

- 8.16** This document follows the guidance in para 107 of the NPPF in terms of the criteria to be met (as set out at Para 8.8) and assesses the fourteen local green spaces.

Residents' Survey

- 8.17** In addition to the details in the Landscape Character Assessment, there was strong support for the natural environment in terms of residents having easy access to the countryside, lots of green spaces which contributed to the rural atmosphere of the parish and for these to be identified for protection.
- 8.18** Residents also identified protecting the open countryside around the village as important to retain its rural setting.

Neighbourhood Plan Policies

- 8.19** Given the location of the village within an area of ancient estate claylands and plateau farmlands, it is important to retain the characteristics of these areas and to ensure that any development proposals do not harm the intrinsic features.

Policy CSM6 - Biodiversity

Development proposals should avoid the loss of, or significant harm to biodiversity including priority habitats, distinctive trees, hedgerows and natural features such as ponds and watercourses.

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

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

Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example:

- a. The creation of new natural habitats including wildlife corridors and ponds;
- b. The planting of additional native trees and hedgerows of local provenance, as identified in Appendix 2; and
- c. Restoring and repairing fragmented biodiversity networks and corridors.

Additionally, the provision of swift-boxes, bat-boxes and holes in fences which allow access to hedgehogs are encouraged.

Community Aspiration 2 - Biodiversity Net Gain

The Parish Council aims to achieve a Biodiversity Net Gain of 20% during the period of this Neighbourhood Plan.

Context

- 8.20** In terms of green infrastructure, whilst JLP1 Policy SP09 refers in general to networks of green infrastructure the neighbourhood plan seeks to add more detail to reflect the views of residents to ensure new development incorporates green links which could also contribute to biodiversity enhancement.

Policy CSM7 - Green Infrastructure in New Developments

Unless demonstrably impractical, major new housing development should include a network of green infrastructure, incorporating any sustainable drainage systems, and include green travel corridors that provide biodiversity rich routes through the development and connecting to existing provision off-site.

- 8.21** Many green spaces were created when the village was expanded in the 1960's. The Neighbourhood plan therefore seeks to protect them from inappropriate development and has accordingly identified a number of these for designation as Local Green Spaces in accordance with Paragraph 107 of NPPF.

Policy CSM8 - Local Green Spaces

The following local green spaces are designated in this Plan and are identified on Policies Map:

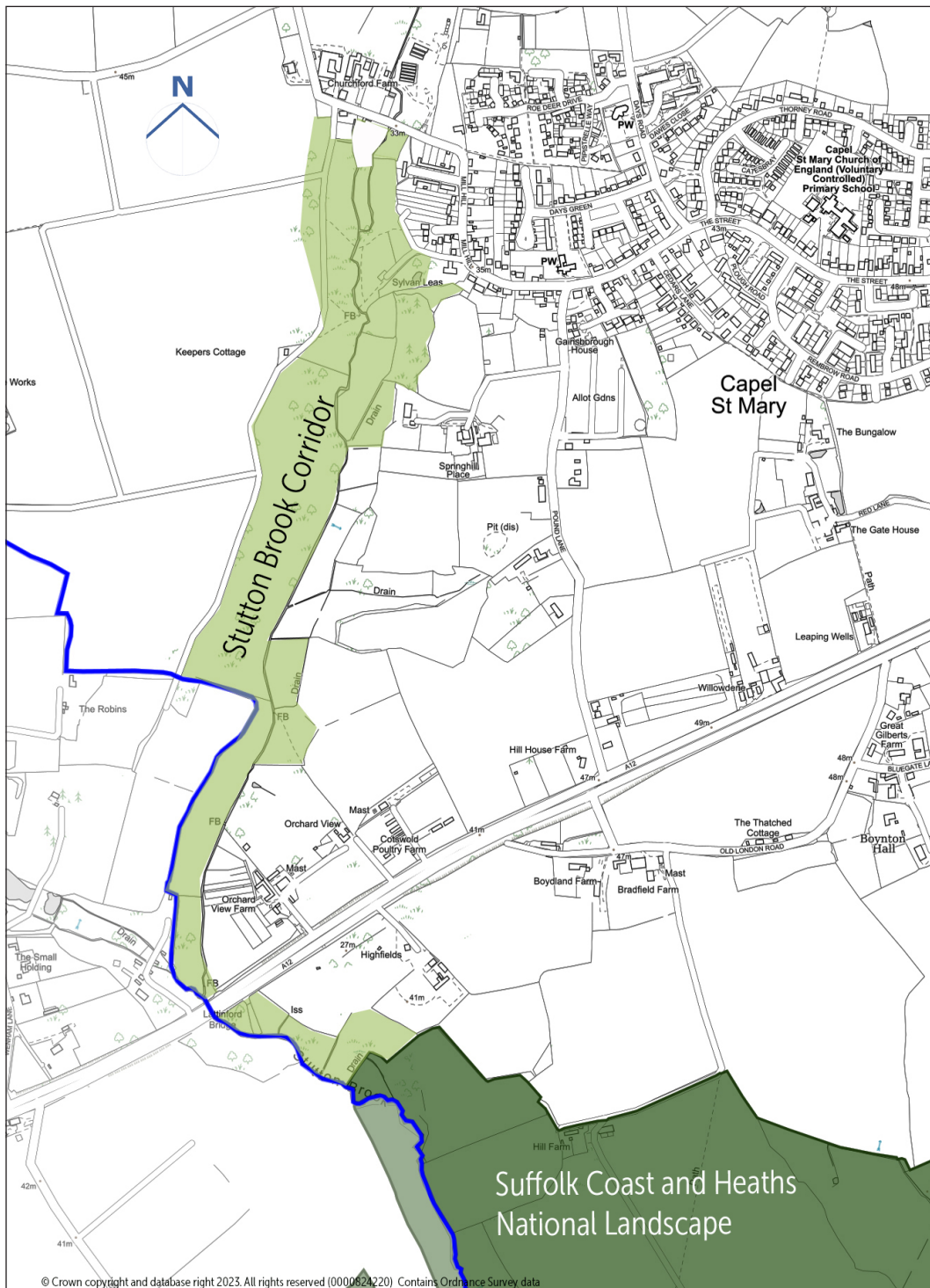
- | | |
|---|--|
| 1. Allotments | 8. Long Perry opposite the Garden Centre |
| 2. Days Green | 9. Mowlands |
| 3. Thorney Road and Days Road | 10. Beside the Premier Shop in The Street |
| 4. Between Plough Road and The Street | 11. In front of the Community Centre, The Street |
| 5. Adjoining Little Gulls, Dodmans and Chapel Close | 12. Between the houses in Barnfield |
| 6. Between Letton Close and Link Road | 13. Between Thorney Road and Winding Piece |
| 7. Elm Lane | 14. The Playing Field |

Development in the local green spaces will be consistent with national policy for the Green Belt.

Community Aspiration 3 - Local Green Spaces

Where possible local green spaces should be brought under the control of the Parish Council.

- 8.22** Stutton Brook Corridor, coincides with the Neighbourhood Plan area/parish boundary to the south of the Parish, part of the area also lies within the Suffolk Coast and Heaths National Landscape. There are numerous trees and natural habitats creating a wildlife haven along the banks of the Brook, as shown on **Map 6**.



Map 6 - Stutton Brook Corridor



Policy CSM9 - Stutton Brook Corridor

Development proposals within or which might otherwise impact upon the integrity of the Stutton Brook corridor, as shown on Map 6 and the Policies Map, should preserve the habitats and rural character of the corridor and, where appropriate, improve the qualities of the area.

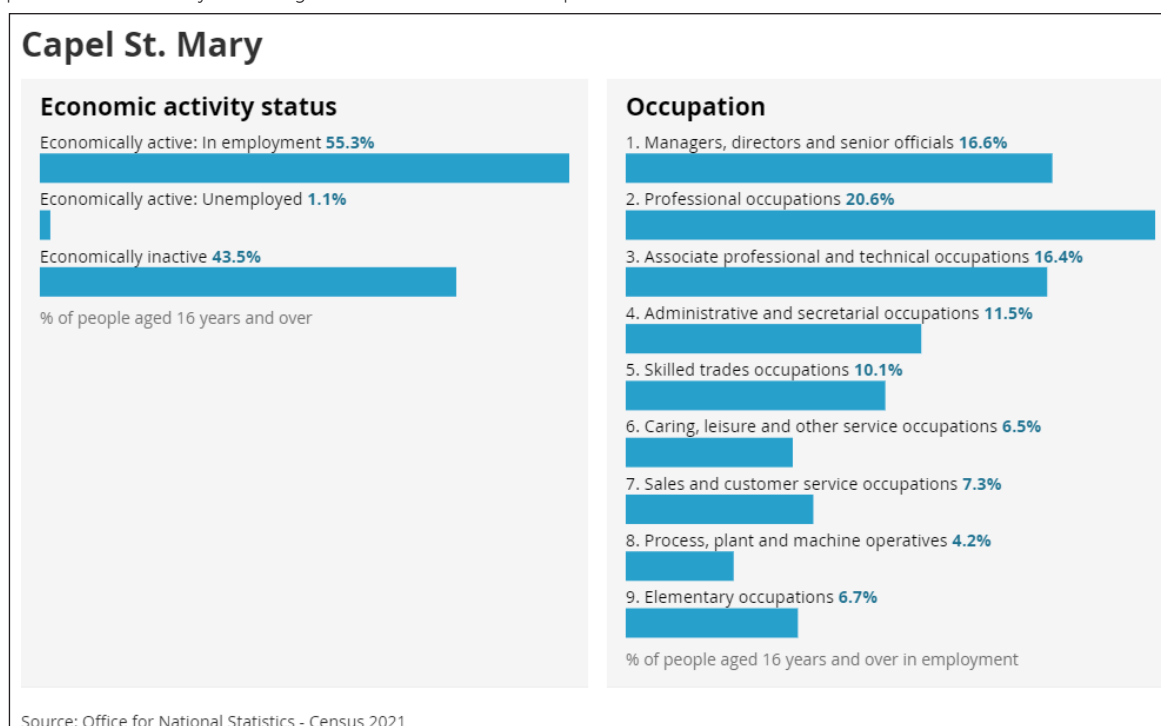
9. EMPLOYMENT, SERVICES AND FACILITIES

Objectives

8. Retain, protect and improve the range of existing employment and community facilities and services.

Context

- 9.1 Census 2021 data reveals that over half of the parish remain economically active and over a third work mainly from home and a portion work locally travelling less than 10km to a workplace.



- 9.2 The village has a variety of small businesses, ranging from shops, restaurants/takeaways providing local services and facilities. There is also a garden centre, mushroom farm and other small business units at Churchford Farm, Mill Lane. These businesses provide full and part-time employment opportunities to both residents and non-residents.

Planning Policy Context

National Planning Policy Framework

- 9.3 Two of the key objectives of the NPPF focus on economic and social matters in terms of building a strong and responsive economy and whilst supporting strong and vibrant local communities. Paragraph 85 requires planning policies to create conditions where businesses can invest, expand and adapt and there is support for the sustainable growth and expansion of all types of businesses in rural areas, through the conversion of existing buildings and new builds.
- 9.4 There is also an emphasis on creating healthy and safe communities through ensuring that the services communities need are retained and enhanced including but not limited to local shops, meeting places, sports provision, open space, public houses, cultural and spiritual venues. To ensure the sustainability of communities and residential environments, through guarding against the unnecessary loss of valued facilities and services that would reduce the community's ability to meet its day-to-day needs.

The Local Plan

- 9.5 JLP1 Policy SP05 Employment Land provides a high level strategy to retain existing employment land and allow provision of new. The Policy also supports the provision of new employment land along the strategic transport corridors which are defined as 2km from the A12, A14 and A140, albeit there are no identified strategic employment sites identified within the neighbourhood plan area.
- 9.6 JLP1 Policy LP09 – Supporting a Prosperous Economy sets out various consideration for employment proposals in terms of being sensitive to the surroundings, of high standard of design to include safe and suitable access and sufficient on-site parking and to not have a severe impact on the road network. The Policy also provides guidance on changes of use to small scale employment within a residential curtilage to ensure that there are no direct sales from the site; the activity to remain incidental to the overall use of the site for residential purposes and that the activity must not create noise, dust, fumes to create adverse impacts on the local amenity.

- 9.7 JLP Policy LP10 Change from Employment Use seeks to control proposals for alternative uses of existing employment premises.
- 9.8 The Local Plan includes a dedicated section to support and safeguard key services and facilities within the community in recognition of the role these play in supporting communities to be sustainable. For the purposes of JLP1 Policy LP28 Services and Facilities within the community - community services and facilities include: open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafés, convenience shops, banks, building societies, and post offices.
- 9.9 JLP1 defines open spaces as including:
- *Allotments which are valuable community spaces and offer people opportunities for food production;*
 - *Amenity green space (defined as spaces which are open to free and spontaneous use by the public but are not formally managed for a specific function such as a park or playing field; nor managed as a natural or semi-natural habitat, and for the purposes of open space provision are considered to be greater than 0.15 ha in size);*
 - *Sports and recreational facilities which include, but are not limited to, parks and gardens, outdoor sports facilities, play spaces and formalised sports clubs' space (such as playing pitches and golf courses); and*
 - *Accessible natural green space which covers a variety of partly or wholly accessible spaces including meadows, woodland and copses of trees all of which share a trait of having natural characteristics and wildlife value, but which are also open to public use and enjoyment.*
- 9.10 JLP1 Policy LP28 sets out the requirements for new and/or expanded services in terms of meeting the needs of the local community, safeguarding a viable community asset. Where there are new development greater than 1 hectare there is a requirement to include on site open space provision as defined above. If a proposal is received that involves the loss of an existing service or facility there are a number of considerations which must be met including evidence of marketing and its economic viability.

Evidence

Residents Survey

- 9.11 The residents survey indicated support for the creation of more employment opportunities if the village was to grow and the possibility of more small businesses.
- 9.12 Existing services and facilities are highly valued and there is a strong desire these are retained.

Neighbourhood Plan Policies

- 9.13 Given the detail in the local plan on both employment matters and local facilities and services, there is no need for these to be repeated. The policies in the Neighbourhood Plan therefore add the local dimension.



Policy CSM10 - Employment Sites

Proposals to change the use of an existing employment premises (Use Class E(g), B2 and B8) will only be permitted where one or more of the following criteria has been met:

- a. evidence can be provided that genuine attempts have been made to sell/let the site/premises in its current use, and that it can be demonstrated that no suitable and viable alternative employment / business uses can be found or are likely to be found in the foreseeable future;
- b. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment / business site;
- c. an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- d. it is for an employment related support facility, such as employment training/education or workplace crèche;
- e. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment / business site

Policy CSM11 - Loss of Facilities and Services

Proposals that would result in the loss of the following community facilities or premises, as identified by the Policies Map, will be considered in the light of Policy LP 28 of the Joint Local Plan:

1. Shopping Precinct
2. Community Centre and Library
3. Playing field (including pavilion, play area and Bowls Club)

Community Aspiration 4 - Creating a Dementia Friendly Village

To make Capel St Mary a Dementia Friendly Village by supporting an organisation which will provide services to people suffering from dementia, raise awareness of the illness and liaise with businesses and organisations in the village to make their premises dementia friendly.

10. TRANSPORT

Objective

9. Improve road safety, protect and enhance Capel St Mary's public rights of way and reduce the impact of parking in the village.

Context

- 10.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council's Highways Department for investment in projects or improvements required as part of the mitigation of the impact of development proposals.
- 10.2 Given the location of the village adjacent to the A12 and in reasonable proximity to employment centres to the north and south, it is not surprising that the over 90% of residents have access to at least one car and over half drive to work:

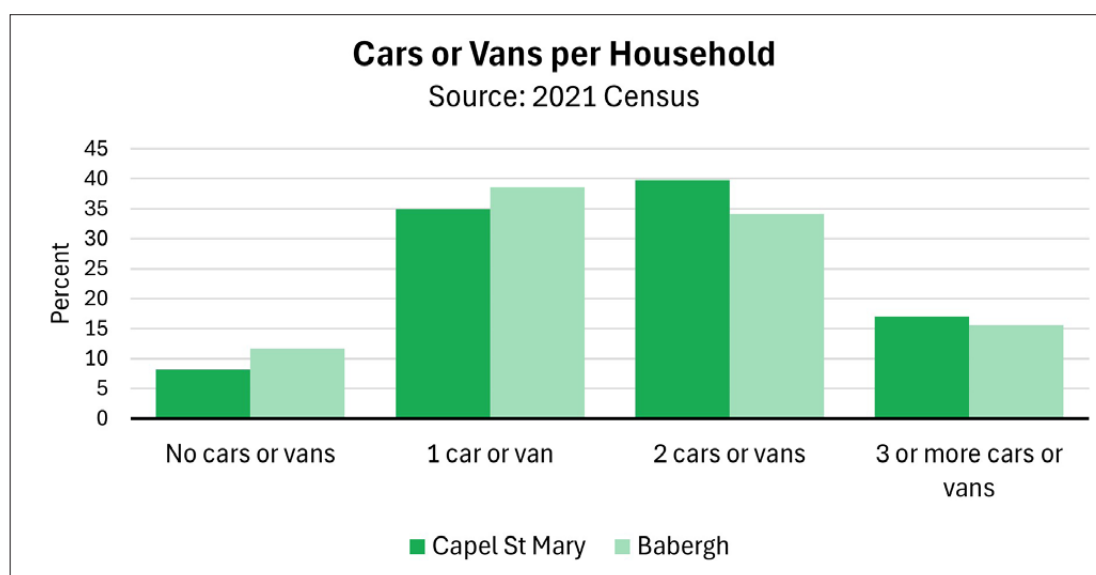


Figure 4: Number of cars or vans per household

- 10.3 The village is connected to both the A12 North and South via an underpass. The A12 North joins the A14 at the Copdock Mill roundabout, which is frequently congested with tailbacks into the village which have an adverse impact of the local environment.
- 10.4 There is also an extensive network of Public Rights of Way in the Parish (see Map 7), many starting from the residential edges of the village, providing direct access into the open countryside, those to the north of the village in particular providing the opportunity for circular routes. These routes provide opportunities for recreational walking, horse riding and cycling.

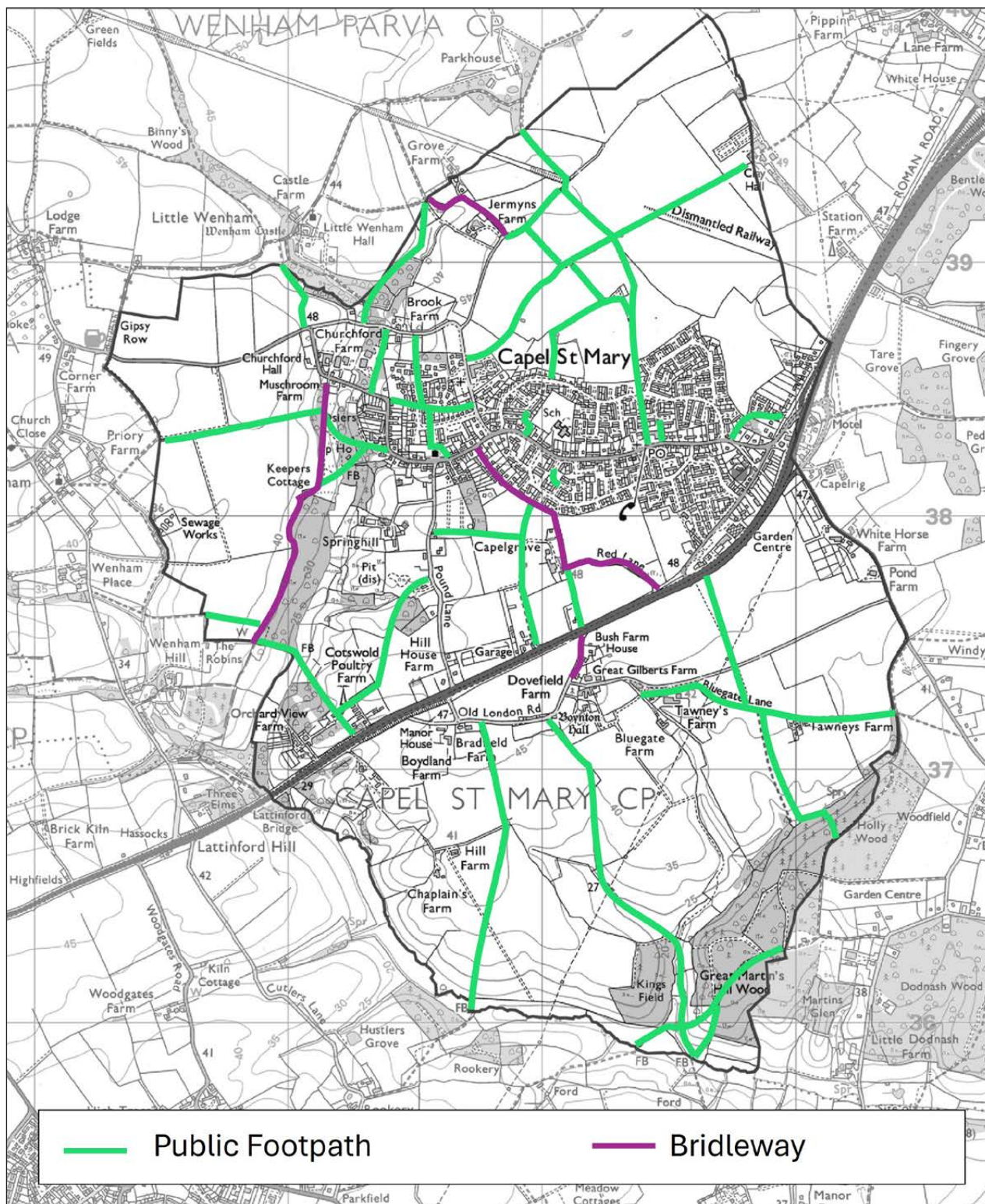
Planning Policy Context

National Planning Policy Framework

- 10.5 Promoting active travel is now a key theme through government policy and in particular promoting opportunities for walking and cycling through utilising Local Cycling and Walking Infrastructure Plans.
- 10.6 The National Planning Policy Framework states that developments that will generate significant amounts of traffic should provide a travel plan, to set out measures to facilitate sustainable modes of transport.

The Local Plan

- 10.7 Babergh and Suffolk District Council's produced in 2022 'A Vision for Sustainable Travel', this sets out the ambitions for sustainable travel within the districts and why it is important and beneficial for communities to travel more sustainably. None at this stage are identified within the boundary of Capel St Mary, but an ambition for a cycle link from Capel St Mary to Copdock has been captured, prioritised highly, and is being explored and developed (please see also Community Aspiration 8).



Map 7 - Public Rights of Way

- 10.8** In addition, Suffolk County Council have produced a Green Access Strategy, which is a Rights of Way Access Plan for the period 2020 – 2030. The strategy details why green access is relevant to improving quality of life through the extensive public rights of way and green access network. Through encouraging sustainable travel choices such as walking and cycling.
- 10.9** JLP1 Policy LP29 Safe, Sustainable and Active Transport sets out a range of considerations for new development, not least that proposals should be accompanied by transport statements and should also aim to protect and enhance the Public Rights of Way Network.

Evidence

Residents Survey

- 10.10** Various responses in the residents survey relate to transport matters :
- Noise and pollution from A12
 - Parking – lack of spaces in the village centre; parking on verges/pavements;

- Speeding – lorries and cars going too fast through the village
- Lorries passing through the village to access Raydon/Hadleigh
- Increase in traffic on country lanes
- Modal shift – encouraging people to walk/cycle rather than use their cars

Neighbourhood Plan Matters

10.11 Given the existing policies in the JLP1 and other transport focussed initiatives, it is not necessary for the neighbourhood plan to include any specific policies. However, given the responses to the residents survey the following community aspirations are proposed:

Community Aspiration 5 - Improved Highway Networks

To cooperate with developers and local parishes to provide, where possible, the following:

- All new housing developments should have, where reasonably possible, new footpath and/or bridleway connections created, linking to the existing right-of-way network surrounding the village
- To create new access routes across the A12, giving access to the countryside within the South of the parish. These should connect with current or new footpaths and bridleways, thereby improving links with neighbouring centres of population, such as Bentley and East Bergholt
- To promote, in association with neighbouring parishes, the creation of a new cycle route along the course of the disused railway line, providing connectivity with Hadleigh town centre

Community Aspiration 6 - Traffic Management

The Parish Council will lobby the relevant authorities to improve traffic management through:

- Enforcing speed limits within the village
- Preventing illegal and nuisance parking e. vehicles parking on pavements and over drives or parking in areas that reduce visibility.

Community Aspiration 7 - Modal Shift

To support any modal shift system developed in the area of Capel St Mary which would help to reduce traffic congestion.

Community Aspiration 8 - Cycle Link to Ipswich

Suffolk County Council is planning a cycle route from Ipswich to Junction 32A on the A12 (Copdock Business Park roundabout). Effort will be made to extend this to Capel St Mary.

APPENDIX 1

Heritage Assets within the Neighbourhood plan Area

Up to date information on these listed buildings should be sought from Historic England or another reliable source.

Grade II*

- Boynton Hall
- Church of St Mary

Grade II

- Little Owls, Thatched Cottage
- Manor House
- Spring Hill
- Stable/Granary approximately 50 metres South-East of Capel Grove
- Church Cottage
- 130 The Street
- Orchard Cottage
- Barn approximately 30 metres South-West of Jermyn's Farmhouse
- Ladysmead
- Old Hadleigh
- Bluegate Farmhouse
- Oliver's Cottage
- St Mary's Cottage
- Jermyn's Farmhouse
- Bush Farmhouse
- Hillberry Cottage
- Pump adjacent to rear of Manor House
- Capel Grove
- The White Horse Inn
- Appletree Cottage/Jubilee Cottage

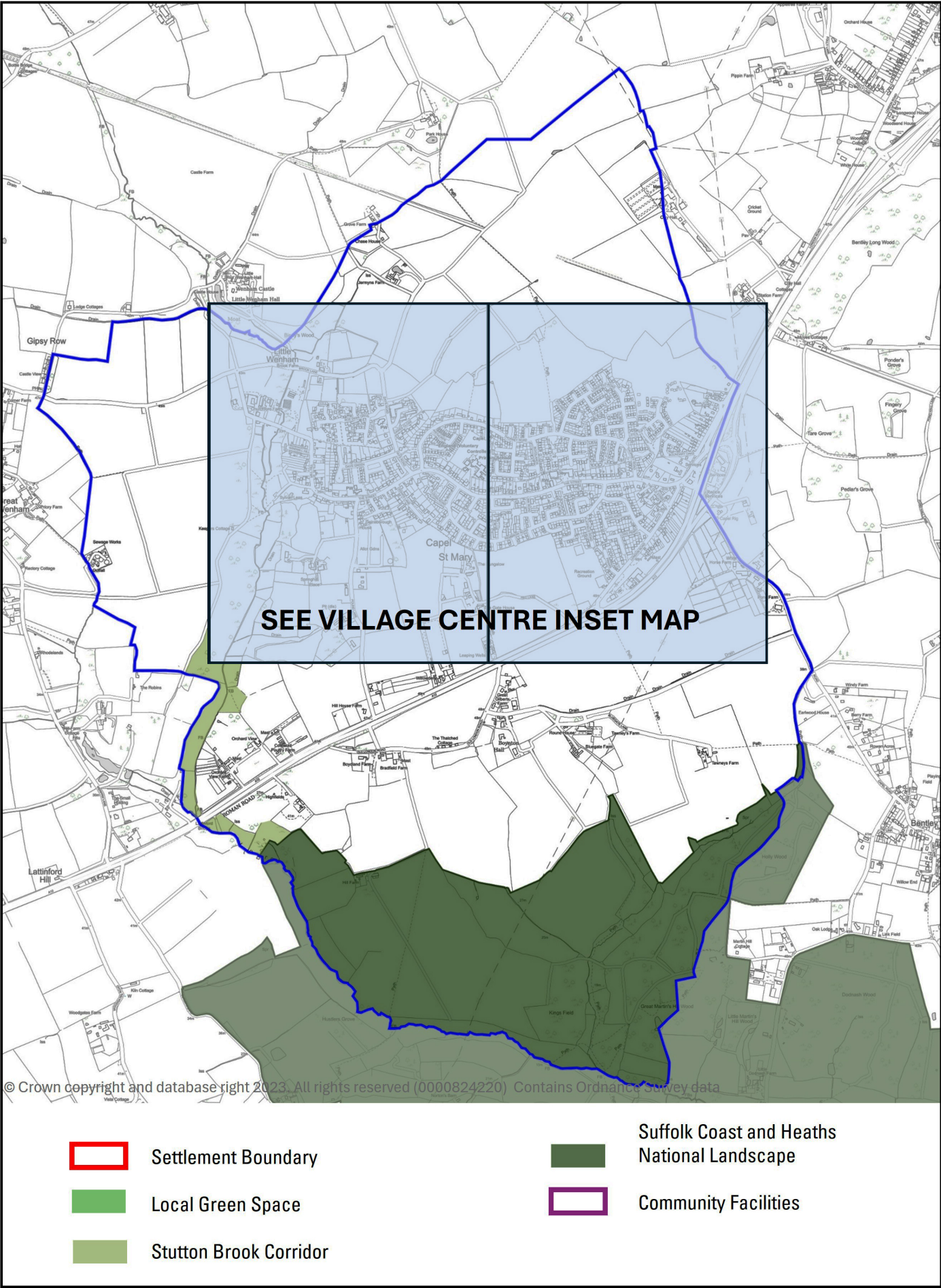
APPENDIX 2

Appropriate Trees and Shrubs for Landscape Planting

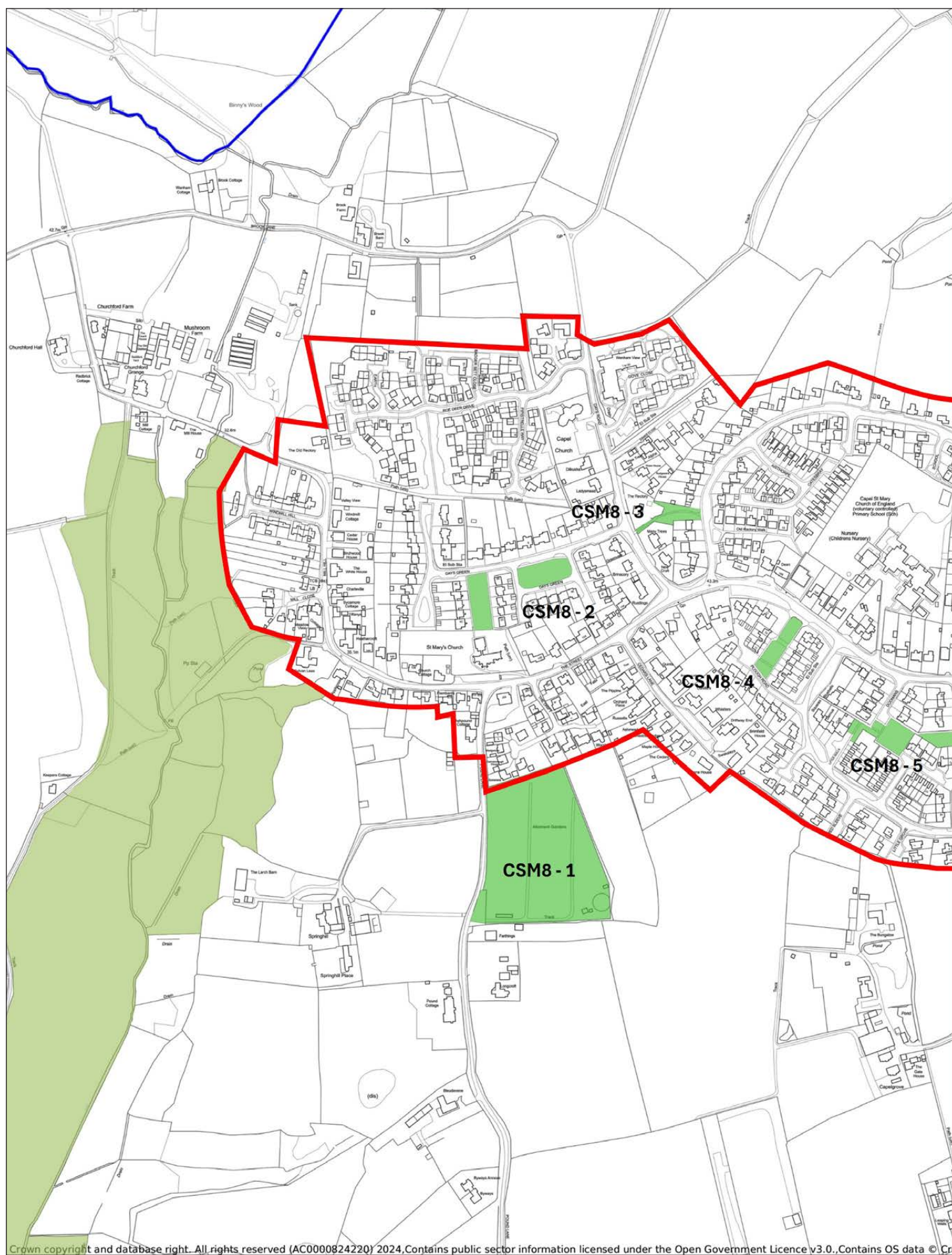
The following list identifies the native species that should be incorporated into development proposals and landscaping schemes across the Neighbourhood Plan Area.

- Pedunculate Oak (*Quercus robur*)
- Wild Cherry (*Prunus avium*)
- Sweet Chestnut (*Castanea sativa*)
- Small-leaved Lime (*Tilia cordata*)
- Alder (*Alnus glutinosa*)
- Whitebeam (*Sorbus aria*)
- Crab Apple (*Malus sylvestris*)
- Silver Birch (*Betula pendula*)
- Rowan (*Sorbus aucuparia*)
- Blackthorn (*Prunus spinosa*)
- Field Maple (*Acer campestre*)
- Hawthorn (*Crataegus monogyna*)
- Holly (*Ilex aquifolium*)
- Hazel (*Corylus avellana*)
- Beech (*Fagus sylvatica*) (not in woodland planting)
- Guelder-Rose (*Viburnum opulus*)
- White Willow (*Salix Alba*) (suitable for parkland and landscape locations)
- Grey Willow (*Salix Cinerea*) (suitable for woodland edge or scrub locations)
- Goat Willow (*Salix Caprea*) (suitable for woodland edge or scrub locations)

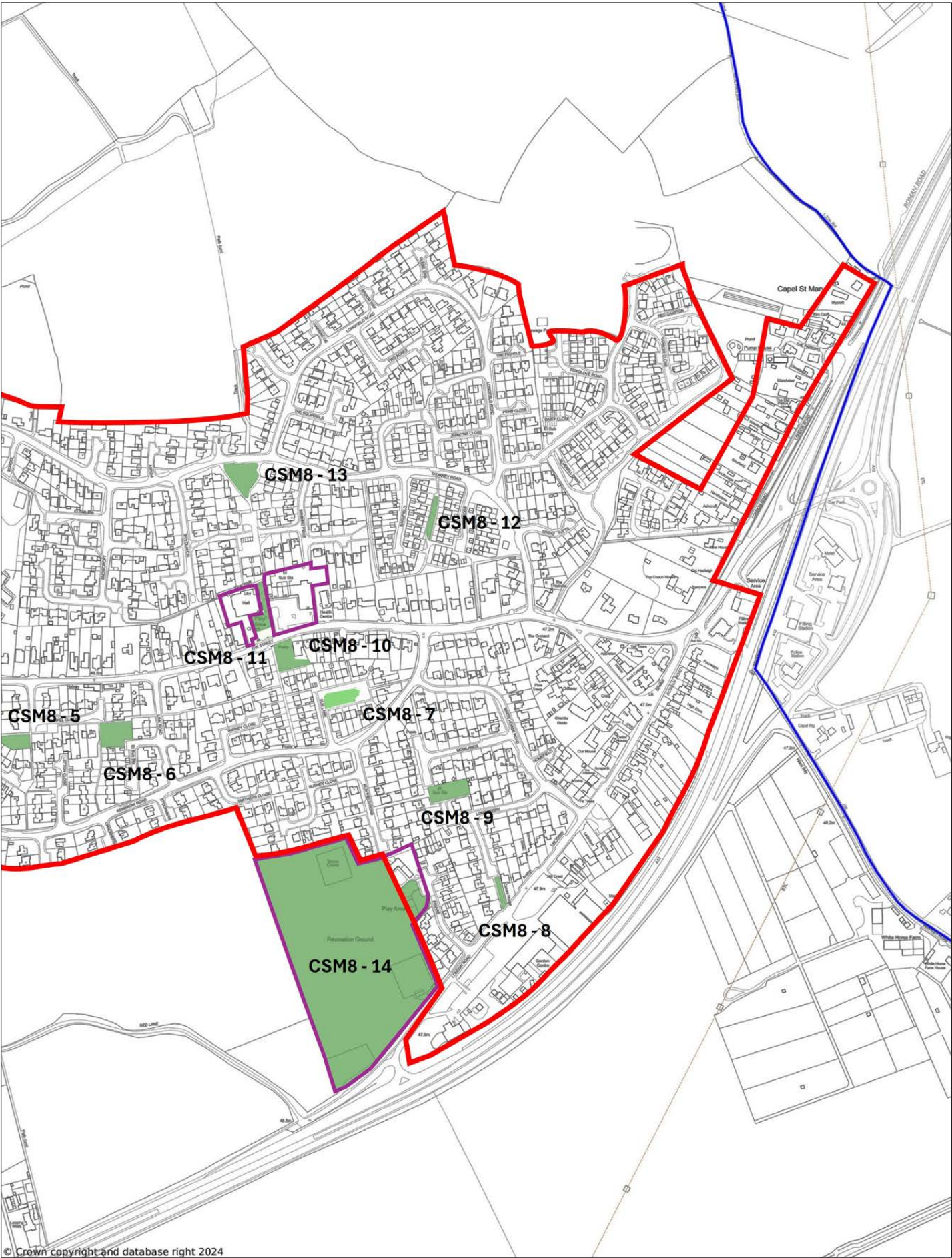
POLICIES MAP



INSET MAP WEST



INSET MAP EAST



GLOSSARY:

Affordable housing: Housing for sale or rent for those whose needs are not met by the market including social and affordable rented and starter homes. Eligibility is determined with regard to local incomes and local house prices. Types of affordable housing are defined in NPPF 2023.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

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

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

Local Plan: The plan for the future development of the district, drawn up by the local planning authority in consultation with the community.

Neighbourhood Area: The Neighbourhood Area is that which the Neighbourhood Plan covers. It normally covers a whole parish and is formally designated by the local planning authority upon request of the Parish Council.

Neighbourhood Plan: A plan prepared by a Parish Council for a particular Neighbourhood Area (made under the Planning and Compulsory Purchase Act 2004) and/or the Localism Act 2011.

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the Parish.

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

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joints two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

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Capel St Mary Neighbourhood Plan

2024 - 2037



Capel St Mary Parish Council