

Babergh and Mid Suffolk

Joint Local Plan

Council text suggestions to Inspectors

Last updated: September 2021



Babergh and Mid Suffolk District Councils
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Introduction

For the Babergh and Mid Suffolk Joint Local Plan Examination, the Councils have produced a number of Hearing Statements and correspondence letters for the Inspectors which should be read alongside this document. During the Examination process, the Councils have raised a number of suggested text amendments to the JLP for the Inspectors' further consideration.

This is not a formal list of proposed modifications to the Plan. This document has been produced for convenience, as an ongoing collated version of all Council text suggestions to the Inspectors' regarding the Joint Local Plan Examination.

For further information please visit the Councils' JLP Examination webpages below:

<https://www.babergh.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-submission/joint-local-plan-examination/>

<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/joint-local-plan-submission/joint-local-plan-examination/>



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ST01	77	LP09(1)	<p><i>The Councils will work with partner agencies to identify suitable permanent and transit pitches and plots to meet the needs identified in an up to date needs assessment. The Councils will support the provision of permanent sites for Gypsies and Travellers and Travelling Showpeople, to meet the current assessment of needs, as set out below during the plan period:</i></p> <p>a) <u>Provision of 1 pitch in Babergh and 9 pitches in Mid Suffolk to meet the needs for permanent accommodation for Gypsies and Travellers;</u></p> <p>b) <u>Provision of 7 plots in Mid Suffolk to meet the needs for Travelling Showpeople.</u></p>	To make clear the objective needs
ST02	32	SP02(4)	<p><i>Proposals for new affordable housing will be expected to have regard to the mix and type of housing needs identified in the most relevant district needs assessment evidence supported by the Council. In exceptional circumstances, where it is evidenced and justified convincingly demonstrated and the Council is satisfied that the provision of 35% affordable housing is not viable, the Council may agree to vary the requirement for affordable housing. An agreed viability assessment format will be required to demonstrate this.</i></p>	Improve effectiveness of policy



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ST03	34	SP03(3)	<p><u>[Changes superseded by ST41 below]</u></p> <p><i>Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries <u>In isolated countryside</u> locations, development will only be permitted in exceptional <u>the</u> circumstances <u>specified in national planning policy</u>.</i></p>	Clarify consistency with national policy
ST04	70	LP07(1)(b)	<p>Within well-located <u>within market towns and</u> areas and connected to urban areas or main core villages that have sufficient access <u>with good accessibility</u> to local services and facilities (particularly health services) and public transport for long-term sustainability.</p>	Improve clarity of policy
ST05	84	LP12(2)	<p>Applications for full flexibility or for a single or flexible use involving one or more of the uses within Class E on the strategic employment sites will be considered on their individual merits. This will apply to all unimplemented extant relevant permissions (prior to September 2020) whether in full or in part. Prior to submission applicants should engage</p>	Duplication of policy



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			with the LPA to agree the required assessment work in support of any proposal.	
ST06	93	Para 15.25	Where development may be is visually prominent or is likely to adversely affect landscape character, production of a Landscape and Visual Impact Assessment, will be required, This should inform a strategic landscape masterplans and/or a landscape management plans detailing mitigation proposals. may be required	Improve clarity of policy
ST07	95	Para 15.27	...These project areas, however, do not currently benefit from the same protection as an AONB. <u>While these project areas, do not currently benefit from the same protection as the AONBs, large areas are Valued Landscapes, Development proposals in the Project Areas should conserve the special qualities that define them as Valued Landscapes and seek to deliver enhancements where the special qualities have been impacted by changes in farming practices or previous development.</u>	Improve soundness of policy
ST08	95	LP20(1)(f)	<u>conserves, quality views and distinctiveness of the AONB, support the public enjoyment of these areas and supports the wider social and economic objectives set out in the AONB Management Plans.</u>	Improve soundness of policy
ST09	95	LP20(2)	<i>Tourism and visitor related development within the AONB will be supported where it reflects the intrinsic quality and</i>	Improve soundness of policy



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			respects the character of the AONB <u>of the area, conserves and enhances natural beauty and AONBs</u> <u>and</u> demonstrates the proposal has been informed by all relevant local guidance and the relevant AONB Management Plans [38] which includes the AONBs and identified Project Areas.	
ST10	99	LP22(1)(l)	The proposal must not cause any adverse impacts to highways safety. <u>Significant impacts on highway safety or the function of the highway network must be mitigated. The resultant impact on highway safety or function must not be severe.</u>	Clarify consistency with national policy
ST11	100	LP22(1)(h)	The proposal must not cause any adverse impacts to highways safety. <u>Significant impacts on highway safety or the function of the highway network must be mitigated. The resultant impact on highway safety or function must not be severe.</u>	Clarify consistency with national policy
ST12	102	LP24(1)	There must be appropriate justification and demonstrable evidence <u>for any new proposals which are remote, isolated or detached within the countryside which are in rural locations....</u>	Improve clarity of policy
ST13	102	LP24(2)(d)	Proposals within rural areas must provide safe access. It must be demonstrated that such proposals would not cause significant levels of traffic <u>severe cumulative impacts</u> , particularly lorries/HGV's on rural roads.	Clarify consistency with national policy



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ST14	104	LP25(3)(f)	Development that incorporates a high level of building materials with low embodied carbon will be encouraged; <u>encourage development to incorporate sustainable building materials;</u> and	Improve clarity of policy
ST15	105	LP26(1)(f)	Where relevant and necessary ensure design and amenity accommodates for the ageing population in accordance with M4(2) standards.	Improve consistency of policy
ST16	110	LP29(3)	<i>Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, surface, coastal and sewer flooding) through application of a sequential approach to flood risk, the implementation of Sustainable Drainage Systems (SuDS), and <u>avoiding or mitigating</u> risks to ground or surface water quality.</i>	Improve clarity of policy
ST17	110	LP29(7)	<i>In circumstances requiring surface water management measures (including rain water harvesting and greywater recycling), adequate mitigation which avoids any risks and/or detrimental impacts are provided to the Lead Local Flood Authority.</i>	Improve clarity of policy
ST18	53	SP08(1)(a)	<i>The Councils will work with the relevant partners in supporting and enabling the delivery of key strategic infrastructure projects affecting the plan area which include:</i> a) <i>Transportation improvements (including modal shift) to the strategic infrastructure along the A12 and A14 corridors, <u>the rail corridors</u>, and the delivery of the Ipswich Strategic</i>	Clarification of transport corridors



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			<i>Planning Area Transport Mitigation Strategy to mitigate cumulative transport and air quality impacts.</i>	
ST19	115	LP32(3)(h)	<i>Access to car parking and cycle parking facilities in accordance with the relevant parking guidance.</i>	Improve clarity of policy
ST20	115	LP32(4)	<i>Development will be expected to contribute to the delivery of sustainable transport strategies, including linkage to services, for managing the cumulative impacts of growth.</i>	Improve clarity of policy
ST21	117	LP34(2)	<i>Further to the above, in order to prevent land-locking of schools, education and health facilities, where relevant, development adjacent to existing schools such existing facilities, should not compromise their ability of the school to expand to an appropriate size in the future.</i>	Improve effectiveness of policy
ST22	119	LP35(1)	<i>1. The required infrastructure will be provided through a combination of Community Infrastructure Levy (CIL), Planning Obligations, Developer Contributions.</i>	Duplication of text
ST23	57	12.19	<u>12.19 The Councils commenced the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites in September 2021. An Air Quality Monitoring Plan was agreed with Natural England for the collection of Nitrogen Dioxide (NO2) and Ammonia (NH3) emissions over a 12-month period from September 2021. The results of which would be available in November 2022. Any Local Plan Review will</u>	To clarify how HRA impacts and monitoring can be considered



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			<u>provide an appropriate stage and timescale to determine whether the Plan's policies are having (or could have) an adverse effect on the integrity (AEOI) of the relevant 'Habitats Sites'.</u>	
ST24	57	SP09(4)	<u>SP09(4) Should the monitoring of air quality from traffic on roads within 200 metres of Protected Habitats Sites demonstrate an adverse effect on their integrity, then the Councils will commit to an immediate review of their Local Plan to address any mitigation measures required.</u>	New paragraph to clarify circumstances to trigger policy review on HRA impacts and monitoring
ST25	204	LA008(I)	<i>The development shall be expected to comply with the following:</i> <i>The relevant policies set out in the Plan <u>and Copdock and Washbrook Neighbourhood Plan;</u></i>	To identify the progress of the Neighbourhood Plan
ST26	205	LA009(I)	<i>The development shall be expected to comply with the following:</i> <i>The relevant policies set out in the Plan <u>and Copdock and Washbrook Neighbourhood Plan;</u></i>	To identify the progress of the Neighbourhood Plan
ST27	181	LA053(II&III)	II. <u>II.</u> <i>Development is designed to conserve and enhance where appropriate the</i> III. <i>setting of the historic core as well as the Church of St Michael and All Angels (Grade II*), it's lychgate (Grade II), including ensuring that the church tower remains prominent and the provision of open space on the southern aspect of the site;</i>	To rectify a typographical error



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ST28	379	LA064(V)	<i>V. Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site</i>	To address consultation responses
ST29	379	LA065(III)	<i>III. Site layout should be designed to take into account existing sewers and water mains in Anglian Water's ownership within the boundary of the site</i>	To address consultation responses
ST30	403	LA104	<i>LA104 – Land west of Fishponds Way, Haughley Site size – 2.8ha Approximately 96 65 dwellings (with associated infrastructure)</i>	To rectify a typographical error
ST31	298	LA116	<i>LA116 – Land west of Loraine Way, Sproughton Site size – 3.4ha Approximately 50 40 dwellings (with associated infrastructure)</i>	To enable greater mitigation of the historic environment.
ST32	161	LS01	<i>The following sites are allocated under LS01 as identified on the relevant Policy Maps. Development of these sites shall be expected to comply with the relevant other policies of the Plan, and have regard to the Council's latest Infrastructure Delivery Plan for infrastructure capacity and requirements. <u>Weight will be attributed to Neighbourhood Plans depending upon their status and in line with national policy / legislation.</u></i>	To address consultation responses
ST33	161	LS01(14)	<i>14. Hitcham: Land west of The Causeway – 42 6 dwellings</i>	To match planning permission.



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ST34	161	LS01(16)	<i>16. Lawshall: Land east of Bury Road – 155 dwellings</i>	To match planning permission.
ST35	161	LS01(18)	18. Lawshall: Land west of Melford Road – 5 dwellings	Drafting error – the site was missed to remove
ST36	161	LS01(23)	23. Stoke by Nayland: Land north of B1068 – 8 dwellings	The site is not considered appropriate for allocation – heritage, biodiversity, AONB
ST37	162	LS01(43)	43. Beyton: Land west of Church Road – 10 dwellings	The site is not considered appropriate for allocation – availability
ST38	162	LS01(33)	<i>33. Stonham Earl: Land north east of Haggars Mead – 20<u>10</u> dwellings</i>	To match planning permission.
ST39	161	LS01(91)	<u>91. Lindsey Tye: Land east of the Tye – 5 dwellings</u>	Drafting error – the site was intended for allocation and was shown on the Policies map and housing trajectory, but was missed off the list of sites under Policy LS01.



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ST40	33	08.05	<u>08.05 In accordance with the NPPF (paragraph 20) Councils need to set out their overall strategy for the pattern and scale of development. The Babergh and Mid Suffolk Joint Local plan makes provision for this under policies SP03, SP04 and LP01. All windfall planning applications should be considered with regard to the criteria as set out in Policy SP03.</u>	To ensure that policy is effective and consistent with national policy
ST41	34	SP03	<p>Policy SP03 – Settlement Hierarchy</p> <p>1. In all cases the scale and location of development will depend upon the role of settlements within the settlement hierarchy defined in Table 2 and Table 3, the spatial distribution, the capacity of existing physical and social infrastructure or new/enhanced infrastructure, as well as having regard to the natural, built and historic environment. Development which would lead to visual or physical coalescence of settlements will not be supported.</p> <p>2. <u>A settlement hierarchy has been created and is set out in Table 2 and Table 3.</u> Ipswich Fringe settlements, Market Towns/Urban Areas and Core Villages will act as a focus for development, which will be delivered through site allocations in the Plan and/ or in Neighbourhood Plans, and windfall development in accordance with the relevant policies.</p>	To ensure that policy is effective and consistent with national policy



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			<p>3. <i>Settlement boundaries have been created as defined on the Policies Map in order to demonstrate the extent of land which is required to meet the development needs of the Plan. New allocations are included within the defined settlement boundaries. The principle of development is established within settlement boundaries, subject to the other policies in the Plan. Outside of the defined boundaries, in isolated locations development will only be permitted in exceptional circumstances <u>specified in national policy.</u></i></p> <p>4. Development within settlement boundaries will be permitted where:</p> <ul style="list-style-type: none"> a. Design is sympathetic to its surrounding and demonstrates high quality design by having regard to the relevant policies of the Plan b. A high standard of hard and soft landscaping, appropriate for the location is used; c. Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and 	



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			<i>d. The cumulative impact of proposals will be a material consideration.</i>	
ST42	40	Para 09.02	<p><i>09.02 Since the 2001 Census, both Districts have delivered housing growth predominantly in the rural areas (approximately 60%). In recent years, both Babergh and Mid Suffolk Districts have experienced difficulty in meeting the identified housing targets for the respective areas and have had a limited number of allocated sites. The Councils are working to address this, including the production of an 'Action Plan' to focus upon the timely delivery of new housing. This Plan has identified a supply of development from April 2018 up to March 2037. In constructing the spatial distribution of this Plan, the Councils have been mindful of the inherent market strengths within the area and have sought to ensure that the most suitable and deliverable sites are proposed. In many instances, this requires the complex alignment with infrastructure improvement programmes and investment to ensure that growth is planned in a sustainable manner.</i></p> <p><u>Policy SP04 sets out spatial distribution of the required land allocations, having regard to the 20% buffer for meeting objectively assessed needs, which broadly equates to around 9,600 dwellings in Babergh and over 12,700 dwellings in Mid Suffolk (rounded figures).</u></p>	To ensure the policy is clear.



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ST43	42	SP04	<p>Policy SP04 – Housing Spatial Distribution</p> <p><u><i>In accordance with national policy, for plan-making, the overall pattern and scale of housing development in the Plan is set out below. However, the settlement hierarchy minimum homes numbers are not to be applied for decision-taking purposes.</i></u></p> <p><i>From April 2018 to March 2037, the broad distribution of new additional housing provision will be as follows:</i></p> <p>Babergh</p> <p>[delete whole original JLP table]</p> <table><tr><th><u>Settlement Hierarchy</u></th><th><u>Minimum Homes*</u></th></tr><tr><td></td><td><u>(2018 – 2037)</u></td></tr><tr><td><u>Ipswich Fringe</u></td><td><u>2,000</u></td></tr><tr><td><u>Market Towns and Urban Areas</u></td><td><u>3,200</u></td></tr><tr><td><u>Core Villages</u></td><td><u>2,700</u></td></tr><tr><td><u>Hinterland Villages</u></td><td><u>900</u></td></tr><tr><td><u>Hamlets</u></td><td><u>300</u></td></tr><tr><td><u>‘Windfall’</u></td><td><u>500</u></td></tr></table> <p><u><i>* figures rounded</i></u></p>	<u>Settlement Hierarchy</u>	<u>Minimum Homes*</u>		<u>(2018 – 2037)</u>	<u>Ipswich Fringe</u>	<u>2,000</u>	<u>Market Towns and Urban Areas</u>	<u>3,200</u>	<u>Core Villages</u>	<u>2,700</u>	<u>Hinterland Villages</u>	<u>900</u>	<u>Hamlets</u>	<u>300</u>	<u>‘Windfall’</u>	<u>500</u>	To ensure the policy is positively prepared, effective and consistent with national policy
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			<div><u>either this Plan or the relevant Neighbourhood Plan) and outstanding planning permissions.</u> will be expected to plan to deliver the minimum housing requirements set out in Table 4. Neighbourhood Plan documents can seek to exceed these requirements, should the unique characteristics and planning context of the designated area enable so.</div>									
ST44	43	Table 04, para 09.11 and para 09.12	<div>Table 04 – Minimum housing requirement for NP Areas</div> <div><i>Babergh</i></div> <div>09.11 The numbers contained within the table include outstanding planning permissions (OPPs) granted as of 1st April 2018. If outstanding planning permissions granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement</div> <div>[delete whole original JLP table]</div> <table><tr><th><u>Neighbourhood Plan Area</u></th><th><u>Minimum Homes (2018 – 2037)</u></th></tr><tr><td><u>Aldham</u></td><td><u>13</u></td></tr><tr><td><u>Assington</u></td><td><u>38</u></td></tr><tr><td><u>Bentley</u></td><td><u>52</u></td></tr></table>	<u>Neighbourhood Plan Area</u>	<u>Minimum Homes (2018 – 2037)</u>	<u>Aldham</u>	<u>13</u>	<u>Assington</u>	<u>38</u>	<u>Bentley</u>	<u>52</u>	To ensure the policy is positively prepared, effective and consistent with national policy.
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			<u>Boxford</u>	13	
			<u>Capel St Mary</u>	792	
			<u>Chelmondiston</u>	52	
			<u>Chilton</u>	161	
			<u>Copdock and Washbrook</u>	274	
			<u>East Bergholt</u>	241	
			<u>Elmsett</u>	49	
			<u>Glemsford</u>	37	
			<u>Great Waldingfield</u>	39	
			<u>Hadleigh</u>	871	
			<u>Hartest</u>	12	
			<u>Hitcham</u>	17	
			<u>Holbrook</u>	65	
			<u>Lavenham</u>	118	
			<u>Lawshall</u>	23	
			<u>Leavenheath</u>	44	
			<u>Little Cornard</u>	3	
			<u>Little Waldingfield</u>	4	
			<u>Long Melford</u>	367	
			<u>Newton</u>	23	
			<u>Sproughton</u>	1,514	
			<u>Stoke by Nayland</u>	27	
			<u>Stutton</u>	65	
			<u>Whatfield</u>	1	



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			<u>Woolverstone</u>	26															
			<p>Mid Suffolk</p> <p>09.12 The numbers contained within the table include outstanding planning permissions granted as of 1st April 2018. If outstanding planning permissions (OPPs) granted as of 1st April 2018 expire during the lifetime of the Plan, then the corresponding offset number of dwellings, will need to be identified within the same Neighbourhood Plan area to meet the total requirement.</p> <p>[delete whole original JLP table]</p> <table><tr><th><u>Neighbourhood Plan Area</u></th><th><u>Minimum Homes (2018 – 2037)</u></th></tr><tr><td><u>Ashbocking</u></td><td>19</td></tr><tr><td><u>Battisford</u></td><td>12</td></tr><tr><td><u>Beyton</u></td><td>30</td></tr><tr><td><u>Botesdale & Rickinghall</u></td><td>194</td></tr><tr><td><u>Debenham</u></td><td>261</td></tr><tr><td><u>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</u></td><td>64</td></tr></table>			<u>Neighbourhood Plan Area</u>	<u>Minimum Homes (2018 – 2037)</u>	<u>Ashbocking</u>	19	<u>Battisford</u>	12	<u>Beyton</u>	30	<u>Botesdale & Rickinghall</u>	194	<u>Debenham</u>	261	<u>Diss & District (covering the parishes of Brome & Oakley, Palgrave and Stuston)</u>	64
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ST45	62	Para 13.04	13.04 It is known the Districts have an ageing population with physical disabilities. Therefore, there is an identified need to meet future housing demands regarding accessible and adaptable		Proposed for deletion as it is not considered relevant																																				



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			dwelling. This windfall policy will support the delivery of M4(2) standards, along with other measures set out in the Plan.	to the corresponding policy.
ST46	62	LP01	<p>Policy LP01 – Windfall development in hamlets and dwelling clusters</p> <p>1. <i>Proposals for windfall development within dwelling clusters²² and/or hamlets may be acceptable, subject to <u>consideration of circumstances as set out in national policy</u> and all of the following criteria:</i></p> <p>a) <i>It would not be detrimental to the character and appearance of the settlement, landscape (including the AONB), residential amenity or any heritage, environmental or community assets.</i></p> <p>b) <i>It would not result in consolidating sporadic or ribbon development or result in loss of gaps between settlements resulting in coalescence. The cumulative impact of the proposal on the location, context and infrastructure is considered acceptable.</i></p> <p>c) <i>The scale of development is infill only for a single dwelling and or pair of semi-detached dwellings.</i></p> <p>d) <i>Special regard shall be given to development proposals preserving and enhancing the AONB and to protecting and enhancing biodiversity and geodiversity affected by the proposal.</i></p>	To ensure consistency of policies



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			<p><i>e) All new development will be expected to minimise dependence on fossil fuels and make the fullest contribution to the mitigation of climate change through implementation of sustainable construction practices and renewable energy technologies.</i></p> <p>²² A dwelling cluster is defined as a nucleus of at least 10 dwellings adjacent to or fronting an existing adopted highway with no settlement boundary. For the avoidance of doubt and in the interest of good planning small clusters are referred to as hamlets</p>	

