
SHIMPLING

NEIGHBOURHOOD PLAN
2025-2037

Submission Draft Plan



SHIMPLING PARISH COUNCIL
May 2026

Neighbourhood planning in a nutshell

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.

A neighbourhood plan is, therefore, a community-led 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.

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.

Before a neighbourhood plan can be brought into force it needs to complete the following stages:

1 Pre-submission consultation on the Draft Plan by Parish Council

This was carried out early in 2026, allowing residents, businesses, landowners and a range of government bodies and service providers to comment on the Draft Plan.

2 Submission of Draft Plan to Babergh District Council

All comments received at the “pre-submission” consultation were considered and reviewed and any necessary amendments to the Plan made ahead of the Plan, together with supporting documents being submitted to Babergh District Council.

3 Submission consultation on draft Plan by Babergh District Council

This is the stage the draft Plan has now reached

4 Independent examination of draft Plan

5 Parish Referendum

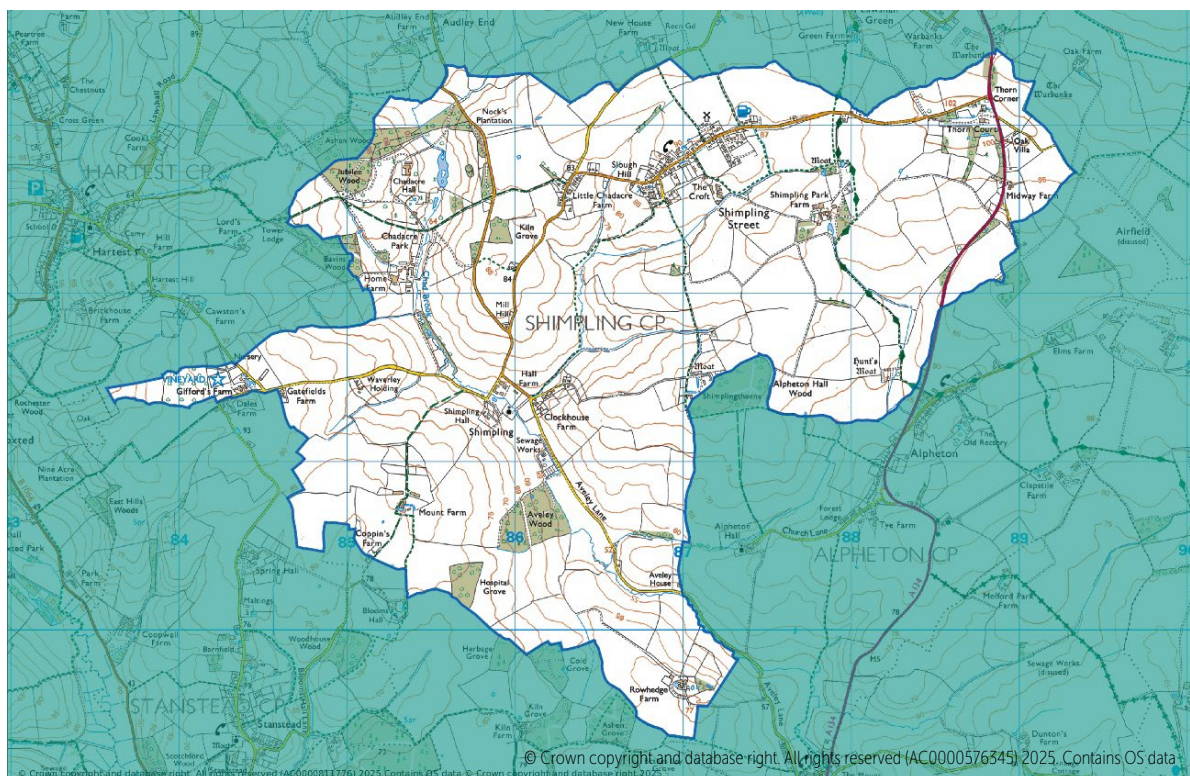
6 Adoption by Babergh District Council

Contents

1.	Introduction	4
2.	About Shimpling	7
3	Planning Policy Context	9
4	Vision and Objectives	11
5	Development Location	12
	Policy SPG 1 – Development Location	15
6	Housing	16
	Policy SPG 2 – Housing Development	17
	Policy SPG 3 – Housing Mix	18
	Policy SPG 4 - Affordable Housing on Exception Sites	20
	Policy SPG 5 – Replacement Dwellings and Conversions outside the Settlement Boundary	21
7	Natural Environment	23
	Policy SPG 6 - Protecting Landscape Character	26
	Policy SPG 7 – Area of Local Landscape Value	27
	Policy SPG 8 - Important Views	28
	Policy SPG 9 – Biodiversity and Habitats	31
	Community Action 1 - Improving Wildlife	31
	Policy SPG 10 - Local Green Spaces	33
	Community Action 2 – Maintaining Public Spaces	33
8	Historic and Built Environment	34
	Policy SPG 11 – Special Character Area	36
	Community Action 3 - The Coal House	36
	Policy SPG 12 – Design Considerations	38
	Policy SPG 13 – Flooding and Sustainable Drainage	40
	Community Action 4 - Drains and Ditches	40
	Policy SPG 14 – Minimising Light Pollution	41
9	Services and Facilities	43
	Policy SPG 15 – Village Services and Facilities	45
	Community Action 5 – Community Groups	45
	Community Action 6 – Village Qualities	45
	Community Action 7 – Village Newsletter	46
	Community Action 8 – Dog Poo Bins	46
10.	Highways and Travel	47
	Policy SPG 16 - Parking Standards	49
	Policy SPG 17 – Public Rights of Way	50
	Community Action 9 – Permissive Paths	51
	Community Action 10 - Bus Services	51
	Community Action 11 - Community Speedwatch	51
	Policies Map	52
	Shimpling Street Inset Map	53
	Appendix 1: Joint Local Plan Policy SP03 – Development outside Settlement Boundaries	54
	Appendix 2 –Housing planning permissions not completed as at 1 April 2024	55
	Appendix 3 – Priority Habitats	56
	Appendix 4 – Local Green Space Assessment	57
	Appendix 5 – Listed Buildings	62
	Appendix 6 – General Design Guidance	63
	Appendix 7 – Development Design Checklist	65

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 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 September 2023, the Parish Council submitted an application to define the neighbourhood plan area boundary, covering the whole parish as illustrated on **Map 1**. The Neighbourhood Area was designated by Babergh District Council on 6 October 2023.



Map 1 – The Neighbourhood Area

How the Plan has been prepared

- 1.5 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.
- 1.6 Following the designation of the Neighbourhood Plan area an Information Event was held at the Village Hall on 14 October 2023. The event provided an opportunity for residents to find out about neighbourhood plans, ask questions and indicate whether they supported preparing a Plan for Shimpling. A Working Group of residents and parish councillors was subsequently formed and government grants secured to support the appointment of specialist neighbourhood planning consultants that would help with the Plan preparation.
- 1.7 During the summer of 2024 the Group drew up a residents survey and, in August and September, the surveys were distributed to every household with an online version also available. An excellent 106 responses were received. The results have informed the content of the Plan and

are referred to, as appropriate, throughout the Plan.

- 1.8 Later in 2024 two specialist reports were commissioned. As part of the Government's support for preparing Neighbourhood Plans, the Parish Council was awarded a Design Guidance package that would result in the preparation of Design Guidance for development in the parish. In addition, the Parish Council commissioned a Landscape Character Appraisal. Both reports are referred to in the Plan and can be viewed on the Neighbourhood Plan page of the Parish Council's website.
- 1.9 In February 2025 a further "drop-in" event was held at the Village Hall to provide feedback from the survey and information on the outcomes of the specialist studies referred to above.

Plan Themes

- 1.10 Arising from the Residents Survey and having regard to the current framework of planning policies in place at a district level, the Neighbourhood Plan covers locally specific planning matters in the six main "theme" chapters of the Plan, as illustrated in Figure 1.



Figure 1 - Plan Themes

1.11 Each theme chapter provides links to the relevant planning policy context and a summary of the relevant evidence to support the planning policies in the Plan. The planning policies supplement, rather than repeat, adopted planning policies in the Joint Local Plan or the content of the Government's planning policies in the National Planning Policy Framework. They are distinctly identified in coloured boxes with a prefix of SPG.

1.12 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 non-planning related issues and concerns raised in the Residents' Survey. The community actions are identified differently from the planning policies to avoid confusion.

1.13 This is the "Submission" Draft Neighbourhood Plan and provides a further opportunity to comment on its content. At the end of the consultation, the Plan will be the subject of independent examination and, subject to the outcome of the examination, a Parish Referendum. The main stages in preparing the Plan are illustrated in **Figure 2**.

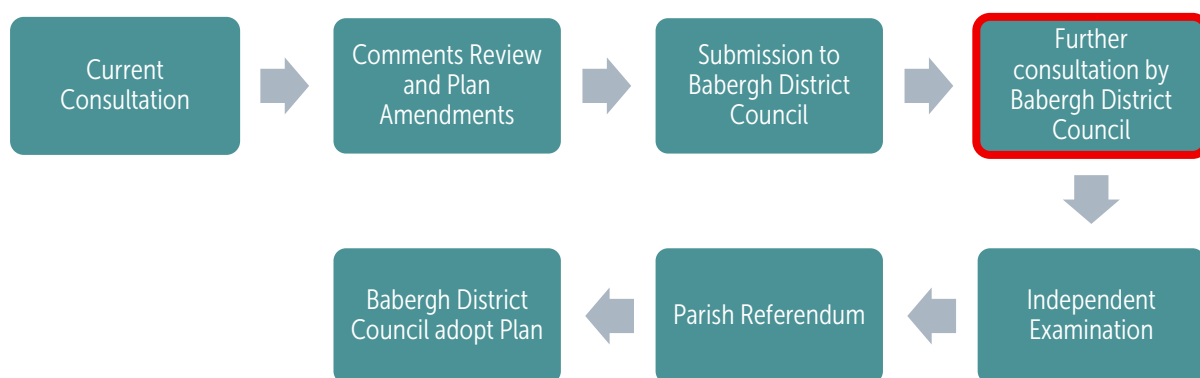


Figure 2 – Neighbourhood Plan Preparation Stages



2 About Shimpling

- 2.1 Shimpling is an ancient, agricultural landscape. Bronze age finds and ancient earthworks indicate people have been living here for thousands of years, making use of the water supply from the Chad Brook, and the plentiful supply of wood that would have been present in past centuries. It was known as 'Shimplingthorne' in times past and still features ancient remnants of woodlands and hints of a medieval deer park. Shimpling retains a strong connection with farming and agricultural development, and Shimpling Park Farm is a showcase for organic farming and education in Suffolk today.
- 2.2 Shimpling is located within a rolling, shallow valley landscape, focused around the Chad Brook- part of the headwaters of what will later become the River Stour. The course of the brook is the lowest lying land, forming a shallow trough through the centre and west of the parish. The rest of the area is gently rolling, with the northern edges of the parish rising towards a plateau. The rolling topography is a key part of the parish's scenic distinctiveness.
- 2.3 The village was described in 1870-72 in John Marius Wilson's Imperial Gazetteer of England and Wales as:
"SHIMPLING, or Shimplingthorne, a parish, with a village, in Sudbury district, Suffolk; 4 miles NW by W of Lavenham r. station. It has a post-office under Bury-St-Edmunds. Acres 2,698. Real property £3,640. Pop., 500, Houses 111. The manor, with Chadacre Hall, belongs to Miss Hallifax. The living is a rectory in the diocese of Ely. Value £600. Patron, the Rev A. H. Bolton. The church is plain."
- 2.4 The Hallifax family, who built and lived in Chadacre Hall in the 19th century, left a significant mark on Shimpling. Chadacre Hall was previously the seat of the Plampin family and it shows up on Hodskinson's 1783 map of Suffolk. Thomas Hallifax (d. 1850) was a wealthy London banker and his family became significant local benefactors.
- 2.5 After building a new Regency-style mansion in around 1834, he created the designed parkland landscape around it - such features were very fashionable accompaniments to a grand house in the 18th and 19th centuries. The family built a little crow-stepped gabled rectangular building in the churchyard which is referred to as a Faint House but is more likely to have been a small school room. They were also responsible for a schoolhouse in The Street, the schoolmaster's house opposite, other houses in the village, a coalhouse, as well as helping pay for restoration work to St George's church. Shimpling no longer has a primary school - it closed in 1989 and instead Shimpling's children attend primary school in Lawshall and other villages.
- 2.6 The 2021 Census identified that Shimpling had a population of 450 people, a growth of around 13% over the previous 20 years compared with a growth of just over 10 percent across Babergh district in the same period. Key Census statistics are illustrated in **Figure 3**.

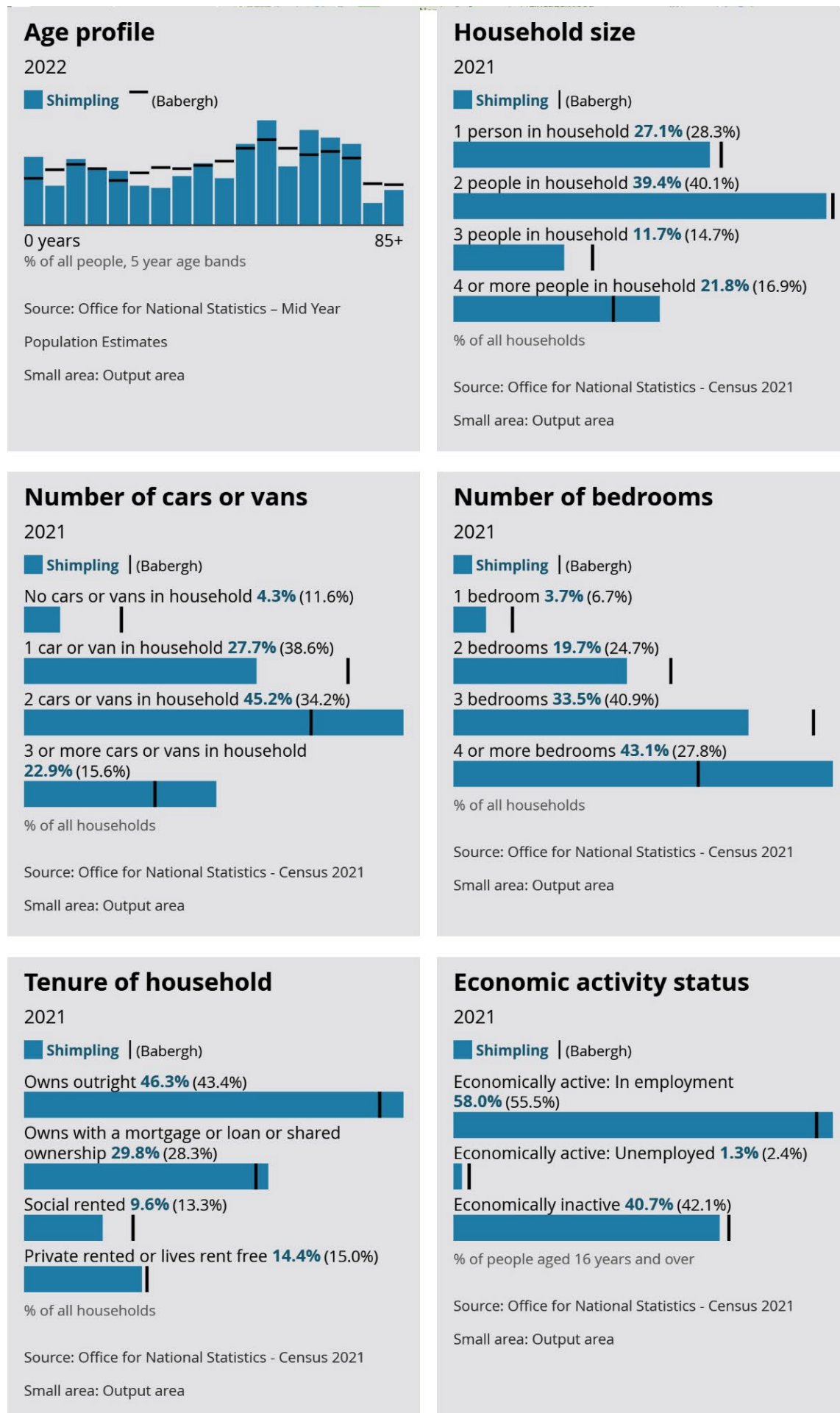


Figure 3 – Key 2021 Census data for Shimpling parish

3 Planning Policy Context

- 3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (henceforth identified as NPPF) and the strategic policies of the Babergh Local Plan documents.

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.*
- 3.4 In December 2025 the Government consulted on a draft revised NPPF which proposed the establishment of a national set of general and cross-cutting national decision-making policies. It is expected that the final revised NPPF will be published in Summer 2026.

The Local Plan

- 3.5 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 and referred to as JLP1 in this Neighbourhood Plan. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated in the Neighbourhood Plan but can complement them by adding locally based detail. As at March 2025, Policies SP01 to SP10 are the strategic policies of the Local Plan.
- 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 was unlikely to be adopted until 2029.

Suffolk Minerals and Waste Local Plan

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. No minerals or waste sites are identified in the parish but the Plan does refer to the need to safeguard the area in the vicinity of the Sewage Treatment Works on Aveley Lane. Proposals

for development will need to demonstrate that mineral resources will not be needlessly sterilised and that the operation of safeguarded waste sites will not be prejudiced.



4 Vision and Objectives

- 4.1 The vision and objectives of the Neighbourhood Plan have been prepared taking into consideration the outcomes of the Residents' Survey referred to earlier. 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 overarching approach as to how

development in Shimpling 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 and community actions contained in the Plan.

VISION

In 2037 Shimpling will remain a discrete small village, notable for its rural location, its significant past and its strong sense of community. Existing facilities will have been retained and enhanced and opportunities for new facilities taken. Any new development will have been directed to within the Settlement Boundary where it can be supported by existing or improved infrastructure and does not have a detrimental impact on the vicinity and the unique natural and historic environment of the parish.

OBJECTIVES

Development Location

1. The scale and location of new development will be in keeping with the rural setting of Shimpling.

Housing

2. Shimpling's housing growth will be commensurate with the level of services and facilities in the village.
3. New housing will be tailored to meet the needs of local residents

Natural Environment

4. The impact of development on the natural environment will be minimal and biodiversity levels will be improved
5. The rural setting of the village will be maintained.

Historic and Built Environment

6. Recognise and protect the historic importance of buildings, features and character areas.
7. Maintain and enhance a strong rural identity and sense of place for the parish, through environmentally sustainable and sensitive small-scale development.
8. Ensure new development is designed to reflect local character and incorporates measures that reduces environmental impact.

Services and Facilities

9. Retain existing facilities and encourage the provision of new services and facilities.

Highways and Travel

10. Reduce the impact of through traffic in the village
11. Improve safety and routes for walkers, cyclists and horse riders.

5 Development Location

Context

- 5.1 Because of the minimal level of services and facilities, it would not be sustainable to encourage significant levels of development in Shimpling as people would need to travel out of the village to access jobs, services and facilities, including education and health services. The nearest primary school is at Lawshall which was at 95% capacity in the most recently published government data. The nearest GP surgeries are at Lavenham, Glemsford and Long Melford.
- 5.2 Previous adopted local plans for Babergh defined a settlement hierarchy across the district of towns/urban areas, core villages and then hinterland villages. The main centre of the village (Shimpling Street) was defined as a hinterland village. The draft Babergh and Mid Suffolk Joint Local Plan (2020) defined a hierarchy of Ipswich fringe, market towns and urban areas, hinterland villages and hamlet villages. Shimpling Street would have been defined as a hamlet village, recognising the lack of services and facilities, had the hierarchy remained in Joint Local Plan Part 1.

Residents Survey

- 5.3 Of those that responded to the survey:
- 65%** thought that Shimpling should not encourage new development when identifying potential sites for development, **85%** thought that development should use infill / brownfield sites before greenfield / farmland
- Only **16%** thought that new building should be encouraged on greenfield sites and **20%** on farmland



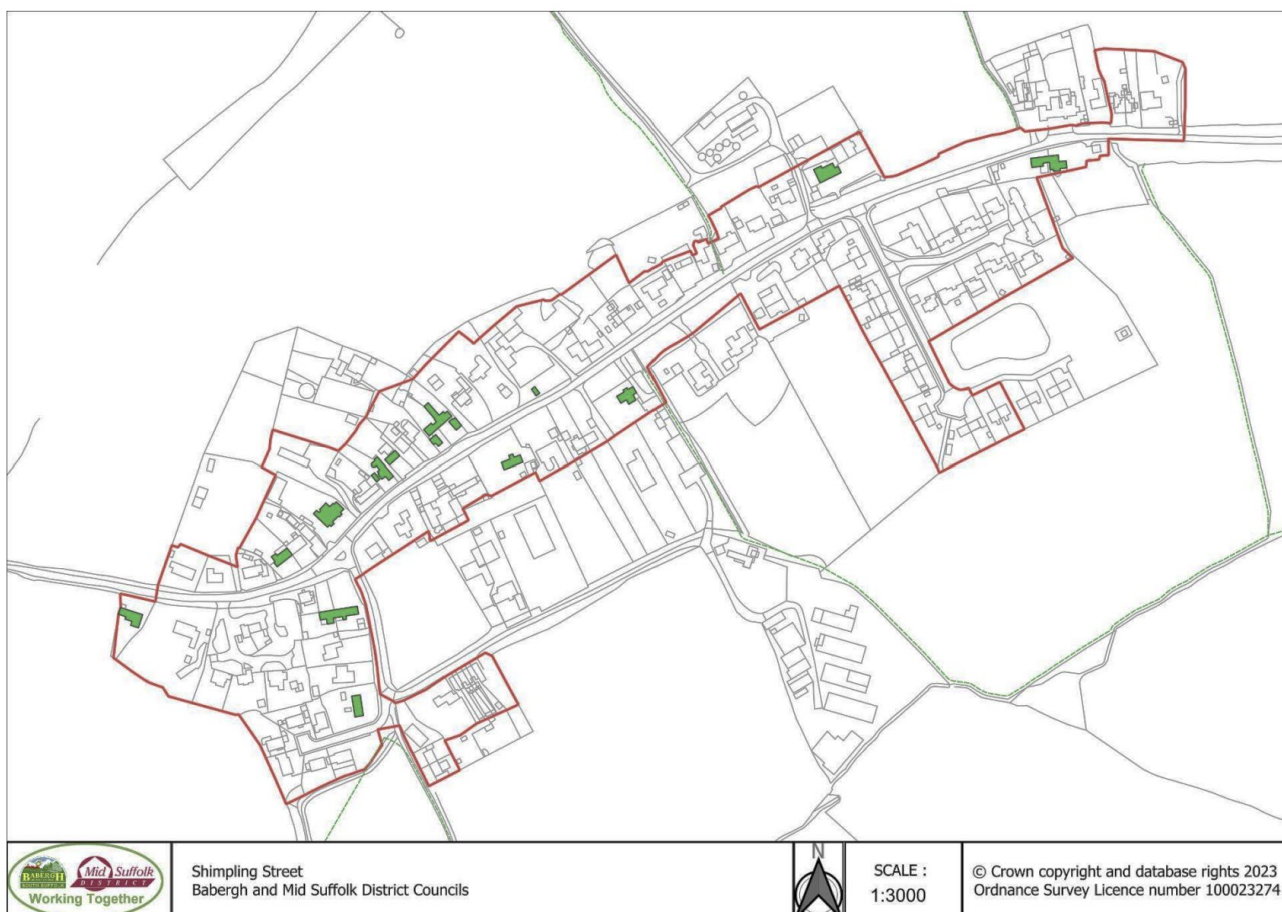
Planning Policy context

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 The planning policy framework is established in the adopted JLP1 (November 2023). JLP 1 does not provide a settlement hierarchy for the district or identify the amount of growth that will take place in the Neighbourhood Area during the Local Plan period (to 2037).
- 5.6 A Settlement Boundary is currently defined around the edges of the main built-up area of the village, as illustrated on **Map 2**. It was originally defined in the 2006 Babergh Local Plan.



Map 2 – Adopted Local Plan Settlement Boundary

- 5.7 The Draft Joint Local Plan (November 2020) identified a “settlement hierarchy” across the district, with “Shimpling Street” being defined as a “Hamlet Village”. The Draft Joint Local Plan did not define the role of this type of settlement.

Settlement boundaries are a planning policy tool that help to manage the spread of towns and villages into the open countryside. Where they are defined in a local or neighbourhood plan, the principle of development within them is supported while development proposals outside a settlement boundary are only supported in exceptional circumstances.

- 5.8 The examination of the Joint Local Plan by Government Planning Inspectors resulted in the proposed settlement hierarchy and proposed settlement boundaries being removed, to be addressed, at the

time, through the preparation of the Part 2 Joint Local Plan. As such, at the time of preparing this Neighbourhood Plan, there is no longer a district wide settlement hierarchy in place to manage the sustainable distribution of growth across the district.

- 5.9 JLP1 Policy SP03 – ‘The sustainable location of new development’ states that the settlement boundaries established in the earlier Local Plans (Babergh Local Plan 2006), have not been reviewed as part of the Plan but are carried forward without change, noting that some made Neighbourhood Plans have already established new settlement boundaries. As such, the settlement boundary does not represent the built-up area of the village centre today.
- 5.10 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 local plan or national policies. Policy SP03 states:

"Outside of the settlement boundaries, development will normally only be permitted where:

- a) the site is allocated for development, or*
- b) it is in accordance with a made Neighbourhood Plan, or*
- c) it is in accordance with one of the policies of this Plan listed in Table 5; or*
- d) it is in accordance with paragraph 80 of the NPPF (2021)."*

By way of clarification as to how this applies to Shimpling, at the time of preparing the Neighbourhood Plan:

- There are no sites allocated for development in the area;
- The Neighbourhood Plan does not allocate sites for development but proposals outside the settlement boundaries identified in Policy SPG1 will also be considered in the context of the policies in the Neighbourhood Plan;
- Table 5 of JLP1 identifies the Local Plan policies permitting

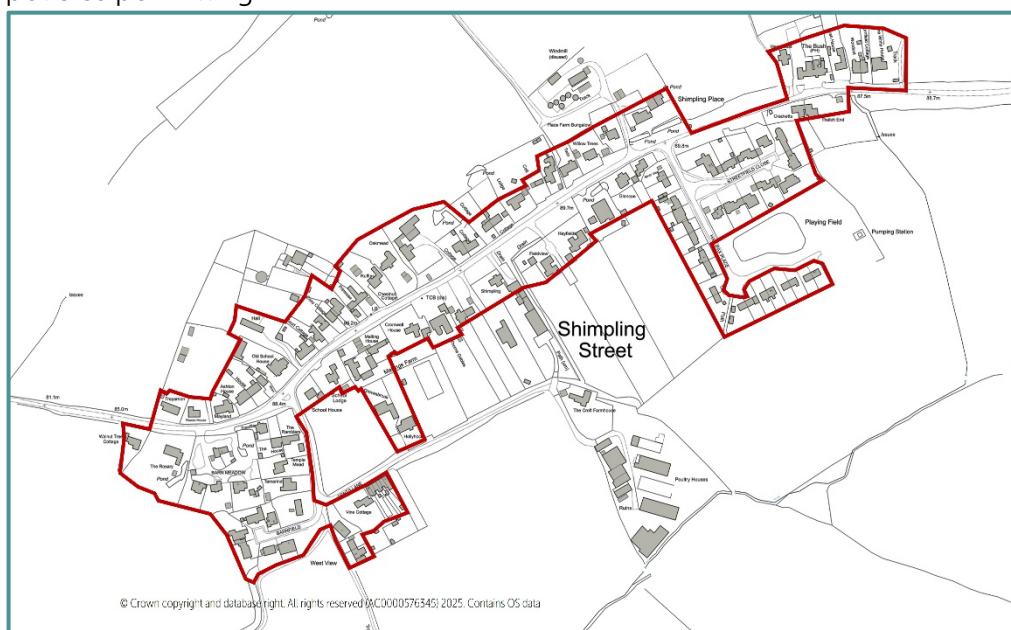
development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Local and Neighbourhood Plan; and

- Paragraph 80 of the NPPF (now paragraph 84 of the NPPF December 2024) applies to specific circumstances where a dwelling in the countryside would be supported.

Table 5 of JLP1 and paragraph 84 of the NPPF are reproduced in Appendix 1 of this Plan.

Neighbourhood Plan policy

- 5.11 Given that JLP1 reverts back to the 2006 local plan settlement boundary, there is the opportunity for the Neighbourhood Plan to define an up-to-date settlement boundary that reflects recent development. In taking this approach, the boundary generally follows physical features on the ground and does not take account of land ownership. The starting point for defining the boundary is that defined in the 2020 Draft Joint Local Plan. Where necessary, it has been updated to take account of recent development in the built-up area. The Neighbourhood Plan Settlement Boundary is illustrated on **Map 3**.



Map 3 – Settlement Boundary

5.12 In accordance with JLP1 Policy SP03, the spatial strategy for Shimpling 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.

5.13 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 defined in Policy SP03 of JLP1. In particular Policy LP01 of JLP1, provides for the consideration of "windfall" infill proposals of one or two dwellings within clusters of 10 or more dwellings outside settlement boundaries where specific criteria are met. Such opportunities might exist on a case-by-case basis at the group of houses at Little Chadacre, to the west of the village centre. Any proposals outside the settlement boundary should have particular regard to the landscape character, as described in the Shimpling Parish Landscape Appraisal 2025 prepared in support of the Neighbourhood Plan.

Policy SPG 1 – Development Location

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Local Plan. The focus for new development will be within the defined Settlement Boundary, as shown 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 where they would not have a detrimental impact on heritage and landscape designations.



6 Housing

Planning Policy 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. JLP1 did not provide housing numbers to be applied to emerging neighbourhood plans. This matter will now be dealt with in the preparation of the new Joint Local Plan. Work on this has commenced but it is unlikely to be adopted until 2029. 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.

Residents' Survey

- 6.2 The survey returned the following key headlines from those that responded:

55% felt new housing should be for private ownership.

41% of responses were against sheltered accommodation

49% were against a residential care home

If new homes were built, more people saw the main need to be 1-2 bed homes as illustrated in **Figure 4**.

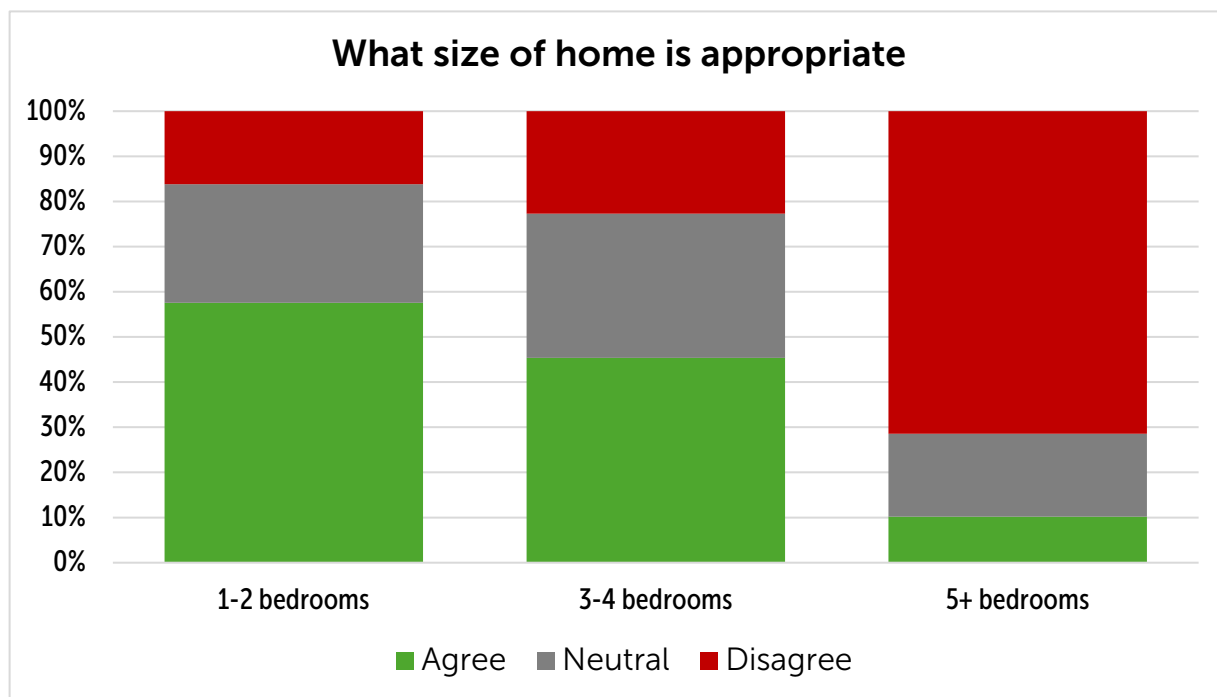


Figure 4 – Residents' Survey results for preferred size of new home

New housing

- 6.3 In the 20 years to the 2021 Census, an additional 29 dwellings had been completed in Shimpling, a 17% increase. In January 2026 Babergh District Council published their annual Housing Land Supply Position Statement and separate Annual Monitoring Report. The latter document noted that, in April 2024,

there were permissions for an additional five homes in the parish that had not been completed, as identified in Appendix 2. No new dwellings have been approved since 1 April 2024.

- 6.4 In December 2024 the government announced a significant increase in the number of homes that need to be built across the country. For Babergh district, it means planning to increase the number of homes built a year from 416 to 775, an 86% increase.
- 6.5 At the time of preparing the Neighbourhood Plan the implications of this level of growth on the Neighbourhood Area had yet to be determined. The preparation of the new Joint Local Plan will provide an opportunity to determine a "settlement hierarchy" across the district and, with it, the sustainable distribution of housing growth. Based on the previous draft Local Plan's designation of Shimpling as a "hamlet village" the Parish Council will not support a significant increase in the level of housing growth **over and above previous rates**. The District Council conducted a "call for sites" in January 2024 and again in October 2025. The exercise resulted in a total

of twelve sites being put forward by landowners or developers. At the time the Neighbourhood Plan was submitted, the District Council were assessing the submitted sites to understand if they are suitable, achievable, and available with an intention to publish the results of this in a 'Strategic Housing and Economic Land Availability Assessment (SHELAA)' in Spring 2026.

- 6.6 In the interim, the Neighbourhood Plan supports the development of new housing that is located within the defined Settlement Boundary. Given the nature of the Settlement Boundary, it is expected that this would normally take the form of infill plots within an otherwise built-up frontage. It will, however, be important that such proposals front onto an existing highway, do not result in development in back gardens and that they would not have a detrimental impact on the built and natural character of the surroundings.

Policy SPG 2 – Housing Development

Within the Settlement Boundary, as defined on the Policies Map, there is a general presumption in favour of housing development comprising small infill dwellings, where proposals:

- i. are within an existing frontage;**
- ii. would not result in backland development; and**
- iii. would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.**

House sizes

- 6.7 At the time of the 2021 Census, the Neighbourhood Area had a higher proportion of homes with four or more bedrooms when compared to Babergh district as a whole. By contrast, it has a lower proportion of two bedroomed homes. This is not unusual in villages that have generally evolved as infill plots and where few if any large estates exist. **Figure 5** illustrates house sizes for Shimpling compared with Babergh as a whole.



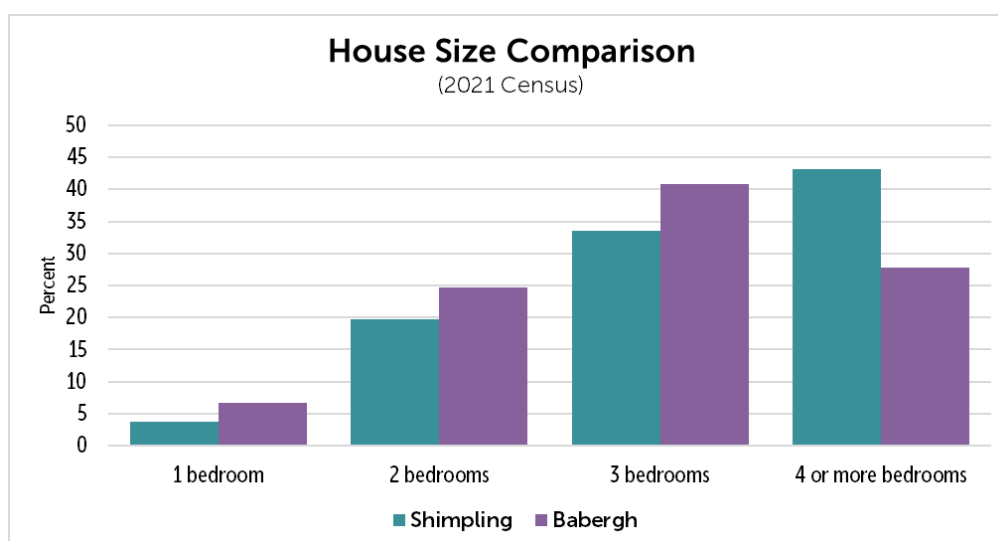


Figure 5 – House Size Comparison

6.8 The Census also provides information as to whether houses are considered to be over or under occupied when comparing the number of bedrooms with the number of usual occupants. A household is considered to under-occupy their home when they have more bedrooms than a family of their size or composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, meaning that there is one or at least two surplus bedrooms. Similarly, a rating of -1 indicates a deficiency of at least one bedroom. For Shimpling, some 90% of households live in a dwelling with at least one additional bedroom based on their household size, while only just over 1% experience over-occupancy.

6.9 Based on this Census information, while it is acknowledged that the level of future housebuilding in the parish is expected to remain low, proposals for new housing are encouraged to

bring forward smaller homes in order to provide a greater choice for those that need to live in the village. Such proposals could provide an opportunity for first-time buyers or those existing residents wishing to downsize into smaller homes.

6.10 New homes that are adaptable to accommodate the needs of the occupier over their lifetime through meeting the accessible standards in Building Regulation Part M4(2) and the wheelchair user standards in Part M4(3) will be supported. The Joint Local Plan requires 50% of dwellings in new developments of ten or more homes to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. While there are unlikely to be such developments in the Neighbourhood Plan Area, proposals for all new dwellings are encouraged to meet these minimum requirements.

Policy SPG 3 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Neighbourhood Area. Planning proposals will be supported where development provides 2 and 3 bedroom dwellings suitable to meet the needs of first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation. Where development is proposed on large plots, proposals that deliver two small dwellings rather than one larger dwelling will be supported.

- 6.11 Affordability of housing remains a significant barrier for many seeking their own homes. Government affordability figures indicate that, in Babergh, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market. Land Registry published data on prices paid for house sales indicates that, between April 2024 and August 2025, seven properties were sold in the parish with prices ranging between £227,000 and £700,000 with an average price of £471,000.
- 6.12 The Joint Local Plan Part 1 includes a policy for the provision of 35% of housing to be affordable, as defined by the NPPF and set out in the Glossary, on development sites of 10 homes or more or where the site area is 0.5 hectares or more. Such opportunities are unlikely to arise in Shimpling unless the new Joint Local

Plan identifies a need for further growth in the village.

- 6.13 One mechanism for meeting locally identified housing needs is through “exception sites” located outside but adjoining Settlement Boundaries where housing would not normally be permitted. To deliver affordable housing through the “exception sites” approach, the following would be required:
- A need is established;
 - A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
 - A registered social landlord (housing association/ registered provider) or a community-led development organisation such as a Community Land Trust willing to work with the Parish Council and District Council to fund and manage a scheme.



Policy SPG 4 - Affordable Housing on Exception Sites

Proposals for the development of small-scale affordable housing schemes, including community led developments (as defined by the NPPF) on 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 parish 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 contribute towards the character of the area.

Replacement dwellings and conversions in the countryside

6.14 Situations can arise where the replacement of an existing house is more economic than the cost of repairing or altering an existing building. As the principle of development is established by the existing dwelling, wherever it is located in the parish, its replacement will generally be acceptable subject to

there being no detrimental impacts on residential amenity and the characteristics of the local area. However, given the imbalance in the local housing sizes, it is considered essential that proposals for replacement dwellings should not result in a significant increase in the floorspace of the original dwelling. In

this respect, the objectives of Policy SPG 3 (Housing Mix) and SPG 12 (Design Considerations) will apply to proposals for replacement dwellings within the Settlement Boundary.

- 6.15 The replacement of small dwellings outside the Settlement Boundary with significantly larger houses can radically change the character of a site to one of a more suburban nature as well as reduce the supply of smaller dwellings in the village. When clearly disproportional to the original,

a replacement dwelling can have a significant detrimental impact on the rural nature of the area and undermine both national and local policies on restriction of new development in the countryside. Even where a site is well screened there is a wider concern to maintain the essential rural nature and qualities of the area. JLP Part 1 includes Policy LP04 - Replacement Dwellings and Conversions which forms the basis for Policy SPG5, while local factors have also been added.

Policy SPG 5 – Replacement Dwellings and Conversions outside the Settlement Boundary

Proposals for the replacement of existing dwellings outside the defined Settlement Boundary will be permitted where:

- i. the original dwelling has a lawful permanent residential use.
- ii. the replacement dwelling would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or on heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design and uses materials to achieve a high standard of design in response to the context;
- iii. the replacement dwelling is positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified;
- iv. the size of the replacement dwelling is not significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site, and is appropriate to the countryside setting; and
- v. the site has or is capable of having a safe and suitable access and the provision of parking spaces will meet adopted standards; and
- vi. the development includes an acceptable landscape scheme to retain and improve the rural nature of the locality.

Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting through Landscape and Visual Appraisals (LVA) or Landscape and Visual Impact Assessments (LVIA).

Proposals for conversion of buildings to residential must demonstrate the structure is capable of accommodating the use and the development would reuse redundant or disused buildings and enhance its immediate setting.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.



7 Natural Environment

Planning Policy Context

National Planning Policy Framework

- 7.1 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, requirements of the Environment Act 2021 are now mandatory in terms of achieving Biodiversity Net Gain (BNG) on new developments, and 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

- 7.2 Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments.

The Local Plan

- 7.3 Joint Local Plan 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. Policy LP17 Landscape seeks to conserve and enhance character.



Residents' Survey

- 7.4 The survey returned the following key headlines from those that responded:

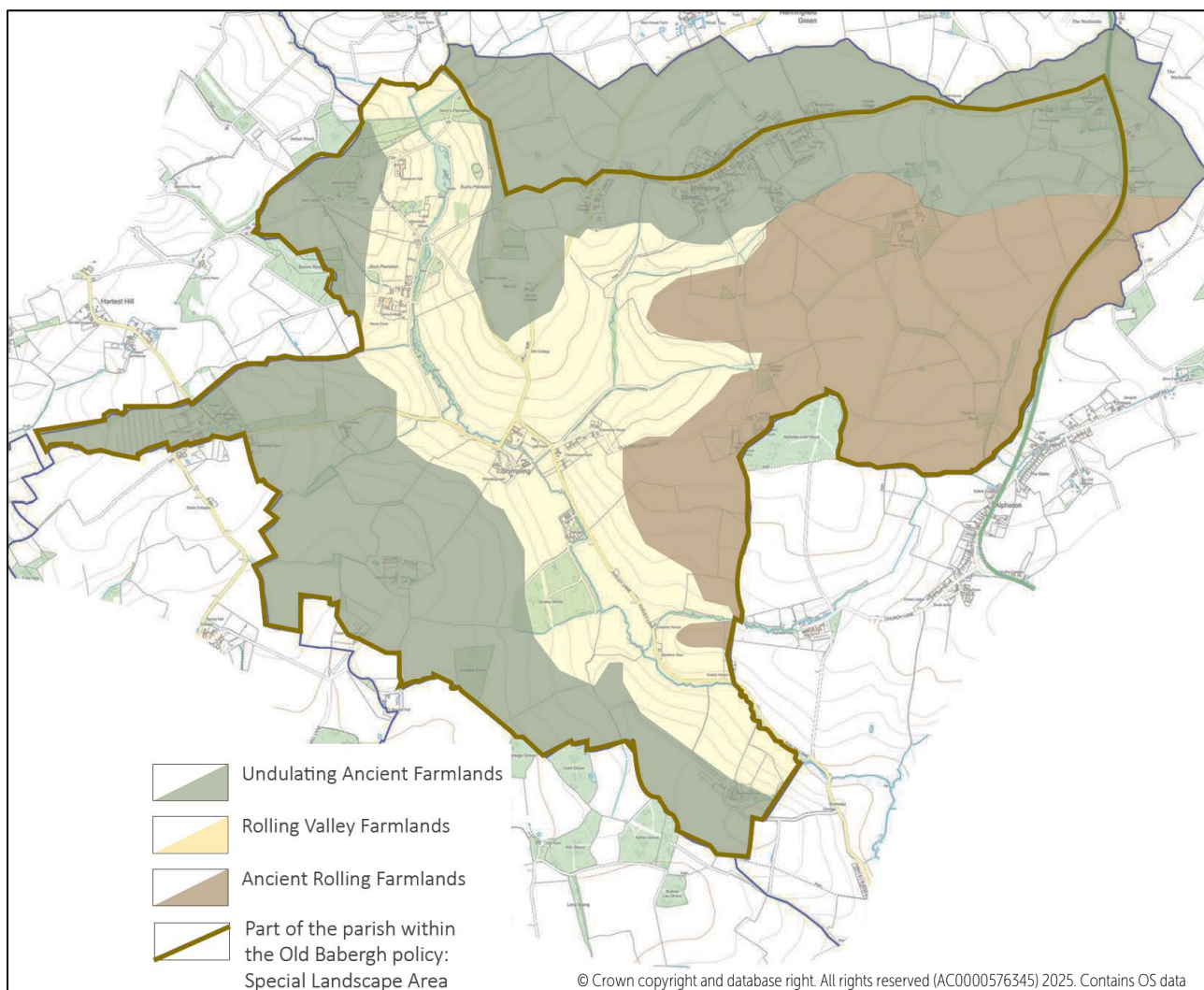
78% value the wildlife and biodiversity in and around Shimpling

75% felt that the hedgerows and trees need to be protected

In addition, several views and open spaces were identified that are important to residents.

Parish Landscape

- 7.5 The landscape of the parish falls within three defined areas identified in the Suffolk Landscape Appraisal, namely rolling valley farmlands, undulating ancient farmlands and ancient rolling farmlands, as illustrated on **Map 4**. Details of the characteristics of each typology can be found on the dedicated Suffolk Landscape Character Assessment website (<https://suffolklandscape.org.uk/>)



Map 4 – Landscape Character Areas as defined in Suffolk Landscape Character Assessment

7.6 In 2015 Babergh and Mid Suffolk District Councils published Joint Landscape Guidance, which is available on their websites. It takes as its base the Suffolk Landscape Appraisal and identifies the specific landscape and settlement character within the designated areas. It then moves on to provide more detail on the siting, design, materials and landscaping of new development in the countryside. For each of the landscape typologies the Guidance sets out “key design principles” which are reproduced on the following page.



Rolling valley farmlands

- i. Due to the rolling landscape, development in this area is considered to have a wide zone of visual impact. All development must take into consideration the cultural and historic importance of this area and the potential visual impact on AONB and Conservation Areas.
- ii. Reinforce the parkland and village green features in new developments.
- iii. Woodlands are to be protected and maintained within this landscape character.

Undulating ancient farmlands

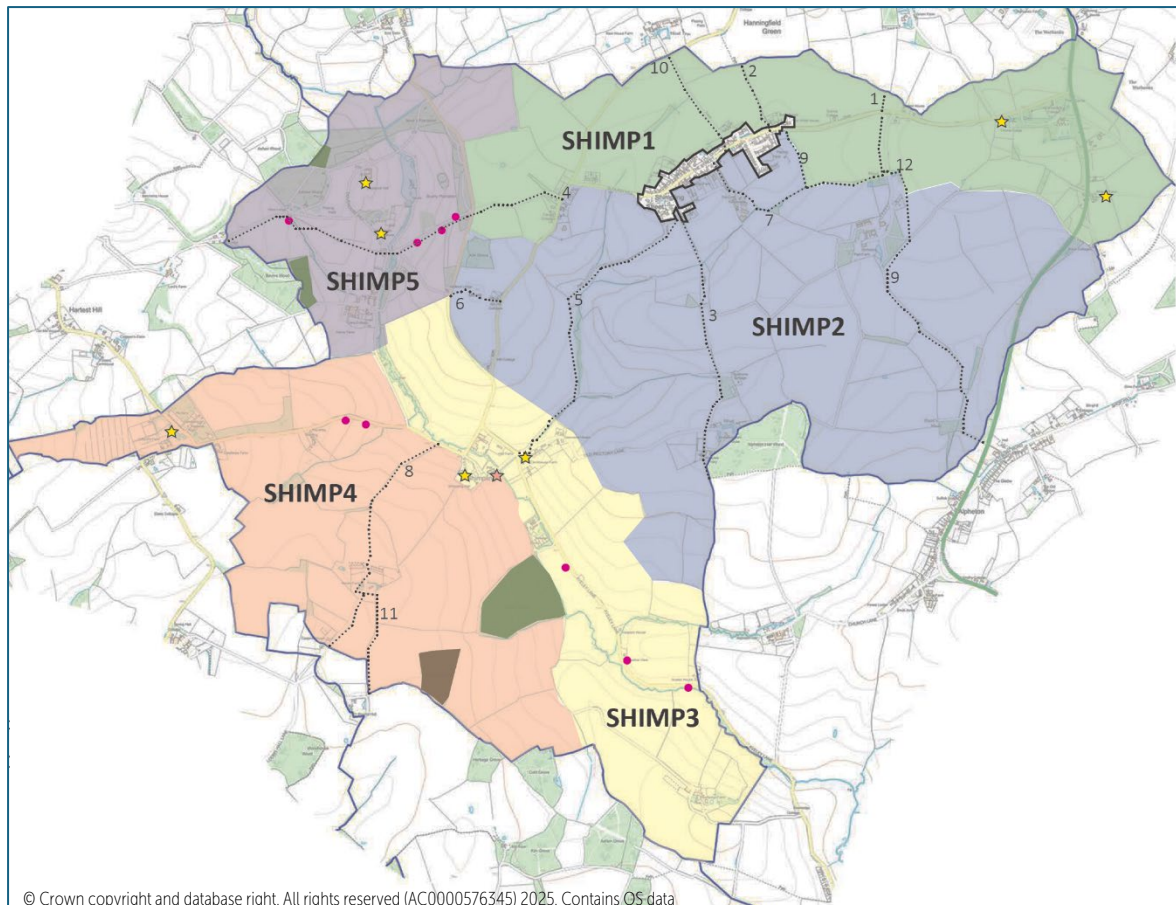
- i. Ancient woodlands and old existing hedges are to be protected and maintained within this landscape character.
- ii. Reinforce the village green open space features in new developments.
- iii. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for landscaping.
- iv. Settlement screening, where appropriate, is essential when considering all new development proposals

Ancient rolling farmlands

- i. There are significant sized areas of open landscape providing wide panoramic views, with the potential of any form of development to be visibility intrusive if it has been designed without sufficient screening, appropriate landscape design plan or appropriate siting.
- ii. Maintain the distinctive settlement pattern, ensuring the sense of separation between settlements is maintained.

- iii. Retain rural character of the small settlements, by avoiding the use of standardised and intrusive urban materials and features; conservation areas and areas that fall within the AONB are particularly sensitive in this respect
- iv. Minimise the cumulative visual impact of equine development and ancillary equipment within this landscape character.
- v. Restore, maintain and enhance Greens and Tyes, orchards and woodland areas.
- vi. Hedging for boundaries will be designed to reflect the local character of existing planting to minimise the landscape and visual impacts on the distinctive character of the area.
- vii. To maintain the character and condition of the landscape any major developments will enter into a Section 106 Legal Agreement for on and off site landscaping including enhancing field boundaries with local hedging and tree species.

7.7 In preparing the Neighbourhood Plan, the Parish Council commissioned a Landscape Appraisal, which is available to view on the Neighbourhood Plan pages of the Parish Council website. The Appraisal reviewed available evidence and identified five distinct character areas across the parish, as identified on **Map 5**. For each character area, the Appraisal provides an analysis of issues of landscape and visual sensitivity in the settlement fringes. The outcomes of this sensitivity analysis should be referred to in considering proposals outside the Settlement Boundary.



Map 5 – Shimpling Landscape Character Areas (Source – Shimpling Landscape Appraisal)

Policy SPG 6 - Protecting Landscape Character

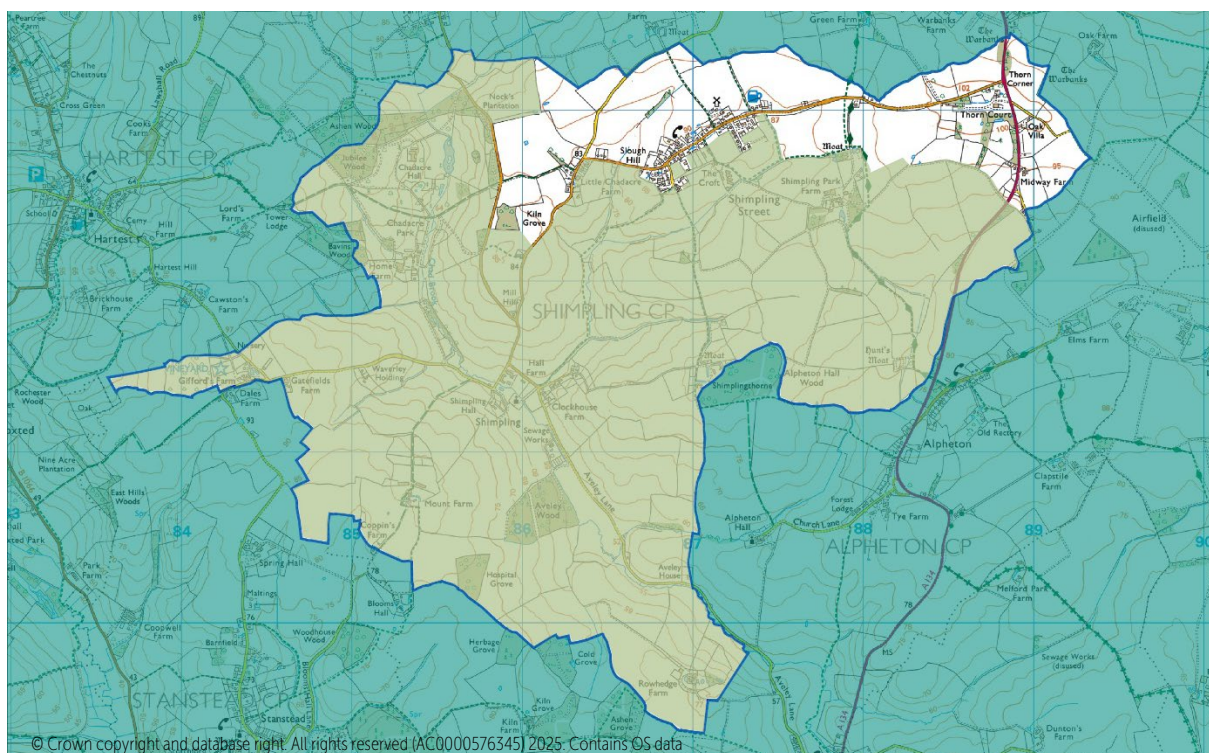
To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, proportionate to the proposal demonstrate:

- i. how the landscape characteristics of the site and its vicinity have informed the design of the proposal; and
- ii. how the proposal has regard to, conserves and enhances, the rural and landscape character and the setting of the built-up areas of the parish, having regard to the Shimpling Parish Landscape Appraisal (2025) and the Joint Babergh and Mid Suffolk Landscape Guidance (2015) or any successor documents.

Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant adverse impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area.

Area of Local Landscape Value

- 7.8 The Shimpling Parish Landscape Appraisal also reviewed the former "Special Landscape Area" to identify whether there is evidence to designate it as a "valued landscape". Special landscape areas were originally designated in the former Suffolk County Council Structure Plan in 2001. They were carried forward in the Babergh Local Plan and the Core Strategy before being removed from Part 1 of the Joint Local Plan when it was adopted in 2023.
- 7.9 For Shimpling, the former Special Landscape Area designation covered the vast majority of the parish, with the exception of a strip of landscape along the northern edge and the area east of the A134. The Shimpling Landscape Appraisal has reviewed the former designated area, having regard to paragraph 187 of the NPPF, which states: *'Planning policies and decisions should contribute to and enhance the natural and local environment by....protecting and enhancing valued landscapes,'* Valued landscapes are defined in the Landscape Institute's Guidance Note TG02/21 'Assessing landscape value outside national designations' which was published in 2019.
- 7.10 Having regard to the Guidance Note, an assessment has been carried out of the area to define a new "Area of Local Landscape Value" as illustrated on **Map 6**. The full justification for the designation is contained in the Landscape Appraisal.



Map 6 – Area of Local Landscape Value

Policy SPG 7 – Area of Local Landscape Value

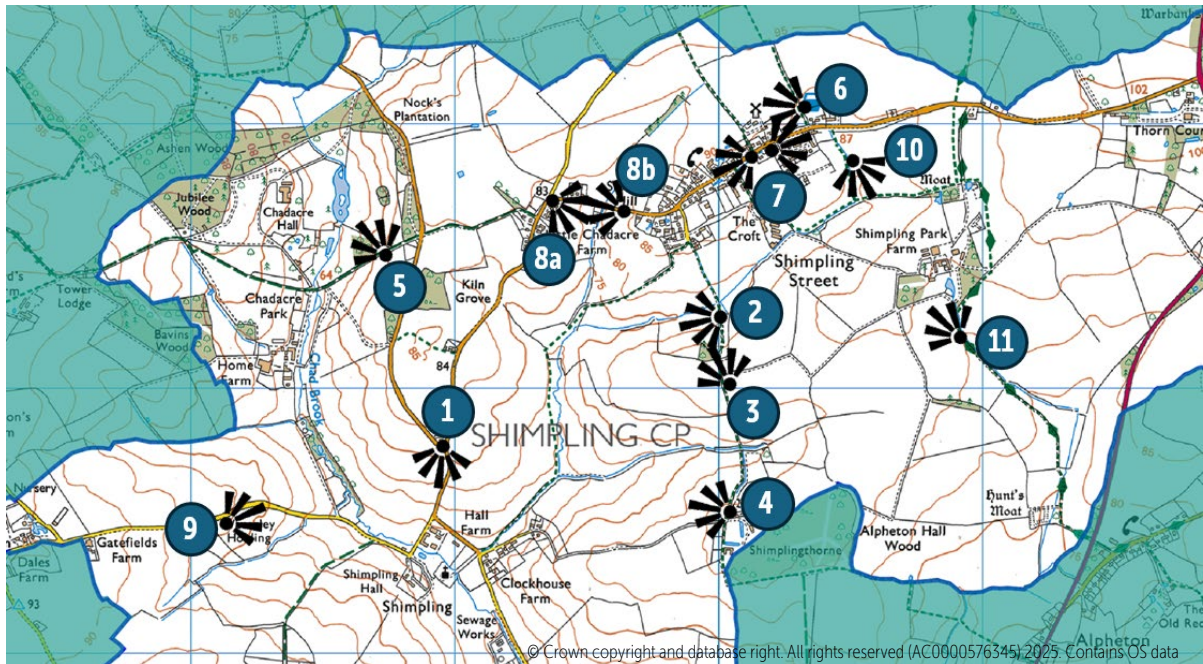
Development proposals in the Shimpling Area of Local Landscape Value, as identified on the Policies Map, will be permitted only where they:

- i. protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- ii. are designed and sited so as to harmonise with the landscape setting.

Important Views

7.11 The Shimpling Parish Landscape Appraisal reviewed important views from publicly accessible locations identified by residents and the Neighbourhood Plan Working Group. It used specific criteria to assess whether the view “is one that would

be generally recognised as having notable qualities or a particularly attractive composition that might cause people to pause and appreciate the scene.” The views are illustrated on **Map 7** and described in the Landscape Appraisal.



Map 7 – Important Views

Policy SPG 8 - Important Views

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Shimpling Parish Landscape Appraisal (2025).

Proposals for new buildings outside the Settlement Boundaries will be required to be accompanied by a Landscape and Visual Impact Assessment or other appropriate and proportionate evidence that demonstrates how the proposal can be accommodated without having a significant adverse impact, by reason of the buildings scale, materials and location, on the key features of the views.

Habitat Protection and Enhancement

- 7.12 There are two Sites of Special Scientific (SSSI) Interest wholly within the parish, Aveley Wood and Hospital Grove, which are part of the wider Kentwell Woods SSSI and two additional sites which cross the parish boundary, namely Frithy and Chadacre Woods SSSI and Bavins and Ashen Wood. There are no County Wildlife Sites in the parish. Many of the SSSIs are also ancient woodland and there are also nine “veteran trees” as mapped by the Woodland Trust. These trees only have protection if they are the habitat of a legally protected species.
- 7.13 Paragraph 187 d) of the NPPF notes that decisions should “contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”. The National Planning Practice Guidance notes that; “Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.” Development proposals that deliver such improvements will be particularly supported.
- 7.14 Paragraph 192 of the NPPF states that plans should “promote the conservation, restoration and enhancement of priority habitats.”

These are defined in the Natural Environment and Rural Communities Act 2006 and across the parish there are a number of ‘priority habitats’ as illustrated in **Appendix 3**. Under the Environment Act 2021, there is now a statutory requirement for development, with a few exceptions, to deliver a minimum 10 per cent measurable net gain in biodiversity. This is to be measured using DEFRA’s biodiversity metric and all net gains will need to be secured and monitored for at least 30 years. A Local Nature Recovery Strategy has been prepared for Suffolk which includes:

- a local habitat map showing where valuable areas for nature are currently located;
- a statement of biodiversity priorities - a locally agreed list of priority areas where new and improved habitats would bring the most benefit; and
- a map of locations and actions showing where and how habitats can be created and connected, and how the wider environment and economy can benefit.

The Strategy provides a blueprint for how Suffolk’s local communities, landowners, local authorities, private companies, and government bodies can work together to; broaden protection, restore, and recover nature on the ground. JLP1 Policy LP16 “Biodiversity and Geodiversity” requires all development to follow the “biodiversity mitigation hierarchy” which is illustrated in **Figure 6**.

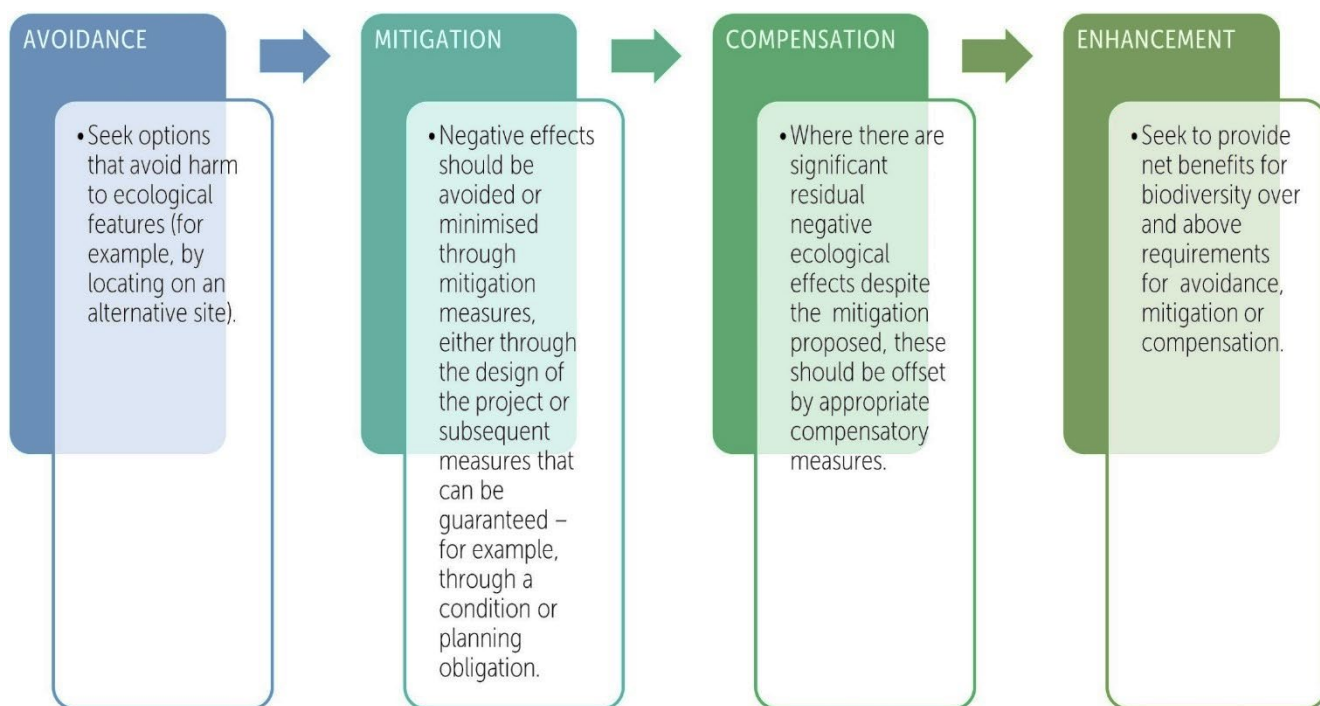


Figure 6 - Biodiversity Mitigation Hierarchy (Source: Chartered Institute of Ecology and Environmental Management - Guidelines for Ecological Impact Assessment 2019)

7.15 In addition to the requirements of the Environment Act, there are other relatively small features that can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, specifically hedgehog tunnels in any new development. All development proposals will be encouraged to incorporate such measures, as appropriate to the development, as an integral element of the scheme.

7.16 There may be occasions where a new access to an otherwise acceptable development site would result in the loss of part of an existing hedgerow. Where this is necessary, a new hedgerow should be planted using native species of a local provenance on the visibility splay returns to minimise the loss of hedgerow and habitat and maintain the character of the area.



Policy SPG 9 – Biodiversity and Habitats

Development proposals should avoid the loss of, or significant harm to, priority habitats.

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

Where 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.

Otherwise acceptable development proposals will only be supported where they provide a measurable net gain in biodiversity through, for example:

- a. the creation of new natural habitats including ponds, hedgerows and natural boundary treatments;**
- b. the planting of additional native trees and hedgerows of local provenance (reflecting the character of Shimpling's ancient woodland and hedgerows); and**
- c. restoring and repairing fragmented biodiversity networks.**

In addition to the statutory requirements, development will be supported where it incorporates provision within dwellings for measures including swift bricks, bat boxes and holes in fences which allow access for hedgehogs.

7.17 Given the importance residents placed on protecting the wildlife and habitats of the parish, it is considered that the Parish Council and the local community could play an active role in volunteering with farmers and landowners to restore and enhance the wildlife habitats and enhance the

biodiversity of Shimpling. The Parish Environment Group is working with Shimpling Park Farm to replant a copse of trees with indigenous trees and shrubs to attract wildlife, enhance the visual appearance of a well-used footpath and provide a community asset.

Community Action 1 - Improving Wildlife

The Parish Council will seek to work with farmers in their work to improve wildlife habitats and biodiversity.



Local Green Spaces

7.18 There are a number of important open areas within the Parish that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation. Paragraph 106 of the NPPF states that "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period." Paragraph 107 states that the designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, 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.

Planning policies for managing development within a Local Green Space are consistent with those in the NPPF for development proposals in Green Belts.

7.19 Based on the NPPF criteria, four areas of green space in the Parish are identified as Local Green Spaces in the Neighbourhood Plan, namely Hallifax Place Playing Field, green between Shimpling Place and The Bush PH, green at The Coalhouse, and green between Shimpling House and Hayfields. **Map 8** illustrates their location and **Appendix 4** sets out how these areas satisfy the criteria in paragraph 107 of the NPPF.



Map 8 – Local Green Spaces

Policy SPG10 - Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

1. Hallifax Place Playing Field,
2. Green between Shimpling Place and The Bush PH,
3. Green at The Coalhouse, and
4. Green between Shimpling House and Hayfields.

7.20 The public spaces in the parish provide an important amenity for residents and need to be retained and enhanced for future generations. Their ongoing maintenance will

remain a priority for the Parish Council and initiatives to improve them will be sought when opportunities arise.

Community Action 2 – Maintaining Public Spaces

The Parish Council will seek to ensure any “public spaces” are well maintained and enhanced where possible (e.g. installation of benches, planting native wildflowers and trees, if appropriate).



8 Historic and Built Environment

Planning Policy Context

National Planning Policy Framework

- 8.1 For the historic environment, the NPPF defines heritage assets as “a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 8.2 The NPPF places significant weight on achieving well-designed and beautiful places. Paragraph 131 states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.” It continues, in paragraph 132, by stating “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.”
- 8.3 Paragraph 181 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment.

Local Plan

- 8.4 At a local level, Joint Local Plan Policy LP19 “The Historic Environment” sets out a comprehensive policy response to all elements of the historic environment. Also, of relevance in relation to development design, are:

- Policy LP23 - Sustainable Construction and Design
- Policy LP24 - Design and Residential Amenity
- Policy LP27 – Flood Risk and Vulnerability

Residents’ Survey

- 8.5 The survey returned the following key headlines from those that responded: **95%** highly valued or valued village history and heritage
70% agreed that new development should be eco-friendly
83% agreed that new development should be energy efficient
90% agreed that new development should be in keeping with the existing village

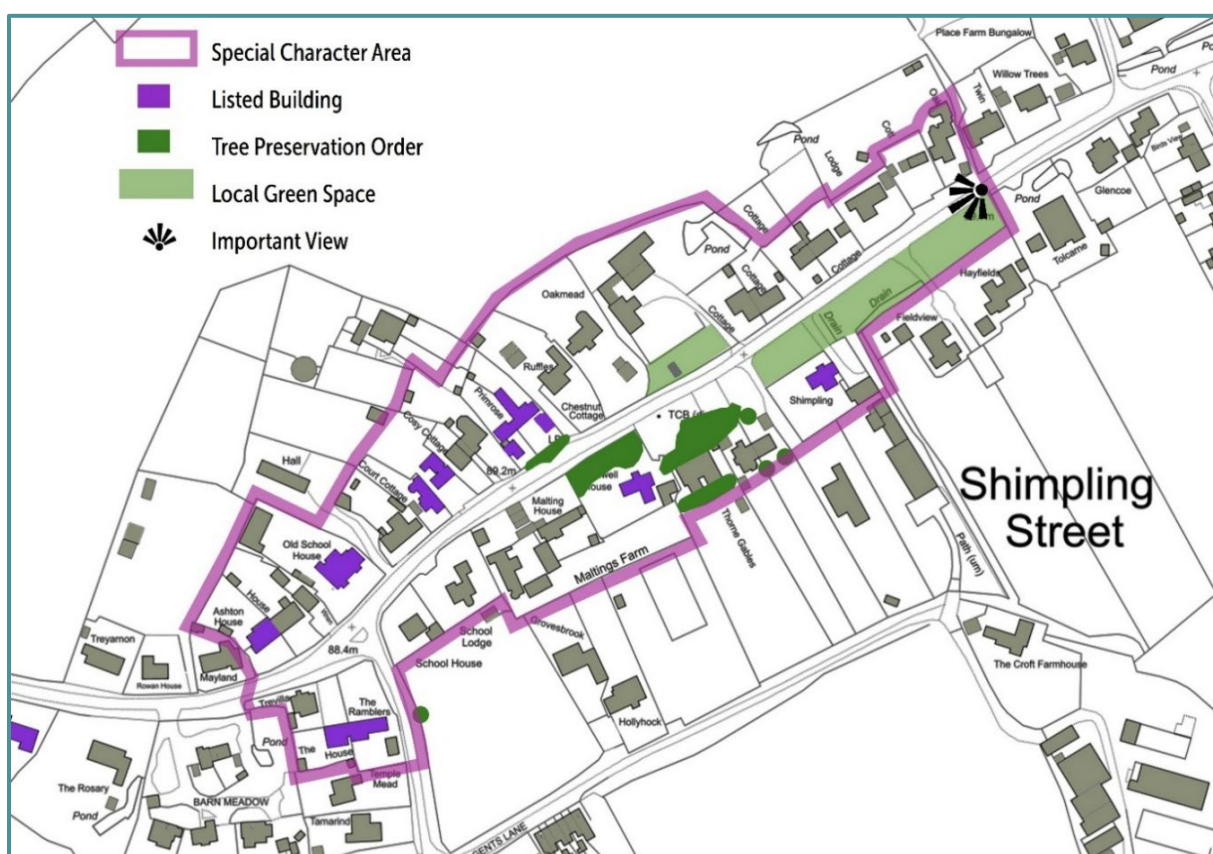
Historic Environment

- 8.6 Shimpling developed around some of the medieval manors, such as Chadacre Hall, Shimplingthorn, and Shimpling and Gifford’s Halls. This has resulted in a dispersed settlement pattern. The church and hall at Shimpling Hall were two of the earliest buildings and these remain today. There are 21 listed buildings in the parish, most of which are clustered along The Street. **Appendix 5** provides details of the listed buildings. There is no designated conservation area.
- 8.7 Suffolk County Council Archaeological Service’s Historic Environment Record provides details of finds and the Service (and the subsequent service following the 2028 local government reorganisation) should be consulted at the earliest possible stages of preparing a planning application.

- 8.8 The adoption of the Joint Local Plan in 2023 means that Policy LP19 "The Historic Environment" provides up to date detailed advice on proposals affecting heritage assets, including the need for the submission of a Heritage Statement to enable the necessary judgements to be made with regard to any potential harm to an asset from development proposals.
- 8.9 Although there is no designated conservation area, the area along The Street west of Shimpling Place contains a high concentration of listed buildings plus some trees protected by preservation orders and two Local Green Spaces designated under Policy SPG10. Combined, these help to provide an area of distinct character unique to Shimpling that should be maintained and enhanced in future years. Currently, planning

applications would be considered primarily against their potential impact on individual listed buildings and would not necessarily consider the wider character of the area.

- 8.10 In the light of these special qualities, the Neighbourhood Plan designates the area, as identified on **Map 9**, as a Special Character Area. The designation **does not have a statutory status** and does not place any additional burden in terms of additional consents nor take away existing permitted developments rights (where planning permission would not be required). However, development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.



Map 9 - Special Character Area

Policy SPG 11 – Special Character Area

A Special Character Area is identified on the Policies Map. Within the Special Character Area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, development proposals should respond positively to the distinctive characteristics of the identified area as illustrated on Map 9.

Development proposals which would cause unacceptable harm to the character and appearance of the Special Character Area will not be supported.

The Coalhouse

- 8.11 Several respondents to the survey noted that they would like to see the Coalhouse better maintained and also perhaps put to a good use for the village. However, it is privately owned and therefore maintenance/use is up to that individual. The building is Grade II Listed and, if it fell into disrepair, there may be the option for the local planning authority (Babergh District Council) to enforce repairs.



Community Action 3 - The Coalhouse

The Parish Council will seek to encourage the owner of the Coalhouse to improve its condition and ongoing maintenance.

Development Design

- 8.12 The design and locations of individual buildings, in particular, can have a significant impact on residents' lives if careful consideration is not given to the potential impact. Proposals for new development will need to respect the distinct built and natural environment features of the Plan Area. However, the use of modern materials and design solutions would not necessarily be out of place in such surroundings. Paragraph 210 c) of the NPPF requires that local planning authorities take account of

"the desirability of new development making a positive contribution to local character and distinctiveness."

- 8.13 Within the context of the NPPF, paragraph 135 provides some general design principles that development proposals in the Neighbourhood Area are, as appropriate, expected to conform to.

NPPF Principles:

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

8.14 The Government's National Model Design Code (2021) identifies the characteristics of well-designed places having regard to **character, climate and community**. Those characteristics are illustrated in **Figure 7**.



Figure 7 – Characteristics of a well-designed place (source: National Model Design Code)

8.15 As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Shimpling Design Guidance and Codes – July 2024). The Guidelines are published as

supporting evidence to the Neighbourhood Plan and seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. As a starting point, the Design Guidance provides general guidelines for all new development to consider, as set out in **Appendix 6**.

8.16 The general design guidance is supplemented by design codes that will, as relevant to a proposal be applied to ascertain conformity of a development at the planning application stage. For Shimpling, the design codes are set out in the Design Guidance and Codes and relate to:

- Settlement gaps
- Dark skies
- Relationship with the surrounding rural context
- Settlement patterns
- Street character
- Infill development
- Relationship with surrounding context
- Development & open green space
- Setting of heritage assets
- Materials & architectural details
- Sustainable design
- Extensions
- Boundary treatments

- 8.17 The Shimpling Design Codes and Guidance also provides a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 7 of the Plan.

Policy SPG 12 – Design Considerations

Proposals for new development must reflect the local characteristics in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the General Design Guidance in Appendix 6 and the Development Design Checklist in Appendix 7 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key features, characteristics, landscape/building character and form, local distinctiveness and special qualities of the area in order to maintain the rural feel of the parish;
- b. do not involve the loss of gardens, open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the parish;
- c. reflect the character and nature of the village by:
 - i. ensuring plots depths and arrangement of the building on the plot complement existing development;
 - ii. include boundary treatments that reflect the character and materials of the local vicinity;
 - iii. roof height and form does not conflict with those in the locality of the site;
 - iv. use of contextually appropriate materials and architectural features to enhance the details of the proposal to reflect, respect, and reinforce local architecture and historic distinctiveness;
 - v. respect surrounding buildings in terms of scale, height, form and massing;
- d. taking mitigation measures into account, do not affect adversely:
 - 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;
- e. where appropriate to the nature of the development, make adequate provision for the covered storage of all wheelie bins;
- f. include suitable ducting capable of accepting fibre to enable ultrafast broadband;
- g. include secure and covered cycle parking provision in accordance with the Suffolk Parking Guidelines.



Flooding and Sustainable Drainage

- 8.18 There are few properties in the parish at risk of flooding from watercourses, although Chad Brook runs close to the parish church and adjacent to Aveley Lane, putting both in or adjoining Flood Zones 2 and 3, where 3 has the highest risk of flooding. Elsewhere across the parish there are a number of areas at risk of surface water flooding, but these are primarily away from the main built-up areas. Details of the extent of flood zones from watercourses and surface water flood risk can be found on the Government's "Check the long term flood risk for an area in England" website.
- 8.19 One of the most notable indications of the climate emergency has been the increase in the frequency and severity of flooding. New development in Shimpling should not be sited in areas at risk of flooding and development will be directed away from areas at highest risk (whether existing or future) in accordance with national policy. Where development is deemed necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. As such, proposals will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation.
- 8.20 Joint Local Plan Policy LP27 sets out key requirements in relation to flood risk and vulnerability. The following policy, therefore, aims to ensure new development does not exacerbate the situation and that flood matters are considered as an integral part of the design process.
- 8.21 For all development, regardless of whether the site is within a flood zone or area susceptible to surface water flooding, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal, be supported by a flood assessment, with details of mitigation methods where necessary. The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.
- 8.22 A local guide Suffolk Sustainable Drainage Systems (SuDS) (Appendix A to the Suffolk Flood Risk Management Strategy) describes key details for SuDs components, local flooding information and guidance. In January 2023 the government announced implementation of Schedule 3 to the Flood and Water Management Act 2010. This will result in SuDS becoming mandatory in new developments. Once implemented, the schedule is expected to be delivered through the building regulations approval regime.

Policy SPG 13 – Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal 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:

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

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.

8.23 Overgrown ditches can contribute significantly to surface water flooding during times of intense rainstorms. Although it is acknowledged that a balance needs to be struck to maintain their importance as habitats,

a timely clearance programme will help to ensure that they can cope with sudden downpours. The Parish Council will seek to work with landowners to ensure ditches are maintained.

Community Action 4 - Drains and Ditches

The Parish Council will continue to try and identify who owns/is responsible for maintaining drains/ditches.

Light pollution

8.24 The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish. Paragraph 198 (c) of the NPPF states that planning policies and decisions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Artificial lighting of development, while increasing security, can also impact

upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. While it is acknowledged that domestic outdoor security lighting does not require planning consent, it is essential that where lighting forms an element of a development it should be designed in such a manner that will not create light pollution or a detrimental impact on highways and the amenity of residents.

Policy SPG 14 – Minimising Light Pollution

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security of individuals and premises.

Proposals for lighting schemes should be supported by a lighting study and be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark, reducing glare and be of a frequency (spectrum) of illumination to reduce wildlife impact.

The lighting should only be operational during times when it is essential for the operation of the business and out of operational hours security trigger lighting should be installed.





9 Services and Facilities

Planning Policy Context

National Planning Policy Framework

- 9.1 Paragraph 98 of the NPPF states planning policies should “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.”

Local Plan

- 9.2 Policy LP28 of the Joint Local Plan sets out how proposals for the provision of new or expanded services and facilities will be considered and also states that proposals “involving or comprising of the loss of an existing community facility, service or a premises, which is currently or last used to provide such use, will only be permitted if either;
- a. Compensatory provision of an alternative or improved facility will be provided in an equally accessible or improved location or
 - b. The applicant can sufficiently demonstrate that the service or facility is not viable and is no longer performing a functional role in its current or future form and it is not needed for an economically viable alternative community use.”

- 9.3 The policy also identifies the requirements for demonstrating how lack of viability and need will be assessed.

Residents’ Survey

- 9.4 The survey returned the following key headlines from those that responded:

93% valued or highly valued the Village Hall

85% valued or highly valued the Parish Church

83% valued or highly valued the playground and playing field

The residents’ survey highlighted that the playground is not used by a large proportion of the population, despite 83% of respondents either highly valued or valued it.

- 9.5 In terms of additional facilities and amenities:

63% of respondents stated a village shop was important, followed by

47% a community café, and

46% more amenities / facilities for younger people.

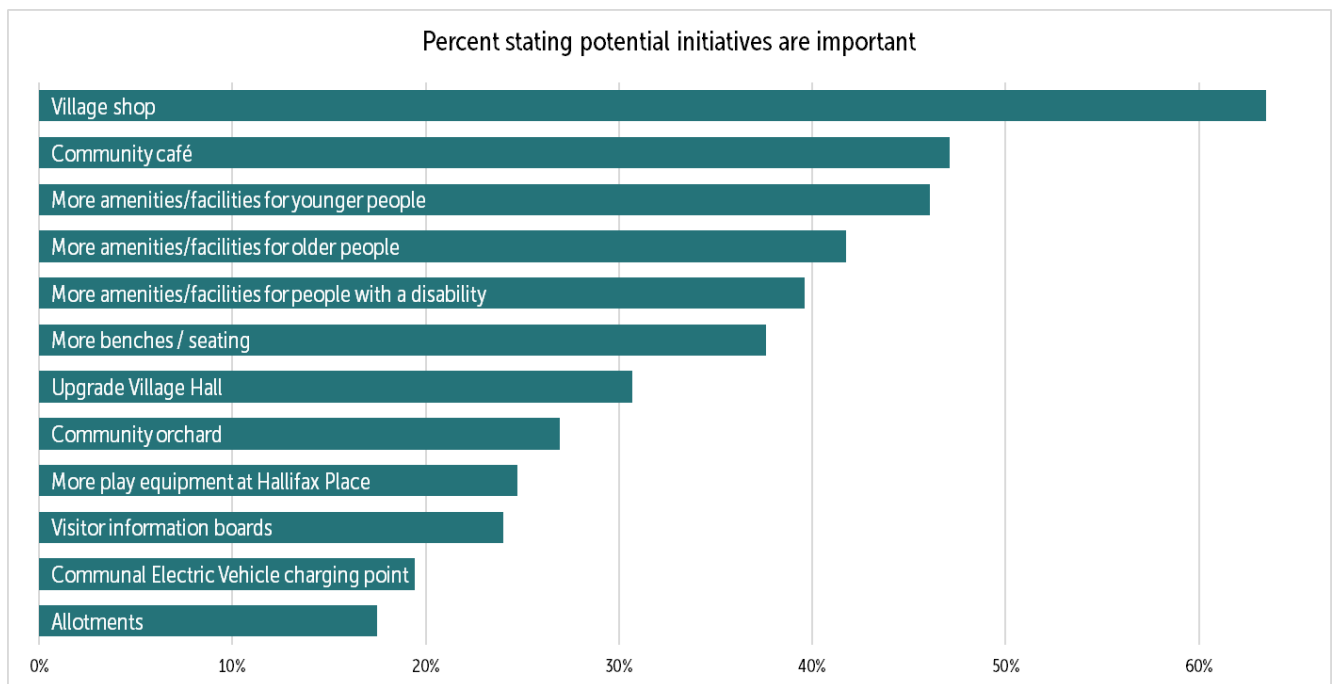


Figure 8 – Residents’ Survey opinions on potential initiatives

Protecting Existing Facilities

9.6 Shimpling does not have a large range of facilities and services, perhaps reflective of the remote nature of the village, but also due to the size of the population available to support such services. Currently, the Parish has:

- The village hall;
- The Bush public house;
- The playing fields (also protected as a Local Green Space); and
- The parish church of St George.

The village primary school closed in 1989 and the nearest primary schools are now at Lawshall, Hartest and Cockfield. A mobile library visits once a month, calling at Hallifax Place.



Policy SPG 15 – Village Services and Facilities

The provision and enhancement of community facilities and services that serve the needs of Shimpling will be supported where they are in accessible locations, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including The Bush Public House, the Village Hall, the playing fields and the parish church of St George, as identified on the Policies Map, will only be permitted where:

- a. it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Village Hall

- 9.7 Despite a high percentage highly valuing or valuing the Village Hall there are very few people who attend any activities at the Village Hall and “never” was the highest percentage. The Village Hall Committee (who are unpaid volunteers) work very hard to put on activities and events and it must be discouraging for them to have limited support/attendance. Some people running the activities (e.g. the dance club on a Wednesday evening and the Yoga with Dance

Club) have stopped as it is not profitable for them due to low attendance. The Village Hall Committee do listen to people’s suggestions but are at the mercy of the residents committing themselves to turning up!

- 9.8 The survey identified that a high percentage of respondents thought more amenities/facilities for younger people (over 46%), older people (over 41%) and people with a disability (over 39%) was important.

Community Action 5 – Community Groups

The Parish Council will support the establishment of separate working parties to be formed to see what events/services would be wanted and to feed this back to the Village Committee / Parish Council who may be able to access grants.

Community Action 6 – Village Qualities

The Parish Council will work with residents and other community organisations to protect, maintain and promote the village’s services and qualities.

9.9 The survey identified that some residents rely on receiving a printed Village Newsletter. It is important that

all in the community are able to access information about the village and its events.

Community Action 7 – Village Newsletter

The Parish Council will continue to print hard copies of the Village Newsletter while a demand exists but consider ways to keep the production cost effective.

9.10 Many see dog fouling/litter as “an issue” rather than serious issue. There are currently two dog waste bins on Shimpling Street, but they are costly to purchase and have emptied. The village already has an annual litter collection and a few residents do collect litter on their walks.

Unfortunately, there is no way to stop people travelling through the village throwing rubbish out of their car windows but if the residents make the effort to keep the village clean & tidy it will hopefully discourage others from littering.

Community Action 8 – Dog Poo Bins

The Parish Council will highlight the locations of dog bins on noticeboards and remind people to ensure proper disposal of bags.



10. Highways and Travel

Planning Policy Context

National Planning Policy Framework

- 10.1 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.
- 10.2 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

- 10.3 Policy LP29 'Safe, Sustainable and Active Transport' provides a robust policy for the consideration of traffic impact and required mitigation arising from development proposals. The policy also seeks to protect and enhance the Public Rights of Way network. In 2022, Babergh District Council produced 'A Vision for Sustainable Travel', which sets out the ambitions within the district and why it is important and beneficial for communities to travel more sustainably.

Residents' Survey

- 10.4 The survey returned the following key headlines from those that responded:
 - 98%** highly valued or valued public footpaths
 - 77%** frequently use public footpaths
 - 73%** considered that road safety in the parish was an issue or serious issue
 - 72%** never used the bus service to Bury St Edmunds

Neighbourhood Plan Policies

- 10.5 Because most road improvements can take place within the highway, they do not require planning permission and, as such, the neighbourhood plan is not an appropriate place to contain policies for their improvement. Likewise, the provision of bus services is a decision made outside the planning system. However, although the Parish Council cannot deliver highway improvements, it does have a lobbying role in delivering such measures.
- 10.6 Car ownership levels across the Parish are generally higher than Babergh as a whole as illustrated in the chart. The 2021 Census identifies that only 4% of households did not have access to a car or van and those with two or more cars or vans were at much higher levels than across Babergh as a whole, as illustrated in **Figure 9**. The high levels of car ownership are expected to continue, especially given lack of bus services and no day-to-day services in the village. These higher levels of car ownership result in an increased pressure on space both within the grounds of established dwellings and on the roads in the vicinity.



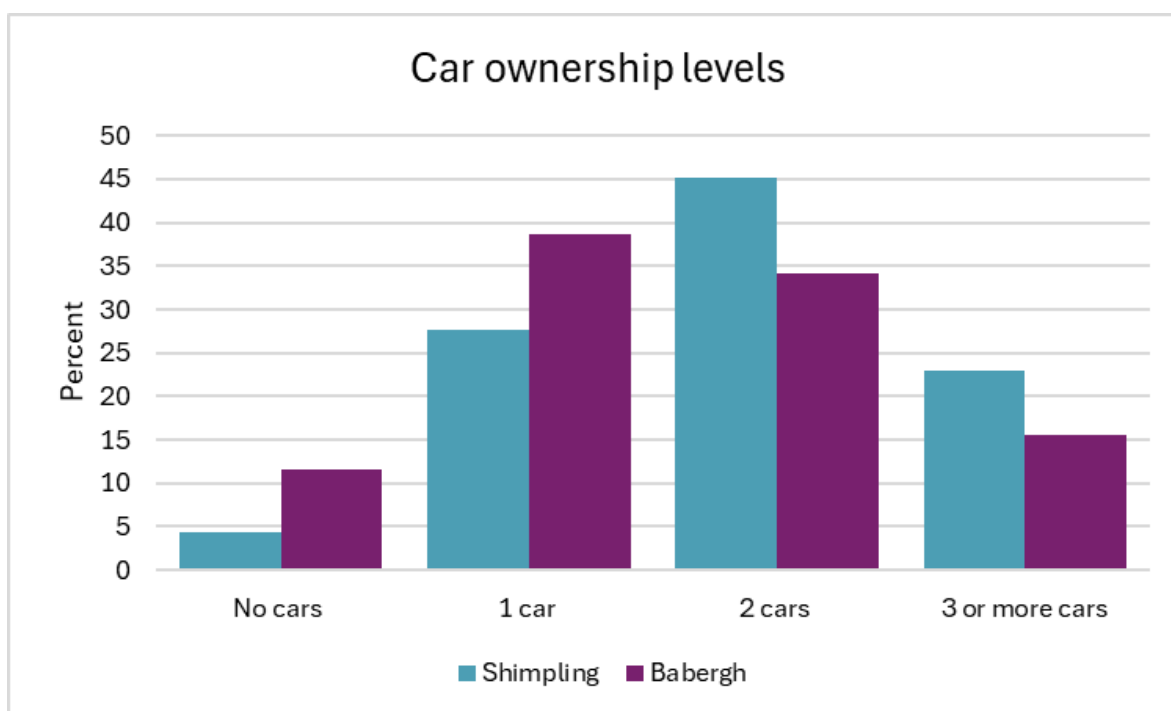


Figure 9 – Car ownership levels – source 2021 Census

- 10.7 Paragraph 112 of the NPPF (2024) states that, “If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
 - b) the type, mix and use of development;
 - c) the availability of and opportunities for public transport;
 - d) local car ownership levels; and
 - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”

- 10.8 The Suffolk County Council Guidance for Parking (2023) acknowledges that, for residential development, providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes of transport are available. It states that parking guidance for origins should be used as a minimum advisory standard. The 2023 Guidance for residential development is reproduced below:

House size	SCC Guidance
1 bedroom	1 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

10.9 Given the higher levels of car ownership in Shimpling and the poor bus services, it is reasonable that parking standards for new dwellings should be set at a higher level than

the recommended minimum requirements. For all residential developments, the minimum parking spaces required for each new dwelling shall be as set out below:

House size	Neighbourhood Plan Guidance
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

10.10 The transition from petrol/diesel vehicles to electric during the lifetime of the Neighbourhood Plan is going to require retro-fitting vehicle charging points at homes and businesses. For new developments, it is essential that adequate provision is made for the emergence of electric vehicles. The 2023 County Council

Guidance for Parking provides minimum requirements for electric vehicle charging, which for Shimpling would equate to one charging point per dwelling with the remainder of parking spaces having cable routes to allow for the future installation of additional EV charging points.

Policy SPG 16 - Parking Standards

Development proposals should maintain or enhance the safety of the highway network ensuring that all vehicle parking is designed to be integrated into the site without creating an environment dominated by vehicles. Provision for visitor parking should also be made within the plot.

In residential developments the following minimum provision shall be made:

<u>House Size</u>	<u>Minimum Requirement</u>
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

For every new residential car parking space, one electric vehicle charging point shall be provided. Hard standing parking spaces and driveways should be constructed from permeable materials to minimise surface water run-off.

Public Rights of Way

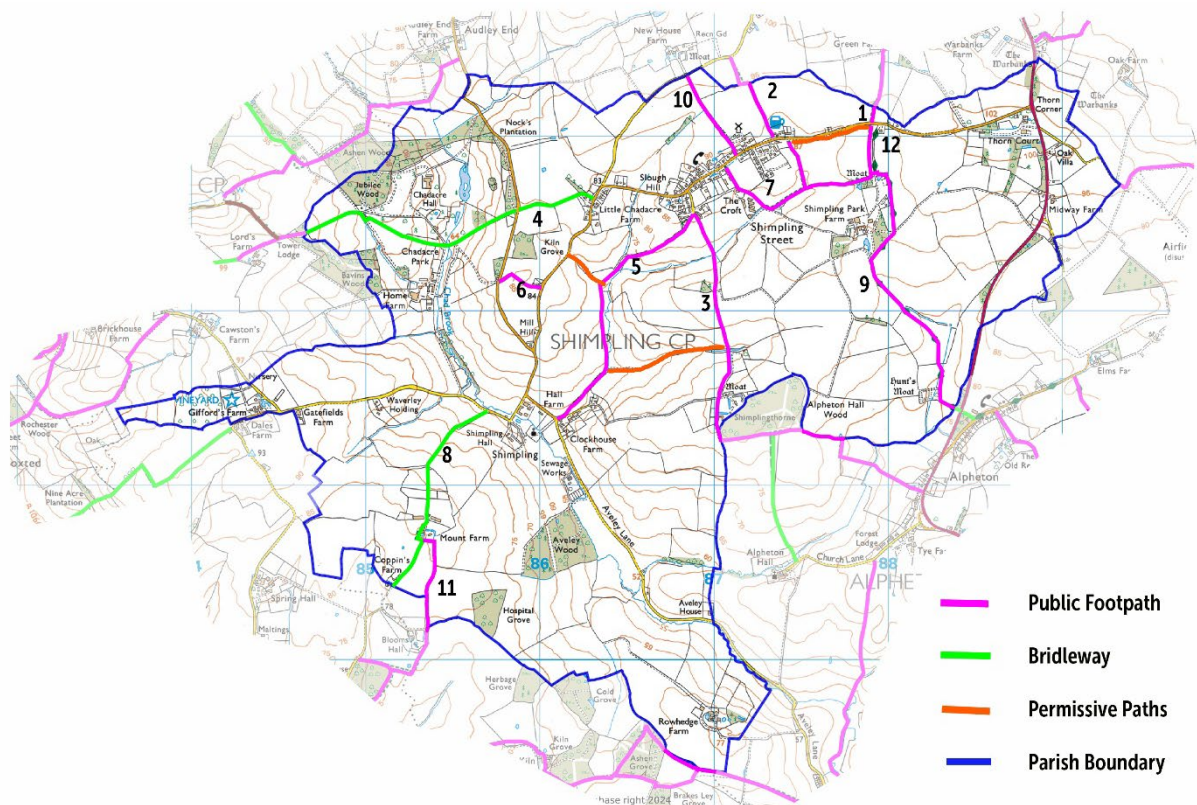
10.11 There is a range of public footpaths and bridleways across the parish providing links with local villages and opportunities for recreational walking, horse riding and cycling. Where feasible, improvements to the quality and extent of the public rights of way network will be supported where provided as part of development

proposals. Public rights of way have often been in place for many years and have developed as biodiversity corridors due to adjoining hedgerows or ditches. Where changes to the network require planning permission, their value as a biodiversity corridor should also be maintained and, where feasible, enhanced.

Policy SPG 17 – Public Rights of Way

Measures to maintain, improve and extend the existing network of public rights of way will be supported where;

- i. **their value as biodiversity corridors is safeguarded; and**
- ii **where practicable, development proposals incorporate measures to enhance biodiversity; and**
- iii **any public right of way extension is fit for purpose.**



Map 10 – Shimpling's Public Rights of Way

10.12 Most of the public rights of way radiate out from the village centre and do not provide opportunities, for example, for circular walks without using sometimes busy roads. The parish is fortunate that local landowners have designated several "permissive paths", where the

landowner grants permission for public access. This access is not a legally protected right of way and landowners can restrict or withdraw access at any time. It may be possible to work with landowners in the parish to create further "permissive paths".

Community Action 9 – Permissive Paths

The Parish Council will seek to work with landowners to see if they would be amenable to creating more “permissive footpaths” to join up with existing footpaths and create more circular walks in the Parish.



Bus Services

10.13 Shimpling is poorly served by bus services. At the time of preparing the Plan two morning services travelled to Bury St Edmunds on Monday to Saturday with two return services to the village in the afternoon. There is also a service to Sudbury on Thursday's.

10.14 The limited services can lead to isolation for those that do not have

access to a car, especially when needing to travel to other settlements for health appointments or shopping. The Parish Council has been lobbying the County Council to seek to improve services and will continue this action, working alongside other nearby parish councils when appropriate.

Community Action 10 - Bus Services

The Parish Council will continue to lobby the County Council for more bus services

Traffic

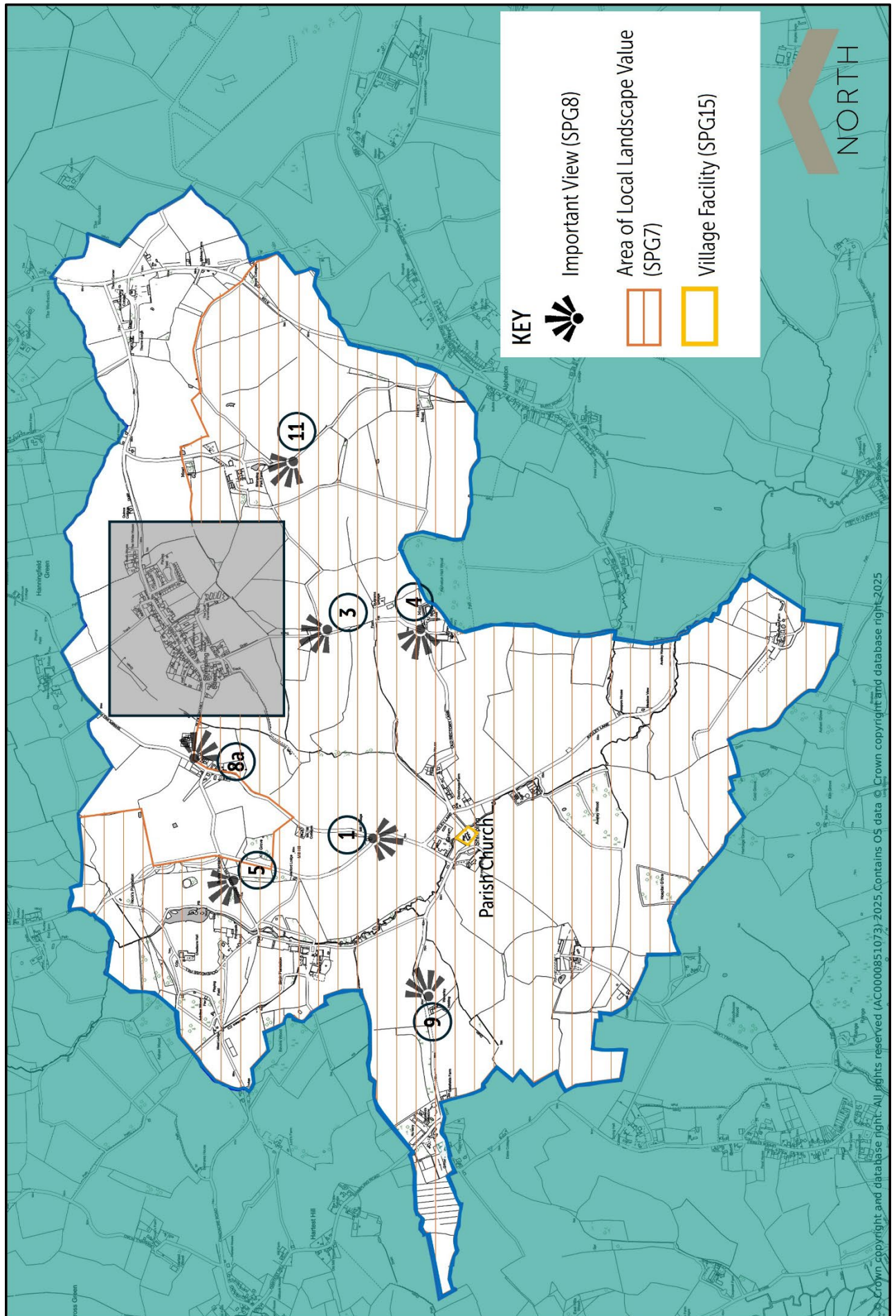
10.15 The village centre and Mill Hill is covered by a 30 mph speed limit. However, straight roads and good forward visibility means that speeds exceeding the limit regularly occur. Community Speed Watch is a

community-operated initiative designed to allow volunteers to officially monitor and report to the Police details of speeding vehicles in areas of concern to the community.

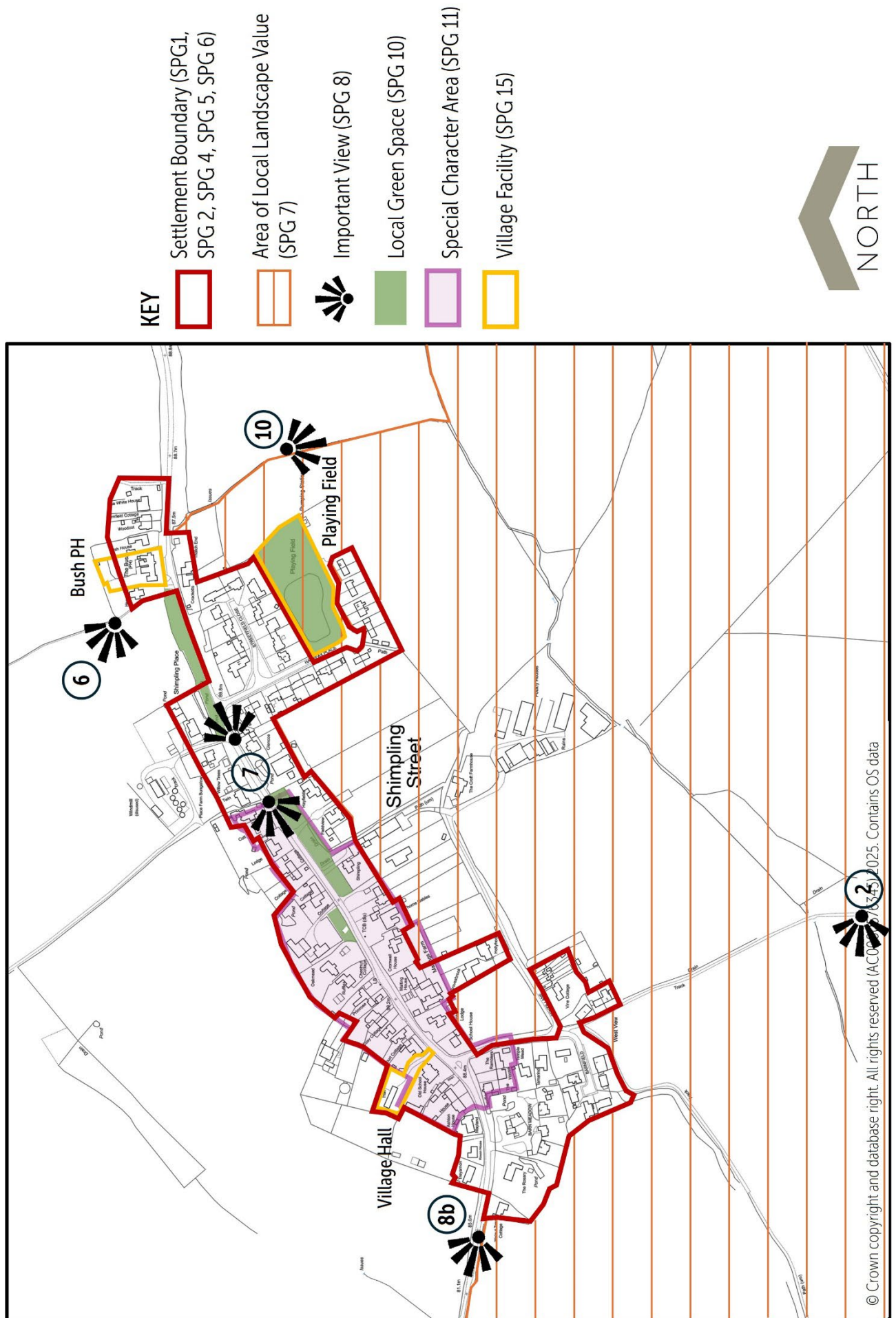
Community Action 11 - Community Speedwatch

The Parish Council will seek volunteers from the Parish to look into establishing and supporting a Community Speedwatch initiative.

Policies Map



Shimpling Street Inset Map



Appendix 1: Joint Local Plan Policy SP03 – Development outside Settlement Boundaries

Policy SP03 (2) refers to circumstances where development outside Settlement Boundaries may be permitted. It refers to Table 5 of JLP1 and paragraph 80 of the NPPF (2021). This appendix reproduces Table 5 and paragraph 80 (which is now paragraph 84 in the December 2024 NPPF)

JLP1 Table 5 - Policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan

Policy / paragraph	Comments
SP04 (1) – Provision for gypsy and traveller and travelling showpeople	Development of sites for Gypsies and Travellers and Travelling Showpeople
SP05 (1, 2 and 5) – Employment land	Development on strategic employment sites, at Brantham and along strategic transport corridors
SP07 (1 and 2) – Tourism	Sustainable tourism development where it accords with Policy LP12 (2)
SP08 (1) – Strategic infrastructure provision	Development enabling the delivery of key strategic infrastructure projects
LP01 (1) – Windfall infill housing development outside settlement boundaries	
LP02 (1) – Residential annexes	
LP03 (1) - Residential extensions and conversions	
LP04 (1 and 2) - Replacement dwellings and conversions	
LP05 (1) – Rural worker dwellings	
LP07 - Community-led and rural exception housing	
LP09 – Supporting a prosperous economy	
LP10 – Change from employment uses	
LP12 – Tourism and leisure	
LP13 - Countryside Tourist Accommodation	
LP14 - Intensive livestock and poultry farming	Intensive livestock and poultry farming, subject to Policy LP14 (2)
LP19 - The historic environment	
LP20 - Equestrian or similar other animal land-based uses	
LP21 - Agricultural land to residential garden land	
LP22 - New agricultural buildings	
LP25 - Energy Sources, Storage and Distribution	
LP28 - Services and facilities within the community	New accessible local services and community facilities where in accordance with Policy LP28 (1b)
LP31 - Health and Education Provision	

NPPF Paragraph 84 (December 2024)

84. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential building; or
 - the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

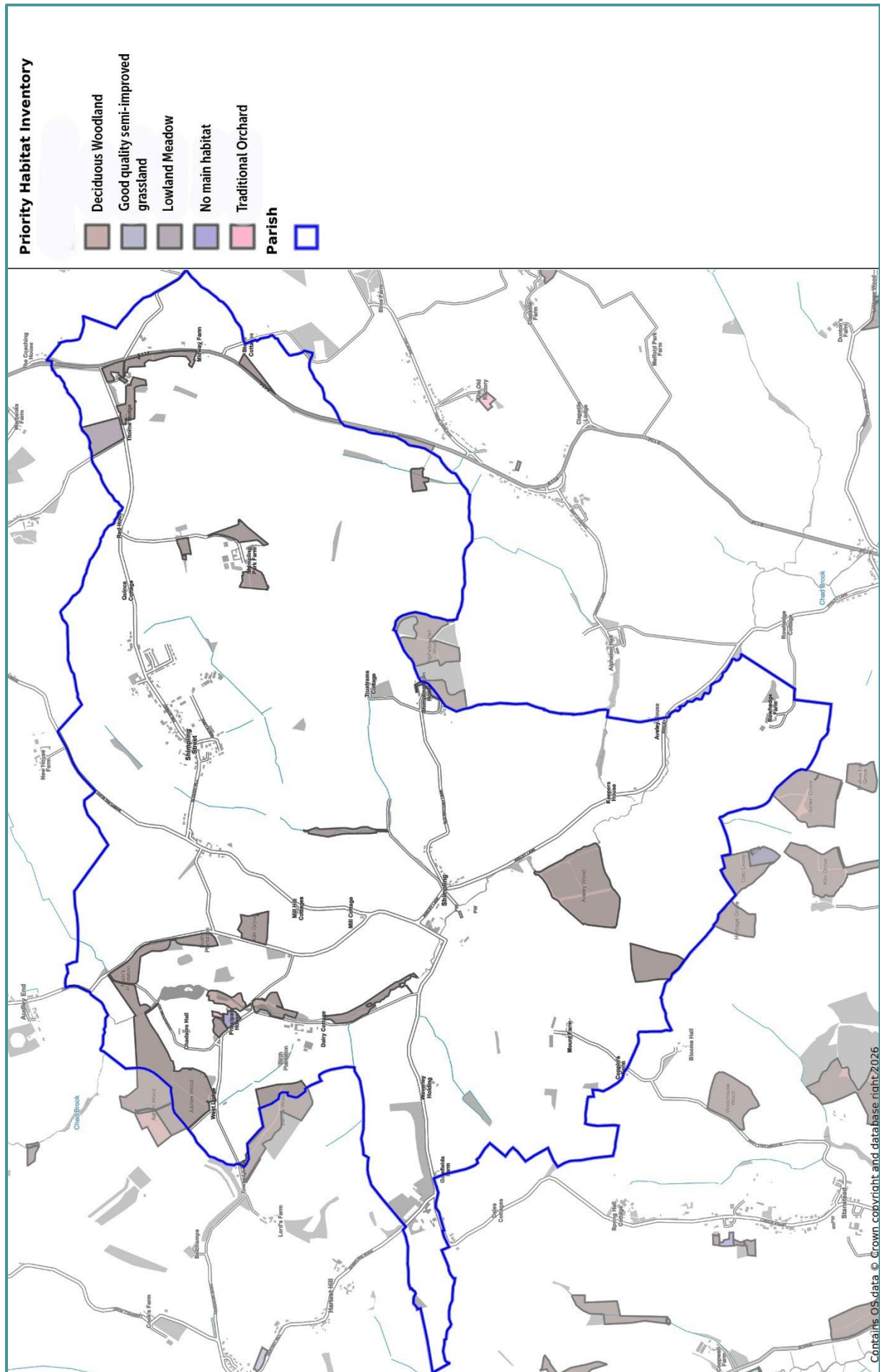
Appendix 2 –Housing planning permissions not completed as at 1 April 2024

Source: Babergh District Council Five-Year Housing Land Supply Position Statement 2024

Published December 2024

Babergh Planning Reference	Site Address	Development	Net Dwellings
DC/20/02648/FUL	Barn at Midway Farm, Bury Road	Conversion and extension of barn to dwelling	1 Complete August 2025
DC/20/03069/RES	Land adjacent The Bush, The Street	Erection of 1. detached dwelling	1 Now complete
DC/22/06130/AGD	Barn at Mount Farm, Blooms Hall Lane	Change of use of barn to one dwelling	1
DC/22/05891/AGW	Land adjacent to Gannock Bungalow, Old Rectory Lane	Conversion of barns to form 2 dwellings.	2 Revised scheme approved in July 2025 for conversion into only 1 dwelling

Appendix 3 – Priority Habitats



Appendix 4 – Local Green Space Assessment

Paragraphs 106 and 107 of the National Planning Policy Framework (NPPF – December 2024) identifies the possibility of identifying green spaces that meet certain characteristics as “Local Green Spaces”. The paragraphs state:

106. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

107. The Local Green Space designation should only be used where the green space is:

a) in reasonably close proximity to the community it serves;

b) demonstrably special to a local community and holds a particular local significance, 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.

This appendix provides an assessment of the green spaces in the parish against the criteria in paragraph 106 to support the designation of local green spaces in the Neighbourhood Plan.

Appraisal

The following pages provide a detailed assessment of the identified spaces to ascertain whether they conform with the Local Green Space definition of the NPPF.

In the context of the NPPF, the following criteria have been applied:

Local Green Space Criteria	Assessment Approach
1. In reasonably close proximity to the community it serves	
2. Demonstrably special to the local community and hold a particular local significance, such as for its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.	For an open space to be considered special to the local community and hold a local significance it must meet at least one of the following criteria: Beauty: the area enhances local character, adds to the setting of a building or groups of buildings – judged as being the visual attractiveness of the area as a whole and the contribution that it makes to the landscape or townscape or landmark Historic significance: the area is important for the setting of a listed building or other heritage asset; it includes historic landscape features, such as ancient trees; or the area itself holds some specific historic importance Recreational value: the area offers a recreational benefit to the community such as a play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by another designation) Tranquillity: the area has a remoteness to it, with an absence of artificial noise and visible signs of urbanity allowing for calm and for quiet enjoyment and reflection Richness of its wildlife: the area provides for biodiversity, geodiversity, known protected species, and/or priority habitats
3. Local in character and not an extensive tract of land	No definition of an ‘extensive tract of land’ is given in the NPPF.

Each of the areas were assessed against the criteria for Local Green Space designation and for their overall value to the community. The assessment follows on subsequent pages.

1. Hallifax Place Playing Field



Site Details	
Description and purpose	Parish playing field and play area
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.73 hectares
Ownership	Babergh Parish Council (leased by Parish Council)
NPPF Criteria Assessment	
Close to the community it serves	Overlooked by housing and in the centre of the main built-up area of the village.
Public access	Publicly accessible at all times
Ecologically significant	Little in the way of significance – a hedgerow forms the eastern boundary
Historically significant	No known significance
Demonstrably special to a local community and holds a particular local significance	The space provides the only play area and recreational open space in the parish
Local in character and is not an extensive tract of land.	Entirely self-contained
Is the space capable of enduring beyond the end of the plan period?	Yes, owned by the Parish Council
Conclusion	Meets Local Green Space designation criteria

2. Green between Shimpling Place and The Bush PH



Site Details	
Description and purpose	Wide grass verge that includes bus shelter, village notice board, bench and recycling facilities
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.21 hectares
Ownership	Babergh District Council
NPPF Criteria Assessment	
Close to the community it serves	Centrally located in the village and a focal point for the community
Public access	Publicly accessible at all times
Ecologically significant	Contains a number of trees and has a ditch along rear boundary, all of which contribute to the wildlife corridor along The Street
Historically significant	No known significance
Demonstrably special to a local community and holds a particular local significance	The space makes an important contribution to the character of the village and provides a location for community facilities
Local in character and is not an extensive tract of land.	Entirely self-contained
Is the space capable of enduring beyond the end of the plan period?	Yes, although it is acknowledged that highway improvements or infrastructure investment can be carried out in the space which constitutes "permitted development" and does not require planning permission
Conclusion	Meets Local Green Space designation criteria

3. Green at The Coalhouse



Site Details	
Description and purpose	Open area surrounding the listed Village Coalhouse
Checklist	
Statutory designations	Coalhouse is a Grade II listed building
Site allocations	None
Planning permissions	None
Area	0.05 hectares
Ownership	Mr G Hopwood
NPPF Criteria Assessment	
Close to the community it serves	Centrally located in the village and a focal point for the community
Public access	In private ownership
Ecologically significant	Contains a number of trees and is currently generally overgrown
Historically significant	The Coalhouse dates back to 1861
Demonstrably special to a local community and holds a particular local significance	The space provides an important setting to the Coalhouse which has an importance to the local community and the history of the village
Local in character and is not an extensive tract of land.	Entirely self-contained
Is the space capable of enduring beyond the end of the plan period?	Yes
Conclusion	Meets Local Green Space designation criteria

4. Green between Shimpling House and Hayfields.



Site Details	
Description and purpose	Wide grass verge that includes village sign and a bench
Checklist	
Statutory designations	None
Site allocations	None
Planning permissions	None
Area	0.23 hectares
Ownership	Babergh Parish Council
NPPF Criteria Assessment	
Close to the community it serves	Centrally located in the village and a focal point for the community
Public access	Publicly accessible at all times
Ecologically significant	Contains a number of trees and ditches
Historically significant	No known significance
Demonstrably special to a local community and holds a particular local significance	The space makes an important contribution to the character of the village and provides a location for community facilities
Local in character and is not an extensive tract of land.	Entirely self-contained
Is the space capable of enduring beyond the end of the plan period?	Yes
Conclusion	Meets Local Green Space designation criteria

Appendix 5 – Listed Buildings

As at August 2025

Source - Historic England's Register of Listed Buildings

<https://historicengland.org.uk/listing/the-list>

The entries below are as they appear in the Historic England list. Where properties are now known by different names from those used in this list, the local names are included in square brackets. Up to date information on listed buildings and other heritage assets should be sought from Historic England or another reliable source.

Grade I

Church of St George, Rectory Lane

Grade II

Shimpling Hall

Principal's House, Chadacre Agricultural Institute, Chadacre Park

Gifford's Hall, Stanstead Road

Court Cottage, The Street

Shimpling Place, The Street

Thatch End and Cracketts, The Street

Ramblers, The Street

The Cottage, Slough Hill

Homeleigh, The Street

Shimpling House, The Street

Thorne Lodge, Shimpling Road

Parish Coalhouse, The Street

Ashton House, The Street

8 and 9 Gents Lane

The Hermitage, Bury Road (A134)

Primrose Cottage, The Old Post Office and Chestnut Cottage, The Street (Former range of almshouses)

Cromwell House, The Street

Chadacre Agricultural Institute Chadacre Park

Clockhouse Farmhouse, Rectory Lane

Village School, The Street

Appendix 6 – General Design Guidance

1. Landscape and rural feel

- | | |
|---|---|
| <p>1.1 Proposals for development should gain a good understanding of the landscape context of the parish. Proposals should demonstrate response to topography and views in order to avoid unnecessary blight on the landscape;</p> <p>1.2 Any new development should not undermine Shimpling's existing provision of valued open green space;</p> <p>1.3 Furthermore, any new development proposals should not undermine access to or the protection of any ecological assets within the Neighbourhood Area;</p> <p>1.4 Contextually appropriate green infrastructure should be proposed to not undermine existent landscape qualities and provide screening of any new developments;</p> | <p>1.5 Proposals should not interfere with existing settlement gaps, unless there is requirement to meet local needs set out in any current or future policy.</p> <p>1.6 Proposals should also not impede existing green links (i.e. footpaths, desire lines, or grass verge-lined streets). New development should instead integrate existing green links which sustain connectivity within the village and to surrounding areas;</p> <p>1.7 Sustainable Urban Drainage Systems (SuDS) should form part of the overall landscape infrastructure and improve the overall environment; and</p> <p>1.8 Dark skies should be retained to the best possible extent to preserve the rural character of the parish, particularly within built up areas.</p> |
|---|---|

2. Built form and settlement pattern

- | | |
|---|---|
| <p>2.1 Considering the layout, arrangement and densities of any proposals in a contextual manner, drawing from surrounding development patterns while also making appropriate use of land;</p> <p>2.2 Inferring from the massing and scale of proximate buildings within the surrounding context. Additionally, the spacing and rhythm between buildings should be retained and not interfered with, or deviated from, by any new development;</p> <p>2.3 Allowing for slight variance in building heights. These are encouraged between buildings to ensure that the distinctive roof-scape of the overall village retains its variance. This should be achieved by providing a mix of single and two storey buildings, alongside variance in roof pitch and height;</p> <p>2.4 Upholding the overwhelming local view that large-scale housing developments should be discouraged;</p> <p>2.5 Ensuring that new developments propose a mix of housing typologies to allow for a variety of options and meet local housing needs;</p> | <p>2.6 Contributing positively to the prevailing street character, providing natural surveillance and transparency of building use;</p> <p>2.7 Complementing the existing street scene with building lines, boundary treatments, and setbacks which are appropriate to the surrounding context. In particular, the varied and differentiated building lines within the main village core should be preserved by any new development in this area;</p> <p>2.8 Proposing that new buildings, where possible, should front onto and overlook routes, green spaces or open fields;</p> <p>2.9 Accommodating movement for all users including pedestrians, cyclists, wheelchair users and vehicles; and</p> <p>2.10 Including side friction and traffic calming where necessary. The presence of dense vegetation along rural routes must also be preserved.</p> |
|---|---|

3. Heritage

- | | |
|--|---|
| <p>3.1 The setting of heritage assets should be a primary consideration for proposals, considering appropriate spacing and architectural designs subservient to that of adjacent historic assets;</p> <p>3.2 New development should respect and, where possible, enhance views of heritage assets into and out of Shimpling's built up areas;</p> <p>3.3 New development should not be an overbearing feature within the overall context of heritage assets;</p> <p>3.4 Subsequently, proposals should be of an appropriate scale, form, height, massing compared with adjacent historic assets;</p> | <p>3.5 Additionally, proposals should ensure that boundary treatments are contextual to Shimpling's historic character. They must utilise soft boundary treatments, particularly with respect to preserving surrounding landscape views; and</p> <p>3.6 Boundary treatments should also use traditional materials where possible to not undermine the historic character of historic buildings.</p> |
|--|---|

4. Vernacular and architecture

- | | |
|---|---|
| <p>4.1 New development should propose high-quality designs that reflect and respect the rich local vernacular in Shimpling, and historic distinctiveness, while avoiding pastiche replication;</p> <p>4.2 The materials and architectural details of listed or notable buildings of great historic significance should be used as reference for any future development. The different types and qualities of bricks, coloured render, or roof tiles are some examples of local materials that could be used in new development;</p> <p>4.3 New development should incorporate necessary services and drainage infrastructure without causing unacceptable or unnecessary harm to retained features;</p> | <p>4.4 Net Zero aims should be integrated, and development should adopt low energy and energy generative technologies within the development at the start of the design process. Nature positive and biodiversity net gains should be a priority as well;</p> <p>4.5 New development should demonstrate strong design rationale, quality material specification and good detailing appropriate for the local climatic conditions of Shimpling; and</p> <p>4.6 Building performance in terms of conservation of heat and fuel over-and-above building regulations, should be a key design driver for new development</p> |
|---|---|

Appendix 7 – Development Design Checklist

Source: Shimpling Design Guidance and Codes July 2024 (AECOM)

1. General design guidelines for new development:

- a. Integrate with existing paths, streets, circulation networks and patterns of activity.
- b. Reinforce or enhance the established settlement character of streets, greens, and other spaces.
- c. Harmonise and enhance existing settlement in terms of physical form, architecture and land use.
- d. Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.
- e. Reflect, respect, and reinforce local architecture and historic distinctiveness.
- f. Retain and incorporate important existing features into the development.
- g. Respect surrounding buildings in terms of scale, height, form and massing.
- h. Adopt contextually appropriate materials and details.
- i. Provide adequate open space for the development in terms of both quantity and quality.
- j. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.
- k. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other.
- l. Positively integrate energy efficient technologies.
- m. Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.
- n. Ensure that places are designed with management, maintenance and the upkeep of utilities in mind.
- o. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2. Street grid and layout:

- a. Does it favour accessibility and connectivity? If not, why?
- b. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- c. What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- d. How will the new design or extension integrate with the existing street arrangement?
- e. Are the new points of access appropriate in terms of patterns of movement?
- f. Do the points of access conform to the statutory technical requirements?

3. Local green spaces, views and character:

- a. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- b. Does the proposal maintain or enhance any identified views or views in general?
- c. How does the proposal affect the trees on or adjacent to the site?
- d. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- e. Has the proposal been considered within its wider physical context?
- f. Has the impact on the landscape quality of the area been taken into account?
- g. In rural locations, has the impact of the development on the tranquility of the area been fully considered?
- h. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- i. Can any new views be created?
- j. Is there adequate amenity space for the development?
- k. Does the new development respect and enhance existing amenity space?
- l. Have opportunities for enhancing existing amenity spaces been explored?
- m. Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?
- n. Is there opportunity to increase the local area biodiversity?
- o. Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc?
- p. Can water bodies be used to provide evaporative cooling?
- q. Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4. Gateway and access features:

- a. What is the arrival point, how is it designed?
- b. Does the proposal maintain or enhance the existing gaps between settlements?
- c. Does the proposal affect or change the setting of a listed building or listed landscape?
- d. Is the landscaping to be hard or soft?

5. Building layout and grouping:

- a. What are the typical groupings of buildings?
- b. How have the existing groupings been reflected in the proposal?
- c. Are proposed groups of buildings offering variety and texture to the townscape?
- d. What effect would the proposal have on the streetscape?
- e. Does the proposal maintain the character of dwelling clusters stemming from the main road?
- f. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- g. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- h. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6. Building line and boundary treatment:

- a. What are the characteristics of the building line?
- b. How has the building line been respected in the proposals?
- c. Has the appropriateness of the boundary treatments been considered in the context of the site?

7. Building heights and roofline:

- a. What are the characteristics of the roofline?
- b. Have the proposals paid careful attention to height, form, massing and scale?
- c. If a higher-than-average building(s) is proposed, what would be the reason for making the development higher?
- d. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- e. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8. Household extensions:

- a. Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- b. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- c. Do the proposed materials match those of the existing dwelling?
- d. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- e. Are there any proposed dormer roof extensions set within the roof slope?
- f. Does the proposed extension respond to the existing pattern of window and door openings?
- g. Is the side extension set back from the front of the house?
- h. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- i. Can any materials be re-used in situ to reduce waste and embodied carbon?

9. Building materials and surface treatment:

- a. What is the distinctive material in the area?
- b. Does the proposed material harmonise with the local materials?
- c. Does the proposal use high-quality materials?
- d. Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- e. Do the new proposed materials respect or enhance the existing area or adversely change its character?
- f. Are recycled materials, or those with high recycled content proposed?
- g. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- h. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10. Car parking

- a. What parking solutions have been considered?
- b. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- c. Has planting been considered to soften the presence of cars?
- d. Does the proposed car parking compromise the amenity of adjoining properties?
- e. Have the needs of wheelchair users been considered?
- f. Can electric vehicle charging points be provided?
- g. Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- h. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

SHIMPLING

NEIGHBOURHOOD PLAN
2025-2037

