



# **HAUGHLEY PARISH NEIGHBOURHOOD PLAN**

## **2016-2036**

### **Submission Plan**

**December 2018**



**Haughley Parish Council**

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Policies within this Neighbourhood Plan are coloured yellow

Community Needs and Desires within this Neighbourhood Plan are coloured green

For the purposes of the Neighbourhood Plan the words “Haughley Parish” shall mean that part of the Parish of Haughley lying to the north of the A14 and including part of the Parish of Harleston to the north of the A14 as more fully stated in 2.4 hereunder.

## 1. INTRODUCTION

### HAUGHLEY PARISH NEIGHBOURHOOD PLAN AREA

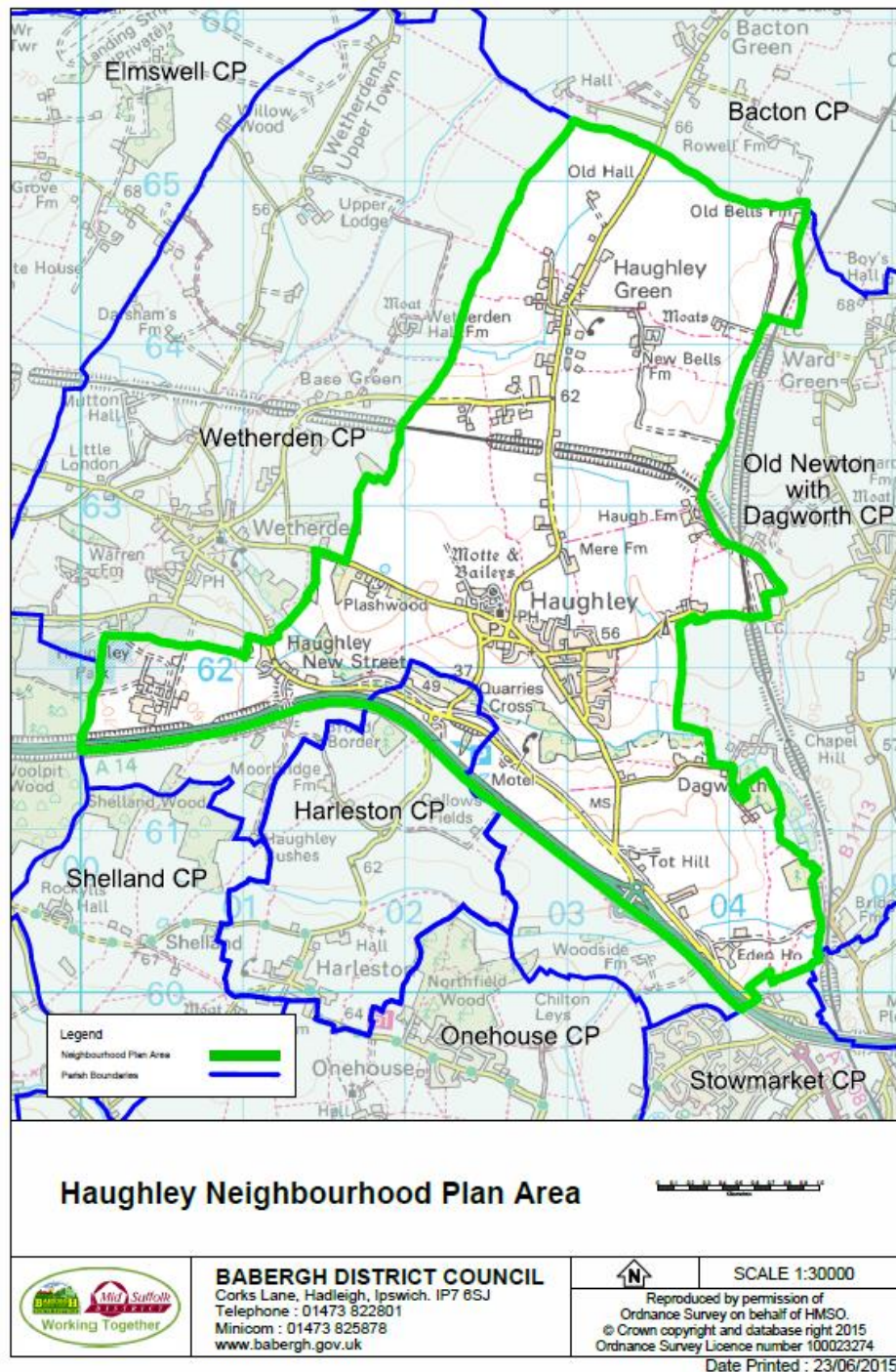


Figure 1: Haughley Parish Neighbourhood Plan Area



***The Haughley Parish Neighbourhood Plan will form a legal document that will become part of the development planning system. It has been led by the views and concerns of the residents of Haughley Parish and is for the benefit of the residents of Haughley Parish.***

## **2. WHY HAVE WE PREPARED A NEIGHBOURHOOD PLAN?**

- 2.1 Neighbourhood Plans are a new part of the statutory development planning system. Just as local authorities, such as Babergh and Mid Suffolk District Councils, can produce development plans to promote, guide and control development of homes, businesses, open spaces and other uses of land, so too, by preparing a Neighbourhood Plan, can parish councils.
- 2.2 Neighbourhood Plans, when complete, form part of the statutory development plan for an area. They will be used to promote and guide what goes where and, importantly, will be used to help determine planning applications.
- 2.3 Haughley Parish Council (HPC) recognises this as an important right to exercise. In August 2015, HPC applied for the whole of the Parish, with two amendments (see map in Section 1. Introduction), to be designated a Neighbourhood Planning area. MSDC approved this application on 11 November 2015. Since designation, HPC's Neighbourhood Plan Working Party has been preparing this draft Neighbourhood Plan. A plan, that when finalised, will give local people more say in the future development of Haughley Parish.
- 2.4 There are two exceptions between this area and the actual Parish. The first was the exclusion of the south-eastern portion of the Parish lying to the south of the A14, thereby making the A14 the natural boundary between Stowmarket and Haughley Parish. The second was the inclusion of the part of Harleston Parish, which lies to the north of the A14, including Gallowsfield Wood, which is managed and owned by HPC.

## **3. HAUGHLEY PARISH NEIGHBOURHOOD PLAN VISION**

- 3.1 By 2036 Haughley Parish will be a connected, viable and attractive rural area with a strong heritage and community spirit. It will have a range of homes and essential public services (including high speed broadband connection) that meet the growing needs of the community and are in keeping with the area. The natural and historic environment will be protected and enhanced. Haughley Parish will be a safe and sustainable rural community where people want to live and which they want to use into the future.

## **4. OBJECTIVES OF THE HAUGHLEY PARISH NEIGHBOURHOOD PLAN**

### **Objective 1**

To ensure that new housing and all new development in Haughley village and Parish is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in a suitable home and where local housing needs are met, while retaining the rural character of the village and Parish.

### **Objective 2**

To preserve and enhance the historic built environment of Haughley.

### **Objective 3**

To enhance Haughley's role as a Core Village by protecting and improving existing facilities and services.

### **Objective 4**

To ensure that sustainable development is secured for this and future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints (e.g. flooding).

### **Objective 5**

To ensure that traffic and transport issues in Haughley Parish are tackled, including enhanced provision for walking and cycling.

## **5. BACKGROUND**

- 5.1 Haughley is situated in central Suffolk, the village being three miles north of Stowmarket and 11 miles east of Bury St Edmunds. It lies just on the northern side of a valley formed by a tributary of the River Gipping that flows south eastwards through Stowmarket. The Parish is situated on the claylands of High Suffolk soils that make East Anglia the granary basket of Britain.
- 5.2 Haughley Parish has a population of 1,638 (2011 Census) living in 720\* dwellings, the majority, 596, being in Haughley village. The remaining dwellings are in the two main outlying hamlets of Haughley Green, 81\* dwellings, and Haughley New Street, 21\* dwellings, and the smaller hamlets of Tothill and Dagworth, 11\* and 8\* respectively with 3\* in Haughley Park.
- 5.3 The Parish features several areas of Visually Important Open Spaces particularly the Special Landscape Area (MSDC) which runs along the river between Haughley village and the A14 including Gallowsfield Wood and Haughley Park, and a Suffolk County Wildlife Site (Gallowsfield Wood), village green and remnants of common land and a significant designated Conservation Area within the main settlement.

*\* August 2017*

## **6. HISTORY\*\***

- 6.1 Haughley appears in the Domesday Survey of 1086 as "Hagala", boasting woodland for 200 pigs, a meadow of 42 acres plus a church and 31 acres of land. It had formerly been held by Guthmund until passed under Norman rule to Hugh de Montfort.
- 6.2 The Suffolk Historic Environment Record (HER) has more than 60 entries including evidence of prehistoric settlement around the Parish of Haughley. Premier amongst them is the Norman motte and bailey castle, which is a Scheduled Monument, erected by Hugh de Montfort in the late 11th century. One of the largest of its type, Haughley Castle has a motte 80 feet high with

traces of circular stone keep at the top. The inner bailey is some 400 by 300 feet and protected by massive 16-foot earthworks within a deep moat (now serving as the village duck pond). The line of its extensive outer bailey contains most of the eastern half of the historic settlement, including the church, and can still be detected in the curved street pattern of The Folly and Bacton Road to the south and east of the earthworks respectively.

- 6.3 The castle was seized by the Crown in 1163. Later, in 1173, the castle was besieged, taken and destroyed by rebels led by the Earl of Leicester.
- 6.4 The church and churchyard of St Mary's, built between 1330 and 1340, stands adjacent of the castle earthworks.
- 6.5 There are 63 listed buildings within the wider Parish of Haughley, 32 of which are inside the Conservation Area boundary enclosing the historic centre of the village. The majority of the listings are of houses and farms of a domestic scale, mainly timber-framed and rendered. New Bells Farm, near the outlying hamlet of Haughley Green, is Grade II and stands in the centre of a complete surviving medieval moat.
- 6.6 From a 1554 manorial survey, Haughley's boundaries can be seen to extend a little further than today, reaching to Shelland and the Great Finborough road to the south, and beyond Wetherden to the west. A few small communities remain attached to central Haughley by lanes that once bore more picturesque names than nowadays, such as Fillydayes Lane, Ded Lane, and Gravell Aker Weye.
- 6.7 Haughley New Street was "new" in 1554, probably even before that. Tenements bordered the manor's deer park. One resident was Robert Battell, official Keeper of the Park, who held his tenement for life, tending the deer and cultivating and providing their feed. The Sulyards, Lords of the Manor, did not build their Grade I listed Jacobean country house until c.1620. It was remodelled in the early 19th century and rebuilt following a fire in 1961.
- 6.8 As well as the green in central Haughley there were a few other spaces designated as common land. The one at Haughley Green boasted a mill, now long gone, though some ancient buildings are still in existence, for example, New Bells Farm, and Wassicks Farm, known as Walsyke in 1554.
- 6.9 Another green, Fishponds, lay south of the main village, by the wet and sometimes boggy area along the Wetherden Stream. This stream runs through tiny Dagworth, feeding into the River Gipping at Stowmarket. Here at Dagworth there is still a little evidence of the brief early-modern hop-growing industry in the shape of an old oast barn close to Dagworth Hall.
- 6.10 At Tothill there was also once a green, and the 1554 survey mentions a Church Path. This may refer to a wayside chapel dedicated to St. John about which archaeologist Mel Birch has written. Tothill Green was intersected by a busy medieval packway called Bylston Way, that allowed fleeces to be transported, via Northfield Wood, across the county to the wool towns of Bildeston and Lavenham.

- 6.11 In addition to historic elements of the built environment, the Parish holds a significant place in agricultural history following the pioneering "Haughley Experiment" into organic husbandry, started in 1939 by Lady Eve Balfour and Alice Debenham. The 30-year project, centred at Walnut Tree Manor in Haughley Green, was the world's first large scale scientific study of ecologically-based growing techniques – paving the way for today's "organic" food industry. This important work is commemorated with a Blue Plaque on Walnut Tree Manor.

*\*\* Reference was made to "The Book of Haughley" written by the Haughley History Forum*

## **7. FACILITIES AND EMPLOYMENT**

- 7.1 The facilities in Haughley village are Crawford's Church of England Voluntary Controlled Primary School, a pre-school, St Mary's church, Gallowfield Wood, the Maxwell Charnley Community Room, a Post Office, the Village Hall and King George V Playing Field, which includes a children's equipped playing area, a football pitch, the Ron Crascall Pavilion with function areas and a bowling green.
- 7.2 In Haughley village and the immediate surroundings, there is a varied business and employment environment in the Parish. There are four retail outlets, a veterinary practice, the King's Arms public house, the Old Counting House restaurant, Haughley House Bed and Breakfast accommodation, Mere View restaurant, three farms and a number of small self-employed businesses. Also, there is Thompson Court, providing independent social housing for the elderly; Mere View, providing private extra care housing for the elderly employing carers and other staff and Balfour House, a supported housing service for adults with learning disabilities.
- 7.3 At Tothill there is a petrol station, a kitchen and bathroom retail outlet, a motorcycle retail outlet, a garden nursery, a storage business and one farm.
- 7.4 In Haughley Park there is an events business, an agricultural contractor and one farm.
- 7.5 In Haughley New Street there is a food processing business, a number of self-employed businesses and farm and on the old A14 leading towards Haughley New Street there is a vehicle maintenance business and hotel.
- 7.6 In the Haughley Junction area there is a picture framing business, a pest control business and a holiday self-catering and caravan business.
- 7.7 In Haughley Green there is a haulage business, four farms and a number of self-employed businesses.





## 8. THE NEIGHBOURHOOD PLAN PROCESS

- 8.1 Neighbourhood Plans have to be prepared following a procedure set by Government. This procedure must include two six-week periods of consultation on the draft Plan and will culminate in a referendum on whether the Plan will be made part of the statutory development plan for Mid Suffolk. The full process is shown below in Figure 2.

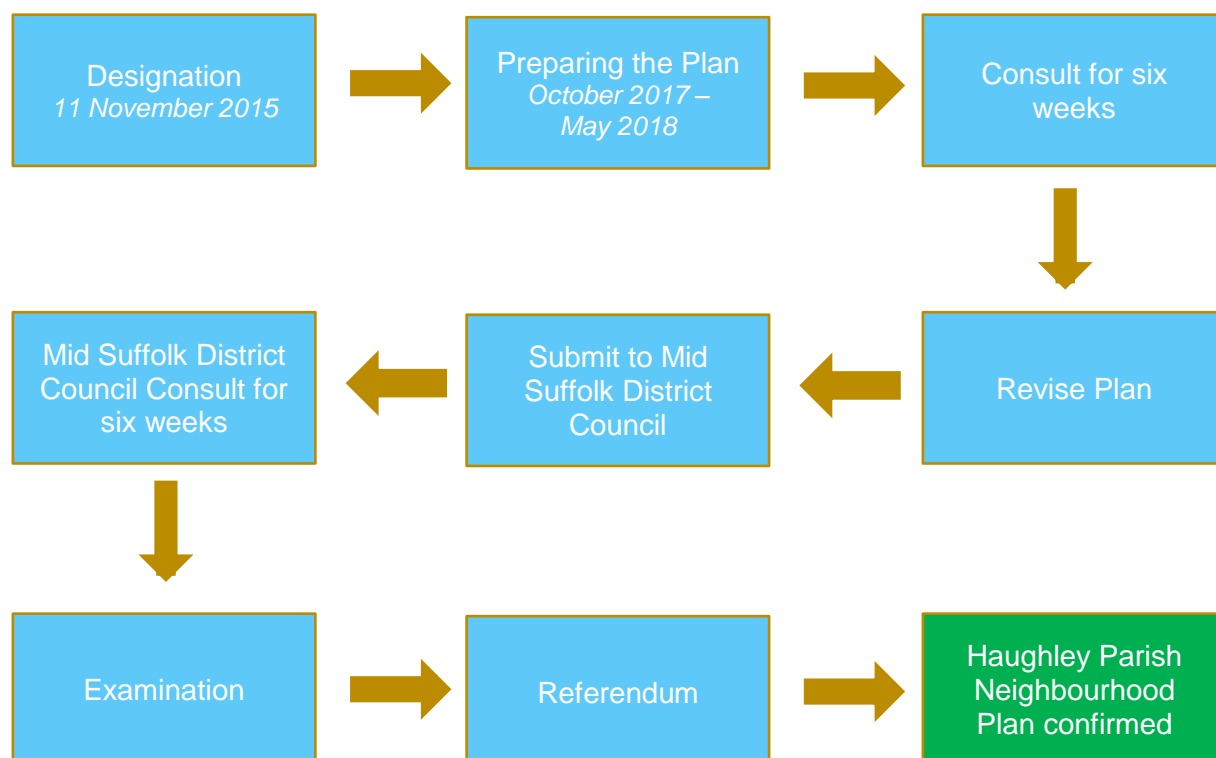


Figure 2: The Neighbourhood Plan Preparation Process

## 9. NATIONAL AND LOCAL PLANNING POLICY

- 9.1 The Haughley Parish Neighbourhood Plan (HPNP) must take account of National Planning Policy and Guidance. This is, primarily, contained in one document, the National Planning Policy Framework (NPPF). The NPPF was originally published in 2012 but a new version was published in July 2018. At the same time, the government introduced a transitional arrangement whereby neighbourhood plans that were at an advanced stage of their preparation and would be submitted by 24 January 2019 would be examined against the 2012 NPPF. The Haughley Neighbourhood Plan therefore continues to reference the 2012 NPPF as it is being submitted before 24 January 2019.
- 9.2 It also has to be in general conformity with Babergh and Mid Suffolk District Councils' Strategic Planning Policies, which are contained in the Mid Suffolk Core Strategy, the Core Strategy Focused Review, the Stowmarket Area Action Plan and the 1998 Local Plan. Within the Mid Suffolk Core Strategy, Haughley is designated as one of 10 key Service Centres. Under a new Joint Local Plan (JLP) that is being prepared, Haughley is categorised as a "Core Village". The

following extracts from the current and existing NPPF and emerging JLP are examples that are relevant to the Neighbourhood Plan and put it into context.

## **NPPF**

### **9.3 Paragraph 47 of the NPPF (2012);**

“To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the Plan period.”

### **9.4 Paragraph 156 of the NPPF (2012);**

“The Local Plan should include strategic policies for:-

1. The homes and jobs needed in the area,
2. The provision of retail, leisure and other commercial development,
3. The provision of infrastructure for transport, telecommunications, waste management, water supply, waste water and flood risk,
4. The provision of health, security, community and cultural infrastructure and other local facilities, and
5. Climate change mitigation and adaption, conservation and enhancement of the nature and historic environment, including landscape.”

### **9.5 Paragraph 75 of the NPPF (2012) states that planning policies should protect and enhance public rights of way and access.**

### **9.6 Paragraph 99 of the NPPF (2012) (Flood Risk);**

“When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.”

### **9.7 Paragraph 100 of the NPPF (2012) (Flood Risk)**

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere”.

### **9.8 Paragraph 72 of the NPPF (2012) sets out that great importance should be placed on the need to provide new school places. It also states that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, giving great weight to the need to create, expand or alter schools.**

### **9.9 The NPPF (2012) requires planning policies to be based upon up to date assessments of the quantitative and qualitative need for open space, sports and recreation facilities.**

- 9.10 The NPPF (2012) states that planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities, and should also guard against the unnecessary loss of valued facilities and services.
- 9.11 Paragraph 183 of the NPPF (2012);
- "Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need."
- 9.12 Paragraph 58 of the NPPF (2012) states planning policies and decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

#### **CURRENT PLANNING POLICY FOR HAUGHLEY**

- 9.13 The current local planning policy for Haughley is contained in;
- Mid Suffolk Core Strategy (adopted in 2008),
  - Mid Suffolk Core Strategy Focused Review (adopted in 2012),
  - Stowmarket Area Action Plan (adopted 2013), and
  - The "saved" policies of the Mid Suffolk Local Plan (adopted 1998).
- 9.14 Haughley is designated as a Key Service Centre in the Core Strategy settlement hierarchy. Key Service Centres are large villages with a good level of services, which might include;
- A primary and a secondary school within the settlement or easily accessible by public transport,
  - Primary health care facilities,
  - A range of retail and service provision capable of meeting day-to-day needs, in particular for convenience shopping,
  - Local employment opportunities, and
  - Frequent public transport to higher order settlements.
- 9.15 The 1998 Local Plan contained Inset Maps for Haughley and Haughley Green that identified the Settlement Boundary, Visually Important Open Spaces and a site for a new primary school (north of Castle Rise and Grainge Way). The Settlement Boundary remains a saved policy for the consideration of planning applications.

#### **EMERGING JOINT LOCAL PLAN (JLP)**

- 9.16 In 2015 the District Council commenced work on the preparation of a new Joint Local Plan (JLP) with Babergh District Council. A Joint Local Plan Consultation Document was published in August 2017 to identify issues, put forward options and, in some instances, to indicate initial preferences. At the time the Neighbourhood Plan was submitted to MSDC, no further consultation on the JLP had taken place.
- 9.17 Planning for the period through to 2036, little weight can be given to the content at present but the August 2017 consultation document put forward options for the distribution of new housing as well as proposing that Haughley would be

designated as a Core Centre, which would replace the Key Service Centre designation. These options will be governed by;

- Levels of housing need in the area are high and new homes will have to be provided to meet this need,
- A key objective of the Plan is to deliver the right types of houses, of the right tenure, in the right place,
- The need for two, three and four-bedroom owner occupied accommodation is just below two thirds of total need in Mid Suffolk, and
- The Planning Practice Guidance states that Local Plans should, where appropriate, identify specific sites for all types of housing, which could include sites for older people's housing, including housing such as bungalows and step-free apartments.

9.18 Page 37 of the Joint Local Plan Option HM2 states a requirement for specific dwelling types;

"Responding to the conclusions of the SHMA, including in relation to the increasing numbers of older people, require;

- a) A proportion of accessible and adaptable dwellings (Part M4(2) of the Building Regulations) on sites over 10 dwellings, and
- b) A proportion of bungalows on sites over 10 dwellings;

Under this option, bungalows would be required to remain as such in perpetuity through removal of Permitted Development rights."

"The Councils' initial preference, in line with options HM2 Requirement for specific dwelling types and HM3 Residential and Nursing Homes and specialist housing, is to require the mix of housing to include accessible dwellings and bungalows as the increase in the elderly population is projected to be significant over the Joint Local Plan period. The requirements will be subject to viability testing throughout the production of the Joint Local Plan. The Councils' initial preference is also to include policies to facilitate the development of care and nursing homes and specialist housing. Combined it is considered that this approach provides the greatest opportunity to deliver the NPPF requirements and the Councils' objectives on meeting housing need."

9.19 The need for affordable housing in Mid Suffolk is identified as 12.3% for social rent/affordable rent and 5.1% for shared ownership. A proportion of affordable housing for all residential developments of more than 10 dwellings is required which is currently recommended by Babergh and Mid Suffolk Councils as 35%.

9.20 All developments should be expected to minimise impacts on the landscape and to enhance landscape character wherever possible.

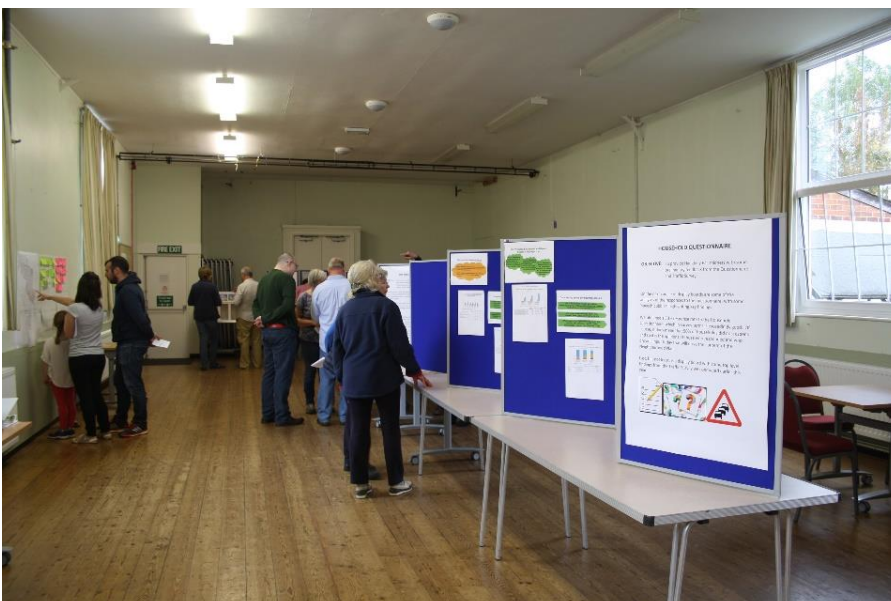
9.21 In respect of non-designated Heritage Assets, the Councils' preference is to include a policy which identifies the type of assets that would be considered for a Local List.

- 9.22 Historic England identifies the Local List as “an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment”.
- 9.23 Local Green Space designation enables local communities to identify and protect green spaces that are demonstrably special to the local community and have particular local significance.
- 9.24 Neighbourhood Plans should support the strategic needs set out in the Local Plan and plan positively to support local developments. When made, they become part of the Development Plan and are considered alongside the District Local Plan when planning applications are determined.

## **10. LOCAL CONSULTATION AND LOCALLY IDENTIFIED ISSUES**

- 10.1 As set out in Section 14(a) of the 2012 Neighbourhood Planning (General) Regulations, consultation on the Plan and the Plan-making process must be brought to the attention of the people who live or work in the Parish. Input has been sought at every stage and has been invaluable to the production of the Plan. The following public consultation and engagement events have taken place. A full account of the consultation carried out is contained in Supporting Document SD1 Community Consultation Report.
- 10.2 The Community Consultation Report SD1 consists of the following;
- Mind Your Own Business Event 7 February 2015
  - Drop-in Event 25 February 2017
  - Parishioners’ Comments at Drop-in Event 25 February 2017
  - Household Questionnaire August and September 2017
  - Household Questionnaire Form
  - Household Questionnaire Executive Summary and Analysis of Closed and Open Questions Contained in Household Questionnaire August and September 2017
  - Drop-in Event 14 October 2017
  - Publicity and Presentation Material Provided at Drop-in Event 14 October 2017
  - Results of Housing Development Site Criteria at Drop-in Event 14 October 2017 Using Arbitrary Loading Factors
  - Maps Illustrating Parishioners’ Choices (Y = Yes, N = No)
  - Post-it Note Comments from Drop-in Event 14 October 2017
  - Housing Needs Survey May 2016 Questionnaire and Analysis
  - Drop-in Event 14 October 2017 Parishioners’ Comments Regarding Traffic Issues
- 10.3 The following table identifies the key Strengths, Weaknesses, Opportunities and Threats (SWOT) that were identified during the evidence gathering exercise.





STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Sense of rural location</li> <li>• Good sense of community</li> <li>• Active community</li> <li>• Wide range of active Parish organisations catering for all ages</li> <li>• Facilities and shops, including: <ul style="list-style-type: none"> <li>○ General store</li> <li>○ Post Office</li> <li>○ Vets</li> <li>○ Public house</li> <li>○ Village Hall, Pavilion &amp; Community Meeting Rooms</li> <li>○ Church</li> <li>○ Primary School</li> <li>○ Pre-school</li> </ul> </li> <li>• Bus service through central part of village</li> <li>• Within 3 miles of 2 railway stations</li> <li>• Close to trunk road (A14)</li> <li>• Good access to Ipswich &amp; Bury St Edmunds</li> <li>• One hour from Stansted Airport</li> <li>• Immense visual assets</li> <li>• Popular youth play equipment</li> <li>• Low crime rate</li> <li>• House prices more affordable than national averages</li> <li>• Vast historic heritage</li> <li>• Conservation area</li> <li>• Wildlife Areas <ul style="list-style-type: none"> <li>○ Gallowsfield Wood</li> <li>○ The Cricket</li> </ul> </li> <li>• Very mixed community</li> <li>• Proper village centre</li> <li>• Most facilities in Haughley are walkable</li> <li>• Allotments</li> </ul>	<ul style="list-style-type: none"> <li>• Population age – increasing elderly, less young</li> <li>• Concentration of services in Haughley village</li> <li>• Proximity of Stowmarket</li> <li>• Greenspace location</li> <li>• Certain sports are poorly provided for</li> <li>• No doctors or dentists</li> <li>• Poor bus service outside village</li> <li>• Congested main street</li> <li>• Utilities (particularly sewerage) at capacity</li> <li>• Few children of primary school age</li> <li>• No secondary school</li> <li>• Perception of long housing waiting list</li> <li>• Lack of affordable housing</li> <li>• Poor cycle and footpath links</li> <li>• Traffic bottlenecks <ul style="list-style-type: none"> <li>○ Village green</li> <li>○ Old Street</li> <li>○ Station Road</li> </ul> </li> <li>• Heavy through traffic</li> <li>• Speeding</li> <li>• Lack of full day childcare in school environment</li> <li>• Large number of age specific housing</li> <li>• Turner Lane Community Centre under-used</li> <li>• Broadband connectivity</li> </ul>

OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Room to increase housing</li> <li>• Opportunity to manage type and location of new building</li> <li>• Attract light employment/industry</li> <li>• Diversify demographics (age range)</li> <li>• Increase proportion of young families to help keep school, Village Hall etc open</li> <li>• Willingness to improve and progress</li> <li>• Increase sports pitch facilities</li> <li>• Create safe short-term parking to access village facilities</li> <li>• Community Infrastructure Levy</li> <li>• May need to find space for new cemetery</li> <li>• Market and maintain the visual appeal of Haughley (“prettiness”)</li> <li>• Improve pavements and roadside walking and cycling safe lanes</li> <li>• Connect up the Parish – a greater sense of community</li> <li>• Broadband connectivity</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of retail outlets</li> <li>• Inadequacy of infrastructure</li> <li>• Possible traffic problems</li> <li>• Additional through traffic arising from development in Bacton and Old Newton</li> <li>• Limited space for new or growth of existing sports clubs that require large spaces – potential to lose sporting organisations</li> <li>• Large and inappropriate size of development</li> <li>• Large and inappropriate size new houses</li> <li>• Cemetery capacity</li> <li>• Loss of identity – growth changes dynamics</li> <li>• Level crossing closure at Haughley Green</li> <li>• Post Office might close</li> <li>• Pub might close</li> <li>• Ageing population</li> <li>• Falling school roll</li> <li>• Speed of growth has detrimental impact</li> <li>• No pedestrian link to Haughley Green</li> </ul>

## 11. POLICIES AND PROPOSALS OF THE HAUGHLEY PARISH NEIGHBOURHOOD PLAN

- 11.1 This section of the Haughley Parish Neighbourhood Plan (HPNP) sets out the policies and proposals that will be used up to 2036 to achieve the vision and objectives for the Parish. Each policy, or set of policies, is set out under the appropriate objective.

### Overall Strategy for accommodation of new development in Haughley

- 11.2 As noted, Haughley is identified as a Core Village in the emerging Joint Local Plan. Because of the amount and nature of services already available, the village is expected to contribute to meeting a level of growth in the District Council area commensurate with its designation, but this Plan ensures that such growth will not have a detrimental impact on the historic and natural environment assets, the infrastructure and the amenity of existing residents in the Neighbourhood Plan area.
- 11.3 The village comprises the main built-up area around the centre of the village, plus the small hamlets of Haughley Green and Haughley New Street. However, given that the village services including the primary school and shops, are located in the centre of the village then this will be the location for most of the additional growth in order to facilitate the support of these services without

necessarily increasing the number of car journeys to them. This will be further encouraged through the provision of new pedestrian and cycle routes as well as the improvement of the existing networks.

- 11.4 Away from the centre of the village, limited opportunities for small scale development exist at Haughley Green and Haughley New Street. These existing hamlets already contain a number of homes and there are limited opportunities within them for limited infill development.
- 11.5 The Settlement Boundaries define the built-up area of Haughley, Haughley Green and Haughley New Street within which development is acceptable in principle. Outside the Settlement Boundaries countryside policies apply. The purpose of the Settlement Boundaries was to confirm a presumption in favour of infill or groups of up to five homes within these boundaries, subject to other considerations such as impact. The consultation on the emerging Joint Local Plan in 2017 proposed the retention of these boundaries with possible amendments to the boundary of Haughley village incorporating identified possible new development sites as well as the designation of a new Settlement Boundary at Haughley New Street. If sites are allocated within the Neighbourhood Plan, this will form a new Settlement Boundary. The proposed Settlement Boundary according to Policies HAU3, HAU4 and HAU5 is per Proposals Map PM2. This Neighbourhood Plan has reviewed the boundaries and these are shown on the Proposals Maps PM2, PM3 and PM4.
- 11.6 Elsewhere in the Plan area, outside the Settlement Boundaries, there is a need to protect the environment and landscape value that provides the setting of the village. Generally, development will not be permitted in this area unless in exceptional circumstances, or where there is a specific allocation in the development plan (the Neighbourhood Plan, Mid Suffolk Local Plan or County Council Minerals and Waste Plan).

## **OBJECTIVE 1 – NEW HOUSING AND DEVELOPMENT**

**To ensure that all new housing and all new development in Haughley village and Parish is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in a suitable home and where local housing needs are met, while retaining the rural character of the village and Parish.**

- 11.7 This Neighbourhood Plan accepts the principle of development within the “Housing Development Settlement Hierarchy” and “Spatial Distribution” sections of the Emerging JLP.
- 11.8 Under these sections, Mid Suffolk has a residual need for new housing between 2017 and 2036 of 5,820 new dwellings. Haughley is categorised as a “Core Village”, meaning that it has a high level of services and facilities that are judged to be of importance in relation to sustainability and vitality of the local community.
- 11.9 We have looked at the role of visual, environmental and capacity views. Based on this we are proposing that by 2036 there will be up to 150 new homes. Subject to all the evidence and community infrastructure this is the maximum acceptable number.

11.10 In planning for future housing, the views of the residents of Haughley Parish have also been taken into account. This includes the Housing Needs Survey undertaken in May 2016. This survey was commissioned by Haughley Parish Council and carried out by Community Action Suffolk. 179 surveys were returned and 556 surveys were not returned, being a return rate of 24%. The analysis showed;

- 76% of respondents were in favour of housing development comprising of small to medium sizes homes for people with local connections as well as general housing, and
- 127 people were in need of housing comprising a mix of property types, bedroom numbers and tenures. Development should provide a variety of affordable housing of different types and tenures within each site and market housing of different types and tenures within each site.
- The need for smaller dwellings and bungalows has been consistently made by residents in the Housing Needs Survey and in all consultation. This also reflects the Ipswich and Waveney Housing Market Areas SHMA (September 2017) which states that new owner-occupied housing should be 27% two bedroom and 9.2% one-bedroom accommodation.

The financial information provided suggested that Haughley Parish Council, Local Authority and Registered Providers may want to consider including a mix in the tenure of properties.

*See Supporting Document SD1 1.11 "Housing Needs Survey - May 2016" for survey questionnaire and Executive Summary.*

### **Location of new homes**

11.11 The designation of the Settlement Boundaries around the existing built up areas of the village will ensure that most new homes will be located in locations that are well related to existing services and facilities in the village. New housing development that will meet the needs of the village for the period to 2036 will take place on sites that are specifically allocated in this Neighbourhood Plan or within the Settlement Boundaries. Within the existing Settlement Boundaries, the opportunities for the construction of new homes are limited. However, throughout the lifetime of the Neighbourhood Plan it is likely that there will be new opportunities that will come forward through the redevelopment of sites, or the consideration of small infill plots between existing buildings. Such proposals will be supported in principle, subject to the impact of individual schemes and their location.

11.12 Within the main part of the village it is appropriate for development within the Settlement Boundary to potentially consist of a small group of dwellings of up to five homes, in line with the policy for Settlement Boundaries in the 1998 Mid Suffolk Local Plan. However, in Haughley Green and Haughley New Street, there are no services and facilities and their location means that walking to the village shops or primary school is unlikely to be an attractive proposition. This could result in a disproportionate amount of additional car journeys in the village. The construction of new homes in these Settlement Boundaries will, accordingly, be restricted to small scale infilling.

This Plan provides for up to 150 dwellings to be developed between 2016 and 2036 including on the following sites;

**Policy HAU3** New Homes at Land East of King George V Playing Field,

**Policy HAU4** Allocation of Site SS0270 in Station Road East of Millfields for Development, and

**Policy HAU5** Allocation of Part of SS0047 West of Fishponds Way for Development

### **POLICY HAU1 HAUGHLEY'S SPATIAL STRATEGY**

Settlement Boundaries are identified on the Proposals Map PM2, PM3 and PM4. Within these boundaries, development shall be permitted where;

- It is of a scale, density and character appropriate to the location;
- Retention of the site in its present state does not form an essential part of the local character;
- Development would protect and enhance local features of green space, landscape, ecological or historic importance; and
- There is the necessary infrastructure of drainage, sewerage, water supply, electricity, road capacity, school capacity and health services to serve the development, or that it can be made available in time to serve the development.

Outside Settlement Boundaries, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this Plan will be permitted.





## **POLICY HAU2**

### **HOUSING DEVELOPMENTS WITHIN SETTLEMENT BOUNDARIES**

Within the Settlement Boundaries, as defined on the Proposals Maps, PM2, PM3 and PM4, there is a general presumption in favour of residential development. Proposals will be supported where;

- They reflect the role and function of Haughley village and relate well to the existing layout of the village,
- They are of a high standard of design and make a positive contribution to the surrounding environment and rural landscape,
- They do not result in the loss of community facilities in Haughley village,
- They contribute to maintaining an appropriate mix of tenures, types and sizes of dwelling in Haughley village. In particular, bungalows and smaller dwellings of one or two bedrooms will be encouraged,
- If appropriate, they have had regard to the site's location in respect of a heritage asset and have had due regard to the Haughley Conservation Area Appraisal (2008), published by Mid Suffolk District Council,
- Sites including affordable housing should ensure that it is integrated with market housing across a site. Under current planning policy, affordable housing can be sought on sites of more than 10 homes. Development that leads to concentrations of different types and tenures of homes in separate groups will not be supported,
- Each new dwelling should provide parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015, and
- The planning and design guidelines contained in the independent AECOM Masterplanning and Design Guidelines Report (See Supporting Document SD3) and Appendix 2 AECOM "General Design Guidelines" are to be followed.

The scale and nature of all developments must ensure an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.

11.13 MSDC made a call for sites during 2014 and 2016 which were assessed. From that assessment, the land east of King George V Playing Field, site SS0270 which is situated in Station Road east of Millfields; site SS0047, which is situated west of Fishponds Way and north of the River Gipping tributary; and site SS0149 which is situated north of Fishponds Way and north of the River Gipping tributary and east of Abbeyfields, were considered suitable for development by MSDC, who sought views on the sites during the initial Joint Local Plan consultation in August 2017. The consultation did not allocate any sites at that time as the strategy for the distribution of growth had not been determined.

11.14 However, it was felt important that an independent and professional assessment was made of the possible development sites. Also, it was felt equally important that an independent and professional consultation was obtained in order to provide masterplanning and design guidelines that could be utilised for any allocated development sites and any future further development sites during the period of the Neighbourhood Plan. Financial assistance was sought from Locality and AECOM was commissioned to undertake producing a Masterplanning and Design Guidelines Report and a Site Assessment Report.

*See Supporting Document SD3 "AECOM Masterplanning and Design Guidelines Report".*

*See Supporting Document SD2 "AECOM Site Assessment".*

11.15 In summary, the AECOM Site Assessment report concluded the following;

- Site SS0270, situated in Station Road east of Millfields. Site suitable with minor constraints. A medium constraint of an overhead power line would affect the potential number of dwellings. Yield 18-31. Suitable for a site allocation in the Neighbourhood Plan,
- Site SS0047, situated west of Fishponds Way and north of the River Gipping tributary. Site suitable for part development of the site with minor constraints. Yield 25-50. Site suitable for site allocation within the Neighbourhood Plan, and
- Site SS0149, situated north of Fishponds Way and north of the River Gipping tributary and east of Abbeyfields. Site has potential for development subject to significant constraints to be overcome. Yield 120.

11.16 From this independent, expert analysis, the Neighbourhood Plan has included site SS0270 and the partial development of site SS0047 as allocated sites within the Neighbourhood Plan. Together with the site on land east of King George V Playing Field, these three sites have a potential yield of new dwellings which should be sufficient to meet the new housing development required by the Emerging Joint Local Plan during the Neighbourhood Plan period. If further development may be required in the future, site SS0149 should be re-assessed as to its suitability to meet any new housing development need.

11.17 The AECOM Masterplanning and Design Guidelines Report provided guidelines for the possible layout and design guidelines for sites SS0270 and SS0047 which the Neighbourhood Plan accepts. It also provides design

guidelines for any further new housing development during the Neighbourhood Plan period.

- 11.18 The form of all developments should be guided by the principles of the Suffolk Design Guide and Manual for Streets, and Manual for Streets 2.

#### **Land East of King George V Playing Field**

- 11.19 An outline planning application for 98 new homes was submitted to MSDC in August 2017. The proposal included 34 affordable homes, the provision of a junior football pitch, areas of public open space and off-site highway improvements. The District Council resolved to grant planning permission for the development in December 2017 subject to the applicant signing a Section 106 Planning Obligation to secure;
- 35% Affordable units including mix and tenure;
  - Provision and detail of footway links;
  - Contributions and provision of the following highways improvements
    - Zebra Crossing,
    - Footway improvements,
    - Vehicle Activated Speed Sign, and
    - Movement of 30mph zone
  - Landscape Management Plan; and
  - Provision of Open Space and Play Space
- 11.20 Outline planning permission for housing was granted by MSDC on 31 May 2018 after the base date for this Plan. The Neighbourhood Plan reinforces this decision through the identification of the site for housing in accordance with the proposal considered by MSDC. As the development details are worked up, it is expected that proposals should have regard to the housing needs identified through the preparation of this Plan in terms of the size and form of dwellings.

**POLICY HAU3**  
**NEW HOMES AT LAND EAST OF KING GEORGE V PLAYING FIELD**

Land east of King George V Playing Field, as identified on the Proposal Map PM2, is allocated for up to 98 homes providing the following are part of the development;

- A raised table zebra crossing with associated signs and road markings is provided crossing Green Road to Haughley Crawford's School from King George V Playing Field,
- The housing density is no higher than 23 dwellings per hectare (dph),
- A mix of dwelling types and sizes across all tenures including bungalows,
- The development is of high quality design that respects the setting of the site and the local vernacular architecture,
- The development will include up to 35% of affordable housing to address local housing needs,
- Outdoor green space to meet the requirements as set out in the Mid Suffolk Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation or any development standards set out in a local plan or more up-to-date SPD,
- New pedestrian linkages to enable residents to walk to all facilities in the village centre without walking along Green Road. Retain and improve connections to the Public Rights of Way Network,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015, and
- The potential impact of the development on Anglian Water's existing infrastructure is assessed and given consideration.

## **POLICY HAU4**

### **LAND AT STATION ROAD EAST OF MILLFIELDS**

Land at Station Road, east of Millfields (as identified on Proposals Map PM2) has the potential to deliver between 18-31 new homes. The variation in the housing yield is dependent upon the medium constraint of the existing overhead power line either remaining or being buried underground.

Development of the site must follow the stipulations contained in Policy HAU1, Policy HAU2 and follow the guidelines within the AECOM Site Assessment Report and the AECOM Masterplanning and Design Guidelines Report and providing the following are part of the development;

- The housing density is no higher than 23 dwellings per hectare (dph),
- A mix of dwelling types and sizes across all tenures including bungalows,
- The development is of high quality design that respects the setting of the site and the local vernacular architecture,
- The development will include up to 35% of affordable housing to address local housing needs,
- Outdoor green space to meet the requirements as set out in the Mid Suffolk Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation or any development standards set out in a local plan or more up-to-date SPD,
- New pedestrian linkages to enable residents to walk to all facilities in the village centre. Retain and improve connections to the Public Rights of Way Network,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015, and
- The potential impact of the development on Anglian Water's existing infrastructure is assessed and given consideration.



The site west of Fishponds Way lies in a very favourable location for archaeological activity from all periods, on a south facing slope overlooking a tributary of the River Gipping. A number of cropmark ring ditches, likely to be represent the sites of Bronze Age burial mounds, are recorded on the opposite side of the river in similar topographic locations. Scatters of Roman and medieval finds have also been recorded in the area. To ensure that national and local plan policies are met, archaeological assessment should be undertaken prior to the determination of any planning applications, proportional to the impacts of proposed development. This could comprise geophysical survey and/or trenched evaluation at that stage. The impacts of development in this area upon the historic landscape will also need to be taken into consideration.

The site boundary is outside Flood Risk Zone 2 or 3, which is to the south of the site. See Figure 4 on page 29 illustrating the proximity of flood risk to the site allocation.

Residents expressed a desire many times of the importance of having a continuous route for all pedestrians, buggies, wheelchairs, horses and cyclists from Tothill to the Eve Balfour Way junction on Fishponds Way. Because of this concern, there is a need to improve the existing route.

## **POLICY HAU5**

### **LAND AT WEST OF FISHPONDS WAY**

Land west of Fishponds Way, as identified on Proposals Map PM2 has the potential to deliver between 25-50 new homes. The minor constraints of the developed tree line, proximity to flood risk Zone 1 and 2 and proximity to the sewerage works must be fully assessed.

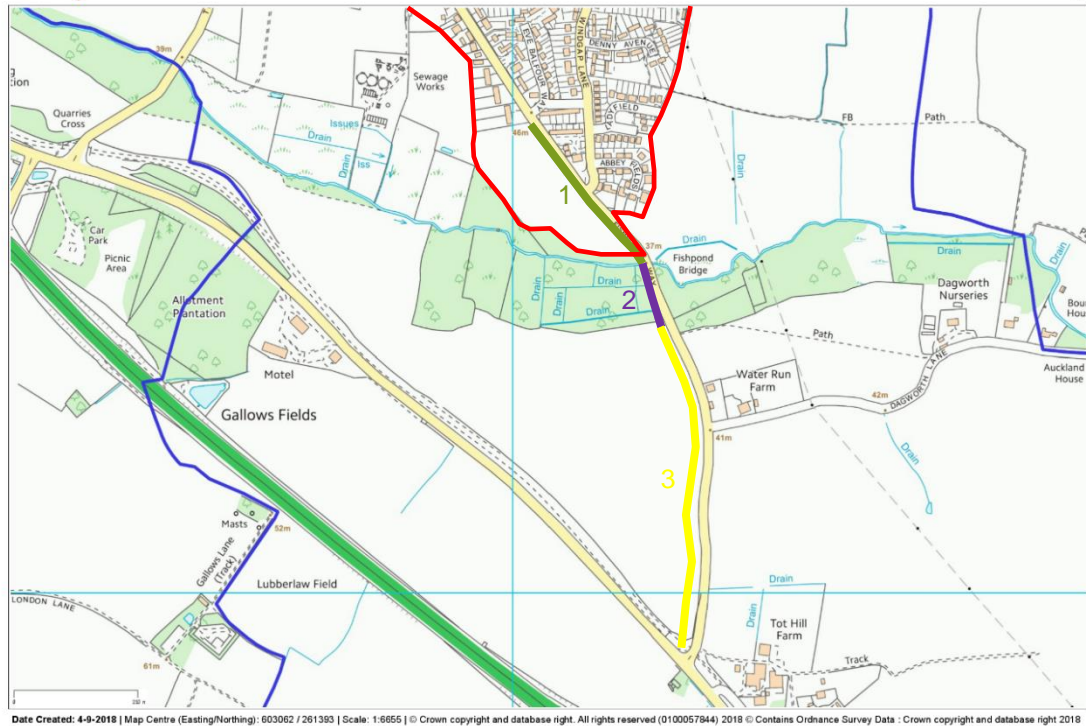
Development of the site must follow the stipulations contained in Policy HAU1, Policy HAU2 and follow the guidelines within the AECOM Site Assessment Report and the AECOM Masterplanning and Design Guidelines Report and providing the following;

- The housing density is no higher than 23 dwellings per hectare (dph),
- A mix of dwelling types and sizes across all tenures including bungalows,
- The development is of high quality design that respects the setting of the site and the local vernacular architecture,
- The development will include up to 35% of affordable housing to address local housing needs,
- Outdoor green space to meet the requirements as set out in the Mid Suffolk Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation or any development standards set out in a local plan or more up-to-date SPD,

## **POLICY HAU5 (CONTINUED)**

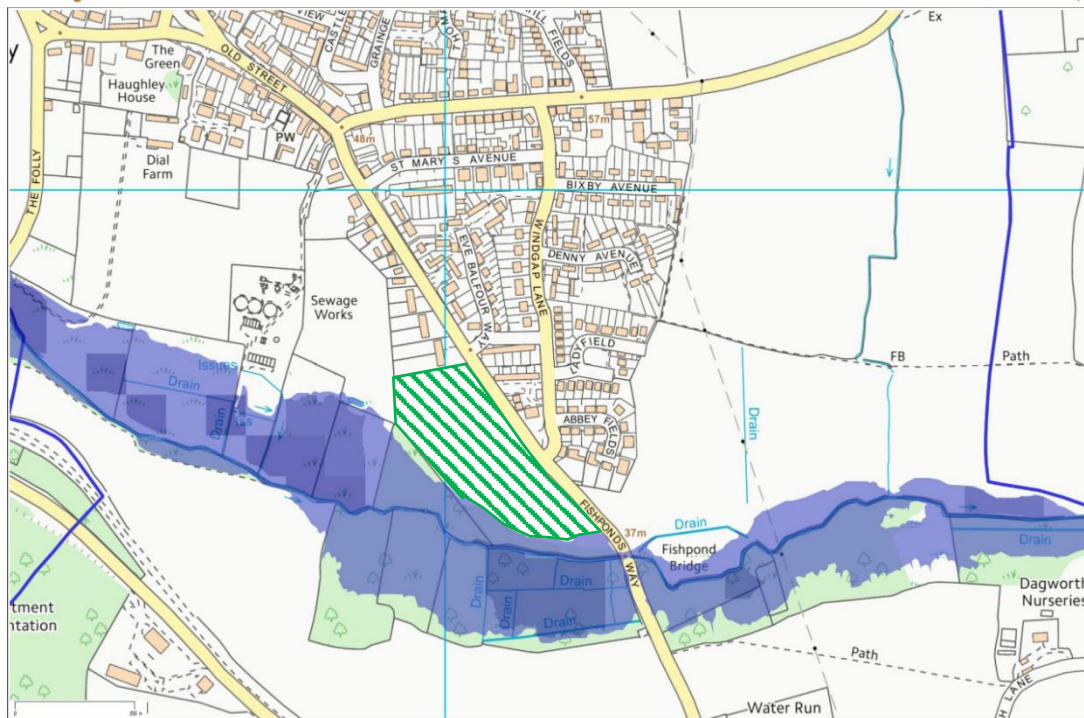
### **LAND AT WEST OF FISHPONDS WAY**

- New pedestrian linkages to enable residents to walk to all facilities in the village centre. Retain and improve connections to the Public Rights of Way Network. Safe crossing points are provided,
- Each new dwelling will include adequate parking space at least to minimum standards, as contained within the Suffolk Guidance for Parking updated 2015,
- A new route will be provided as part of the development from the River Gipping tributary along Fishponds Way to the Eve Balfour Way junction on Fishponds Way, suitable for all pedestrians, buggies, wheelchairs, horses and cyclists. In addition, the development should facilitate the connection of a new route between the development and the northern end of the bridleway (B38) in Fishponds Way, from the south side of the River Gipping tributary (see Figure 3 on page 29 of the area concerned),
- The potential impact of the development on Anglian Water's existing infrastructure is assessed and given consideration, and
- An archaeological assessment is carried out.



1. Proposed new route in the development
  2. Connecting new route required
  3. Existing bridleway
- Settlement Boundary

Figure 3.



 Allocated Development Site SS0047

Figure 4





- 11.21 Commercial and industrial sites located in the Parish are important contributors to the current and future economic wellbeing of Haughley.

#### **POLICY HAU6 SITES FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

Commercial and industrial developments will be supported where they are situated on the brownfield sites of;

- The ex-Little Chef building adjacent to the Travelodge Hotel situated on the south side of the old A14, with acceptable Use Classes A3 and B2,
- The previous commercial areas of Haughley Park, with acceptable Use Classes B1 and Bs, and
- The Tothill site surrounding and adjacent to the BP Garage and retail outlets on the north side of the Old A14 leading towards Stowmarket, with acceptable Usage Classes A1, A3 and B1.

as identified on the Proposals Maps PM5 and PM6.

#### **POLICY HAU7 PROTECTION OF EMPLOYMENT AND EXISTING BUSINESSES**

Proposals for non-employment use on sites and premises used and/or designated on the Proposals Maps PM5 and PM6 for employment purposes, will only be permitted where;

- It will not result in a loss of employment provision in the Neighbourhood Plan area,
- There is sufficient supply of alternative and suitable employment land available within the Neighbourhood Plan area or in adjacent towns and villages to meet local employment job growth requirements,
- It can be demonstrated that the current employment use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months,
- The existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site,
- An alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local businesses and employment needs,
- It is for an employment related support facility such as employment training/education, workplace crèche or industrial estate café, and
- An alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.

- 11.22 Good broadband and mobile phone connectivity is increasingly essential for business, social and domestic activities enabling more people to work from home and more business enterprises to set up in the Parish. Consequently, this helps reduce the need for travel. The provision of high speed broadband is seen as essential for all development proposals (dwellings and businesses) in the Parish.

**POLICY HAU8  
BROADBAND**

All new dwellings and business buildings shall incorporate a suitable infrastructure to enable high speed broadband to be connected.

**OBJECTIVE 2 – HISTORIC BUILT ENVIRONMENT**

**To preserve and enhance the historic built environment of Haughley.**

- 11.23 The Conservation Area and Heritage Assets in the village provide its essential character as an historic village. Residents value the Conservation Area and Heritage Assets and wish to retain them without alteration.
- 11.24 A Heritage Asset is defined by Historic England 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. Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing). A list of designated Heritage Assets (as at December 2017) is shown in Appendix 1.
- 11.25 The Conservation Area in Haughley was originally designated by East Suffolk County Council in 1972 and inherited by MSDC at its inception in 1974.

Conservation Area Appraisal adopted in 2008 by Mid Suffolk.



**POLICY HAU9**  
**DEVELOPMENT AFFECTING HAUGHLEY'S HISTORIC ENVIRONMENT**

To ensure the conservation and enhancement of Haughley's historic environment, proposals should;

- Preserve or enhance the significance of the Heritage Assets of the village, their setting and the wider village,
- Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area,
- Contribute to the local distinctiveness, built form and scale of Heritage Assets through the use of appropriate design and materials,
- Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the village's character, appearance and its setting,
- Demonstrate a clear understanding of the significance of the asset and the setting in which the Heritage Asset sits, alongside assessment of the potential impact of the development on the Heritage Asset and its setting,
- Provide clear justification for any works that would lead to harm or substantial harm to a Heritage Asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal, and
- Substantial harm to or a loss of a Grade II listed building should be exceptional. Substantial harm to or a loss of a Scheduled Monument or Grade I listed building should be wholly exceptional.

In particular, development proposals will be supported where they;

- Achieve continuity in street frontage building lines set on the back edge of the pavement,
- Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area,
- Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding the use of applied features or detailing,
- Reinforce local identity by the use of the traditional materials used in the Conservation Area, and
- Re-use traditional buildings which contribute to townscape quality, and
- Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. SCC Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Local Plan policies are met. SCC Archaeological Service can advise on the level of assessment and appropriate stages to be undertaken.

**POLICY HAU10**  
**POSSIBLE NEW DEVELOPMENT IN THE CONSERVATION AREA**

All new development within the Conservation Area (as identified on the Proposals Map PM2) and/or within the setting of a listed building will be expected to enhance the positive attributes of the Heritage Asset.

Development that will harm a Heritage Asset or the setting of a Heritage Asset will not be supported unless substantial public benefits outweigh the harm.

**POLICY HAU11**  
**DEVELOPMENT DESIGN AND CHARACTER**

All new development will be expected to enhance the positive attributes of the village and local design features. Development will not be supported where it has a detrimental impact on the character of the area in which it is located.

New development will be supported when, where relevant, it;

- Demonstrates consideration has been given to the use of brownfield sites/conversion of existing buildings. For greenfield sites, demonstrates consideration has been given to the ability and viability of the development to take place on vacant brownfield sites or the conversion of existing buildings,
- Is capable of being connected to essential infrastructure of drainage, sewerage, water supply, electricity, road capacity, school capacity and health services to serve with capacity,
- Does not have a detrimental effect on residential amenity by reason of noise or other nuisance,
- Does not have a severe cumulative adverse effect on the safe and efficient operation of the existing transport and road infrastructure,
- Does not result in the loss of an area which makes a significant contribution to public amenity by virtue of its open space character, appearance and function,
- Includes measures and facilities that encourage walking and cycling, wherever possible,
- Makes a contribution to local identity and sense of place,
- Is suitable in terms of overall design and appearance of the proposed development (including size, scale, density, layout, access) when assessed in relationship with surrounding buildings, spaces and other features of the street scene,
- Uses, and where appropriate re-uses, local and traditional materials,
- Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation, and
- Includes adequate parking space to at least legal minimum standards contained within the Suffolk Guidance for Parking updated 2015, and private and public amenity for future residents.







### **OBJECTIVE 3 – FACILITIES AND SERVICES**

**To enhance Haughley's role as a Core Village by protecting and improving existing facilities and services.**

- 11.26 As a Core Village, Haughley village has a limited but important function as a local centre. Growth within the village may help to support and enhance existing businesses, services and community activities. Equally this function needs to be protected if Haughley is to remain a sustainable location for new homes. Haughley therefore needs to retain existing facilities and services.
- 11.27 There has been considerable concern shown by residents over the condition and suitability of Haughley Crawford's School building and lack of sufficient recreational space. There is also perceived benefit in integrating the pre-school and Haughley Crawford's School.
- 11.28 It has been calculated that Haughley Parish will require new cemetery space within the next 20 years. St Mary's Church has advised (31 January 2018) that it expects to continue to use the churchyard and would seek permission from church authorities should there be a need to make space available.
- 11.29 The role of Haughley as a local centre will be enhanced by protecting valuable services and facilities.

#### **POLICY HAU12 PROTECTION OF LOCAL COMMUNITY FACILITIES**

Proposals for the change of use of social or community facilities, such as the Co-op store, Post Office, public house, Village Hall, Maxwell Charnley Community Room, Ron Crascall Pavilion, leisure and sports facilities, education facilities and religious buildings as would result in the loss of such facilities, will not be supported unless;

- Equivalent or better provision for the facility to be lost is made elsewhere within the Settlement Boundary, or
- It can be demonstrated that despite active marketing, there is no longer a demand for the facility.

**POLICY HAU13  
PROVISION OF NEW RETAIL AND COMMUNITY FACILITIES**

Development proposals for new, expanded or improved retail and community facilities in Haughley village will be supported when;

- They do not have an adverse impact on residential amenity,
- Their design enhances the character of the immediate surroundings and is sympathetic to the locally distinctive nature of traditional design in the village,
- They do not lead to traffic management problems,
- They provide for walking and cycling and they link into existing pedestrian and cycle routes, and they provide cycle parking to at least the minimum standard outlined in the Suffolk Guidance for Parking updated 2015, and
- Off-road car parking in the central part of Haughley village should be considered as part of the proposed facility. Retail parking standards included within the Suffolk Parking Guidance should be referenced.

- 11.30 The Neighbourhood Plan is primarily a document for planning processes. However, during the process of Local Consultation, several issues were identified by residents that are not related to the planning process. These are able to be addressed as “Community Needs and Desires” in the Neighbourhood Plan.

**COMMUNITY NEEDS AND DESIRES**

**CND1 HAUGHLEY CRAWFORD’S SCHOOL**

It is recommended that Haughley Parish Council approach Mid Suffolk District Council and/or Suffolk County Council to seek ways to improve the current condition and suitability of Haughley Crawford’s School building, recreational facilities and possible integration of the pre-school including the identification of a new suitable site.

**CND2 KING GEORGE V PLAYING FIELD AND RON CRASCALL PAVILION**

It is recommended that Haughley Parish Council approach Mid Suffolk District Council and/or Suffolk County Council to investigate and actively pursue ways to improve and expand the provision of sports, recreational and social facilities within the King George V Playing Field and Ron Crascall Pavilion.



### **CND3 CEMETERY SPACE**

It is recommended that on an annual basis, Haughley Parish Council review, with advice and guidance from St Mary's Church, any possible requirement for new cemetery space.

## **OBJECTIVE 4 - ENVIRONMENT**

**To ensure that sustainable development is secured for this and future generations by protecting key environmental assets (e.g. green spaces and landscapes) and taking account of constraints e.g. flooding.**

- 11.31 Consultation during the preparation of the Neighbourhood Plan showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Paragraph 76 of the NPPF enables Neighbourhood Plans to identify green areas of particular importance to them for special protection and to rule out new development, other than in very special circumstances. Paragraph 77 provides criteria for the consideration of identifying Local Green Space, requiring that they should be;
- in reasonably close proximity to the community they serve,
  - demonstrably special to a local community and hold 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
  - local in character and not an extensive tract of land.
- 11.32 An appraisal of green spaces has been completed and is available as Supporting Document SD4 "Local Green Space Appraisal" to this Plan. The appraisal has concluded that the following local green spaces, as shown on the Proposals Maps PM2 and PM3, are designated as Local Green Spaces.

**POLICY HAU14  
PROTECTION OF LOCAL GREEN SPACES**

The following sites as identified on the Proposals Maps as Local Green Spaces will be protected from development.

Football pitch and children's play area (King George V Playing Field),  
Village green,  
Haughley Green Cricket,  
Church graveyard,  
Gallowsfield Wood,  
Haughley Castle Motte and Bailey.

Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure, are not affected by this designation.

*See Supporting Document SD4 "Local Green Space Appraisal".*

- 11.33 There is a presumption against the development of any land other than those sites identified as suitable for development within this Neighbourhood Plan. The proximity of Haughley village to the countryside is an important part of the identity of the village.

*See Supporting Document SD5 "Landscape and Visual Assessment of Haughley".*

- 11.34 Many of the approaches to the settlements of Haughley Parish are considered to be of high visual sensitivity as identified within the Proposals Maps PM3 and PM7. A strong view of the residents of Haughley Parish is that the rural landscape providing a separate village and hamlet character is an essential part of the character of Haughley Parish. The assessment of the rural landscape is contained in the Supporting Document SD5 "Landscape and Visual Assessment of Haughley".

**POLICY HAU15  
PROTECTION OF RURAL LANDSCAPE**

Within Settlement Boundaries, visually important open spaces, as identified on the Proposals Map PM2, will be protected from development because of their contribution to the character or appearance of their surroundings and their amenity value to the local community.

All developments should be expected to minimise impacts on the landscape and to enhance landscape character wherever possible. Development will not be permitted outside the settlement boundary unless in exceptional circumstances or where there is a specific allocation in the Neighbourhood Plan.

Elsewhere in the Plan area, outside the Settlement Boundaries, there is a need to protect the environment and landscape value that provides the setting of the village. Generally, development will not be permitted in this area unless in exceptional circumstances or where there is a specific allocation in the development plan (the Neighbourhood Plan, Mid Suffolk Local Plan or County Council Minerals and Waste Plan).

**POLICY HAU16  
RIGHTS OF WAY AND ACCESS**

New housing and business developments shall facilitate the use of the network of existing paths and bridleways in and around Haughley Parish through, where necessary, improved linkages from the development to the network. This network will be protected, and consideration will be given to opportunities to enhance and increase provision as part of development in Haughley Parish, for the benefit of the local and wider community and businesses.



## **OBJECTIVE 5 - TRAFFIC**

**To ensure that traffic and transport issues in Haughley Parish are tackled, including enhanced provision for walking and cycling.**

*See Supporting Documents;*

*SD1 1.12 "Drop-in Event October 2017 Parishioners' Comments Regarding Traffic Issues"*

*SD6 "Traffic Issues in Haughley Parish including Traffic Census".*

## **COMMUNITY NEEDS AND DESIRES**

### **CND4 - TRAFFIC CALMING HAUGHLEY CRAWFORD'S SCHOOL**

It is recommended that Haughley Parish Council approach Mid Suffolk District Council and/or Suffolk County Council concerning the provision of traffic calming measures between Haughley Crawford's School and King George V Playing Field with urgent consideration given to a raised platform pedestrian crossing and moving the 30mph speed limit in Green Road to the north side of the proposed new development east of King George V Playing Field.

### **CND5 – FISHPONDS WAY FOOTPATH**

It is recommended that Haughley Parish Council will approach Mid Suffolk District Council and/or Suffolk County Council to investigate and actively pursue the upgrading of the footpath and provision of a footpath where none currently exists between Tothill and the Eve Balfour Way junction on Fishponds Way making it suitable for all pedestrians, buggies, wheelchairs, horses and cyclists.

### **CND6 – HAUGHLEY GREEN FOOTPATH**

It is recommended that Haughley Parish Council will approach Mid Suffolk District Council and/or Suffolk County Council to investigate and actively pursue the provision of a footpath within Haughley Green, utilising part of the existing road.



#### **CND7 – HAUGHLEY TRAFFIC CALMING AND SAFETY**

It is recommended that Haughley Parish Council approach Mid Suffolk District Council and/or Suffolk County Council to undertake additional studies to improve traffic calming and safety through the centre of Haughley village, giving consideration to the provision of designated parking areas. In the event of any development and new or expanded retail development within Haughley village, the developer must give consideration to constructively investigate the possibility of creating off-site parking in order to serve facilities.





## **APPENDICES**

### **APPENDIX 1**

#### **LIST OF HERITAGE ASSETS WITHIN HAUGHLEY PARISH**

##### **Listed Buildings Within Haughley Parish (As at December 2017)**

###### **Haughley Castle – Scheduled Monument**

- List Entry Number: 1006069

###### **Haughley House, The Green, Haughley**

- List Entry Number: 1181171
- Grade: II

###### **Haughley Bushes, Haughley New Street**

- List Entry Number: 1285013
- Grade: II

###### **Haughley Park and Attached Garden Walls on Three Sides**

- List Entry Number: 1181268
- Grade: I

###### **Conference Centre, Formerly Barn and Stable, 100 Metres South East of Haughley Park House**

- List Entry Number: 1032704
- Grade: II

###### **House, 20 Metres West Southwest of Green Farmhouse, Wetherden Road, Haughley Green**

- List Entry Number: 1032675
- Grade: II

###### **Green Farmhouse, Wetherden Road, Haughley Green**

- List Entry Number: 1032674
- Grade: II

###### **Stable Aligned North South 15 Metres North East of Green Farmhouse, Wetherden Road, Haughley Green**

- List Entry Number: 1352294
- Grade: II

###### **Shrub Farmhouse, Fir Tree Lane, Haughley Green**

- List Entry Number: 1181133
- Grade: II

**Old Hall Cottage, Fir Tree Lane, Haughley Green**

- List Entry Number: 1181158
- Grade: II

**Dial Farm Cottage, 18 Old Street, Haughley**

- List Entry Number: 1032671
- Grade: II

**47 Old Street, Haughley**

- List Entry Number: 1032709
- Grade: II

**58 Old Street, Haughley**

- List Entry Number: 1284972
- Grade: II

**Haugh Farmhouse, Haugh Lane, Haughley**

- List Entry Number: 1285087
- Grade: II

**Former Parish Coalhouse, The Green, Haughley**

- List Entry Number: 1246875
- Grade: II

**Aukland House, Dagworth, Haughley**

- List Entry Number: 1032692
- Grade: II

**18 and 19 Duke Street, Haughley**

- List Entry Number: 1032697
- Grade: II

**Barn 60 Metres South West of New Bells Farmhouse, New Bells Road, Haughley Green**

- List Entry Number: 1181369
- Grade: II

**Laurel Farmhouse, Wetherden Road, Haughley Green**

- List Entry Number: 1032676
- Grade: II

**Sussex Cottage, Fir Tree Lane, Haughley Green**

- List Entry Number: 1032698
- Grade: II

**Wassicks Farmhouse, New Bells Road, Haughley Green**

- List Entry Number: 1032706
- Grade: II

**New Bells Cottage, New Bells Road, Haughley Green**

- List Entry Number: 1181327
- Grade: II

**Mere Farm Cottages, 1 and 2 Green Road, Haughley**

- List Entry Number: 1181214
- Grade: II

**Sorrels House, Dagworth, Haughley**

- List Entry Number: 1032693
- Grade: II

**Bridge Farmhouse, Haughley New Street**

- List Entry Number: 1032707
- Grade: II

**57 and 59 (Part) Old Street**

- List Entry Number: 1032710
- Grade: II

**Old Hall, Bacton Road, Haughley**

- List Entry Number: 1352302
- Grade: II

**Dial Farm Cottage, 20 and 28 (Part) Old Street, Haughley**

- List Entry Number: 1352331
- Grade: II

**The Firs, Fishponds Way, Haughley**

- List Entry Number: 1032699
- Grade: II

**Palmers Bakers and Confectioners Shop, The Green, Haughley**

- List Entry Number: 1032701
- Grade: II

**The Old Forge, Old Street, Haughley**

- List Entry Number: 1032708
- Grade: II

**One Acre, Haughley New Street**

- List Entry Number: 1285038
- Grade: II

**Barn 80 Metres North West of Castle Farmhouse, Duke Street, Haughley**

- List Entry Number: 1352305
- Grade: II

**13 and 14 Duke Street, Haughley**

- List Entry Number: 1352306
- Grade: II

**Previous Premises of The White Horse Inn, Haughley New Street**

- List Entry Number: 1352308
- Grade: II

**The Glebe, Old Street, Haughley**

- List Entry Number: 1352309
- Grade: II

**Rookery Farmhouse, Bacton Road, Haughley**

- List Entry Number: 1181016
- Grade: II

**Old Thatch, 59 (Part) and 61 Old Street, Haughley**

- List Entry Number: 1181494
- Grade: II

**44 (Part), 46 And 48 Old Street, Haughley**

- List Entry Number: 1032711
- Grade: II

**Unoccupied House, 50 Metres South of Old Hall Cottage, Fir Tree Lane, Haughley Green**

- List Entry Number: 1352307
- Grade: II

**Previous Premises of A J Prigg, Butcher, Old Street, Haughley**

- List Entry Number: 1352310
- Grade: II

**Hill Farmhouse, Station Road, Haughley**

- List Entry Number: 1352333
- Grade: II

**Walnut Tree Manor, Haughley Green**

- List Entry Number: 1032703
- Grade: II

**New Bells Farmhouse, New Bells Road, Haughley Green**

- List Entry Number: 1032705
- Grade: II

**Post Office, The Post Office, 4 The Green, Haughley**

- List Entry Number: 1181114
- Grade: II

**Previous Premises of Fish and Chips and Video Shop, 43 and 45 Old Street, Haughley**

- List Entry Number: 1181473
- Grade: II

**51, 53 and 55 Old Street, Haughley**

- List Entry Number: 1181483
- Grade: II

**Boards Farmhouse, Spikes Lane, Old Newton with Dagworth, Haughley**

- List Entry Number: 1032688
- Grade: II

**3 Duke Street, Haughley**

- List Entry Number: 1032694
- Grade: II



**The Grange, Duke Street, Haughley**

- List Entry Number: 1032695
- Grade: II

**The Old Moat House, 20 Duke Street, Haughley**

- List Entry Number: 1032696
- Grade: II

**The White House, The Green, Haughley**

- List Entry Number: 1032700
- Grade: II

**Mere Close Farm, Green Road, Haughley**

- List Entry Number: 1032702
- Grade: II

**22 and 24 Old Street, Haughley**

- List Entry Number: 1284979
- Grade: II

**Walnut Tree Cottages, 35 and 37 Old Street, Haughley**

- List Entry Number: 1284990
- Grade: II

**Tothill House, A45, Haughley**

- List Entry Number: 1352282
- Grade: II

**1 Duke Street, Haughley**

- List Entry Number: 1352303
- Grade: II

**Previous Premises of Franklins (Newsagent) and Beam Ends, Old Street, Haughley**

- List Entry Number: 1352311
- Grade: II

**Chilton House, 32 Old Street, Haughley**

- List Entry Number: 1352312
- Grade: II

**Coach House and Stables 70 Metres North of Plashwood House**

- List Entry Number: 1352332
- Grade: II

**Dial Farmhouse, Old Street, Haughley**

- List Entry Number: 1032672
- Grade: II

**Shepherds Farmhouse, Shepherds Lane, Haughley**

- List Entry Number: 1032673
- Grade: II

**The Kings Arms Public House, Old Street, Haughley**

- List Entry Number: 1284984
- Grade: II

**Antrim House, The Old Counting House Restaurant, The Green, Haughley**

- List Entry Number: 1181191
- Grade: II

**Church of St Mary The Virgin, Duke Street, Haughley**

- List Entry Number: 1352304
- Grade: I

## APPENDIX 2

### GENERAL DESIGN GUIDELINES AS SHOWN IN THE AECOM MASTERPLANNING AND DESIGN GUIDELINES SD3

#### General questions to ask and issues to consider when presented with a development proposal

This section presents a number of general design principles, each one followed by a number of questions against which design proposals should be judged. The aim is to assess all proposals by objectively answering the questions below.

Not all the question will apply to every development. The relevant ones, however, should provide an assessment overview as to whether the design proposal has taken into account the context and provided an adequate design solution.

*The Design Proposal should:*

**A. Harmonise and enhance existing settlement in terms of physical form pattern or movement and land use.**

- What are the particular characteristics of this area which have been taken into account in the design?
- Is the proposal within a conservation area?
- Does the proposal affect or change the setting of a listed building or listed landscape?

**B. Relate well to local topography and landscape features, including prominent ridge lines.**

- Does the proposal harmonise with the adjacent properties?
- Has careful attention been paid to height, form, massing and scale?
- If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?
- Does the proposal maintain or enhance the existing landscape features?
- How does the proposal affect the trees on or adjacent to the site?
- How does the proposal affect the character of a rural location?

**C. Reinforce or enhance the established urban character of streets, squares and other spaces.**

- What is the character of the adjacent streets and does this have implications for the new proposals?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- Does the proposal positively contribute to the quality of the public realm/streetscape and existing pedestrian access?
- How does the proposal impact on existing views which are important to the area?
- Can any new views be created?

**D. Reflect, respect and reinforce local architecture and historic distinctiveness.**

- What is the local architectural character and has this been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?

**E. Retain and incorporate important existing features into the development.**

- What are the important features surrounding the site?
- What effect would the proposal have on the streetscape?
- How can the important existing features including trees be incorporated into the site?
- How does the development relate to any important links both physical and visual that currently exist on the site?

**F. Respect surrounding buildings in terms of scale, height, form and massing.**

- Is the scale of adjacent buildings appropriate to the area?
- Should the adjacent scale be reflected?
- What would be the reason for making the development taller?
- If the proposal is an extension, is it subsidiary to the existing house?
- Does the proposed development compromise the amenity of adjoining properties?
- How does the development impact on neighbour amenity?

**G. Adopt appropriate materials and details.**

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local material?
- Does the proposal use durable materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?

**H. Integrate with existing paths, streets, circulation networks and patterns of activity**

- What are the essential characteristics of the existing street pattern?
- How will the new design or extension integrate with the existing arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?
- Do the new points of access have regard for all users of the development (including those with disabilities)?

**I. Provide adequate open space for the development in terms of both quantity and quality.**

- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Are there existing trees to consider?
- Will any communal amenity space be created. If so, how this will be used by the new owners and how will it be managed?

**J. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.**

- What effect will services have on the scheme as a whole?
- Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
- Has the lighting scheme been designed to avoid light pollution?

**K. Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment.**

- Has the proposal been considered in its widest context?
- Is the landscaping to be hard or soft?
- What are the landscape qualities of the area?
- Have all aspects of security been fully considered and integrated into the design of the building and open spaces?
- Has the impact on the landscape quality of the area been taken into account?
- Have the appropriateness of the boundary treatments been considered in the context of the site?
- In rural locations has the impact of the development on the tranquility of the area been fully considered?

**L. 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.**

- Has adequate provision been made for bin storage?
- Has adequate provision been made for waste separation and relevant recycling facilities?
- Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
- Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
- Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
- Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?



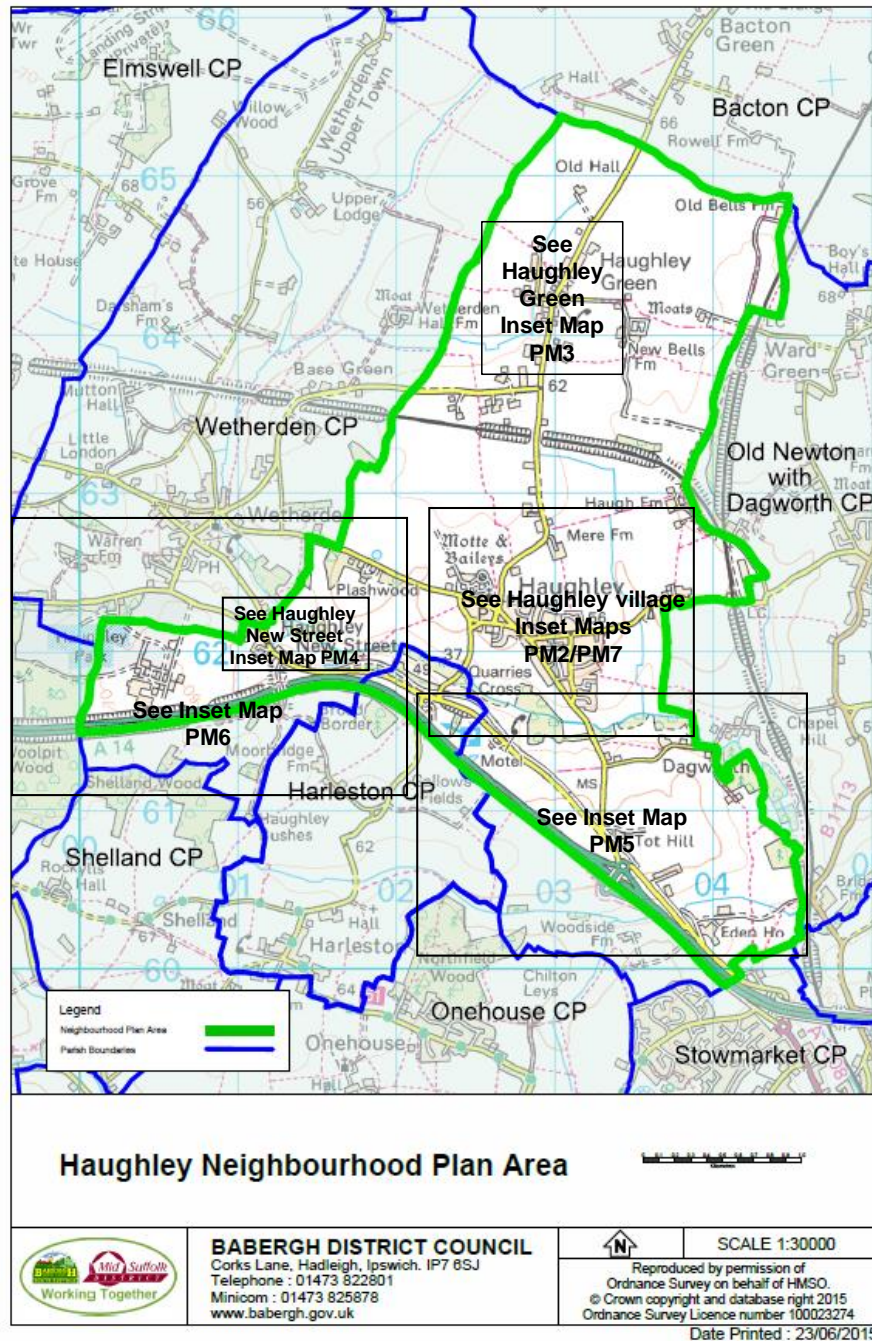


# **HAUGHLEY PARISH NEIGHBOURHOOD PLAN 2016-2036**

## **PROPOSALS MAPS**

## PROPOSALS MAP PM1

### LOCATIONAL RELATIONSHIP OF AREAS WITHIN HAUGHLEY PARISH



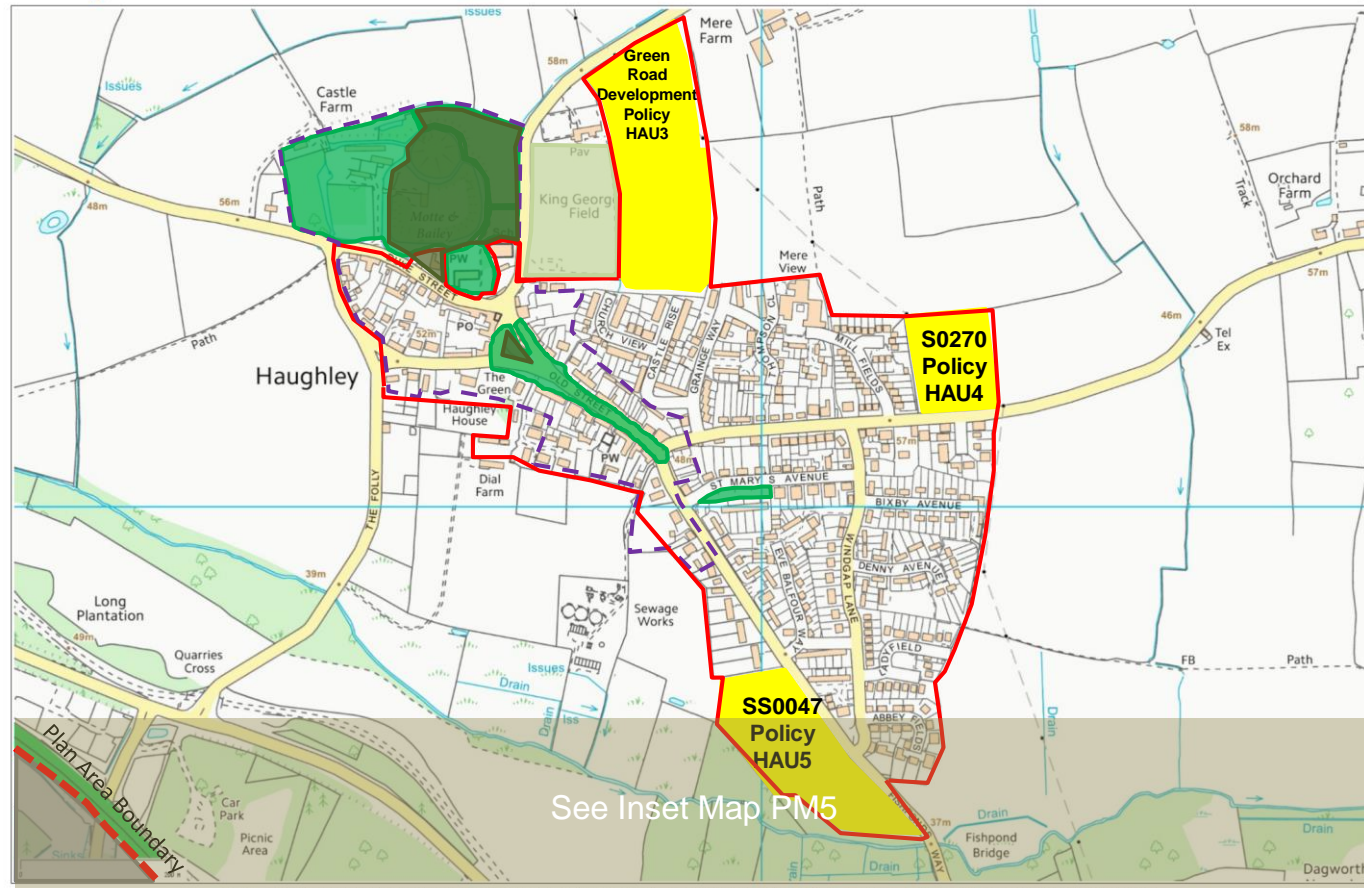
## PROPOSALS MAP PM2

## HAUGHLEY VILLAGE

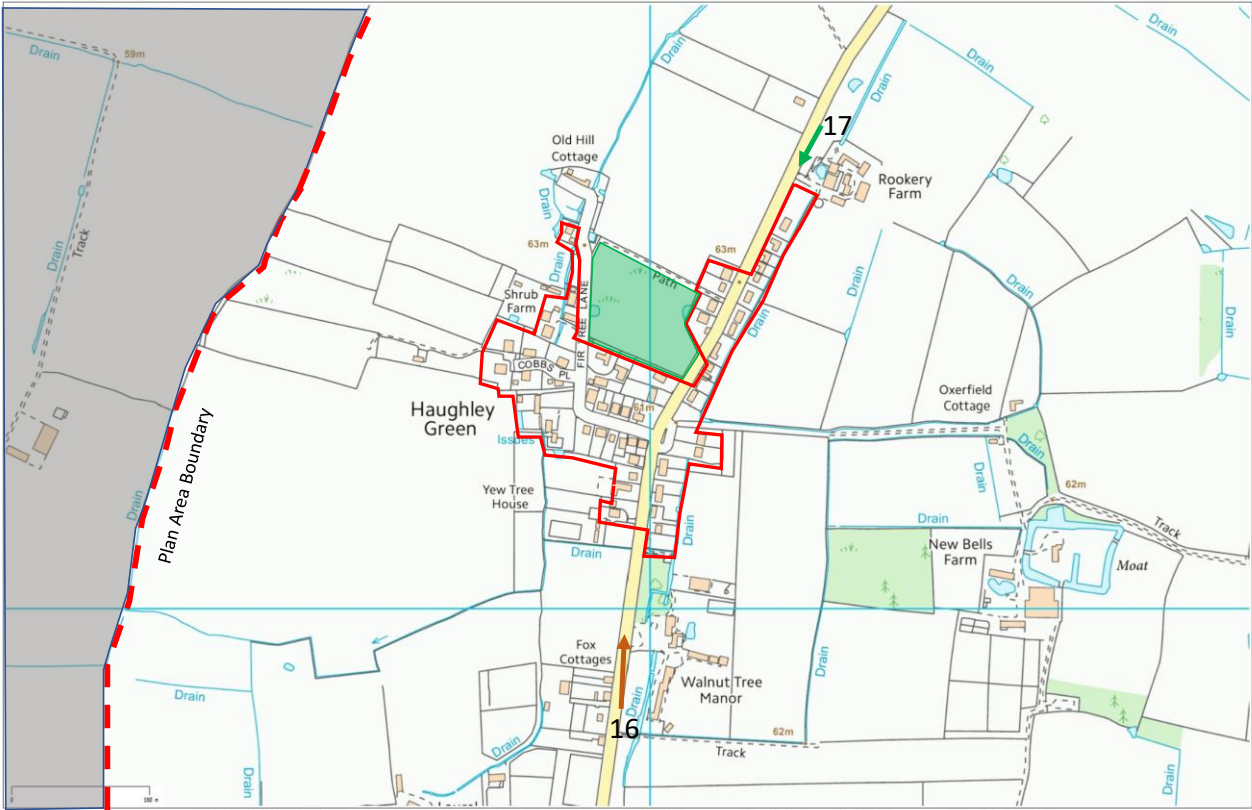


- |  |   |
|--|---|
| <span style="color: red;">—</span> Revised Settlement Boundary         | <span style="color: green;">■</span> Visually Important Open Spaces                                       |
| <span style="color: purple;">---</span> Conservation Area Policy HAU10 | <span style="color: lightgreen;">■</span> Local Green Spaces Policy HAU14                                 |
| <span style="color: yellow;">■</span> Allocated Development Sites      | <span style="color: darkgreen;">■</span> Visually Important Open Space and Local Green Space Policy HAU14 |

Haughley CP



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Principal Views:

- Settlement Boundary
- Local Green Space - The Cricket Policy HAU14
- Low Significance
- Medium Significance
- High Significance
- 16 – 17 View Reference Numbers (see SD11)



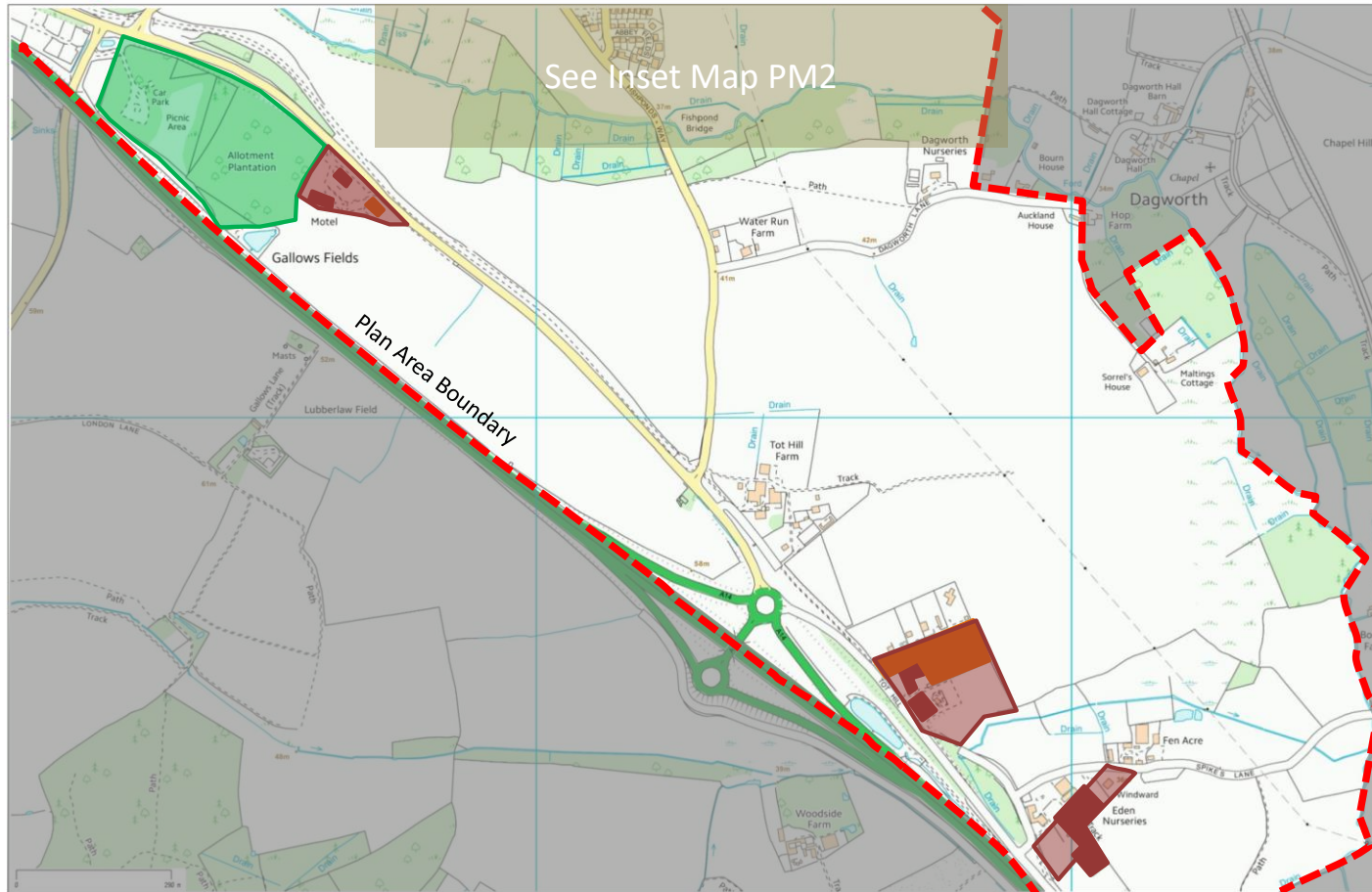


— Settlement Boundary  
 ■ Employment Site Policy HAU7

Principal Views:  
 ← Low Significance  
 → Medium Significance  
 → High Significance  
 14 – 15 View Reference Numbers (see SD11)

## ParishOnline

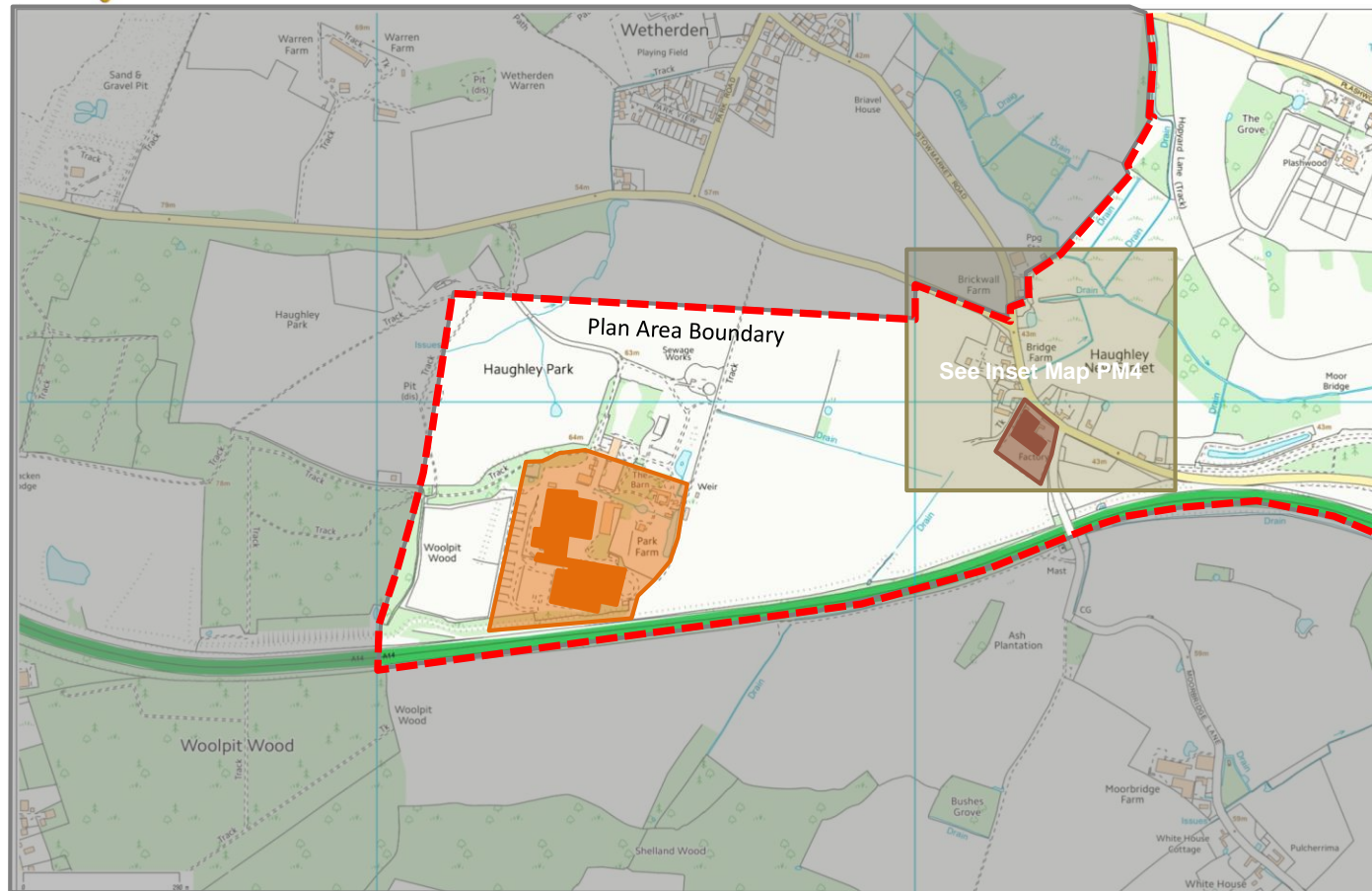
## COMMERCIAL, INDUSTRIAL AND POSSIBLE EMPLOYMENT DEVELOPMENT SITES AND LOCAL GREEN SPACE

Haughley CP 

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- Employment Sites Policy HAU7  
 Possible Employment Development Sites Policy HAU6  
 Local Green Space – Gallowsfield Wood Policy HAU14



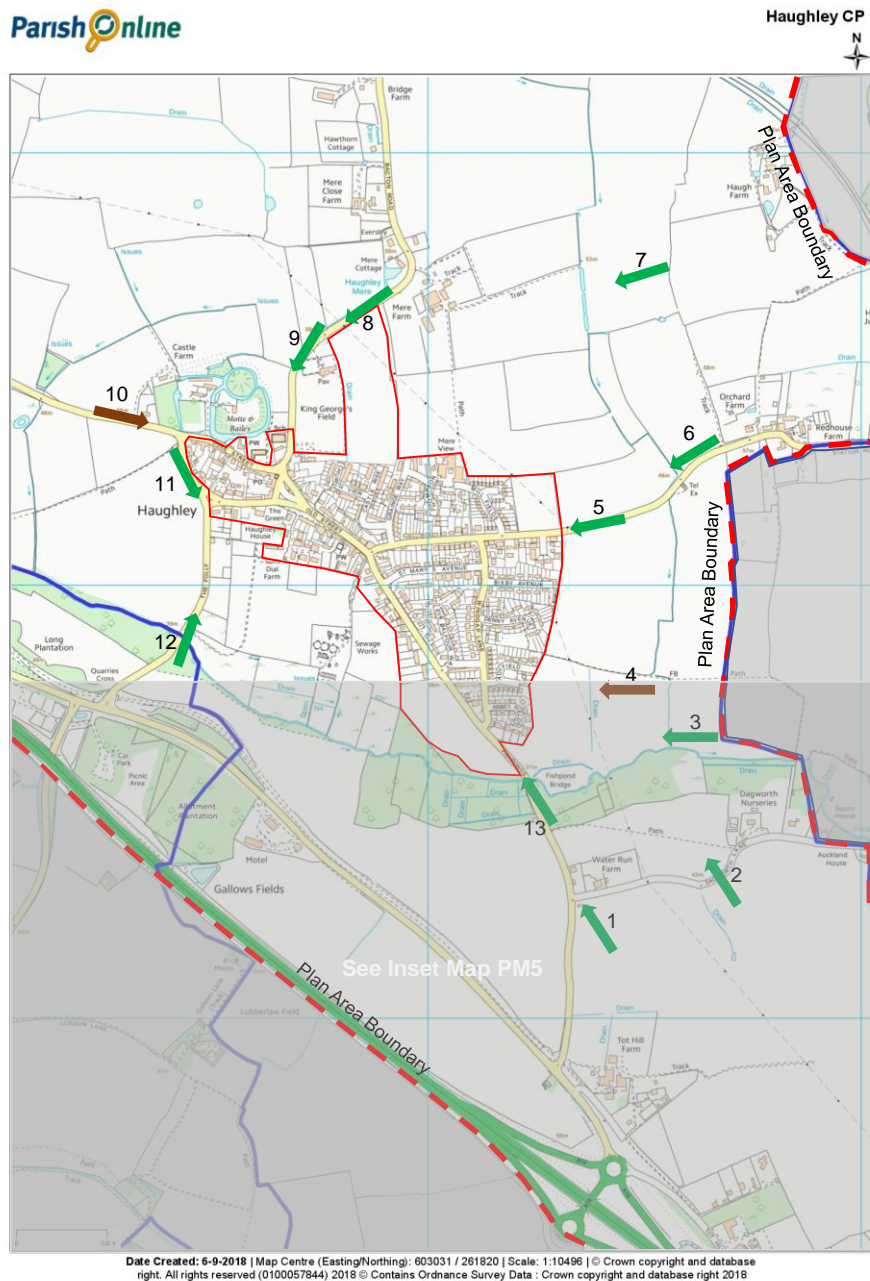


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-  Employment Sites Policy HAU7
-  Possible Employment Development Sites HAU6

## PROPOSALS MAP PM7

### PRINCIPAL VIEWS IN AND AROUND HAUGHLEY VILLAGE



- Low Significance
- Medium Significance
- High Significance

1 – 13 View Reference Numbers (see Supporting Document SD5)

— Revised Settlement Boundary