

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036



PRE-SUBMISSION CONSULTATION VERSION
OCTOBER 2018

FOREWORD

This is the draft Neighbourhood Plan for the parish of Elmsett. It has been prepared by a Steering Group of local residents established by the Parish Council under agreed Terms of Reference and has been developed to establish a vision for the village and to help deliver the local community's housing needs and aspirations for the period to 2036.

Neighbourhood Plans were introduced in the 2011 Localism Act and, when complete, the Elmsett Neighbourhood Plan will become part of the statutory town planning framework for the Babergh district. The Steering Group has consulted and listened to village residents on a range of issues that are of concern to the well-being, sustainability and long-term future of our rural community.

Every effort has and will be made to ensure that the policies and actions contained in this document reflect the views and aspirations of the majority of Elmsett residents.

This document is the "pre-submission draft Neighbourhood Plan". Following this round of consultation, the Plan will be amended where necessary and then submitted to Babergh District Council for them to take it through the final formal stages of the process. These will entail:

- A check that the Plan meets the legal requirements.
- A further 6 weeks consultation period for comments.
- An examination by a qualified, independent examiner and,
- if recommended by the examiner, progression to a local referendum.

If the referendum shows local support (more than 50% of those voting being in favour) then the Neighbourhood Plan will proceed to adoption and be used by the local planning authority, as part of the statutory development plan, in the determination of planning applications in Elmsett.

The Parish Council has engaged Places4People Planning Consultancy to help with the preparation of the Plan.



Neighbourhood Plan Working Group Members
Alan Newman - Group Chairman (Parish Council)
Jeremy Francis - Group Secretary
Amanda Bishop (initial stages)
Stan Coram (Parish Council)
Ian Chambers
James Crabtree
David Ford
Andrew Morton
Allan Mountfield
Andrew Woodgate (Parish Council)

Summary:

The Plan makes provision for the construction of up to 60 new homes in the village by 2036, primarily on sites at Hadleigh Road and Whatfield Road that were recently granted planning permission. It also restricts any new development outside the main built-up area, other than allowing the potential for infill plots at Rookery Road. It also seeks to retain employment uses at Poplar Hall and Gate Farm and allow their sensitive expansion subject to there being no unacceptable local impacts.

In addition, the Plan identifies important environmental assets such as important views, green spaces and heritage features that should be protected.

CONTENTS

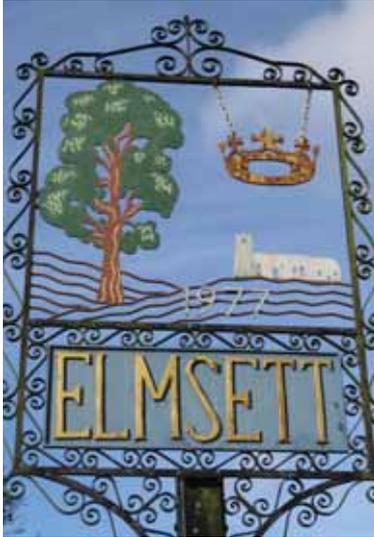


1	Introduction Why a Neighbourhood Plan for Elmsett? - Purpose and Scope of Plan - How the Plan has been prepared	6
2	The Plan Area The designated area - The stages of preparation - Household Survey - School Discussion	9
3	Elmsett in Historical Context Village History - Key Census data - Household Survey - Built and Natural Environment Designations - The Historic Built Environment - The Natural Environment - Current issues	12
4	Planning Policy Context	22
5	The Plan Sustainable Development	24
6	Vision and Objectives Objectives	25
7	Planning Strategy The Elmsett Planning Strategy	26
8	Housing Land off Hadleigh Road - Land at Whatfield Road - Affordable Housing - Housing Space Standards - Dwelling Sizes	28
9	Historic and Natural Environment Elmsett's Landscape Setting, Local Green Spaces - Important Views - Heritage Assets Development Design Considerations	38
10	Infrastructure, Jobs and Facilities Jobs - Village Services and Facilities	44
11	Proposals Maps	48
12	Glossary	52
	Appendix 1 – Listed Buildings	54

POLICIES

Policy EMST1 – Spatial Strategy	27
.....	
Policy EMST2 – Housing Development	31
.....	
Policy EMST3 – Land at Hadleigh Road	33
.....	
Policy EMST4 – Land South of Whatfield Road	33
.....	
Policy EMST5 – Affordable Housing on Rural Exception Sites	35
.....	
Policy EMST6 – Housing Space Standards	37
.....	
Policy EMST7 – Housing Mix	37
.....	
Policy EMST8 – Area of Local Landscape Sensitivity	38
.....	
Policy EMST9 – Local Green Spaces	39
.....	
Policy EMST10 – Protection of Important Views	41
.....	
Policy EMST11 – Elmsett Special Character Area	41
.....	
Policy EMST12 – Heritage Assets	42
.....	
Policy EMST13 – Development Design Considerations	43
.....	
Policy EMST14 – Communications Technology	44
.....	
Policy EMST15 – Employment Sites	45
.....	
Policy EMST16 – Community Facilities and Services	46
.....	
Policy EMST17 – Open Space, Sport and Recreation Facilities	47
.....	

1. INTRODUCTION



1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established by the Parish Council which is the “qualifying body” as defined by the Localism Act 2011.

1.2 The Plan focuses on local planning related matters and provides the village with greater opportunities than ever before to influence change and development within our area, based upon a fair and democratic consultation process supported by Babergh District Council and the Parish Council.

1.3 The local community wishes to preserve the character and services of the village as much as possible. It has a charming and unique character but is vulnerable to external change and, hence, needs to be protected and preserved. There is a recognition that outside pressures will have a growing impact upon the village, and we will need to be prepared to respond. These have already materialised in the form of a number of proposals for housing growth in the village and it is essential that any future growth has regard to the importance of ensuring that services and facilities have the capacity to cope with growth and that there is no adverse impact on our natural and historic environment.

1.4 The Plan is structured to provide information about the neighbourhood plan process; the village's distinct character, history and geography; and the Vision, Objectives and Plan. The Plan itself contains planning policies and community actions. The latter do not form part of the development plan but identify local initiatives to address

issues and concerns raised during the community engagement undertaken in preparing the Plan. The community actions are identified differently from the planning policies to avoid confusion.

Why a Neighbourhood Plan for Elmsett?

1.5 In 2017 Babergh District Council announced that there was no longer a five years supply of available housing sites in the district. The consequence of this was that their local plan policies for the location of new housing developments were deemed, under government planning guidelines, to be out-of-date. This resulted in speculative and unplanned housing proposals being submitted across the district, including in Elmsett.

1.6 At the Parish Council public meeting on 2 October 2017 the council formally agreed to start the process of making a Neighbourhood Plan for Elmsett. At its meeting on 6 November 2017, following a tendering exercise, the Parish Council appointed Places4People as its planning consultant to assist and steer its way through the legal framework. All of this work has been grant funded from the Government Neighbourhood Planning Grant initiative via Locality, for which the Parish Council is grateful.

1.7 The Localism Act 2011 provides the opportunity and tools for communities to shape how areas will change and grow through the preparation of their own Plans. These Neighbourhood Plans, when properly made will become part of the legal planning framework for the designated area.

1.8 A neighbourhood plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area. It is about the use and

development of land and contains a vision statement, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development.

1.9 Town and Parish councils are encouraged to produce their own Neighbourhood Plans enabling local people to have a say in how their neighbourhood grows and develops. In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning.

1.10 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 Local Plan.

1.11 The Neighbourhood Plan has been prepared by a steering group representing Elmsett Parish Council which, for the purposes of the Localism Act, is the “qualifying body”. Preparation of the Plan has been supported by Places4People Planning Consultancy. The content of the Neighbourhood Plan has been led by the community and shaped by results of surveys and drop-in events to ensure that the Neighbourhood Plan reflects the aspirations of the community.

1.12 This Draft Neighbourhood Plan represents the conclusion of that work and provides a Plan that conforms with the strategic planning policies of the current Babergh Local Plan, the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the local community.

Purpose and Scope of Plan

1.13 When work on the Neighbourhood Plan started, its purpose and scope was agreed. In summary, the Neighbourhood Plan was to be an approved, legally recognised, planning document that would describe how Elmsett should develop as a sustainable, mixed, thriving community of residents and businesses over the next 20 years. Any recommendations for development would be judged by the views and opinions expressed by the community, informed by analysis of the historical and current physical characteristics and demographic composition of the village.

1.14 The Plan would be confined to the Elmsett Parish boundary. It was agreed that it would concentrate mainly upon the needs and planning aspirations of all residents regarding housing development and It would identify:

- The demographic development of the village over the past 30 years and consider likely changes in the future.

- The likely requirements for the range of accommodation needed for a sustainable mixed community of businesses and homes
- Possible locations which may provide suitable sites for development and the planning restrictions necessary to protect the character of the village.
- It would also consider those valued environmental, material and social assets that should be protected.

1.15 The Plan would therefore focus on the provision of homes but would also consider the transport, education, health and well-being requirements as needed.

1.16 This draft Plan has had regard to the originally agreed purpose and scope but, while being in line with the current adopted Babergh Local Plan Core Strategy, provides a framework for the period to 2036.



How the Plan has been prepared

1.17 The Neighbourhood Plan Regulations require a neighbourhood plan to:

- Be appropriate, having regard to National Planning Policy.
- Contribute to achieving sustainable development.
- Be in general conformity with strategic policies in the development plan for the local area; and
- Be compatible with EU obligations and Human Rights requirements.

1.18 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan.

1.19 Following individual leafletting of the village residents and an article in the village newsletter, all residents were invited to a drop-in session at the village hall held on 1 and 2 December 2017. The sessions were very well supported with over 120 visitors attending and at that meeting names were taken of those interested in sitting on the Steering Group.

1.20 A comprehensive Household Survey was distributed to all households in April 2018, the content of which was informed by comments received at the drop-in events. The results of the survey are reported later in this Plan.



VILLAGE HALL EVENT

1.21 The stages that remain in the preparation of the Plan are identified in the diagram below:



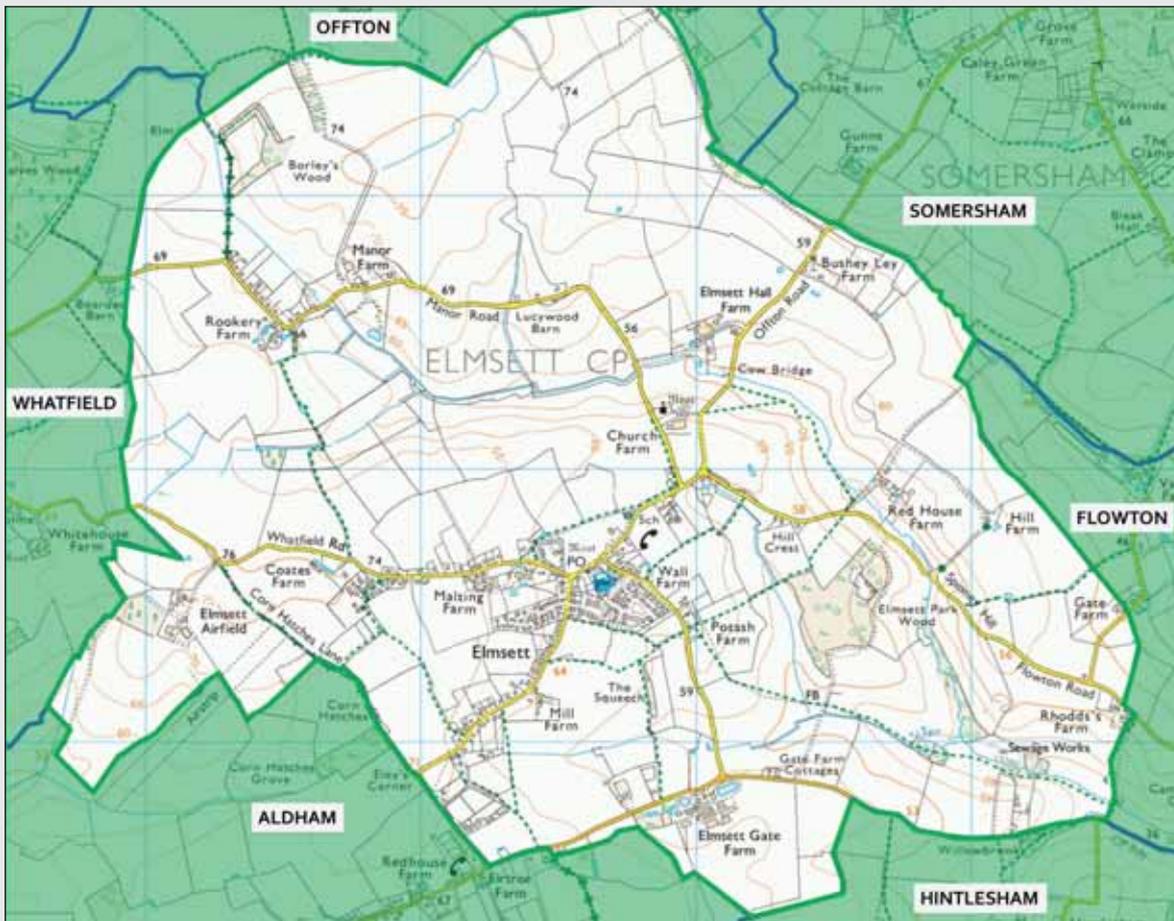
2. THE PLAN AREA

2.1 On 27 October 2017, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the whole parish as a Neighbourhood Plan Area. Details of the application, publication

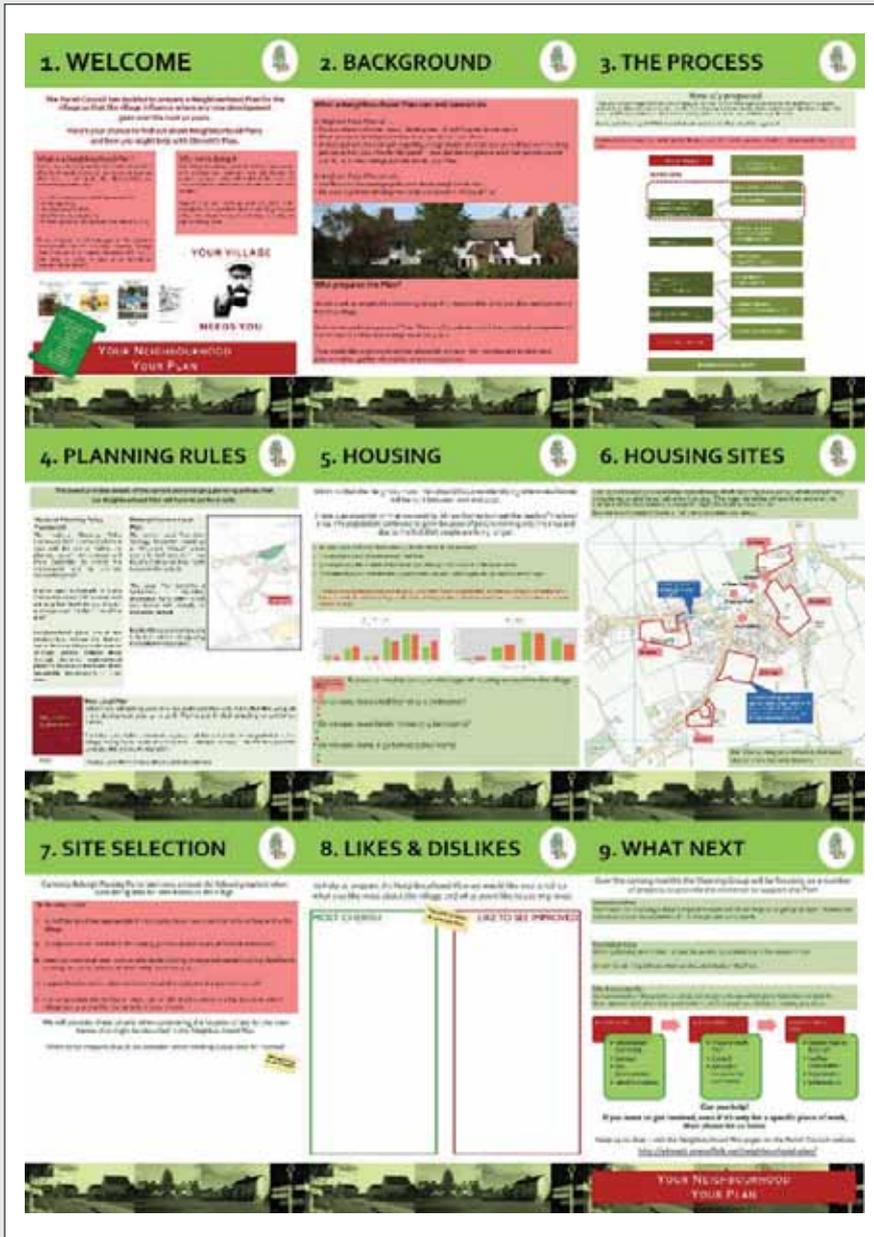
and designation can be viewed on the District Council's website under Neighbourhood Planning in Elmsett.

2.2 There are no other designated Neighbourhood Plan areas within this

boundary and the Parish Council is the "qualifying body" responsible for the preparation of the Neighbourhood Plan for this area.



THE DESIGNATED AREA



The stages of preparation

2.3 A drop-in event to publicly launch the preparation of the Plan was held on the evening of Friday 1st December 2017 and the morning of Saturday 2nd December 2017 at the village hall. Every house in the village was leafleted and we welcomed over 120 residents through the doors over the two-day period.

2.4 A note of all those attending was taken, and residents viewed a series of information boards, prepared by Places4People, explaining the Plan process and why we were doing it. Attendees were also asked whether they would like to contribute to the process. The content of the Information Boards is illustrated on this page.

Household Survey

2.5 As a further part of the community engagement process an introductory letter and questionnaire was delivered during April and May 2018 to all residents of the age of 16 and over. The completed questionnaires were collected two weeks after they were delivered. As an alternative, residents were able to access the questionnaire online using an access code from the introductory letter. In all we achieved a 65% return rate.

2.6 The questionnaires were totally anonymous, other than a post code, and were analysed using google forms that provided the analytics to produce the results in a large spreadsheet and the ability to produce graphs and bar charts.

School Discussion

2.7 Members of the Steering Group were invited to visit the Primary School in July 2018 to talk about the Neighbourhood Plan and ask children what they thought about their village and whether they would like to have further facilities. The ensuing discussion produced the following:

Things children liked about living in Elmsett:

- Lots of space
- Lots of nature and fields
- Everything close and easy to get to
- Good shop
- Quiet roads
- Quiet to relax in gardens
- Being able to walk to school
- Trees for wildlife



Some of the negative things:

- Only one shop
- Speed of cars
- Tall grass in front of ditches
- Dogs poo everywhere
- Lots of potholes
- Roadworks diversion
- Not enough buses
- Blind corners
- Harvest spiders
- Number of houses being built
- Not enough bins



Children's Wishlist:

- Zebra Crossing near Methodist Church or shop
- Lollipop person
- Upgrade play equipment at Mill Lane
- More football pitches
- Buses to Hadleigh / Ipswich at weekends
- Tennis court
- Better village hall
- Skate park



3. ELMSETT IN HISTORICAL CONTEXT

Mentioned in a will dated about the year 975 Ylmesaetun:
"The settlement by the elm trees"

3.1 Elmsett: Different spelling, same place. Still a settlement and classified in today's planning policy documents as a Hinterland Village. The 975 will made by Lady Aethelflaed leaves the estate of Elmsett together with seven other estates to her sister Aelflaed, who in 1002 left it to "my Lord the King", who was Ethelred the Unready. Later it came into the ownership of King Harold II and was confiscated, with the rest of the Country, after the Battle of Hastings by the victor, Duke William of Normandy. William handed Elmsett for safe keeping to one of his financiers, Roger D'Auberville, who appears to have spent most of his time thereafter in London and France rather than his estates.

3.2 Until the end of World War 2, Elmsett was an entirely agricultural community. Although farm mechanisation made a momentous change to all such villages from the late 1770's onward, it is noted that the register of births from 1883 to 1945 records still show the fathers' occupation as 96% agricultural in nature. By 1950 there is a considerable change, reflecting the fact that mechanised farms needed fewer workers and improved means of travel made access to work outside the community easier. Elmsett then became a different village. More people were attracted to settle in this rural place and this led to a surge in house building with its attendant surge in population. In the 1801 census there were 324 inhabitants. In 1961 there were 363 by 1971 there were 530 and today there are approximately 800.

3.3 Elmsett still retains many buildings with the Suffolk characteristic timber frames and thatched roofs. These are highly valued nowadays as the last examples of characterful construction. They have survived because they are built on a low brick foundation. Earlier timber frames without the supporting bricks rotted away and were lost. Some have been given a "modernised" outward appearance in Edwardian and Victorian times, but inside still preserve the original timbers. There are also some "tythe barns" in the area, although they are mostly now changed into dwellings. Timber frames can still be seen inside some buildings which on the outside look much later in date.

3.4 Elmsett had five or six windmills, their names preserved in modern house names. In the centre of the village opposite the Rose and Crown public house is the Rectory Meadow with a large playing area between the School and Village Hall at one end and the Old Rectory at the other. Farm land and Buckles Wood lie beyond. Surprisingly, this is not the original Village Green, which was a long triangular area extending for nearly half a mile from the Old Rectory on the north side of Whatfield Road. There is a record of a Royal Charter allowing a toy fair on the green dated in the 13th. century, and it would have been used as an animal pound and cattle market as well as more usual Village Green events. Most houses which are built on the old Green are modern, but one is listed and stands at what was probably the western end.



3.5 A sad note in the history of the village is that a bomb was dropped in 1941 by a German aircraft which was caught in the beam of a searchlight and it destroyed a row of eight cottages in The Street, ten residents were killed. Modern houses stand on the site now.

3.6 A strange Memorial Stone, ten feet or more in height, stands accusingly opposite the gate to Elmsett Parish Church. On it is carved "To commerate (sic.) the Tythe Seizure at Elmsett Hall of furniture, including a baby's bed & blankets, herd of dairy cow, eight corn and seed stacks valued at £1200 for a Tythe valued at £385." In 1932, at a time when the recession meant that farms were in serious financial difficulty, the Church continued to insist on it's "pound of flesh". The Memorial was erected by a very angry Charles Westren, the farmer. However, before the bailiffs could carry out the seizure, Elmsett Hall was barricaded and the Church Commissioners successfully turned away by a very large and angry crowd of Villagers and Farmers some of whom came in support from as far away as Cambridge. This unpopular law was changed in 1936 and finally abolished by Parliament in October 1977.



LOCATION OF ELMSETT

3.7 Outside the immediate village area there are farm fields and woods. One wood is the remains of Elmsett Park wood which dates back to medieval time as a Royal hunting wood. Another, Lucy Wood was rooted up prior to 1950. After the end of the Second World War, between 1945 and 1969 there was an upsurge of new building, filling in the spaces between older properties. This resulted in a very "linear" style and gave the new properties large gardens both at the front and rear. The exceptions to this layout were the older Council houses, with smaller front gardens but still generously large back gardens. A similar arrangement was adopted for the Council properties in Garrards Road.

3.8 There were two further developments, larger but following the same style. In the mid-60's Newlands was built followed in the late 60's by Windings. In the mid 80's Sawyers was developed, this was a different style again with larger detached houses. Further development in the village included the re-development of the Mill Site and the provision of local needs housing at Hazelwood and Church View.

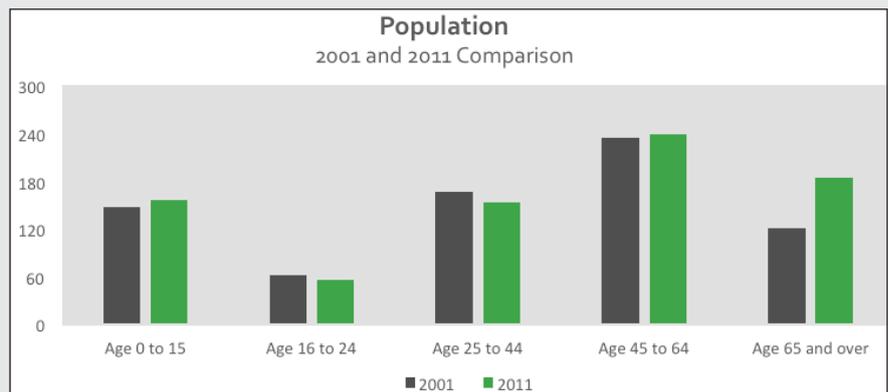
3.9 And so, to the present. The access roads into Elmsett follow the route of centuries - old farm tracks. Indeed, Flowton Road was gated until about 1945. Most houses throughout the village have good views of the surrounding farmland. The Village Shop, Village Hall, Pub and School are well supported and used. Beyond these, the only other main sources of local employment remain the farms and that provided on the Airfield site.

3.10 Most of the village is now connected to fast broadband which does enable home working. Services connections including gas are available for most houses and for businesses, Anglian Water are now replacing the old water main through the village from Aldham to Whatfield. Roads are not lit, other than Hazelwood and Church View. "No street lights" is a decision supported by the majority of residents and we therefore enjoy dark skies and clear views of the heavens.

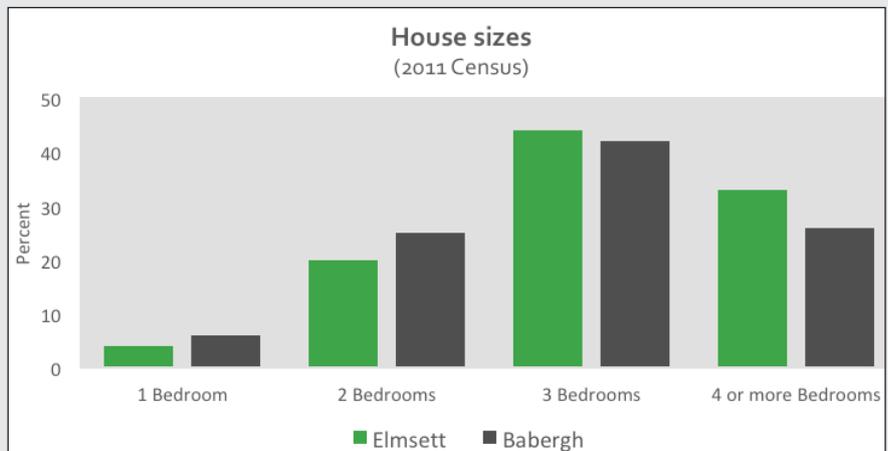
3.11 So, the village of Elmsett grew into a modern, quiet, neighbourly place to live.

Key Census data

3.12 The most recent estimated population of Elmsett is 772 (2016). The 2011 Census, which provides an accurate count rather than an estimate, returned a population of 788, a 7 ½% increase over the 2001 population. However, in 2011 23% of the population was aged 65 or over compared with 16% ten years earlier.



3.13 When compared with the whole of Babergh district, the village has a higher proportion of homes that have three or more bedrooms. This is not unusual for villages as the larger settlements such as Sudbury and Hadleigh will have a higher proportion smaller properties.



3.14 At the time of the 2011 Census, 74 people worked in Elmsett while 340 residents were in employment. Of these, 30% were in part-time jobs. The average distance travelled to work is 22 kilometres (13.6 miles), although 16.5% work mainly from home.



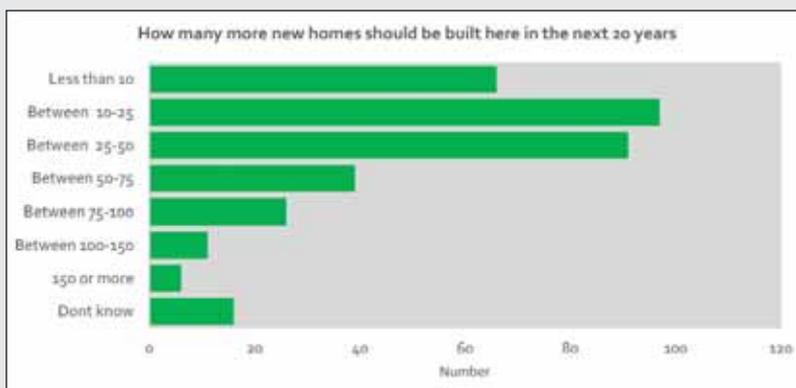
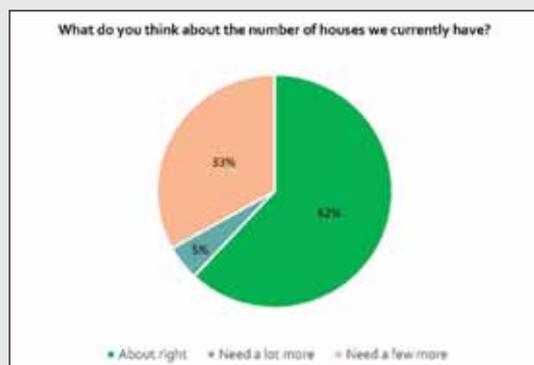
Household Survey

3.15 In line with National Planning Policy Framework (NPPF) guidelines, the Elmsett Neighbourhood Plan survey was conducted in order not to obstruct or disagree with our District Council and National Plans, but instead to 'take the pulse' of the village with regard to both what is cherished about our rural village life along with the negative issues, current or perceived. In short, to identify what we must seek to protect or correct, as we enter a period of change with the potential of new housing developments and population growth in the future.

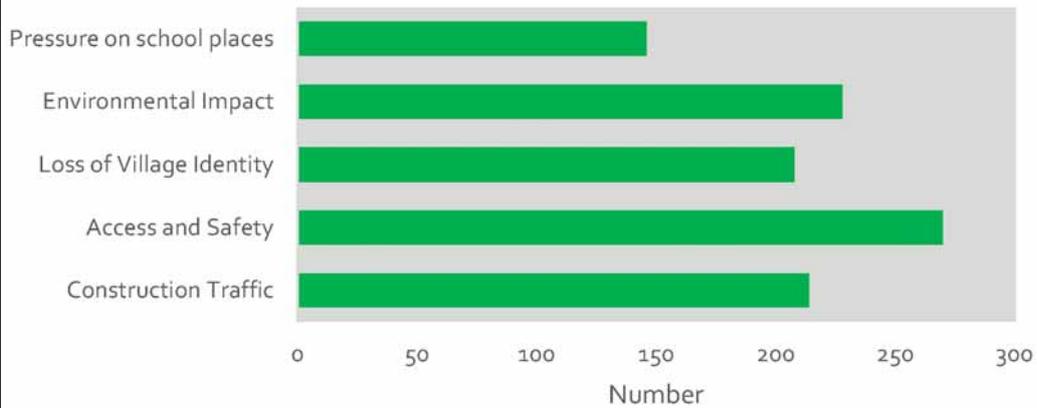
3.16 Whilst we made strenuous efforts to canvass the entire Parish for their opinion by offering both fully anonymised hand delivered paper and an online survey options to all persons aged over 16 years of age, some did, as expected, decline to complete the survey. However, we were pleased with the overall 65% return, amounting to 349 responses.

3.17 The launch of the survey on 21 April 2018 was subsequent to our initial drop-in events in December 2017. These drew a good attendance from which we formed our steering committee representative members from the community.

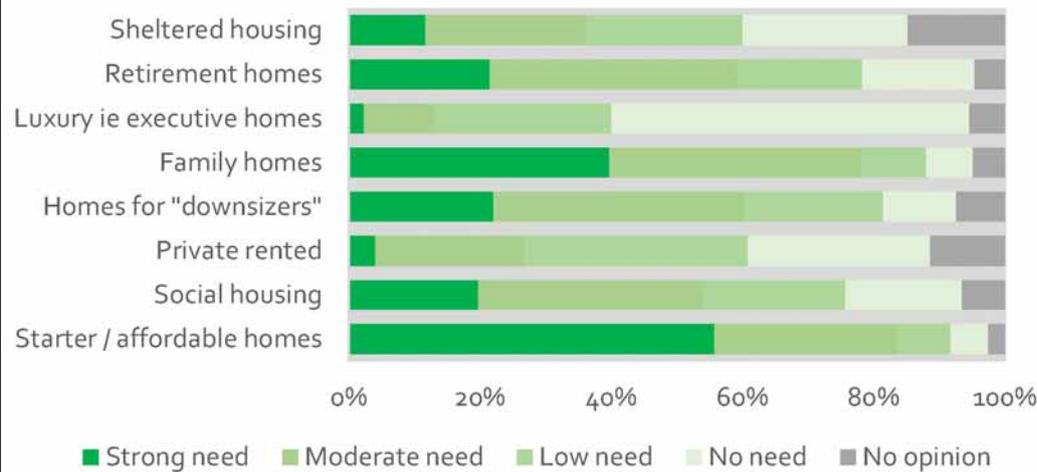
3.18 The survey was by necessity complex as we had to establish not only opinions regarding new developments but also strengths of feelings regarding the village and (community) infrastructure. The summary highlights follow and, as part of our consultation/dialogue, have all been reported back to the village in our print and online newsletter.



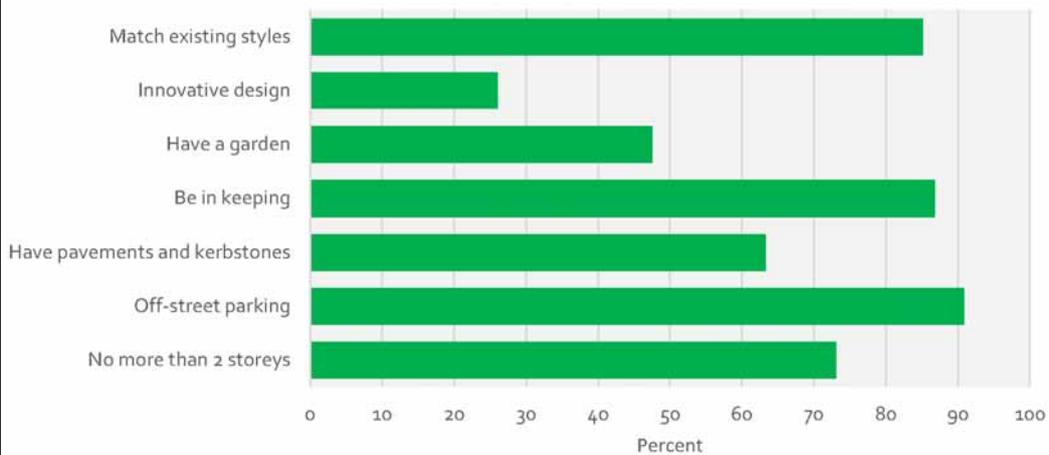
What residents are very concerned about in relation to development



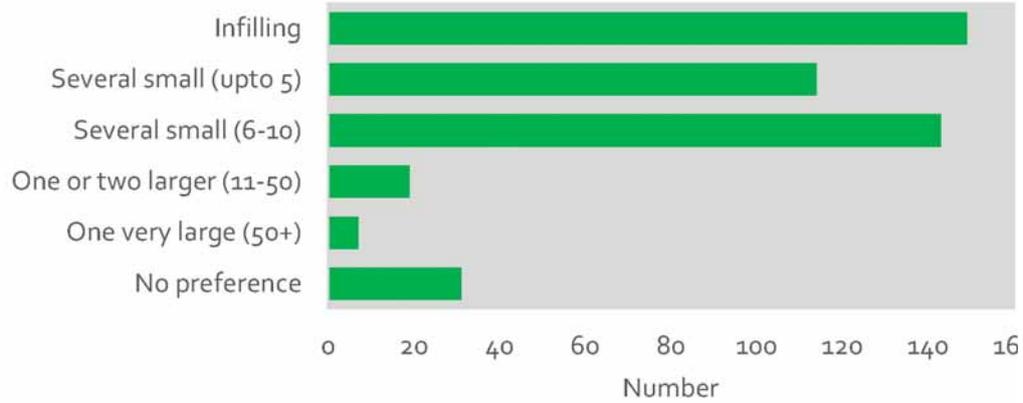
Type of housing most needed



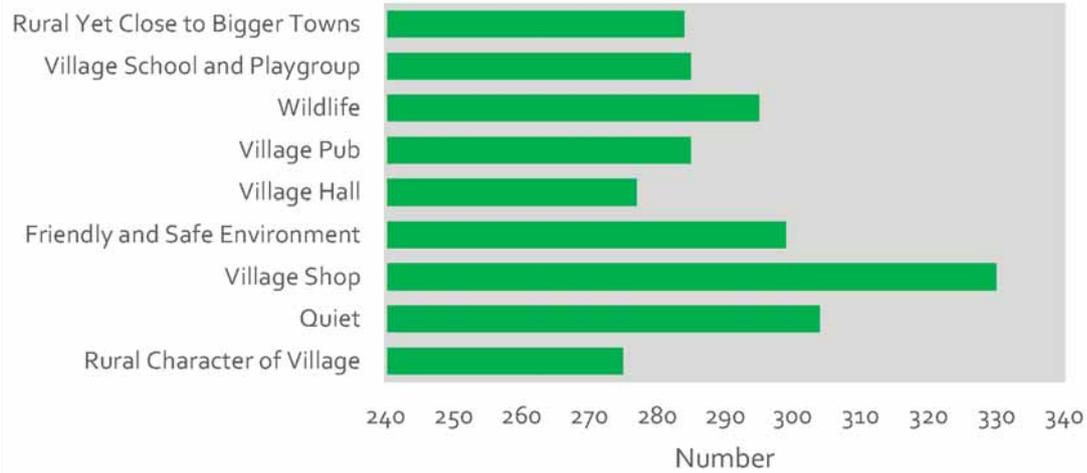
Importance of feature



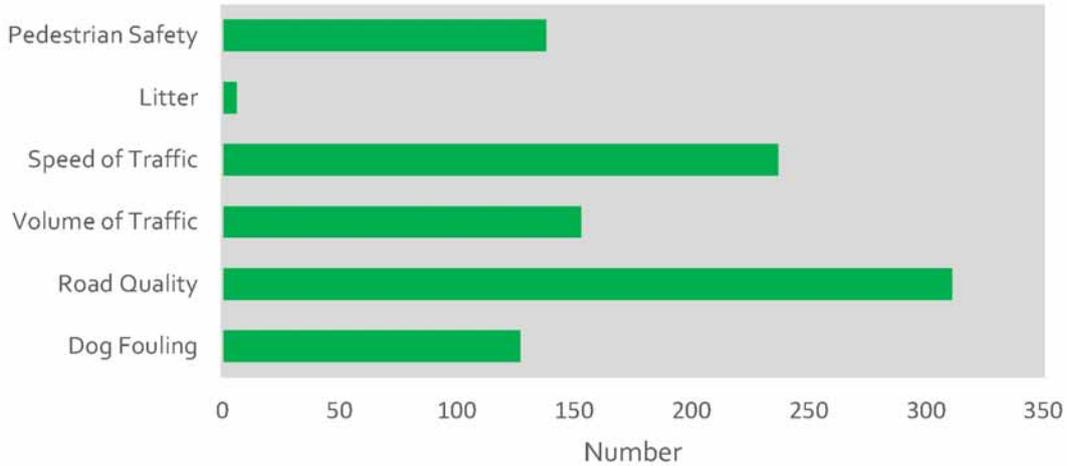
What form should future housing development take

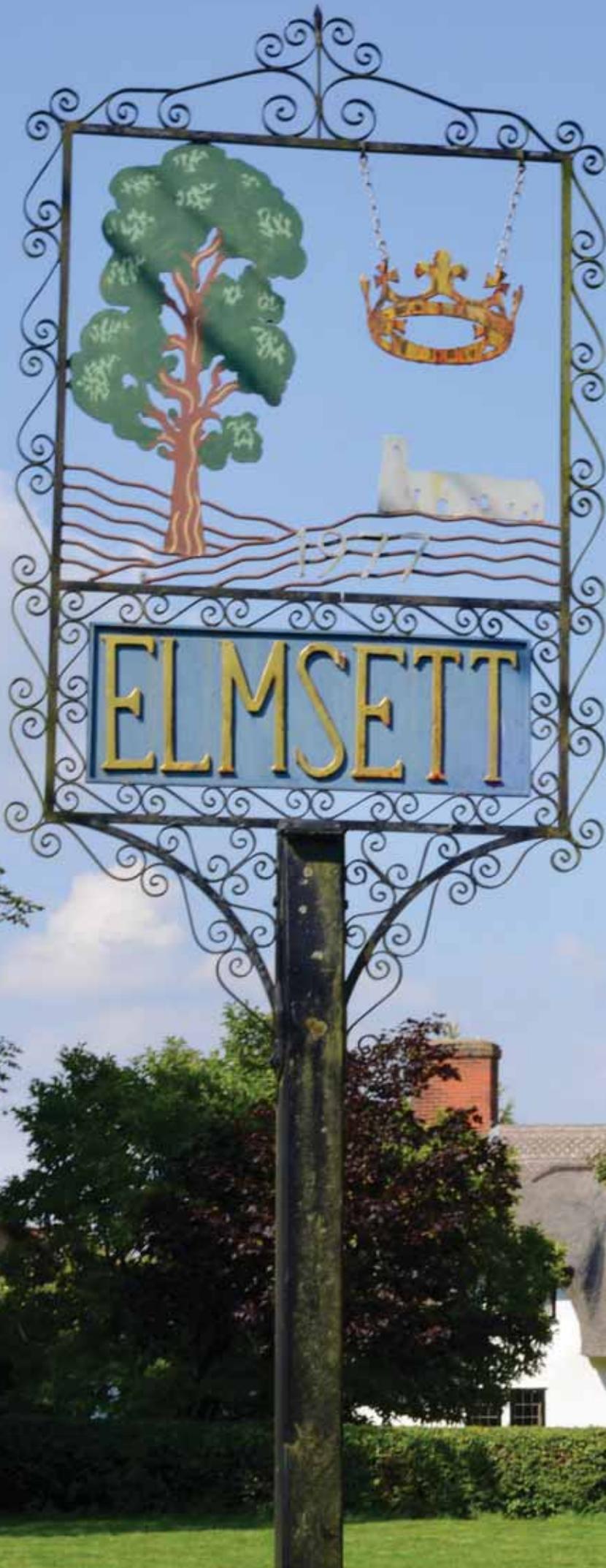


Positive Features of Our Community



Negative Features of Our Community





ELMSETT

1977





Built and Natural Environment Designations

3.19 There are a number of designations across the Neighbourhood Plan Area that have to be taken account of in considering development proposals. These are identified in the following paragraphs.

The Historic Built Environment

3.20 Although there is no designated Conservation Area in Elmsett, there are currently 18 Listed Buildings across the parish. Appendix 1 provides a list of these properties. In addition to the listed buildings, the moated site at The Old Rectory is a Scheduled Monument. Its extent is illustrated on the map.



THE OLD RECTORY SCHEDULED MONUMENT AREA



The Natural Environment

3.21 Within the Plan Area there are a number of natural environment designations.

These include:

- A Site of Special Scientific Interest
- Three County Wildlife Sites
- A number of Tree Preservation Orders
- Ancient Woodlands

The preparation of the Neighbourhood Plan has taken into account these designations to ensure that the policies and proposals will not have a detrimental impact on them.

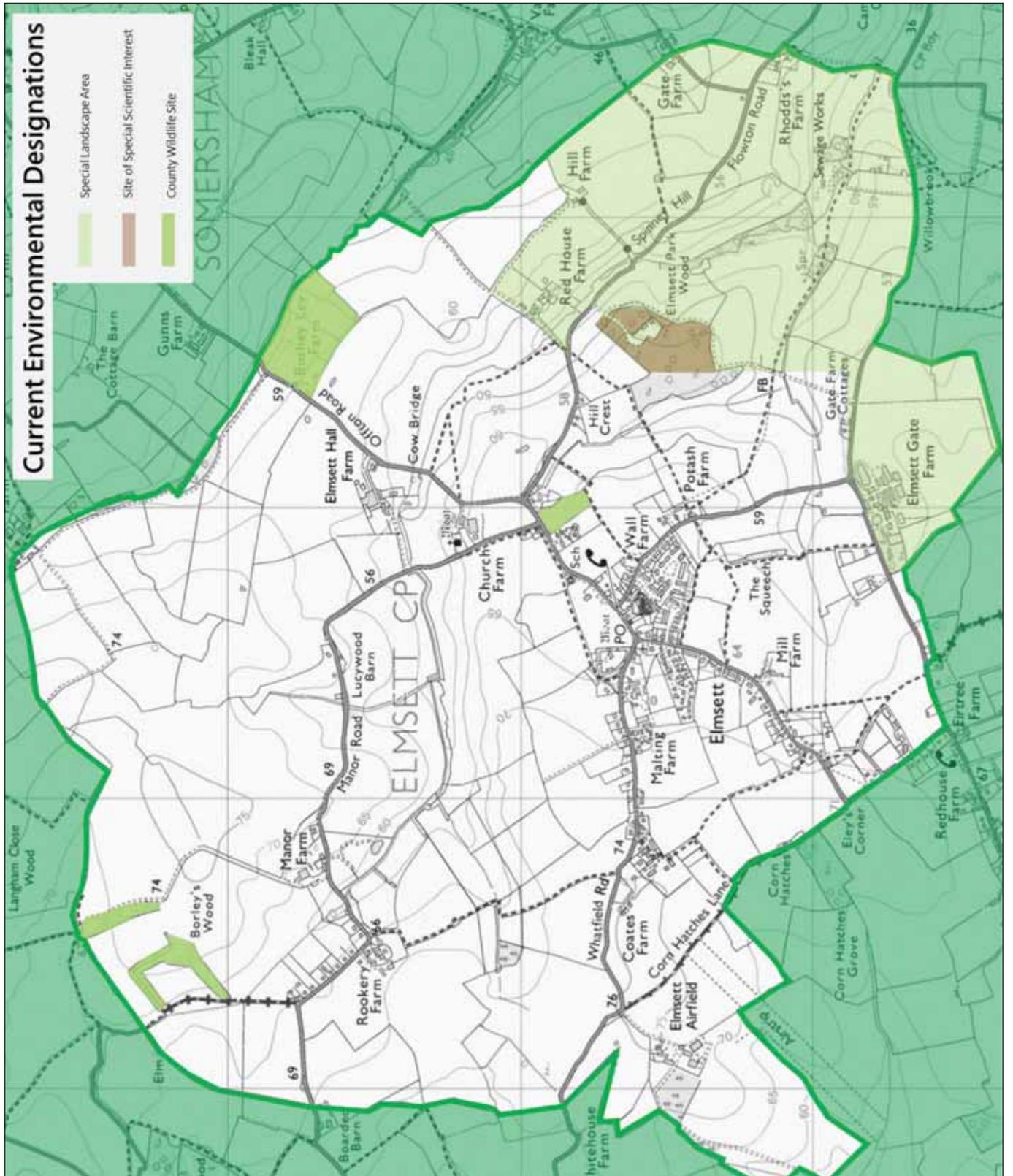
Current issues

3.22 In summary, following to the collection of background evidence and the outcomes of the information from residents, the main issues that inform the content of the Neighbourhood Plan can be summarised as:

- **Loss of village identity**
- **Need to manage growth**
- **Minimising the impact of development on the roads**
- **Protecting the historic and natural environment**
- **Ensuring existing infrastructure and services and maintained and improved**
- **Maintaining the rural character of Elmsett**
- **Sustaining the strong community spirit**

Current Environmental Designations

- Special Landscape Area
- Site of Special Scientific Interest
- County Wildlife Site



4. PLANNING POLICY CONTEXT

4.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the NPPF and the strategic policies of the local development plan. In July 2018 the Government published a Revised NPPF that was to be used straight away for the purposes of making decisions on planning applications. However, for planning policy documents including Neighbourhood Plans, a “transition period” was introduced that would require all Neighbourhood Plans submitted to the local planning authority before 24 January 2019 to be examined against the 2012 NPPF. This Neighbourhood Plan has been prepared within that context and will be submitted to Babergh District Council before 24 January 2019.

4.2 The 2012 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.
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

4.3 At a more local level, the Plan has been prepared in the context of the current status of the Babergh Local Plan, which comprises the Core Strategy and the “saved policies” of the 2006 Babergh Local Plan. Babergh District Council adopted a Core Strategy in February 2014. It provides the current strategic planning

framework for Elmsett which this Neighbourhood Plan has had regard to. These documents are collectively referred to as “the local plan” in this document. In 2015 Babergh District Council announced their intention to produce a new Joint Local Plan (the emerging Local Plan) with Mid Suffolk District Council that would provide a planning framework for the management of growth across the two districts to 2036.

4.4 The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. It identifies Elmsett as a “hinterland village” within the “functional cluster” of Hadleigh, acknowledging that Hadleigh provides a range of services and facilities to meet many of the needs of Elmsett’s residents. The Core Strategy recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them. In so far as Elmsett is concerned, the saved policies of the 2006 Local Plan and the policies in the Core Strategy are those by which planning applications will be judged until replaced by a new local plan.

4.5 In 2015 the District Council commenced the preparation of a new Joint Local Plan in conjunction with Mid Suffolk. In August 2017 a consultation document was published but as of September 2018 a draft Local Plan had yet to be published for consultation. The document proposed changing Elmsett’s status from a Hinterland Village to a Core

Village, suggested some potential amendments to the Built-Up Area Boundary from that defined in the 2006 Plan and identified potential sites for development that could be allocated in the Joint Local Plan. The Parish Council contests the Core Village status as Elmsett does not meet that category’s criteria.

4.6 The Joint Local Plan will run to 2036 and the 2017 consultation suggested that the required housing growth rate across Babergh would be around 15% higher than the rate planned for in the 2014 Core Strategy. At this time the Joint Local Plan is at a very early stage of preparation and, therefore, is not a matter that has been given weight in the preparation of this Neighbourhood Plan. However, the District Council has stated in the consultation document that it will be seeking to minimise any conflicts between policies in Neighbourhood



Plans and the emerging Local Plan. It is considered unlikely that the emerging Local Plan will be adopted before the Neighbourhood Plan is "made" by the District Council. As such, the Neighbourhood Plan has been prepared to conform with the policies in the adopted Local Plan documents, while having regard to the status and content of the emerging Local Plan.

4.7 As previously noted, when work commenced on the preparation of the Neighbourhood Plan, Babergh District Council did not have a five-years supply of available housing land, as required by government policy. However, the 2017-18 Mid Suffolk and Babergh Annual Monitoring Report, published in July 2018, concluded that a five-years supply was available as at 1 April 2018.

4.8 Given the status of the Joint Local Plan and the fact that the Neighbourhood Plan will be completed before the Local Plan is adopted, the Core Strategy and saved policies of the 2006 Local Plan remain the district planning policies, along with the NPPF. Regard has been given to these in preparing this Plan while not seeking to contradict the emerging strategic policies of the Joint Local Plan.



5. THE PLAN

5.1 The Plan focuses on three themes, namely:

- Historic and Natural Environment
- Housing
- Infrastructure, Jobs and Facilities

5.2 These themes form the foundation for the content of the Plan and distinct chapters cover policies and aspirations for each theme. Within each chapter there is a reminder of the relevant objectives, a summary of what the evidence showed, with further discussion culminating in planning policies and, where appropriate, community actions and projects.

5.3 The planning policies that will, when the Plan is completed, form part of the statutory development plan which will be used for determining planning applications in the parish. In addition to the planning policies, community actions are included in the Plan. It must be emphasised at the outset that community actions do not form part of the “statutory” Neighbourhood Plan but are included for completeness to identify other areas of improvement and change that residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered EMST1, EMST2 etc and distinctly different coloured boxes define the non-statutory community actions.

Sustainable Development

5.4 There is no legal requirement for a Neighbourhood Plan to be accompanied by a sustainability appraisal. However, those preparing the plan must demonstrate how it contributes to achieving sustainable development. The National Planning Policy Framework defines three dimensions of sustainable development (economic, social and environmental) and there is a need for the planning system, including Neighbourhood Plans, to perform the following roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local

services that reflect the community's needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

5.5 In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council is managing this process as part of their duty to support the preparation of Neighbourhood Plans. A screening opinion of the draft Plan is being undertaken to assess whether a Strategic Environmental Assessment and/or a Habitats Regulations Assessment of the Plan will be required.



6. VISION AND OBJECTIVES

6.1 The vision and objectives for the Neighbourhood Plan have been prepared taking into consideration the outcomes of the community engagement referred to earlier in this Plan as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a neighbourhood plan that conforms with the strategic policies of the local plan. The Vision sets out the over-arching approach to how the future development of Elmsett will be delivered through the Neighbourhood Plan. This is amplified through the definition of Objectives for the three topic areas that have guided the identification of both planning policies and community actions contained in the Plan. The planning policies in the Neighbourhood Plan do not repeat the policies in local plans or the NPPF but supplement them by adding local detail or addressing locally specific matters.

6.2 Elmsett is a small rural community with limited services and facilities reflected in its designation as a Hinterland Village in the Babergh Core Strategy. Our Vision for the village through to 2036 is one where the level of growth is commensurate with maintaining existing services and minimising the impact on the environment and the infrastructure.

VISION

In 2036 Elmsett will be a thriving rural village and will have balanced the provision of housing growth with the need to maintain existing village services and minimising the impact of growth on both the local environment and infrastructure.

Objectives

6.3 The Objectives of the Plan have been developed as a result of the information gathered during the preparation of the Plan. Each Objective has informed and guided the content of the Planning Policies and Community Actions that follow.

Objectives:

Housing Objectives

1. Housing growth is appropriate in scale to the role of the village.
2. New homes are designed to meet the long term needs of local residents.
3. New development is of a high-quality design, eco-friendly and of a scale that reinforces local character.

Historic and Natural Environment Objectives

4. Conserve and enhance the heritage assets of the parish.
5. Protect and improve the features which contribute to historic character.
6. Maintain the village's rural setting.
7. Protect the important green spaces, woodland and countryside.
8. Protect important views and links to the wider countryside.

Infrastructure and Facilities

9. Improve and sustain high quality local facilities for existing and future residents.
10. Encourage opportunities for home working and local employment.

7. PLANNING STRATEGY

7.1 As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Core Strategy (2014) to a new Joint Local Plan for Babergh and Mid Suffolk districts. The Neighbourhood Plan has been prepared ahead of the Joint Local Plan being adopted and the strategy for the village is based on the continuation of the Hinterland Village designation as designated in the current adopted Core Strategy.

7.2 Core Strategy Policy CS2 designates Elmsett as a Hinterland Village which will “accommodate some development to meet the needs within them” and where “All proposals will be assessed against Policy CS11.”

7.3 Core Strategy Policy CS11 has three key strands to it that are relevant to setting the policy context to the Elmsett Neighbourhood Plan. In summary, it states that development proposals will be approved where:

- i. proposals score positively when assessed against Policy CS15;
- ii. a series of matters identified in the policy are addressed; and
- iii. proposals are able to demonstrate a close functional relationship to the existing settlement sites.

7.4 The sites identified for development in this Neighbourhood Plan satisfy these criteria.

The Elmsett Planning Strategy

7.5 A central principle of this Plan is to support limited and sustainable growth in Elmsett that doesn't have an irreversible impact on the historic and natural environment of the area. Elmsett has been in receipt of modest growth over a number of years, in the form of small estates and infill plots. This approach is expected to continue throughout the life of this Plan.

7.6 The level of services and facilities in the village as well as the limited accessibility to higher order settlements means that only limited housing growth is appropriate in the village over the period of the Plan. It is, however, essential that the growth is focused on the existing built-up area of the village where there is a close relationship with accessibility of the existing services and facilities.

7.7 A Built-Up Area Boundary (BUAB) is defined for the main built-up area of the village in order to manage the location of future development and to protect the countryside that surrounds the built-up area for its own sake. The boundary is based on that contained in the 2006 Local Plan but has been reviewed to reflect recent changes and opportunities for new development that will arise during the Neighbourhood Plan period. In order to manage the potential impacts of growth, new development will be focused within the BUAB. This will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped. In addition, a “hamlet” is also defined at Rookery

Road where there is a definable cluster of at least 13 dwellings. Through the course of the lifetime of the Plan there may be opportunities for sensitively designed infill dwellings or replacement dwelling to be constructed within the defined Rookery Road “hamlet”.

7.8 In accordance with Policy CS11 of the Babergh Core Strategy, there may be opportunities for limited growth adjoining but outside the BUAB. However, such an approach to development must respect the landscape quality and setting of the village and not result in further ribbon development along the roads leading from the village centre. Furthermore, it would not be sustainable to allow development that would increase the extent of the Rookery Road area and, as such, the policy approach of CS11 does not apply to the Rookery Road hamlet designation.

7.9 There may be situations where it is necessary for development to take place away from the BUAB, but this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. However, this approach does not restrict the conversion of agricultural buildings to new uses where proposals meet the government regulations and local planning policies for such conversions.

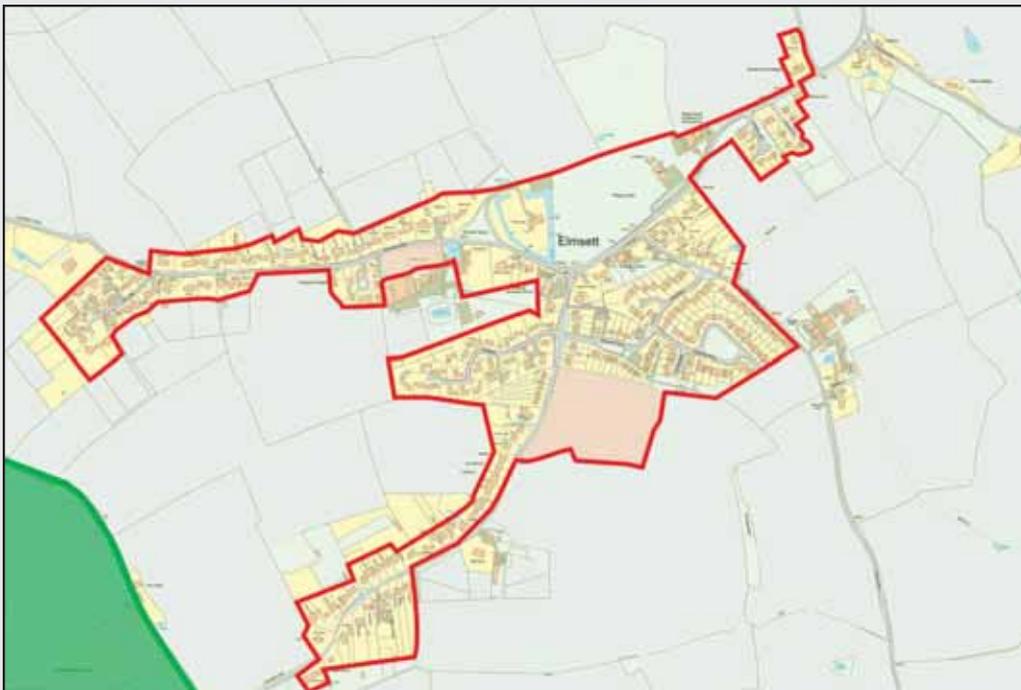


LOCATION OF ROOKERY ROAD HAMLET

Policy EMST1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Elmsett's designation of a Hinterland Village. The focus for new development will be within the defined Built-Up Area Boundary, as defined on the Proposals Map. Limited infill development may also be permitted within the Rookery Road Hamlet Settlement Boundary identified on the Proposals Map.

Unless specifically identified elsewhere in the Plan, land outside the Built-Up Area Boundary is defined as countryside, where development will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.



BUILT-UP AREA BOUNDARY

8. HOUSING

Objectives:

1. Housing growth is appropriate in scale to the role of the village
2. New homes are designed to meet the long terms needs of local residents
3. New development is of a high-quality design, eco-friendly and of a scale that reinforces local character.

8.1 A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it will be located. In September 2018 the government published revised National Planning Guidance that states that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body.”

In other words, and without any further guidance being published at this time, there are four options for identifying the “housing requirement”. The following paragraphs provide consideration of the available evidence to identify the current housing requirement for Elmsett.



8.2 At the time of preparing this Neighbourhood Plan, the housing figures in the strategic policies are those in the adopted Babergh Core Strategy (2014). A more up-to-date indicative figure has not been provided by Babergh District Council. The Joint Local Plan is at an early stage in its preparation and the numbers identified in the August 2017 cannot be relied upon given that the consultation document was published prior to the government announcing the requirement to use a standard methodology for the calculation.

8.3 The Core Strategy allocated 1,050 new homes to Core and Hinterland villages in the period to 2031. All of these have either already been built or have planning permission at the time of preparing the Neighbourhood Plan. Therefore, the Core Strategy does not require additional allocations in this Neighbourhood Plan to meet its growth strategy to 2031. Furthermore, at 1 April 2018, Babergh District Council could demonstrate a five years supply of housing sites across the district and there was, therefore, no need to identify additional sites to overcome the short-term shortfall. However, given the changing circumstances in terms of the Local Plan and the extended period of the neighbourhood plan, it is appropriate to review the amount of growth that is predicted in Babergh over the Neighbourhood Plan period and the potential for Elmsett to contribute an appropriate amount of this growth.

8.4 In the absence of an up-to-date housing requirement at the district level and any indicative figure for Elmsett being provided by Babergh, the “standard methodology” referred to in the NPPF has been used to calculate a requirement. A base date of 1 April 2017 has been used for this Plan as that was the most recent land availability data available when work on the Neighbourhood Plan commenced.

The housing for Elmsett calculation is shown below.

a)	Projected household growth 2017 – 2036	6,000
b)	Annual average growth	316 dwellings per annum
c)	Adjustment for market signals *	b x 1.34
d)	Adjusted annual requirement	423
e)	Total requirement 2017 – 2036	8,037

*Based on comparison of median house prices to median workplace earnings as illustrated above.

8.5 By comparison, the August 2017 Joint Local Plan consultation document identified a total requirement, at 1 April 2017, of 7,260 additional homes to 2036. Therefore, based on the above calculation, the amount of housing required in Babergh has increased by just over ten percent.

The total requirement is reduced by taking into account existing planning permissions that had not been completed at the base date. At 1 April 2017 there were planning permissions for 2,320 new homes across Babergh and, therefore, this figure is deducted from the total leaving a net (rounded) requirement of 5,720 homes for which new sites are required.

8.6 The August 2017 Joint Local Plan consultation proposed a range of growth across Hinterland Villages of between 5% and 15% of the housing requirement. We have applied the net requirement calculated above to the August 2017 distribution options, based upon the proportion of the population in the village compared with the total of all proposed Hinterland Villages. This calculation suggests that the residual requirement for the Neighbourhood Plan as at 1 April 2017 was, as a

minimum, between 15 and 46 homes in the period to 2036.

8.7 At the time of preparing this Neighbourhood Plan, there were already new housing developments in the pipeline that would meet the higher level of growth. In addition, it is to be expected that in the period to 2036 there would continue to be development coming forward on sites that are in accordance with Policy EMST1. On the basis of the above calculations and having regard to the local circumstances, landscape character, the historic environment and environmental constraints, the Neighbourhood Plan makes provision for the construction of up to 60 new homes between 2017 and 2036. The new homes will be delivered through the following approach.

1. The construction of planning consents that had not been completed as at 1 April 2017.
2. The allocation, in this Neighbourhood Plan, of specific sites.
3. An allowance for “windfall” sites of less than 10 homes that will come forward during the neighbourhood plan period in the form of small infill plots within the BUAB or the conversion of existing buildings such as barn conversions.

As such, and in accordance with the requirements of paragraph 97 of the National Planning Guidance, the Neighbourhood Plan, the Neighbourhood Plan will meet the identified housing requirement in full.

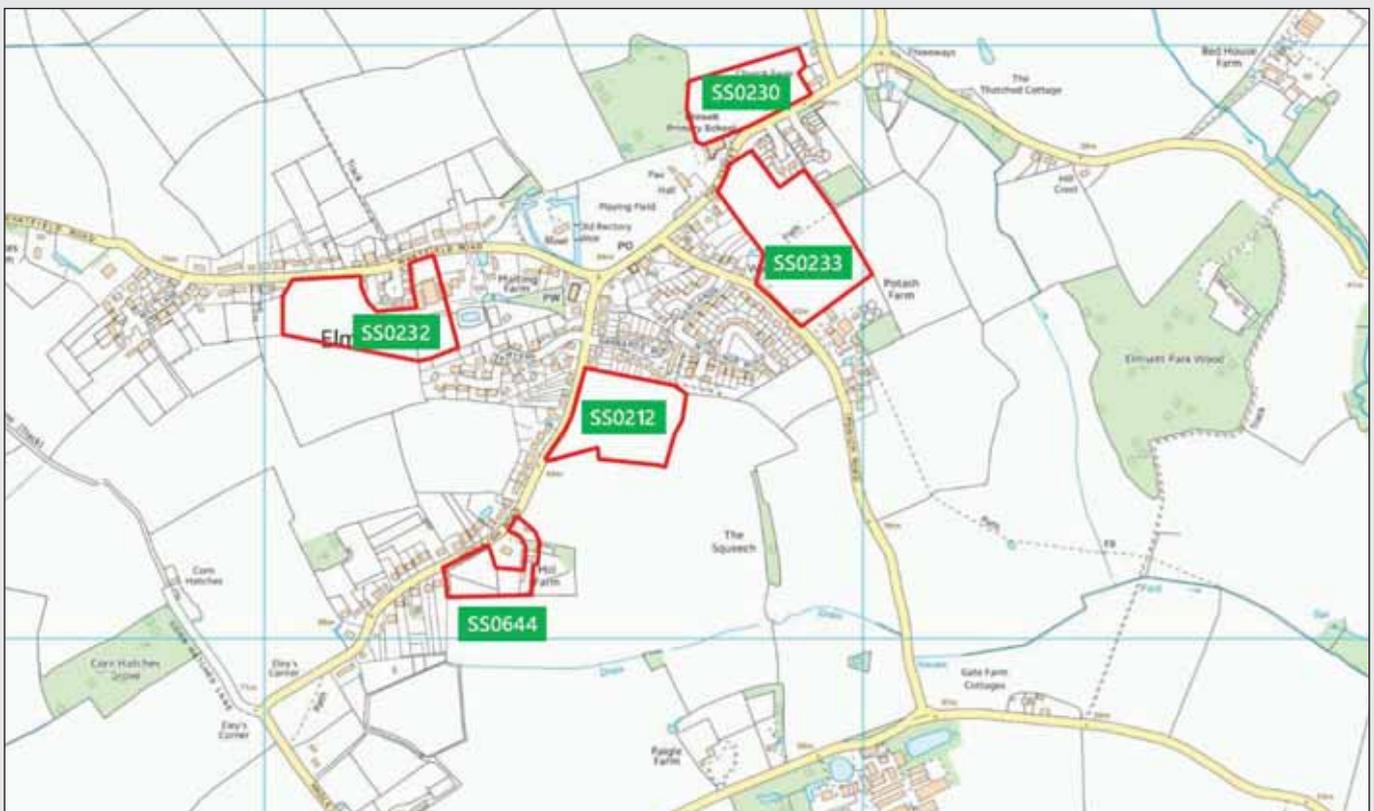
8.8 As at 1 April 2017 there were planning permissions for two new homes in the village that had not been completed. These were barn conversions at Church Farm, Manor Road which have since been completed. This leaves a residual requirement for 58 new homes to be provided for in the Neighbourhood Plan. Later in 2017 planning permission was granted for seven new dwellings at The Malting, Whatfield Road. At the time of the preparation of the Neighbourhood Plan, work had not commenced on the construction of these homes and therefore the permission counts as meeting part of the residual requirement, leaving this Plan to identify how sites will be found to deliver a further 51 homes new homes between 2017 and 2036.

8.9 In 2018 the Steering Group applied to the Government Neighbourhood Plan Support programme for technical assistance in assessing sites for their suitability for housing development. AECOM consultants were appointed to undertake an independent and objective assessment of the sites that had been identified as potential candidates for housing in the Neighbourhood Plan. These included sites from the Neighbourhood Plan Call for Sites process and sites emerging from the Joint Local Plan supporting evidence, such as the 2017

Strategic Housing and Employment Land Availability Assessment (SHELAA). However, the AECOM Assessment did not consider sites that had already been rejected by Babergh's SHELAA.

8.10 Five sites were considered by AECOM for suitability for housing development, as identified in the table and map below.

Site Ref.	Site Address	Land Type
SS0212	Land east of Hadleigh Road	Greenfield
SS0230	Land to the north of The Street	Greenfield
SS0232	Land south of Whatfield Road	Greenfield
SS0233	Land north east of Ipswich Road	Greenfield
SS0644	Land south of Hadleigh Road	Greenfield



LOCATION OF SITES ASSESSED FOR DEVELOPMENT

8.11 The Assessment concluded that:

- Site SS0212 is suitable for development.
- Site SS0230 is suitable for development.
- Site SS0232 has limited safe pedestrian routes to the village centre and any development would need sensitive design to reduce development impact on the adjacent listed building.
- Site SS0233 has restricted access and limited safe pedestrian routes to the village centre and would be more suitable if the developable area of the site was reduced so as part development of the western or northern aspect of the site is considered to avoid disproportionate development to the existing settlement.
- Site SS0644 lacks safe pedestrian routes from the centre of Elmsett and is located further away compared to the other sites under consideration.

The Assessment report is available to view as a separate evidence document.

8.12 At the time of the preparation of the Neighbourhood Plan, Babergh District Council had granted planning permission for 41 homes on Site SS0212 which, together with the allowance for other forms of delivery identified in paragraph 8.9 above, would mean that there is no need at this time to identify any further sites for housing development in the Neighbourhood Plan. A review of the Plan at a future date would enable this to be reassessed in the light of the calculated housing needs at the

time and whether sites allocated in the Plan had come forward or whether there was, perhaps, no prospect of them being built. Therefore, given the number of sites considered suitable for development compared with Elmsett's Core Strategy designation as a Hinterland Village, the Neighbourhood Plan takes an approach to identifying housing sites

that allows for a mix of sites to come forward during the period 2017 to 2036 that will provide opportunities for a range of house sizes, tenures and development types, including self-build. Policy EMST2 provides the generic policy for such an approach, while specific larger sites are identified in the policies that follow.



Policy EMST2 – Housing Development

This Plan provides for up to 60 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036. This growth will be met through:

- i the allocation of sites as identified in separate policies in the Plan and on the Proposals Map; and
- ii small brownfield “windfall” sites and infill plots of one or two dwellings within the Built-Up Area Boundary that come forward during the plan period and are not identified in the Plan. and
- iii infill plots of one or two dwellings within the Rookery Road Hamlet.

Policy EMST3 – Land at Hadleigh Road

A site of 2.5 hectares east of Hadleigh Road is allocated for:

- a) 41 dwellings including 15 affordable dwellings.
- b) public open space including an area of community woodland.
- c) improvements of the existing footways on Hadleigh Road to provide an improved link to the village centre.
- d) equipped play area.
- e) enhancements to the public footpath running through the site.
- f) enhanced tree and hedgerow planting.
- g) new wildlife habitat areas.

The development is required to ensure that:

- i) improvements are undertaken to the Hadleigh Road frontage to include road widening, resurfacing, kerbing, highway and land drainage, new frontage footway, new pedestrian footbridge over the ditch, street lighting that will limit light pollution and safety fencing as may be required.
- ii) a series of passing bays are provided on Ipswich Road and Flowton Road, in accordance with the highway authority's requirements.

Land at Whatfield Road

8.16 An outline planning application for seven houses on a brownfield site of 0.35 hectares south of Whatfield Road was submitted to Babergh District Council in 2016. The planning permission was granted in November 2017, after the base date for the Neighbourhood Plan. Accordingly, given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed in the near future.

8.17 The proposal would provide a new footway along the frontage of the site and the approval includes a Section 106 Planning Obligation for the developer to pay for the construction of a footway along the south side of Whatfield Road from the pond to the Hadleigh Road junction.

Policy EMST4 – Land South of Whatfield Road

A site of 0.35 hectares south of Whatfield Road is allocated for 7 dwellings.

The development should ensure, through a planning obligation, that a new footway is provided to the east of the site between the pond on Whatfield Road and the junction with Hadleigh Road in order to provide safe pedestrian links between the development and village services.



WHATFIELD ROAD SITE LOCATION

Affordable Housing

8.18 The latest published government figures identify that the median house prices in Babergh are 9.5 times the median gross annual earnings of residents. This is having a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the villages but are unable to access open market price housing. The adopted Local Plan policy for affordable housing requires new developments on sites of over ten houses to provide up to 35% of the total as housing that meets the “affordable” definition (see Glossary). The allocation in Policy EMST3 will provide 15 affordable homes in accordance with the policy in the Core Strategy requiring the delivery of affordable housing on sites of ten or more homes. However, it is noted that the District Council’s Choice Based Lettings system had 16 applicants registered in January 2017 with a local connection to Elmsett for affordable housing.

8.19 Granting planning permission on an exceptional basis for affordable housing on land next to but outside the defined Built-Up Area Boundary is one way to provide affordable housing which will continue to meet local needs. This approach has already delivered a number of homes for local people in Elmsett in the past. Where a “rural exception” site is proposed for development, it must be demonstrated that there is an identified local need in the village and that the site is suitable to

meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 54 of the 2012 NPPF, which states that local authorities should consider whether this approach would help provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council’s Housing Service.



Policy EMST5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the main village Built-Up Area 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;
- ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;
- iii) is offered, in the first instance, to people with a demonstrated local connection. Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

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 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 needs assessment and the accommodation proposed should contribute to meeting this proven need.

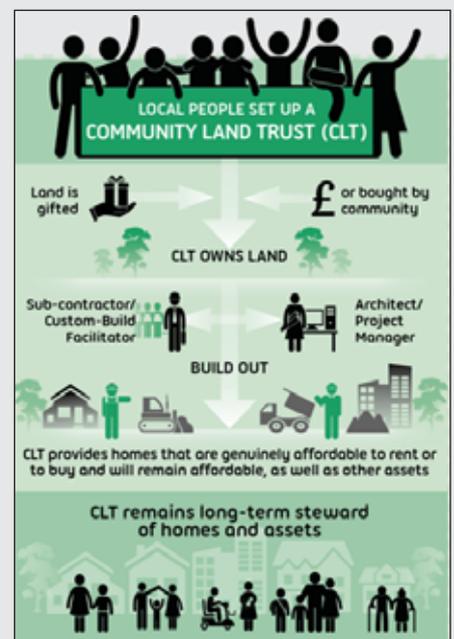
In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.

This policy will not apply to the Rookery Road Settlement Boundary.

Community Action 1 - Community Land Trust for Elmsett

The Parish Council should explore the establishment of a Community Land Trust for Elmsett with a main aim of delivering, and securing for the long term, affordable housing that meets the needs of residents that need it.

8.20 One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.



SOURCE: NATIONAL COMMUNITY LAND TRUST NETWORK

Housing Space Standards

8.21 In March 2015, the Government introduced a 'Nationally Described Space Standard' (or National Standard for short). This sets out more detailed minimum standards than the previous Design and Quality Standards (2007) that applied solely to affordable housing.

The current standard requires that:

a) the dwelling provides at least the gross internal floor area and built-in storage area set out in the table below;

b) a dwelling with two or more bedspaces has at least one double (or twin) bedroom;

c) in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide;

d) in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²;

e) one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;

f) any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area);

g) any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;

h) a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement; and

i) the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

A summary table is provided below.



Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Policy EMST6 – Housing Space Standards

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of wheelie bins and cycles and meet the current adopted car parking standards.

In addition, all new homes shall provide:

- i) suitable ducting capable of accepting fibre to enable superfast broadband; and
- ii) one electronic vehicle charging point per off-street parking space.

8.23 Given the SHMA evidence and the local statistics, it is important that new homes constructed in Elmsett are designed to address the need for smaller homes in accordance with Ipswich Housing Market Area requirements, both to enable small families to live independently and, if space standards are met, allowing shrinking households to downsize but remain in the village. This is especially important on larger developments where there are opportunities to make a significant difference to redressing imbalances.

Dwelling Sizes

8.22 The 2011 Census identified that Elmsett has a higher proportion of three and four bedroomed homes than Babergh as a whole. The Ipswich Housing Market Area, Strategic Housing Market Assessment (SMHA) document, updated in 2017, identifies the mix of dwellings required for all tenures across the area, as follows:

Estimated proportionate demand for all tenure new housing stock by bedroom numbers – Ipswich Housing Market Area

Bed Nos	% of total new stock
1	18%
2	29%
3	46%
4+	6%

Policy EMST7 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Plan Area. In new housing developments of 10 or more homes, a minimum of 47% of the development should be one or two bedroomed dwellings unless it can be satisfactorily demonstrated that such provision and other site requirements would make the development unviable.



9. HISTORIC AND NATURAL ENVIRONMENT

Objectives

4. Conserve and enhance the heritage assets of the parish
5. Protect and improve the features which contribute to historic character
6. Maintain the village's rural setting
7. Protect the important green spaces, woodland and countryside
8. Protect important views and links to the wider countryside

Elmsett's Landscape Setting

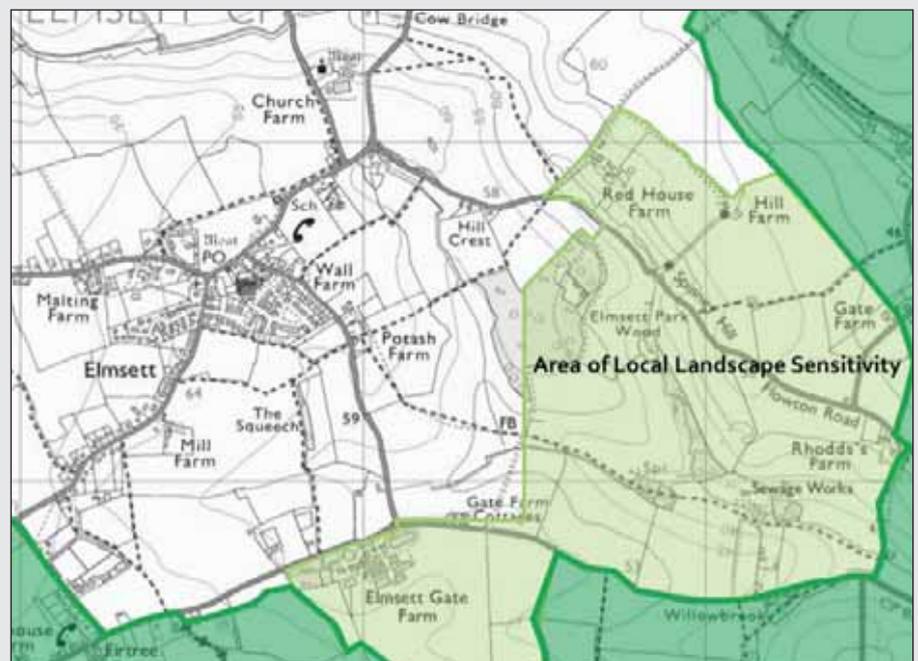
9.1 Land to the east and south-east of the village has, since the mid-1980's, been designated in the development plan as a Special Landscape Area (SLA). It comprises an area with tributaries to the River Gipping. Given the uncertainty about the prospect of the SLA being retained in the Joint Local Plan and the importance of this high-quality landscape in the Neighbourhood Plan area, a new local designation, the Area

of Local Landscape Sensitivity (ALLS), is made in the Plan. The designated area reflects the boundary of the original SLA but has been refined to follow field boundaries rather than, as in the original SLA designation follow undefined boundaries. The ALLS designation does not, in itself, stop development taking place, but it does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.

Policy EMST8 – Area of Local Landscape Sensitivity

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

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



AREA OF LOCAL LANDSCAPE SENSITIVITY

Local Green Spaces

9.2 There are a number of important open areas within the village 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.

9.3 Paragraph 76 of the 2012 NPPF states that “neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.” Paragraph 77 states that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development

9.4 Background work undertaken during the preparation of this Neighbourhood Plan has identified a number of sites that qualify for designation as Local Green Spaces. A separate Local Green Space

Appraisal document is available that demonstrates how spaces meet the criteria in paragraph 77 of the 2012 NPPF and those that do are identified in Policy EMST9 below. The Local Green Spaces are illustrated on the Map below. The identification of these

spaces means that development on these spaces is restricted to that which is essential to these sites, such as that required for utility service providers such as telecommunications equipment.

Policy EMST9 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Proposals Map.

1. Buckles Wood
2. The Squeech
3. The Green
4. Green at Windings Road
5. Green at Church View
6. Community Open Space at Hazelwood
7. Green at Mill Lane

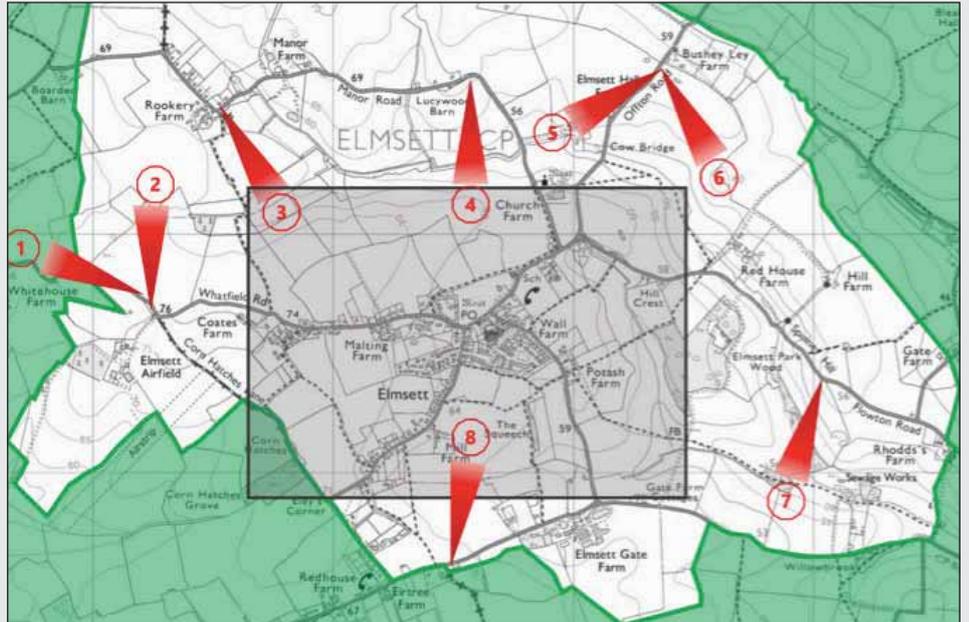
Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



LOCAL GREEN SPACES

Important Views

9.5 Given the location of Elmsett on a relatively high plateau, views into and out of the village are of high importance to its character and sense of rurality. Development that does not have regard to its potential impact on these views could have a significant detrimental impact on the setting of the village. During the preparation of the Plan, an assessment of views from public areas was undertaken to determine which are most important in terms of the setting of the village in the landscape. The separate Elmsett Views Appraisal identifies the important views and, as a result, the most significant views that need to be protected are identified on the adjoining map as well as on the Proposals Map.



IMPORTANT VIEWS - PARISH



IMPORTANT VIEWS – VILLAGE CENTRE

9.10 Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of the village and will not be supported. When proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity, are considered in decision-making.



Policy EMST10 – Protection of Important Views

Distinctive views from public vantage points either within the built-up area or into or out of the built-up areas to the surrounding countryside shall be maintained. Proposals for new buildings outside the BUAB will be required to be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- i) can be accommodated in the countryside without having a detrimental 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; and
- ii) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Suffolk Landscape Character Appraisal.

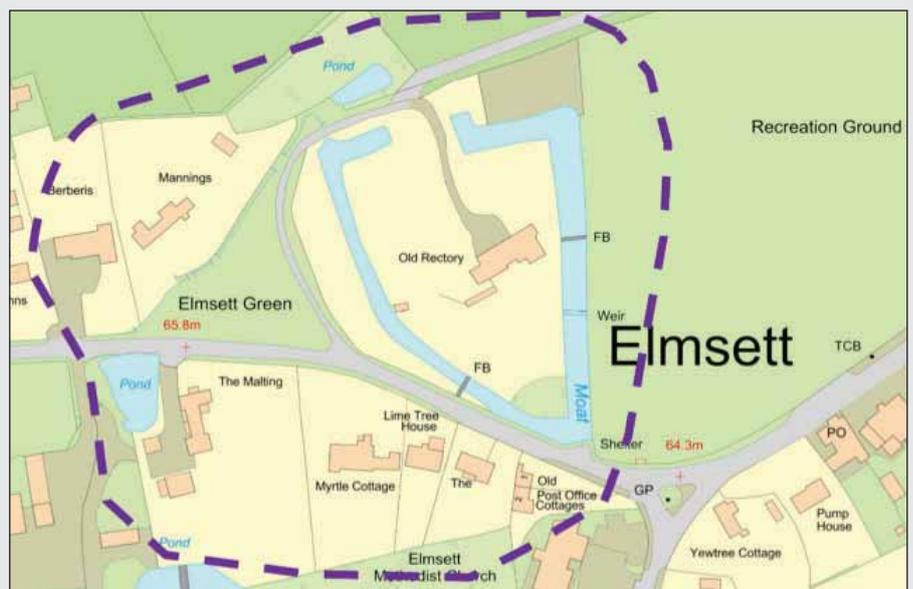
Heritage Assets

9.11 Although there is no designated Conservation Area in the village, there are a number of distinctive historic assets that, in combination, are essential to maintain and preserve to reflect the local character of Elmsett. In particular, the area around The Green on Whatfield Road is of significant local importance, containing a designated Ancient Monument, Listed Buildings, a designated village green and important trees, hedgerows and other natural features. The area is therefore designated as a Special Character Area within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

Policy EMST11 – Elmsett Special Character Area

A Special Character Area is identified on the Proposals Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

Where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported.



THE SPECIAL CHARACTER AREA

9.12 Across the Plan Area, there are a number of designated and non-designated heritage assets that should be preserved and enhanced for the enjoyment and benefit of residents. These designations include Listed Buildings, The Moat Scheduled Monument in the Special Character Area, and archaeological sites. The Suffolk Historic Environment Record provides an important starting point to identify potential assets and the Suffolk County Council 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 Development Plan policies are met. SCC Archaeological Service can advise on the level of assessment and appropriate stages to be undertaken.



9.13 Within parts of the village centre, especially within the Special Character Area, overhead power and telephone wires have a detrimental impact on the quality of the area. It is possible to get these placed underground, especially with the use of today's transmission methods and their removal, where possible would significantly improve the environment.



Policy EMST12 – Heritage Assets

To ensure the conservation and enhancement of Elmsett's heritage assets, proposals should:

- a) preserve or enhance the significance of the heritage assets of the village;
- b) demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- c) provide clear justification, through the submission of a heritage statement, for any works that would lead to harm or substantial harm to a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported.

Community Action 2 - Overhead wires

Opportunities will be sought to lobby and persuade the electricity and telephone infrastructure providers to remove overhead wires in the built-up area of the village and place them underground.

Development Design Considerations

9.14 As previously identified, Elmsett has grown and evolved over many years and, as a consequence, the village's building characteristics, including designs and materials varies accordingly. The household survey raised a number of concerns about the design of new buildings and their impact on the village. As well as the potential impact of new development on views into or out of the village.

9.15 New development should respect the scale, layout and massing of existing development in the vicinity of the site. To reflect the traditional styles of housing in the village, new housing development should not be higher than two storeys and the inclusion of a mix of single storey, 1½ storey and two storey dwellings in developments is encouraged. In addition, where street furniture (bollards, benches, street nameplates etc) is required in development, their placement should not clutter the street scene but be in keeping with the rural nature of Elmsett.

Policy EMST13 – Development Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in Elmsett and create and contribute to a high quality, safe and sustainable environment. Proposals should, as appropriate:

- a) recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, on sites located outside the Built-Up Area Boundary, submit, as part of the planning application, a landscape character appraisal to demonstrate this;
- b) maintain or create Elmsett's sense of place and/or local character;
- c) not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of that part of the village;
- d) incorporate sustainable design and construction measures and energy efficiency measures;
- e) taking mitigation measures into account, not affect adversely:
 - i) any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - ii) important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii) identified important views into, out of or within the village as identified on the Proposals Map;
 - iv) sites, habitats, species and features of ecological interest;
 - v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- f) not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- g) produce designs that respect the character, scale, density of the locality, restricting new dwellings to a maximum of two storeys in height;
- h) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot; and
- i) not result in water run-off, that would add-to or create surface water flooding.

10 INFRASTRUCTURE, JOBS AND FACILITIES

Objectives

9. Improve and sustain high quality local facilities for existing and future residents.

10. Encourage opportunities for home working and local employment.

10.1 Broadband and Mobile Communications are important to the sustainability of rural communities by enabling working from home and online shopping. Broadband speeds in the village centre are generally very good but this is not necessarily the case in locations away from the current fibre-optic broadband cabinets. It will be important to ensure that future broadband provision in the village keeps pace with improvements to technology. Mobile phone signals are surprisingly poor given the village's elevated position. The location of mobile phone masts can have a detrimental impact on the character of the countryside and this can cause a conundrum between trying to improve mobile phones signals and protecting the character of the village.

10.2 Paragraph 113 of the 2012 NPPF states:

"local plans.....should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures

should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate."

Policy EMST14 – Communications Technology

Proposals from mobile phone network operators to improve mobile coverage will be supported where:

- i) the apparatus is designed and sited to minimise intrusion and visual impact
- ii) the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network; and
- iii) proposals have been sited and designed to minimise the impacts on the rural character of Elmsett, having particular regard to the important views identified on the Proposals Map

Community Action 3 – Communications Technology

We will actively monitor, lobby and influence improvements to optimise communications technology infrastructure within the parish.

Jobs

10.3 Hinterland villages such as Elmsett are not expected to make provision for a large number of jobs as these would be expected to be provided in higher order settlements such as Hadleigh, Needham Market or Ipswich. This is supported by the data from the 2011 Census that identifies that the majority of residents in employment travel between 10 and 20 kilometres to work. However, just under a third of residents work either at home or travel less than five kilometres to work, which demonstrates that there are local employment opportunities available.

10.4 Of particular local importance is the cluster of business units located at Poplar Hall adjoining Elmsett Airfield and at Gate Farm on Ipswich Road. A range of buildings at each location provide opportunities for a range of jobs and services. At Poplar Hall, these are partly, but not solely, associated with aircraft servicing and restoration. The protection and retention of these employment opportunities is supported and the loss of employment opportunities on the sites to other uses will be resisted unless particular circumstances prevail that justify such a loss.

10.5 There may be opportunities for the intensification and expansion of employment opportunities on the identified sites, but any expansion must not result in unacceptable increases in traffic on the narrow roads that lead to the sites, either through a significant increase in the number of people working on the site or through lorry movements servicing the site.



Village Services and Facilities

10.6 Elmsett benefits from a good range of premises and facilities that provide for some day-to-day needs of residents. These include the Village Hall, the Rose and Crown pub, the adjoining Post Office and shop, the Methodist Church Hall, and the Primary School. It is therefore vital that these services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of these facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.

Policy EMST15 –Employment Sites

The retention and intensification of employment uses at Poplar Hall and at Gate Farm, as identified on the Proposals Map, will be supported provided such proposals do not have a detrimental impact on the local landscape character or will generate unacceptable levels of vehicular traffic on local roads.

Proposals for non-employment uses that are expected to have an adverse effect on employment generation, will only be permitted where one or more of the following criteria has been met:

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

Policy EMST16 – Community Facilities and Services

The provision and enhancement of community facilities and services that serve the needs of Elmsett will be permitted where they contribute to the quality of village life and improve the sustainability of the village.

Proposals that will result in the loss of existing valued facilities (or premises last used for such purposes), including:

- the Rose and Crown Pub;
 - the Post Office;
 - the Village Hall;
 - the Methodist Church Hall;
 - the Primary School
- will only be permitted where:

- a) it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b) it can be demonstrated that there is insufficient 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.

10.7 A Village Hall on the Meadow was planned from about 1971. Eventually it was proposed that a pre-cast sectional building would be the best option with an estimated cost of £30,000. The Community Council, a volunteer organisation from the village, took on the project and after extensive fund-raising building work eventually started in 1977. The volunteer work did not stop after the building work had finished and many helped to fit out the Hall and decorate it. Robert Dougall opened the Hall for use on the 29th May 1979 and at that time the Community Council was disbanded and handed over the New Hall to the Village Hall Management Committee (VHMC).

10.8 The Hall has been in continuous use for almost 40 years now and is showing its age so the VHMC are consulting regular users of the hall along with interested people, as to its future. The question is whether there should be a new build or extensions to the hall to accommodate the uses envisaged. At the time of writing this Plan, the consultation is in full swing involving an external architect and no decisions can be reported. However, the VHMC are aware that they will need to justify whatever action they propose with a costed business case.

10.9 The village Playing Field provides an important resource capable of accommodating two football pitches and a cricket wicket as well as providing a separate children's play area adjoining the village hall. It is essential that these are maintained and improved as the village continues to grow over the coming years. In this respect, the Neighbourhood Plan seeks to protect the playing field from being lost unless equally good or better pitches are provided in an equally accessible location in the village.



Community Action 4 – Village Hall

The Village Hall Management Committee will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.

Policy EMST17 – Open Space, Sport and Recreation Facilities

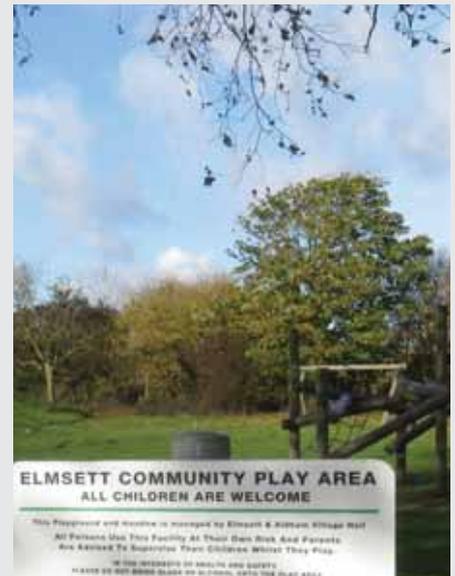
Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a) it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the Plan period; or
- b) replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

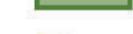
Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

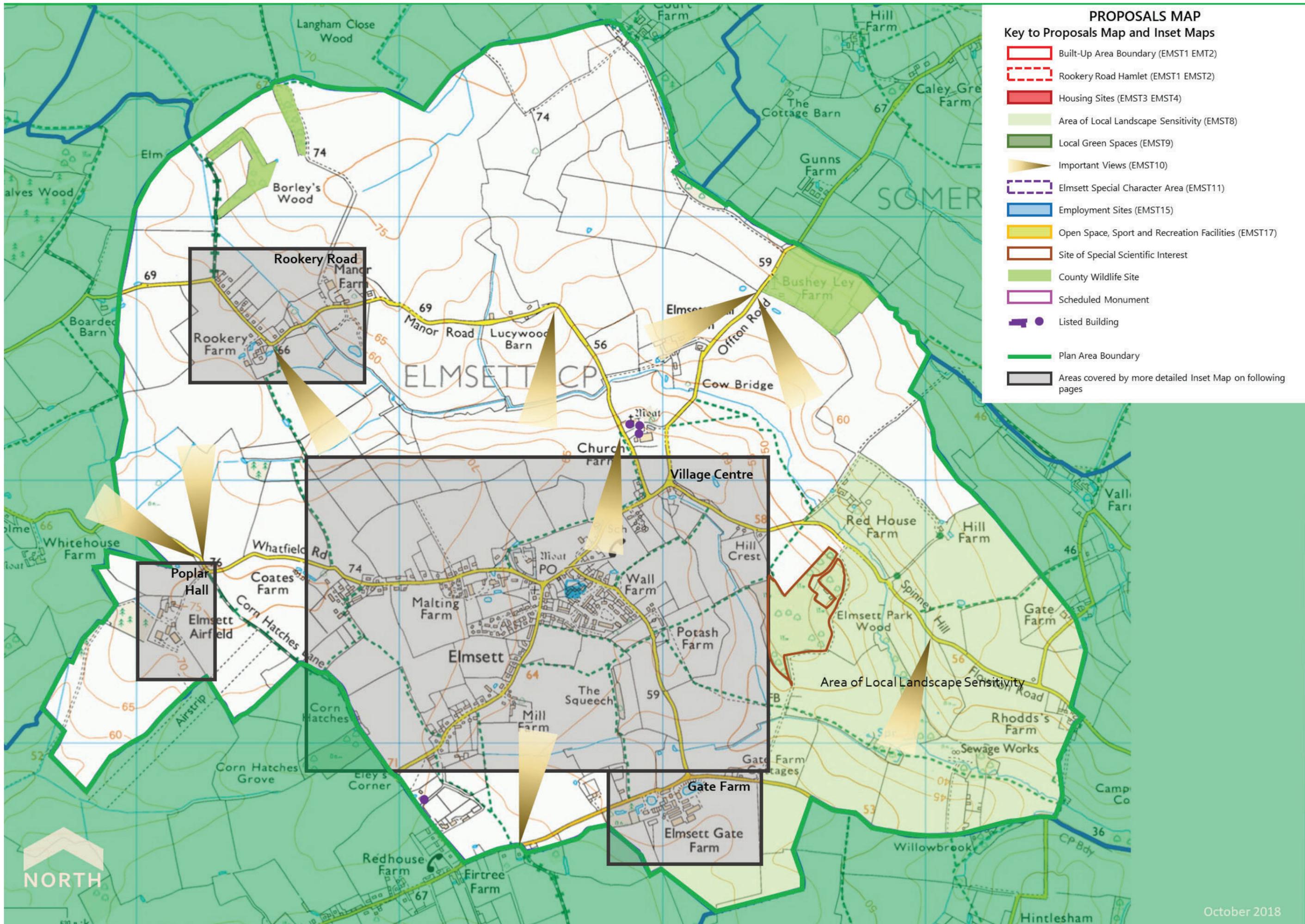
Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.



PROPOSALS MAP

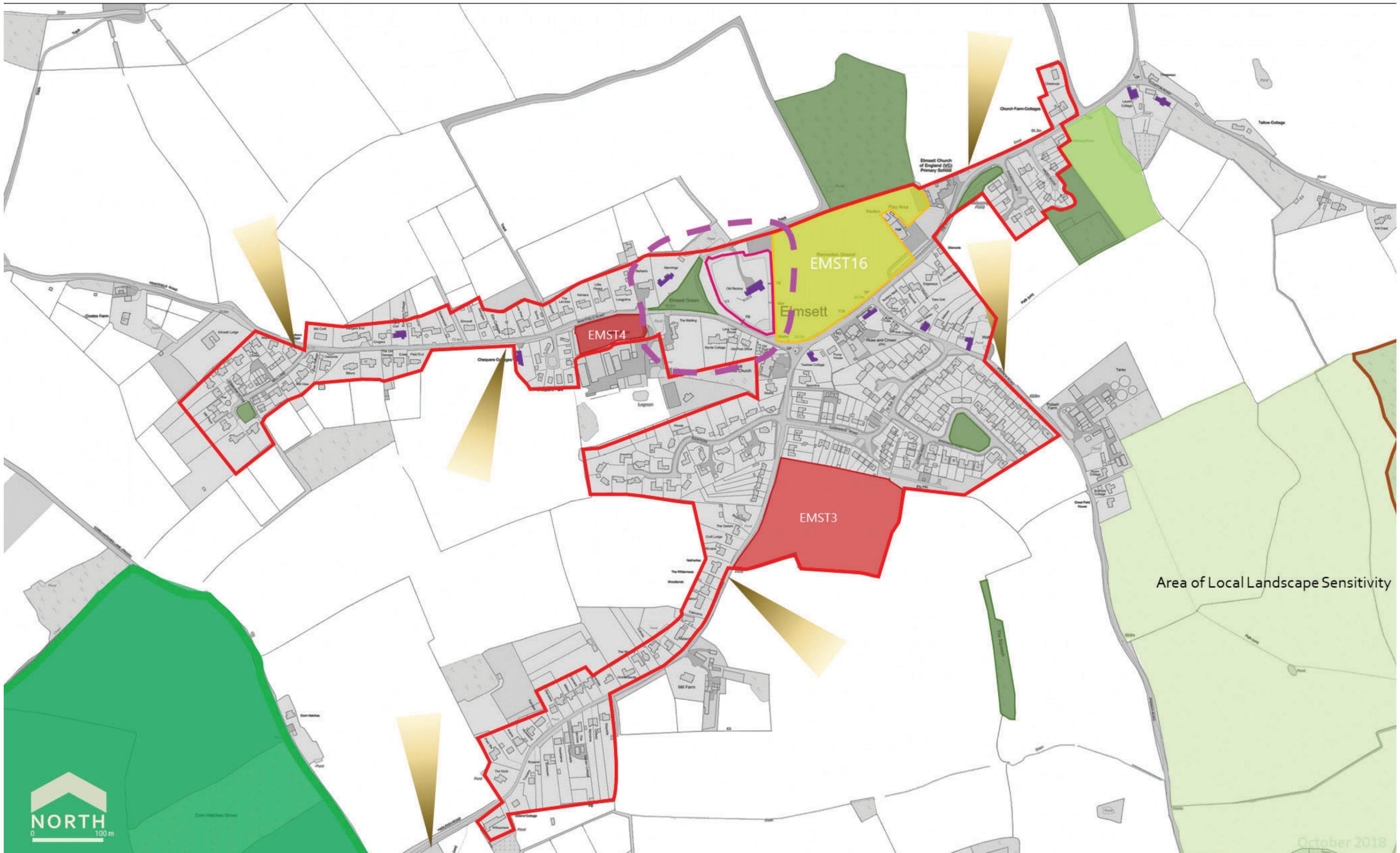
Key to Proposals Map and Inset Maps

-  Built-Up Area Boundary (EMST1 EMT2)
-  Rookery Road Hamlet (EMST1 EMT2)
-  Housing Sites (EMST3 EMST4)
-  Area of Local Landscape Sensitivity (EMST8)
-  Local Green Spaces (EMST9)
-  Important Views (EMST10)
-  Elmsett Special Character Area (EMST11)
-  Employment Sites (EMST15)
-  Open Space, Sport and Recreation Facilities (EMST17)
-  Site of Special Scientific Interest
-  County Wildlife Site
-  Scheduled Monument
-  Listed Building
-  Plan Area Boundary
-  Areas covered by more detailed Inset Map on following pages



NORTH

Village Centre Inset Map





GATE FARM EMPLOYMENT SITE



ROOKERY ROAD HAMLET



POPLAR HALL EMPLOYMENT SITE

GLOSSARY

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The 2018 NPPF includes starter homes in the definition.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

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

Buildings of local interest: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

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

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

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

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Hinterland Village: Defined in the Babergh Core Strategy 2014 as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

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

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

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

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

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

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

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

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

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

APPENDIX 1 – LISTED BUILDINGS As at August 2018

CHURCH FARM

- List Entry Number: 1037319
- Heritage Category: Listing
- Grade: II
- Location: CHURCH FARM, CHURCH ROAD, Elmsett, Babergh, Suffolk

TWIN GABLES

- List Entry Number: 1037277
- Heritage Category: Listing
- Grade: II
- Location: TWIN GABLES, IPSWICH ROAD, Elmsett, Babergh, Suffolk

BARN TO EAST OF LAUREL COTTAGE

- List Entry Number: 1351443
- Heritage Category: Listing
- Grade: II
- Location: BARN TO EAST OF LAUREL COTTAGE, FLOWTON ROAD, Elmsett, Babergh, Suffolk

WHEELWRIGHT COTTAGES

- List Entry Number: 1351463
- Heritage Category: Listing
- Grade: II
- Location: WHEELWRIGHT COTTAGES, THE STREET, Elmsett, Babergh, Suffolk

ELM FARMHOUSE

- List Entry Number: 1351464
- Heritage Category: Listing
- Grade: II
- Location: ELM FARMHOUSE, WHATFIELD ROAD, Elmsett, Babergh, Suffolk

YEW TREE COTTAGES

- List Entry Number: 1037278
- Heritage Category: Listing
- Grade: II
- Location: YEW TREE COTTAGES, THE STREET, Elmsett, Babergh, Suffolk

THE CHEQUERS

- List Entry Number: 1037280
- Heritage Category: Listing
- Grade: II
- Location: THE CHEQUERS, WHATFIELD ROAD, Elmsett, Babergh, Suffolk

ELEYS COTTAGE

- List Entry Number: 1037321
- Heritage Category: Listing
- Grade: II
- Location: ELEYS COTTAGE, HADLEIGH ROAD, Elmsett, Babergh, Suffolk

WALL FARMHOUSE

- List Entry Number: 1351462
- Heritage Category: Listing
- Grade: II
- Location: WALL FARMHOUSE, IPSWICH ROAD, Elmsett, Babergh, Suffolk

RECTORY

- List Entry Number: 1037279
- Heritage Category: Listing
- Grade: II
- Location: RECTORY, WHATFIELD ROAD, Elmsett, Babergh, Suffolk

POPLAR HALL FARMHOUSE

- List Entry Number: 1037281
- Heritage Category: Listing
- Grade: II
- Location: POPLAR HALL FARMHOUSE, WHATFIELD ROAD, Elmsett, Babergh, Suffolk

HILL FARMHOUSE

- List Entry Number: 1037320
- Heritage Category: Listing
- Grade: II
- Location: HILL FARMHOUSE, FLOWTON ROAD, Elmsett, Babergh, Suffolk

MANNINGS COTTAGE

- List Entry Number: 1351609
- Heritage Category: Listing
- Grade: II
- Location: MANNINGS COTTAGE, THE GREEN, Elmsett, Babergh, Suffolk

CHURCH OF ST PETER

- List Entry Number: 1194594
- Heritage Category: Listing
- Grade: I
- Location: CHURCH OF ST PETER, CHURCH ROAD, Elmsett, Babergh, Suffolk

LAUREL COTTAGE

- List Entry Number: 1194605
- Heritage Category: Listing
- Grade: II
- Location: LAUREL COTTAGE, FLOWTON ROAD, Elmsett, Babergh, Suffolk

REDHOUSE FARMHOUSE

- List Entry Number: 1194612
- Heritage Category: Listing
- Grade: II
- Location: REDHOUSE FARMHOUSE, FLOWTON ROAD, Elmsett, Babergh, Suffolk

ROOKERY FARMHOUSE

- List Entry Number: 1268459
- Heritage Category: Listing
- Grade: II
- Location: ROOKERY FARMHOUSE, MANOR ROAD, Elmsett, Babergh, Suffolk

Moated site at The Old Rectory, 150m north east of Malting Farm

- List Entry Number: 1019537
- Heritage Category: Scheduling
- Location: Elmsett, Babergh, Suffolk

ELMSETT

NEIGHBOURHOOD PLAN

2017-2036

