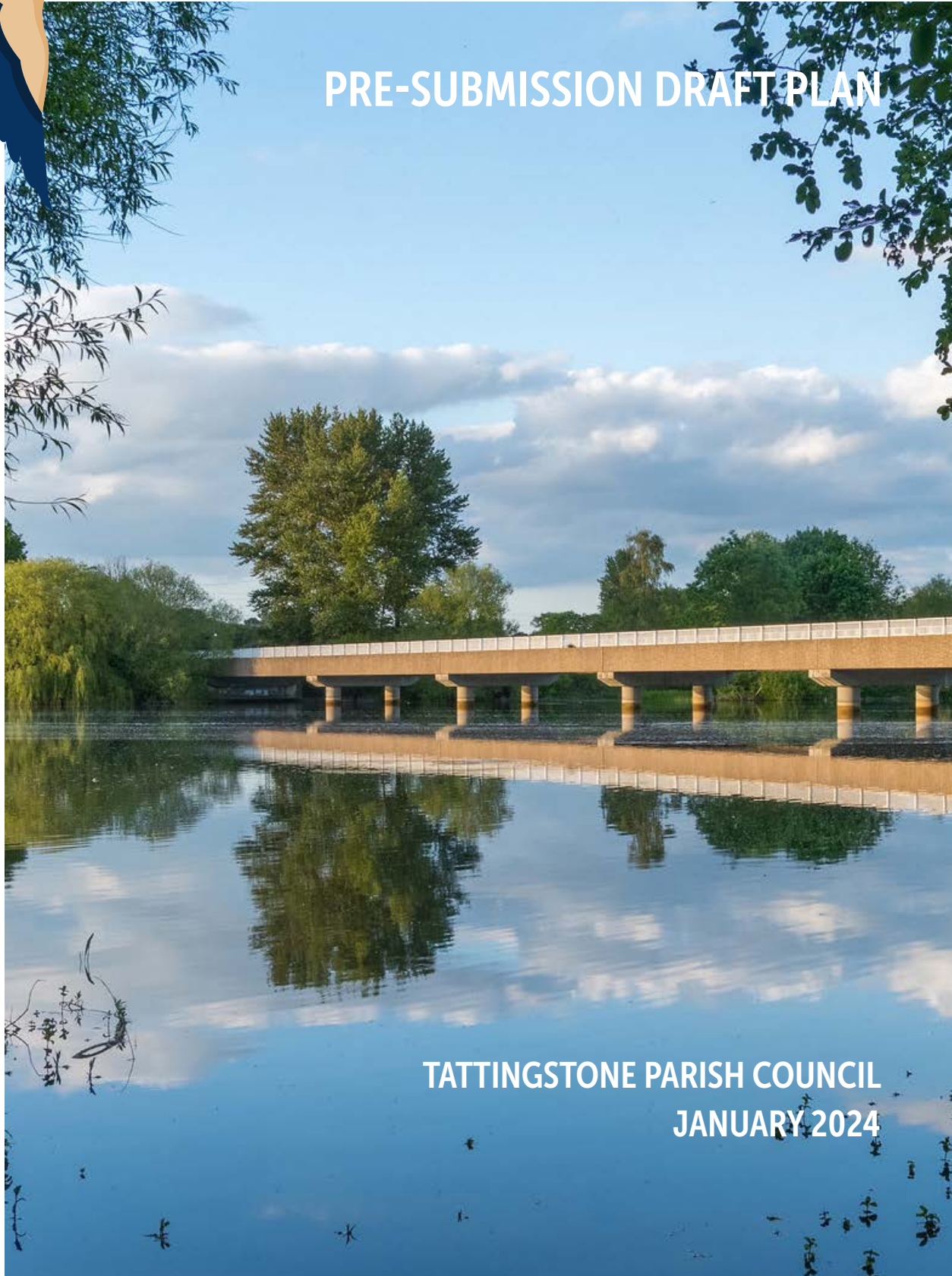




# TATTINGSTONE PARISH NEIGHBOURHOOD PLAN 2024-2037

PRE-SUBMISSION DRAFT PLAN



TATTINGSTONE PARISH COUNCIL  
JANUARY 2024





Prepared by Tattingstone Neighbourhood Plan  
Working Group on behalf of Tattingstone Parish  
Council and supported by

**PLACES 4 PEOPLE** **PP4**  
PLANNING CONSULTANCY

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## Index of abbreviations used in this Plan:

NPPF - The National Planning Policy Framework  
 JLP1 - Babergh and Mid Suffolk Joint Local Plan Part 1  
 AONB - Area of Outstanding Natural Beauty  
 (now known as the Suffolk and Essex Coast and Heaths National Landscape)



love every drop  
anglianwater



3

Welcome to  
**Alton  
Water**

Distances		miles
① Picnic Site Stutton >	② The Wonder	1.5
② The Wonder >	③ Lemon's Hill South	1.6
③ Lemon's Hill South >	④ Lemon's Hill North	0.25
④ Lemon's Hill North >	⑤ Sub Station	0.35
⑤ Sub Station >	⑥ Black Pond Meadow	0.8
⑥ Black Pond Meadow >	⑦ Birchwood	1.4
⑦ Birchwood >	① Picnic Site Stutton	2.3

Full circuit is 8.2 miles and is suitable for walkers, runners and cyclists.

Lemon's Hill

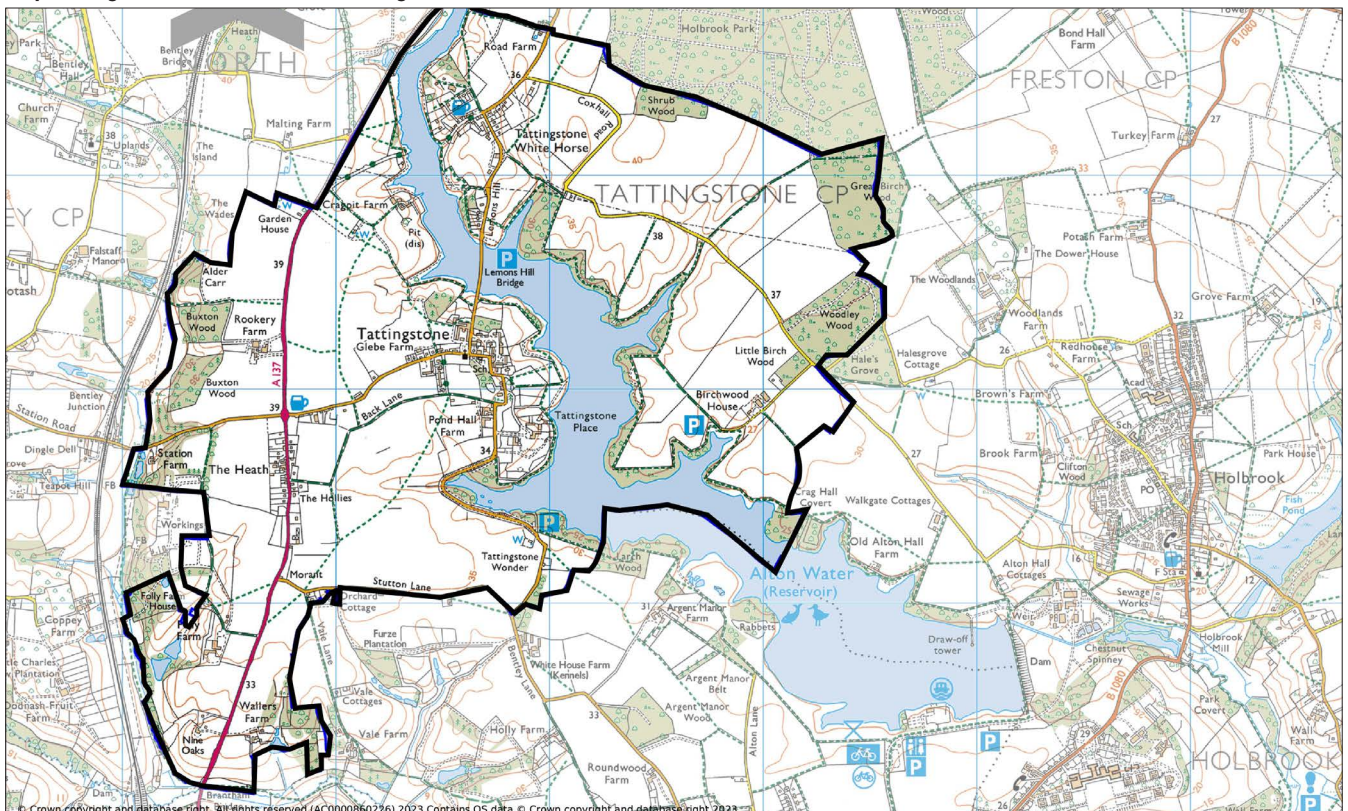




# INTRODUCTION

- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made" become part of the legal planning framework for the designated area.
- 1.2 A Neighbourhood Plan is, therefore, a community-led document for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.
- 1.3 Parish Councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.
- 1.4 In 2021 the Parish Council took the decision to prepare a Neighbourhood Plan. An application was made to Babergh District Council to designate a Neighbourhood Area for the whole parish as identified on **Map 1**. That designation was confirmed on 19 July 2021 and since that time a small group of volunteers agreed by the Parish Council has managed the gathering of information to support the preparation of the Plan.
- 1.5 The Neighbourhood Plan has been prepared to provide a detailed layer of local policies which reflect the specific context of Tattingsstone, as well as providing up-to-date planning policies that complement those in the Joint Babergh and Mid Suffolk Local Plan Part 1 (JLP1) adopted 21 November 2023. It covers the period to 2037 to coincide with the end date of the JLP1. Given the recent adoption of the JLP1, this NP does not seek to repeat local plan policies and accordingly provides a local policy response to guide development proposals.
- 1.6 This version of the Neighbourhood Plan is the first time all the evidence and draft policies have been pulled together into one place and this is referred to as the Pre-Submission Draft Neighbourhood Plan. It is the subject of public consultation for seven weeks between 20 January and 8 March 2024.

**Map 1: Neighbourhood Plan Area (Tattingsstone Parish)**





1.7 Following the consultation, comments received will be reviewed and the Plan amended and updated as appropriate. The Neighbourhood Plan will then follow the steps illustrated to the right, before the planning policies in it can be used alongside those in the adopted JLP1 and the National Planning Policy Framework (NPPF) when Babergh District Council determines planning applications. Occasionally the NPPF is updated and, in such circumstances, those changes will supersede the policies in the Neighbourhood Plan.

### Topic Areas

1.8 The following topic areas form the basis for the content of the Plan, following the matters raised through community engagement to date. Distinct chapters cover the policies and aspirations for each topic. Each chapter includes a summary of the relevant evidence collected during the preparation of the Plan, together with the responding planning policy and, where appropriate, community actions.

1.9 Community actions do not form part of the “statutory” Neighbourhood Plan but are included to identify other areas of improvement and change residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered TATT1, TATT2 etc, while separate yellow boxes contain the non-statutory community actions.

### THEMES

- Planning Strategy
- Housing
- Natural Environment
- Built Environment and Design
- Services and Facilities
- Highways and Travel

### How the Plan has been prepared

1.10 The Tattingstone 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 in order to gather evidence for the content of the Plan.

1.11 Focus to date has been on community engagement, with careful analysis of the results of the surveys and the responses to drop-in events. This has ensured that the Plan remains entirely community-led and reflects the aspirations of the residents of the Parish.

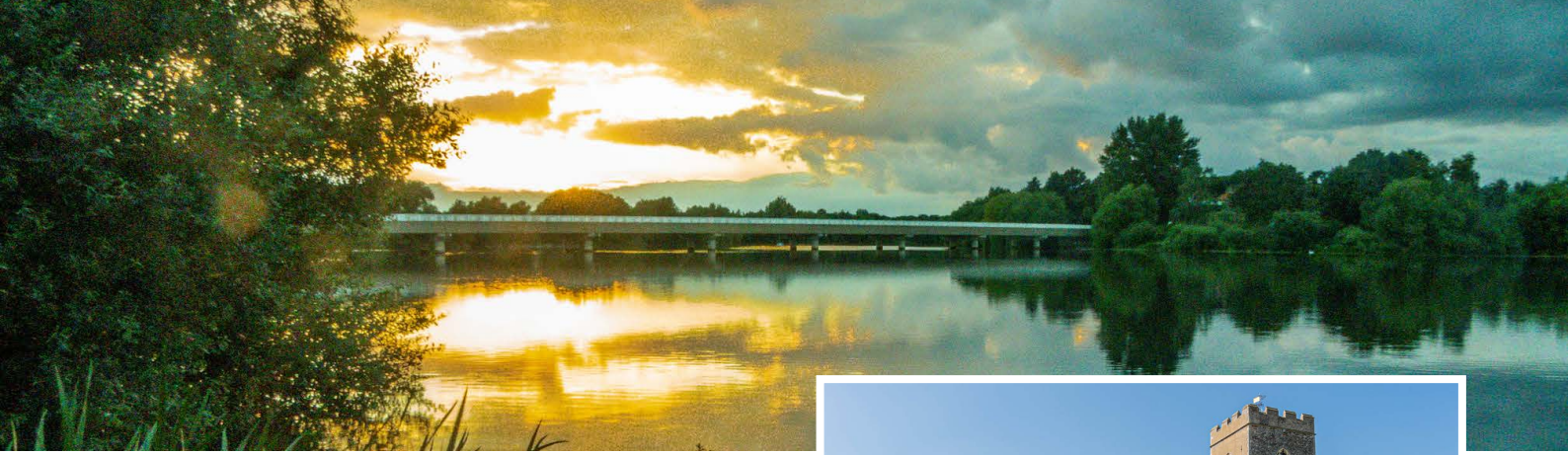


1.12 In addition, specific pieces of data have been collated by the Neighbourhood Plan Group and other more technical reports have been commissioned. These together with feedback from the community engagement form the evidence base for the Neighbourhood Plan. Government Guidance is clear that Neighbourhood Plans should be based on ‘proportionate and robust evidence’. To date the following reports are available to view on the Parish Council’s website:

- Residents Survey Results
- Youth Survey Results
- Tattingstone Parish Landscape Appraisal March 2023 (Alison Farmer Associates)
- Tattingstone Design Guidelines and Codes July 2023 (AECOM)
- Appraisal of Views
- Local Green Space Assessment
- Non-Designated Heritage Assets Assessment

1.13 Further evidence has been gathered to inform a number of policies included in the Neighbourhood Plan and these are referred to throughout the Plan.





### Community Engagement and Consultation Events

1.14 The engagement was initiated with a drop in event in August 2021, which was followed up by a whole Parish survey, whereby all residents received a hard copy of the Neighbourhood Plan survey. Some 265 responses were received from those aged 16 or over. As such, an excellent 58% of residents in the same age group responded. The following matters were recorded under four key topic areas:

#### Housing

- No overwhelming support for additional housing
- No clear support for a specific amount of housing
- Those that supported the need for housing indicated that this was to enable young people to afford to remain in the community
- There was some support for small developments of 1 to 5 dwellings

#### Natural Environment

- Strong support for protecting and encouraging wildlife
- Concern about maintenance of public rights of way
- Rural atmosphere, dark night skies, open spaces, quietness and tranquillity were highly valued
- Separation from other villages by open countryside was valued
- Retention of views was also valued
- Protection of green spaces and open areas was also valued

#### Historic Environment

- Heritage and village history were highly valued

#### Services and Amenities

- Inadequate public transport
- Car parking needs improving
- Support for the provision of a community shop and café
- No strong support for communal electric vehicle charging points
- Support for the existing facilities and services - village hall; primary school; church; playing field
- Concern about traffic speeding through the village
- Concern for pedestrian safety and the ability to access village amenities on foot or by cycle



1.15 There was also a youth survey focussing on 9-15 year olds, 20 responses were received. These focussed on the needs of young people in terms of school, access to clubs and activities.

1.16 A further event was held in March 2023. This provided an update of progress including:

- feedback on the results of the residents survey (see above summary of key matters raised)
- information on other data being collated, namely:
  - Landscape Appraisal
  - Important views
  - Design Guidance - design principles and codes
  - Built heritage
- identification of broad themes and proposals for the plan



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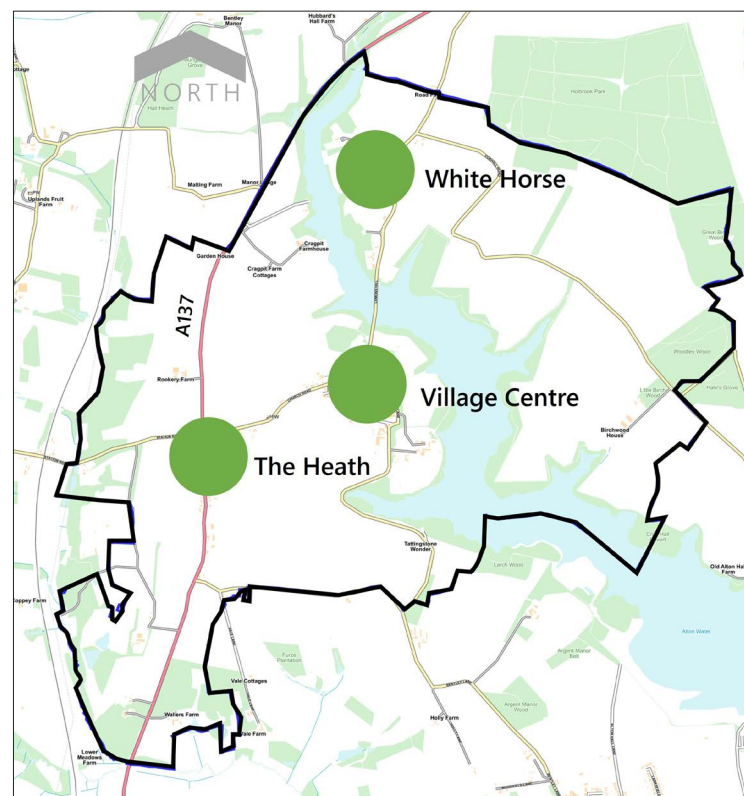
## 2. ABOUT TATTINGSTONE

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- 2.1 The pretty historic village of Tattingstone sits some 6 miles south of Ipswich.
- 2.2 Tattingstone village is the oldest settlement in the Parish. Its origins are closely tied to that of a medieval manor site at Tattingstone Hall, referenced in the Domesday Book of 1086. The church at Tattingstone dates from around 1250 indicating that the settlement may have begun as a hall/church complex.
- 2.3 Tattingstone Place, a mansion house set in parkland was built in 1764. In 1766 the Samford House of Industry, opened providing housing and employment for the poor of the 26 parishes surrounding Tattingstone. A chapel was added in 1880, after 1930 it became St Mary's Hospital for the Chronic Sick and offered rehabilitation for the elderly which continued under the NHS until 1991 when the hospital closed. The building has now been redeveloped and is known as Chedworth Place and Samford Court.
- 2.4 The Tattingstone Wonder was built around 1790 for a local Squire called Edward White. It was originally built as a pair of cottages, and a third cottage was added at a later date, including a mock church tower and facade. Apparently, built to give his neighbours "something to wonder at". It is now a Grade II\* listed building, together with the parish church of St Mary the Virgin.
- 2.5 The creation of Alton Water reservoir in the 1960/70s divided the village into two parts, through the flooding of the valley and the loss of Tattingstone Hall, farm buildings and severing of the parkland landscape. Lemons Hill bridge was constructed to connect the two parts of the village. The reservoir was needed to sustain a future water supply for the area and now sits in 400 acres of countryside providing space for recreation and wildlife.
- 2.6 Today there are three key parts to the Parish (as illustrated on the map below). The main settlement (Tattingstone Village) includes St Mary's church, the primary school, the village hall, Tattingstone Park, Chedworth Place and

Samford Court. Tattingstone Heath is an area of ribbon development along the A137 and the remainder is focussed around the White Horse on the crossroads of White Horse Hill and School Road.

**Map 2: Parish of Tattingstone, showing the three distinct areas of the Parish**





## Tattingstone Today

- 2.7 According to 2021 Census, the Parish has a population of 530, with an age structure as illustrated in Figure 1, which is compared with that of Babergh as a whole.

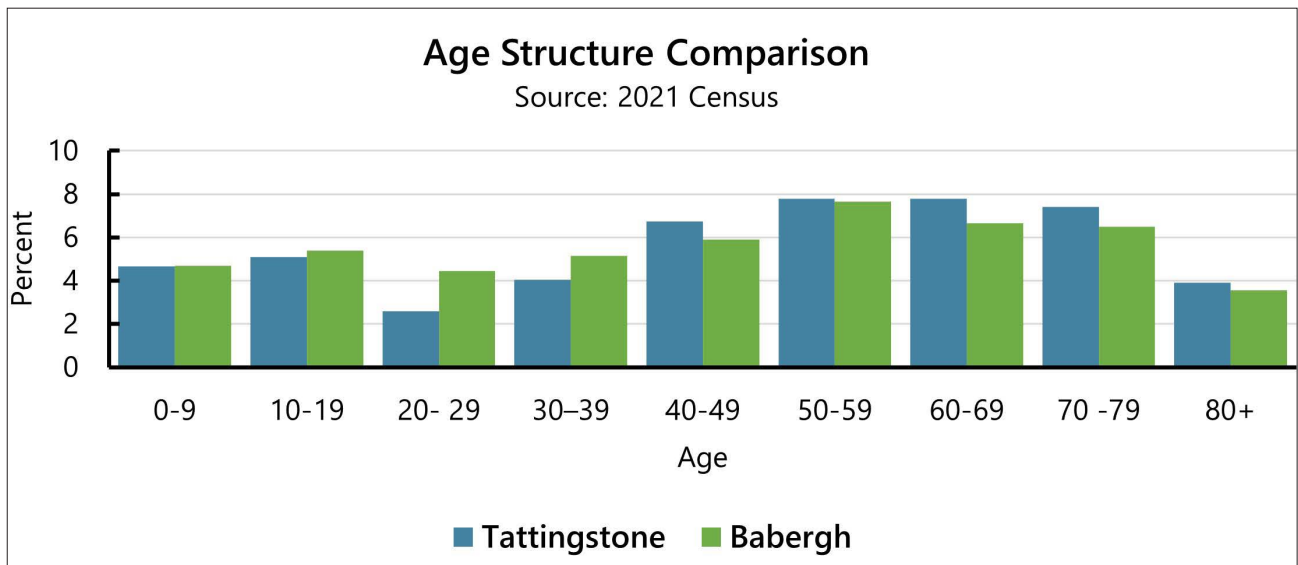


Figure 1

- 2.8 The 2021 Census indicates that 55% of those aged 16 years and over were in work compared to 43.2% being economically inactive. Over half of those in work (58.5%) hold positions as managers, senior officials and professional/technical occupations.

- 2.13 Alton Water provides a key resource for both formal and informal recreation. There is an eight-mile cross country cycling track and a range of water sports on offer, including fishing.

- 2.9 In terms of housing, the 2021 Census identified that 59% of homes consist of 2-3 person households. There is however a quarter (25.1%) of 1 person households and 15.7% of 4 person plus households. Over half of all houses are owned outright, with 8% social rented and 8.9% available as private rented. Being a rural Parish, 62% of all households have access to at least two cars or vans.

- 2.10 In terms of recent changes granted through the planning system, a number of small residential schemes have been granted planning permission in The Heath.

- 2.11 The community is active with access to various clubs and neighbour support schemes. An indoor market is held monthly in the village hall. At the heart of Tattingstone Village is the primary school and Church. There is also an extensive recreation ground providing facilities for tennis, cricket, football and informal sport and recreation. There is an enclosed children's play area with facilities suitable for under eights.

- 2.12 In addition, there are two public houses, the Wheatsheaf and the White Horse. There was a third, called Waterloo House which was better known as the Orange Box because of its wooden construction which was located opposite the village school. This was closed and demolished in 2000, along with a village shop and post office which were all part of the same building.





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## 3. PLANNING POLICY CONTEXT

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

### National Planning Policy Framework

- 3.2 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In December 2023 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:

*Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

*a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects; b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

- 3.3 Paragraph 29 of the NPPF states that:  
*"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."*

### The Local Plan

- 3.4 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Babergh and Mid Suffolk Joint Local Plan – Part 1, adopted in November 2023 and referred to as JLP1 in this Neighbourhood Plan. It provides a set of strategic and local development management policies, which will be used to inform decisions on planning applications and appeals. These do not need to be repeated in the Neighbourhood Plan but which the Neighbourhood Plan can complement by adding locally based detail.

- 3.5 Part 2 of the Joint Local Plan is to be prepared during the coming years, with adoption currently scheduled for Autumn 2026. It will identify a settlement hierarchy for the two local authority areas, the distribution of any further housing growth and identify any sites required to meet that growth. At the time of preparing the Neighbourhood Plan, the District Council had commenced a "call for sites" that landowners/developers would like to be considered for allocation in Part 2.

- 3.6 In July 2020, Suffolk County Council adopted the Minerals and Waste Local Plan which is part of the strategic policy framework for the area. It allocates land at Folly Farm Quarry, south of Station Road, for an eastern extension of the existing sand and gravel quarry. At the time of preparing the Neighbourhood Plan, a planning application for this extension was being considered by the County Council, the determining authority.





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## 4. VISION AND OBJECTIVES

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4.1 As already noted, the Neighbourhood Plan provides a planning policy framework for Tattingstone to complement the content of JLP1. As a starting point, the Plan looks forward to 2037 and, based on what residents have told us, we have agreed the following vision for the parish:

Tattingstone Parish will remain an attractive and desirable place to live, maintaining its historic and environmental assets. It will be a thriving and sustainable community, with the three parts of the Parish retaining their own identities and characteristics but supporting each other through the provision of appropriate services and facilities.



### Objectives

4.2 To deliver the vision, topic-based objectives have been developed as set out below. The objectives provide an element of detail against which specific planning policies and community aspirations are framed.

### Housing

- To ensure the amount, size and tenure of new housing in the parish meets local needs
- Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Tattingstone Parish

### Natural Environment

- Protect and enhance the landscape and rural setting of the three distinct parts of the Parish
- Maximise opportunities to improve natural habitats and wildlife

### Built Environment

- Recognise and protect the importance of historic assets and their settings
- Ensure new development is of a scale and design which reflects local character and positively responds to the three areas of the Parish

### Services and Facilities

- Encourage the provision of new services and facilities

### Highways and Travel

- Support and encourage safe and sustainable transport, including walking, cycling and public transport





## 5. PLANNING STRATEGY

### Context

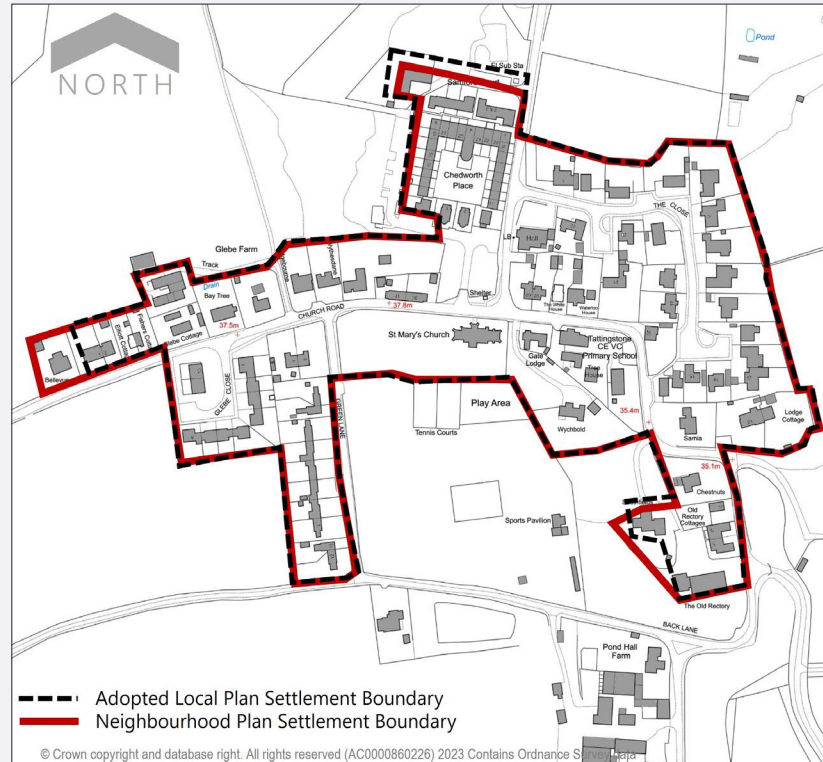
- 5.1 The planning policy framework for the Parish is established in the adopted JLP1 (November 2023). Settlement Boundaries, previously defined as Built Up Area Boundaries in the Babergh Local Plan, typically enclose the existing built-up areas of the Parish. Generally, development proposals within the Boundary are acceptable in principle, while there is a general presumption against development outside, unless this is allowed for by national or specific local policies.
- 5.2 Settlement Boundaries for Tattingstone are defined around the edges of the three main built-up areas of the Parish. They were originally defined in the 2006 Babergh Local Plan. The Draft Joint Local Plan (November 2020) proposed amendments to the Settlement Boundaries, but the examination of the Joint Local Plan resulted in these matters being deferred to the preparation of the Part 2 Joint Local Plan. The same Draft Joint Local Plan also identified a "settlement hierarchy" across the district, with the village centre being defined as a "Hinterland Village" and the built-up areas around the White Horse and at The Heath defined as "Hamlets". The Draft Joint Local Plan did not define the role of these types of settlement and the hierarchy was also deleted as a result of the examination of the Plan. As such, at the time of preparing this Neighbourhood Plan, there is no longer a district wide settlement hierarchy in place.
- 5.3 Policy SP03 of the Part 1 Joint Local Plan sets out where new development would be supported, but the approach is very high level with general references to windfall development in accordance with the policies in Neighbourhood Plans or elsewhere in the Joint Local Plan.

### Settlement Boundaries

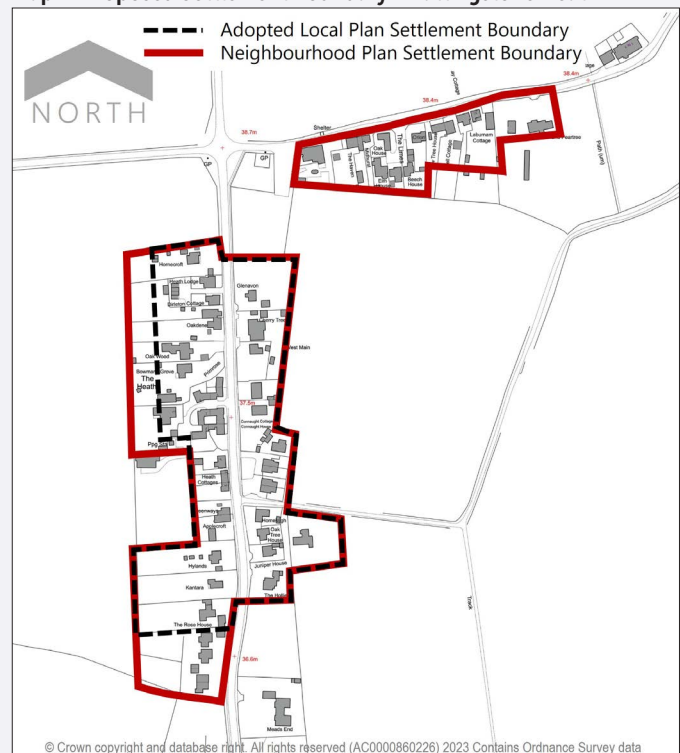
- 5.4 The Local Plan Settlement Boundaries are now out of date and do not reflect the situation on the ground. Preparing the Neighbourhood Plan has provided the opportunity to update them.
- 5.5 The Settlement Boundaries for the three areas of the Parish are set out on Maps 3 - 5 and shown on the Policies Map. Maps 3 - 5 also illustrate the Local Plan Settlement Boundaries, but these maps will be amended to illustrate only the new boundaries when the Plan is adopted.

The adopted Local Plan boundaries shown in black dashed line - the Neighbourhood Plan proposed boundary shown in red.

**Map 3: Proposed Settlement Boundary - Tattingstone Village**

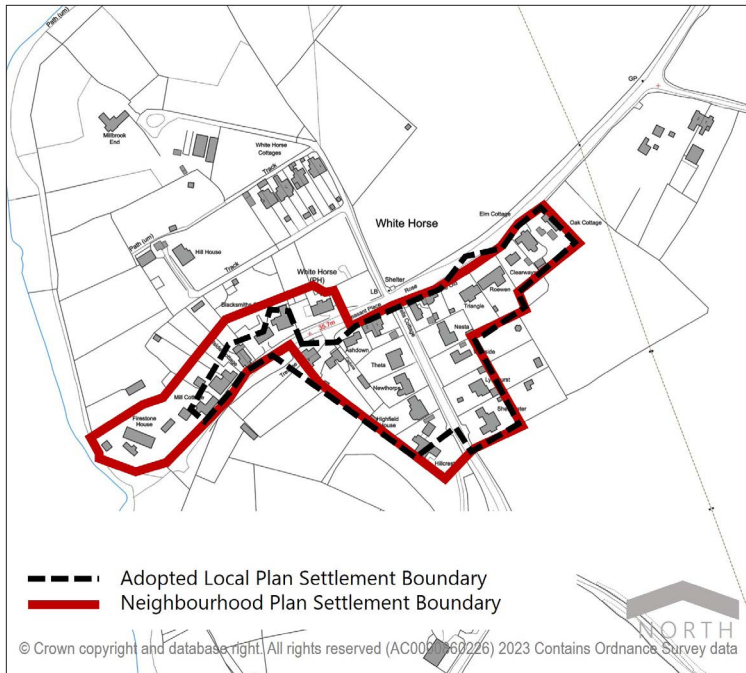


**Map 4: Proposed Settlement Boundary – Tattingstone Heath**





**Map 5 Proposed Settlement Boundary – Tattingstone White Horse**



- 5.6 In accordance with Policy SP03 of the Joint Local Plan, the spatial strategy for Tattingstone supports the principle of development within the defined settlement boundaries subject to the consideration of the impact of the proposal as assessed against other policies in the Joint Local Plan – Part 1 and Neighbourhood Plan, such as
- the presence of heritage assets;
  - the landscape setting of the village;
  - the capacity of services and infrastructure;
  - the potential impact on the amenity of existing residents; and
  - the impact of development on the wider area.

This approach will ensure that the largely undeveloped countryside will remain preserved.

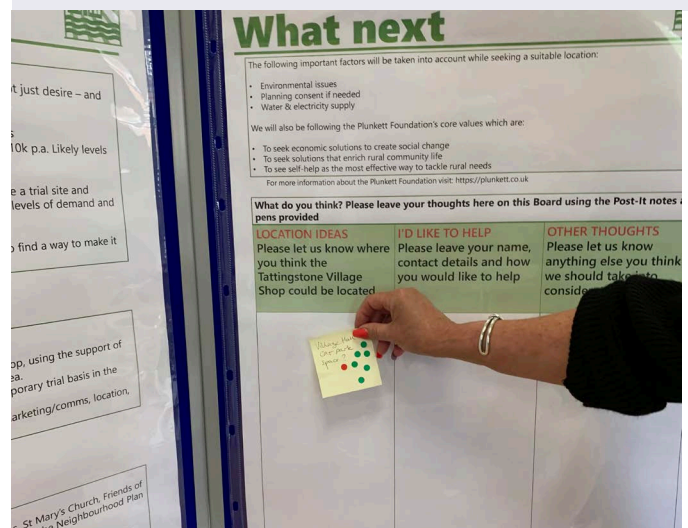
- 5.7 There may be situations where it may be adequately demonstrated that it is necessary for development to take place outside the Settlement Boundaries. However, this will be limited to that which is specifically supported by the NPPF, Joint Local Plan - Part 1 and the Neighbourhood Plan. Table 5 of the Joint Local Plan - Part 1 identifies the policies permitting development outside settlement boundaries, subject to the development's accordance with the other relevant policies of the Plan.

## Policy TATT 1 - Spatial Strategy

The Neighbourhood Area will accommodate development commensurate with the policies of the adopted Babergh and Mid Suffolk Joint Local Plan - Part 1.

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

Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national, district and neighbourhood level policies and where they would not have a detrimental impact on heritage and landscape designations, including important gaps identified on the Policies Map.





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## 6. HOUSING

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### Context

- 6.1 A key aim of Government policy is to boost the supply of homes, but Para 82 of NPPF acknowledges that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 6.2 With the adoption of Part 1 of the Joint Local Plan in November 2023, Policy SP03 establishes that, pending preparation of the Part 2 Joint Local Plan, new housing development will come forward through existing planning permissions, windfall development and any allocations in Neighbourhood Plans. Policy LP01 of the Joint Local Plan makes specific provision for windfall infill development outside of settlement boundaries where there is a cluster of at least 10 well related dwellings, subject to impact on the character and appearance of the settlement; landscape; residential amenity; heritage features and specifies that the scale of development to be considered under the policy would usually be for only 1 or 2 dwellings and would not result in the consolidation of sporadic or ribbon development.



### New Housing

- 6.3 Whilst the Parish has only experienced a limited amount of new residential development in recent years, the results of the resident's survey was clear in that there is no overwhelming support for new large development proposals.
- 6.4 Consequently it is not proposed that this Neighbourhood plan allocates any new sites for residential development. However, given the three areas of the parish with defined settlement boundaries, there may be opportunities for small scale infill development and Policy TATT 2 - Housing Development will apply to such proposals.

### Affordable Housing

- 6.5 Affordability of housing remains a significant barrier for many seeking their own homes. Government affordability figures indicate that, in Babergh, average house prices are more than 10 times the average household income so many newly-formed households are excluded from the housing market. Recent statistics from Zoopla, the house price aggregator, suggests that the average sold price for a home in Tattingstone over the last 12 months is £645,000, the average for England is £371,039.

### Policy TATT2 - Housing Development

Within the Settlement Boundaries, as defined on the Policies Map, there is a general presumption in favour of housing development in the form of small brownfield "windfall" sites and infill plots of one or two dwellings where proposals would not have a detrimental impact on the built and natural character of the site and its surroundings, the amenity of residents and infrastructure, including highways.



6.6 One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. Affordable housing schemes can primarily be delivered through a percentage of a larger development of more than 10 dwellings or on a site with an area of 0.5 hectares or more.

6.7 However, given there is no desire to identify a larger site for development through the Neighbourhood Plan, an alternative mechanism for meeting locally identified housing needs is through "rural exception sites" located outside but adjoining Settlement Boundaries where housing would not normally be permitted.

6.8 To deliver affordable housing through the "exception sites" approach, the following would be required:

- A need established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association/ registered provider) willing to work with the Parish Council and District Council to fund and manage a scheme.



6.9 JLP1 Policy LP07 'Community-led and rural exception housing', provides guidance on both community led schemes which must be initiated by a legitimate community group and has general community support, in addition to the more traditional rural exception sites. The policy does not however, include sufficient detail in terms of local housing needs, therefore proposals will be required to also comply with the following policy:

### Policy TATT3 - Affordable Housing on Rural exception Sites

Proposals for the development of small-scale affordable housing schemes, including community-led housing (as defined by paragraph 73 of the NPPF) on rural exception sites outside but adjoining or otherwise well related to the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven need in the parish and provided that the housing:

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

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

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

Where sites for affordable housing in the countryside are brought forward with an element of market housing, as allowed for under JLP1 Policy LP07, all dwellings should be built to the same design standards and contribute towards the character of the area.



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## 7. NATURAL ENVIRONMENT

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### Context

- 7.1 The southern part of the Parish, around Nine Oaks and Wallers Farm to the south of Stutton Lane, was added to the Suffolk and Essex Coast and Heaths National Landscape (formerly the Area of Outstanding Natural Beauty), in 2019. The whole of the Parish has been studied in detail in terms of its landscape quality as part of an assessment exploring the potential for the 2019 extension (Valued Landscape Assessment; Suffolk Coast & Heaths Additional Project Area – Alison Farmer Associates for the AONB project team; March 2020), and although the majority of the Parish was not considered suitable for designation, it was found to express sufficient qualities to form part of a valued landscape.
- 7.2 JLP1 Policy LP18 sets out a number of requirements to ensure that development proposals do not harm but conserve the distinctiveness of the area. The Neighbourhood Plan therefore does not repeat recently adopted policies as set out in the JLP1. However, as part of the Neighbourhood Plan process a Landscape Appraisal of the Parish was undertaken to articulate the character and special qualities of both the built, and natural environment.
- 7.3 The Tattingstone Neighbourhood Plan Landscape Appraisal reflects previous observations in that the Parish contains three distinct and separate clusters of settlement. The Parish is located on the Shotley Peninsula, north of the Stour Estuary on the upper reaches and valley slopes of the Holbrook Valley on the fringes of Alton Water. To the west are the steep slopes of a tributary valley to the Samford River. These valleys drain southwards into the Stour Estuary and create a gently rolling topography. Between these valleys the landscape is flatter, comprising an area of elevated farmland. The western side of the Parish is dissected by the A137.
- 7.4 The largest settlement is Tattingstone Village which sits centrally within the Parish on the junction between the plateau and the western slopes of Alton Water. Tattingstone White Horse is located to the north on the eastern side of the reservoir whereas Tattingstone Heath is located on the open plateau landscape along the A137. Each settlement has different origins which are still expressed in their location, form and character. These settlements are connected by a network of rural lanes.
- 7.5 The Parish is included within several landscape character assessments and at a range of scales including National Character Areas (NCAs), Suffolk County Landscape Typology and the Shotley Peninsula and Hinterland Landscape Character Assessment. The latter two assessments classify the Parish into two primary landscapes, those associated with the plateau landscape and those associated with valleys.
- 7.6 As referred to above, the Parish sits within National Character Area (NCA) 82: Suffolk Coast and Heaths. Key characteristics of NCA 82 include:
- A predominantly low-lying landscape .....Changes in relief are slight.
  - Rivers flow west - east forming intimate, twisting alluvial valleys.
  - Inland valleys contain small-scale historic patterns of irregular drained meadow enclosure, bounded by elm hedgerows.
  - Ancient broadleaved woodland and parkland wood pasture cloak the southern river valley and estuary slopes.
  - Settlement is sparse, with small, isolated villages and farmsteads.
  - Traditional buildings utilise soft-hued red bricks with straw thatch, pantiles or peg tiles. Some are rendered and painted (often in 'Suffolk Pink') while



others (including churches) use locally occurring split or knapped flint.

- Alton Water (or Alton Reservoir) is a manmade reservoir. It is the largest area of inland water in Suffolk with a circumference of more than 13 km.
- Public access is extensive both on the land and on the rivers. The sense of tranquillity and wildness is integral to the distinctiveness of the NCA, inspiring many writers, artists and naturalists, and supports the area's popularity as a recreation and tourist destination.

**Holbrook Valley and Alton Water** - In terms of the valley landscapes the Rolling Estate Farmland is described as comprising gentle valley sides and evidence of parklands. Much of the land is in arable cultivation with some notable areas of ancient woodland and permanent pasture on steeper slopes.

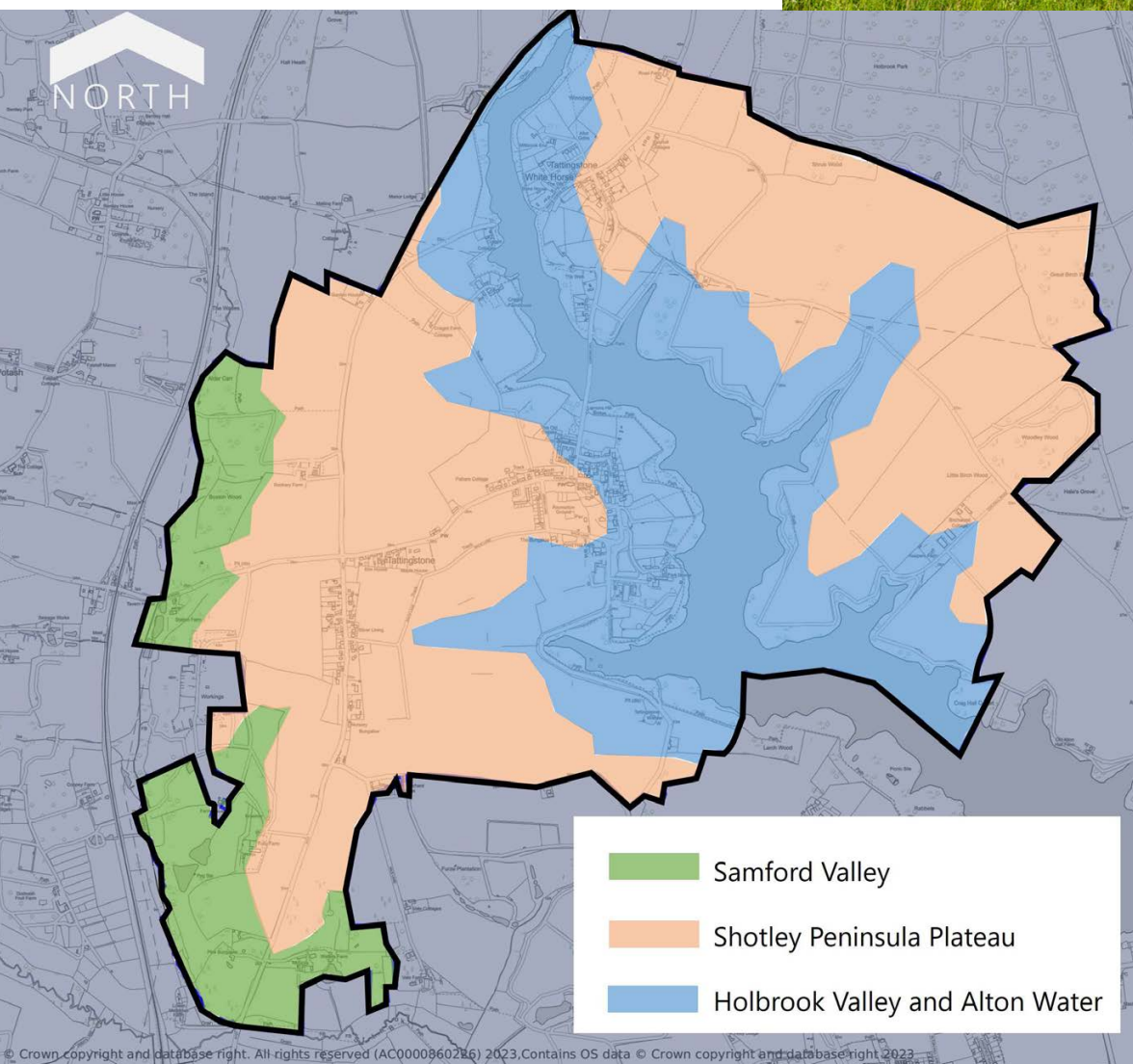
**Samford Valley** - in contrast the Rolling Valley Farmlands which form a separate valley system to the west and south are described as sloping valley sides that can be complex and steep in places and where enclosure pattern is small and organic.

7.7 In terms of more locally focussed landscape character, the Suffolk Landscape Character Assessment divides the Parish into three landscape types (see Map 6):

**Shotley Peninsula Plateau** - the Ancient Estate Farmlands form an elevated plateau and are described as a relatively flat central spine with sloping sides, dissected by river valleys. It contains large scale arable farmland and has an open character despite blocks of ancient woodland.



**Map 6: Landscape Character - extract from Landscape Character Appraisal - Alison Farmer Associates March 2023**



7.8 The most recent study in 2020 - the Suffolk Coast & Heaths Valued Landscape Assessment, recognised that the majority of the Parish falls within the Alton Water assessment area whereby the following special qualities were noted:

- *“Areas of ancient woodland form skyline features, revealing evidence of former traditional management including hazel and sweet chestnut coppice stools and woodbanks.*
- *Alton Water is valued for its birds offering breeding bird habitat, with help from rafts provided by volunteers, for species such as Common Tern in summer and as a refuge/roost for wildfowl during winter months.*
- *Strong recreation focus around Alton Water popular for fishing, cycling, quiet water sports, walking and visitor facilities*
- *Important habitats for stag beetle to the west of Holbrook.*
- *Rural back-water and tranquillity away from main roads.*
- *Notable landmarks and historic buildings coupled with rural lanes, veteran trees and historic enclosure pattern, gives rise to tangible time depth.”*

7.9 What is evident from the above, is that the Parish has numerous special qualities which should be protected from inappropriate development. This is also supported through the results of the residents survey where a number of the questions were expressed in terms of ‘things you value most about our village’ and there was strong agreement to statements such as ‘rural atmosphere’; ‘quietness and tranquillity’; ‘separation from other villages by open countryside’.



#### **Policy TATT 4 - Protection of the Landscape Setting of Tattingstone**

To conserve the essential landscape, heritage and rural character of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they:

- have regard to the rural and landscape character and the setting of the built-up areas of the parish, including the visually sensitive landscape identified on the Policies Map; and
- conserve or enhance the unique landscape and scenic beauty within the parish, having regard to the Tattingstone Parish Landscape Character Appraisal and other studies as relevant to the nature and location of the proposal.

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

7.10 Residents, landowners and other local organisations have an important role to play in maintaining and improving our landscape. A number of potential projects have been identified during the preparation of the Neighbourhood Plan which, if implemented, would improve the landscape and natural habitats of the parish.



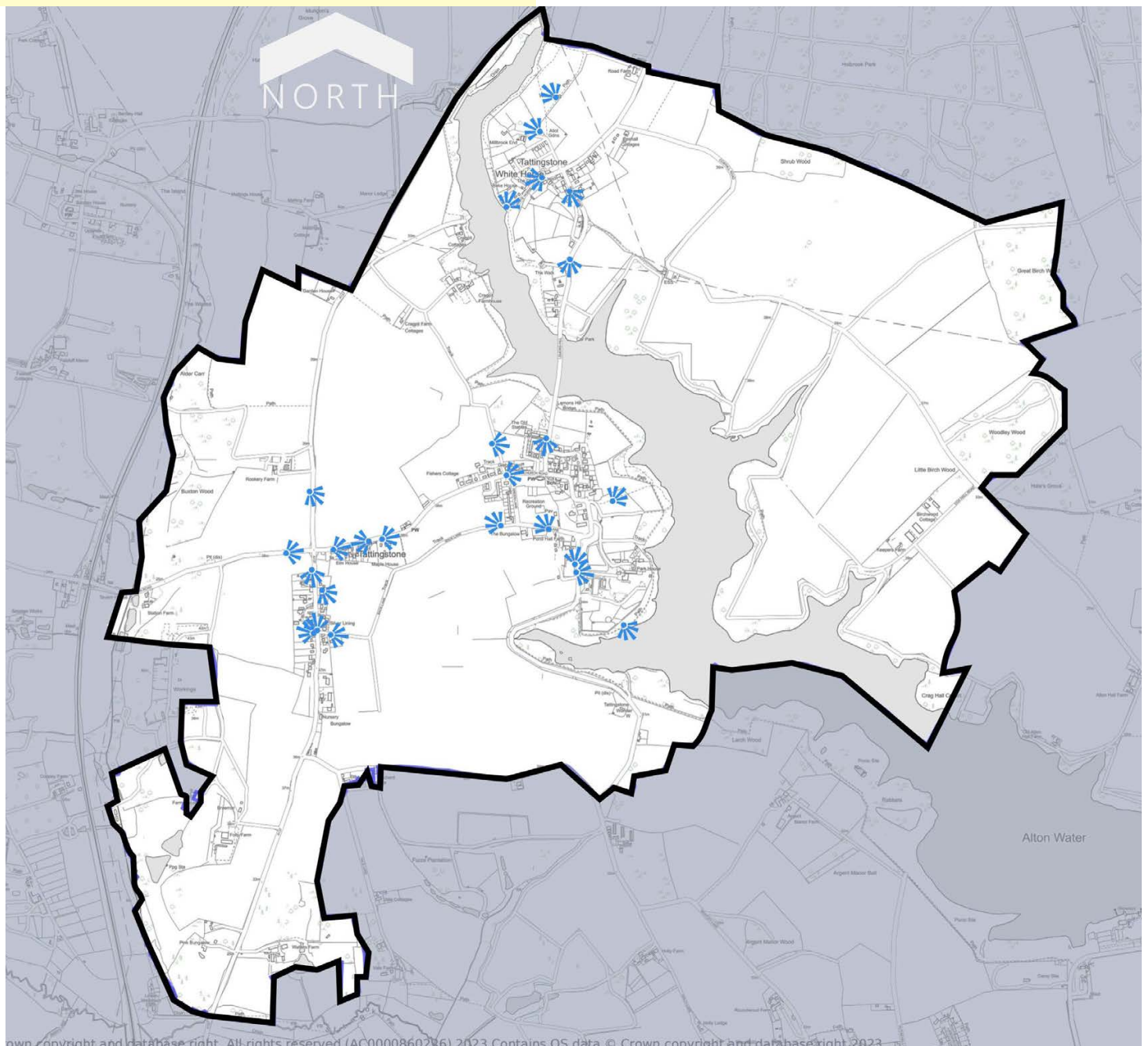


## COMMUNITY ACTION 1 - LANDSCAPE IMPROVEMENT INITIATIVES

The Parish Council will seek to establish a Parish Environment Group tasked with working with landowners, volunteers, local organisations and local authorities to deliver landscape improvement initiatives, such as:

- i. tree planting in the Play Area;
- ii. reinstating hedgerows; and
- iii. undertaking parish tree warden duties.

7.11 One of the benefits of the many assessments of the Parish is that there has been a thorough analysis of all its key components and this has included key views both towards the built up parts of the Parish and towards the wider landscape. In addition, 99% of residents strongly agreed/agreed with the statement 'the open views across the fields and woods are important assets to the village'. The Landscape Appraisal identifies a number of such views which it is considered important to retain and protect. These are illustrated on Map 7.



Map 7 - Important Views identified in the Tattingstone Landscape Appraisal

## Policy TATT 5 - Protection of Important Views

To conserve the landscape and rural character and setting of the Neighbourhood Plan Area, development proposals shall, where appropriate, demonstrate how they will ensure that there is no detrimental impact on the key features and attributes of important views identified on **Map 7** and the **Policies Maps**.

Proposals for new buildings outside the Settlement Boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the built-up area; and
- conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views identified and described in the Neighbourhood Plan Landscape Appraisal ; and
- protects the key features of the important views.

### Biodiversity

7.13 Given the extensive landscape character and features as set out above, there are a variety of sites specifically designated for their biodiversity interest. There are areas of ancient woodland at Rookery Farm and Woodley Wood and Great Birch Wood on the northern border of the parish is a Site of Special Scientific Interest. There are also various areas of trees protected by Tree Preservation Orders.

7.14 Results of the residents survey again, had strong support for various matters relating to biodiversity including:

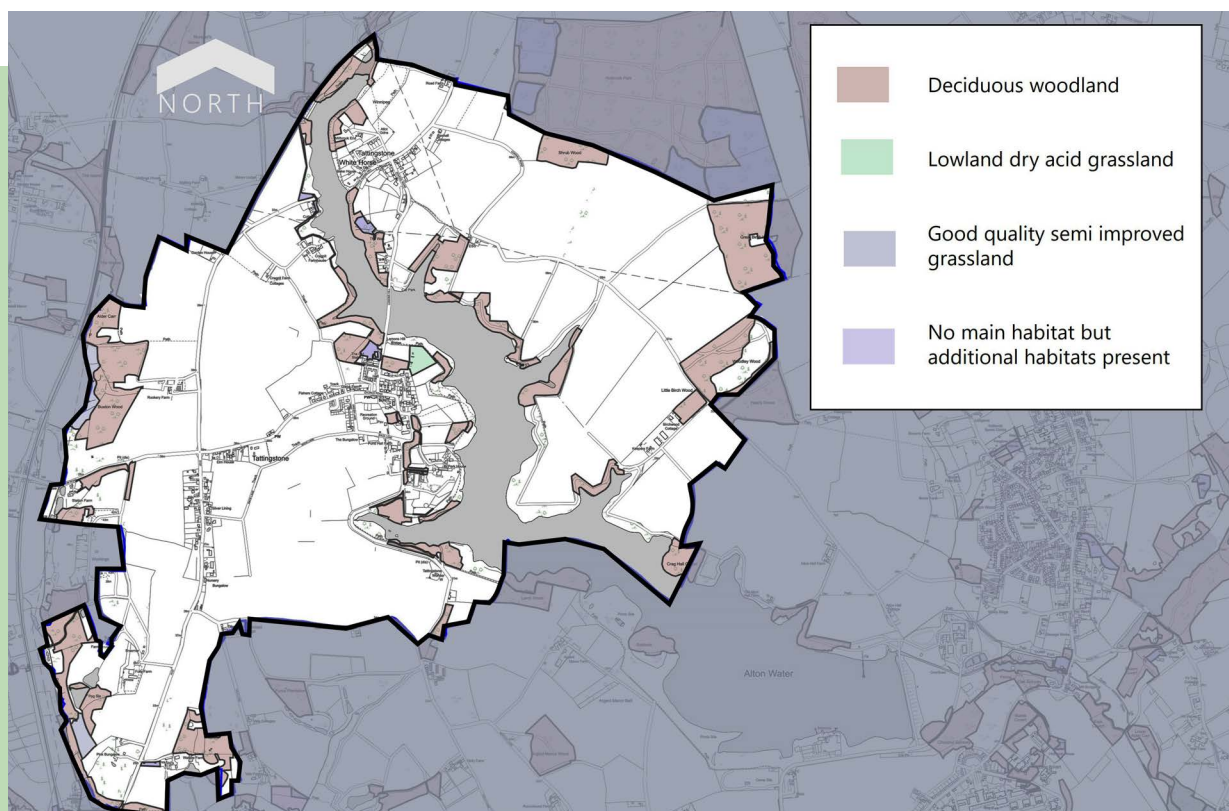
- Value the wildlife and biodiversity across Tattingsstone,
- hedgerows and mature trees need to be protected.

7.15 With the extensive feature of Alton Water dissecting the parish together with its tributaries, public footpath network, traditional grazing meadows and hedgerows there are extensive opportunities for varied flora and fauna to thrive. Along the banks of Alton Water various priority habitats have also been identified.

7.16 **Map 8** shows the Priority Habitats in the Parish.

7.17 Paragraph 185 of the NPPF states that plans should "promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species;

**Map 8 Priority Habitats in the Parish**





and identify and pursue opportunities for securing measurable net gains for biodiversity.” The 2021 Environment Act has introduced the requirement for development, except where exempt, to deliver a minimum 10 per cent measurable net gain in biodiversity and this requirement is being implemented from early in 2024

7.18 Joint Local Plan – Part 1 Policy LP16 – Biodiversity and Geodiversity requires all development to follow the “biodiversity mitigation hierarchy” which is illustrated in Figure 1.

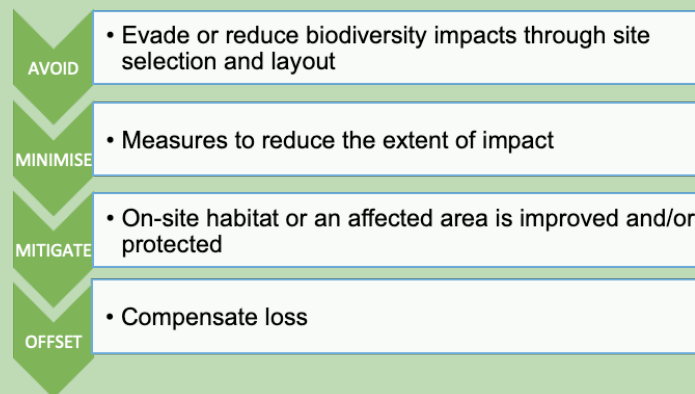


Figure 1 – Biodiversity Mitigation Hierarchy

## Policy TATT 6 - Biodiversity and Habitats

Development proposals should avoid the loss of, or significant harm to trees, hedgerows, ponds and watercourses.

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

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

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

- The creation of new natural habitats including ponds;
- The planting of additional native trees and hedgerows of local provenance, and;
- Restoring and repairing fragmented biodiversity networks through, for example, including swift-boxes, bat boxes and holes in fences which allow access for hedgehogs.

### Local Green Spaces

7.19 The Landscape Appraisal also assessed the open spaces within the parish that make a positive contribution to its character and setting.

7.20 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

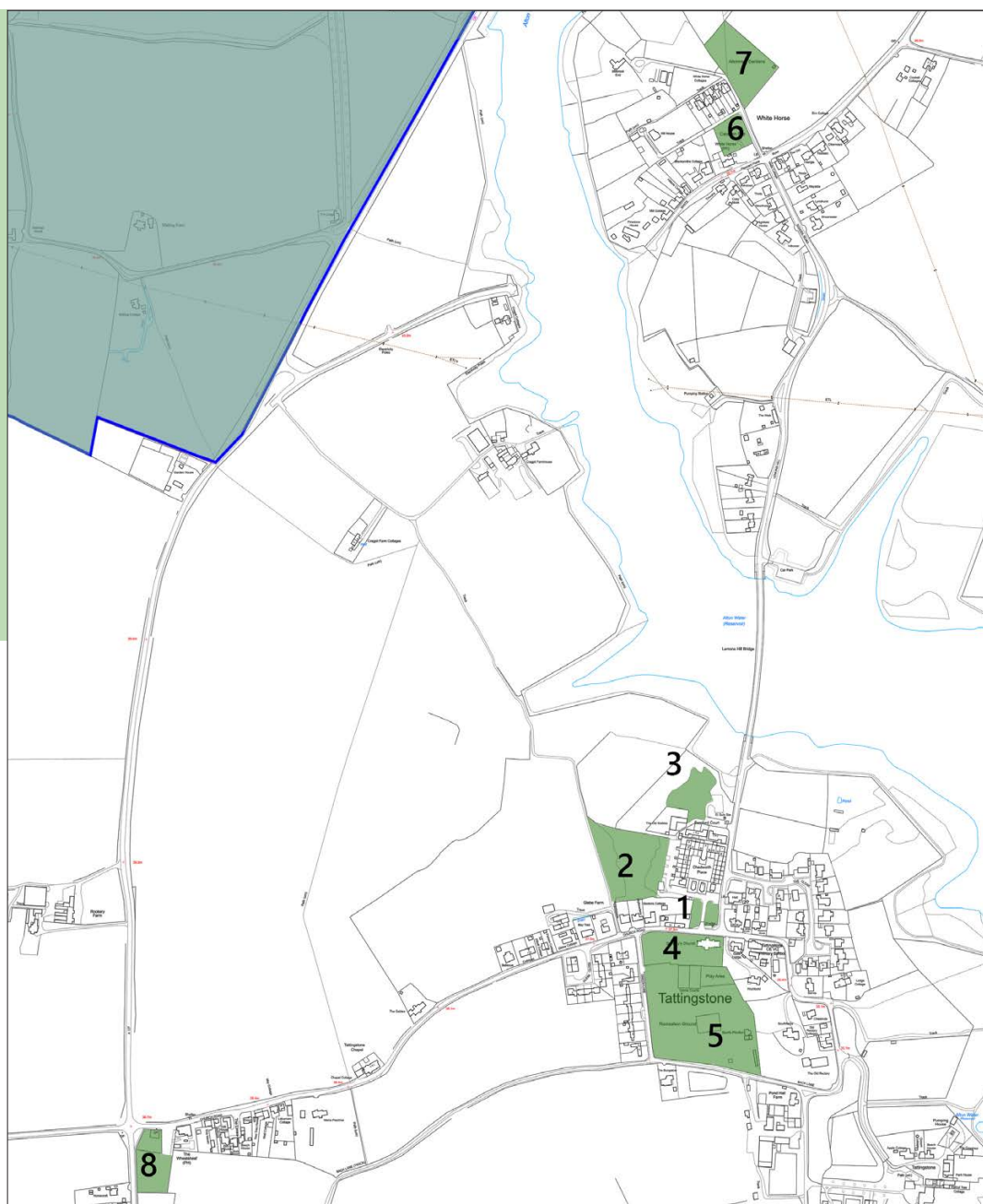
- In reasonably close proximity to the community it serves;

- 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
- local in character and is not an extensive tract of land.

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

7.21 The separate Tattingstone Local Green Spaces Assessment demonstrates how certain local spaces meet the criteria in paragraph 102 of the NPPF. The spaces that meet the criteria are identified in Policy TATT7 and are illustrated on the Policies Map and on Map 9. The identification of these spaces as Local Green Space means that development is restricted to that which has

to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



Map 9 - Local Green Spaces

### Policy TATT 7 - Local Green Spaces

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

- |  |  |
|--|--|
| 1. South of Chedworth Place                  | 5. Tattingstone Recreation Ground, Green Lane                |
| 2. Land to the west of Chedworth Place       | 6. Pasture Field, White Horse Hill                           |
| 3. Land north and west of Samford Court      | 7. Allotments Tattingstone White Horse                       |
| 4. Tattingstone Church Cemetery, Church Road | 8. Land at corner of Church Road and A137 Tattingstone Heath |



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## 8. BUILT ENVIRONMENT AND DEVELOPMENT DESIGN

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- 8.1 Tattingstone parish is situated within a relatively flat landscape, which has been farmed for centuries and this has influenced the form, function and appearance of the parish.
- 8.2 AECOM were commissioned to prepare Design Guidelines and Codes as part of the neighbourhood planning process. Their report, funded by the Government's neighbourhood planning grant programme, goes into some detail on the three built up parts of the parish as summarised below, in addition to expressing a comprehensive set of design guidelines and codes. In determining these the assessment explored a number of matters including heritage and landmarks and environment and landscape

### Character Areas

- 8.3 The first character area is **Tattingstone village**, which is the largest of the three character areas and geographically the most central within the parish. While the predominant land use inside the village is residential, Tattingstone also has some amenities for the community to utilise. One such example is Tattingstone church, which is located on Church Road, facing the former workhouses. The village also has a primary school and playing fields, home to tennis courts, the local cricket club and a football club. In more recent times, development has come in the form of cul-de-sacs that feed off both Church Road and Lemons Hill.
- 8.4 The property boundaries in the village are typically defined by hedges, low fences and low walls. The only exception to this is the former workhouses which have a high red brick wall. Along with these the use of vegetation on the roadside helps adds to the rural feel. Buildings in the character area are often set well back from

the road with hedges which allow for greater levels of privacy and also creates a linear feel to the streetscape. Buildings are most commonly two storeys in height, although there are some examples such as the church, former workhouses and Tattingstone Place which exceed this.

- 8.5 Just across Alton Water is a small hamlet called **Tattingstone White Horse**, named after the pub. This is a long standing settlement, as evidenced by the three listed buildings within the character area. Other than the pub and a couple of farms the rest of the buildings in the character area are residential .
- 8.6 Property boundaries are most prominently defined by vegetation. Low fences and walls are also used so that homeowners have a sense of privacy without losing the natural surveillance on the street.
- 8.7 Buildings in the White Horse area are typically generously set back from the road, allowing for space for front gardens and on plot parking. In some cases they are directly on the road with no front gardens. The typical building height for the area is two storeys. This along with the consistent setbacks creates a uniform feel to the character area. Towards the edge of the settlement, the gaps between the buildings become larger, allowing for views towards the countryside between the buildings, thus adding to the rural feel of this area. The allotments are located down an unmade road next to the White Horse pub.
- 8.8 **Tattingstone Heath** is located just west of Tattingstone Village, at the end of Church Road. The settlement is host to the Tattingstone Garden Centre as well as the Wheatsheaf pub which sells real ales and ciders from throughout the UK. The remainder of the area is made of characterful residential use buildings.
- 8.9 Like the other parts of the parish, the property boundaries are dominated by vegetation in the form of hedgerows and other garden plants. Low fences and walls are also used, while in some places just a change in material use creates a softer boundary. In the Heath area there are some buildings that have a much shorter setback, in some cases being directly on the road with no front gardens. Along with these there are also some plots which are organised with generous front gardens. The majority of buildings are two storeys in height and have gable roofs which generates a continuous roofline.

8.10 In addition to the above Character Areas, the AECOM assessment identified a number of more general design principles that should be evident in any design proposals:

#### Design Principles

- Respect the existing pattern of the character areas;
- Respect the heritage, landscape and key views identified in the Parish;
- Aim for high quality design that reflects and respects the local vernacular;
- Integrate with existing paths, streets, circulation networks and reinforce or enhance the established character of streets, greens and other spaces;
- Harmonise and enhance existing character areas in terms of physical form, architecture and land use;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Incorporate necessary services and enhance infrastructure without causing unacceptable harm to retained features; and
- Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area.

8.11 This base list was then developed further to generate a set of design principles specific to Tattingstone Parish. These are set out in Appendix 1 Development Design Checklist.

#### Development design

8.12 With the adoption of JLP1 Policy LP24, 'Design and Residential Amenity', there are already policy requirements to be met in terms of the design and layouts of new developments, the following policy therefore, provides further details in terms of the character and design matters important to Tattingstone Parish.



## Policy TATT 8 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Tattingstone Landscape Appraisal and the Tattingstone Design Guidelines and Codes and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 1 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the sense of place and character of the three distinct parts to the Parish, as identified in the Tattingstone Design Code;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
  - i. any heritage assets of the site and its surroundings, including Listed Buildings and the Buildings and Features of Local Significance identified in Policy TATT9; and
  - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
- e. do not result in water run-off that would add-to or create surface water flooding;
- f. include suitable ducting capable of accepting fibre to enable superfast broadband.



## Built Heritage

- 8.13 The Parish has a rich heritage dating back to pre-history times both in terms of structures, buildings, landscape, views and landscape features. Therefore, any new development needs to be aware of their importance and stimulate ways in which those assets could be further promoted and protected.
- 8.14 There are twenty listed buildings in the parish, of which the church of St Mary and the Tattingstone Wonder are grade II\* listed, as identified in Appendix 2.
- 8.15 Despite the number of listed buildings and historical interest in the Parish there is no designated Conservation Area. Matters of heritage and village history are highly valued locally which was evident from the community engagement processes.
- 8.16 With the adoption of JLP 1, Policy LP19 provides up to date detailed advice on proposals affecting heritage assets, including the need for the submission of a Heritage Statement to enable the necessary judgements to be made with regard to any potential harm to an asset from development proposals.
- 8.17 *Policy LP19 makes general reference to non-designated heritage, noting that "in order to safeguard and enhance the historic environment, the Councils will have regard (or special regard consistent with the Councils' statutory duties) where appropriate to the historic environment and take account of the contribution any designated or non designated heritage assets make to the character of the area and its sense of place. All designated and non-designated heritage assets must be preserved, enhanced or conserved in accordance with statutory tests and their significance, including consideration of any contribution made to that significance by their setting."*
- 8.18 Preparation of the Neighbourhood Plan has therefore provided an opportunity to assess those buildings and features of local significance that do not currently have statutory protection through listing (see Appendix 2) and accordingly protect them through the following policy. Some eight building and features have been found to meet criteria identified in "Local Heritage Listing: Identifying and Conserving Local Heritage" Historic England 2021. Any development proposed at or in the setting of a property or feature identified in Policy TATT 9 should take into account its special character as detailed in the Assessment. Whilst the identification provides no additional planning controls, the fact that a building or site is identified means that its conservation as a heritage asset is a material consideration when determining the outcome of a planning application. The designation also means that proposals in the vicinity of the asset should take account of its importance.
- 8.19 Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset. In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:
- Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
  - Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

## Policy TATT 9 - Non-Designated Heritage Assets

The retention, protection and the setting of the following Non-Designated Heritage Assets, as identified on the Policies Map, will be secured.

1. The School
2. The Chapel
3. The Village Hall
4. Badger's Bend
5. The Telephone Box
6. Cottages on White Horse Hill
7. Rookery Farm
8. Wallers Farm
9. Gateway Arch, The Close
10. Historic Pauper's Grave

Proposals that would cause harm to the significance of these buildings and features should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and significance of the heritage asset.

8.20 The conversion of the Telephone Box into a unique oral history heritage centre that celebrates and recognises the part of the village lost when the Alton valley was flooded in the late 1970s has demonstrated the significance of the history of Tattingstone. Interpretation of the past through information technology is a popular pursuit with many people and, given that Alton Water is a popular recreation destination, there may be opportunities to work with the Dedham Vale AONB & Stour Valley Partnership as well as Anglian Water to create a mobile phone app for the Tattingstone History Trail.

8.21 Although there is no conservation area in Tattingstone, small clusters of listed buildings and buildings and features of local significance contribute to creating distinct historic character areas. However, the visual qualities of these areas are often spoilt by the proliferation of overhead electricity and telephone wires. It is occasionally possible to get them placed underground, especially in the vicinity of important historic buildings.

### COMMUNITY ACTION 3 - REDUCING OVERHEAD WIRES

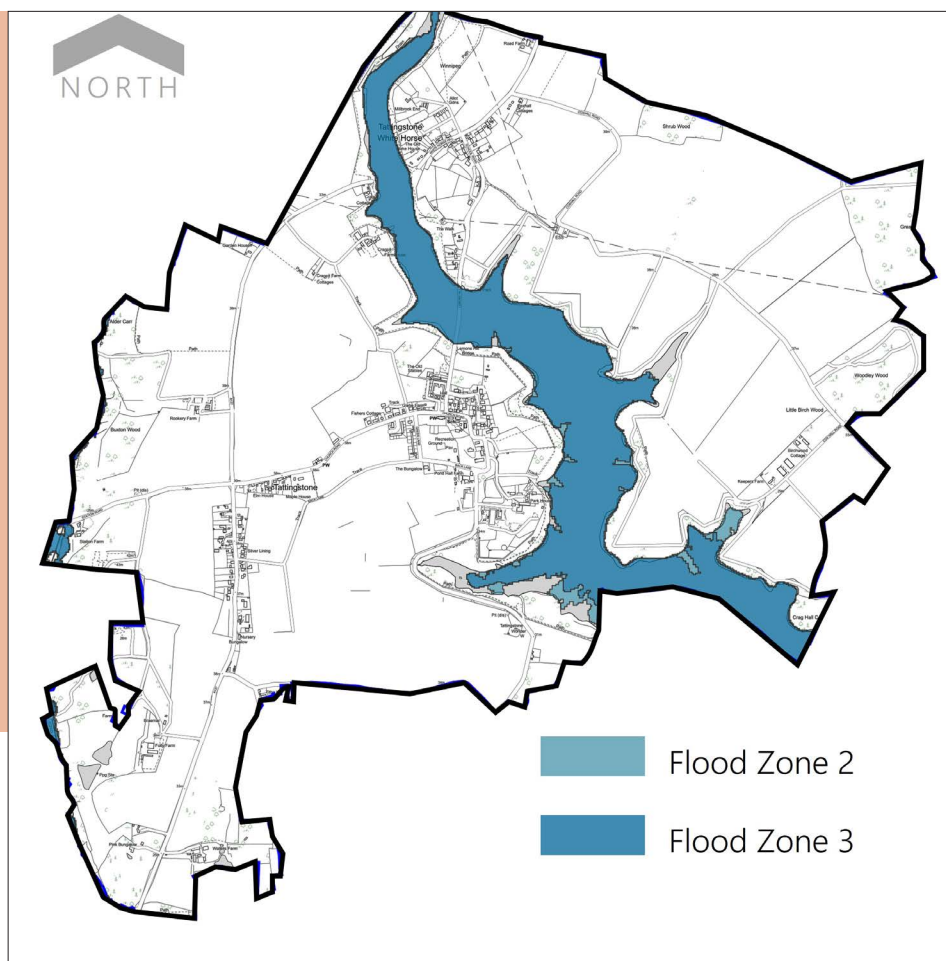
The Parish Council will encourage service providers to reduce the visual impact of overhead wires on heritage assets by rerouting them underground.

### COMMUNITY ACTION 2 - TATTINGSTONE HISTORY TRAIL APP

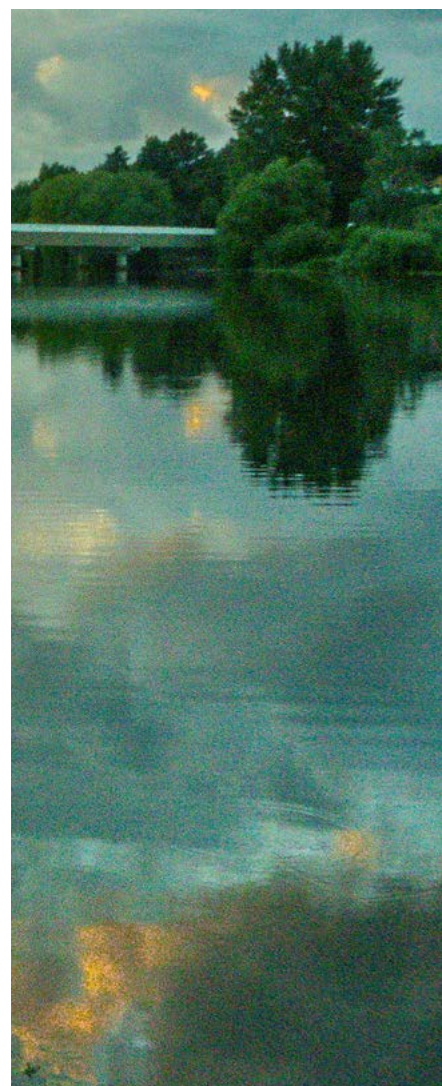
The Parish Council, working with volunteers from the community, will seek to work with the Suffolk and Essex Coast and Heaths National Landscape team and the Stour Valley Partnership as well as Anglian Water to create a mobile phone app for the Tattingstone History Trail.

### Flooding and Sustainable Drainage

8.22 Given the prominence of Alton Water within the Parish, it is not surprising that its immediate environment falls within Flood Zone 2 and 3 as show on the Map 10.



Map 10 - Flood Zones





8.23 JLP1 Policy LP27 sets out key requirements in relation to flood risk and vulnerability, the following policy therefore, aims to ensure new development does not exacerbate the situation and flood matters are considered as an integral part of the design process.

8.24 Paragraph 166 of the NPPF provides guidance for considering flood risk in development proposals. It requires that, where appropriate, applications should be supported by a site-specific flood-risk assessment. The NPPF further states that "development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan."

8.25 For all development, regardless of whether the site is within a flood zone, it is essential that on-site drainage is managed to capture surface water run-off in a sustainable manner. All proposals should, as appropriate to the proposal, be supported by a flood assessment, with details of mitigation methods where necessary. The installation of grey water recycling and rainwater and stormwater harvesting within schemes will also be sought in order to reduce the potential for development to worsen surface water flooding and minimise the consumption of treated water.

8.26 On occasions of heavy rain some areas of the parish become affected by surface water flooding, often occurring due to gullies being blocked or ditches overflowing. A co-ordinated and managed approach to reviewing the status of the ditches and gullies across the Parish could help reduce the occurrences of flooding.

#### Dark skies

8.27 The installation of floodlighting and security lights on sites can, without careful consideration have a significant detrimental impact on the rural character of the Parish. Paragraph 185 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation." Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

8.28 When asked to consider the following statement question during the community consultation "The night sky is an asset to the village due to low light pollution", 94% of residents that responded strongly agreed/agreed.

8.29 The Tattingstone Design Guidelines and Codes acknowledges the typical dark skies character of rural areas and accordingly includes specific guidelines, albeit that they are framed with reference to street lighting. However, it is indiscriminate lighting from domestic and commercial premises that can have an impact on light pollution, and new development should therefore, accord with Policy Tatt 11 - Dark Skies.

## Policy TATT 10 - Flooding and Sustainable Drainage

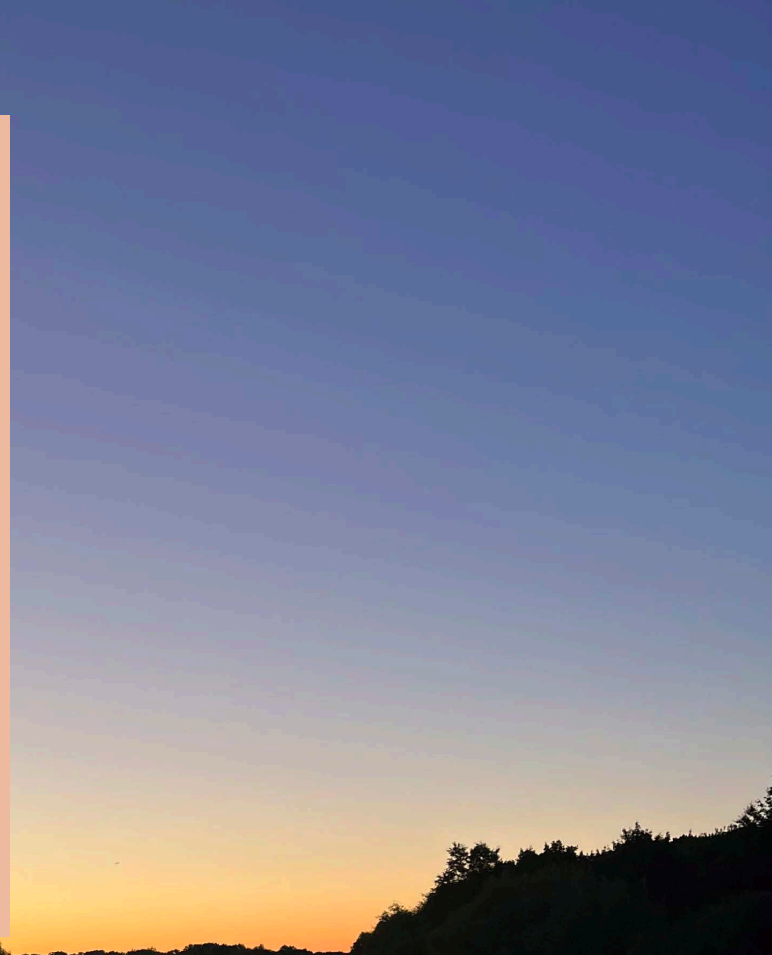
Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

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

## **Policy TATT 11 - Dark Skies**

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

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.



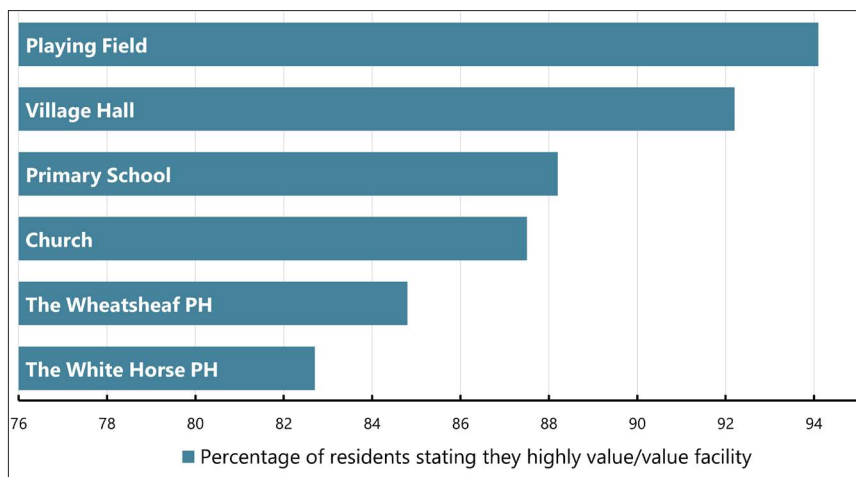


## 9. SERVICES AND FACILITIES

### Context

9.1 The proximity of the Parish to Ipswich probably accounts for the lack of day-to-day facilities and services. As such, the retention and enhancement of existing services and facilities is important for the local economy as well as their availability to support the three built up parts of the Parish and the wider catchment area.

9.2 The residents survey, specifically asked how locals value the existing facilities within the Parish, the chart below summarises the responses:



9.3 This demonstrates a strong support for these facilities to be maintained and retained. JLP 1 includes a number of references to local facilities and services and specifically defines these to include: open spaces, village and public halls, community centres, places of worship, cinemas, theatres, libraries, leisure centres, museums, public houses, restaurants, cafes, convenience shops, banks, buildings societies and post offices.

9.4 In addition, the survey asked about whether all green spaces and open areas should be protected from development, with 91% stating they strongly agree/agree.

9.5 The Joint Local Plan expands upon the reference to open spaces to clarify that this facility includes the following:

- Allotments;
- Amenity green space (spaces greater than 0.15ha and not formally managed, but are open to the public to enjoy);
- Sports and recreational facilities - parks and gardens, outdoor sports facilities, play spaces and formalised sports club space - playing pitches; and
- Accessible natural green space - meadows, woodlands open to the public to enjoy.

9.6 Joint Local Plan Policy LP28 therefore provides a strong policy framework to support the provision of new facilities, but also to resist the loss of existing facilities, including open spaces. Proposals will need to address matters such as including the need for compensatory provision in an equally accessible location and that there is evidence submitted to demonstrate that the use is not economically viable and for this to be demonstrated through a sustained marketing period of normally six months.





### Improving our services and facilities

9.7 The Residents Survey and other engagement during the preparation of the Plan have identified a range of improvements that would be supported in the Parish. These include:

- The provision of a community shop and/or café;
- Improved broadband and mobile phone signals;
- Improved changing facilities at the recreation ground;
- New play equipment; and
- An outdoor gymnasium.

9.8 Efforts to deliver a community shop and café over recent years have not come to fruition despite concerted efforts by volunteers.

It is believed that the initiative is still supported by many residents and opportunities to provide a village shop and/or café will continue to be pursued.

9.9 Improvements to the recreation ground, will also be pursued, especially through improved changing facilities so that our football team can play its home games in the village.

## COMMUNITY ACTION 4 - COMMUNITY FACILITIES

The Parish Council will prioritise the improved provision of community facilities including a community shop and improved facilities at the recreation ground.

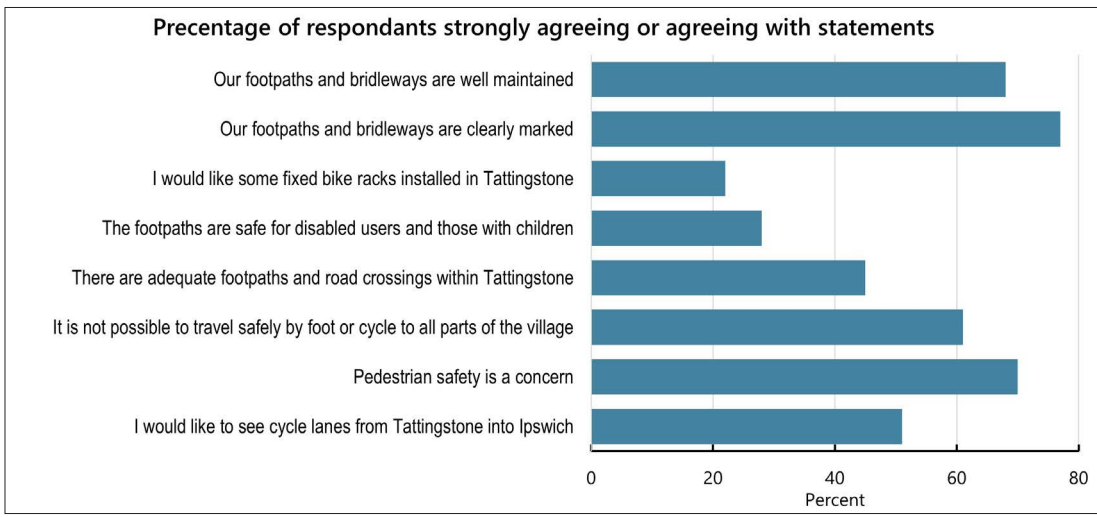




# 10. HIGHWAYS AND TRAVEL

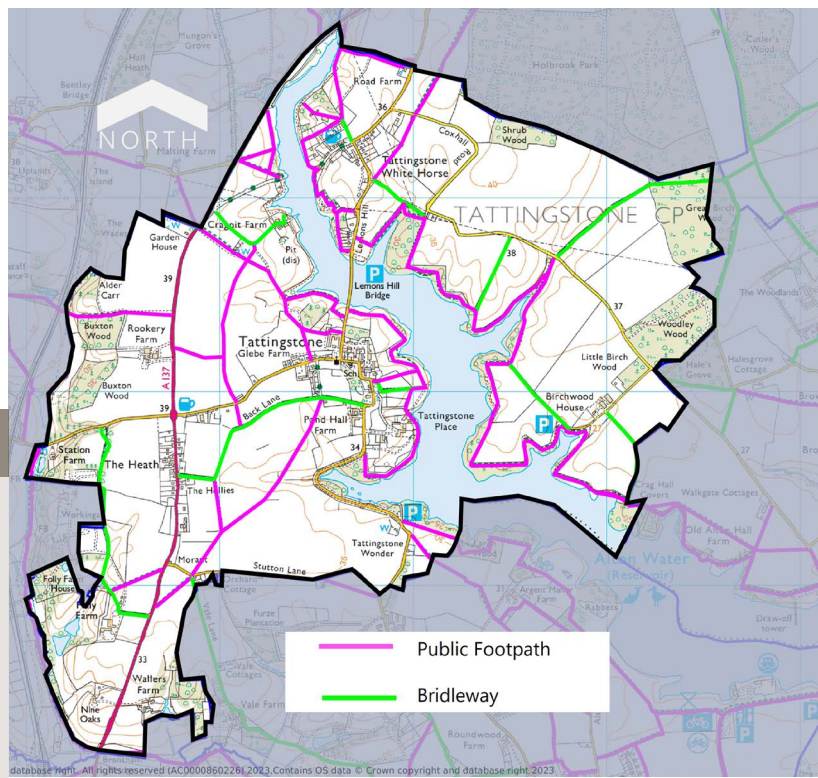
## Context

- 10.1 Neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission. Improvements are therefore reliant on the County Council’s Highways Department for investment in projects.
- 10.2 Residents were asked a number of questions about highways and travel in the Neighbourhood Plan Survey, including whether they agreed with particular statements. The results are illustrated in the chart.



## Public Rights of Way

- 10.3 Given the dispersed nature of the built parts of the Parish, it is important for non-vehicular routes and through the Parish to be maintained and if possible enhanced and expanded. Generally, residents value both public footpaths and bridleways in the Parish stating these are clearly marked and maintained. The following map is an extract from Babergh Council’s online policies map and clearly demonstrates public rights of way both, within the Parish and those linking outside of the Parish.



Map 11 Public Rights of Way

**Policy TATT 12 - Public Rights of Way**

Measures to improve and extend the existing network of public rights of way will be supported, particularly if their value as biodiversity corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal.

10.4 Given the extensive network of public rights of way across the Parish, it is important to ensure that they remain in good order, including waymarking, gates and stiles. Owners or occupiers of land with a public right of way across it, must:

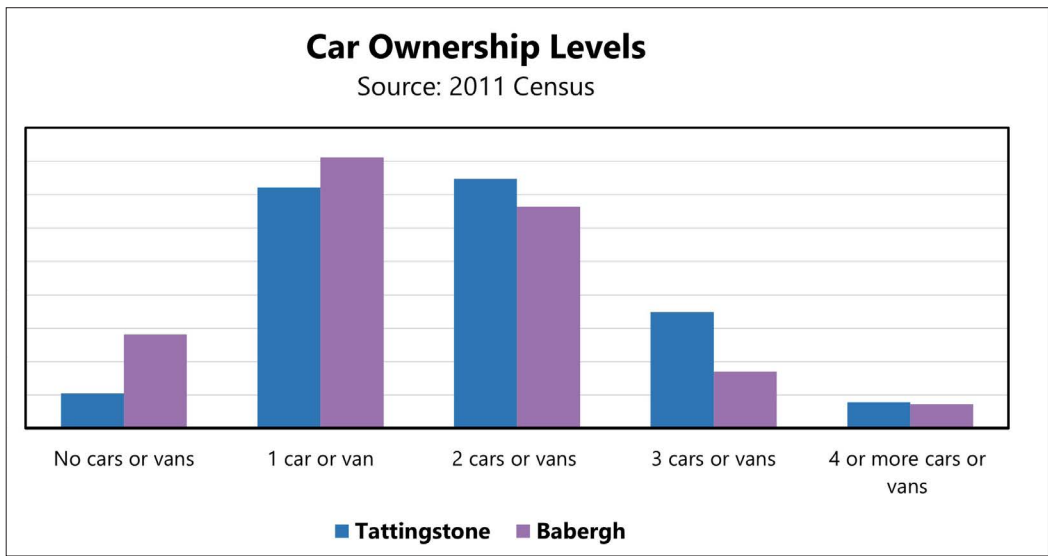
- avoid putting obstructions on or across the route, such as permanent or temporary fences, walls, hedgerows, padlocked gates or barbed wire; and
- make sure vegetation does not encroach onto the route from the sides or above, bearing in mind the different clearances needed for users of different types of route, for example by horse riders.

Suffolk County Council are responsible for the maintenance of public rights of way but rely upon members of the public and parish councils to report problems to them.

10.5 The Parish Council is keen to ensure that the network of paths is kept in good order and will seek to appoint a Public Rights of Way Warden to monitor their condition.

**Parking Provision**

10.6 Despite the proximity of Tattingstone to Ipswich, car ownership levels across the Parish are generally higher than Babergh as a whole, as demonstrated in the table below:



**COMMUNITY ACTION 5 - PUBLIC RIGHTS OF WAY WARDEN**

The Parish Council will seek to appoint a Public Rights of Way Warden to monitor the condition of the network and report maintenance issues to the County Council.

10.7 The high levels of car ownership are expected to continue, especially given the trend over recent years for adult children to remain in the family home for longer. Higher levels of car ownership can lead to an increased pressure on space both within the grounds of established dwellings and on the roads in the vicinity.

- 10.8 Paragraph 111 of the NPPF states that, "If setting local parking standards for residential and non-residential development, policies should take into account:
- a) the accessibility of the development;
  - b) the type, mix and use of development;
  - c) the availability of and opportunities for public transport;
  - d) local car ownership levels; and
  - e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles."

10.9 The Suffolk County Council Parking Guidance (2019) for residential development acknowledges that providing a reduced number of parking spaces at a travel origin does not effectively discourage people from owning a car unless heavily restricted and alternative modes are available. It states that parking guidance for origins should be used as a minimum advisory standard.

10.10 On-street car parking can have a significant impact on a locality and have a detrimental impact on the ability for emergency services to respond to calls. Given the road structure across the Parish comprising narrow lanes or A or B class roads, it is generally not appropriate to make provision for visitor car parking on the highway. It is therefore essential that all vehicle parking is integrated into the development site without creating an environment dominated by vehicles.



10.11 The 2019 Parking Standards for residential development are reproduced below:

House Size Current	Minimum Requirement
1 bedroom	1 space per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	2 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

10.12 Given the higher levels of car ownership in Tattlingstone, it is therefore reasonable that parking standards should also be set at a higher level than the recommended minimum requirements. For all developments, the minimum parking spaces required for each new dwelling shall be as set out below:

House Size Tattlingstone	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

### Policy TATT 13 - Parking Standards

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

In residential developments the following minimum provision shall be made within the curtilage of the dwelling:

House Size	Minimum Requirement
1 bedroom	2 spaces per dwelling
2 bedrooms	2 spaces per dwelling
3 bedrooms	3 spaces per dwelling
4+ bedrooms	3 spaces per dwelling

For every new residential car parking space, one electric vehicle charging point shall be provided.

10.13 As electric vehicle ownership levels increase, there will be a need for additional public charging points at destinations across the Parish. The Parish Council can play a role in encouraging and facilitating such provision in public parking locations or destinations such as the Village Hall.

#### Cycling Provision

10.14 Alton Water and the lanes and bridleways around the Parish are regularly used for recreational cycling. In addition, the Neighbourhood Plan Survey identified some support for safer cycle routes towards Ipswich, but this would be a matter for the County Council to implement. The Parish Council can play a role in liaising with landowners and the County Council to improve provision.

### COMMUNITY ACTION 6 - ELECTRIC VEHICLE CHARGING POINTS

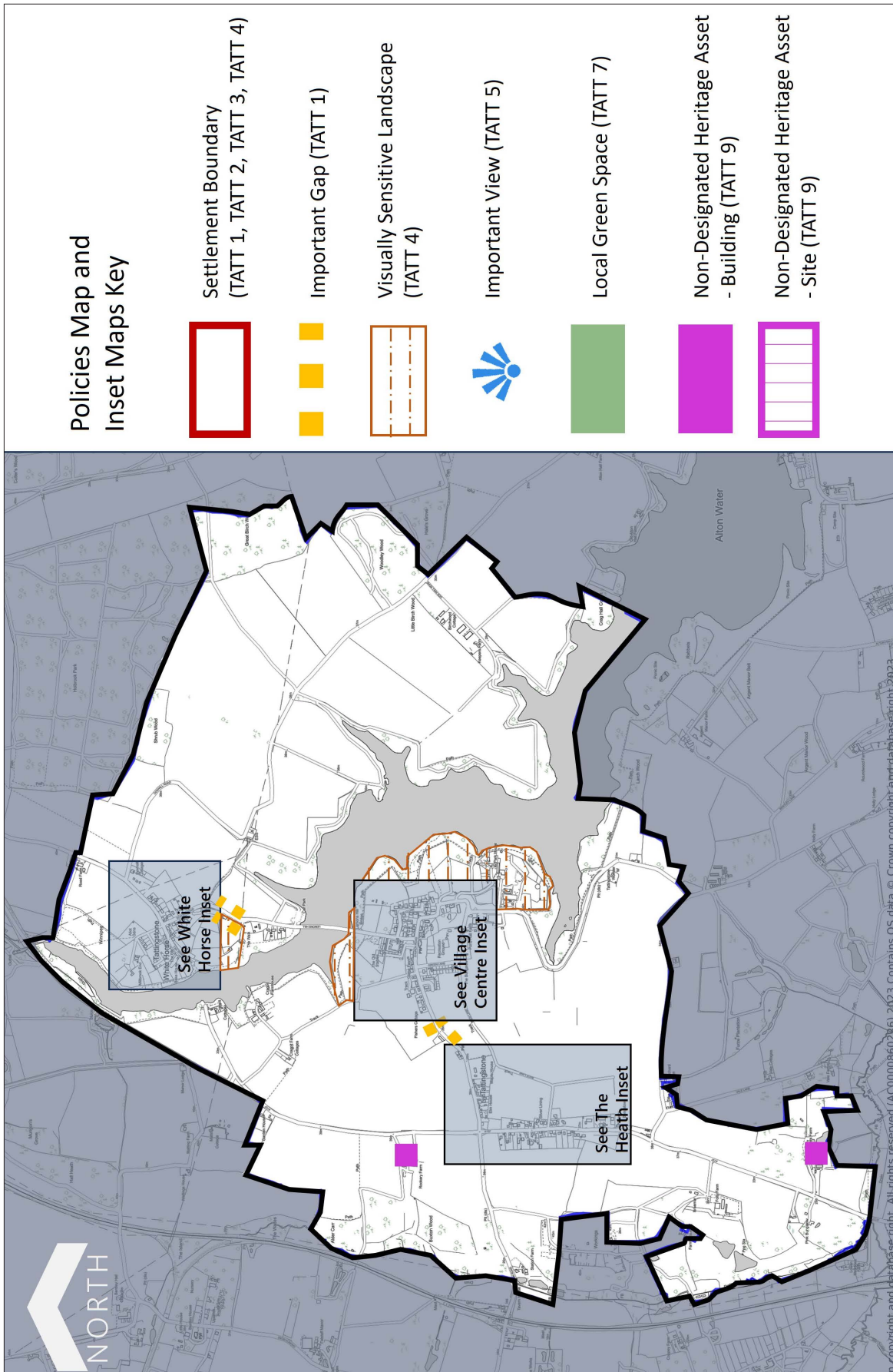
The Parish Council will investigate opportunities for the provision of electric vehicle charging points at car parks in the Parish.

### COMMUNITY ACTION 7 - CYCLING PROVISION

The Parish Council will liaise with landowners, neighbouring parish councils and the County Council to:

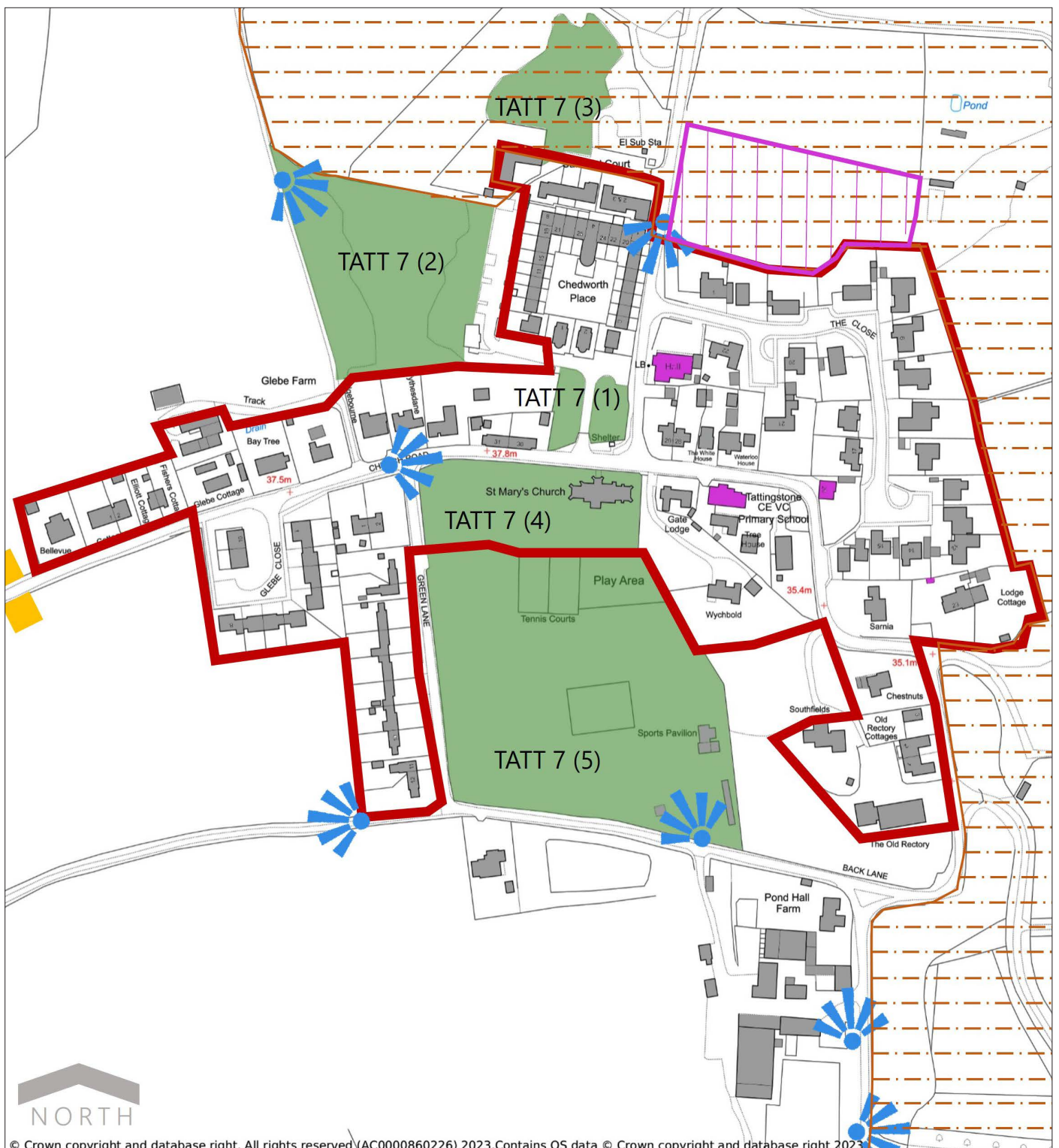
- i. provide secure cycle parking facilities in car parks, and
- ii. provide a safe cycle route to Ipswich.

# PARISH WIDE POLICIES MAP

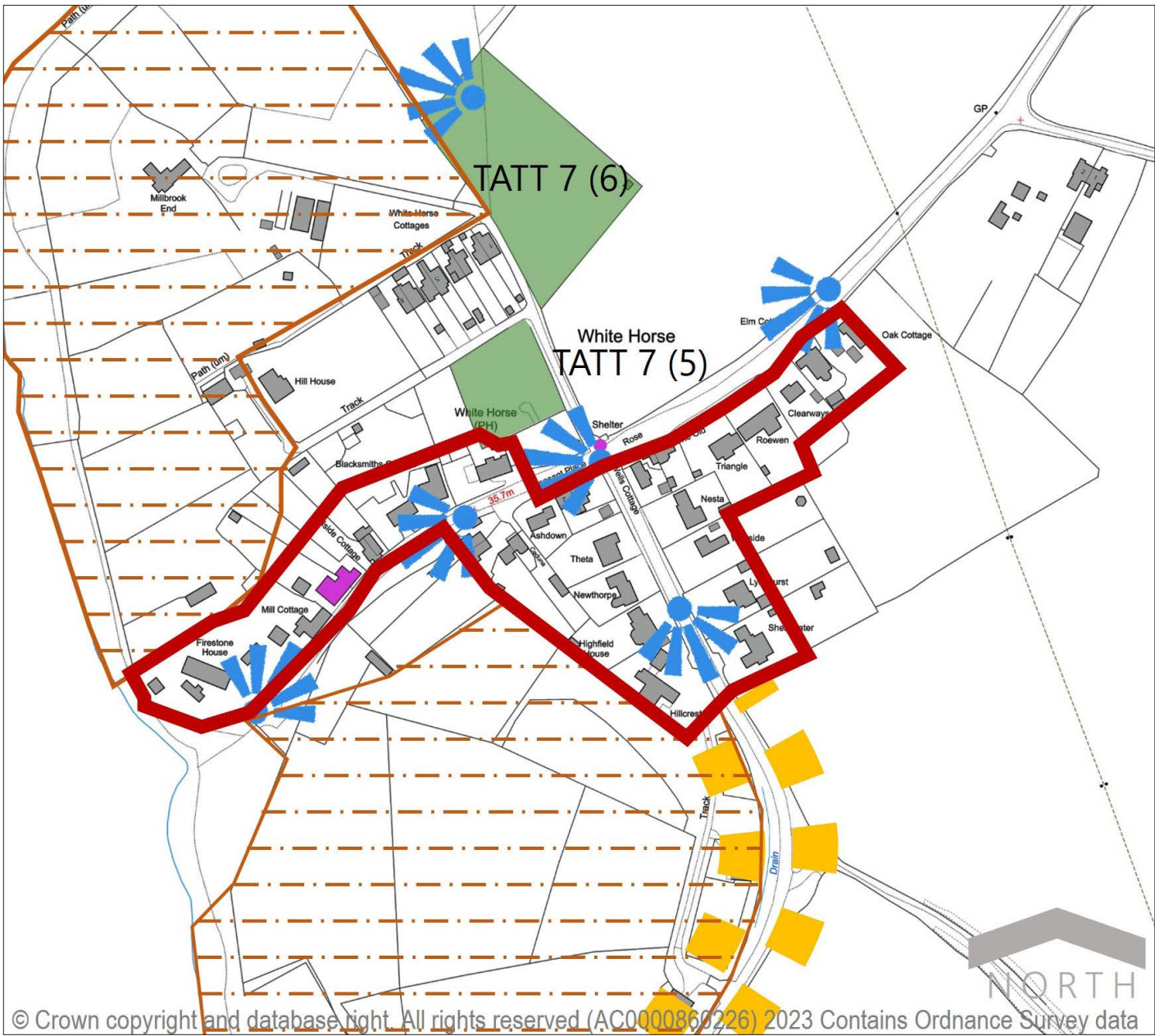




# VILLAGE CENTRE INSET MAP

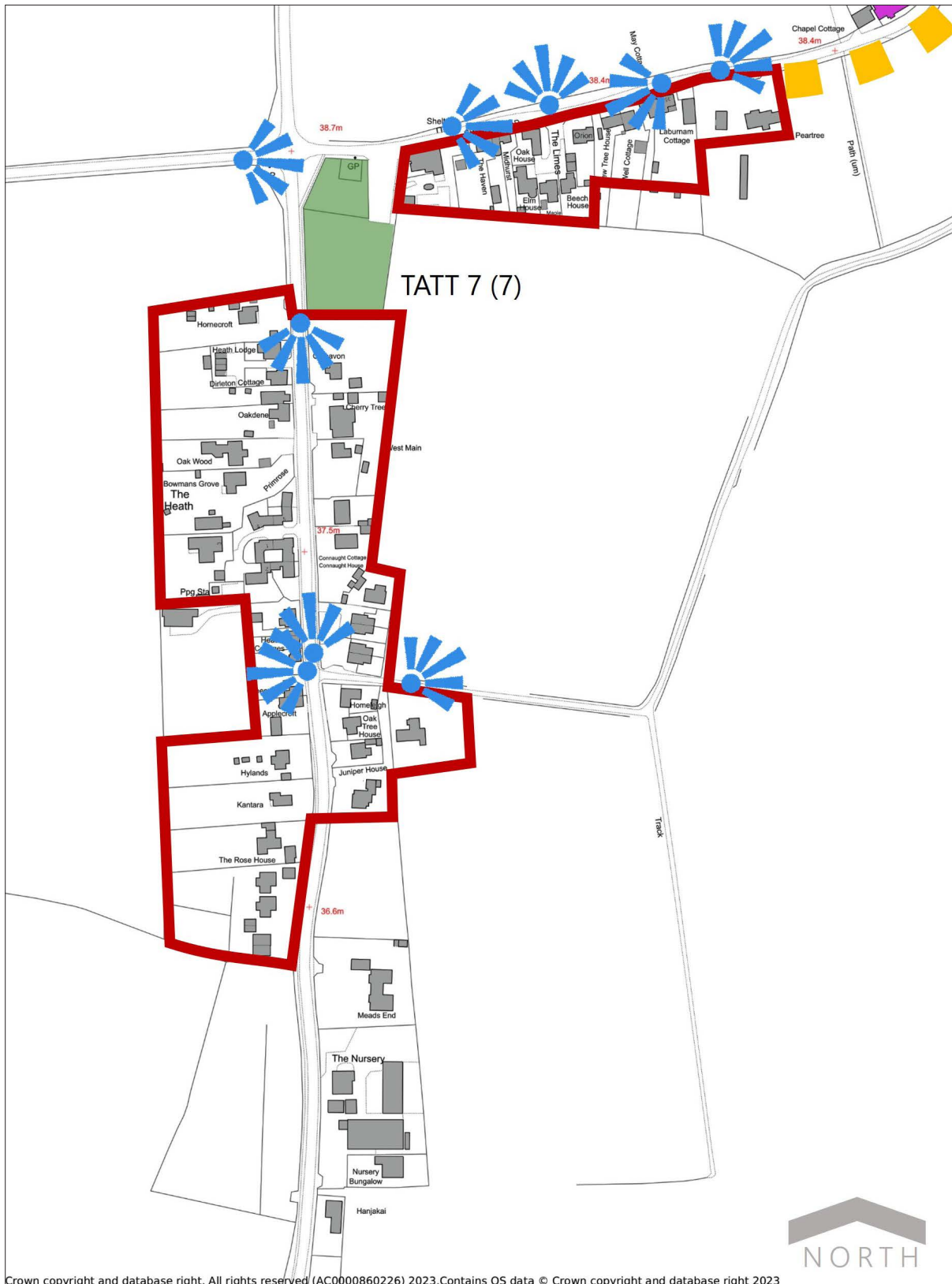


# WHITE HORSE INSET MAP





# THE HEATH INSET MAP



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# APPENDIX 1: DEVELOPMENT DESIGN CHECKLIST

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SOURCE - Tattingsstone Design Guidelines and Codes - AECOM (July 2023)

## 1. General design guidelines for new development

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

## 2. Street grid and layout

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

## 3. Local green spaces, views and character:

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



#### 4. Gateway and access features

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

#### 5. Buildings layout and grouping

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

#### 6. Building line and boundary treatment

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

#### 7. Building heights and roofline

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

#### 8. Household Extensions

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

#### 9. Buildings materials and surface treatment

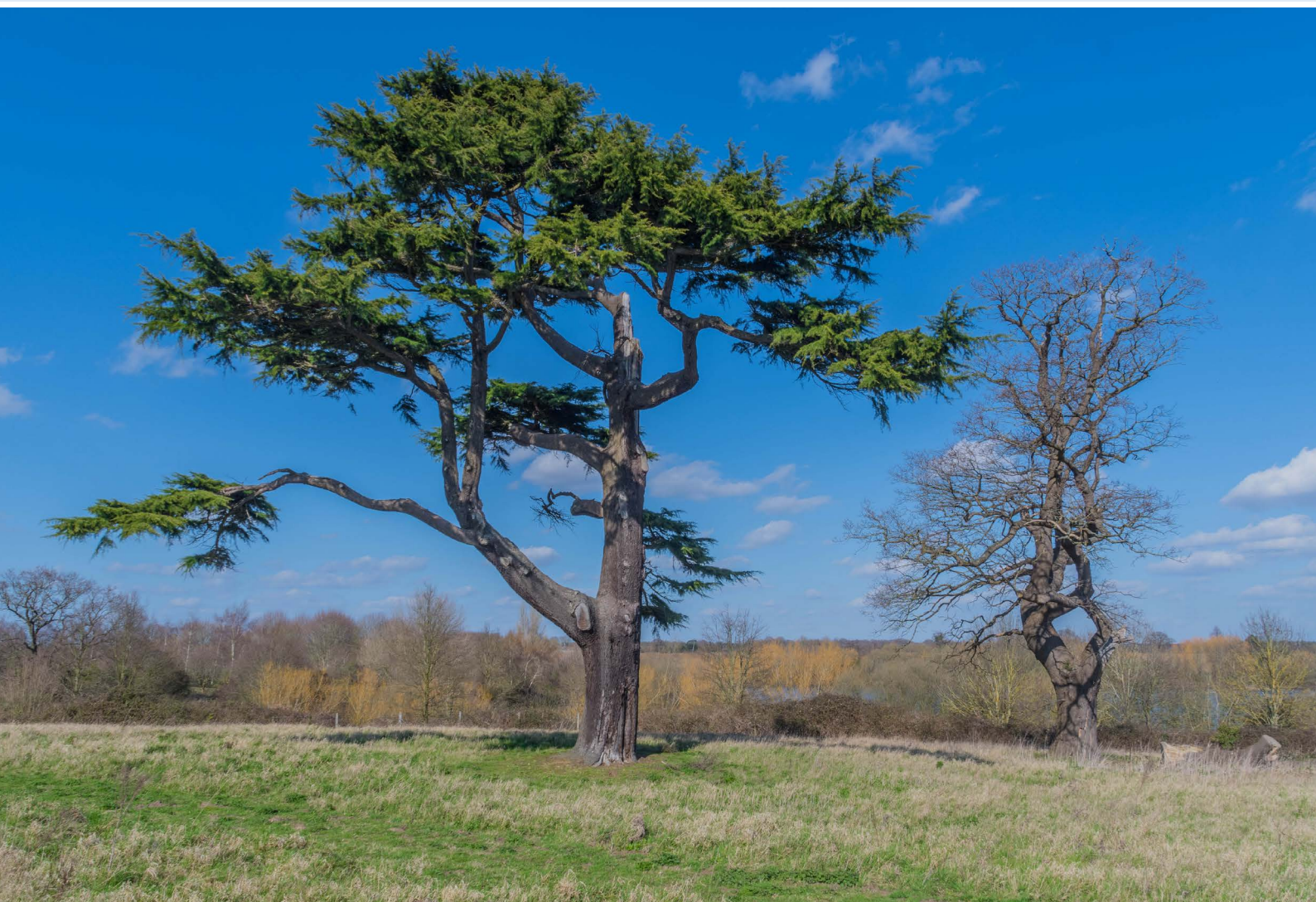
- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?

*(continued)*

- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems

#### 10. Car parking

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





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## APPENDIX 2: LISTED BUILDINGS

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The buildings and features listed below are reproduced from the Historic England database of Listed Buildings and reflect the description held by Historic England. Buildings may be known differently locally but it is important that the nationally recognised reference is used in this Plan to avoid confusion.

The entries below are as they appear in the Historic England list. Where properties are now known by different names from those used in this list, the local names are included in square brackets.

### Grade II\*

THE TATTINGSTONE WONDER

CHURCH OF ST MARY - CHURCH ROAD

### Grade II

AYRE LODGE - CHURCH ROAD

30 AND 31 - CHURCH ROAD

STABLES/CARTLODGE APPROXIMATELY [15] METRES NORTH WEST OF ST MARY'S HOSPITAL - CHURCH ROAD

CRAGPIT FARMHOUSE - IPSWICH ROAD (A137)

CEDUNA WHITE HORSE HILL COSY NOOK - WHITE HORSE HILL

CAST IRON RAILINGS ENCLOSING THE CHURCHYARD TO NORTH (CHURCH ROAD) - CHURCH ROAD

LODGE COTTAGES 1 2 AND 3 - CHURCH ROAD

GARDEN WALL ATTACHED TO EASTERN FACE OF TATTINGSTONE PLACE - CHURCH ROAD

CRAGPIT FARM COTTAGE, IPSWICH ROAD (A137)

ROAD FARMHOUSE - MAIN ROAD

WHITE HORSE INN - WHITE HORSE HILL

PUMP APPROXIMATELY 6 METRES SOUTH OF WHITE HORSE INN - WHITE HORSE HILL

POND HALL FARMHOUSE - CHURCH ROAD

ST MARY'S HOSPITAL - CHURCH ROAD (NOW KNOWN AS CHEDWORTH PLACE AND SANDFORD COURT)

BARN ADJACENT TO ROAD AND APPROXIMATELY 10 METRES SOUTH OF POND HALL FARMHOUSE CHURCH ROAD

TATTINGSTONE PLACE - CHURCH ROAD

THE WALK - LEMONS HILL

INN SIGN IN FRONT (SOUTH) OF WHITE HORSE INN - WHITE HORSE HILL



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## GLOSSARY

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**Affordable Housing:** (as defined by the NPPF December 2023) housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing** for rent meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership** are housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**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.

**Buildings and features of local significance:** Locally important buildings and features valued for their contribution to the character and amenity of the area or for local historical situations but not meriting listed status.

**Development Plan:** This includes the adopted Local Plan – Babergh and Mid Suffolk Joint Local Plan – Part 1 adopted November 2023, made Neighbourhood Plans as defined in Section 38 of the Planning Compulsory Purchase Act 2004 and the Suffolk Minerals and Waste Local Plan adopted 9 July 2020.

**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 (for example, listed buildings, conservation areas, scheduled monuments, 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.

**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.



**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.

**National Planning Policy Framework:** [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1182995/NPPF\\_Sept\\_23.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf)

**National Planning Practice Guidance** – section on preparing Neighbourhood Plan  
<https://www.gov.uk/guidance/neighbourhood-planning--2#who-leads-neighbourhood-planning-in-an-area>

**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).

**Settlement Boundary:** Settlement Boundaries are a planning term and typically enclose the existing built-up areas of the Parish, whereby development proposals within the boundary may be acceptable and there is a general presumption against development outside, unless this is allowed for by national policy.

**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.

**Windfall:** A site not specifically allocated for development plan, but unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.



# TATTINGSTONE PARISH NEIGHBOURHOOD PLAN

2024-2037

PRE-SUBMISSION DRAFT PLAN



TATTINGSTONE PARISH COUNCIL - JANUARY 2024