

APPENDIX A OBJECTIVES, POLICIES AND COMMUNITY ACTIONS

Spatial Strategy

Objectives

To control development that is commensurate with Stutton's designation as a hinterland village and protect the valued rural landscape that abuts the settlement boundary.

Policies

Policy SN1- Spatial Strategy

The Neighbourhood Plan area will only accommodate development commensurate with Stutton's designation as a hinterland village in the adopted Babergh Core Strategy and emerging Joint Local Plan, and to meet housing needs evidenced by Housing Needs Surveys . The focus for new development will be within the Settlement Boundaries as defined in the JLP and shown on Map 2.

Development outside the Settlement Boundary will be restricted to small scale rural exception housing on the edge of the settlement, where such schemes accord with Policy SN4 of this Plan and those activities that are essential for the operation of existing businesses, agriculture, equestrian, horticulture, forestry, outdoor recreation, or other exceptional uses, where:

- it can be satisfactorily demonstrated that there is an identified local need for the proposal;
- it cannot be satisfactorily located within the Settlement Boundary.

Community Actions

Community Action 1: Working with developers

We will welcome the opportunity to work with developers at an early stage to help to ensure the policies contained in the Neighbourhood Plan are promoted and implemented.

Housing

Objectives

To provide affordable housing in the future (both to rent and to buy) - suitable for single people, young families, and older people wishing to downsize.

To maintain and enhance Stutton's rural identity, ensuring new development reflects local character and avoids or mitigates environmental impact.

To provide appropriate housing of good design, suitable for people's changing needs over their lifetimes, which respects the rural character and village settlement boundaries, which is served by adequate infrastructure, and which incorporates measures that reduce environmental impact.

Policies

Policy SN2 Housing mix

Within Stutton new development must favour smaller dwellings reflecting the need for two- and three-bedroom homes to rent or buy. It should aim to meet the established need amongst single people, couples, and young families and for single storey homes suitable for older people wishing to downsize. A alternative housing mix must be justified by 1) an up-to-date assessment of existing needs applicable to Stutton; or 2) the site-specific context.

Policy SN3 Affordable housing

A minimum of 35% of any new development of ten houses or more must be affordable housing, as defined by the NPPF, except within the AONB where a threshold of five houses or more will apply. Such housing must be designed to be indistinguishable from market housing and distributed throughout a site.

Policy SN4 Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 72 of the NPPF)

Community Actions

Community Action 2: Registering Housing Need

Throughout the period covered by the Plan, we will encourage people to register their housing need with Babergh District Council's Gateway to Home Choice.

Community Action 3: Updating the Housing Needs Survey

Action will be taken to update the Housing Needs Survey in 2024.

Community Action 4: Community Land Trust

We will explore interest within the village for establishing a Community Land Trust with the aim of developing, and securing for the long term, affordable housing.

Housing

Objectives

Policies

on rural exception sites outside the Settlement Boundary where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- remains affordable in perpetuity;
- is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices;
- is offered, in the first instance, to people with a demonstrated local connection, as defined by Gateway to Homechoice, Babergh's choice based lettings scheme
- where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages; and
- conforms to the design principles set out in the design guide.

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.

Community Actions

Housing

Objectives

Policies

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

Any application for affordable housing in respect of this policy should be accompanied by a detailed needs assessment and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, up to 35% of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

Community Actions

Housing

Objectives

Policies

Policy SN5 Accessible and adaptable homes

Any new housing development of 10 or more dwellings must meet the M4(2) standards for accessible and adaptable homes for a minimum of 50% of its dwellings. In addition proposals which seek to provide a higher percentage of such dwellings will be looked upon favourably (as long as other policies in this Plan are followed). This will also apply to smaller developments which build to M4(2) standards.

SN6 – Achieving good design in Stutton

A design-led approach should be taken for all proposals

Development proposals will be expected to achieve high quality design and contribute positively to Stutton as a place. In achieving this, applicants should be guided by the design principles set out in the Stutton Design Guide and demonstrate how their proposal is appropriate through the completion of the Stutton Design Checklist provided in Appendix 3 to this document.

Community Actions

Housing

Objectives

Policies

Community Actions

In addition, proposals will be expected to:

- Contribute to the village's local distinctiveness, built form and scale through the use of appropriate design and materials;
- Be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area's character, appearance and its setting;
- Not adversely affect the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution) or volume or type of vehicular activity generated; and/or residential amenity.

Policy SN7 Renewable energy in developments.

Proposals that incorporate current best practice in energy conservation and on-site renewable technologies will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Proposals should:

- be designed to achieve maximum achievable energy efficiency through the use of high quality, thermally efficient building materials, which are energy efficient in their manufacturing, transport, and building processes;

Housing

Objectives

Policies

- maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate other renewable energy systems such as ground or air sourced heat pumps, avoiding fossil fuel-based heating systems;
- provide energy storage facilities.

Policy SN8 Sustainable drainage

Proposals for all new developments will be required to submit schemes, appropriate to the scale of the proposal, detailing how on-site drainage will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Examples include rainwater harvesting and grey water recycling, and run-off and water management such as Sustainable Drainage.

Community Actions

Landscape and Natural Environment

Objectives

To preserve the character of Stutton and ensure the landscape and natural environment is enhanced.

To protect, improve the connection of and promote the creation of green spaces in and around the village.

To integrate appropriate biodiversity features and minimise light pollution in new developments.

Policies

Policy SN9 Stutton Landscape and Settlement

Character

All development proposals shall be sensitive to the distinctive landscape and settlement character in Stutton, as described in the Parish Landscape Study.

This means to be supported development proposals:

- must respect and not adversely impact the key views identified on Policy Map SN9A
- should protect or enhance the landscape features that contribute to local distinctiveness and sense of place, as described in the Parish Landscape Study and summarised in the supporting text to this policy.
- carefully consider boundaries of any new development especially where they interface with the countryside, to ensure they restore or create an appropriate rural edge. Particular care should be taken with development proposals impacting on the sensitive settlement edges as shown on Policy Map SN9B.
- Maintain the general open character of the landscape gap between the main village and Stutton Green indicated on Policy Map SN9B and protect the character of the rural gap between Upper Street and the main village.

Community Actions

Community Action 5: Working together to encourage best environmental actions.

We will encourage and promote opportunities for landowners and residents to work together on best environmental practices and unlock volunteer engagement in schemes such as hedge and tree planting.

Community Action 6: Protecting valued trees.

Trees are a valued part of our natural heritage and we will take action to protect them and where possible to increase the number of trees in the village. The Parish Council will take into account valued trees when considering planning applications. See Map 3.

Landscape and Natural Environment

Objectives

Policies

- Protect or enhance the rural character at key village gateway points shown on Policy Map SNgB.

Wherever possible proposals will be sought which both improve the integrity of the landscape including at settlement edge locations. Examples of such opportunities include:

- Proposals which enhance the village entrance point on Holbrook Road, for example tree planting where this would define and enhance the gateway and help assimilate new residential development.
- Utilising opportunities, where they arise, to improve the setting of heritage assets along Lower Street.

Policy SN10 – Enhancing the natural environment

Any new development proposal must meet the following requirements:

- take measures to avoid or reduce adverse impacts on existing biodiversity assets and be assessed by an appropriately qualified ecologist. Where adverse impacts are unavoidable, suitable measures will be required to mitigate any adverse impacts. Where mitigation is not possible, full compensatory provision should be made in accordance with the Mitigation Hierarchy;

Landscape and Natural Environment

Objectives

Policies

- provide a measurable net gain for biodiversity;
- appropriately contribute to the creation of biodiversity features through the use of landscaping, building and construction features and sustainable drainage systems (SuDS), and including features such as bird boxes and hedgehog runs.

Policy SN11 – Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area (SPA)

All residential developments within the zones of influence of European sites will be required to make a financial contribution towards mitigation measures, as detailed in the Suffolk Recreational disturbance Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on European sites.

Policy SN12 – Protecting and enhancing Local Green Spaces

The following sites as shown on Policy Map SN12 are designated as Local Green Spaces:

- Allotments – Catts Close
- Village playing field (behind the Community Hall)
- Green space in Stutton Close
- Village Green opposite the King's Head
- Canham's Wood and adjoining new woodland

Landscape and Natural Environment

Objectives

Policies

Development on these sites will not be acceptable other than in very special circumstances in line with national policy.

Policy SN13 – Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)

Development proposals in the AONB or within the setting of the AONB will be expected to conserve and enhance the landscape and scenic beauty of the AONB. All development proposals will be expected to be compatible with the management objectives set out in the most up to date Management Plan for the Suffolk Coast and Heaths AONB.

Apart from change of use applications, very minor development and householder proposals, proposals will be expected to be accompanied by a proportionate landscape assessment that provides full justification for the proposal in landscape and visual sensitivity terms and shows how the area's special landscape qualities will be conserved and where possible enhanced.

Where impacts are identified, the landscape assessment will demonstrate how these will be mitigated. Applicants will be expected to draw on up to date available

Landscape and Natural Environment

Objectives

Policies

guidance relating to appropriate colour palette and protecting dark skies in the Suffolk Coast and Heaths AONB.

Any proposal that is not capable of mitigating the impacts of development will not be permitted.

Leisure and Tourism

Objectives

To support leisure and tourism activities which respect the character of the area.

To support leisure and tourism activities which do not adversely impact on residential or other uses.

Policies

Policy SN14 Visitor and Tourist Development

Developments that provide facilities or services for the visitor or tourist should be supported provided that they:

- demonstrate that they would conserve and enhance the landscape, heritage, character and appearance of the area;
- would not have an unacceptable impact on the local highway network and would provide adequate parking provision;
- be of a scale and design that is sensitive to the character of the landscape and heritage of the area; and
- would not have an unacceptable adverse impact on nearby residential or other uses.

Community Actions

Community Action 7: Working together with Anglian Water:

We will seek to work together with Anglian Water to mitigate the impact of the campsite and other leisure activities on the village and the natural environment.

Heritage and Culture

Objectives

To conserve heritage assets for the enjoyment of the public, visually or otherwise

To encourage the sense of cultural community within the village through clubs and groups for activities such as gardening, sports, and the arts

To promote the existing spirit of artistic and creative activity, and of service to the community.

Policies

Policy SN15 Preserving and enhancing heritage assets and the character of the village

The designated heritage assets in the parish shown on Policy Map SN15 and listed in Appendix 6 will be conserved and where possible enhanced. Proposals which impact on heritage assets will take into account their significance and the setting of those heritage assets including, as applicable, the surrounding landscape and identified views on Policy Map SNgA.

Policy SN16 Non-designated heritage assets

Development affecting the non-designated heritage assets in the area, listed in Appendix 7, should conserve those assets in a manner appropriate to their significance.

Community Actions

Community Action 8: Maintaining and promoting community activities.

We will maintain and promote the sense of community and opportunities for activities and clubs.

Community Action 9: Supporting entrepreneurial and creative activities.

We will support initiatives to further the existing spirit of entrepreneurial and artistic and creative activity, and of service to the community.

Getting Around

Objectives

To reduce and mitigate the adverse effect of traffic on pedestrians, those with mobility issues, cyclists and equestrians through the village.

To ensure Stutton offers a safe environment for people and vehicles to move around.

To ensure that new development does not exacerbate but aims to mitigate current problems with traffic, parking and road safety.

Policies

Policy SN17 Reducing the impact of increased road traffic generated by development

Developments must identify the realistic level of traffic they are likely to generate, including assessing the potential impact on pedestrians, cyclists, road safety, parking and congestion within the parish. They must include measures to mitigate any such impact. Development that would give rise to unacceptable highway dangers will not be permitted.

Policy SN18. Pedestrian access within the village

New developments must take every opportunity to link and enhance existing networks and provide new pedestrian and bridleway networks where appropriate. Particular attention should be paid to enabling pedestrian access to local services and community facilities

Policy SN19 Non-motorised rights of way

Rights of Way will be protected and opportunities to enhance and improve connections for people with mobility difficulties, cyclists and equestrians will be supported.

Community Actions

Community Action 10: Traffic calming and road safety.

We will:

- seek to work with Suffolk County Council to introduce traffic calming measures through Stutton. to enhance the safety of pedestrians walking through the village
- investigate the possibility of a segregated cycle route on the B1080 from Brantham to Holbrook
- negotiate with surrounding schools with the aim of reducing motorised traffic through Stutton

Community Action 11: Pavements and roadways.

We will undertake a survey of all the pavements and roadways for the adopted highways in the village and, in consultation with Suffolk County Council Highways department and local landowners, develop a remedial plan of action and regular maintenance programme.

Getting Around

Objectives

Policies

Community Actions

Community Action 12: Greenway.

We will work to create a surfaced Greenway using existing footpaths back from but parallel to the B1080, linking existing and new developments and village facilities to include

Community Action 13: Quiet Lanes.

We will work with Suffolk County Council to identify and designate quiet lanes within the village in order to offer protection from speeding traffic for walkers, cyclists, horse riders and other vulnerable road users.

Community Facilities and Businesses

Objectives

To sustain and grow a vibrant community life in the village across a range of interests, ages and needs.

To sustain and enhance existing facilities, organisations, and activities.

To make the village a good place to start and run a small business or work from home, in keeping with the agricultural and rural surroundings.

Policies

Policy SN20 Protecting Community Facilities

There will be a presumption in favour of the protection of existing community facilities, as listed below and shown on Policy Map SN20. Where permission is required, the change of use of local community facilities, as listed below, to a non community-related use, will only be permitted where the following can be demonstrated:

1. The proposal includes alternative provision, on a site within the locality of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
2. satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 12 months, it has been demonstrated that there is no longer a demand for the facility.

In addition, it must be demonstrated that the building land is not needed for any alternative health, education or community-type use.

The facilities are listed as follows:

- Stutton CEVCP Primary School

Community Actions

Community Action 14: Improving provision and access to community facilities.

Village organisations will seek opportunities to improve provision and access to community facilities, in particular to update the Community Hall.

Community Action 15: Working together to address the climate emergency

We will encourage the people of Stutton to address the climate emergency by e.g. installing insulation and renewable energy heating systems; recycling; minimising the use of plastic; reducing the use of petrol and diesel vehicles.

Community Action 16 : Directory of businesses and sole traders.

We will create a directory of businesses (including sole traders) within the community to share information such as the field of work and resources that could be of interest to others.

Community facilities and businesses

Objectives

Policies

- Stutton Young Explorers (pre-school provider)
 - Two public houses – The Kings Head and the Gardeners Arms
 - Stutton Community Hall
 - Stutton Community Shop
 - St Peters Church
 - Playing Field to the rear of the Community Hall and the adjoining Community Wood
 - Allotments in Catts Close
 - Alms Houses on Bentley Lane
 - Play Facilities at the school and at Alton Water Reservoir
 - Telephone Box that houses a defibrillator unit
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- Proposals that would enhance the appearance, improve access and accessibility for all users to these facilities will be supported when they are in accordance with other development plan policies and the policies of the Neighbourhood Plan.

Policy SN21 New Community Facilities

- Where a proposal makes provision for new community facilities it will be looked upon favourably, providing it is in keeping with the rural nature of the village, and is in accordance with the Neighbourhood Plan as a whole.

Community Actions

Community Action 17: Supporting businesses and sole traders.

We will foster support for and among businesses and sole traders, for example by networking events.

Community facilities and businesses

Objectives

Policies

Policy SN22 New and expanding businesses

Applications for planning permission for new business services or units will be considered favourably provided they:

- do not lead to unacceptable increases of traffic in the village
- will not have an adverse impact on the amenity of neighbours
- provide adequate off-road parking in accordance with adopted County Council standards
- do not have an unacceptable impact on the AONB, local green spaces, designated or non-designated heritage assets, or sites of biodiversity or geo-diversity importance.

Policy SN23 Existing Business Premises

Where permission is required, no loss of existing business premises through change of use will be permitted (including shops), except where at least one of the following

Community Actions

Community Action 11: Pavements and roadways.

We will undertake a survey of all the pavements and roadways for the adopted highways in the village and, in consultation with Suffolk County Council Highways department and local landowners, develop a remedial plan of action and regular maintenance programme.

Community Action 12: Greenway. We will work to create a surfaced Greenway using existing footpaths back from but parallel to the B1080, linking existing and new developments and village facilities. See page 63 of Design Guide.

Community facilities and businesses

Objectives

Policies

circumstances can be demonstrated:

- the site has been marketed for the same planning use for a period of at least one year with no viable offers received
- the change of use will result in the creation of other facilities of community value
- the change of use will result in the creation of employment on the site.