

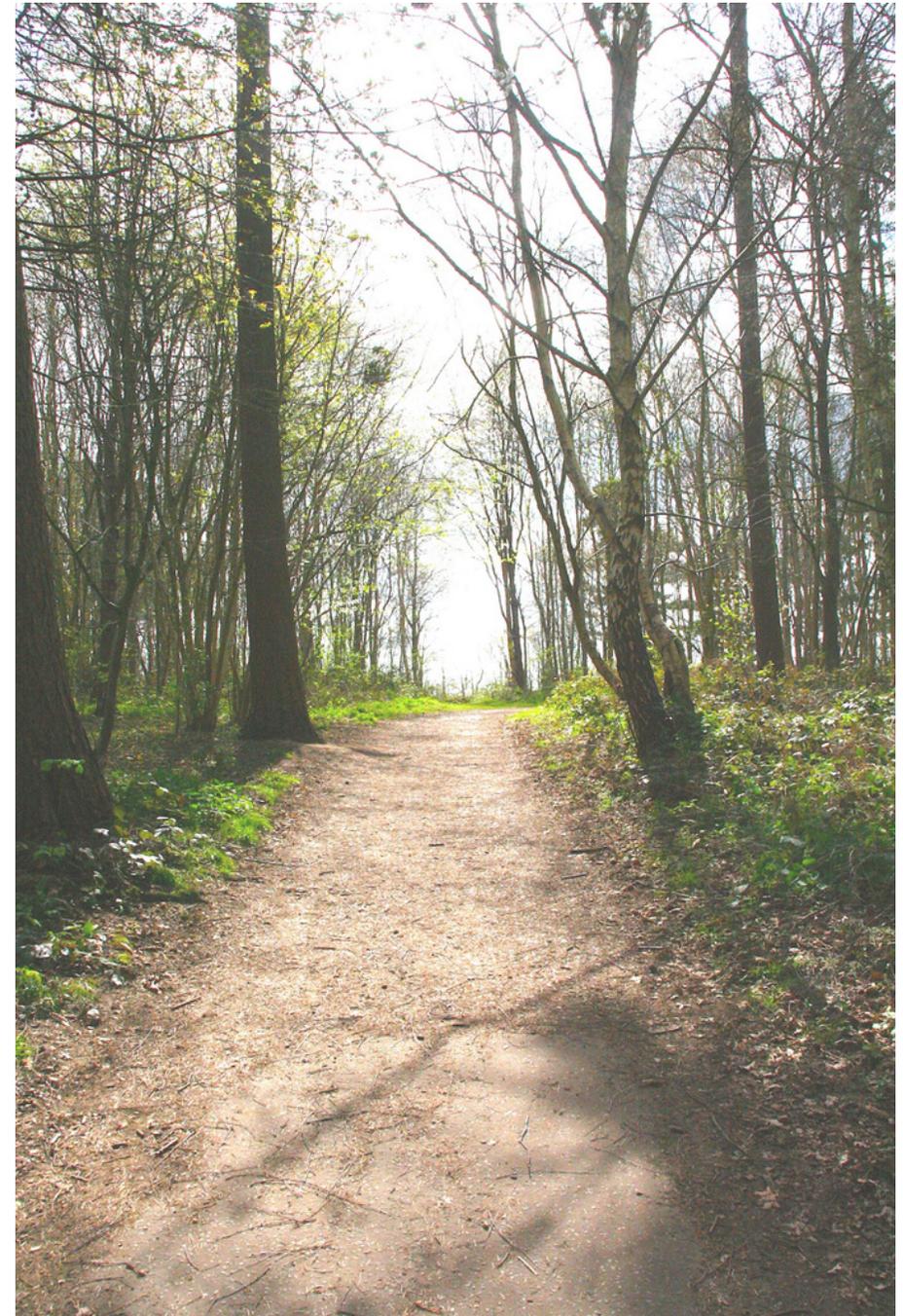
Stutton Neighbourhood Plan 2022-2037

Stutton Parish Council



CONTENTS

Summary	Page 1
Structure of the Plan	Page 2
1. INTRODUCTION	Page 3
2. REQUIREMENTS OF A NEIGHBOURHOOD PLAN	Page 6
3. VISION AND RESPONSIBILITIES	Page 9
4. OUR VILLAGE PAST AND PRESENT	
5. SPATIAL STRATEGY	Page 15
Policy SN1 Spatial Strategy	Page 15
6. HOUSING	Page 21
Policy SN2 Housing Mix	Page 22
Policy SN3 Affordable Housing	Page 22
Policy SN4 Affordable Housing on Rural Exception Sites	Page 23
Policy SN5 Lifetime Homes	Page 29
Policy SN6 Achieving good design in Stutton	Page 30
Policy SN7 Renewable energy in developments	Page 35
Policy SN8 Sustainable drainage	Page 37



7. LANDSCAPE AND NATURAL ENVIRONMENT

- Policy SN9 Stutton Landscape and Settlement Character
- Policy SN10 Enhancing the natural environment
- Policy SN11 Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area (SPA)
- Policy SN12 Protecting and enhancing Local Green Spaces
- Policy SN13 Conserving and enhancing the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)

Page 39

Page 43.

Page 58

Page 64.

Page 65.

Page 67.

8. LEISURE AND TOURISM

- Policy SN14 Visitor and Tourist Development

Page 71

Page 71

9. HERITAGE AND CULTURE

- Policy SN15 Preserving and enhancing heritage assets and the character of the village
- Policy SN16 Non-designated heritage sites

Page 75.

Page 77

Page 77.

10. GETTING AROUND

- Policy SN17 Reducing the impact of increased road traffic generated by development
- Policy SN18 Pedestrian access within the village
- Policy SN19 Non-motorised rights of way

Page 81

Page 82

Page 82

Page 82

11. COMMUNITY FACILITIES AND BUSINESSES

- Policy SN20 Protecting Community Facilities
- Policy SN21 New Community Facilities
- Policy SN22 New and expanding businesses
- Policy SN23 Existing Business Premises

Page 89.

Page 90

Page 94.

Page 97.

Page 97.



POLICY MAP

[Page 102](#)

APPENDICES

Appendix 1 - Overview of Objectives, Policies and Community Actions

[Page 103](#)

Appendix 2 - Community Actions

[Page 125](#)

Appendix 3 - Housing Planning Permissions

[Page 128](#)

Appendix 4 - Design Checklist

[Page 130](#)

Appendix 5 - Protected Habitats and Species

[Page 135](#)

Appendix 6 - Green Spaces Assessment

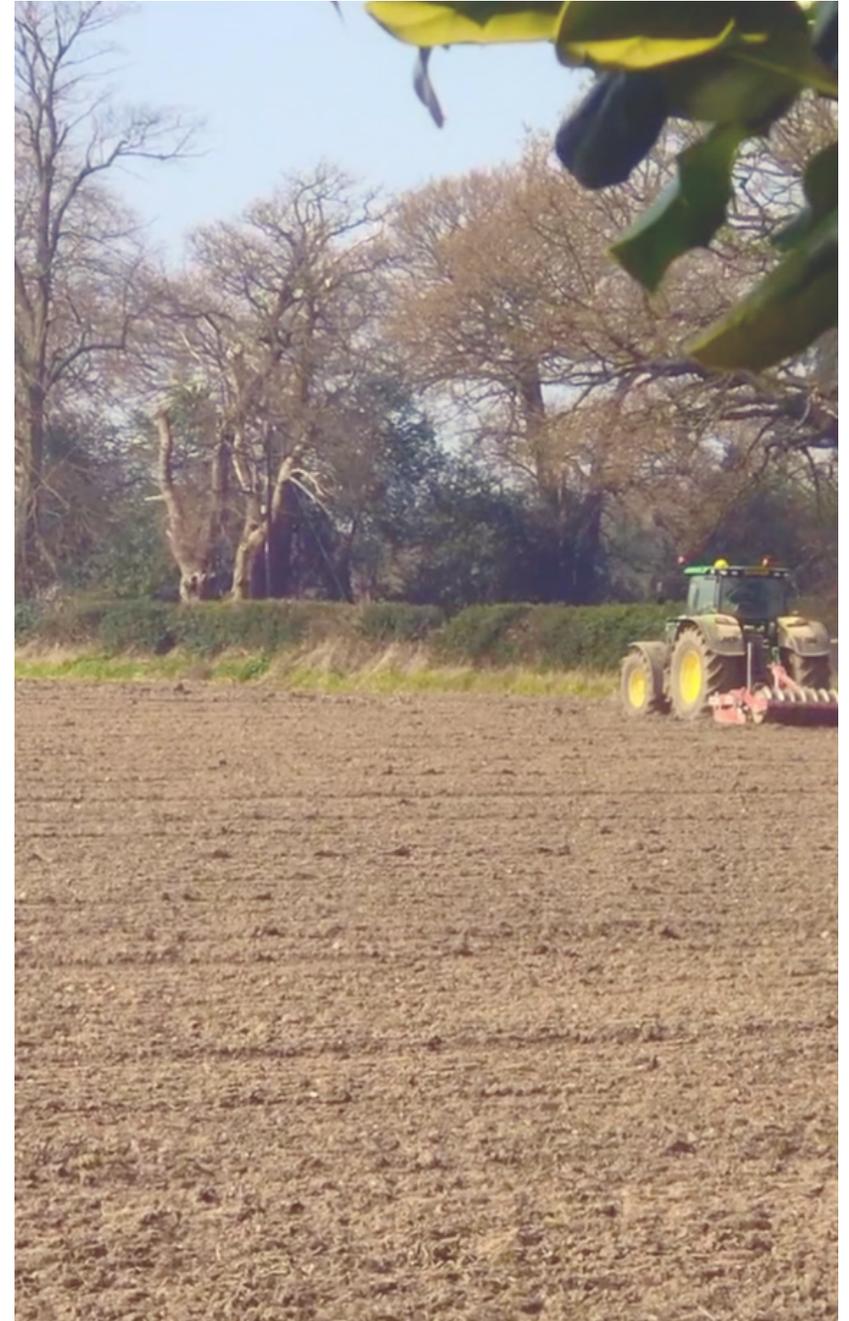
[Page 136](#)

Appendix 7 - Designated Heritage Assets

[Page 141](#)

Appendix 8 - Non-designated Heritage Assets

[Page 142](#)



SUMMARY

This Plan is driven by the clear vision for the village articulated by local residents. It seeks to ensure that Stutton remains a vibrant, cohesive community supporting high levels of wellbeing for all of us.

Our village is undergoing a period of change. There are currently 65 new homes under construction, recently completed or which have planning permission - a 16% increase over the existing number of homes. This plan seeks to limit the construction of additional homes in keeping with its designation in the emerging Joint Local Plan as a hinterland village, and to maintain Stutton's rural identity.

However, during the latter part of the plan period, which runs to 2037, there may be a need for some small-scale sustainable growth through the provision of affordable homes, if a clear housing need has been identified. No specific site has been earmarked. Any new homes or additions to existing homes must conform to the Design Guide that accompanies this plan and mitigate any adverse impact on the surrounding environment.

The plan recognises the high quality of the local landscape that abuts and surrounds the village, which includes regionally important landscape and recreational facilities. Future development must be controlled where it abuts the settlement boundary, and the Plan includes a series of policies to protect and enhance our beautiful environment.

Stutton has a school, community shop, community hall and other facilities that support its residents at different stages of their lives. The plan's policies are designed to protect these vital community assets.

Whilst the focus of this plan is to put forward a series of specific planning policies, consultation has identified some important community concerns. These are addressed by the inclusion of a series of Community Actions.

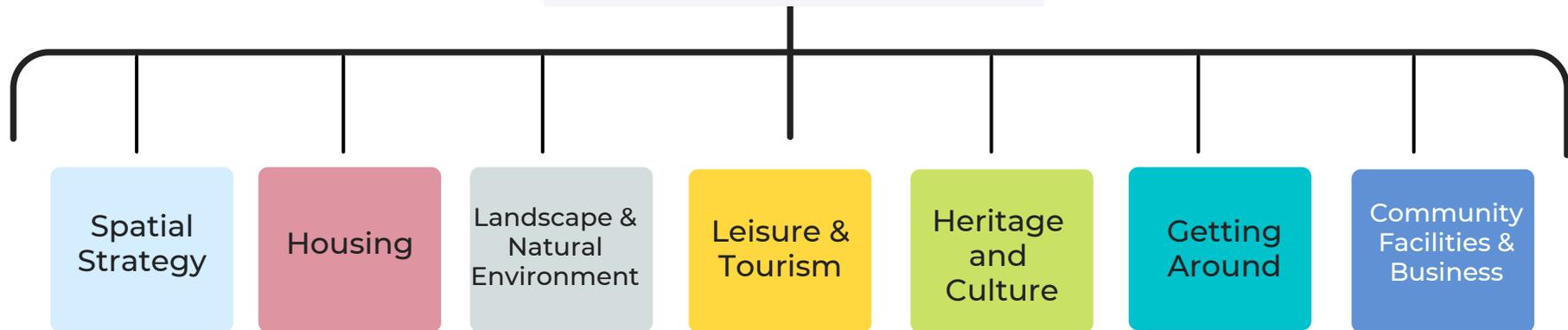
PLAN STRUCTURE

Consultation



Vision

17 Objectives
23 Neighbourhood Plan Policies
18 Community Actions



Documents

- The Neighbourhood Plan
- Consultation Statement
- Design Guide
- Landscape Study: character and sensitivity
- Key Views Assessment
- Housing Needs Survey
- Site Options and Assessment
- Basic Conditions Statement
- Parish Infrastructure Investment Plan
- Habitats Regulation Assessment Screening Report
- Strategic Environmental Assessment

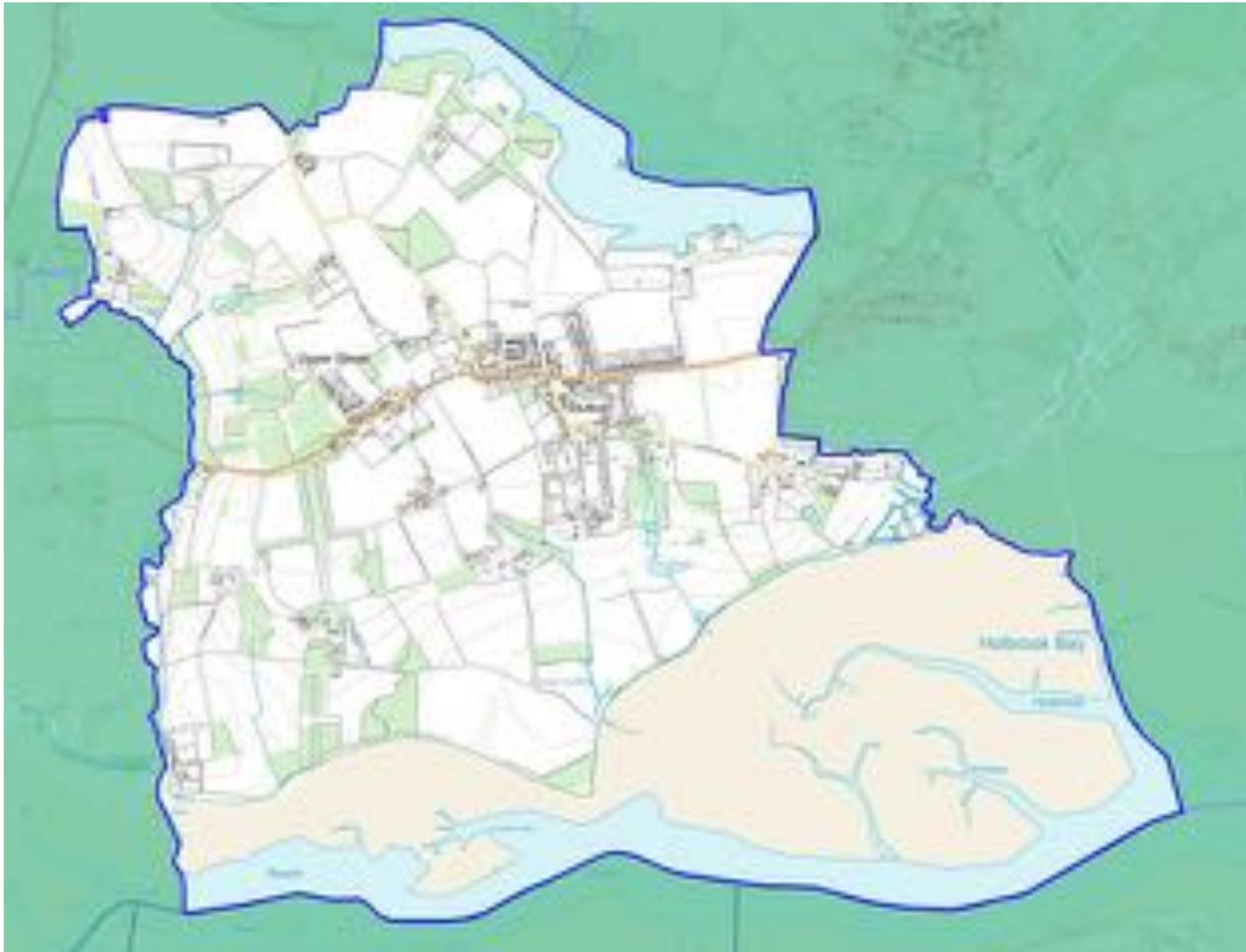
Appendices

- Appendix 1 - Overview of Objectives, Policies and Community Actions
- Appendix 2 - Community Actions
- Appendix 3 - Housing Planning Permissions
- Appendix 4 - Design Checklist
- Appendix 5 - Protected Habitats and Species
- Appendix 6 - Green Spaces Assessment
- Appendix 7 - Designated Heritage Assets
- Appendix 8 - Non-designated Heritage Assets

1 INTRODUCTION

- 1.1 In 2011 The Localism Act gave Parish Councils the power to prepare statutory Neighbourhood Development Plans (NDPs), referred to as Neighbourhood Plans from this point onwards, to help guide development in their local areas.
- 1.2 A Neighbourhood Plan is a community-led document taking its authority from the people who live in the parish to which it relates. Once a Plan has been adopted, it will be used within the process of determining planning applications in that parish.
- 1.3 There are certain requirements a Neighbourhood Plan must meet to succeed at examination. These are explained in Chapter 2.
- 1.4 In 2018, a Working Group of village residents was convened to develop a Neighbourhood Plan on behalf of the Parish Council. The Neighbourhood Plan area was formally designated by Babergh District Council on 12 October 2018. The formal application from the Parish Council can be found on the district council's website under Neighbourhood Planning in Stutton.
- 1.5 A Housing Needs Survey was carried out in 2019 as a vital piece of evidence and the Plan has also been shaped by work carried out by independent consultants who have produced a Design Guide, a Parish Landscape Study, a Key Views Assessment and a Site Assessment.
- 1.6 The overarching aim has been to create a Plan which reflects the needs and priorities of the parish community, within the national, county and district policies that apply; and set out a positive and sustainable future for the parish.
- 1.7 The Neighbourhood Plan Working Group carried out extensive consultations within the village - we aimed to have a 'Big Conversation' at all stages of developing the Plan. Detail of how we did this and analysis of the results is included in Part 1 of our Consultation Statement. First we developed a vision, based on early conversations with local residents, then in early 2020 we consulted on emerging policies. Further work was interrupted by the pandemic but, having amended the draft Plan in response to what people told us, we then launched our Regulation 14 consultation in November 2022. The detail of the responses and our consequent actions are laid out in Parts 2 and 3 of our Consultation Statement.

Map 1 Stutton Neighbourhood Plan Area



Acknowledgements

- 1.8 We are very grateful for the work done by Lucy Batchelor-Wylam, landscape architect, who carried out a Landscape Appraisal, a Key Views Assessment and combined all our policies into one Policies Map. Tony Fox also provided some of the maps used in this document.

We benefitted from the work of Suffolk Community Action who carried out a Housing Needs Assessment of Stutton; and AECOM who carried out a Site Options Assessment and a Strategic Environmental Assessment. AECOM also worked with us on a Stutton Design Guide.

We are also extremely grateful to planning consultant Rachel Hogger who assisted us in the later stages of the Plan. Paul Bryant, Neighbourhood Planning Officer at Babergh District Council provided us with invaluable support throughout the process.

Maps contain Ordnance Survey Data: Crown copyright and database right 2021. All rights reserved (100063154) 2021.



The Big Conversation - consultation event at the Community Hall

2 REQUIREMENTS OF A NEIGHBOURHOOD PLAN AND EXISTING PLANNING POLICY CONTEXT

2.1 There are certain requirements, referred to as basic conditions which all Neighbourhood Plans will be tested against at examination: The planning policies in the plan will need to:

- be in general conformity with the strategic policies in the development plan for the area;
- contribute towards the achievement of sustainable development;
- be appropriate having regard to national policy and guidance (e.g. the National Planning Policy Framework 2021); and
- be in accordance with environmental and human rights legislation.

National Planning Policy Framework 2021 (NPPF)

The NPPF 2021 sets out three objectives in order to achieve sustainable development:

2.2

- an economic objective – to help build a strong, responsive, and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;



- a social objective – to support strong, vibrant, and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;
- an environmental objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Local Planning Policy

- 2.3 At the time of preparing this draft, the development plan applicable to Stutton parish consists of the saved policies of the Babergh Local Plan Alteration No 2 (LP) adopted in June 2006 and the Babergh Core Strategy (CS) 2011 – 2031 adopted in February 2014. In addition, the Minerals Core Strategy and the Waste Core Strategy produced by Suffolk County Council also form part of the development plan.

Emerging Joint Local Plan

- 2.4 Babergh District Council and Mid Suffolk District Council are working together to deliver a new Joint Local Plan (JLP) which will cover the period up to 2037. Once adopted, it will replace all other policies across the two Districts.
- 2.5 The JLP is relevant in so far as, once adopted, it will set out a clear direction of growth to 2037 and beyond. It will provide the most up-to-date assessment of housing need. Our Plan has been prepared with due regard to the adopted Local Plan whilst remaining appropriate to the policies in the JLP.
- 2.6 Both the adopted Core Strategy and the emerging JLP set out a hierarchy of settlements based upon their size and the facilities available to their respective communities. Larger or "core" villages will frequently provide larger shops, a post office and a doctor's surgery which are used by neighbouring smaller or "hinterland" villages. Stutton is a hinterland village, with Holbrook providing core facilities.

Policy SP03 (Settlement Hierarchy) of the March 2021 emerging JLP sets out that development which would lead to visual or physical coalescence of settlements will not be supported. This policy does not identify hinterland villages as a focus for development, but identifies the settlement boundaries of each village wherein the principle of development is established, subject to the other policies in the JLP.

2.7 The Core Strategy outlines that "everywhere beyond the built-up areas...defined by settlement boundaries, is treated as open countryside." Recognising this distinction is important, as it helps small villages like Stutton maintain their distinctiveness and rural feel which is treasured by its residents and visitors. It goes on to say that [in the countryside] "... development will only be permitted in exceptional circumstances subject to a proven justifiable need ..." and that "...the amount of housing growth and employment land to be accommodated in Core and Hinterland Villages will depend on their individual capacity to accommodate growth, the scale and character, role and function of the settlement and the views of the local community". (para 2.2.3.4).



View from the B1080 across the Landscape Gap - to the South East.

3 VISION AND RESPONSIBILITIES

Our Vision

- 3.1 The Stutton Neighbourhood Plan has a clear vision which was developed through the 'Big Conversation', our consultation strategy carried out over many months (see [Consultation Statement](#)). This was designed to bring residents of all ages together to discuss what makes Stutton the village and the community it already is, to describe their hopes for Stutton's future, and to develop plans that will help bring this about.
- 3.2 Our agreed vision is that:
- Stutton should remain a vibrant, cohesive community supporting high levels of wellbeing for its residents.
 - As the village grows and society changes, the character of the village should be maintained, whilst permitting small-scale sustainable growth in line with the needs and wishes of the community.
 - The beautiful countryside and landscapes will be retained and enhanced and continue to be a source of great pleasure for the community.
 - Together, we will ensure that the infrastructure of the village supports all residents at different stages of their lives.
- 3.3 Our Neighbourhood Plan is based upon this vision. It captures and sets out the principles and policies developed by our community for the sustainable development of Stutton from 2022 to 2037.
- 3.4 Much will change in the world during this period, and we want to be part of that change in positive ways - connected, involved, resilient and forward thinking.

Our Responsibilities

- 3.5 Our Plan creates a balance between protecting what is here and welcoming the new. At the core we share a responsibility to:
- Protect and enhance this outstandingly beautiful landscape, and the flora and fauna we share it with, for the long-term benefit of all. Stutton is nestled between the Stour Estuary and Alton Water reservoir. Large parts of the village lie within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB), and the estuary is afforded national, European, and international protection for its birdlife.
 - Support a diverse, thriving, and sustainable rural community so that people of all ages, all incomes and backgrounds, and many interests can live and, increasingly, work here. Achieving this means maintaining, enhancing, and developing the support mechanisms and community activity that make this a thriving, sustainable community.
 - Share this place and this community in ways that enhance rather than destroy its unique qualities, retaining the features that make it unique and enjoyable - the peace and tranquility, the open spaces, the village atmosphere - so that the people who live here, and the people who visit, will be able to enjoy what it offers well into the future.
- 3.6 Appendix 1 sets out the Objectives which flow from this vision and responsibilities and how these relate to our Policies and Community Actions.
- 3.7 Neighbourhood Plans are principally concerned with land use and planning matters. The Big Conversation was always designed to look more widely at life in the village and consequently it highlighted many areas outside the scope of a Neighbourhood Plan but sitting squarely alongside it. These have resulted in Community Actions for the Parish Council to take forward together with the local community. They are set out in Appendix 2.



View south from the B1080 on entry to Stutton from Holbrook

4 OUR VILLAGE PAST AND PRESENT

Stutton today

- 4.1 Stutton is a small village in a rural setting with a total of 409 houses as at 2019.
- 4.2 Designated as a hinterland village, there are currently 65 new homes either completed, under construction, or with planning permission. This 16% increase in households means we will welcome approximately 150-175 new people to the village over the next two years or so.
- 4.3 In addition, the village has many visitors seeking its rural attractions like Alton Water (for cycling, walking, sailing and water sports), the estuary and beautiful rural walks. People come to the village for the primary school, two pubs, a hairdresser, local garage servicing, and our volunteer-run community shop. It is home to over 40 small businesses and their visitors.
- 4.4 Stutton hosted the annual Great East Swim and other significant events at Alton Water. Since the 2009 Village Plan was written, Alton Water has expanded. It now has a campsite, mini golf, highland cattle, and an increase in watersports. Paid-for-parking at all its car parks commenced in April 2020. All of this brings opportunities, life - and traffic.
- 4.5 People increasingly move through the village on their way to a range of events, places, and facilities and, twice a day, to several local schools.

Environmental Designations

- 4.6 The village has a rich vein of protected sites that surround or form part of it. Much of the village lies within the Suffolk Coast & Heaths AONB - the land to the south of the B1080 together with a recent extension now including Samford Valley on the west side of the village. The AONB Unit have produced several planning guidance documents which have provided useful reference in recent planning applications in Stutton and should be fully considered for further development proposals.
- 4.7 The Stour Estuary is a Ramsar site, Special Protection Area (SPA) and a Site of Special Scientific Interest (SSSI). Alton Water - one of three wildlife sites within the parish boundary - is the largest county wildlife site in Suffolk.

- 4.8 Such a high level of environmental and landscape protection means that the need for genuinely sustainable development of the right scale, character and sensitivity is of the utmost importance. Stutton residents are clear that the landscape and natural environment must be protected and enhanced.

Our History

- 4.9 Stutton (the name derives from Old English stut or Old Scandinavian stutr meaning 'farmstead or village infested by gnats' or 'where bullocks are kept') is listed in the Domesday Survey of 1086 with a population of 36, several manors, half a church, a mill, three salthouses and two beehives. There is evidence of much earlier settlement in and around Stutton and along the shore of the Stour. Suffolk County Council has more than 100 records of archeology and heritage assets around Stutton within the County Historic Environment Record (HER); they include finds of possible Mesolithic flint tools (eg HER STU 100, STU 101) of Neolithic tools (eg. HER STU 001, STU 004, STU 020) and records of crop marks of ditches or enclosures (eg. HER STU 040, STU041). The remains of an Anglo-Saxon fish trap are visible from the shore between Stutton and Holbrook at low tides. For thousands of years the river has been a crucial resource and means of transport (as the remains of wharves along the Stutton foreshore bear witness).
- 4.10 St Peter's church (the present church was built during the 15th Century) sits a little way east of the main part of the village, overlooking Holbrook Bay on the river. The village used to be centred around this area (called Stutton Green) but nearly all the old houses are reputed to have been deliberately burnt down after an outbreak of plague. The main part of the village then became established inland along what are now Manningtree Road and Lower Street – the King's Head public house and a number of houses were built in that area during the 16th Century
- 4.11 The village has 30 buildings listed by Historic England (see Chapter 9), built between the 15th and 19th centuries, including the Kings Head pub. Among more modest village houses are also a number of large country houses on the southern edge of the village, including Stutton Hall, Crepping Hall, Crowe Hall and Stutton House, all enjoying impressive views over the Stour estuary. The first Stutton Hall was owned by Roger de Pavely in 1265, and there was mention of Creping (now spelt Crepping) Hall in 1275, and Crowe Hall in 1303. The oldest existing parts of all these houses date back to the 16th or 17th Centuries. The landscape around them, on the south side of the village, has been a variable mix of agriculture and parkland over the centuries. Stutton House, close to the church, was rebuilt as a rectory in 1750. All these large houses were extensively altered and enlarged during the 19th and 20th Centuries. In the early 20th Century Little Hall, which sits between Stutton Hall and Crepping Hall, was built by the Fison family (James Oliver Fison had bought Stutton Hall and its estate in 1887).

- 4.12 At the beginning of the 19th century the population of 406 was crammed into 49 houses. A friendly society was formed in 1803 with 47 members. In 1835 the first primary school was built at the western end of what is now Holbrook Road - that building is now a private house known as 'The Old Mission Hall'. A new school was built next door in 1897 (unfortunately this burnt down in 1964 after which the current CEVC primary school replaced it on the same site). White's directory of 1844 describes a picturesque village with a population of 492. A Wesleyan Chapel was erected in 1840 on Manningtree Road and almshouses built in 1863 on Bentley Lane in memory of Rev George Baker - the latter are still maintained by the trust as small affordable homes for local people. Commercial wharves were built on the Stour (below Crowe Hall and Markwells Farm) during the 19th century to service hay, grain and fertilizer trades. In the 1890s an unsuccessful attempt was made to find workable coal deposits at Stutton. By the end of the 19th century the population had risen by just over a quarter to 522 but the number of houses had more than doubled to 130.
- 4.13 In 1900 the village was still a small disparate settlement dominated by agriculture and the large houses, but the 20th Century brought numerous changes, some related to the wars. During the First World War (in 1917) an airfield was created on the field north of Holbrook Road as an emergency landing strip which lasted for a couple of years. In the Second World War a searchlight site was installed on part of that field (where Larksfield Road is now).
- 4.14 A wooden village hall ('Victory Hall') was built in the 1920s on Manningtree Road: this was replaced in 1977 by the larger Community Hall, built on land just behind.
- 4.15 The number of houses increased as new developments were built: in the late 1930s Lewis Lane was created on what had been farmland, most of the houses being built after the 2nd World War. Piecemeal development of the top end of Alton Hall Lane started in the inter-war years, including four council houses. During the 1950s Stutton Close, an estate of more than 30 dwellings, was built by the local Council and the Larksfield Road development was started; Cattsfield was built in the 1960s. Housing development along Holbrook Road also started in the 1950s and continued spasmodically through the 1960s. Despite these developments, the village has retained a gap in built settlement on Manningtree Road between Bentley Lane and Crepping Hall Drive with long open views across fields, helping to retain the rural feel of the village.



- 4.16 One major development that has had a significant impact on the village since the 1970s is Alton Water reservoir. A number of houses were lost when the valley was flooded, including Alton Hall. Alton Watermill was dismantled and rebuilt in the Museum of East Anglian Life at Stowmarket where it can still be seen. Apart from its primary role as a reservoir, Alton Water is a leisure business as a 'Water Park' with sailing, cafes, bike hire and, lately, a campsite. It also provides a substantial public amenity with footpaths, picnic areas, wildlife reserves and hides, attracting thousands of visitors annually.
- 4.17 At the beginning of the 21st Century Oak House, a purpose-built 38 flat supported housing complex on Bentley Lane, was opened (2004). Wheelwrights Close, a new development of five houses including one affordable property was built on Holbrook Road in 2008. More housing is currently being built, increasing the number of households by more than 16% over the next two/three years.
- 4.18 Shops in the village have come and gone – during the 1940s/50s there were five or six shops round the village and a garage/petrol station. That number had dropped to one village shop with a Post Office by the end of the 20th Century and, by 2005, even that had closed so the nearest shop was in Holbrook. This was remedied in 2008 by the opening of the Community Shop (run entirely by volunteers) next to the Community Hall and this has gone from strength to strength, firstly in a second-hand portacabin and, since 2018, in a bespoke building which includes a small café area with outside seating and a garden.



5 SPATIAL STRATEGY

Objective

- 5.1 **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.**

Background

- 5.2 Stutton is a small rural village of just over 400 dwellings and, as mentioned above, has been classified by Babergh District Council as a hinterland village. Current planning permissions for new housing totals 65 which will increase the number of homes in the village by 16%. This approved development includes affordable housing units which would be suitable for single people and young families (see [Appendix 3](#)). Whilst this will assist with achieving a more sustainable and balanced community, it is of strategic importance to the Neighbourhood Plan that the number and location of any new housing does not fundamentally damage the character of the village.

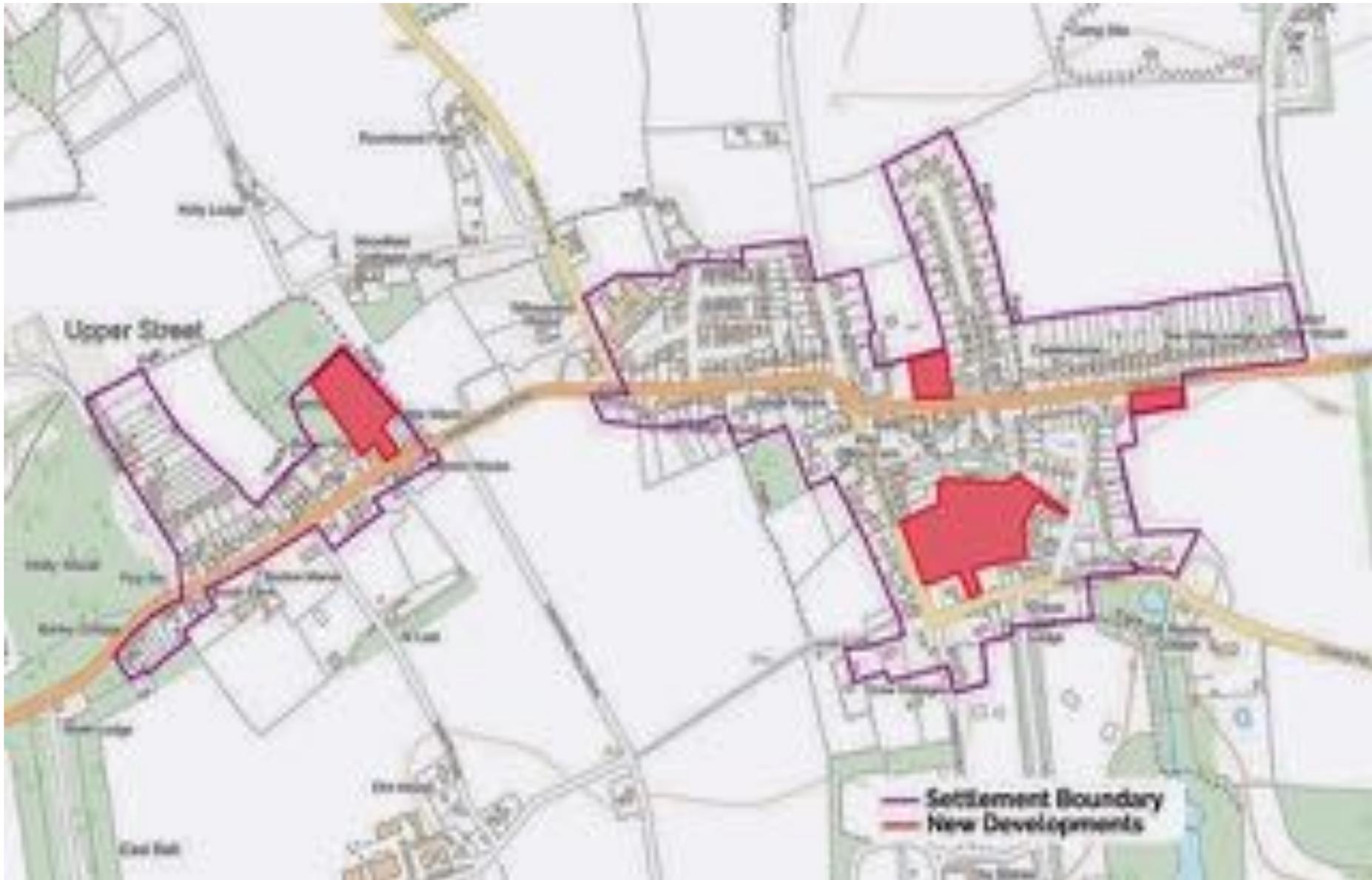
Policy SN1 - Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Stutton's designation in the adopted settlement hierarchy. The focus for development will be within the Settlement Boundaries as defined on [Map 2](#) and on the [Policies Map](#).

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies or in compliance with [Policy SN4](#).

See also [Community Action 1 Working with developers](#).

Map 2 Stutton Settlement Boundary



Context and evidence

- 5.3 In the emerging JLP the indicative housing requirement has been set at 65 homes (to be delivered 2018 to 2037). The number specified equates to the outstanding planning permissions (OPPs) granted as of 1st April 2018. The majority of these dwellings are within the Settlement Boundary as proposed in the JLP. Appendix 3 gives the details of the planning permissions granted. The JLP comments that if outstanding planning permissions granted as of 1st April 2018 expire during the lifetime of the JLP, then the corresponding offset number of dwellings will need to be identified within the same Neighbourhood Plan area to meet the total homes requirement. However, all the sites are already either completed or under construction.
- 5.4 Of the planned 65 dwellings, 22 are for affordable rent or shared ownership (34%). The developments in the pipeline reflect the housing needs identified in the Housing Needs Survey carried out for this Neighbourhood Plan and all the affordable homes will have been delivered within the first four years covered by the Plan. Nevertheless, the Neighbourhood Plan is mindful of the fact that the housing target of 65 homes as specified in the emerging JLP is a minimum requirement. Such an interpretation is also reflected in the NPPF.
- 5.5 Moreover the Housing Needs Survey report recognised that it only measured housing need for the five year period from 2019. The Parish Council has committed to carrying out further Housing Needs Surveys during the life of the Neighbourhood Plan to inform any future development proposals ([Community Action 3](#)).
- 5.6 In the light of the housing target being an indicative requirement, housing consultants AECOM were commissioned to carry out an assessment to determine the suitability of sites for potential future housing development. Six sites were identified for consideration. These were sites promoted by landowners through the Neighbourhood Plan and through the Local Plan's Strategic Housing and Economic Land Availability Assessment. Of these six, three sites were identified as potentially suitable for allocation, subject to specific local need for housing being demonstrated, the sites being identified as available, and landscape issues being addressed in line with Local Plan policy. Two of the sites lie wholly outside the settlement boundary. The other site lies partly within the settlement boundary and its development could result in uncharacteristic backland development.
- 5.7 The Neighbourhood Plan cannot consider the housing target in isolation. Due weight must be given to assessing the impact of development on the village's settlement pattern and upon the landscape, Policy SP04 in the JLP specifies that Neighbourhood Plans would only be justified in exceeding the minimum allocations "should the unique characteristics and planning context of the designated area enable so". This is particularly significant in this locality. Stutton is a hinterland village with most of it lying within the Suffolk Coast and Heaths AONB. This is recognised in the Joint Babergh and Mid Suffolk District Council Landscape Guidance (August 2015). The Guidance highlights the need "to maintain and enhance the landscape and the settlement pattern, ensuring the sense of separation between settlements is maintained". [Policy SN9](#) requires that any development must be sensitive to the distinctive landscape and settlement character.
- 5.8 As the Neighbourhood Plan will cover the period up to 2037 it is envisaged that a provision for affordable housing may be required in the plan's latter stages. However, any such development will have to be evidenced by an assessment of housing need. Whilst the plan does not allocate any specific site at this stage, it acknowledges that if evidenced housing need cannot be satisfactorily located within the Settlement Boundary the need for additional housing may be met outside the settlement boundary on rural exception sites ([Policy SN4](#)) and must comply with [Policy SN9](#) to protect the landscape and settlement pattern.

- 5.9 The village is currently experiencing significant growth by virtue of planning permissions granted which make up the JLP indicative housing allocation. Most of these developments are either built or currently under construction. Together they will increase the size of the village by 16% and will meet the housing need identified in the recent Housing Needs Survey. Therefore it is concluded that additional allocations cannot be justified at this time.
- 5.10 The Plan adopts the settlement boundary which appears in the JLP with one small amendment. It has been extended to include 6 new homes that were built on a rural exception site on Holbrook Road.
- 5.11 The Plan does entertain the prospect of future development designed to meet evidenced housing need on rural exception sites. This position is supported by the consultation undertaken with residents.



Consultation event with residents from Oak House and children from Stutton Primary sharing views



65 new homes currently under construction or about to begin.

34 new houses - Church Road

Stutton Residents' Views

During the Big Conversation, villagers expressed their wish to preserve the character of this small village within its beautiful landscape setting.



Keep local villages separate - no urban sprawl.

Don't want any developments past entrance to Alton Water.

Want to preserve village identity i.e., green spaces between villages.

Character of the village would be destroyed by too much housing.



6 HOUSING

Objectives

- 6.1 **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.**
- 6.2 **To maintain and enhance Stutton's rural identity, ensuring new development reflects local character and avoids or mitigates environmental impact.**
- 6.3 **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.**

Background

- 6.4 At the time of the 2011 Census the parish of Stutton had a resident population of 812, and 407 dwellings of which 392 were occupied full time. Council tax records in 2019 show 409 dwellings.
- 6.5 Detached homes totalled 227 in number which at 55.6% of the housing stock, is higher than Babergh (41.6%), and more than twice the national average.
- 6.6 The percentage of people aged over 65 in 2011 was 32.4% compared to 16.4% nationally. Some, but not all, of this higher-than-average percentage of older people is accounted for by Oak House, an extra care housing scheme, which has a mix of 38 one- and two-bedroom flats.
- 6.7 The proportion of children in Stutton aged 15 and under was lower (13.5%) than both Babergh (19.6%) and England (18.9%). Stutton's mean age (50.7) is significantly higher than that for Babergh (43.1) and for England (39.3).
- 6.8 With a lower proportion of younger people, it is likely that this imbalance, if it were to increase, could threaten the future sustainability of the community. The number of local children may challenge the viability of the village's primary school while an ageing population places extra and different demands on local health, education, transport and potentially housing.

- 6.9 'Stutton has a greater proportion of one person households (37%) than both Babergh (28%) and England generally (30%). One in four of these households are aged 65 and over, which is significantly higher than that for Babergh and England.
- 6.10 The majority of households are owner occupiers (69%), a figure that is slightly lower than Babergh but higher than the England total. 17% are socially rented households (mainly council) which is higher than for Babergh in general but matches the percentage of social housing nationally.
- 6.11 Stutton has a stable population with three quarters of residents having lived in the village for 10 years or more according to the 2019 Housing Needs Survey.
- 6.12 A local Housing Needs Survey was carried out by Community Action Suffolk during 2019. A 40% response rate was achieved, and the results have been used to inform our development of policies. Detailed findings from the survey are mentioned below but, in general, the main housing need is for two or three-bedroom dwellings and for affordable housing. The majority of those expressing a housing need were single people or young couples (some with children) wishing to remain within the village. There were also a number of older households expressing a wish to downsize either now or in the future, some of whom had or anticipated experiencing mobility and/or health problems. The Survey also identified a housing need amongst some people with a connection to the village and who wished to return.

Housing Mix and Affordable Housing

Policy SN2 Housing mix

In all new housing developments, the emphasis should be on providing 2-bedroom and 3-bedroom homes that reflect local needs, including homes for single people, couples and young families, or older generations wishing to downsize.

Any proposed housing mix must be justified by an up-to-date assessment of housing need and/or an explanation of site-specific circumstances.

Homes capable of adaptation are also encouraged.

Policy SN3 Affordable housing

A minimum of 35% of any new development of ten or more dwellings or sites of 0.5ha 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 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 local need and provided that the housing:

- remains affordable in perpetuity;
- is for people that have a registered housing need on the Council's Choice Based Letting Scheme (or any subsequent scheme) because they are unable to buy or rent properties in the village at open-market prices
- is offered in accordance with the local connection criteria set within the deed of nomination attached to the s106 legal agreement. In the first instance, this means to people with a demonstrated local connection to the parish. Where there is no parish need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring parishes; 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.

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

Any planning 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 outside the settlement boundary 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.

See also:

Community Action 2: Registering housing need
Community Action 3: Updating Housing Needs Survey
Community Action 4: Community Land Trust



Canham's Community Wood

Context and evidence

- 6.13 Suffolk County Council Archeological Service advise that there should be early consultation with the Historic Environment Record (HER) and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments. Suffolk Country Council Archeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken.

Housing mix

- 6.14 The Neighbourhood Plan conforms to JLP Policy SP01 which states that: "Across the plan area the mix, type and size of the new housing development will be expected to reflect established needs in the most relevant district needs assessment, or any local housing needs surveys where relevant".
- 6.15 There are a disproportionately high number of older single households in Stutton and a disproportionately lower number of young single and young family households. Such an imbalance threatens the sustainability of our community in terms of the future viability of the school and the demands made on not only formal services but also informal community support and activities. The Housing Needs Survey carried out in 2019 found that 60% of those in housing need indicated they wanted two-bedroom properties, followed by 25% who wanted three-bedroom properties. A questionnaire survey of parents whose children attend Stutton Primary School found that three households who currently live outside the parish indicated they wished to move into Stutton, all of whom indicated that they required two- or three-bedroom properties. Stutton's current housing stock has an over-representation of larger properties compared to the national average.
- 6.16 There was also an expressed housing need amongst a smaller group of older households wishing to downsize to a 2 or 3 bedroom bungalow. Stutton has a relatively large proportion of bungalows amongst its housing stock (44%), but this can be depleted when younger families move into such properties and convert them to two-storey dwellings.

Affordable Housing

- 6.17 JLP Policy SP02 specifies that "a contribution of 35% of affordable housing will be required on sites of ten or more dwellings or 0.5ha or more". The threshold of 5 houses in Policy SN3 for any development within the AONB refers to NPPF para 64 which says policies may set a threshold of five houses or fewer in designated rural areas. More than half the village lies within the AONB and there is more potential for future development on small-scale and in-fill sites than on sites which could accommodate 10 or more dwellings. The lower threshold for affordable housing proposed in Policy SN3 follows the practice adopted for the small site of Wheelwright's Close where in 2008 five houses were built.
- 6.18 There is certainly a need for affordable housing in our village. Thirty-three households were identified as being in housing need in 2019, with 13 responding that members of their household were living with them because they are unable to find or afford suitable accommodation. The most common reason preventing a move was an inability to afford the cost of a mortgage, closely followed by an inability to afford the cost of a deposit. More than one in four people responding to the Housing Needs Survey had savings of less than £5000.

- 6.19 Sixteen people had moved out of the parish in the last five years because they had been unable to afford accommodation locally, the majority being between the ages of 25-44. ONS data for 2021 indicate that house prices generally within Babergh are running at 10.52 times average local wages.
- 6.20 The Housing Needs Survey recorded that 'Gateway to HomeChoice' (Babergh's social housing register) had 12 applicants registered who have a local connection to Stutton, half of whom were over 55. Gateway to HomeChoice will continue to be an important indicator of housing demand through the life of this Neighbourhood Plan.
- 6.21 In terms of both housing mix and affordable housing, we have concluded that:
- the main housing need amongst those wishing to remain in, or move to, Stutton is for two- or three-bedroom dwellings;
 - there is a clear need for affordable housing, both for rent and to buy;
 - some of the expressed housing need amongst older people for downsizing to single storey dwellings is likely to be met from the existing housing stock together with the Church Road and Manningtree Road developments. Nevertheless, it will be important that the supply of single storey dwellings is maintained within the village.
- 6.22 Hinterland villages such as Stutton are required to contribute 9% of the additional new housing development between 2018 and 2037 (JLP, page 41). Recent and planned housing developments will increase Stutton's 409 households by 16% in the next two to three years and is sufficient to meet the need identified in the recent Housing Needs Survey.
- 6.23 However, the Survey results are valid only in the short term and we recognise the need to undertake further housing needs studies in the plan period to provide further and updated evidence for housing need. We would expect that further development of the type that would contribute to Stutton's sustainability could be justified in the later stages of this Plan but this will depend on the results of future housing needs surveys.
- 6.24 During the course of drawing up and consulting on this Plan, interest has been expressed in a Community Land Trust as a way of meeting the need for affordable housing. This is therefore the subject of Community Action 4.

Stutton Residents' Views

During the Big Conversation many people recognised that there is likely to be further development, but felt that this should respond to local housing needs. Such development would only be justified after a period of time had elapsed to allow the village community to respond to the forthcoming significant increase in its population as a result of development already in the pipeline.



Small homes for elderly to rent

Need housing suitable for older people to downsize to.

No big houses - small family houses which will support local school.

The village needs young families at its heart - and we know how hard it is for young families to afford to live here.

More affordable homes.

Genuinely affordable under stamp duty threshold

Starter homes for the young.





Six new affordable houses on the main road

Policy SN5 Lifetime homes

Proposals which seek to build dwellings which are suitable for people at all the different stages of their lives will be supported. This means, for example, that housing built to (M4(2) standards for accessible and adaptable homes, and which follow the Practice Advice 'Dementia and Town Planning' published by the Royal Town Planning Institute (2020) will be supported. Development proposals which seek to provide a higher percentage than the minimum requirement set in the local plan policy will be looked upon favourably (as long as other policies in this Plan are followed).

Context and evidence

- 6.25 The accessible and adaptable M4(2) standard is particularly relevant for a village such as Stutton with its disproportionate number of older households. The standard is intended to ensure that new homes are suitable to meet the changing needs of people over their lifetimes. It is similar to the Lifetime Homes Standard which has been recommended by a number of key organisations since the early 1990s and is incorporated into the Building for Life standard. Such housing is suitable for households with young children, and for people of all ages with varying levels of mobility. It is of benefit not only to those living in such houses but also has been shown to reduce the demands on health and social care services. The emerging JLP states that "...dwellings built to adapt to and accommodate the needs of the occupier over their lifetime can facilitate choice, help meet the needs of an ageing population and improve quality of life.." and "The local plan seeks new dwellings to be designed to meet these needs using the Lifetime Homes Standard or other similar design standards as appropriate".
- 6.26 The Joint Local Plan recognises that the older population is predicted to rise, and "it is also expected a growing number of households will include one or more persons with a disability and more households with people living with long-term health conditions". A home which meets the Part M4(2) standard provides basic accessibility and the potential to be adaptable to meet increasing needs, thereby reducing pressures on scarce specialist housing and expensive adaptations.
- 6.27 As the Royal Town Planning Institute concludes, there is evidence that "good quality housing and well-planned, enabling local environments can have a substantial impact on the quality of life for someone living with dementia, helping them to live well in their community for longer" (RTPI, 2020. Dementia and Town Planning Practice Advice. Stutton aims to be a community which welcomes, supports and is accessible to people living with dementia. Stutton Support Network volunteers have trained to be 'dementia friends' and our village generally welcomes any initiative which seeks to assist people with dementia to remain living within their own homes.

Policy 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.

Appropriate to the scale of the proposal, applicants should be guided by the design principles set out in the Stutton Design Guide and demonstrate how their proposal satisfies the design requirements through the completion of the Stutton Design Checklist provided in Appendix 4 to this document.

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
- Follow Suffolk Guidance on Parking to ensure that new development does not exacerbate the issue of road and footway parking and to make provision for electric vehicle charging and cycle storage

Context and evidence

- 6.28 Paragraph 126 of the NPPF states "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." LP26 of the JLP requires all developments to "demonstrate that they conform with the design principles in any design documents endorsed by the LPA, Neighbourhood Plans and/or village design statements. Development which fails to maintain and improve the quality and character of the area will not be supported".
- 6.29 The Neighbourhood Plan Working Group commissioned a Design Guide, carried out by consultants AECOM. This included a

parish wide Site Analysis in terms of mobility and access; environment and landscape; heritage, and character assessment. It identified 12 character areas in Stutton. A character assessment is used to describe and articulate what is special and distinctive about a place. The features identified in this assessment were then used to inform the Design Guide. Importantly any development taking place shall relate to and take into account the specific elements that make up the character area in which it is located. For full details see the Design Guide.

Stutton Design Guidelines and Codes

- 6.30 The Design Guide demonstrates how future developments can create high quality places in a way which responds to and enhances the character and landscape of the parish rather than building poorly designed anonymous housing estates with replicated property designs. It will be a valuable tool for securing context-driven, high quality development in Stutton, especially on potential sites that might come forward in the future. The Guide aims to aid the design of new developments, redevelopment schemes of existing houses, influence house extensions in general and guide householders in overall design issues in Stutton.
- 6.31 The Guide details specific design codes applicable to:
- Street design (main access streets, residential streets, edge street lanes, car parking solutions, wayfinding, street lighting and street planting)
 - Built form (overlook the public space, turn corners, maintain a consistent building line, protect gaps and views, establish a consistent property boundary, roof profile, facades and fenestration, services and utilities, use vernacular details, design flexible homes, ground appearance, boundary treatments, housing typologies, housing extensions)
 - Environment and landscape design guidance (insulate buildings, low carbon development, roof solar panels, green roofs and walls, storage, wildlife, SuDs, green networks, new woodlands, playgrounds)
 - Heritage assets and their setting design guidance (identify heritage assets and the effect on their setting, assess the role of settings in the significance of heritage assets, assess the effects of the development on the significance of the heritage asset and its appreciation, maximise enhancement or minimise harm on the heritage asset, make and document the decision and monitor outcomes).
- 6.32 The Design Guide recommends that new development proposals should include evidence that they have considered and applied the following general design principles. In particular development proposals should demonstrate how designs:
- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.
 - Relate well to local topography and landscape features, including prominent long-distance views.
 - Reinforce or enhance the established character of streets and other spaces.
 - Integrate with existing paths, streets, circulation networks and patterns of activity.
 - Provide adequate open space for the development in terms of both quantity and quality.



Cattsfeld

Stutton Design Guidelines and Codes

- 6.33
- Reflect, respect and reinforce local architecture and historic distinctiveness.
 - Retain and incorporate important existing landscape and built form features into the development.
 - Respect surrounding buildings in terms of scale, height, form and massing.
 - Adopt contextually appropriate materials and details.
 - 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; to provide a safe, attractive, and cohesive environment.
 - Make enough 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.
 - Sensitively integrate energy efficient technologies within the scheme at the start of the design process.



Stutton Residents' Views

The need to prevent damage to the beautiful rural setting of our village was high on villagers' concerns expressed during the Big Conversation, as was the awareness that - as a small village - there is a limit to which we can sustain any significant growth. There was concern that previous developments were not of high-quality design and had not contributed positively to the existing sense of place.



Keep us a distinct village.

Don't want to morph into Holbrook.

We need to look after our green spaces and river. And protect water drainage.

We must consider the eco-system - and as we grow, not destroy the delicate balance. Trees are so important.

All development should take account of roads, schools, doctors and other facilities and parking.

Fully recognise the need for additional housing. However, too much expansion creates larger pressure on local infrastructure: country lanes, schools, doctors – difficult enough to get appointments as it is. Expansion must at the same time come as broadening the local infrastructure.



Policy SN7 Renewable energy and energy efficiency in developments

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

Support will also be given to proposals which:

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

Support will also be given to developments which use Section 106 agreements to achieve these goals.

Context and evidence

- 6.34 Both the NPPF (paras 154-155) and the JLP (LP25) support planning policies which contribute to radical reductions in greenhouse gas emissions. The Committee on Climate Change has concluded that “We will not meet our targets for emissions reduction without near complete decarbonisation of the housing stock” (UK Housing: Fit for the Future?).
- 6.35 The Stutton Design Guide includes guidance on insulating buildings, delivering low carbon development and designing roof solar panels as an integral part of a development. Please see Design Code EN.01 Insulate buildings, EN.02, Low carbon development and EN.03 Roof solar panels.



Suffolk Climate Change Award 2014

Stutton Residents' Views

Stutton's residents strongly support measures to reduce carbon emissions and some have been early adopters of solar panels and heat pumps. Stutton Community Hall and Stutton Community Shop entered into a partnership whereby solar panels on the Hall provided free electricity to the Shop.

These efforts were recognised with an award by the Suffolk Climate Change Partnership in 2014.

Renewable energy continues to be something which local people support.



Eco friendly building and energy conservation e.g., Solar panels

How can we encourage more solar panels?

More eco-friendly technology e.g., Solar panels



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, rain gardens and run-off and water management such as Sustainable Drainage Systems (SuDS) or other natural drainage systems where easily accessible maintenance can be achieved.

All schemes shall include an allowance for climate change, in accordance with most up to date Environment Agency advice, (see <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>).

Context and evidence

6.36 The Anglian Water area is classified as experiencing “serious water stress” by the UK government and the JLP has responded by requiring higher water efficiency measures in new buildings (LP25). The NPPF states that the use of Sustainable Drainage Systems (SuDS) is key to effective and sustainable water management while Suffolk County Council advises that Neighbourhood Plans should encourage efficient water and waste management systems as well as sustainable drainage systems.

6.37 Some parts of Stutton (such as Manningtree Road, Lower Street and Cattsfild) have experienced problems with the drainage of surface water in recent years, and this is likely to increase with predicted higher rainfall. It will be important that any future housing developments do not add to these problems. The Stutton Design Guide includes guidance on SuDs. Please see EN.07. SuDs.



B1080 - west of Bentley Lane

Stutton Residents' Views

Problems with existing drainage were one of the issues raised by a number of villagers during the Big Conversation.



Drains are a major problem for some people. costs more to insure, intermittent 'backing up'. What are the implications if new properties are built in the village? Can anything be specified which would influence future planning applications?

Specify that new housing developments should have....water butts, systems for reusing water, water storage.



7 LANDSCAPE AND NATURAL ENVIRONMENT

Objectives

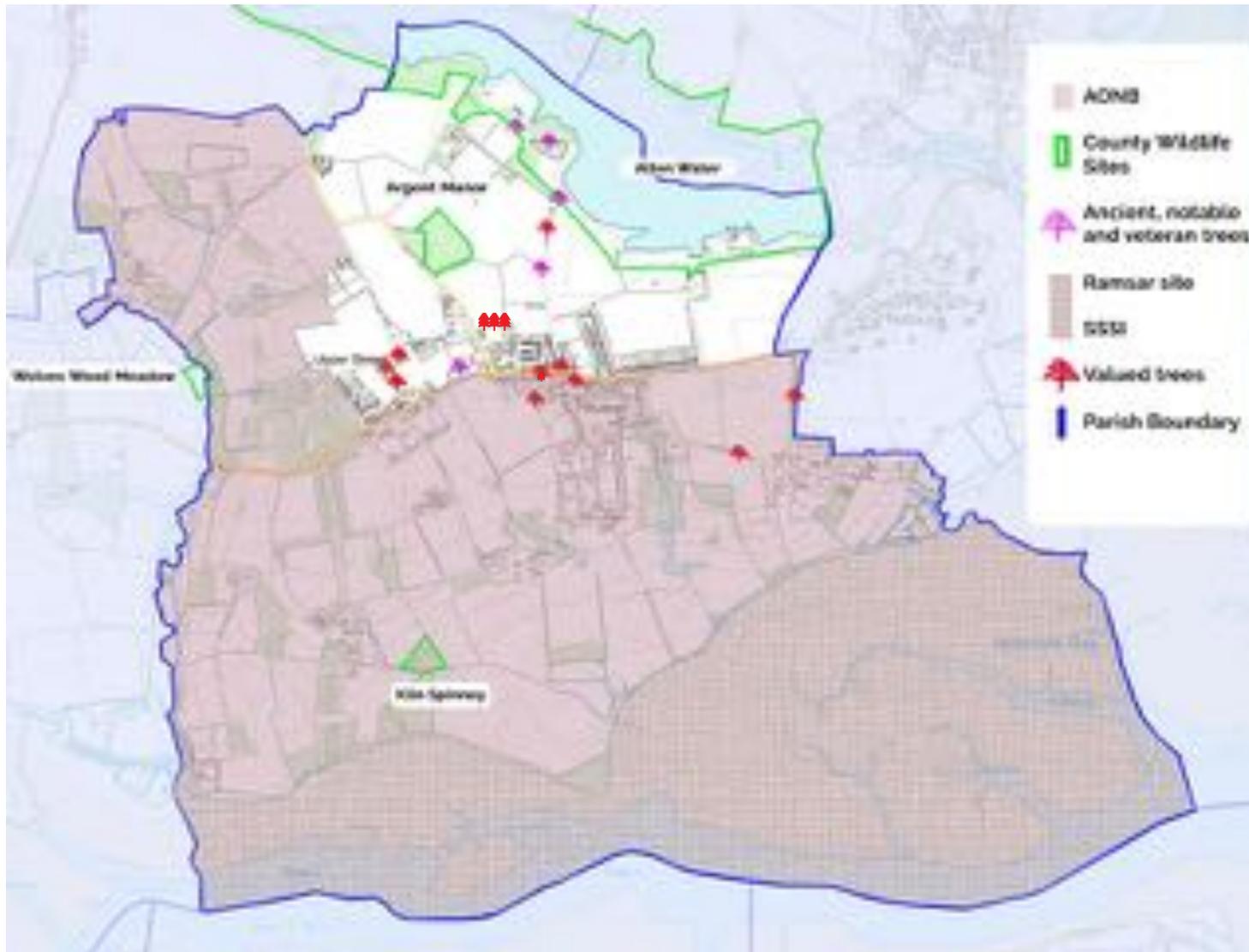
- 7.1 **To preserve the character of Stutton and ensure the landscape and natural environment is enhanced.**
- 7.2 **To protect, improve the connection of, and promote the creation of green spaces in and around the village.**
- 7.3 **To integrate appropriate biodiversity features and minimise light pollution in new developments.**

Background

- 7.4 Stutton has a rich natural environment that is recognised through a suite of designations from international to local level. The Stour Estuary which bounds the south of the village, is part of the Stour and Orwell estuaries Special Protection Area (SPA), a Ramsar site and a Site of Special Scientific Interest (SSSI). The estuary is of outstanding importance for wintering birds and is in the top 1% of sites in the UK. Several watercourses flow into the estuary, providing a valuable freshwater resource for waterbirds.
- 7.5 There are four County Wildlife Sites within the parish, including Alton Water which is the largest in Suffolk.
- 7.6 The countryside around the village is that of a typical East Anglian arable landscape, with just a small amount of seasonal grazing by cattle and sheep. Recent changes in farming practices are noticeable with new irrigation enabling cash crops such as onions and carrots and cover-crops and stubbles promoting soil health. The fields are surrounded by established hedgerows of varying quality, small woodlands, shelter belts and individual trees. Two of the woodlands are County Wildlife Sites – Argent Manor Wood (an ancient woodland) and Kiln Spinney.

- 7.7 Both from within and on the outskirts of Stutton, distant views of the wider, open landscape, including those across to Essex can be experienced. The tranquility offered by Stutton Ness is juxtaposed with distant views of the ports of Felixstowe and Harwich to the east. There is an extensive network of public rights of way, which enables both local people and visitors to access the surrounding countryside and experience firsthand the valued landscape and the views it offers.
- 7.8 In landscape terms, the land to the south of Holbrook Road/Manningtree Road (the B1080) lies within the Suffolk Coast and Heaths AONB. In July 2020, the AONB was extended to the west of the village down to the Samford Valley. The protection and enhancement of AONBs is given great weight in national planning policy which is advanced by an AONB management plan produced by the Suffolk Coasts and Heaths Unit Team that contains policy and objectives to help conserve and enhance the nationally protected landscape.
- 7.9 Public consultations in developing this Plan have demonstrated that residents put great value in all aspects of this special environment, and strong policies are required that will ensure these areas and features are protected and enhanced for residents and visitors alike to enjoy into the future.

Map 3 Landscape Designations and Features



'Valued trees' were identified by village residents during the Big Conversation. 'Ancient, Veteran and Notable' were identified by Suffolk Biodiversity Information Service.



Valued Tree at the end of Alton Hall Lane

Policy SN9 Stutton Landscape and Settlement Character

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

In particular, development proposals:

- must respect and not significantly adversely impact the key views identified on Policy Map SN9A
- should demonstrate how they protect or enhance the landscape features that contribute to local distinctiveness and sense of place, as described in the Stutton 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
- protect or enhance the rural character at key village gateway points shown on Policy Map SN9B, for example, tree planting where this would define and enhance the gateway

Where otherwise acceptable, proposals will be also supported that enhance the village entrance at settlement edge locations.

Examples of such opportunities include:

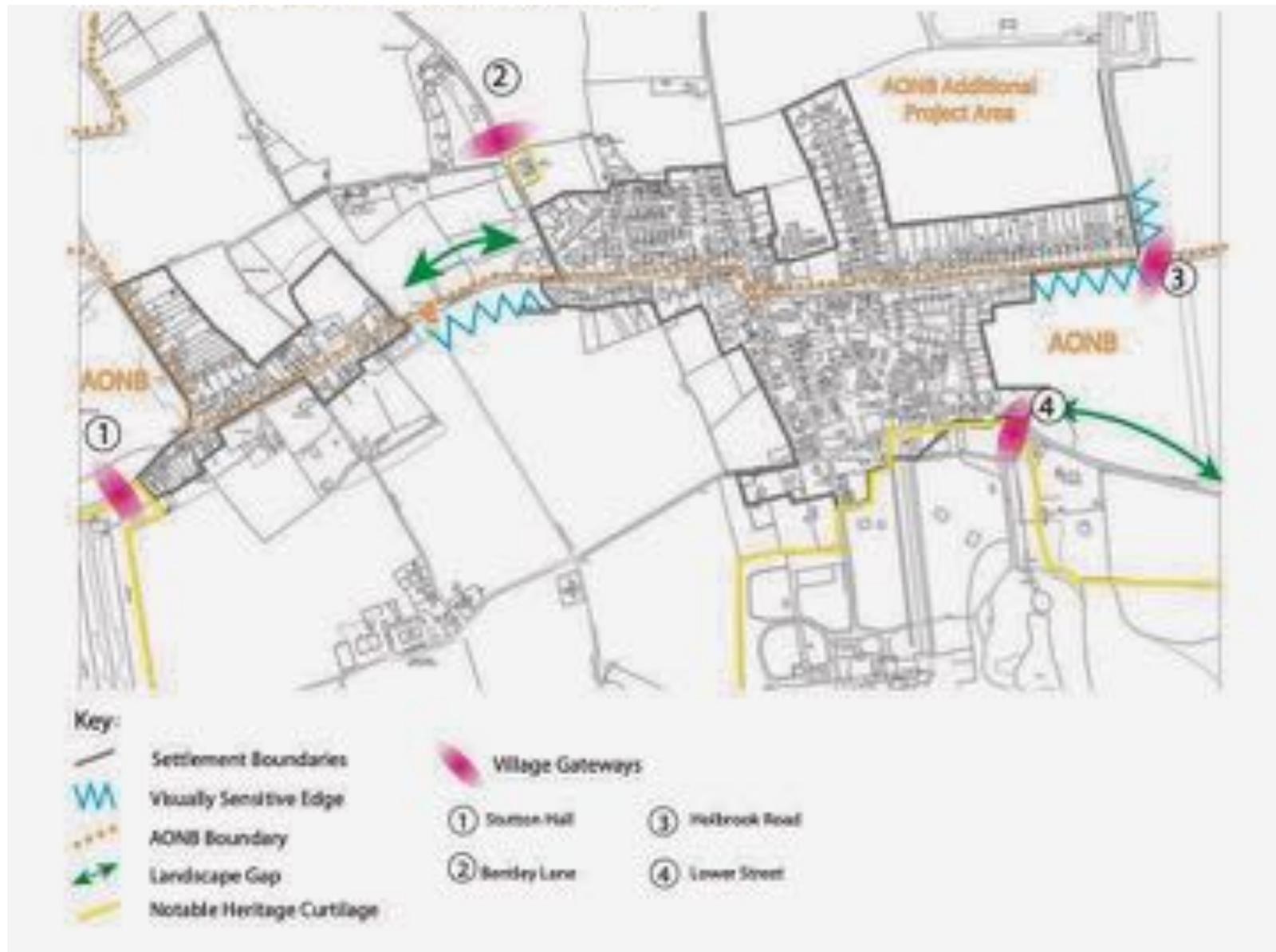
- proposals that enhance the village entrance point at Holbrook Road, for example tree planting where this would define and enhance the gateway and help assimilate new residential development
- utilising opportunities, where they arise, to improve the setting of heritage assets along Lower Street

Where potential impacts on Stutton's landscape and settlement character are identified, applicants will be expected to demonstrate accordance with this policy through the provision of an assessment of landscape and visual impacts (proportionate to the scheme proposed) and drawing, in this process, on guidance and recommendations in the Stutton Landscape Study. For any schemes proposed in the AONB, Policy SN13 also applies.

Policy Map SNgA Key Views



Policy Map SN9B Landscape Sensitivities



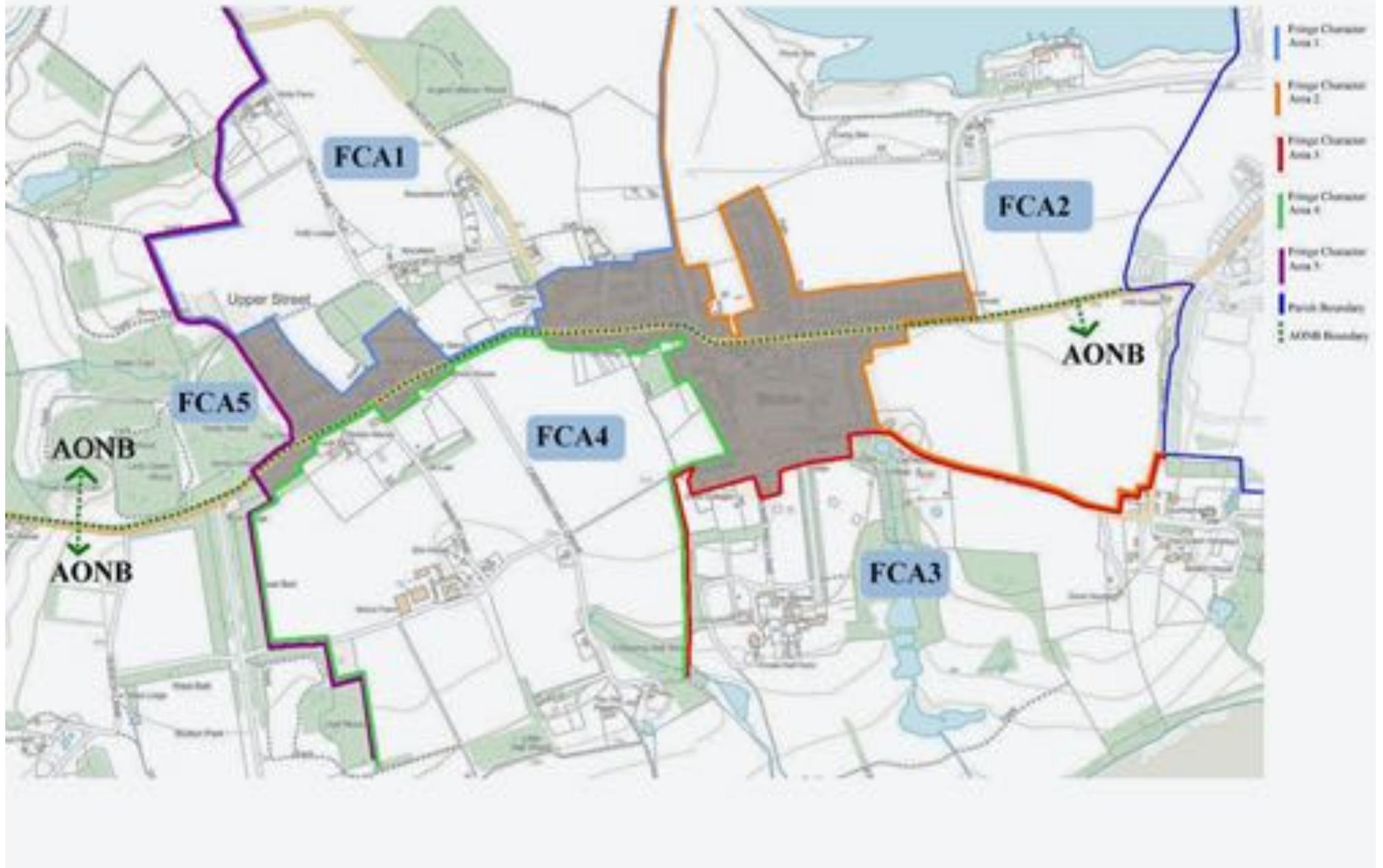
Context and evidence

- 7.10 Suffolk County Council published its Landscape Character Assessment in 2008 (updated in 2011), This describes 31 landscape character types in Suffolk county, four of which are found in Stutton parish. These are:
- plateau estate farmlands
 - rolling valley farmlands
 - ancient estate farmlands
 - rolling estate farmlands.
- 7.11 A parish-wide Landscape Study was undertaken in 2021 by landscape architect. Lucy Batchelor-Wylam. This study describes the landscape character parish wide. It focuses on the character of the rural fringes of Stutton and includes an assessment of important views.

Stutton Character Areas

- 7.12 The Stutton Landscape Study focuses on the character of the rural fringes of Stutton. These all fall within the single character type – 'plateau estate farmlands' as defined in the Suffolk County Council Landscape Character Assessment. The Stutton Landscape Study divides the rural fringes of Stutton into five fringe character areas. These are shown in Map 4.
- 7.13 Each of these fringe character areas is described in terms of:
- Wider character context and location
 - Elevation/topography/position in the landscape
 - Landcover and land use
 - Interface between settlement and rural edges
 - Aspects of value and heritage
 - Visual and perceptual experience
 - Management issues and opportunities.
- 7.14 The Landscape Study explores and defines the sensitivity of each fringe character area. Sensitivity is described in terms of landscape value on the one hand and visual sensitivity on the other. A key intention of the document is to assist in providing an understanding of the different parts of the village fringe and whether there is any potential capacity, in landscape terms, for development.
- 7.15 The Landscape Study provides the following summary descriptions for each of these areas:

Map 4 Stutton Fringe Character Areas



FCA1: Fringe Character Area 1

- 7.16 "A belt of the village fringe that shows variety and best retains its historic character. Small scale fields and small woodlands interface with the farmland to the north. Hints of ancient organic landscape patterns endure despite the creation of the farmland estates in the 18th century".
- 7.17 "The simple grid-like network of roads, lanes, and footpaths is distinctive and also adds to the area's recreational/amenity value. The adjoining village edges are modern and display a linear settlement pattern. Outlying scattered dwellings and farms are also found on the lanes. Vegetation has strong impact in this flat landscape and skylines are wooded, fringing open farmland. The Almshouses are a distinctive gateway feature on Bentley Lane".

Recommendations for change management:

- 7.18 The Landscape Study recommends that change management in this character area should account for:
- "The rural gap between the two village clusters is under pressure. Any further development here must carefully consider how to maintain the rural feel. There may be opportunities for small or medium developments in locations which are contained and visually less sensitive"
 - "Patterns such as small or medium-scale meadow boundaries or historic hedge lines must be conserved. Detailed work at a site level would be needed to assess potential impacts of any such proposal"
 - "Any development should be attached to the existing village edges. The farmland is more open and visually sensitive and has limited capacity to accommodate development"
 - "Any new development in this area must seek to integrate within substantial boundary hedges and trees. New boundary planting should use only native species"
 - "Vernacular materials (brick, clay tiles, render) are most appropriate although visual prominence can be reduced with use of timber on both elevations and roofs. Brick can be less prominent than render"
 - "The separated nature of outlying cottages should be maintained"
 - "Protection of the many mature oak trees that are so distinctive here"



FCA2: Fringe Character Area 2

7.19 "Plateau and valley edge landscape made up predominantly of large open fields growing high value crops. Woodland is generally absent but present in adjoining areas and fringes views along the horizon. Views can be open and long. The northern edges of the parish have seen considerable disruption with the creation of Alton Water which dominates views to the north and provides a key local leisure resource. Settlement edges are generally modern, straight and start. The RHS tower is a key local waypoint feature and landmark. Old narrow vegetated lanes are points of particular value as is a more modern but distinctive coniferous tree belt in the southern half of the area".

7.20 Recommendations for change management

The Landscape Study recommends that change management in this character area should account for:

- "This flat and open landscape is visually sensitive and has limited capacity to accommodate development without change being noticeable from the wider landscape. Vertical elements could be seen from a very wide area"
- "Development is generally less appropriate in the AONB..."
- "The village edges are well defined and straight. There are few opportunities to 'mesh with any indentations – therefore development is likely to constitute intakes into countryside and be harder to assimilate"
- "Any new development in this area must integrate its edges, where they abut the countryside, with substantial boundary hedges and trees. Overall the linearity and geometry of the landscape can be reflected in new planting"
- "New planting should be native species. Lines of pines, and parkland species as well as native species can be used to enhance the estate feel".
- "Further intensification of visitor and tourist facilities or accommodation at Alton Water could have visual impacts as well as impact the prevailing tranquillity. Direct and indirect impacts should be considered carefully, Appropriately designed belts of vegetation must be used to assimilate and screen views from the village edges"
- "Encourage ongoing communication between the parish and Anglian water on the future of Alton Water"



FCA3: Fringe Character Area 3

- 7.21 "This character is dominated by the extensive private designed parkland of historic Crowe Hall and its related estate buildings and enclosures. The extensive grasslands with scattered trees, copses and linear tree features contribute greatly to the AONB landscape. Its interface with the village brings its distinctiveness and a strong sense of the historic landscape.
- 7.22 Public access is not possible so perceptions are limited to the treed skylines seen to either side and this area presents views of large area of undeveloped wooded rural landscape".

Recommendations for change management

The Landscape Study recommends that change management in this character area should account for:

- "Development is generally less appropriate in the AONB"
- "Policy might allow for small scale exceptional innovative design in places where assimilation can be demonstrated. However, there is little opportunity for development into undeveloped land along the village edge"
- "The private ownership of Crowe Hall parkland and its high heritage significance means development is not likely to be a dominant issue in this character area"
- "Development west of the village edge beyond the Old Rectory is not appropriate. It would cause a departure from the more nucleated form of this part of the village and be hard to assimilate"
- "Interpretation boards for visitors could potentially tell the story of Stutton's great houses and gardens even if views of them aren't possible"
- "Future opportunities may arise to enhance the character of Lower Road where its heritage character is weakest"
- "Any new development in this area must seek to integrate within substantial boundary hedges and trees. New boundary planting should only use native species"
- "Vernacular materials (brick, clay tiles, render) are most appropriate although visual prominence can be reduced with use of timber on both elevations and roofs"



“FCA4: Fringe Character Area 4

- 7.23 “This landscape fringe is an ordered grid of fairly flat land with rectilinear fields divided by tracks and drives. It is high value estate farmland. Some small meadows backing the settlement provide a soft edge to the village. The area is contained and fringed by trees because it is flanked by mature wooded boundaries of parkland to both east and west. The area is important for amenity and offers numerous access opportunities. The holly avenue along Crepping Hall Drive is a distinctive feature and communicates the estate feel of the landscape”.

Recommendations for change management:

- 7.24 The Landscape Study recommends that change management in this character area should account for:
- “Development is generally less appropriate in the AONB. NPPF and Local Plan Policy requires any development to avoid harm to the special character and scenic qualities of AONB landscapes. However small scale, affordable, exceptional or innovative design, can be supported in places where a successful and sympathetic response to landscape and setting can be demonstrated”
 - “The undeveloped gap between the main village and Upper Street should be conserved given the visual amenity it offers. Development to link the two clusters, or erode the gap, is not appropriate”
 - “There may be opportunities for single plot or very small development to ‘mesh’ successfully, e.g. where the village edge has indentations, but patterns such as small-scale meadow boundaries or historic hedge lines must be conserved. Detailed work at a site level would need to assess potential impacts of any such proposal”
 - “Any development should be attached to the existing village edges. The farmland is more open and visually sensitive and has limited capacity to accommodate development”
 - “Any new development in this area must seek to integrate within substantial boundary hedges and trees. New boundary planting should only use native species. Linear forms are appropriate in line with the estate character of the adjacent farmland.”
 - “Vernacular materials (brick, clay tiles, render) are most appropriate although visual prominence can be reduced with use of timber on both elevations and roof. Large windows likely to spill light into adjacent dark landscapes should be avoided”



FCA5: Fringe Character Area 5

- 7.25 "Land is flat along the village edge then falls towards the west into the tributary of Samford valley, and south towards the estuary. This character is very scenic and is dominated by the parkland setting of Stutton Hall and its wooded estate. South of the main road the character is more formal and geometric, north of the main road it is more organic in form and rural in character as woodland and farmland interact. Apart from the estate buildings settlement is absent. It is an important part of the footpath network, linking walkers down to the estuary from the west side of the village and offers a series of experiences and views finally culminating in the estuary itself and views across the water to Mistley".

Recommendations for change management:

- 7.26 The Landscape Study recommends that change management in this character area should account for:
- "Development is generally not appropriate in the AONB. Policy is in place to require development to provide protection of its special character"
 - "There is little opportunity for development along this village edge which is mostly woodland. The private ownership of Stutton Hall parkland and high heritage significance means development is not likely to be an issue in this character area"
 - "The western limits are well defined by Stutton Hall. Development west of the existing village edge is not appropriate"
 - "Interpretation boards for visitors could potentially tell the story of Stutton's great houses and gardens even if views of them aren't possible"





Stutton is a small village in a rural setting

Village Gateway Points

- 7.27 The key village gateway points are shown on [Policy Map SN9B](#).
- 7.28 **Village Gateway Western 1: Stutton Hall.** Under category “Interface between settlements and rural edges” the [Landscape Study](#) reports that an attractive red brick lodge building sits at the entrance gates to Stutton Hall and together, the lodge and the views down the tree lined drive, also provide a form of gateway feature to the village. The hall is set more than 750 m south of the road and only glimpses of its Tudor chimneys are visible. It appears as a prestigious arrival point to Stutton.
- 7.29 **Village Gateway Western 2: Bentley Lane.** This has a strong rural character. The Almshouses and the large oak tree on the corner form an attractive arrival point.
- 7.30 **Village Gateway Eastern 3: Holbrook Road.** Under category “Interface between settlements and rural edges” the Landscape study finds that the eastern arrival point to the village, on Holbrook Road, is abruptly marked by the drive to Alton Water and ribbon development and is indistinct. Under management objectives, the Landscape Study recommends that ways are explored to enhance the village entrance point on Holbrook Road for example through tree planting to define and enhance the gateway and help assimilate new residential development
- 7.31 **Village Gateway Eastern 4: Lower Street.** Here “The Old Rectory”, an imposing detached house set back from the road, marks the village edge.



Views Assessment

7.32 In June 2021, landscape architect Lucy Batchelor-Wylam prepared a [Key Views Assessment](#) of Stutton. The consultant worked together with the Neighbourhood Plan group, who had in turn given opportunities for village residents to nominate important views. From fourteen views initially selected the number was reduced to nine after the working group reviewed the views against the following factors:

- Scenic value relating to the composition of rural views – including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features
- Number of people likely to be experiencing it – i.e. value relating to shared experience. The more people that experience a viewpoint, the higher the value attributed
- Presence of a landmark feature, perhaps with skyline presence, aiding orientation in the landscape or along a route
- View contributes to the setting of a heritage asset
- Other locally distinctive points of interest or cultural associations that particularly define the character of Stutton
- Views that are indicative of a special 'sense of place' which reflect its intrinsic character and important characteristics

7.33 It should be noted that the defined views are not the only views with special qualities in the parish. There are many other views that contribute to local distinctiveness and rural character and it should not be inferred that other views in the parish have little value. The defined views are held in high public regard and demonstrate particular qualities or features. Each view, together with supporting text, is fully explained in the [Key Views Assessment](#).



The Views are:

- 7.34 View 1: Crepping Hall Drive footpath – southwards. This is from one point and is through the designated AONB landscape. It is rural and scenic. The view is southward down the Crepping Hall driveway (a very well used footpath) from the main road giving a wide angle view from the south-east to the south-west. Please see the 2021 views assessment for a more detailed description.
- 7.35 View 2: Church Field Road. Historic narrow lane offers views (through the designated AONB landscape) towards the village edge en route from Stutton Green. It is particularly rural, tranquil and quiet. Intermittent glimpses of the estuary are possible to the south – this is highly valued as it's one of the only places where public glimpses of the river are achievable from the village edges. Please see the 2021 views assessment for a more detailed description.
- 7.36 View 3: Lewis Lane: View westward (over land now designated as AONB) through farmland from footpath along Lewis Lane. Please see the 2021 views assessment for a more detailed description.
- 7.37 View 4: Alton Hall Lane. View southward from Alton Hall Lane – a quiet, historic, tree-lined lane, also known locally as 'Watery Lane'. The views comprise the lane itself and the tranquil farmland setting on either side. Please see the 2021 views assessment for a more detailed description.
- 7.38 View 5: Footpath north of Holbrook Road. View eastwards across farmland from the village edge towards Alton Water to the north and the clocktower of the Royal Hospital School to the east. Please see the 2021 views assessment for a more detailed description.
- 7.39 View 6: Stutton Church – View over the meadows of the Grade II listed Markwells Farm towards Holbrook Bay. Please see the 2021 views assessment for a more detailed description.
- 7.40 View 7: Estuary Views. A representative shoreline view – from Stutton Ness to the northeast. Views comprise a mosaic of rich visual textures – open water, mud at low tide, shingle and sand beaches, wooded cliffs, rich vegetation communities. Please see the 2021 views assessment for a more detailed description.
- 7.41 View 8: Stutton Hall Drive. View from the main road adjacent to the gatehouse. Please see the 2021 views assessment for a more detailed description.
- 7.42 View 9: Alton Water. A view from the footpath along the reservoir edge southeast to the sailing centre. A block of woodland occupies the centre of the view behind the top of the dam, and a water tower and the RHS clocktower break the skyline and provides orientation. Please see the 2021 views assessment for a more detailed description.



View 1: Crepping Hall Drive



View 2: Church Field Road



View 3: Lewis Lane



View 4: Alton Hall Lane



View 5: Footpath north of Holbrook Road



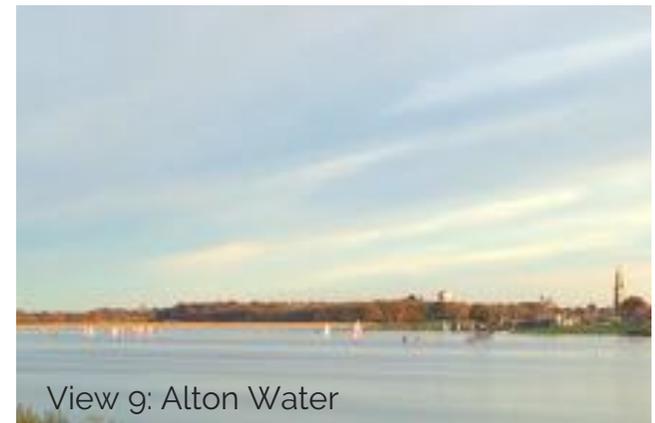
View 6: Markwells Farm towards the bay



View 7: Estuary Views.



View 8: Stutton Hall drive



View 9: Alton Water

Reproduced with permission from Stutton Landscape Study

Policy SN10 – Enhancing the natural environment

Any new development proposal must meet the requirement to plan positively for the protection, enhancement and creation of networks to improve the connectivity between biodiversity assets and green infrastructure.

In particular proposals must:

- take measures to avoid or reduce adverse impacts on existing biodiversity assets, such as the strong stag beetle population in Stutton 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
- provide a 10% 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
- safeguard and enhance the environment for the farmland birds found in Stutton such as grey partridge, turtle dove, yellow hammer, linnet and skylark, all of which are red listed on the new Birds of Conservation Concern 5
- safeguard protected species, as well as Priority Habitats and Species as listed within The Natural Environment and Rural Communities (NERC) Act 2006

Development proposals will be supported where they:

- seek to achieve net gains in biodiversity which exceed 10% through, for example, the creation of new habitats and the enhancement of existing sites
- help to restore and repair fragmented biodiversity networks

Except in exceptional circumstances, development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds.

See also:

Community Action 5: Working together to encourage best environmental actions

Community Action 6: Protecting valued trees.

Context and Evidence

- 7.43 Throughout the Big Conversation many people remarked on their appreciation of open spaces, the estuary, woodlands, wildlife and countryside location. As well as the biodiversity benefit of trees and hedgerows, their value as carbon stores, flood alleviation, providers of shade and pure natural aesthetic should be recognised.
- 7.44 On the river, the 'Stutton Mill roost' is one of the most important resting areas for waterbirds on the estuary, whilst the mudflats off Stutton Ness provide important feeding grounds. Alton Water supports 0.5% of the national population of nightingales and is the most important site in the county for breeding Common Terns. It also supports important populations of small mammals, including the legally-protected dormouse. Within the village, the only remaining colony of swifts persists in Stutton Close. Their fortunes have been bolstered by families willingly erecting nest-boxes on their houses to provide extra nest sites. Developments being brought forward are also integrating 'swift-bricks' in to new-builds.
- 7.45 Stutton is a hotspot for Stag Beetles, which are listed as a 'priority species' and are protected under Schedule 5 of the Wildlife and Countryside Act. Regular recording of Stutton's natural history has identified a suite of other Species of Principal Importance which local authorities and utility companies such as Anglian Water have a duty to conserve in accordance with Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006. These are listed in Appendix 5.
- 7.46 Natural England have identified a Network Enhancement Zone 1 to the south of the Neighbourhood Plan area, i.e. land connecting existing patches of primary and associated habitats (lowland fens and raised bog) which is likely to be suitable for the creation of the primary habitat.
- 7.47 The NPPF supports a net gain in biodiversity from development and the Environment Act 2021, when fully implemented, will require a minimum 10% gain.
- 7.48 It is important that green spaces in the village are protected to maintain the village character and continue to provide an environmental benefit for all. New developments should include high-quality open space to provide room for people, recreation, landscaping, and wildlife and to improve the quality of the environment.
- 7.49 The Accessible Natural Greenspaces Standard (ANGSt) devised by Natural England recommends that everyone, wherever they live, should have accessible natural green space of at least two hectares in size, no more than 300 metres (5-minute walk) from home. This is particularly important where substantial new growth is planned.
- 7.50 The Neighbourhood Plan fully endorses the aims of the JLP whereby it:
- aims to future proof all development from the impact of climate change by supporting the transition to a low carbon future in a changing climate;
 - seeks to ensure sustainable development can be achieved, whilst supporting the objective to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including a low carbon economy.



Manor Farm field next to Crepping Hall Drive

- 7.51 The Stutton Design Guide acknowledges these themes proposing the inclusion of tree planting, landscaping, SuDs and features such as bird boxes in new developments with the aim of increasing bio diversity. It also promotes low carbon housing initiatives.
- 7.52 Consultation has indicated concerns around climate change and the need to act. The government awards grant aid to landowners/farmers under Environmental Stewardship programmes and has also set a target of trebling tree planting rates in England to 7,000ha each year by May 2024 as part of its new England Trees Action Plan. We believe that there is the potential to promote volunteer action to complement and assist landowners' environmental initiatives. Our Community Actions seek to support and encourage such action.
- 7.53 In addition to putting forward objectives to protect and maintain the parish landscape the Stutton Landscape Study advocates that opportunities should be taken to plant trees and hedgerows that can enhance the landscape without adversely affecting its local distinctive field patterns and character.
- 7.54 Tree and hedgerow planting objectives include:
- Increase woodland cover and develop well managed woodlands
 - Encourage landowners to improve hedgerows by filling gaps and reinstating lost hedges, managed at appropriate height for biodiversity
 - Plant diverse range of native species in edge, under-storey and canopy layers
 - Manage to increase biodiversity
 - Seek advice from ecologists and arboriculturists
 - Look to provide linked woodland areas with public access to enable movement and connect paths
 - Promote structural landscaping to assimilate new built form and screen any unsightly structures or car parking etc. Tree planting can also be used to help address nighttime light pollution
 - Use trees to enhance the entrance routes into the village, to improve the attractiveness and demarcate boundaries (both roads and footpaths)

Stutton Residents' Views

Concern for the environment and the need to protect and enhance our beautiful countryside was raised by many people during the Big Conversation.



We must consider the eco-system - and as we grow, not destroy the delicate balance. Trees are so important.

We don't want to lose any trees.

We need to look after our green spaces and river. And protect water drainage.

Keep hedges and trees.

Identify the trees we want to keep so that we can act quickly if they are threatened.

Specify that new housing developments should have eg. hedgehog runs, swift boxes, water butts, systems for reusing water, water storage.

The surrounding fields give sense of space and peace.





Stour Estuary shoreline

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

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 Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on the integrity of Habitats (European) sites.

Large residential developments (50 units or more) must provide Suitable Alternative Natural Greenspace (SANG) on site or access to sufficient greenspace.

No development will be permitted which would have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site.

Context and Evidence

- 7.55 Stutton is located within the 13 kilometre “Zone of Influence” (Zol) of the Stour and Orwell Special Protection Area (SPA). Unless mitigated against, Natural England consider that additional residential development within the 13 kilometre “Zone of Influence” could have a detrimental impact on the designations due to an increase in residential trips that would adversely affect the important populations of wintering birds.
- 7.56 The Suffolk RAMS is a key consideration in the context of the Habitats Regulation Assessment (HRA) for development proposals. The Suffolk RAMS seeks to mitigate the recreational impacts as a result of new development within the Zol.
- 7.57 Natural England advise that, given that the Stour & Orwell Estuary SPA and Ramsar site is within walking distance for residents of Stutton, on-site natural green space or access to sufficient greenspace must be provided for any residential development of more than 50 units in order to avoid adverse effects on integrity of the Habitats (European) sites.

Protecting Local Green Space

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

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



Policy Map SN12 Local Green Spaces



1. Allotments 2. Village playing field 3. Stutton Close green space 4. Village green opposite the King's Head
5. Canham's Wood and adjoining new woodland

Context and Evidence

- 7.58 Under the National Planning Policy Framework (NPPF), neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 102 of the NPPF says that Local Green Spaces should only be designated:
- "Where the green space is in reasonably close proximity to the community it serves
 - Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
 - Where the green area concerned is local in character and is not an extensive tract of land."
- 7.59 The listed green spaces conform to these criteria ([see Appendix 6](#)). The policy also supports Suffolk County Council's ongoing work to make Suffolk the 'Greenest County'.
- 7.60 Half of the playing field behind the community shop and hall was recently lost to a development proposal. The remaining half is currently recognised in the JLP as a designated green space and has now been transferred into the ownership of the Parish Council. This valued open space lies at a focus of our community infrastructure where it adjoins the Community Hall, the Community Shop and the community wood which includes Canhams Wood, and which is managed by Stutton Grows, a community woodland group. Also, within the fabric of the village are the allotments off Catts Close. It is of note that the Allotments (Site 1), the Village Playing Field (Site 2) and Canham's Wood (Site 5), whilst subject to a further review, have been identified as 'Designated Open Spaces' in the emerging JLP.
- 7.61 There are proven links between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population, including increasing the quality of life for older people, working age adults, and for children.
- 7.62 The green space in Stutton Close provides recreation for residents in the Close and acts as a conduit connecting residents via a public footpath from Lower Street to the school and other village facilities. The village green opposite the King's Head provides seating for locals and walkers and is the site for the village sign.

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. Proposals should be of a scale and design that do not significantly and adversely impact on the primary purpose of AONB designation and show how the landscape and scenic qualities of the AONB and its setting will be conserved and 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 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.

Context and Evidence

- 7.63 The purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. The NPPF seeks to protect national landscape designations from major development: Paragraph 176 states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas....The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas".
- 7.64 Poorly designed development in the setting to an AONB can have a significant impact on the nationally designated landscape. This is recognised in paragraph 177 of the NPPF and in paragraph: 042 Reference ID: 8-042-20190721 of the Planning Practice Guidance (PPG).
- 7.65 The Stutton Landscape Study assesses landscape character in Stutton parish including the areas which fall within the AONB.
- 7.66 Information on the Suffolk Coast and Heaths AONB is available to view at <https://www.suffolkcoastandheaths.org/> . From here the following documents can be accessed:
- The Suffolk Coast & Heaths Area of Outstanding Natural Beauty Management Plan 2018 to 2023 – this sets out a series of objectives for managing the AONB.
 - The Suffolk Coast & Heaths Area of Outstanding Natural Beauty Guidance on the selection and use of colour in development

- 7.67 A character assessment of the National Character Area in which the AONB sits is provided by Natural England at <http://publications.naturalengland.org.uk/publication/5626055104659456> (see National Character Area 82 Suffolk Coast and Heaths).
- 7.68 Light pollution is a serious emerging issue in protected landscapes, and the areas immediately adjacent to them, and has important implications for the planning and design of development. Poor lighting can detract from the architectural appearance of a building and may produce glare which can conceal rather than reveal. Inefficient lighting can be a waste of energy, thus a waste of money and resources.
- 7.69 The British Astronomical Association's Campaign for Dark Skies states that councils and organisations should use 'the right amount of light and only where needed, to help stargazers. Also, of relevance is the Joint Babergh and Mid-Suffolk District Council Landscape Guidance (August 2015) which requires any development to consider and mitigate its impact on the dark skies character of the countryside.



8 LEISURE AND TOURISM

Objectives

- 8.1 **To support leisure and tourism activities which respect the character of the area.**
- 8.2 **To support leisure and tourism activities which do not adversely impact on residential or other uses.**

Background

- 8.3 The main area for leisure and tourism facilities lies to the north-east of the village at Alton Water. It has recently developed new outdoor play facilities, open-water recreation, a campsite, and mini golf as well as having hosted significant events such as the Great East Swim. It is a major regional leisure facility that attracts many visitors to pursue walking, watersports, mini golf, cycling and more.
- 8.4 The parish is well served by an extensive network of Public Rights of Way. Many residents and visitors enjoy these paths to explore the valued countryside, with the Stour shoreline and Alton Water reservoir being popular goals.

Policy SN14 Visitor and tourist development

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

- **would not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site from the development alone**
- **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**

See also:
[Community Action 7: Working together with Anglian Water.](#)

Context and Evidence

- 8.5 NPPF para 84 supports "sustainable rural tourism and leisure developments which respect the character of the countryside".
- 8.6 It is important that people from outside the locality can enjoy the peaceful and nature-rich environment of this area for their own well-being and to help the economic health of the locality. However, tourism and leisure development can have a significant adverse impact on the landscape and on residents, and indeed spoil the landscape and nature people want to enjoy. Guidance notes in the Suffolk Landscape Character Assessment for 'Plateau Estate Farmland' and 'Ancient Estate Farmland' (which make up much of Stutton's landscape character) state that 'effective design and mitigation measures will be vital "to minimize adverse visual impact from leisure developments, and 'the impact on the character of the landscape both directly and indirectly may be highly significant". The Stutton Landscape Study states that "further intensification of visitor and tourist facilities or accommodation at Alton Water could have visual impacts as well as impact the prevailing tranquillity. Direct and indirect impacts should be considered carefully. Appropriately designed belts of vegetation must be used to assimilate and screen views from the village edges."
- 8.7 In public consultations, increased traffic volumes and speeds through the village generated the largest number of concerns from residents, as well as inconsiderate parking. Leisure development is likely to exacerbate these issues: as an example, the recent development of Alton Water campsite has added significantly to volumes and size of vehicles during summer months. We are aware that actions, which may not require planning approval such as changes to car parking charges and controlled access to Alton Water off Holbrook Road can have adverse impact on local residents and the environment, with uncontrolled car parking on residential streets, on verges and field entrances. There is also concern from residents that the visual impact of the campsite has insufficient mitigation through hedge or tree planting and unacceptable light spill from the shower block (even when the site is closed) adversely affects the character of the night landscape (see Landscape Study – Fringe Character Area 2 – Management Objectives).



Stutton Residents' Views



We need to keep a careful eye as Alton Water develops. It's a good camping facility, but will there be more? As it grows it seems as if the wildlife is reducing. We need to keep an eye on this. It's a fine balance - a great facility for people to enjoy, but not losing wildlife.

Dog walkers using Alton Hall Lane as car park. Access should be stopped as dangerous for people walking.

There's light flooding out of the Alton Water campsite shower block (particularly the open sink facility) through the night and, absurdly, even when the site is closed during winter. They don't seem to use movement sensors or good downlighting to reduce light spill, and there isn't the planting to mask this light pollution.



9 HERITAGE AND CULTURE

Objectives

- 9.1 **To conserve heritage assets for the enjoyment of the public, visually or otherwise.**
- 9.2 **To encourage the sense of cultural community within the village through clubs and groups for activities such as gardening, sports, and the arts.**
- 9.3 **To promote the existing spirit of artistic and creative activity, and of service to the community.**

Background

- 9.4 Stutton has 30 buildings and monuments listed by Historic England as Grade II or II* throughout the village, many of which date from before the 15th Century ([Map SN15 and SN16](#)). Several of these buildings are substantial houses south of the main part of the village and around Stutton Green overlooking the River Stour; but the majority are more modest houses within the village, predominantly around Lower Street and Manningtree Road.
- 9.5 Culturally the village has a strong tradition of community service and community events, as well as a number of active groups and clubs, covering sports, art, drama and horticulture. There is also an eclectic mix of creative and artistic residents, many involved in village events.
- 9.6 Traditionally a rural village with a strong agricultural background, the countryside and its scenic routes and views – with the added bonus of Alton Water – is still central in terms of leisure and recreation for villagers and lies at the heart of what many hold dear. Despite being a linear village running more than a mile east to west, there is a strong sense of community. The desire to improve the quality of life in the village is evidenced by community organisations such as the Stutton Support Network, Stutton Community Association, Stutton Grows (managing the community woodland), and the Community Speedwatch group.



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 & SN16](#) and listed in [Appendix 7](#) will be conserved and where possible enhanced. Any proposal which impacts on a designated heritage asset must be accompanied by a Heritage Statement which should be proportionate to the importance of the asset and take into account the significance and setting of the asset including, as applicable, the landscape and identified views set out in [Policy Map SN9A](#).

Policy SN16 Non-designated heritage assets

Development proposals affecting the non-designated heritage assets in the area, listed in [Appendix 8](#) and shown on [Policy Map SN15 & SN16](#), should be supported by an appropriate analysis to enable a balanced judgement to be made on how the proposal seeks to conserve those assets in a manner appropriate to their significance.

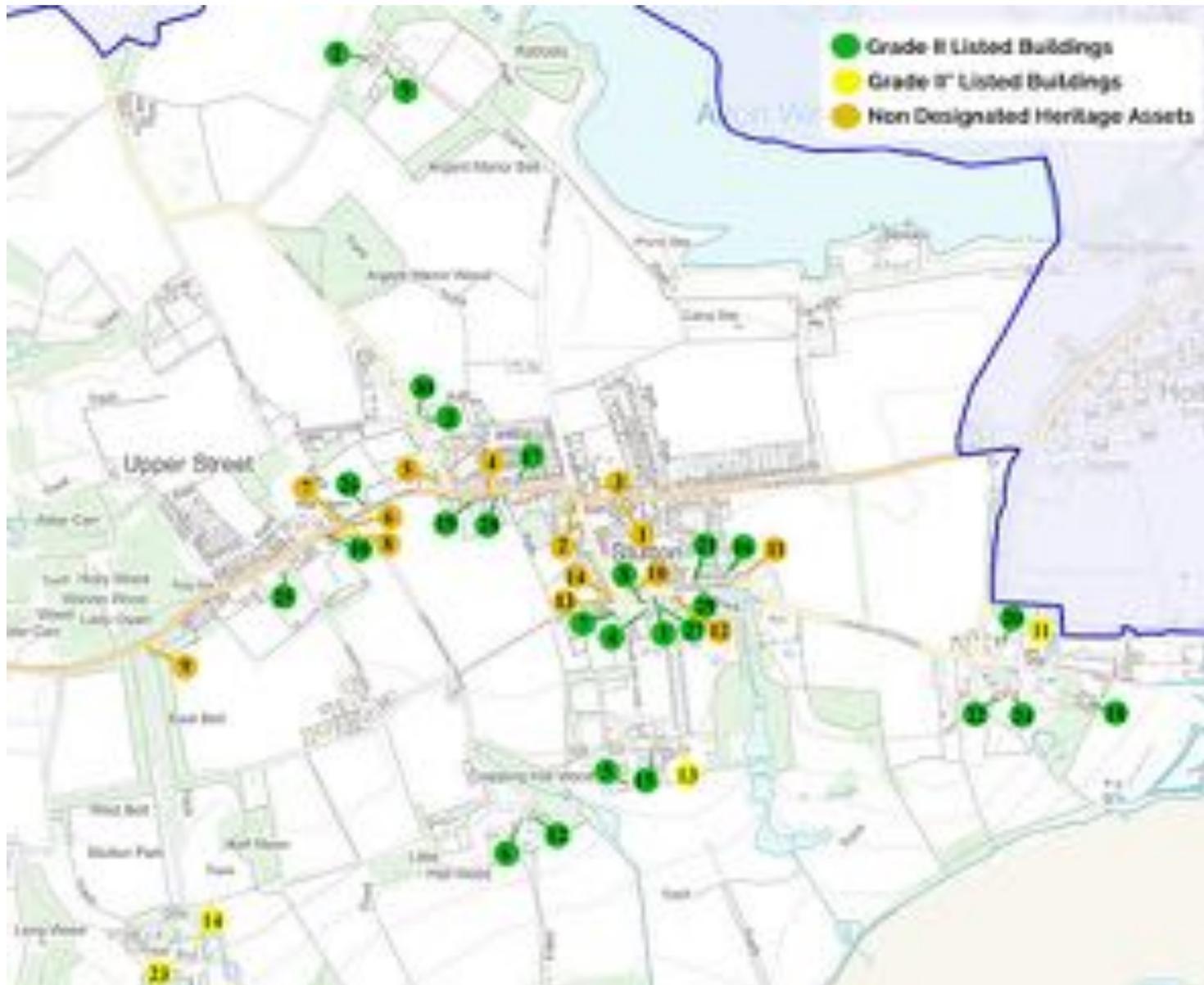
See also:

[Community Action 8 Maintaining and promoting community activities.](#)

[Community Action 9 Supporting entrepreneurial and creative activities.](#)



Policy Map SN15 & SN16 Designated Heritage Assets



Context and Evidence

- 9.7 Policy SN15 and the Design Guide, draw on the guidance issued by Historic England, The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning. Note 3 (Second Edition, 2017). They are also consistent with Part 16 of the NPPF: Conserving and enhancing the historic environment.
- 9.8 Four of Stutton's five Fringe Character Areas identified in the Landscape Study contain heritage assets. The landscape settings of most of these assets contribute significantly to their value and to the character of the village, and it will be important to preserve and where possible enhance them.
- 9.9 As well as the designated heritage assets, Stutton benefits from a number of buildings that have heritage value but are not designated. These are the subject of Policy SN16 and have been identified by residents and the Working Group. The Policy is consistent with NPPF 2021 paragraph 203. Babergh District Council has not developed criteria for identifying non-designated heritage assets so we have instead used those suggested by neighbouring Suffolk Coastal District Council. Appendix 8 lists the assets and the reasons they have been included.
- 9.10 There is a strong tradition of entrepreneurial and artistic and creative activity in Stutton, and also of service to the community (see also section 11). Many residents come together for community events and celebration. The neighbourliness and strong sense of community make a major contribution to people's well-being.



Stutton Residents' Views

Village residents value their heritage assets and their setting within the rural landscape.



Vision for Stutton in 20 years time - that it retains its heritage.

We love the old buildings in Stutton.

Any new houses must be in scale and style with existing buildings.

There are so many organisations in Stutton – something for everybody to feel part of!

It is a lovely place to bring up children.

Friendliness and friendship really important.

A sociable, caring community: a real 'community' village.



10 GETTING AROUND

Objectives

- 10.1 **To reduce and mitigate the adverse effect of traffic on pedestrians, those with mobility issues, cyclists and equestrians through the village.**
- 10.2 **To promote the use of green and sustainable transport through and around the village.**
- 10.3 **To ensure Stutton offers a safe environment for people and vehicles to move around.**
- 10.4 **To ensure that new development does not exacerbate but aims to mitigate current problems with traffic, parking and road safety.**

Background

- 10.5 The B1080 is the main linear route through Stutton, linking it to Holbrook and Ipswich in one direction and Brantham and Manningtree in the other. Two other significant roads are Bentley Lane and Church Road. In recent years there has been an increase in traffic which is of concern to residents. Stutton is moderately well served by public footpaths, and all the Fringe Character Areas contain public rights of way. However, these are not always accessible to all. The existing public footpath network extends throughout the village and links to well established walking trails, notably the Stour and Orwell Walk and forthcoming National Trail England Coast Path. Whilst these trails allow for a certain level of connectivity between neighbouring parishes, they are not primary routes and are utilized predominately on a recreational basis. Few of the footpaths and other non-motorised rights of way allow for residents to effectively commute to their place of work, or traverse around the village in a safe manner.
- 10.6 The 92 bus connects Stutton to Manningtree and Ipswich, providing a fairly regular service until around 5.30pm but with a restricted timetable on Saturdays, leaving the village with no public transport in the early morning, evenings and on Sundays. This can cause major problems for those commuting to college or to work. Public transport is important for all age groups, either commuting to work, school or college, for leisure activities or for shopping or accessing medical and dental services.
- 10.7 Rail access to both Norwich and London is satisfactory, served by Manningtree Station which is 4.6 miles from the Village.

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

Development proposals should prioritise the safety and movements of pedestrians and cyclists over private vehicles. 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. Development proposals that would address issues highlighted in [Map 5](#) will be supported.

Proposals must demonstrate contribution to the achievement of transport mode shift in the Transport Mitigation Strategy for the Ipswich Strategic Planning Area. Financial contributions or works in kind will be sought from developments to assist with:

- delivery of this Strategy
- sustainable transport measure identified in the most up to date Infrastructure Delivery Plan; and
- the most up to date walking and cycling infrastructure plans

In addition, developments must follow the most recent Suffolk Guidance for Parking.

Policy SN18 Pedestrian and cycle access within the village

New developments must demonstrate how they have taken every opportunity to link and enhance existing networks and provide new pedestrian and cycle route networks where possible. Particular attention should be paid to enabling pedestrian access to local services and community facilities.

Policy SN19 Non-motorised rights of way

Any future development which would result in the loss of an existing or proposed public right of way, or adversely affect its character, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to public rights of way for pedestrian, cyclist, or horse rider use. Improvements and additions to such public rights of way are to be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside

or green infrastructure sites as appropriate. Improvements should also improve the public rights of way accessibility to those with disabilities or mobility difficulties.

See also:

Community Action 10: Traffic calming and road safety.

Community Action 11: Pavements and roadways.

Community Action 12: Greenway.

Community Action 13: Quiet Lanes.

Community Action 14: Cycling Strategy.

Context and Evidence

- 10.8 The NPPF states that "Planning policies and decisions should aim to achieve healthy, inclusive and safe places" which "enable and support healthy lifestyles... for example, through the provision of safe and accessible green infrastructure...and layouts that encourage walking and cycling" (para 92). Suffolk County Council's Green Access Strategy (2020-2030) sets out a commitment to enhance public rights of way and improving access for all, including new linkages and upgrading routes.
- 10.9 Transport modelling undertaken by Suffolk County Council highlighted potential severe impacts on the road network in and around Ipswich as a result of the cumulative growth in local plans. The Transport Mitigation Strategy identifies the solution to be to encourage a mode shift from private cars to other forms of transport and cutting down the need to travel at all.
- 10.10 In Stutton, there has been a marked increase in traffic of all sorts, including heavy commercial vehicles, particularly on the B1080 through the village. It is a route used extensively by cars, heavy commercial vehicles, coaches, buses, and minibuses taking pupils to and from Stutton Primary School, Holbrook Primary School, Holbrook Academy, Ipswich High School and the Royal Hospital School. Traffic counts taken in February and August 2019 found more than 2,500 vehicles passing through the village each day.
- 10.11 Developments currently under construction or in the pipeline in Stutton and neighbouring villages will add significantly to the traffic within and through the village. The development of Alton Water as a leisure water park, with a new camp site, is also increasing traffic, particularly in the Spring and Summer holidays.

Policy Map SN19 - Rights of Way



- 10.12 Pedestrian access through the village is currently very difficult despite Stutton being an attractive village for recreational walkers due to its proximity to Alton Water, the Stour and Orwell trail and the forthcoming National Trail England Coast Path. This is especially so for wheelchair users, those with young children and buggies, and for elderly or not so confident walkers. Heavy traffic passes close to narrow pavements and pavements are discontinued at certain points throughout the village, making it necessary to cross and recross the road, particularly when approaching the Community Shop and Hall. The inadequate width of pavements is exacerbated by overgrown hedges, 'ponding' after heavy rainfall, and cars parking on pavements.
- 10.13 A number of traffic safety hotspots have been identified in the village, drawing on evidence from local residents, previous accidents and the local Speedwatch team. These are indicated on [Map 5](#).



Map 5 - Danger Spots





Residents of Oak House negotiating the lack of adequate pavements through the village

- 10.13 We have witnessed a growth in recreational cycling, with groups and individuals passing through our village attracted by the rural landscape and relatively quieter roads. Cycle hire is available at Alton Water as is an off-road cycle track which skirts the perimeter of Alton Water Reservoir.
- 10.14 Cycling is a sustainable mode of travel that supports the NPPF objective of promoting healthy and safe communities. The design guide promotes the provision of secured spaces for bicycles within all new residential developments and sees it as a straightforward way to encourage cycling. Safe routes for cycling and walking are important to ensure the safety of residents of all ages, especially those that are very young or very old, and have mobility issues or are frail. More needs to be done at a local level to promote cycling. To this end a Community Action is included to develop a cycling strategy
- 10.15 While there are many footpaths within the village these are often unsuitable for anyone pushing a buggy or using a mobility scooter or wheelchair. In wet weather they quickly become muddy and slippery making it a challenge for all, and in parts are narrow and tricky in traverse. The Greenway proposed in Community Action 12 and detailed in the Design Guide will remedy this whilst also delivering a range of other social and environmental benefits including enhancement of local landscape character, and greater opportunities for public access and recreational use.
- 10.16 Accessibility and ease of movement are essential, not only to the economic and social life of the village, but also to the integration of its community. Consultation responses indicated that these issues are a major concern for village residents.

Stutton Residents' Views

Traffic speed and the increasing size and volume of traffic passing through the village are of significant concern to residents and formed the largest group of responses received across the public consultations. Both children and adults said that they don't feel safe on narrow pavements in the village with traffic brushing past them.



The roads are quite narrow – and there is parking on the road which can be difficult.

There's too much speeding.

The fast cars and narrow footpaths make it feel a bit unsafe.

They hurtle down the lane; it's used by pedestrians, children, Bike Active, and people are forced into the verges.

You have to keep crossing the road to move from one end of the village to the other. The pavement is sometimes too narrow and sometimes doesn't exist at all.



11 COMMUNITY FACILITIES AND BUSINESSES

Objectives

- 11.1 **To sustain and grow a vibrant community life in the village across a range of interests, ages and needs.**
- 11.2 **To sustain and enhance existing facilities, organisations, and activities.**
- 11.3 **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.**

Background

- 11.4 A key element of our vision for Stutton is that it should remain a vibrant, cohesive community supporting high levels of wellbeing for its residents. The village's school and adjoining nursery Stutton Young Explorers, church, two public houses, the community shop, the community hall and sheltered housing with care are just some of the elements that underpin and sustain our rural community life. Such facilities enable people to come together and in doing so provide opportunities for social interaction along with meeting spiritual and cultural needs and can help to reduce isolation for people of all ages. These facilities often serve people from outside our village. For example, the two public houses are important local businesses and help to bring visitors to the area.
- 11.5 Agriculture is still the industry most visible around the village, but most employment now is in other sectors and outside Stutton. The village is currently home to more than 40 businesses of various sizes, including home-based work, small businesses, and community enterprises, in industries such as leisure, pubs, soft toy manufacture, soft furnishings, pottery, decorating, construction, car and cycle repair and musical instrument repair. A substantial number of businesses operate from three small estates of business units, all farm derived, but many others are run from residences. Increasing numbers of village residents employed elsewhere now spend part of their week working from home.

- 11.6 The Community Shop and Cafe is an entirely volunteer-run enterprise involving more than 50 local residents. It provides not only an essential basic service but is also part of a vital community hub. The nearby Village Playing Field and adjoining Community Woodland is regularly used by walkers, children having a kick-around, a picnic spot, school activities and more. The location lying behind the Community Hall and Community Shop increases its value and utility to the community. The many local rights of way provide access to our varied landscape that includes the Stour shore, agricultural land, woodland and to Alton Water (see section 7).
- 11.7 As a hinterland village, residents must rely on neighbouring villages and towns for key facilities such as a doctor's surgery, dentist and other important services. Thus, accessing facilities beyond the village boundary is a key challenge, particularly for older people and for those who do not have access to a car.

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:

- **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**
- **satisfactory evidence is produced (including sustained and active marketing locally and in the wider area) that, over a minimum period of six 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**
- **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**
- **Village 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

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.

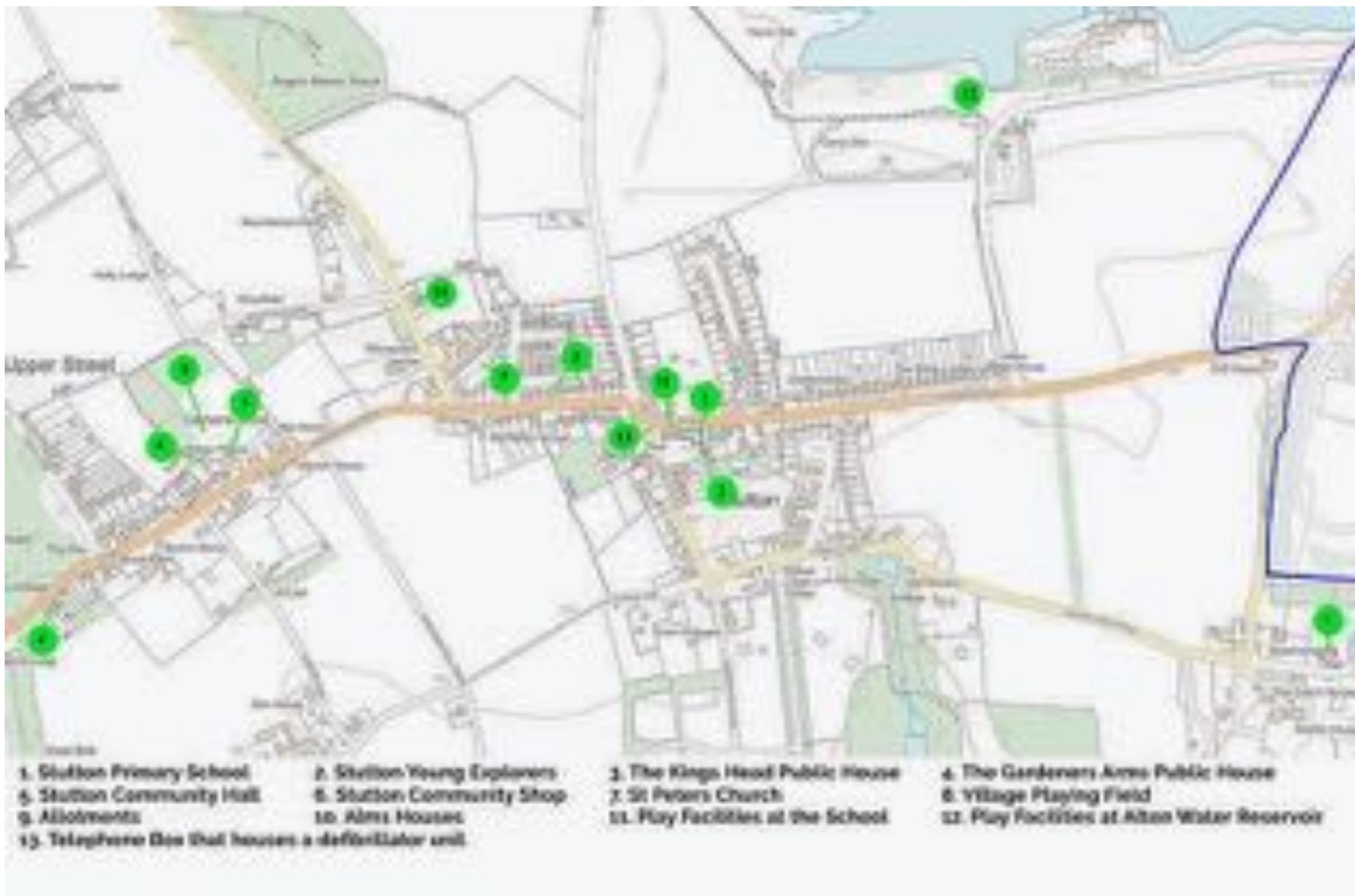


Community Hall



Protected Community Facilities

Policy Map SN20 Community Facilities



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, is accessible by sustainable and active travel and is in accordance with the Neighbourhood Plan as a whole.

See also:

Community Action 15: Improving provision and access to community facilities.

Community Action 16: Working together to address the climate emergency.

Context and Evidence

- 11.8 The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which promote social interaction, are safe and accessible, and which enable and support healthy lifestyles. It requires us to guard against the loss of valued facilities and service and to enable their future development and modernisation.
- 11.9 An underlying theme within this Neighbourhood Plan is securing the ongoing sustainability of the village and, in turn, promoting the well-being of our residents. The proposed Community Actions, which include protecting and enhancing the numerous village facilities and our valued rural environment, are examples of this. We also acknowledge the national drive to secure a zero carbon future and address the challenge of climate change. This places a duty on all communities to act locally to contribute to the national goal. In Stutton we have seen the planting of a community wood and having established a local green initiative, a number of residents secured better insulation to their homes and installed solar panels.
- 11.10 In the Big Conversation, community and village facilities were the third most commented upon area after infrastructure (roads and traffic) and housing issues. People talked about Stutton's positive community spirit, its valued facilities, and activities. Several suggestions were put forward to improve provision, for example widening the range of activities that take place at the Community Hall and making physical changes to the building to improve its thermal efficiency, appearance, and internal layout. The Parish Council, Stutton Community Association, Stutton Community Shop and Stutton Support Network are some of the local organisations whose goals are to serve the local community and to whom Community Actions will fall. It is expected that identifying community actions and moving them forward is an ongoing process throughout the life of the Neighbourhood Plan.



Community Shop and Village Hall

Stutton Residents' Views



It's the nicest place I know with convivial, active and caring community.

Friendly welcoming village with lots of social activities for whole community to enjoy.

Inclusive school, great asset to a village community

Community Shop - Can't be improved upon. A big asset to the village.

The Hall and the Shop are now the centre of the village.

How can we make this village even better?

Not enough for young people to do and reason to stay in village.

The Hall could be more attractive and inviting. Current layout could be improved so could be used for more things.

How can we encourage more solar panels?

Could we go plastic-free as a vilage?



Policy SN22 New and expanding businesses

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

- consider landscape sensitivity and setting in line with the [Stutton Landscape Study](#)
- follow the design principles, as appropriate, set out in the [Stutton Design Guide](#)
- will not have an adverse impact on the amenity of neighbours
- do not lead to unacceptable increases of traffic in the village
- 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
- would not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site;
- carry out a project level Habitat Regulations Assessment (HRA) for any projects in relation to changes in water quality from waste-water

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 circumstances can be demonstrated:

- the site has been marketed for the same planning use for a period of at least six months 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

See also:

[Community Action 17: Directory of businesses and sole traders](#)

[Community Action 18: Supporting businesses and sole traders](#)

Context and Evidence

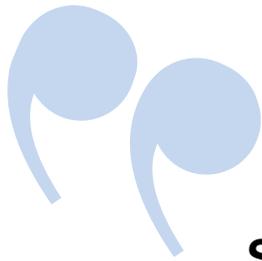
- 11.12 NPPF (para 84d) states that planning policies and decisions should enable "the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."

- 11.13 The JLP recognises in Policy LP12 the importance of micro and small businesses within the rural economy and the Strategic Policy SP05 says that existing employment sites "will generally be expected to continue to provide for local employment over the plan period".
- 11.14 The Big Conversation consultation showed that residents broadly recognise the advantages of encouraging small businesses within the village: they provide employment opportunities and could reduce the level of commuting. Some enterprises, notably the Community Shop and the pubs, are among the most valued assets within the village.



Cafe in the Community Shop





Stutton Residents' Views

Consultation responses from villagers make it clear that economic vitality is seen as crucial to a sustainable and vibrant future for Stutton, and the development of small and micro-businesses would be broadly welcomed.

We need more emphasis on a vibrant village economy.

Anything that supports more people to be able to work in the village as well as live here would be good.

Better facilities and support here will help to prevent Stutton becoming a commuter/satellite village for Ipswich.

Can we encourage better conditions for people to work in the village - work units, spaces, hub facilities - to support a way of living that doesn't involve so much commuting.

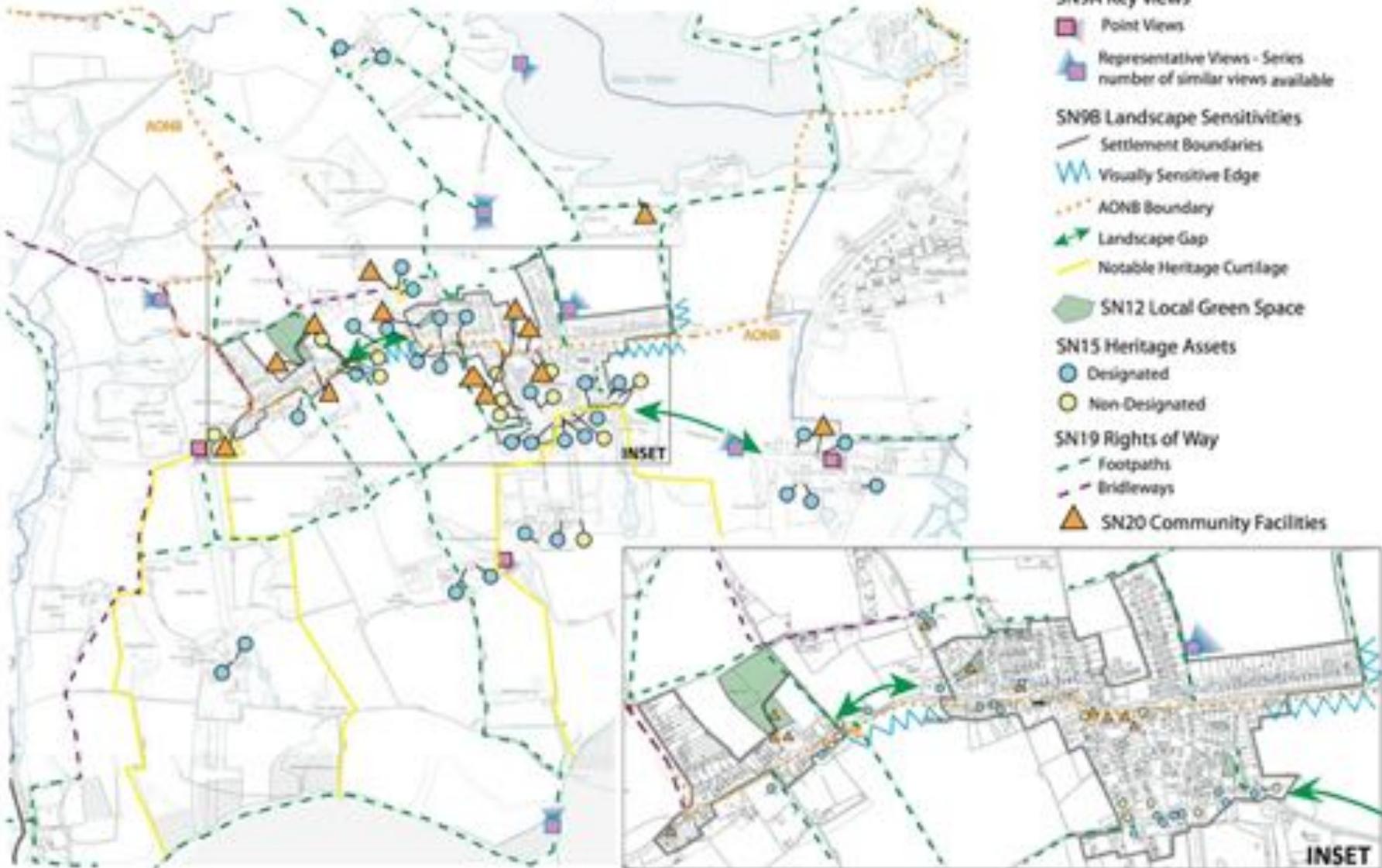
A Business hub would be great - the shop is being used a lot by people who want to do some work. Can the hall extend this facility in some way?





Combined Policy Map

Stutton Neighbourhood Plan Policies Map



APPENDIX 1 OBJECTIVES, POLICIES AND COMMUNITY ACTIONS

Spatial Strategy

Objectives

To control development that is commensurate with Stutton 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 accommodate development commensurate with Stutton's designation in the adopted settlement hierarchy. The focus for development will be within the Settlement Boundaries as defined on [Map 2](#) and on the [Policies Map](#).

Proposals for development located outside the Settlement Boundary will only be permitted where they are in accordance with national and District level policies or in compliance with [Policy SN4](#).

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

In all new housing developments, the emphasis should be on providing 2-bedroom and 3-bedroom homes that reflect local needs, including homes for single people, couples and young families, or older generations wishing to downsize.

Any proposed housing mix must be justified by an up-to-date assessment of housing need and/or an explanation of site-specific circumstances.

Homes capable of adaptation are also encouraged.

Policy SN3 Affordable housing

A minimum of 35% of any new development of ten or more dwellings or sites of 0.5ha 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

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

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

purchase (as defined by 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 local need and provided that the housing:

- remains affordable in perpetuity
- is for people that have a registered housing need on the Council's Choice Based Letting Scheme (or any subsequent scheme) because they are unable to buy or rent properties in the village at open-market prices
- is offered in accordance with the local connection criteria set within the deed of nomination attached to the s106 legal agreement. In the first instance, this means to people with a demonstrated local connection to the parish. Where there is no parish need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring parishes, 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

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

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 Lifetime homes

Proposals which seek to build dwellings which are suitable for people at all the different stages of their lives will be supported. This means, for example, that housing built to (M4(2) standards for accessible and adaptable homes, and which follow the Practice Advice 'Dementia and Town Planning' published by the Royal Town Planning Institute (2020) will be supported. Development proposals which seek to provide a higher percentage than the minimum requirement set in the local plan policy will be looked upon favourably (as long as other policies in this Plan are followed).

Policy 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. Appropriate to the scale of the proposal, 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 4](#) 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
- Follow Suffolk Guidance on Parking to ensure that new development does not exacerbate the issue of road and footway parking and to make provision for electric vehicle charging and cycle storage

Policy SN7 Renewable energy and energy efficiency in developments

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

Housing

Objectives

Policies

Support will also be given to proposals which:

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

Support will also be given to developments which use Section 106 agreements to achieve these goals.

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, rain gardens and run-off and water management such as Sustainable Drainage Systems (SuDS) or other natural drainage systems where easily accessible maintenance can be achieved.

Community Actions

Housing

Objectives

Policies

All schemes shall include an allowance for climate change, in accordance with the most up to date Environment Agency advice (see <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>).

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 SNg Stutton Landscape and Settlement Character

All development proposals shall be sensitive to the distinctive landscape, settlement character and features in Stutton, as described in the [Landscape Study](#).

In particular, development proposals:

- must respect and not significantly adversely impact the key views identified on [Policy Map SNgA](#)
- should demonstrate how they protect or enhance the landscape features that contribute to local distinctiveness and sense of place, as described in the Stutton [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 SNgB](#)
- maintain the general open character of the landscape gap between the main village and Stutton Green indicated on [Policy Map SNgB](#) 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 practices.

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

Community Actions

- protect or enhance the rural character at key village gateway points shown on [Policy Map SN9B](#), for example tree planting where this would define and enhance the gateway and help assimilate new residential development.

Where otherwise acceptable, proposals will be also supported that enhance the village entrance 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

Where potential impacts on Stutton's landscape and settlement character are identified, applicants will be expected to demonstrate accordance with this policy through the provision of an assessment of landscape and visual impacts (proportionate to the scheme proposed) and drawing, in this process, on guidance and recommendations in the Stutton [Landscape Study](#). For any schemes proposed in the AONB, [Policy SN13](#) also applies.

Landscape and Natural Environment

Objectives

Policies

Community Actions

Policy SN10 Enhancing the natural environment

Any new development proposal must meet the requirement to plan positively for the protection, enhancement and creation of networks to improve the connectivity between biodiversity assets and green infrastructure.

In particular proposals must:

- take measures to avoid or reduce adverse impacts on existing biodiversity assets, such as the strong stag beetle population in Stutton 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
- provide a 10% 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
- safeguard and enhance the environment for the farmland birds found in Stutton such as grey partridge, turtle dove, yellow hammer, linnet and skylark, all of which are red listed on the new Birds of Conservation Concern 5

Landscape and Natural Environment

Objectives

Policies

- safeguard protected species, as well as Priority Habitats and Species as listed within The Natural Environment and Rural Communities (NERC) Act 2006

Development proposals will be supported where they:

- seek to achieve net gains in biodiversity which exceed 10% through, for example, the creation of new habitats and the enhancement of existing sites
- help to restore and repair fragmented biodiversity networks

Except in exceptional circumstances, development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds.

Policy SN11 Mitigating the impact of development on the Stour & Orwell estuaries Special Protection Area (SPA) and Ramsar site.

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 Avoidance and Mitigation Strategy (RAMS), to avoid adverse in-combination recreational disturbance effects on the integrity of Habitats (European) sites.

Community Actions

Landscape and Natural Environment

Objectives

Policies

Community Actions

Large residential developments (50 units or more) must provide Suitable Alternative Natural Greenspace (SANG) on site or access to sufficient greenspace.

No development will be permitted which would have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site.

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)
- Stutton Close Green Space
- Village green opposite the King's Head
- Canham's Wood and adjoining new woodland.

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

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.

Landscape and Natural Environment

Objectives

Policies

Community Actions

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. Proposals should be of a scale and design that do not significantly and adversely impact on the primary purpose of AONB designation and show how the landscape and scenic qualities of the AONB and its setting will be conserved and 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 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:

- would not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site from the development alone
- 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 SN16](#) and listed in [Appendix 7](#) will be conserved and where possible enhanced. Any proposal which impacts on a designated heritage asset must be accompanied by a Heritage Statement which should be proportionate to the importance of the asset and take into account the significance and setting of the asset including, as applicable, the landscape and identified views set out in [Policy Map SN9A](#).

Policy SN16 - Non-designated heritage assets

Development affecting the non-designated heritage assets in the area, listed in [Appendix 8](#) and shown on [Map SN15 & SN16](#), should be supported by an appropriate analysis to enable a balanced judgement to be made on how the proposal seeks to 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 promote the use of green and sustainable transport through and around 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

Development proposals should prioritise the safety and movements of pedestrians and cyclists over private vehicles. 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. Development proposals that would address issues highlighted in Map 5 will be supported.

Proposals must demonstrate contribution to the achievement of transport mode shift in the Transport Mitigation Strategy for the Ipswich Strategic Planning Area. Financial contributions or works in kind will be sought from developments to assist with:

- delivery of this Strategy
- sustainable transport measure identified in the most up to date Infrastructure Delivery Plan, and
- the most up to date walking and cycling infrastructure plans

In addition, developments must follow the most recent Suffolk Guidance for Parking.

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

Policy SN18 Pedestrian and cycle access within the village

New developments must demonstrate how they have taken every opportunity to link and enhance existing networks and provide new pedestrian and cycle route networks where possible.

Particular attention should be paid to enabling pedestrian access to local services and community facilities

Policy SN19 Non-motorised rights of way

Any future development which would result in the loss of an existing or proposed public right of way, or adversely affect its character, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to public rights of way for pedestrian, cyclist, or horse rider use. Improvements and additions to such public rights of way are to be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate. Improvements should also improve the public rights of way accessibility to those with disabilities or mobility difficulties.

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.

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 Action 14 Cycling Strategy

We will develop and work to implement a Cycling Strategy for the village to enable and encourage the greater use of cycling by local residents.

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:

- 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
- satisfactory evidence is produced (including active marketing locally and in the wider area) that, over a minimum period of 6 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 15: 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 16: 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 17 : 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
- Village Playing Field to the rear of the Community Hall
- 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

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, is accessible by sustainable and active travel and is in accordance with the Neighbourhood Plan as a whole.

Community Actions

Community Action 18: 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

Community Actions

Policy SN22 New and expanding businesses

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

- consider landscape sensitivity and setting in line with the Stutton Landscape Study
- follow the design principles, as appropriate, set out in the Stutton Design Guide
- will not have an adverse impact on the amenity of neighbours
- do not lead to unacceptable increases of traffic in the village
- 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
- would not have an adverse impact on the integrity of the Stour & Orwell Estuaries SPA and Ramsar site;
- carry out a project level Habitat Regulations Assessment (HRA) for any projects in relation to changes in water quality from waste-water

Community facilities and businesses

Objectives

Policies

Community Actions

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 circumstances can be demonstrated:

- the site has been marketed for the same planning use for a period of at least six months 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

APPENDIX 2 COMMUNITY ACTIONS

Listed below are the actions which are needed to protect and enhance our village, our environment and our community and which emerged out of our consultations with the village. These actions will be taken forward by the Parish Council acting in partnership with village organisations such as Stutton Community Association, Stutton Grows and Stutton Community Shop CIC.

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.

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.

Community Action 5:

Working together to encourage best environmental practices.

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.

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.

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.

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.

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.

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 Action 14:

Cycling Strategy.

We will develop and work to implement a Cycling Strategy for the village to enable and encourage the greater use of cycling by local residents.

Community Action 15:

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 16:

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 17:

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 Action 18:

Supporting businesses and sole traders.

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

APPENDIX 3 PLANNING APPROVAL FOR NEW HOUSING

No. of units	Proposed Development	Affordable Housing
14	Land Adjoining The Village Hall Manningtree Road Erection of dwellings 14. DC/17/02111	2 x 2 bedroom house 3 x 3 bedroom house
1	Stutton Methodist Church Manningtree Road. Conversion of Chapel to produce one unit of housing. DC/18/04522	
1	The Hillarys Manningtree Road. Erection of 1 dwelling and garage. DC/19/02220	
6	Land Opposite Stutton CEVC School Holbrook Road. Erection of 6 dwellings. B/17/00406	
1	The Old Telephone Exchange Holbrook. Erection of one detached 1.5 storey dwelling. DC/17/03445	
1	Dorandur Alton Hall Lane Erection of detached 1½ storey residential annex building to rear of dwelling (following demolition of existing garage). B/14/00253	

No. of units	Planning approvals STUTTON	Affordable Housing
6	Holbrook Road.. Erection of 6 affordable dwellings. DC/19/00292	4 x 2 bedroom house 2 x 3 bedroom house
1	Tawnys Lower Street. Erection of 1 dwelling and creation of vehicular access. DC/17/06310	
34	Church Road. Erection of 34 dwellings. B/17/00950	4 x 1 bed bungalow 2 x 2 bed bungalow 3 x 2 bed house 2 x 3 bed house
Total 65	Market Housing 43	Affordable Housing 22

Correct as at April 2020

APPENDIX 4 DESIGN GUIDE CHECKLIST

The aim of this section is to provide a useful checklist to assess design quality and appropriateness in residential development proposals. This checklist is to be read in conjunction with the Stutton [Design Guide](#), particularly in relation to the design codes. This checklist is produced as a set of questions that can aid the village authority when it comes to assessing potential planning applications.

General design considerations

As an initial appraisal, there should be evidence that development proposals have considered and applied the following general design principles:

- Stutton is a hinterland village, as such, limit the scale of development and design it in keeping with this small rural locality.
- Consider the local vernacular and local architectural character and its variation across the village in the different character area types
- Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use
- Relate well to local topography and landscape features, including prominent long-distance views
- Reinforce or enhance the established character of streets and other spaces
- Integrate with existing paths, streets, circulation networks and patterns of activity
- Provide adequate open space for the development in terms of both quantity and quality
- Reflect, respect and reinforce local architecture and historic distinctiveness
- Retain and incorporate important existing landscape and built form features into the development
- Respect surrounding buildings in terms of scale, height, form and massing
- Adopt contextually appropriate materials and details
- Reflect, respect and reinforce local architecture and historic distinctiveness
- Retain and incorporate important existing landscape and built form features into the development
- Respect surrounding buildings in terms of scale, height, form and massing
- Adopt contextually appropriate materials and details
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features

APPENDIX 4 DESIGN GUIDE CHECKLIST

- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment
- Make enough 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
- Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

Street Design

- How will the new design or extension integrate with the existing street arrangement?
- What are the essential characteristics of the existing settlement and street pattern; are these reflected in the proposal?
- Are the new points of access appropriate in terms of movement?
- Does the proposal positively contribute to the quality of the public realm and streetscape?
- Has adequate provision been made for car and cycle parking both private and public?
- Do the proposed private car and cycle parking locations complement the existing provision or introduce new approaches
- If new, do these new approaches change the character of the street?
- If cul-de-sacs are proposed, do they provide improved access and pedestrian paths that enhance connectivity? Do buildings provide adequate overlooking?
- Do the new points of access and street layout take regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- Do the points of access conform to the statutory technical requirements?
- Does the proposal control the levels of light pollution to avoid impact on intrinsically dark areas and the AONB?
- Have the needs of wheelchair users and people with buggies for example been adequately considered as part of the design?

APPENDIX 4 DESIGN GUIDE CHECKLIST

Built Form

- How does the proposal relate to the existing gaps between settlements?
- Does the new proposal respect or enhance the existing area or adversely change its character?
- How does the proposal affect the character of a rural or edge of settlement location?
- In rural and edge of settlement locations does the development impact the tranquillity of the area and has this been fully considered?
- Have all aspects of security been fully considered and integrated into the design of the buildings and open spaces?
- What is the pattern and layout of existing buildings and have these been respected in the proposal?
- Does the proposal maintain the character of existing building layouts and their relationship with the main roads through the settlement?
- What are the existing key views and visual landmarks in the area and have these been retained and enhanced in the proposal?
- Where long distance views exist, how are these respected in the design?
- Are new views and visual connections with the existing settlement and surrounding area incorporated into the proposal?
- Are new landmarks to be formed within the proposals?
- Does the proposal respect the existing building line and harmonise with the adjacent properties?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- Does the proposed development compromise the amenity of adjoining properties?
- Does the proposal overlook any adjacent properties or gardens?
- Has careful attention been paid to height, form, massing and scale of new buildings? Is it appropriate to reflect the adjacent scale or could a lower development be considered?
- If a proposal is an extension to an existing building, is it subsidiary to the existing form so it does not compromise its character?
- Has the local architectural character and precedent been demonstrated in the proposals?

APPENDIX 4 DESIGN GUIDE CHECKLIST

- If the proposal is a contemporary design, are the details and materials a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- What are the distinctive materials in the area, if any? Do the proposed materials harmonise with the local vernacular?
- 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?
- Has adequate provision been made for bin storage including facilities for waste separation and recycling?
- Is the location of the bin storage facilities appropriate in relation to the travel distance from the collection vehicle?
- Has the impact of the design of bin storage facilities been considered, including quality of materials and location on the whole development? Could additional measures be incorporated to help integrate facilities into the development?
- Has the location of utilities including appropriate maintenance access been integrated into the proposal?
- Does the housing mix accord with the established housing need within the village and surrounding area?
- Where a development includes affordable housing is the scheme tenure blind with regard to design and integration?
- Does the housing design accommodate people's changing needs over their lifetime?
- Does the housing design accord with the most recent building regulations regarding space standards and accessibility?

Environment & landscape

- Is the use of energy saving/efficient technologies encouraged and maximised? Are these technologies integrated into the proposal and not 'bolt on'?
- Does the proposal respect local landscape features including topography and hydrology?
- What are the important landscape or historic features within and surrounding the site? Have these features including existing trees been considered in the proposal?
- Does the proposal encourage the presence of wildlife? Does it create habitat mosaics and enable wildlife corridors as well as provide plants and boxes for birds and insects?
- How does the proposal relate to its setting? Are there any important links both physical and visual that currently exists on and adjacent to the site?

APPENDIX 4 DESIGN GUIDE CHECKLIST

- Does the proposal maintain or enhance the existing landscape features? Does it protect existing trees and hedgerows?
- Does the proposal include new street planting? Does it propose new woodland?
- Has the impact on the landscape quality of the area been considered?
- Does the new development respect and enhance existing amenity space? 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?

Heritage

- If the design is within or adjacent to a heritage asset, have the elements which contribute to their significance been considered in the proposal? (Heritage assets include listed buildings, scheduled ancient monuments, registered landscapes and registered battlefields.)
- Does the proposal affect or change the setting and significance of a heritage asset?

APPENDIX 5 PROTECTED HABITATS AND SPECIES

The following protected habitats and species have been identified in Stutton, Suffolk.

Habitats

Habitats International importance

Stour and Orwell Estuary Special Protection Area (SPA)

Stour and Orwell Estuary Ramsar Site

Habitats National importance

Stour Estuary Site of Special Scientific Interest (SSSI)

County Wildlife Sites

Alton Water

Wolves Wood Meadow

Kiln Spinney

Argent Manor Wood

Priority Habitats

Traditional Orchards

Species

A significant number of Species of Principal Importance (SPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 have been recorded in Stutton and are listed below. The Section 41 list is used to guide decision-makers such as public bodies and utilities companies in implementing their duty under Section 40 of the NERC Act to have regard to the conservation of biodiversity in England when carrying out their normal functions, including development control and planning.

Birds

These SPI species have all bred in Stutton in the last five years:

Skylark, Linnet, Cuckoo, Yellowhammer, Reed Bunting, Yellow Wagtail, House Sparrow, Dunnock, Bullfinch, Starling, Turtle Dove, Song Thrush.

Mammals

Brown Hare, Hedgehog, Dormouse.

Butterflies

The Small Heath butterfly occurs at Alton Water and has also been recorded using the greenspace in Stutton Close

Moths

Over 450 species of moth have been recorded in Stutton, 28 are recorded as SPIs and among those, the Lunar Yellow Underwing *Noctua orbona* is 'nationally scarce'.

Reptiles

Slow Worm – the ecological consultants for the 34 dwellings in Church Road, rated the population of the site prior to development as 'exceptional'.

Grass Snake.

Common Lizard

Invertebrates

Stag Beetle

APPENDIX 6 LOCAL GREEN SPACE ASSESSMENT - SITE DETAILS

Description and Purpose

Checklist

Are there any statutory designations? No

Is the site designated for any purpose in the Local Plan? No

Are there any current planning permissions on the site? No

What is the site area? About 0.1 ha

Who owns it? Catts Trust



Allotments – Catts Close

CNPPF Criteria Assessment

Is it close to the community it services? Yes. Centre of the village

Is there public access? Yes. For allotment holders and guests

Is there any ecological significance? No

Is it historically significant? No

Is it demonstrably special to the local community and hold a particular local significance? Provides essential recreation; and fresh fruit and veg for residents

Is it local in character and is not an extensive tracts of land (less than 2.5 hectares)? Yes

Conclusion: Does the site meet the LGS criteria? Yes

APPENDIX 6 LOCAL GREEN SPACE ASSESSMENT

Site Details

Description and Purpose

Village Playing Field (behind the Community Hall)

Checklist

CNPPF Criteria Assessment

Are there any statutory designations? No

Is it close to the community it services? Yes. Behind the Village Hall and Shop

Is the site designated for any purpose in the Local Plan? No

Is there public access? Yes

Are there any current planning permissions on the site? No

Is there any ecological significance? No

What is the site area? About 0.4 ha

Is it historically significant? No

Who owns it? Stutton Parish Council

Is it demonstrably special to the local community and hold a particular local significance? Regularly used for recreation, village events - car boot sales/sports/fete



Is it local in character and is not an extensive tracts of land (less than 2.5 hectares)? Yes

Conclusion: Does the site meet the LGS criteria? Yes

APPENDIX 6 LOCAL GREEN SPACE ASSESSMENT

Site Details

Description and Purpose

Canhams Wood and new woodland planted north and west of playing field

Checklist

Are there any statutory designations? No

Is the site designated for any purpose in the Local Plan? No

Are there any current planning permissions on the site? No

What is the site area? About 1.4 ha

Who owns it? Stutton Hall Estate



CNPPF Criteria Assessment

Is it close to the community it services? Yes. Behind the Village Hall and Shop and playing field

Is there public access? Yes

Is there any ecological significance? Stag Beetles recorded here (most recent 29.7.2021)

Is it historically significant? No

Is it demonstrably special to the local community and hold a particular local significance? Managed by local group StuttonGrows for the community and to encourage wildlife. Regularly used by children, walkers and dog walkers.

Is it local in character and is not an extensive tracts of land (less than 2.5 hectares)? Yes

Conclusion: Does the site meet the LGS criteria? Yes

APPENDIX 6 LOCAL GREEN SPACE ASSESSMENT

Site Details

Description and Purpose

Checklist

Are there any statutory designations? No

Is the site designated for any purpose in the Local Plan? No

Are there any current planning permissions on the site? No

What is the site area? About 0.25 ha

Who owns it? Babergh District Council



Green spaces in Stutton Close

CNPPF Criteria Assessment

Is it close to the community it services? Yes. Residential houses surround both spaces

Is there public access? Yes

Is there any ecological significance? Small Heath butterfly (Section 41, NERC Act species) have been recorded on two dates in 2021.

Is it historically significant? No

Is it demonstrably special to the local community and hold a particular local significance? Provides recreation for residents in the Close and acts as a conduit connecting residents via a public footpath from Lower Street to the school and other village facilities.

Is it local in character and is not an extensive tracts of land (less than 2.5 hectares)? Yes

Conclusion: Does the site meet the LGS criteria? Yes

APPENDIX 6 LOCAL GREEN SPACE ASSESSMENT

Site Details

Description and Purpose

Village Green opposite King's Head

Checklist

Are there any statutory designations? No

Is the site designated for any purpose in the Local Plan? No

Are there any current planning permissions on the site? No

What is the site area? About 0.004 ha

Who owns it? Stutton Parish Council



CNPPF Criteria Assessment

Is it close to the community it services? Yes. On the main road, opposite the pub.

Is there public access? Yes. And a bench

Is there any ecological significance? No

Is it historically significant? No

Is it demonstrably special to the local community and hold a particular local significance? Provides seating for locals and walkers and the village sign is sited on it.

Is it local in character and is not an extensive tracts of land (less than 2.5 hectares)? Yes

Conclusion: Does the site meet the LGS criteria? Yes

APPENDIX 7 DESIGNATED HERITAGE SITES (SEE MAP SN15)

The information in this Appendix was correct at the time of publication. The most up to date information should be sought from either the Local Planning Authority or appropriate statutory body.

1. II Ancient House
2. II Argent Manor House
3. II Bakers Almshouses
4. II Barn Approximately 30 Metres South (Rear) of Bay Tree Farmhouse
5. II Barn Approximately 50 Metres North of Crowe Hall Farmhouse
6. II Barn Approximately 70 Metres West of Crepping Hall
7. II Barnfield
8. II Bay Tree Farmhouse and House to Left Now Part of the Farmhouse
9. II Cartlodge/Granary Approximately 50 Metres West of Argent Manor House
10. II Chapel Cottage
11. II* Church of St Peter
12. II Crepping Hall
13. II* Crowe Hall
14. II* Garden Wall and Gateway Attached to and Enclosing a Garden to North of Stutton Hall
15. II Garden Wall Attached to South West Corner and Enclosing Garden to West and North of Crowe Hall with Gateway in North Face
16. II Grove Cottage
17. II Kings Head Inn
18. II Markwells Farmhouse
19. II Old Manor House and the White House
20. II Quarhams
21. II Rose Cottage
22. II Stables and Carriage House Approximately 30 Metres West of Stutton House
23. II* Stutton Hall
24. II Stutton House
25. II Stutton Manor
26. II Stutton War Memorial
27. II Tudor Cottage
28. II Utopia
29. II Wall Adjacent to Road, Crowe Hall with West Return to Tudor Cottage Garden and East Return of Stutton
30. II Wall Enclosing Garden and Bakers Almshouses

APPENDIX 8 NON DESIGNATED HERITAGE SITES (SEE MAP SN15)

Classification based on Suffolk Coastal District Council criteria for Non Designated Heritage Assets.

Non Heritage Assets	Holbrook Road				
	1. The Old Mission Hall	2. The Old Shop	3. School Barn	4. Lawlings	5. Stutton Lodge
Archaeological interest	Recorded in the Suffolk County Historic Environment Record				
Architectural interest					
Aesthetic value	●			●	●
Known architect					
Integrity					●
Landmark status	●	●	●	●	●
Group value					
Artistic interest					
Aesthetic Value					
Known designer					
Historic interest	first village school	shop for a long time			
Association	●	●			
Rarity					
Representativeness					
Social and communal value	●	●			

Non Heritage Assets

Manningtree Road

6. Stanton House

7. 1,2,3 Farm Cottages

8. Former Methodist Chapel

9. North Lodge

Archaeological interest

Recorded in the Suffolk County Historic Environment Record

Architectural interest

Aesthetic value



Known architect

Integrity



Landmark status



Group value



Artistic interest

Aesthetic Value

Known designer

Historic interest

First wooden structure eco principle house

Association



Rarity

Representativeness

Social and communal value



Non Heritage Assets

Lower Street / Church Road

10.
Rosevine

11. The
Grove

12. Crowe Hall
Lodge

13.
3 Cottages
in Hyams
Lane

14
3 Cottages
corner of
Hyams
Lane/Church Rd

Archaeological interest

Recorded in the Suffolk County
Historic Environment Record

Architectural interest

Aesthetic value

Known architect

Integrity

Landmark status

Group value

Artistic interest

Aesthetic Value

Known designer

Historic interest

Timber framed house
based on house which
was at the end of Stansed
airport runway.

Former Doctors
House
Surgery and rectory

Association

Rarity

Representativeness

Social and communal value

What we mean by these criteria

- Recorded in the Suffolk County Historic Environment Record: an above-ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Subsurface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.
- Aesthetic value: the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
- Known architect/designer: the building or structure will be the work of an architect or designer of local, regional or national noteworthiness.
- Integrity: the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- Landmark status: the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- Group value: the buildings or structures will have a coherent design or historic functional relationship as a group.
- Association: the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
- Rarity: the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.
- Representativeness: the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
- Social and communal value: the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.