



# Hartest Neighbourhood Plan 2018-2037

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Pre-Submission Consultation Draft  
(Third Consultation)

Hartest Parish Council  
January 2021

Prepared by Hartest Parish Council  
with support from Places4People Planning Consultancy



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## FOREWORD

This is the revised draft Neighbourhood Plan for the parish of Hartest. It has been prepared by a Working Group of local residents established by the Parish Council and has been developed to establish a vision for the village and to help deliver the local community's needs and aspirations for the period to 2037. Neighbourhood Plans were introduced in the 2011 Localism Act and, when complete, the Hartest Neighbourhood Plan will become part of the statutory town planning framework for the Babergh district.

The Working Group has consulted and listened to village residents and local organisations on a wide range of issues that are of concern to the well-being, sustainability and long-term future of our rural community. Every effort has been made to ensure that the policies and actions contained in this document reflect those of Hartest residents.

This document is the third "pre-submission draft Neighbourhood Plan". This means that although the Plan has already been subject to a formal round of consultation, the amendments that we've made to it are of a magnitude that require us to undertake a further round of consultation. The main areas of change in this version are:

- reflecting the content and stage that the emerging Joint Local Plan for Babergh and Mid Suffolk has reached;
- amending the type and nature of new homes that can be built within the defined clusters
- renaming of the Special Landscape Area to Area of

Local Landscape Significance to be consistent with other Plans in Babergh;

- including additional policies on topics such as biodiversity, sustainable buildings and light pollution; and refining policies in previous drafts to bring them up-to-date.

Following this round of consultation, the Plan will be submitted to Babergh District Council for them to take it through the final formal stages of the process. These will entail:

- a check that the Plan meets the legal requirements;
- a further 6 weeks consultation period for comments;
- an examination by a qualified, independent examiner; and
- if recommended by the examiner, progression to a local referendum for everyone on the electoral roll in Hartest.

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

The Working Group has also engaged Places4People Planning Consultancy to help with the preparation of the Plan and, in the earlier stages of preparing the Plan, Babergh District Council provided "critical friend" support via Rachel Hogger of Modicum Planning.

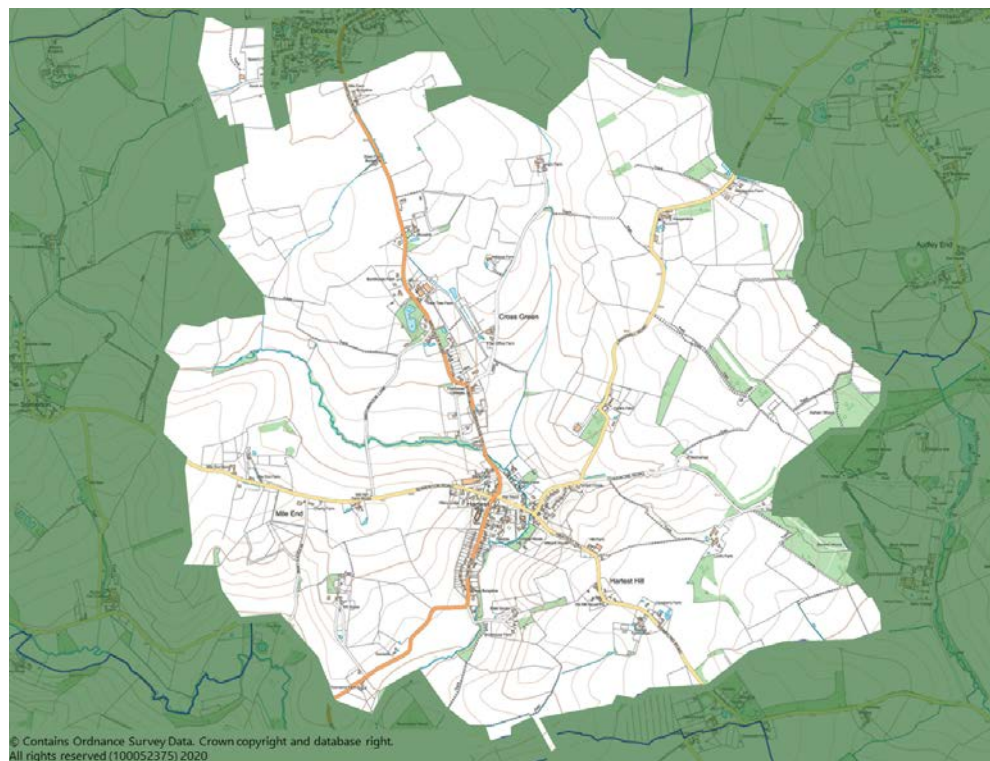
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# 1 INTRODUCTION

- 1.1** The Localism Act 2011 provides the opportunity and tools for communities to shape how areas will change and grow through the preparation of their own Plans. These Neighbourhood Plans, if passed by an independent examination and supported in a local referendum, must be "made" by the local planning authority (Babergh District Council) and then will become part of the legal planning framework for the designated area.
- 1.2** In 2012, following consultation with all residents via an information sheet, a questionnaire and a public meeting, Hartest Parish Council decided to develop a Neighbourhood Plan. A Working Group of volunteers was formed to prepare the Plan and, in June 2014, in accordance with the Neighbourhood Planning Regulations, Babergh District Council formally designated the parish as a Neighbourhood Plan Area. Details of the application, publication and designation can be viewed on the District Council's website under Neighbourhood Planning in Hartest.
- 1.3** In the period since the formal designation, the Working Group has gathered information, undertaken consultation and considered which matters should be addressed by the Plan. This draft Neighbourhood Plan represents the conclusion of that work and provides a Plan that conforms with the strategic planning policies of the current Babergh Local Plan, recognises the content of the emerging Joint Babergh and Mid Suffolk Local Plan (referred to as the emerging Joint Local Plan for the remainder of this document), the requirements of the National Planning Policy Framework and, most importantly, reflects the aspirations of the local community.



MAP 1 - The Designated Neighbourhood Plan Area

## Purpose and scope of Plan

- 1.4** When work on the Neighbourhood Plan started, its purpose and scope were agreed and published. In summary, the Neighbourhood Plan was to be an approved, legally recognised, planning document that would describe how Hartest might develop as a sustainable, mixed, thriving community of residents and businesses over the next 30 years. Any recommendations for development would be driven by the expressed views and opinions of the community, informed by analysis of the

historical and current physical characteristics and demographic composition of the village, with research into and discussion about likely future development needs.

- 1.5** The Plan would be confined to the Hartest Parish boundary. It was agreed that it would include a summary of opinions, needs and planning aspirations of all residents regarding a wide range of aspects of the village environment. It would identify:
- the predominant 'Character' of the various areas within the Parish, including a physical

description of surrounding landscapes and the houses;

- the demographic development of the village over the past 30 years and consider likely changes in the future;
- the likely requirements for the range of accommodation needed for a sustainable mixed community of businesses and homes;
- those valued environmental, material and social assets that must be protected;
- possible locations which may provide suitable sites for development and the planning restrictions necessary to protect the character of the village.

**1.6** The Plan would focus on the provision of homes but also consider the transport; education; health and wellbeing; leisure; employment; energy and communications requirements needed to support the community in the future.

**1.7** This draft Plan has had regard to the original purpose and scope but, while being in line with the current adopted Babergh Local Plan Core Strategy, provides a framework for the period to 2037 reflecting the end date of the emerging Joint Local Plan. However, the Neighbourhood Plan Regulations also require the draft Plan to:

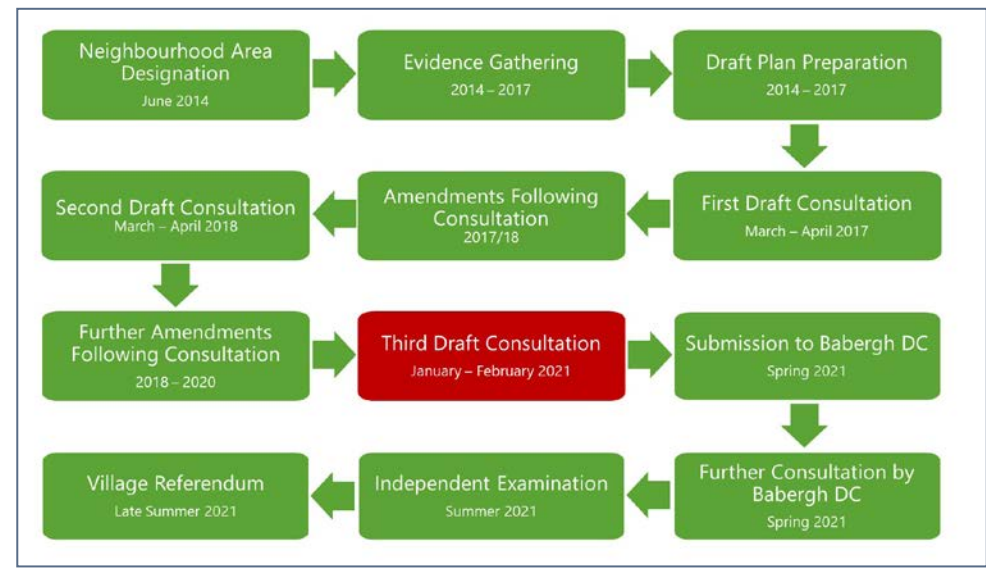
- be appropriate, having regard to National Planning Policy;
- contribute to achieving sustainable development;
- be in general conformity with strategic policies in the development plan for the local area; and
- be compatible with EU obligations and Human Rights requirements.

## How the Plan has been prepared

**1.8** The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence and test options for the content of the Plan. Information concerning all the previous stages, including background material, can be found at <http://hartest.onesuffolk.net/our-village/neighbourhood-plan/>



The key stages completed to date and those remaining are illustrated in the diagram below.





## 2 HARTEST PAST & PRESENT

**2.1** The village of Hartest is situated in the area known as High Suffolk at the north-western extremity of Babergh district, on the B1066 and midway between Bury St Edmunds and Sudbury. Hartest Hill is said to be the steepest hill in Suffolk. The land is characterised by heavy loam and clay soils, originally covered by woodland and forest. Indeed, the name 'Hartest' derives from the wooded nature of the landscape.

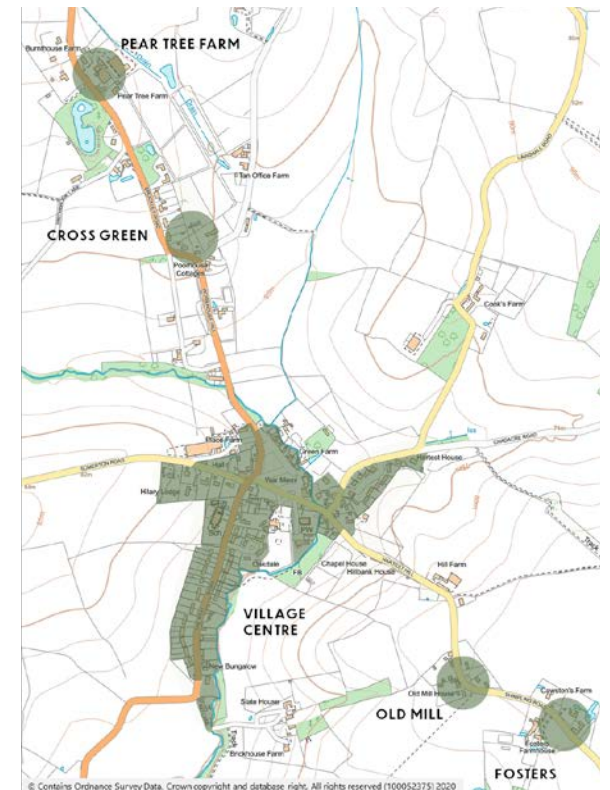
**2.2** The main part of the village is set in the bottom of a distinctive valley, formed by a tributary of the River Glem. A section of the stream runs through the central part of the village, in some cases forming part

of the gardens of houses alongside it.

**2.3** The village lies at the intersection of four roads which run roughly north-south and east-west and meet at a crossroads towards the southwest corner of the Green. The village is distinct in that, while there is one main built-up area focused around the vicinity of the Green, there are also a number of smaller groups of houses dispersed around the parish, primarily developed during the course of history around farms or former farms. Within the village and across the surrounding countryside, there are several farm buildings and barns associated with working farms.



Map 2 - The location of Hartest



Map 3 - The village and its clusters

**2.4** The core of the village, the Green, has an unusual triangular shape which relates directly to these historic features. This was originally larger and it appears the eastern edge was formerly on the other side of the stream, and that the tightly packed houses along the present eastern edge are later encroachments. A timber-framed Wealden house, between 'Hunters' and 'Green Farm', dates from c1470, which suggests that the encroachment is an early change to the village. At the south side of the

Green, at the lower end, near the fording point of the stream, stands the Church, (which was already there by 1086); the Hall or Manor House, now the Crown Inn, higher up the slope, and the Rectory to the south of the Church. On the western side the Green originally tapered into Somerton Road, as it still does on the North side, into Workhouse Hill. The surrounding landscape is an integral part of the village setting with access to extensive views across it from many of the houses and public spaces, from the footpaths and the four roads.

- 2.5** Today the central part of the village and a considerable area of land around it, the village setting, is designated as a Conservation Area and within it there are many listed buildings as well as, non-listed buildings and features of local importance.

### Facilities and Services

- 2.6** The central built-up area of the village is also the focal point for the location of services and facilities. It is here that the village primary school, the Crown public house, All Saints' Church, the butcher, the garage (which is currently not open for servicing vehicles) and the Institute function rooms can be found. For a village of its size, there is a good range of services and facilities but there are ongoing concerns as to how secure they will remain in the long term, as demonstrated by the recent loss of the GP Surgery. The village's location primarily in a rural valley means that mobile phone signals are poor although the availability of high-speed broadband coverage has recently been improved. These factors are increasingly important considerations in

determining decisions about living and working in the village.

### Population

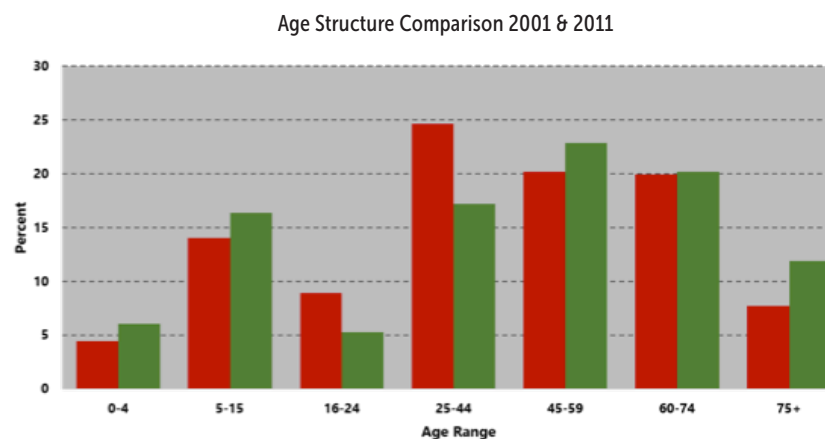
- 2.7** The 2011 Census resident population of the village was 426 which, remarkably, was about half of what was recorded in 1851. When compared to Babergh district, the village has a significantly higher proportion of residents aged 60 to 74 while those aged 25 to 59 were proportionately lower than Babergh. In the period 2001 to 2011 (the UK Census dates) the structure of Hartest's population has shown an increase in the proportion of children and those aged over 60 whereas there is a marked decrease in the proportion of residents aged between 16 and 44 (from 33% in 2001 down to 22% in 2011). The most recent Office of National Statistics published estimates suggest that the population in 2018 was 469 of which some 36% were aged over 60.

### Parish Plan 2006

- 2.8** In Spring 2006 a Parish Plan was prepared by residents in the village with the support of Suffolk ACRE. The Plan contained 16 recommendations relating to:

- Leisure
- Community help and support
- Religion
- The school and the community
- Parish Council and Local Government
- Transport and communication
- The village environment
- Business or work based in Hartest
- Retail and allied facilities

- 2.9** This Neighbourhood Plan has a very different purpose to that of the Parish Plan but, during its preparation the Working Group has reflected on the recommendations of the Parish Plan to assess whether any may still be relevant today.



**Figure 1** Age Structure Comparison



# 3 PLANNING POLICY CONTEXT

- 3.1** The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (NPPF) and the strategic policies of the local development plan.

## National Planning Policy

- 3.2** In February 2019, the Government published a Revised NPPF and the Neighbourhood Plan has been prepared within the context of the revised NPPF. It notes that the national planning system has three overarching objectives:

- a) **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;
- b) **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; and
- c) **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.

- 3.3** The NPPF requires that communities preparing Neighbourhood Plans should:

- Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development.
- Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

## Local Planning Policy

- 3.4** At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Core Strategy (2014) and the "saved policies" of the 2006 Babergh Local Plan. These documents will be collectively referred to as "the Local Plan". The Local Plan provides the current strategic planning framework for Hartest to which the Neighbourhood Plan has had regard. In 2015, Babergh District Council announced their intention to produce a new Joint Local Plan with Mid Suffolk District Council that would provide a planning framework for the management of growth across the two districts to 2037. In November 2020 the Councils published the "Pre-Submission" Joint Local Plan for consultation ahead of it being submitted for examination by an independent Government Planning Inspector. It is not expected that the Joint Local Plan will be adopted until the winter of 2021/22.

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

- 3.6** The November 2020 Joint Local Plan consultation continued to identify a hierarchy of settlements according to their level of services and function within the District. The village centre remains classified as a Hinterland Village, while Cross Green is separately classified as a "Hamlet". Settlement Boundaries are identified for both areas "in order to demonstrate the extent of land which is required to meet the development needs of the Plan." Draft Policy SP03 states that development in Hinterland and Hamlet Villages will be permitted within settlement boundaries where:

- i. "Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the [local] Plan;
- ii. A high standard of hard and soft landscaping, appropriate for the location is used;
- iii. Hedgerows and treelines which make an

important contribution to the wider context and setting are protected, particularly in edge of settlement locations; and

- iv. The cumulative impact of proposals will be a major consideration.”

**3.7** Given the emerging status of the Joint Local Plan and the fact that the Neighbourhood Plan is expected to be completed before the Joint Local Plan is adopted, due regard has been given to the adopted Local Plan strategic policies in preparing this Neighbourhood Plan while giving appropriate weight to the emerging strategic policies of the Joint Local Plan, particularly in terms of housing growth.







## 4 THE PLAN

**4.1** The content of the Neighbourhood Plan has been informed by information gathering and community consultation undertaken by the Working Group. This included a detailed questionnaire distributed to all households. A summary of the responses is available on the Hartest website. The results of these consultations have been taken into account in shaping the content of the Plan and its policies and potential community actions. The working group has also prepared an assessment of the village's current strengths and weaknesses as well as the opportunities and threats (a SWOT analysis). These were tested through community engagement at the Drop-In event in September 2015 and were refined as a result of the feedback from the consultation. The SWOT analysis is included in Appendix 3.

### Themes

**4.2** The Plan focuses on six themes which emerged as a result of identifying issues and concerns during the surveys and information gathering stage of preparing the Plan.

#### Hartest Neighbourhood Plan Themes

**The Environment**

**Homes**

**Local Economy**

**Facilities and Services**

**Communications**

**Village Life**

**4.3** These themes form the foundation for the content of the Plan and distinct chapters for each theme. Within each chapter there is a statement of objectives, a summary of what the evidence showed, with further

discussion culminating in planning policies and, where appropriate, potential community actions.

### Policies and Community Actions

**4.4** The planning policies will form part of the statutory development plan and will be used by Babergh District Council when determining planning applications in the parish. The community actions do not form part of the "statutory" Neighbourhood Plan but are included for completeness to identify other areas of improvement and change that residents have identified during the preparation of the Plan. The planning policies are identified to be distinct from the general body of the Plan and are prefixed HAR1, HAR2 etc. The community actions are also distinctly different to avoid any potential confusion with policies.

**4.5** In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Babergh District Council have undertaken this process as part of their duty to support the preparation of Neighbourhood Plans and have determined that a full Strategic Environmental Assessment of the Neighbourhood Plan will not be required.



## 5 VISION AND OBJECTIVES

**5.1** This section sets out the community's vision for Hartest and the objectives developed to guide the policies that will deliver the Vision. The planning policies that follow are the delivery tools for realising the vision and objectives. In determining this vision, regard has been had to a desire, supported through community engagement, that the special qualities of the historic and natural environment of Hartest should shape how and where the village grows.

**The Vision set out below has been agreed.**

The parish of Hartest will:

- continue to be a thriving and inclusive community;
- retain the unique and special character of the built and natural environment; have sufficient homes, jobs, services, facilities and infrastructure to enable local people to live and meet their day-to-day needs in the local area

**5.2** To deliver this Vision, the following Objectives have been established for the Plan:

### OBJECTIVES

- 1 Protect and enhance the landscape, biodiversity and natural habitats
- 2 Protect and enhance the historic environment
- 3 Manage the provision of housing to meet identified local needs
- 4 Preserve existing and promote an increase in green spaces and provide better access to them
- 5 Improve movement to, from and around the village
- 6 Support and improve the provision of social, community, recreational and other leisure facilities
- 7 Ensure that the level of services and infrastructure reasonably required to meet the day-to-day needs of the village are available
- 8 Increase opportunities for local economic investment and growth

**5.3** These Objectives were tested at the Issues and Options Workshop held at The Institute in March 2016 and have been adjusted to take account of the outcomes of that Workshop.

## 6 HARTEST'S SPATIAL STRATEGY

- 6.1** As noted above, the planning policy framework for Babergh is currently evolving from that which is set out in the Babergh Core Strategy (2014) into a new Joint Local Plan for the Babergh and Mid Suffolk districts. The Preferred Options for the Joint Local Plan (July 2019) identifies Hartest as a Hinterland Village, with Cross Green identified as a Hamlet in planning terms. Given that the new Local Plan is unlikely to be adopted until later in 2021, only limited regard can be had to this status at the time of preparing the Neighbourhood Plan.
- 6.2** It is essential that any future development in Hartest is focused on the existing built-up area of the village in order to limit potential detrimental impact on the surrounding landscape and designations and ensure that it is located close to what services remain in the village centre. The importance of the heritage and landscape designations also requires that the location of new development is carefully considered and, where necessary, mitigation of any impact on the historic and natural landscape and existing infrastructure will be necessary.

### Policy Rationale

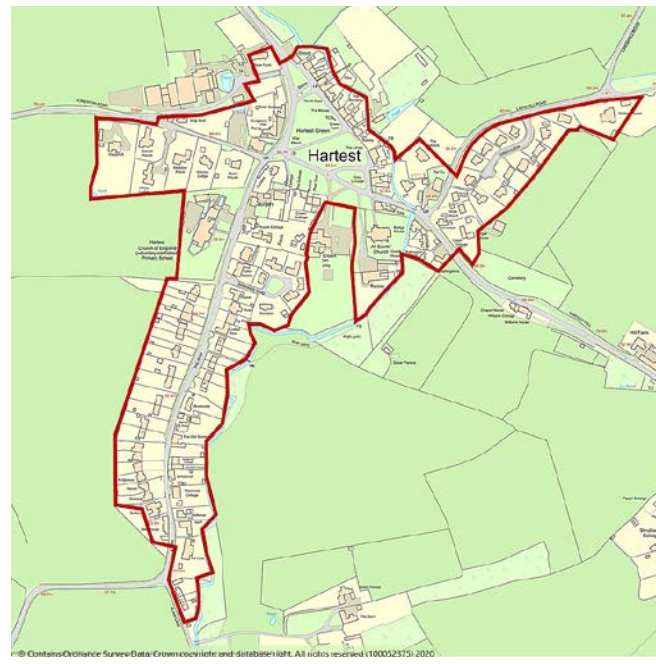
- 6.3** The Babergh Local Plan (2006) designated a Built-Up Area Boundary (BUAB) for the village that encompassed the main part of the village around The Green and extending south along The Row. The Local Plan allowed for "infill" development of new homes on plots within the BUAB and this policy approach was continued in the 2014 Core Strategy. The emerging Joint Local Plan proposes replacing the BUAB term with "Settlement Boundaries", but the emphasis that the initial consideration for the location of new development should be within the

defined settlement boundaries remains.

- 6.4** For Hartest, the existing settlement pattern contributes significantly to the character of the village and provides a starting point for the strategy for the location of new development. The Neighbourhood Plan defines a Village Centre Settlement Boundary, as illustrated on Map 4 below, which is based upon the Built-Up Area Boundary defined in the 2006 Babergh Local Plan but modified to reflect development changes that have taken place over the 14 years since the Local Plan was prepared. The emerging Joint Local Plan excludes Hartest House at the northern end of The Green,

but it is considered that this is incorrect and that the boundary indicated in Map 4 is consistent with the approach for settlements elsewhere in the Joint Local Plan.

- 6.5** In general terms, the principle of development within the Village Centre Settlement Boundary is supported, subject to the impact of a proposal on the character of the area, the amenity of residents and impact on infrastructure. This area should also be the initial focus for decisions relating to the location of new services and facilities for the village, given the ease of access by the majority of residents without necessarily requiring a car to travel to them.



Map 4 - Village Centre Settlement Boundary

## Cross Green

- 6.6** Recognising that opportunities for new development within the Village Centre Settlement Boundary are limited and, in accordance with the content of the emerging Joint Local Plan, a further Settlement Boundary is defined at Cross Green, the largest cluster outside of the village core with around 20 dwellings as illustrated on Map 5. There are no farms within this cluster, so the older houses are modest in scale.
- 6.7** Cross Green is around 400m from the Village Green and is well connected via a narrow footpath which is regularly used by people walking into the village. The area is defined as a “hamlet” for the purposes of the Joint Local Plan settlement hierarchy. As with the Village Centre Settlement Boundary, small scale development within the Cross Green Settlement Boundary will be supported where it has regard to the setting of the site, the heritage and environmental character of its surroundings and the amenity of nearby residents.

## Outside Settlement Boundaries

- 6.8** Beyond the defined Settlement Boundaries and reflecting the historic settlement pattern the Plan restricts new ribbon development from creeping along the roads that would result in the gaps between the distinct clusters in the village being eroded. This is in accordance with Policy SP03 of the Joint Local Plan.



## Clusters

- 6.9** As identified in Chapter 2, Hartest is distinct in the way that it has grown and evolved around clusters of homes. These clusters remain distinct and separate today and, combined, are home to a large proportion of Hartest's residents. With the exception of Cross Green, the largest of these are;
- Pear Tree Farm;
  - Old Mill; and
  - Fosters.

Their location is illustrated on Map 3.

## Pear Tree Farm

- 6.10** This cluster is the northern most of the identified clusters and straddles the B1066. It is made up of some larger dwellings and farm buildings, and some smaller dwellings, all in relatively close proximity to each other. The buildings are generally set back from the road edge with hedges protecting them from the highway.

## Old Mill

- 6.11** Old Mill cluster is on the high ground above the steep hill out of the village, known as Shimpling Road. Within it are several listed buildings, one of Hartest's three mills, a pair of mill workers cottages and two late 20th century farm workers cottages.

## Fosters

- 6.12** This cluster lies around 600 metres from the Village Green. It has a distinctive character which is defined by the fact that all the buildings are either medieval timber framed houses or former barns converted into houses located within a very densely planted setting.
- 6.13** Within the three distinct and closely-knit clusters identified above, there may be limited opportunities for supporting development proposals. It is essential that all development proposals in the Clusters are small in scale and, appropriate to the setting and scale of their immediate surroundings. See **Chapter 7** for provisions specific to residential development in the Clusters.





**6.14** Only in exceptional circumstances will it be appropriate to support development outside the Settlement Boundaries and the identified clusters. Such proposals would have to demonstrate that the development is essential for the operation of existing businesses, agriculture, horticulture, forestry, outdoor recreation, service infrastructure and other uses for which it can be demonstrated by robust supporting evidence that the development needs to be located in the countryside.



## Policy HAR 1 - Hartest's Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Hartest's position in the settlement hierarchy in the adopted Babergh Core Strategy and emerging Joint Local Plan.

The main focus for new development, including the provision of services and facilities, will be within the Village Centre Settlement Boundary, as defined on the Policies Map. Further limited development will be supported within the Cross Green Settlement Boundary, as defined on the Policies Map.

Outside the defined Settlement Boundaries, there may be opportunities for sensitively designed and located development within the confines of the clusters, as indicated on the Policies Map, at:

- Pear Tree Farm;
- Old Mill; and
- Fosters

Proposals for development located outside the Settlement Boundaries and Clusters will only be supported for development that is in accordance with Policy HAR6 or those uses that are essential for the operation of existing businesses, agriculture, horticulture, forestry, outdoor recreation, service infrastructure and other exceptional uses, where:

- i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- ii) it cannot be satisfactorily located within the Settlement Boundaries.





# 7 HOUSING

## OBJECTIVE

Manage the provision of housing, including affordable housing, to meet identified local needs

### What the evidence shows

**7.1** Information has been gathered to guide and shape the Neighbourhood Plan policies for housing. In summary, the key points are:

- Household surveys and the Babergh Housing Register have not identified a significant unmet housing need in the village
- Fifty percent of the existing homes have 4 or more bedrooms, a much higher proportion than surrounding villages
- Two thirds of residents live in 1 or 2 person households
- One third of the population are aged over 60
- 20 new homes were built in the village between 2001 and 2017, an average of 1.3 homes a year.

**7.2** Traditionally the village has grown by single plots or small groups and has evolved this way over hundreds of years, typically around the farmsteads that are (or were) a common feature of this ancient agricultural landscape. Consequently, there are a number of smaller groups of houses around the parish including the clusters identified in Policy HAR 1, although the nucleus of the village remains focused around The Green where the majority of the recent housing development is located. In September 2015, when consulted on the amount of housing growth that should take place in the village most residents

felt that it should remain at about the same rate of growth that had been experienced in recent years, which had averaged at around one house a year.

### Identifying Local Housing Growth

**7.3** An important role of the Neighbourhood Plan is to identify how the minimum housing requirements set out in the Local Plan will be delivered. The November 2020 Joint Local Plan consultation document makes provision for building 9,611 additional homes between 2018 and 2037. Table 04 of the Preferred Options document proposed that the Hartest Neighbourhood Plan should provide for a minimum of 12 new homes between 2018 and 2037, made up of outstanding planning permissions that hadn't been built as at 1 April 2018. In other words, there would be no need for the Neighbourhood Plan to specifically identify additional housing sites to meet the Joint Local Plan minimum requirement.

**7.4** However, six of the permitted dwellings were on a site at Lawshall Road where a decision to approve a planning application for the development was subsequently struck out following a legal challenge. The application was reconsidered by the District Council and refused. The refusal noted that the proposal would:

- *be inconsistent with the open countryside and edge-of-settlement character, harmful to the character of the Special Landscape Area and setting of the Hartest village; and that*
- *it would be car dependent which would not promote healthy living or sustainable transport, would not constitute sustainable*

*development nor improve the social and environmental conditions in the district.*

Given these fundamental objections to the site, it is not considered appropriate to identify it in the Neighbourhood Plan as being suitable for development.

**7.5** As the Joint Local Plan was only making provision for the development of sites that already had planning permission, there is no requirement to compensate for the loss of the Lawshall Road site to be made up by other sites. Notwithstanding that, between 1 April 2018 and 1 January 2021 planning permission was granted for a further four new dwellings, as identified in appendix 2 below, meaning that at least 10 new homes will be built in Hartest. While this does not meet the requirement of the draft Joint Local Plan, it is considered a realistic approach and limited further new homes are not ruled out in the period to 2037 where they are in accordance with the policies of this Neighbourhood Plan and the Joint Local Plan.



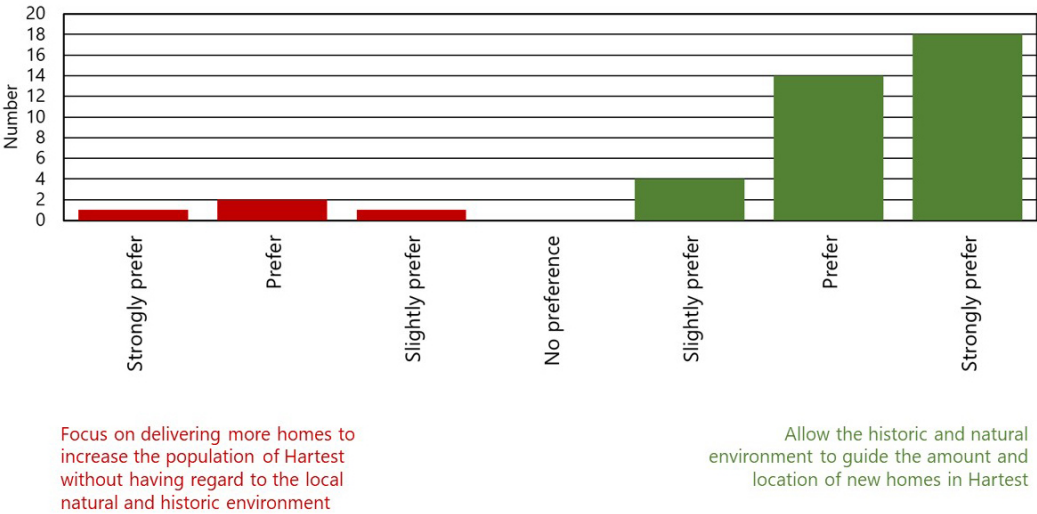


**Location considerations for future new homes**

**7.6** At the Issues and Options Consultation event in March 2016, attendees were asked to consider whether they wanted to focus on the delivery of new homes in the village or whether the historic and natural environment should inform and guide the capacity for and location of new development. The results of that consideration, as illustrated in Figure 2 indicate an overwhelming preference for an environmental led approach to the Plan. Therefore, and having regard to the NPPF and the emerging Joint Local Plan, the strategy for accommodating future housing in Hartest will be based on meeting locally identified needs in a manner that respects the high quality and locally distinct historic and natural environment of the village.

**7.7** Through the preparation stage of this Neighbourhood Plan, assessments have been made of the landscape and built character of the village to guide development to those parts of the village where there will be the least harm on the environment and upon local infrastructure. The Village Centre Settlement Boundary is wholly within the conservation area and, at the time this Plan was prepared, there appear to be limited prospects for acceptable development coming forward in the foreseeable future within the Village Centre, other than possible conversions or small scale infill that would have regard to the historic and natural environment setting of the site.

**7.8** While the Cross Green Settlement Boundary is not so constrained by heritage designations, there are a number of listed buildings that will need to be taken account of when considering development



**Figure 2 - Residents preferences for housing verses the environment**

proposals. Cross Green is also elevated above the Village Centre and is visible within the landscape from both Somerton Road and Lawshall Road, as identified in the Hartest Important Views Appraisal. As such, there may be some limited opportunities within the Cross Green Settlement Boundary for additional dwellings where proposals would not have a detrimental impact on the historic and natural environment, the key features of the important views or the amenity of existing residents.

**Clusters**

**7.9** There may be limited opportunities to construct additional dwellings within the clusters identified in Policy HAR1. However, such proposals must be given careful consideration to the location of the site and the potential impact on the historic

and natural environment, the potential impact on existing residents and the availability of services and infrastructure to serve the proposal. With this in mind, proposals to construct a single dwelling or a pair of semi-detached dwellings will be supported where they are:

- i. small in scale on an undeveloped plot wholly within the confines of the cluster; and
- ii. fronting onto the highway; and
- iii. where it can be demonstrated that the benefits of the proposal outweigh any detrimental impact on the historic and natural environment, residential amenity and infrastructure.

**7.10** There may be exceptional circumstances that would justify permitting new housing in what is, in effect, the countryside. Such circumstances would include where it can be demonstrated that the dwelling is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

**7.11** Across the parish there are a number of farmsteads where traditional farm buildings have become redundant to the needs of agriculture. In such instances there may be opportunities to convert these buildings to residential uses where the building lends itself to conversion without requiring significant works to make it suitable for residential use. Proposals of this nature must result in a dwelling of the highest quality and should not result in the creation of a residential curtilage and any associated domestic paraphernalia that would have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

## Policy HAR 2 - Housing Development

This Plan provides for around 10 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2037. This growth will be met through:

- i the implementation of planning permissions that had not been completed as at 1 April 2018 or that were granted permission between 1 April 2018 and 1 January 2021; and
- ii small brownfield "windfall" sites and infill plots within the Village Centre Settlement Boundary and Cross Green Settlement Boundary (as identified on the Policies Map) that come forward during the plan period; and
- iii single dwellings or one pair of semi-detached dwellings within the confines of the clusters at Pear Tree Farm, Old Mill and Fosters, where the maximum gross internal floor area shall be 98 square metres excluding garage space and it can be demonstrated that the benefits of the proposal outweighs any detrimental impact on the historic and natural environment, residential amenity and infrastructure; and
- iv in exceptional circumstances, dwellings outside the Settlement Boundaries and identified clusters where it can be demonstrated that the dwelling is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundary into dwellings will be supported where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

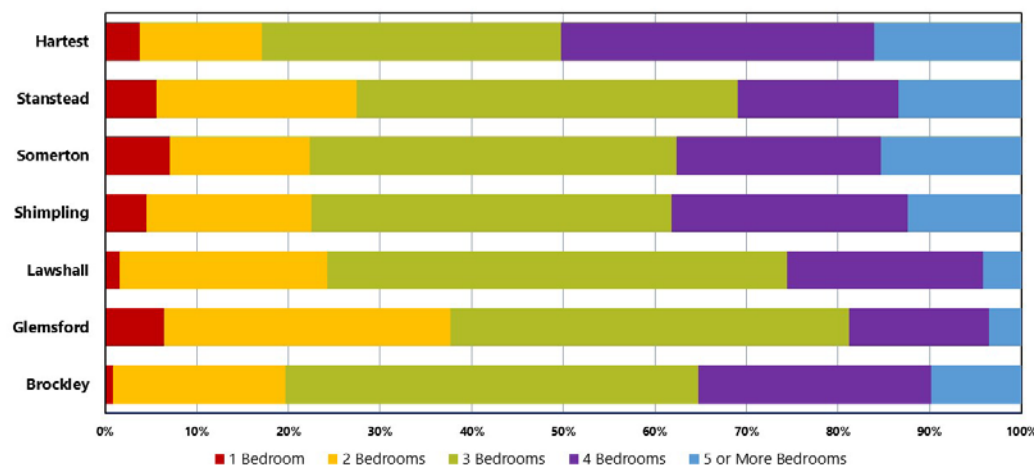
### House sizes

**7.12** In 2011 there were 210 houses in the village, although 11% did not have residents that usually live there. Some 52% of the homes were Council Tax Band E or above, compared with the 20% for Babergh as a whole. Dwelling occupancy rates, the number of people living in each house, are similar to those for Babergh as a whole, with two-thirds of homes being occupied by up to two people. Between 2001 and 2017 twenty new homes had been developed in the village.

**7.13** The preparation of the Neighbourhood Plan has identified that there is a high proportion of larger homes in the village when compared with nearby villages. Typically, this will have been achieved by extensions to small cottages and houses with larger gardens. Just over 50% of homes have 4 or more bedrooms whereas the average the surrounding parishes is 23%. This is illustrated clearly in the graph opposite.

**7.14** In contrast to this comparison, 35% of the Household Survey respondents wished to move into larger properties. However, with such a large proportion of one and two person households and wholly pensioner households in Hartest and the declining number of pupils at the primary school, there is clear evidence that there needs to be a push towards providing more smaller houses to cater for those starting out or those wishing to downsize from larger properties. This is supported by the Ipswich and Waveney Strategic Housing Market Assessment update for Babergh (January 2019) which identified a need for 36% of all new homes across Babergh to be three-bedroomed properties.

**Number of Bedrooms**  
**SOURCE – 2011 Census**



**Figure 3 - House size comparison**

**7.15** As this Neighbourhood Plan is not planning for a significant amount of new housing, it will be difficult to redress the balance to reflect the local average. However, the Plan supports proposals for new housing that will provide for smaller dwellings especially where those homes are built to the Lifetime Homes standard that allows older people to stay in their own homes for longer and give a greater choice to mobility impaired people who cannot achieve independent living because of a lack of suitable housing in the village.

### POLICY

#### **Policy HAR 3 - Housing Mix**

Housing development that provides homes with three bedrooms or less will be supported in order to contribute to meeting the existing and future identified needs of the Neighbourhood Plan Area. Proposals for four or more bedrooms homes will not be supported unless it can be clearly demonstrated that there is a particular need for dwellings of that size.



## Housing Space Standards

**7.16** In March 2015 the government published “Technical Housing Standards – Nationally Described Space Standard” which sets out a prescription to encourage enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum standards. The Neighbourhood Plan supports these standards while not introducing additional locally prescribed standards.

The current standard requires that:

- the dwelling provides at least the gross internal floor area and built-in storage area set out in the table opposite;
- a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
- in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
- any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the Gross Internal Area);
- any other area that is used solely for storage and has a headroom of 900 - 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area;

- one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement; and
- the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

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

Where a 1b1p dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 square metres to 37 square metres, as shown bracketed

**7.17** Externally, it is also important that homes meet modern day requirements for the storage of wheelie bins and for storing cycles. Without sufficient and appropriate space reserved for these uses, the consequences are added clutter and a deterrent to use cycles as a mode of travel.

#### **Replacement Houses**

**7.18** Situations can arise where the replacement of an existing house is more economic than the cost of repairing or altering an existing building. As the principle of development is established by the existing dwelling, wherever it is located in the parish, its replacement will generally be acceptable. The relocation of a building within a plot will generally be acceptable provided it is in keeping with the placement of nearby houses in their plot.

**7.19** Furthermore, given the imbalance in the local housing sizes, it is considered essential that proposals for replacement dwellings should not result in a significant increase in the floorspace of the original dwelling. The replacement of small country dwellings with significantly larger houses can radically change the character of a site to one of a more suburban nature and also reduce the supply of the smaller dwellings in the village. A replacement dwelling, when clearly disproportionate to the original, can be tantamount in its impact to a new dwelling and can therefore undermine both national and local policies on restriction of new development in the countryside. Even where a site is well screened there is a wider concern to maintain the essential rural nature and qualities of the area.

### **POLICY**

#### **Policy HAR 4 - Measures for New Housing Development**

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Proposals for dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards. Proposals that include affordable housing will be required to ensure that:

- i it is designed so that it is "tenure blind" (so that it is indistinguishable from open market housing) either on site or, where schemes do not include on-site open market housing, the wider area; and
- ii where appropriate, small clusters of affordable housing are distributed around the larger site.

### **POLICY**

#### **Policy HAR 5 - Replacement Dwellings**

The replacement of existing dwellings in the countryside which are or have been recently occupied will be permitted provided the following criteria are met:

- (a) the proposed dwelling is not disproportionate in size to the dwelling being replaced;
- (c) the proposed design of the new dwelling is of a high standard and appropriate to the rural character of the area;
- (d) the development where appropriate, incorporates or complements other existing buildings or features in the locality;
- (e) the development is appropriate and sympathetic in scale, design, materials, layout and siting to the character and setting of adjoining buildings and spaces;
- (f) the development includes an acceptable landscape scheme to retain and improve the rural nature of the locality.

## Affordable Housing

**7.20** Every household in the village was invited to participate in a housing needs survey in September 2015. A total of 97 responses were received, representing a response rate of just under 50% of the households in the village. The results of the survey can be summarised as follows:

- There is a small number of responses from those wishing to move within Hartest who are unable to do so. This indicates a housing demand which appears primarily to be for 4 bedroom homes and a lower demand for 3 and 2 bedroom homes;
- The village has a number of young people who will need to move out of their current accommodation at some point within the next 10 years. If they are to remain in the village then their needs will need to be considered;
- Around 20% of responding households have at least one person with a long term health concern or disability, many of these have multiple health challenges. It may be useful to consider whether current homes can be adapted to suit the ongoing needs of these groups, or whether additional more specialist housing within the village can be justified;
- Whilst most people in the village have no difficulties meeting their ongoing housing costs there are a small number of households where these are a real concern; and
- Almost half of responses come from households with at least one person aged over 65. The majority of these have lived in the village a long time and many can foresee a need or desire to move in the future. The

needs of this group should be considered in future housing developments.

**7.21** At the time of preparing the Neighbourhood Plan there were five households on the Babergh Housing Register claiming a local connection to Hartest and wanting accommodation in the village. Of the five, two needed one bed affordable accommodation and 3 required two bed affordable accommodation. This size of home is currently unrepresented in the village, with 17% of homes being of one or two bedrooms compared with the Babergh district figure of just over 32%.

**7.22** The Housing Needs Survey in 2015 did not identify a significant need for the provision of an affordable housing development to meet the needs of people with a local connection. It will be necessary to review the Needs Survey from time to time during the lifetime of this Neighbourhood Plan to ascertain whether the situation has changed. The Parish Council will work with the District Council and other organisations to commission such surveys in order that changing demands for affordable housing to be assessed during the plan period.

### COMMUNITY

#### ACTION 1

Housing Needs Surveys will be commissioned on an occasional basis to ascertain whether there is a need for the provision of an affordable housing development to meet the needs of people with a local connection.

**7.23** Should surveys identify a need during the Plan period (to 2037) the provision of a small scheme appropriately located close to the heart of the village will be supported.

**7.24** One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. In smaller settlements where little market housing is proposed, provision is made at a national level for the delivery of small-scale affordable housing schemes including entry level homes for purchase, as an exception on sites outside Settlement Boundaries where housing would not normally be permitted. The exception nature of these sites means that they are not identified in local or neighbourhood plans. In order to deliver affordable housing through "exception sites" the following would be required:

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

**7.25** The emerging Joint Local Plan (July 2019) does not contain a policy for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2037.



**7.26** Where a “rural exception” site is proposed for development, it must be demonstrated that there is an identified local need in the village and its hinterland, and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 77 of the NPPF which states that local authorities should consider whether this approach would help to provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council’s Housing Service.

## Policy HAR 6 - Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

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

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

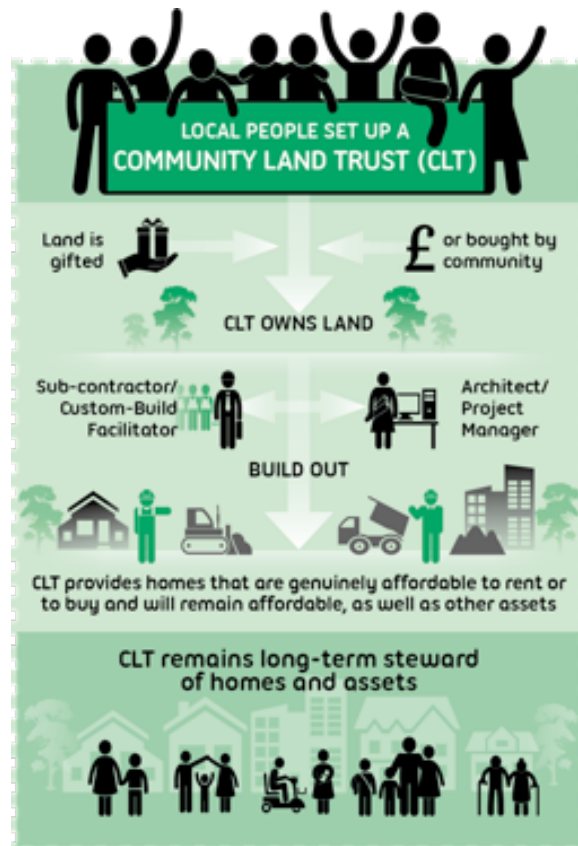
Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number 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.

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









# 8 NATURAL ENVIRONMENT

## OBJECTIVE

Protect and enhance the landscape, biodiversity and natural habitats

### 8.1 What the evidence shows

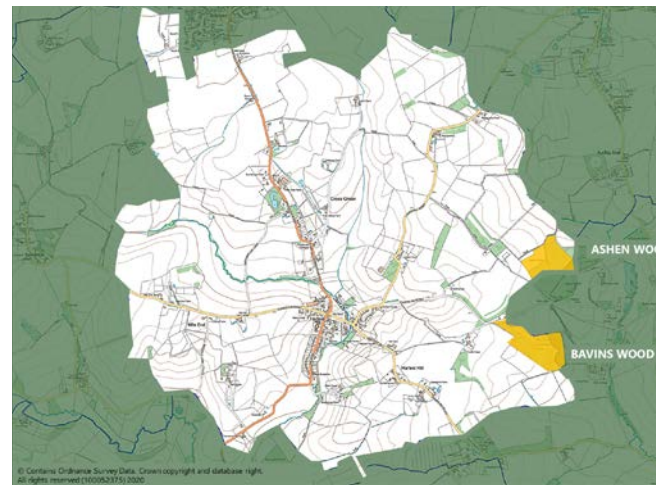
- The only statutory landscape and habitat designations in the parish are Ashen Wood and Bavins Wood on the eastern edge of the parish
- There are two county wildlife sites, valued for their wildflower habitats
- The current Babergh Local Plan identifies a Special Landscape Area across the district that passes through Hartest. It is based on the landscape qualities of the upper Stour valley and its tributaries
- There are a number of important views in and around the village
- The stream running through the centre of the village is locally important as a corridor for a diversity of species, but it has no formal protection
- Land in the village is primarily classified as Grade 2 or Grade 3 agricultural land
- An extensive species-rich hedgerow network extends throughout the parish and, together with the scattered copses and broader strips of trees, these provide important habitats and corridors for wildlife. The many veteran trees within the hedgerows add to the diversity of habitats for a range of species
- Hartest Wood, towards the eastern edge

of the Plan area, is one of the Woodland Trust's 'Woods on Your Doorstep', created to commemorate the Millennium. It was planted with mixed broadleaf trees by local villagers and school children, and features a central sculpture called 'The Gift'

- The Dedham Vale and Stour Valley Project Area borders the southernmost edge of the built-up area of the village

### Wildlife Habitats

- 8.2** Although there are relatively few natural habitat designations in the parish, the village is rich in habitats and natural features that are important for their biodiversity value and also for making Hartest distinctive and an attractive place to live. At the eastern edge of the parish there are two ancient



Map 6 - Ashen Wood and Bavins Wood Sites of Special Scientific Interest

woodlands, Ashen Wood and Bavins Wood, that are designated Sites of Special Scientific Interest. Their location is illustrated on Map 6. Where development proposals have the potential to have a detrimental impact on these woodlands, additional information will be required when planning applications are submitted to demonstrate how any impact might be mitigated.

- 8.3** Elsewhere in the village, there are two County Wildlife Sites, The Cemetery and a site adjacent to Stowe Hill off Bury Road. Each is valued for their wildflower species and managed accordingly. Several other important but unprotected habitats are present across the parish and have been identified during the preparation of the Neighbourhood Plan. Every effort should be made to protect and enhance these features.

- 8.4** The stream is a tributary of the River Glem though there appears to be no official name to the stream from its source in Somerton and through Hartest. Two recent surveys have been undertaken by Suffolk Wildlife Trust on behalf of the Neighbourhood Plan Group. The first (September 2015) focused on the length of stream within the built-up part of the village. Here it was noted that there are some examples of interference with the stream by residents, including restructuring of banks and tipping of compost and rubble into the stream. Evidence of otter activity was recorded as well as kingfisher, fish and signal crayfish. To quote from the report: "The survey found that the river which flows through Hartest is of high ecological value and

acts as a wildlife corridor for species such as otter. The river is a reactive water course with fluctuating water levels reflecting rainfall patterns ...” The survey concluded that it is of high ecological value and acts as a wildlife corridor for species such as otter. The stones and gravels of the riverbed provide good habitat for fish such as bullhead. Himalayan balsam occurs frequently along this section of stream and it is recommended that it is controlled. Adjacent habitat is dominated by gardens and, where possible, if a buffer of grass is left uncut this will enhance the stream habitat and increase the overall biodiversity.

**8.5** The second survey (November / December 2015) was undertaken from the bridge on Smithbrook Lane towards the parish boundary with Somerton. The surveyors showed considerable enthusiasm for this stretch of stream as an example of relatively undisturbed habitat (including the banks and field margins either side) and a fine example of a natural meandering watercourse. There was evidence of badger activity and it is likely that the otters from downstream may also use this stretch of stream. To quote from the report: “the river is a natural meandering watercourse of high ecological value which provides an undisturbed wildlife corridor for mammals, avifauna and invertebrates ... The stones and gravels of the riverbed provide potential habitat for fish and the woody debris will promote terrestrial and aquatic invertebrate communities ...” The reports of both surveys are available on the Hartest Neighbourhood Plan website.

## Policy HAR 7 - Biodiversity

Except in exceptional circumstances, development proposals should avoid the loss of, or substantial harm to features that are identified as having an important biodiversity value, including County Wildlife Sites, hedgerows, copses, woodland, rivers and streams, footpaths and lanes will be protected from development that could result in the loss or damage of their significance to the local biodiversity network.

Where such losses or harm are unavoidable:

- i. The benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii. Suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

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

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

- a. The creation of new natural habitats including ponds;
- b. The planting of additional trees and hedgerows (reflecting the character of Hartest’s traditional hedgerows), and;
- c. Restoring and repairing fragmented biodiversity networks.

## Landscape Character

- 8.6** The landscape setting of the central area of the village is almost unique in Suffolk settlements. The oldest part of the village sits in a distinct valley formed by the stream that runs through the village and forms a tributary to the River Glem. The significance of the valley is illustrated by the steepness of Hartest Hill heading from the village centre to Fosters cluster.
- 8.7** The Suffolk Landscape Character Assessment identifies that the valley running through the village is "Rolling Valley Farmland" and notes that "the growth and development of villages and small towns in this landscape has been driven by the quality of the land and the agricultural prosperity that it brought." The landscape setting in which the village sits is described as "Undulating Ancient Farmland" an area of clay upland that only occurs in one place in the county bordering the Stour and Glem rivers in south-west Suffolk.

The Assessment further describes this landscape as: *"predominantly an area of 'ancient enclosure', with an irregular pattern of fields bounded by large, long-established hedges...the settlement pattern is one of dispersed farmsteads and hamlets, scattered between moderately sized green-edge settlements. Some of the greens are well preserved...but many of the others were enclosed or in-filled with housing in the 18th and 19th centuries."*

*"There is a rich stock of medieval and Tudor timber-framed and brick buildings, some of which lie within moated sites...or on the green edges."*

*"In general there are long open views across this undulating landscape in which trees, either in hedges or in woods, are always a prominent feature. This is in direct contrast with the plateau claylands of High Suffolk where the views, although open, are of gently rolling farmland on which woodland is almost entirely absent."*

- 8.8** In preparing this Neighbourhood Plan, a local landscape character assessment has been undertaken by the Working Group. The Assessment is available to download on the Neighbourhood Plan pages of the Parish Council website. It forms a background evidence document for the Plan and has informed the policies contained herein. The character assessment found that:
- The land is gently sloping with heights ranging between 45 and 90m (above sea level), on clay overlying chalk.
  - Field sizes are mainly large (up to about 20 hectares) with some smaller ones, with boundaries mostly defined by hedgerows and, in some cases, by tracks, footpaths and roads or sometimes by ditches.
  - Distribution of hedgerows across the parish is fairly even though there are a few "gappy" areas.
  - Much of what remains is probably ancient hedgerow given the nature of the landscape.
  - Trees are a notable feature of the landscape and many mature trees are found within the hedgerows.
  - Isolated trees occur occasionally within fields, but these are probably relics of hedges that have been removed rather than indicators of

- former parkland or wood pasture.
- Over 55 "veteran" trees have been recorded within the hedgerows though the total number in the parish is certainly higher. These veteran trees contribute to the potential range of habitats, encouraging ecological diversity as well as being cherished for their aesthetic value within the landscape.
- There are a few isolated areas of woodland best described as copses or expanded hedgerows along the edges of fields, with some blocks of more recent plantations.
- Hartest Wood, was planted in 1999 as a "Millennium" woodland project.
- A map dated 1839 shows approximately 83 ponds across the parish of Hartest. While some of these still exist as ponds, many have now disappeared. Those that remain play an important role in providing habitats and also help manage run-off of water from nearby fields and hard surfaces.

## Area of Local Landscape Sensitivity

- 8.9** This landscape setting within which Hartest sits is clearly of very high quality and is one which needs protecting from inappropriate development. Currently, much of the parish and certainly the main built up area, is within a designated Special Landscape Area (SLA) as identified in the current Babergh Local Plan. The SLA was originally designated in the Suffolk County Structure Plan in the 1980s and has been retained in the current Babergh Core Strategy. It was part of the wider area covering the Stour Valley to the north of Sudbury. A detailed review of the boundary of the SLA has been undertaken in the context of the valley, the

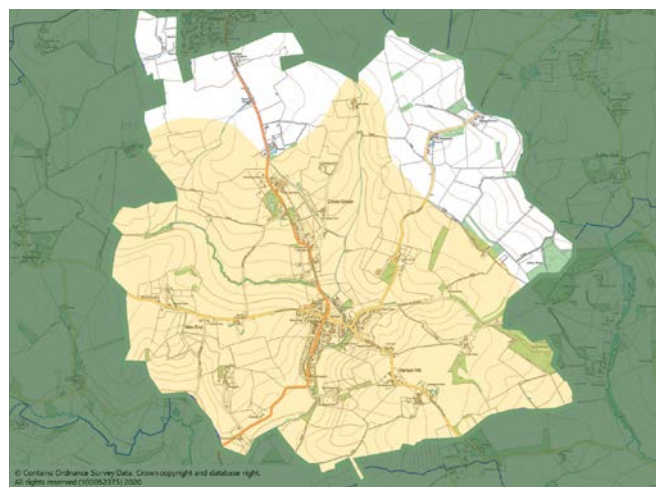


setting of the village and purpose of the designation. This assessment is available on the Neighbourhood Plan website. The area exhibits a distinct undulating landscape that not only provides a distinct backdrop for the main built-up area of the village, but extends north and east along the distinct valleys that converge on The Green and which have clearly informed the location of development within the village.

**8.10** Given the uncertainty about the prospect of the SLA being retained in the joint Local Plan and the importance of this high-quality landscape in the Neighbourhood Plan area, a new local designation is made in the Plan. The Area of Local landscape Sensitivity reflects the content of the Suffolk Landscape Character Assessment, in particular the Undulating Ancient Farmland characteristics that has been supplemented at the local level by the Neighbourhood Plan landscape character appraisal. The extent of the Area of Local landscape Sensitivity is illustrated on the map below. The designation does not stop development taking place but provides protection from inappropriate development that would result in harm to the special characteristics of the area.

### Identifying Important Views

**8.11** In preparing this Neighbourhood Plan it has become apparent that residents place a high value on the contribution that views into and out of the village from public locations make to the character and setting of the village. Typical views are illustrated in the photographs in Appendix 3. These views clearly have a bearing on the original reason for the designation of the SLA around the village and for the



Map 7 - Area of Local Landscape Sensitivity

## POLICY

### Policy HAR 8 - Area of Local Landscape Sensitivity

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

- Protect or enhance the special landscape qualities of the area; and
- Are designed and sited so as to harmonise with the landscape setting.

extensive conservation area that encompasses both the historic centre of the village and the surrounding hillsides. A separate Appraisal of Important Views has been prepared which identified the key features of views from publicly accessible locations across the parish. Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of the village and will not be supported. These are by no means all the important views and when proposals for development in

the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity, are considered in decision-making identified in Appendix 3.

## Policy HAR 9 - Protection of Important Views

Distinctive views from public vantage points within or into the built-up areas and clusters, or out of built-up areas or clusters to the surrounding countryside, including those identified on Map 8 and the Policies Map, shall be maintained.

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

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



Map 8 - Important views from public vantage points



## Settlement Gaps

**8.12** The saved policies of the 2006 Babergh Local Plan include Policy CN03 which protects important open space, visually important gaps in the street scene and recreational facilities within villages. Hartest's distinct character which includes a number of small settlements separated by open countryside has, during community engagement, been identified as a feature that residents especially wish to preserve. The Hartest Character Assessment - Built Environment Report, prepared in support of this Neighbourhood Plan, notes that there are a number of distinct clusters of houses around the village that are historically significant to the development of

the wider village. The gaps between these clusters are important for maintaining this distinction. Accordingly, a number of gaps between settlements have been identified of being of such importance that it is considered they should be preserved from all but essential development that cannot be located elsewhere.

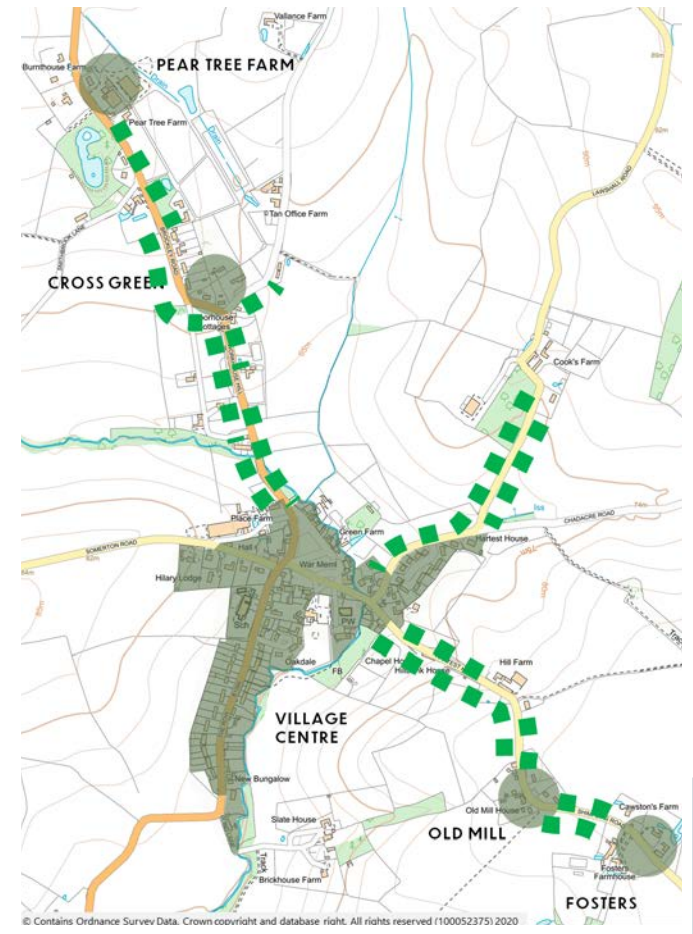
## POLICY

### Policy HAR 10 - Settlement Gaps

The generally open and undeveloped nature of the Settlement Gaps, as identified on the Policies Map and described in the Hartest Character Assessment - Built Environment Report, will be protected from development to help prevent coalescence and retain the separate identity of the settlements.

Development will only be permitted within the identified gap if:

- i) it would not undermine the physical and/or visual separation of the settlements;
- ii) it would not compromise the integrity of the Settlement Gap, either individually or cumulatively with other existing or proposed development; and
- iii) there is no detrimental impact on the key features of important views identified on the Policies Map



Map 9 - Settlement Gaps



## Green Spaces

**8.13** There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation. The Green is a registered Village Green and, as such, is protected from development. The trees are protected by Preservation Orders and the area is actively managed by the Parish Council. Paragraph 99 of the NPPF states that "The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period." Paragraph 100 states that the designation should only be used where the green space is:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

Planning policies for managing development within a Local Green Space are consistent with those in the NPP for development proposals in Green Belts.

**8.14** Based on the NPPF criteria, three areas of green space in the village are identified as Local Green Space in the Neighbourhood Plan.

**1 - The Green** – forming the focal point of the village and surrounded by many listed buildings. It is formally designated as a Village Green and is dissected by a number of access tracks and the B1066 runs along the western edge while the road leading to Hartest Hill runs through the south. It has an area of approximately 1.1 hectares.

|                                      |   |
|--------------------------------------|---|
| Proximity                            | The Green forms the heart of the village overlooked by many dwellings and with direct access to the Church, The Institute and The Crown PH.   |
| Local Significance                   | The Green is of wider significance being featured in many publications of "typical" Suffolk villages. It provides the location for the annual village fair, provides an important green wildlife corridor and important views linking the open countryside to the east. |
| Local in Character and not extensive | The proposed designation is approximately 1.1 hectares in area  |



**2 - The Crown Garden** - located to the rear of the Crown public house in the centre of the village. It is in the ownership of the public house and currently contains play equipment. The designated site has an area of approximately 0.2 hectares.

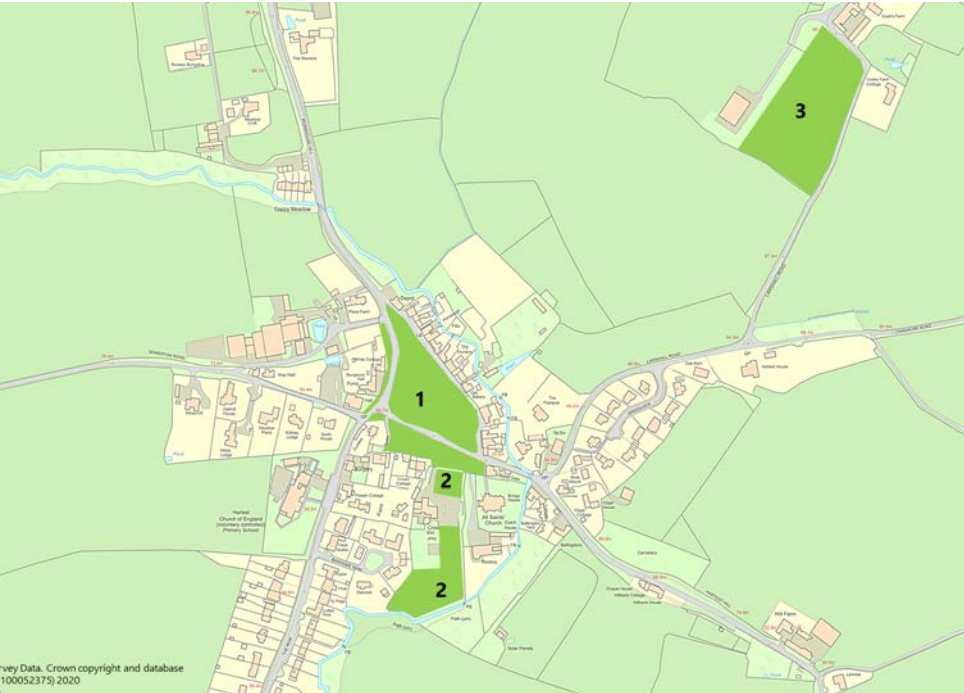
When considered against the criteria of Paragraph 77 of the NPPF, the following applies to demonstrate conformity:

|                                      |  |
|--------------------------------------|--|
| Proximity                            | The Green Space is centrally located within the heart of the village and the Primary School, Church and The Institute are all within 300 metres walk   |
| Local Significance                   | The Green Space provides an important focal point for the community being located adjacent to the public house and also provides an important green wildlife corridor and important views linking the open countryside with Hartest Green to the north..   |
| Local in Character and not extensive | The proposed designation is only 0.2 hectares in area and only relates to the corridor of existing green space that lies to the east of the public house. It does not include the green space immediately to the rear of the Crown, thereby not constraining sympathetic development on the remaining area should it be required in association with the use of the pub. |

3 – Hartest Wood – located off Lawshall Road, this Woodland Trust wood was created to commemorate the Millennium. It was planted with mixed broadleaf trees by local villagers and school children, and features a central sculpture called “The Gift”. It has an area of 1.18 hectares and is publicly accessible.

When considered against the criteria of Paragraph 77 of the NPPF, the following applies to demonstrate conformity:

|                                      |   |
|--------------------------------------|---|
| Proximity                            | The entrance to the woodland is approximately 500 metres from the Church  |
| Local Significance                   | The relatively recently established woodland provides a community asset that is growing in importance as it becomes more established. |
| Local in Character and not extensive | The proposed designation has an area of 1.18 hectares   |



Map 10 - Local Green Spaces

POLICY

### Policy HAR 11 - Local Green Space

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

- 1 The Green
- 2 The Crown Garden
- 3 Hartest Wood

# 9 HISTORIC ENVIRONMENT AND DESIGN

## OBJECTIVE

Protect and enhance the historic environment.

### 9.1 What the evidence shows

- A large conservation area covers the main built-up area of the village and the countryside surrounding it.
- There are 51 listed buildings in the parish, the majority of which are within the conservation area.
- Many of the listed buildings are of timber framed construction.
- Some local distinctive and historic buildings are not listed but are worthy of protection eg The Institute.
- Development that has taken place of recent decades has not always had regard to the local design and building materials
- Parts of the conservation area, including around the Green, suffer from excessive overhead wiring.
- There was some support from the community for identifying views that are important to the setting of the conservation area that should be protected from inappropriate development.
- Community consultation supported identifying and protecting features, such as walls, hedges and trees that are important to the character and appearance of the village.

### Conservation area

**9.2** A conservation area was designated to cover much of the village, including the landscape setting, in 1973. The extent of the area is illustrated on Map 11 together with the location of listed buildings. Conservation area designation means that the area has special architectural and historic interest and proposals within it to make alterations to buildings, cutting down or lopping trees or demolishing buildings may need permission. It also means that designs for new buildings or alterations to existing buildings should consider the setting and characteristics of the site within the conservation area.

**9.3** A Conservation Area Appraisal was prepared by Babergh District Council in 2012 and subsequently adopted as Supplementary Planning Guidance for referral to in determining planning applications within the areas or on sites that might impact on the character of the conservation area. The Appraisal is a short document describing the village and features of the conservation area and lacks the comprehensiveness of appraisals as promoted by Historic England. Their Advice Note number 1 - "Conservation Area Designation, Appraisal and Management" (February 2016) suggests that an appraisal should include, amongst other things:

- **townscape analysis:** for example, spatial issues such as important views into and out of the conservation area, landmarks, and open or green spaces; or temporal issues, including pre-urban landscape features (such as the lines

of former field boundaries) which survive in the current townscape; and

- **designated and undesignated heritage assets,** including buildings of townscape merit and unlisted buildings or groups of buildings that contribute positively to the character or appearance of the area, scheduled monuments and areas of archaeological interest (this could be combined with the townscape analysis map, depending on the size and complexity of the area).

**9.4** Although some character appraisal work has been undertaken to inform the content and policies of this Neighbourhood Plan, it is considered that, given the distinctiveness and importance of Hartest Conservation Area, a more detailed Area Character Appraisal should be undertaken using the Historic England guidance as a framework for its content. This could be undertaken by a working group in the village if it received guidance and support from Babergh District Council to ensure that it is produced in a manner that can be adopted by the District Council as a supplementary planning document.

## COMMUNITY

### ACTION 2

The Parish Council will encourage the preparation of a new conservation area appraisal in accordance with the Historic England guidelines and in a form that can be adopted by Babergh District Council as a supplementary planning document.

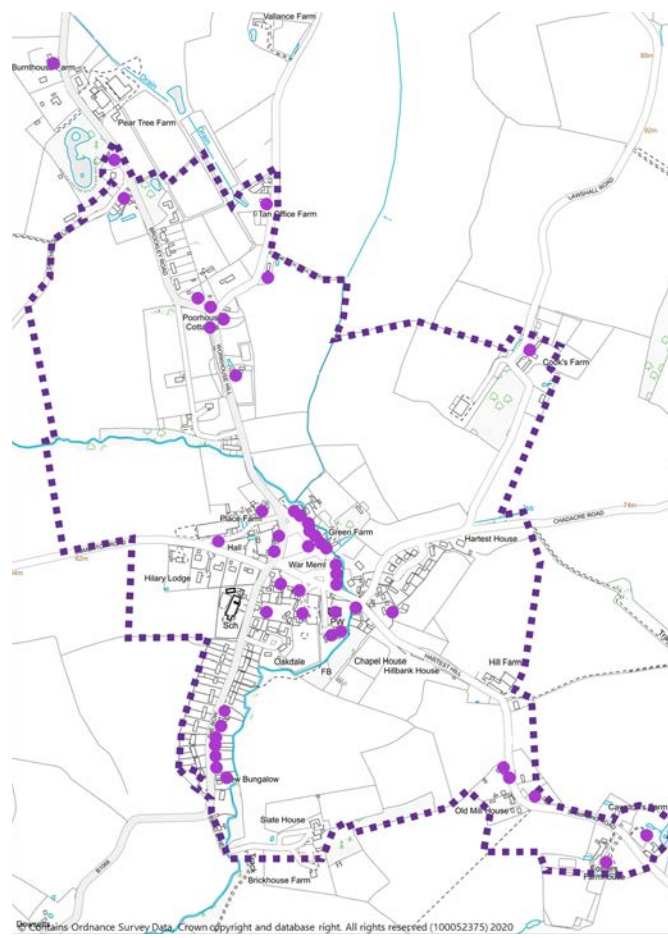


- 9.5 The Conservation Area Appraisal noted that “Parts of the conservation area, including around the Green, suffer from excessive overhead wiring.” The Appraisal suggested that, should funds become available, putting the cables underground would improve the situation. This is an expensive exercise but, nevertheless, would make a significant difference to the setting of the numerous listed buildings that surround the Green. Should opportunities arise, an initiative to underground these cables will be pursued.

## COMMUNITY

### ACTION 3

Opportunities to underground the unsightly overhead cables, especially around The Green, will be pursued.



Map 11 - Conservation Area and Listed Buildings



### Listed Buildings

- 9.6 There are 51 listed buildings of architectural or historic interest in Hartest. Apart from the Grade 1 listed All Saints Church, the remainder are primarily Grade II listed timber-framed houses. Most of these buildings are clustered around the Green, but there are also several listed buildings within the outlying clusters, reinforcing the importance of these clusters in the growth of the village.

## Policy HAR 12 - Heritage Assets

To ensure the conservation and enhancement of the Hartest's heritage assets, proposals must:

- a. preserve or enhance the significance of the heritage assets of the Village, their setting, and the wider built environment, including views into, within and out of the conservation area;
- b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the Conservation Area;
- c. contribute to the Hartest's local distinctiveness, built form, and scale of its heritage assets, as described in the Hartest Character Appraisal and Hartest Conservation Area Appraisal, through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area's character, appearance, and its setting;
- e. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

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

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on the significance and/or setting of the asset.

### Non-listed buildings and features of local importance

**9.7** As well as the statutorily protected historic assets there are a number of buildings and features that are of local importance that are not protected. The preparation of a new conservation area appraisal would identify these features and help to reinforce their importance to ensure that development proposals will not harm their character and setting. Local lists of heritage assets play an important role in building and reinforcing a sense of local character and distinctiveness in the historic environment. They enable the significance of any building or site on the list to be better taken into account in planning applications affecting the building or site or its setting.

**9.8** In the meantime, and in accordance with the guidelines published by Historic England (Local Heritage Listing: Historic England Advice Note 7 – May 2016) the preparation of the Neighbourhood Plan has identified the following buildings and features that, due to their local historic significance and importance, may be worthy of being protected as Local Heritage Assets.

**The Institute**, overlooking the Green, was built in 1888 as a Reading Room and its design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally. It was designed by Sir Reginald Blomfield who was also the architect of the Menin Gate.

**The Hartest Stone**, located on The Green, it was brought from Somerton to Hartest to mark the celebrations of the signing of the Treaty of Utrecht in 1713.



### Policy HAR 13 - Buildings and Features of Local Significance

The retention and protection of the following buildings and features of local significance. As identified on the Policies Map, including their setting, will be secured.

1. The Institute, The Green
2. Hartest Stone, The Green

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset.

### ACTION 4

The preparation of a local list of heritage assets that are valued locally as distinctive elements of the Hartest historic environment will be pursued with Babergh District Council.

*or plain tiles where this has been replaced. Slate can be found on the more recent brick buildings and there is also a scattering of clay pantiles, most often on outbuildings, and some of them are the black glazed variety."*

- 9.11** The design of new buildings across the village also needs to take account of modern living requirements which will require managing matters such as the use of energy, minimising the use of water, not increasing the risk of flooding from surface water run-off and managing the parking of cars. In the latter case, Suffolk County Council approved updated parking standards in November 2015 which provides guidance on the design and location of parking in residential development. The Conservation Area Appraisal noted that parking on verges in Hartest is causing damage to the road edge in places and the narrowness of the roads throughout Hartest are not conducive to allowing on-street parking. Proposals for new development must make provision for parking for residents and visitors off the highway in accordance with the current standards.



- 9.9 Design and distinctiveness**
- The extensive and distinct historic assets across the village, but particularly within the conservation area, require proposals for new development to have regard to design and use of materials. The Conservation Area Appraisal notes that a range of locally distinct materials are found in the older buildings, including timber-frames, Suffolk red and Suffolk white bricks and some use of flint. Black stained or painted weatherboarding is also to be found on some elevations. It further comments that: *"roofs are variously thatched on the older buildings,*

- 9.10** Proposals for new development will need to respect the distinct built and natural environment features of the village. However, the use of modern materials and design solutions would not necessarily be out of place in such surroundings. Paragraph 131 of the NPPF requires that local planning authorities take account of "the desirability of new development making a positive contribution to local character and distinctiveness." The Character Assessment for Hartest, prepared as a background document for this Neighbourhood Plan, should be referred to in preparing proposals for new buildings.



## Policy HAR 14 - Design Principles

Proposals should be informed by the two Hartest character assessment reports (Natural Features and Landscape Features in the Parish and Hartest The Built Environment - Character Analysis),

In particular, proposals will be supported where they:

- a. recognise and address the key features, characteristics, landscape/ building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. do not involve the loss of gardens and important open, green or landscaped areas or the erosion of the Settlement Gaps identified on the Policies Map, which make a positive contribution to the character and appearance of that part of the village;
- c. taking mitigations measures into account, do not affect adversely:
  - i. any historic, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified buildings and features of local significance identified in Policy HAR 13;
  - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Natural Features and Landscape Features Report;
  - iii. sites, habitats, species and features of ecological interest;
  - iv. the amenities of nearby residents by reason of noise smell, vibration, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated, and/or residential amenity;
- d. produce designs that respect the character, setting, height and density of the locality;
- e. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided in accordance with adopted guidance and designed to be integrated into the development without creating an environment dominated by vehicles
- f. do not result in water run-off that would add-to or create surface water flooding;
- g. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- h. include suitable ducting capable of accepting fibre to enable connection to superfast broadband; and
- i. provide one electric vehicle charging point per new off-street parking place created.

## Water supply and flooding

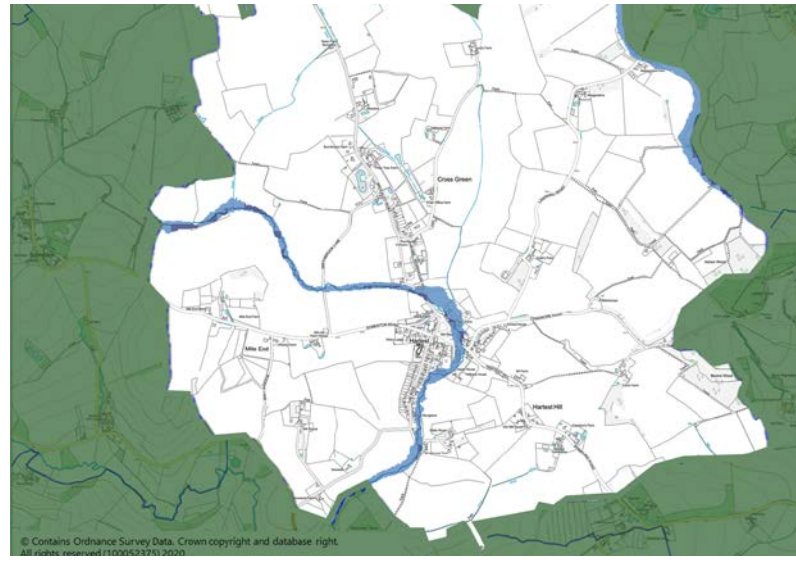
**9.12** In relation to water supply and foul sewerage networks, there are no overriding constraints which would prevent the scale of development proposed in the Neighbourhood Plan, albeit that the capacity of the Glemsford Treatment Works should be checked when planning any development. The environs of the stream, as illustrated in blue on Map 12, are classified as Flood Zone 3 by the Environment Agency. It means that there is a 1 in 100 or greater annual probability of the stream flooding the identified area and proposals that come forward within the flood risk zone will be considered in the context of the sequential approach to development set out in the NPPF.

**9.13** Surface water flooding is also a problem in some parts of the village, as illustrated on Map 13. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SDS) that might include on-site rainwater harvesting and stormwater harvesting and greywater recycling, and the management of run-off and water management in order to reduce the potential for making the situation worse.

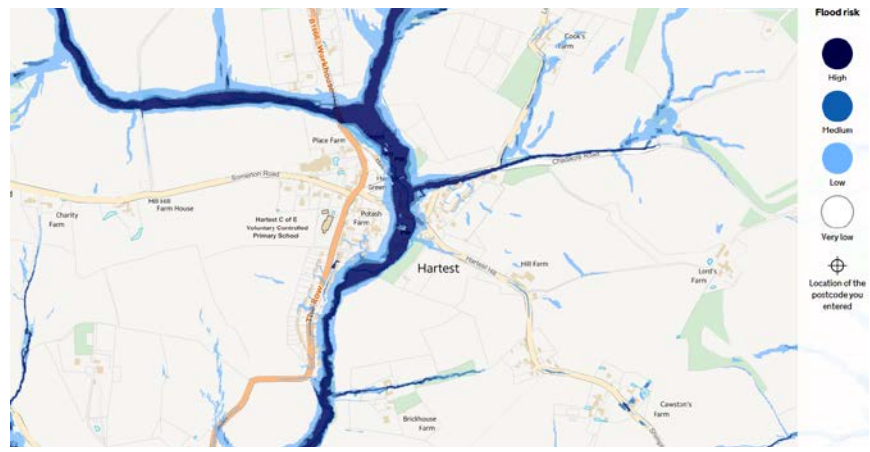
## Policy Har 15 - Flooding and Sustainable Drainage

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

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



Map 12 - Areas susceptible to flooding from rivers



Map 13 - Areas susceptible to flooding from surface water

Details of areas susceptible to flooding can be found on the government website at <https://flood-warning-information.service.gov.uk/long-term-flood-risk>

- 9.14** Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. In 2019, Babergh District Council voted to support Suffolk's county-wide aim of becoming carbon neutral by 2030.
- 9.15** Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. Exceeding the minimum energy efficiency requirements of Building Regulations will be necessary if emission reduction targets are to be met.
- 9.16** Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents. In line with national policy, the long-term aim should be to reduce the overall use of all fossil fuels - gas, oil and coal.

## Policy HAR 16 - Sustainable Building Practices

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

Development proposals should accord with the following energy hierarchy (in order of preference):

1. Minimise energy demand;
2. Maximise energy efficiency;
3. Utilise renewable energy;
4. Utilise low carbon energy;
5. Utilise other energy sources.

Proposals will be supported that:

- a. Incorporate best practice in energy conservation, be designed to achieve maximum achievable energy efficiency through the use of high quality, thermally efficient building materials;
- b. Maximise the benefits of solar gain in site layouts and orientation of buildings;
- c. Where viable, incorporate other renewable energy systems such as Ground Sourced Heat Pumps or Air Sourced Heat Pumps; and
- d. Avoid fossil fuel-based heating systems.

Proposals that include measures that, firstly, minimise water consumption and, secondly, maximise water use efficiency will be supported.



## Lighting

**9.17** There is currently no street lighting in the village and its introduction could have a significant detrimental impact on the rural character of the Village and add to wider light pollution. Paragraph 180 (c) of the NPPF states that planning policies and decisions should: "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact. It will be essential to maintain the 'dark skies' feeling of Hartest and its environs by avoiding the introduction of street lighting. Proposals for lighting in developments will only be supported where they have been designed to minimise wider light pollution and their impact on residential amenity and the wider "dark skies" environment.

## POLICY

### Policy HAR 17 - Light Pollution

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.



# 10 LOCAL ECONOMY

## OBJECTIVE

Increase opportunities for local economic investment and growth.

### What the evidence shows

**10.1** The 2011 Census identifies that 61% of the residents aged 16 to 74 were in employment, a figure similar to though a little lower than that in surrounding villages. In contrast, nearly 22% of the same age group were retired compared with an average of 18% when Hartest and the surrounding villages are compared.

**10.2** The average distance those living in Hartest travelled to work in 2011 was 27.9 kilometres (17.3 miles). However, 16% of those in employment work mainly at home which is a more than double the rate across Babergh and is also higher than in nearby villages. Not surprisingly, those who do travel out of the village for work travel primarily by car with only a small proportion going by bus or other means.

### Encouraging employment opportunities

**10.3** Providing appropriate local opportunities for people to live and work in the village is important for the local economy and the potential to support local services. In small villages like Hartest, such opportunities will be limited due to the potential impacts of establishing new business buildings in a

village environment or in the countryside. However, opportunities often exist to convert existing buildings, such as barns and redundant agricultural buildings in a sympathetic way that ensures that the building stays in use and that local opportunities for employment are available.

**10.4** Tourism could become an increasingly important part of the local economy, especially given the proximity of Bury St Edmunds, Cambridge and the Dedham Vale Area of Outstanding Natural Beauty. The NPPF supports sustainable rural tourism that respects the natural and historic character of the countryside. There is a lack of tourist accommodation in the area and, in appropriate circumstances, proposals will be supported where they would not have a significance detrimental impact on the historic and natural assets of the village or the wellbeing of its residents.

**10.5** The emerging Joint Local Plan provides policies for the consideration of proposals for tourist accommodation in the countryside but is silent on the important matter of farm diversification. The Neighbourhood Plan therefore provides additional local policy guidance for the consideration of proposals for the diversification of agricultural businesses. The sympathetic conversion of redundant buildings that are built from traditional materials or are of historical or architectural merit to employment uses or to provide tourist accommodation will be supported.

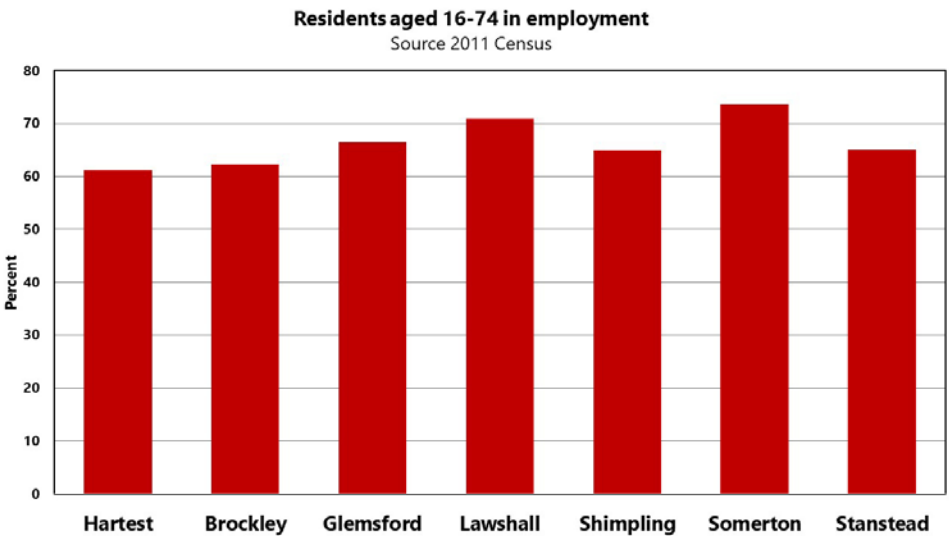


Figure 4 - Residents in Employment (SOURCE: 2011 Census)

- 10.6** The conversion of underused buildings in the countryside to residential and tourist / holiday accommodation will be regarded as the least preferred option.

POLICY

### Policy HAR 18 – Farm Diversification

Applications for new employment uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character will not be supported.





# 11 FACILITIES AND SERVICES

## OBJECTIVES

Support and improve the provision of social, community, recreational and other leisure facilities

Ensure that the level of services and infrastructure reasonably required to meet the day-to-day needs of the village are available

### 11.1 What the evidence shows

For a village of its size, Hartest is relatively well provided for in terms of service provision. In October 2020 the following facilities were available:

- Village church
- Pre-school / Primary school
- The Institute
- The Crown pub
- Mobile library
- Motor repair garage (not open to the public)
- Butcher
- Regular Farmers Market
- Fish van

**11.2** The Hartest and Boxted Institute was designed by architect Sir Reginald Blomfield and built in 1888 as a Reading Room for “the education of the men of the two villages.” The design was based on the work of the English Arts and Crafts movement, in the style of William Morris, which is of particular significance locally, regionally and nationally. The Institute was restored in 2002 with the support of the Heritage Lottery Fund and Babergh District Council and today

provides a meeting place for residents and a venue for weddings, parties, performances and meetings of the Parish Council. It is also open for 1½ hours a week for the collection of prescriptions. At other times a round trip of 10 miles is necessary to collect prescriptions and see the GP which especially causes problems for the Elderly and those without transport.

**11.3** The village primary school was established on its current site in 1966 and was expanded in the early 2000s to take two further school years as a result of

the county council change from a three tier to two tier structure in the Sudbury area. It is part of the St Edmundsbury and Ipswich Diocesan Multi-Academy Trust and has space for 105 pupils. In November 2020 there were 74 pupils on the school roll. Opportunities to make the school swimming pool and play area available for the community are also being explored. Some additional smaller homes and/or starter homes in the village and school catchment area would potentially help continue the increase in the number of pupils.

## POLICY

### Policy HAR 19 - Provision and Retention of Community Services and Facilities

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

Proposals that will result in the loss of existing valued facilities, or premises last used for such purposes, including The Crown PH, The Butcher Shop, The Institute, Garage and the Primary School, as identified on the Policies Map, will only be permitted provided that:

- it can be demonstrated that the current use is neither economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- it can be demonstrated that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves especially by cycling or walking.

### Play equipment

- 11.4** The play equipment in the field behind The Crown provides an important place for the village's children and parents to meet. However, the site is in private ownership and the village relies on the owners of The Crown to maintain the equipment and to generously allow access to it. Any change of ownership or management could result in the loss of general access to the equipment and leave the children of the village with no formal play area. Notwithstanding this, the green space provides an important open area that significantly contributes to the setting and character of the local area and, under Policy HAR 11, is designated as a Green Space. Although the play equipment is suited to younger children, there remains no facilities for older children, such as a football area.

## COMMUNITY

### ACTION 5

The provision of publicly owned and maintained recreation equipment for older children in the village will be investigated.



### Village shop

- 11.5** The most significant facility missing from the village is a shop. Residents have long expressed a desire to have a local shop in the village and this has been repeated during the consultation stages of preparing the Neighbourhood Plan. Since the Parish Plan was produced, efforts have been made to establish a community shop but, as yet, no suitable site has been found.



**ACTION 6**

Investigations will continue to identify a means of financing the running of a community shop to serve the day to day needs of residents and to find a suitable building from which to run it.

**The Crown Public House**

- 11.6** The Crown PH is registered as an Asset of Community Value with Babergh District Council. The initiative was introduced by the Localism Act 2011 and provides community groups the ability to nominate non-residential buildings or land within their communities as assets of community value which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. The consultation undertaken during the preparation of the Neighbourhood Plan reinforced the importance of the Crown within the community and, reflecting this support, it may be necessary for the business to expand or diversify to remain competitive and viable. Policy CS17 of the Babergh Core Strategy supports the diversification of rural businesses and the provision of tourism accommodation and the expansion of the pub to provide rooms could be acceptable if designed and located sympathetically to its setting in the conservation area, having regard to the Crown being a listed building and provided that any use ancillary to the main use of the Crown.

**Policy HAR 20 - Crown Public House**

Proposals that make a positive contribution to securing the economic future of the Crown Public House and which provide overnight accommodation will be supported where:

- i) such uses are compatible and ancillary to the main use of the public house; and
- ii) the design and siting of proposals preserve and enhance the special historic character and appearance of heritage assets, including the conservation area and listed buildings and their settings.

**Allotments**

- 11.7** Although the Hartest & District Gardening Club is an active organisation within the village, there are currently no allotments in Hartest. Nationally there has been an increase in demand for allotments and the consultation undertaken in preparing the Neighbourhood Plan identified some support for local provision. The Neighbourhood Plan does not identify a site for allotments but it is considered worthwhile investigating the feasibility of providing some allotments in the village.

**ACTION 7**

The viability and feasibility of providing allotments in the village will be investigated.







# 12 COMMUNICATIONS

## OBJECTIVE

Improve movement to, from and around the village

### 12.1 What the evidence shows:

- High levels of car ownership;
- Two serious injury road traffic accidents in vicinity of The Green in last six years;
- A further three slight road traffic accidents in the same period;
- The village centre suffers from the volume and speed of vehicles, including HGVs passing through along the B1066;
- Superfast Broadband is available throughout most of the village with evidence suggesting

speeds up to 300 megabytes per second are achievable;

- Mobile phone signals are published as poor for indoor users from most network providers.

**12.2** The village is located on the B1066 road that connects Bury St Edmunds with Glemsford and Long Melford. The road passes through the centre of the village forming the western perimeter of the Green and also links the centre to the clusters at Cross Green and Pear Tree Farm. Traffic speeds along the B1066 have been highlighted as a concern, despite the existence of a 30mph speed limit and a flashing speed warning sign is being used in an attempt to reduce traffic speeds. The use of signs and painted lines bring an urban solution to the historic rural environment and are therefore not

always appropriate. Large traffic signs in particular can have a detrimental impact on the setting of the conservation area and the removal of white lines has been proven to reduce traffic speeds.

**12.3** Given the concerns raised above, it would be fitting to investigate a project to find suitable measures to reduce the impact of traffic in the village in a sympathetic way. One possible example of such an initiative is contained in "Traffic in Villages" produced by the Dorset AONB Partnership in conjunction with Hamilton-Baillie Associates and using the checklist of features contained within the document to inform an action plan.

**Cars per household in Hartest and surrounding villages**  
Source: 2011 Census

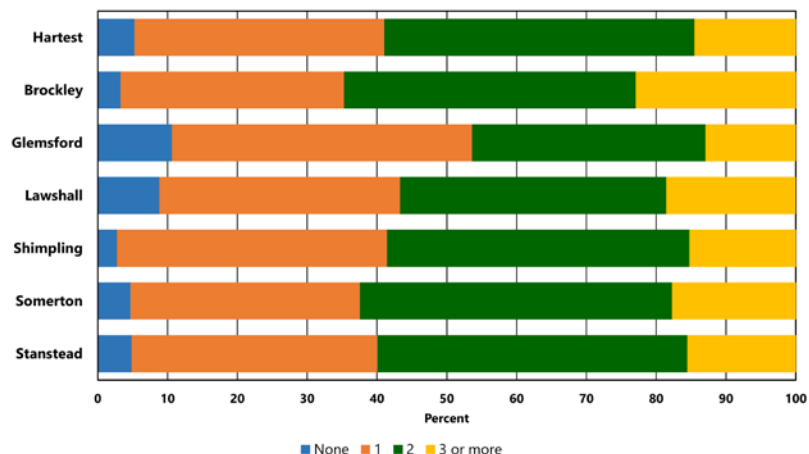
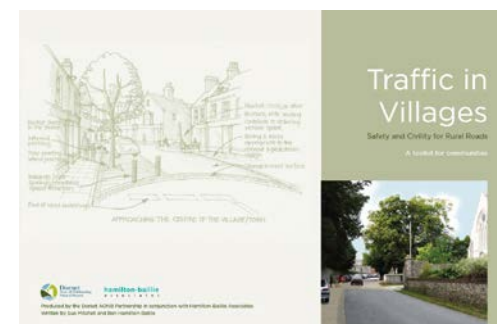


Figure 5 - Car Ownership



## COMMUNITY

### ACTION 8

The County Council will be encouraged to work with the Parish Council to implement environmental sympathetic and self-enforcing traffic calming measures in the village.

### Public Rights of Way

**12.4** A network of footpaths runs throughout the parish, connecting also to the neighbouring parishes of Somerton, Brockley, Lawshall, Shimpling and Boxted. Footpaths within the parish of Hartest are numbered 1 to 17, though number 4 seems to be in Shimpling rather than Hartest. In addition, there are two lanes (Smithbrook Lane and Rogers Lane) and these provide useful links with the footpath network. Darney Lane, towards the northern edge of the parish, is another important and ancient track, leading out of the parish through to Whepstead. In most cases, access to the footpath is from appropriate points along the paved roads - the exception is Parsons Walk, directly from The Green. From The Crown PH there are two circular walks of 5 miles in length.

**12.5** These footpaths are used frequently, some on a daily basis, particularly those close to the village. They are used mainly by residents of the village, enjoying the walking, but also from time to time by visitors to the area, exploring the various footpath routes. The footpaths provide access to the "countryside", with opportunities for extensive views across the landscape and into the village as well as more detailed observations of plant and animal life in the hedges, across the fields and patches of woodland.

COMMUNITY

#### ACTION 9

Support the maintenance and improvement of existing public right of way network including waymarking where necessary



### Mobile phones and Broadband

**12.6** The availability of mobile phone signals and, more especially high-speed broadband, can be a significant determinant in decisions to live and work in a rural community. Mobile phone signals in the village are especially poor for indoor users, especially in the valley, which can lead to problems when emergency calls need to be made or received. However, the listed public call box on The Green

remains in use. The provision of superfast broadband has recently been rolled out across the village, proving an increasingly essential utility as more and more people shop or work from home. There is little actual action that this Neighbourhood Plan can achieve to improve these services but further lobbying for improved services is essential.

COMMUNITY







#### ACTION 10

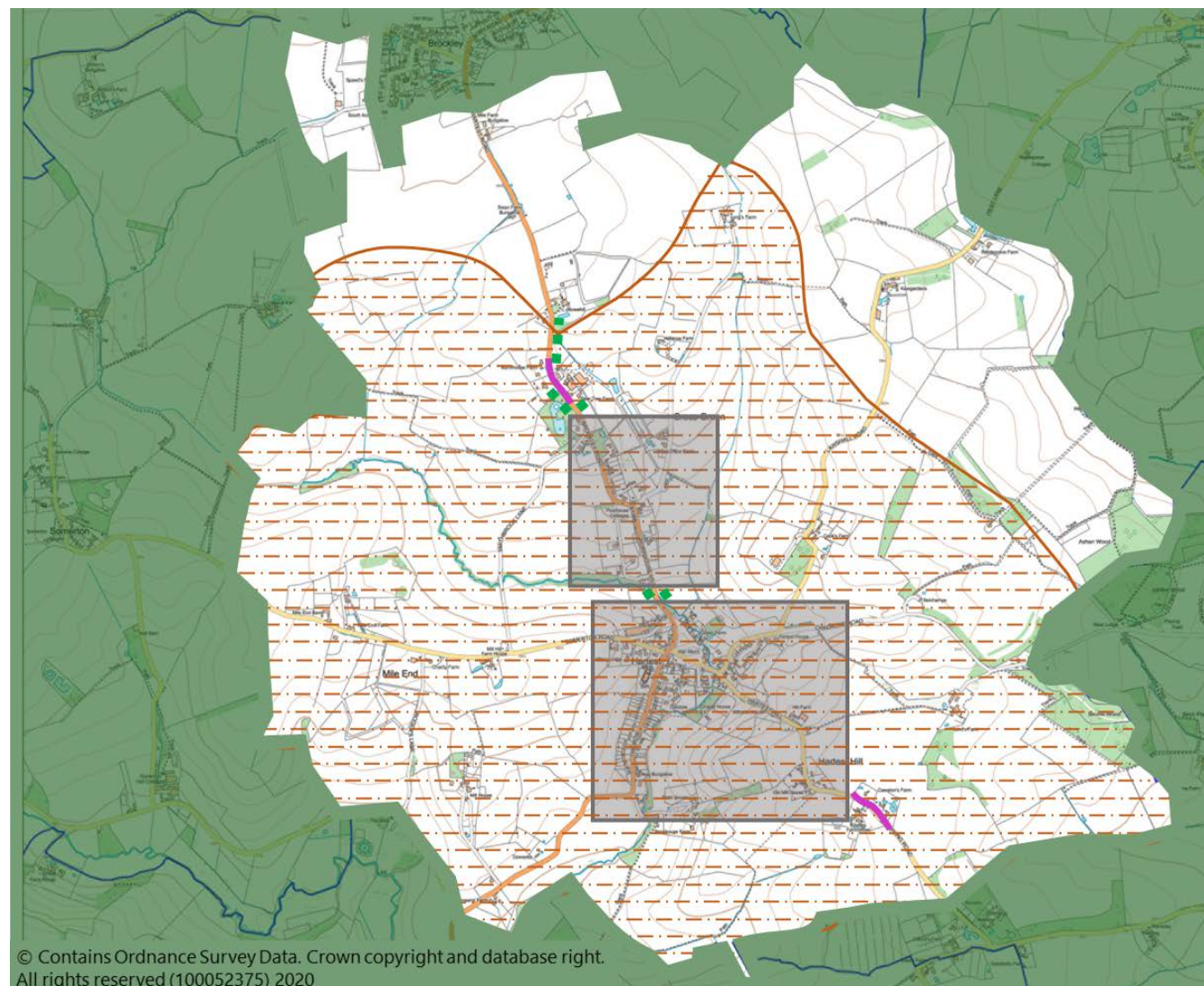
Lobbying for an improvement in the provision of mobile phone signals will continue.



# POLICIES MAP

## Policies Map and Inset Maps Key

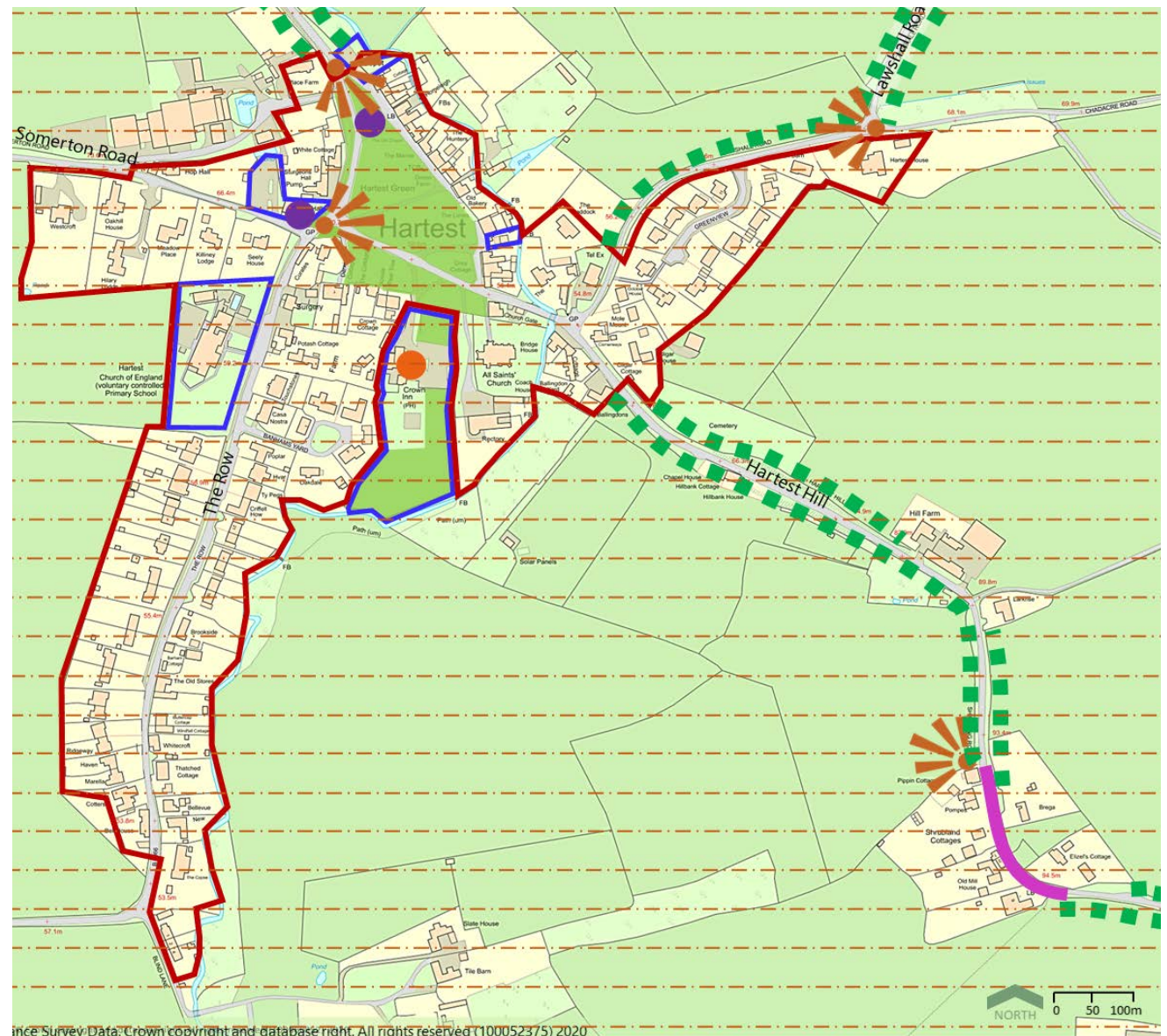
-  Settlement Boundary (HAR1, HAR2)
-  Cluster (HAR1, HAR2)
-  Area of Local Landscape Sensitivity (HAR8)
-  Important Views (HAR9, HAR10)
-  Settlement Gap (HAR10, HAR14)
-  Local Green Space (HAR11)
-  Buildings and Features of Local Significance (HAR13)
-  Community Services and Facilities (HAR19)
-  The Crown PH (HAR20)



# VILLAGE CENTRE INSET MAP

## Policies Map and Inset Maps Key

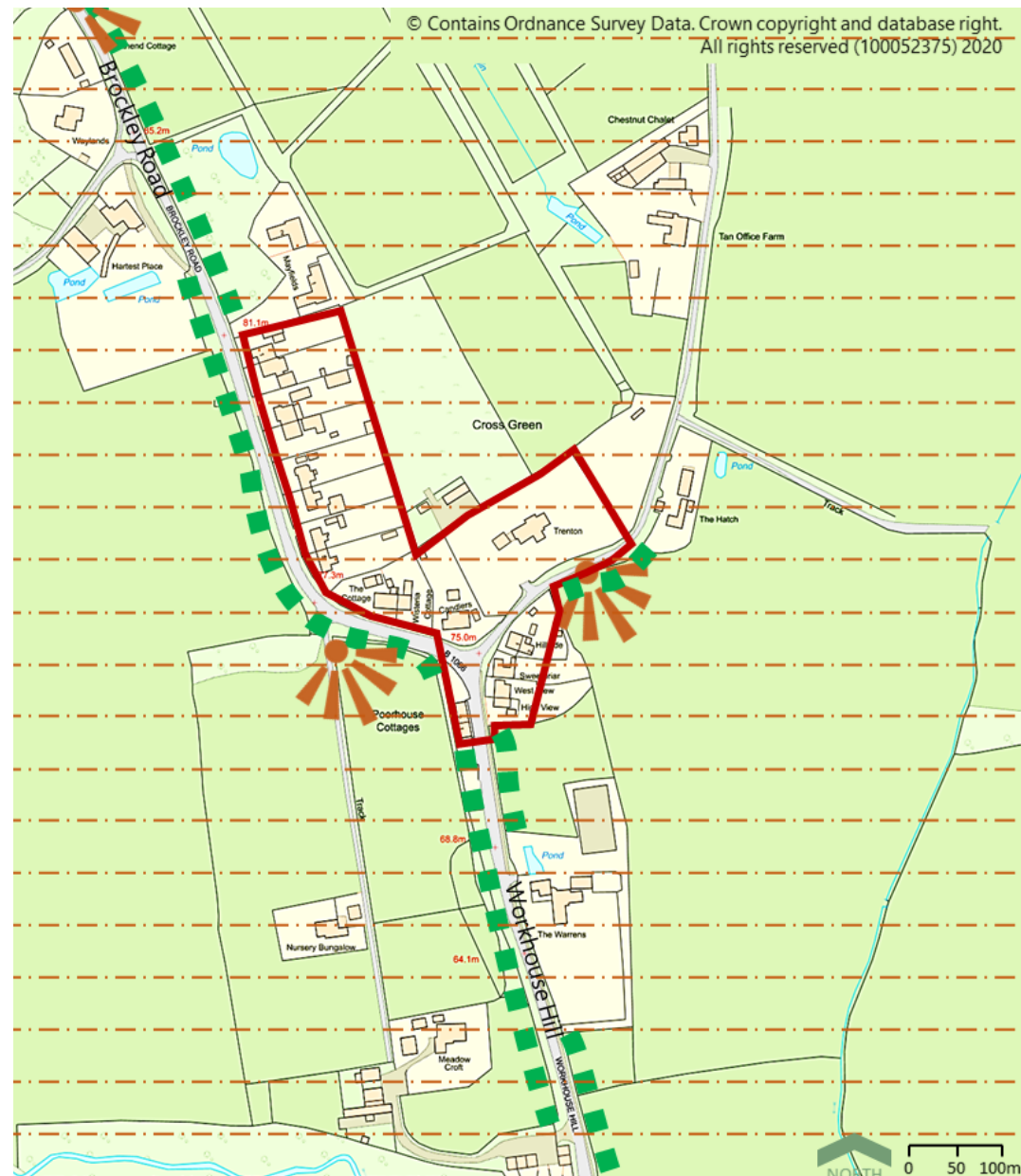
- Settlement Boundary (HAR1, HAR2)
- Cluster (HAR1, HAR2)
- Area of Local Landscape Sensitivity (HAR8)
- ☀ Important Views (HAR9, HAR10)
- Settlement Gap (HAR10, HAR14)
- Local Green Space (HAR11)
- Buildings and Features of Local Significance (HAR13)
- Community Services and Facilities (HAR19)
- The Crown PH (HAR20)



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## CROSS GREEN INSET MAP





## APPENDIX 1 - SWOT ANALYSIS

### STRENGTHS

- Attractive location (immediate topography / wider geography)
- Contours, with many fine views
- A desirable place to live
- Quality buildings (individual / group)
- The Green
- Community activities / organisations
- Strong volunteering
- Village church
- Pre-school / Primary school
- Trees / hedgerows (with high species diversity)
- The Institute and The Crown pub
- Motor garage / butcher
- Farmers Market
- Village Fete
- Doctors' surgery
- Footpaths network
- Hartest Wood
- The river
- No street lighting
- Parish Council

### WEAKNESSES

- Through road traffic (amount / speed)
- Lack of "affordable" housing
- High proportion of older residents
- Lack of children's play facilities
- No general store / post office
- Lack of other recreational facilities (eg Tennis / 5-a-side football)
- Above average house prices
- Heavy vehicles on narrow roads

- Limited regular bus service
- Poor mobile phone / broadband services
- Inadequate drainage (surface / foul)
- Overhead cables

### OPPORTUNITIES

- Scope for additional housing (including "affordable")
- Creation / support of local employment initiatives
- Increased community care
- Community transport provision
- Community shop
- Amelioration of traffic issues
- Attracting people to Hartest (tourism)
- Wider church community use
- Creation of public children's play / general sports facilities
- The Crown pub as a centre of the community
- Community energy generation
- Creation of Community Land Trust
- Exploitation of available public / charitable funding

### THREATS

- Inappropriate new development
- Development actioned before Neighbourhood Plan approved
- Damage to views / natural environment
- Limited public funding available
- Sustainability of current services
- Increasing house prices
- Unviable Primary school pupil numbers




- Closure of doctors' surgery
- Closure of The Crown pub as a commercial facility
- Endangered viability of village church
- Decline in volunteering
- Through traffic (amount / speed)
- Heavy vehicles on narrow roads
- Ugly energy generation




## APPENDIX 2 – PLANNING CONSENTS FOR NEW DWELLINGS

| Address   | Proposal   | Babergh Reference | Net Dwellings             |
|---|--|-------------------|---------------------------|
| Permissions not completed as at 1 April 2018 as identified in the Babergh Draft Strategic Housing and Economic Land Availability Assessment – July 2019 |  |                   |                           |
| Fosters, Hartest Hill   | Conversion of office to dwelling   | B /15/00026/FUL   | 1                         |
| Hartest House, Lawshall Road  | Erection of replacement dwelling.  | B /15/00061/FUL   | 0*                        |
| Barn at Willow Tree Farm, Mill Road   | Change of use from Agricultural Building to Dwellinghouse                                    | B /16/01623/AGD   | 1                         |
| Cooks Farm Barn, Cooks Farm, Lawshall Road,   | Use of building and land as independent dwellinghouse  | B /16/00981/CEU   | 1                         |
| Land north of 1, Brockley Road,   | Erection of a dwelling   | B /17/00932/FUL   | 1                         |
| Barn South West Of Waldegrave Farm, Lawshall Road,  | Change of Use of Agricultural Building to Dwellinghouse                                      | DC/17/04259/AGD   | 1                         |
| Hartest Lake (Formerly Known As The Land Opposite Pear Tree Farm)   | Erection of 1 dwelling   | DC/17/03284/FUL   | 1                         |
| Hartest House, Lawshall Road,   | Erection of replacement dwelling.  | DC/18/00888       | 0*                        |
|   |  | <b>Total</b>      | <b>6</b>                  |
| <b>Net new dwellings granted planning consent between 1 April 2018 and 1 January 2021</b>   |  |                   |                           |
| Land north of 1, Brockley Road  | Erection of 2 No. single storey dwellings  | DC/18/00821       | 1                         |
| Fosters, Hartest Hill   | Renewal - Conversion of office to dwelling   | DC/19/00584       | 0 – already counted above |
| 6 Green View  | Change of use, part demolition and conversion of storage building/garage to form 1 dwelling. | DC/19/05460       | 1                         |
| Barn At Land At Peartree Farm, Brockley Road  | Change of Use of outbuilding/cartlodge to create 1 dwelling                                  | DC/20/02044       | 1                         |
| The Surgery, The Row  | Conversion of a redundant Doctors Surgery to 1 dwelling                                      | DC/20/03523       | 1                         |
|   |  | <b>Total</b>      | <b>4</b>                  |




\* No net dwelling gain

## APPENDIX 3 - TYPICAL VIEWS AROUND HARTEST

| Ref | Type of view and location   |   |
|-----|---|---|
| 1   | A medium length view across village showing the integrated relationship of built and natural environment.               |  © E  |
| 2   | A long view showing significant tree corridors along the river and a track.   |  © E  |
| 3   | A long view over centre of village showing green corridor along road leading into village, itself hidden in the valley. |  © E |

|   |  |  |
|---|--|--|
| 4 | An entry into village and view to hill beyond village.   |  © E  |
| 5 | A medium view into the centre of the village with farmland beyond.   |  © E  |
| 6 | A long view over village towards Boxted and beyond, with village screened by trees along the river corridor. |  © E |



|   |   |  |
|---|---|--|
| 7 | A short view showing entry into village framing a view of a significant building (the Church).          |  A photograph showing a narrow path leading into a village, framed by dense green trees. A small building with a dark roof is visible in the distance. © E         |
| 8 | A long view over village, showing network of hedgerows around the fields,                               |  A wide-angle photograph showing a long view over a village, with a network of hedgerows and fields. The sky is blue with some clouds. © E                         |
| 9 | A long view, between farm buildings and trees, across village with a glimpse of the countryside beyond. |  A photograph showing a long view between farm buildings and trees, across a village, with a glimpse of the countryside beyond. The sky is blue with some clouds. |

|    |   |   |
|----|---|---|
| 10 | A short view into village and back of listed buildings on the Green.                      |  A photograph showing a short view into a village, with a path leading towards a white building. The sky is blue with some clouds.                   |
| 11 | A short narrow view out of village from the centre to nearby countryside (from the Green) |  A photograph showing a short narrow view out of a village from the centre to nearby countryside (from the Green). The sky is blue with some clouds. |

## GLOSSARY

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

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

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

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

**Built-up Area Boundary:** These are defined in the Babergh Local Plan 2006 and the policies in the Babergh Core Strategy 2014 also refers to them. They are a planning term that do not necessarily include all buildings within the boundary.

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

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans and neighbourhood plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Exception sites for affordable housing:** Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven

unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

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

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

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

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

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

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

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

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

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

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

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

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

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


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

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

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

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



An aerial photograph of Hartest village, showing a cluster of houses with red and brown roofs, surrounded by green trees and fields. A road runs through the center of the village. The surrounding area is mostly brown, indicating fields or undeveloped land. There are some green patches, possibly parks or woodlands, scattered around the village.

Pre-Submission Consultation Draft  
(Third Consultation)

Hartest Parish Council  
January 2021

© Model of Hartest made by Clive Gare