

# Hoxne Neighbourhood Development Plan

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2022–2037



Pre-Submission (Regulation 14) Draft  
January 2022



## FOREWORD BY THE CHAIR

The planning system has become target led over the last few years with the lack of available land for housing making the unpredictable and often uncontrolled allowing development in areas that would not normally considered suitable for development despite local concerns and objections. The neighbourhood development plan is one way for local residents to gain back some control over the planning process by setting local perimeters and areas appropriate for development through public consent.

A neighbourhood development plan NDP is a powerful tool backed and informed by local debate and support. It aims to shape the future development and growth of a village making a direct contribution to the planning decision making process.

Hoxne has a long and eventful history that has shaped the village's character and created a unique environment that is important to preserve and enhance. The shaping of the NPD has been driven by a passion to preserve these qualities and the village's historic fabric, and will give a voice to local residents to enable them to have a say in the shape of future developments.

Recent local debate has defined, housing needs, highlighted important assets and characteristics and looked at a number of potential development sites. A design brief has also been established that uses local distinctiveness which aims to inform and shape the detailed design development of projects before they get to the formal planning process so that their impact on the village is respectful of those elements that make Hoxne the wonderful place it is.

As residents I hope that you will be able to continue your support for this process and are able to give it its formal approval when it comes forward at the referendum.

Finally I would also like to thank those residents, parish councillors and consultants who have given their time and come forward to help in drafting this document especially the parish clerk, Sarah Foote and our expert consultant Andy Robinson who have expertly guided and controlled the process to shape this document.

*R Marsh-Feiley*



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## The Role and Purpose of Neighbourhood Development Plans

### WHY NEIGHBOURHOOD PLANS ARE PREPARED

- 1.1 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area over the next 10–20 years. They can choose where they want new homes to be built, what type of homes are required and what they should look like. They can also choose the natural and historic features should be given extra protection.
- 1.2 To help deliver their vision, communities that take a proactive approach by drawing up a neighbourhood plan will benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in their area. Currently only 15% capped at £100 per dwelling is available to the Parish.
- 1.3 It is a key function of a neighbourhood plan to set out those priorities after consultation with local people. Plans need to be based on evidence, including local opinion.
- 1.4 A neighbourhood plan should also:
  - Support the strategic development needs set out in the District Local Plan;
  - Plan positively to support local development;
  - Be used to address the development and use of land;
  - Set out a vision for an area and propose planning policies for the use and development of land.

Plan will come into force as part of the statutory development plan forming part of the statutory planning framework for the area if it is approved at a Referendum. The policies and proposals contained within it will then be used as a basis for the determination of planning applications, alongside the District Council's adopted Local Plan and other material considerations.

- 1.6 The Hoxne Neighbourhood Development Plan covers the period from 2022 to 2037.

### STEPS IN THE PREPARATION OF THE HOXNE NEIGHBOURHOOD PLAN

- 1.7 The Hoxne Neighbourhood Development Plan will go through the following stages:
  - Designation of the Plan area by the District Council – completed August 2019.
  - Initial consultation – completed in August 2020.
  - Interim consultation – completed in December 2020.
  - Other evidence gathering – undertaken between March 2020 and September 2021.
  - Publication of a Pre-Submission draft (Regulation 14) – January/February 2022 (this stage).
  - Submission for Examination – Spring 2022.
  - Publication of Submission (Regulation 16) Plan for consultation – Spring 2022
  - Examination by an independent Examiner – Summer 2022
  - Approval by the District Council and Referendum – Autumn/Winter 2022/23.

- 1.8 A neighbourhood plan must meet a



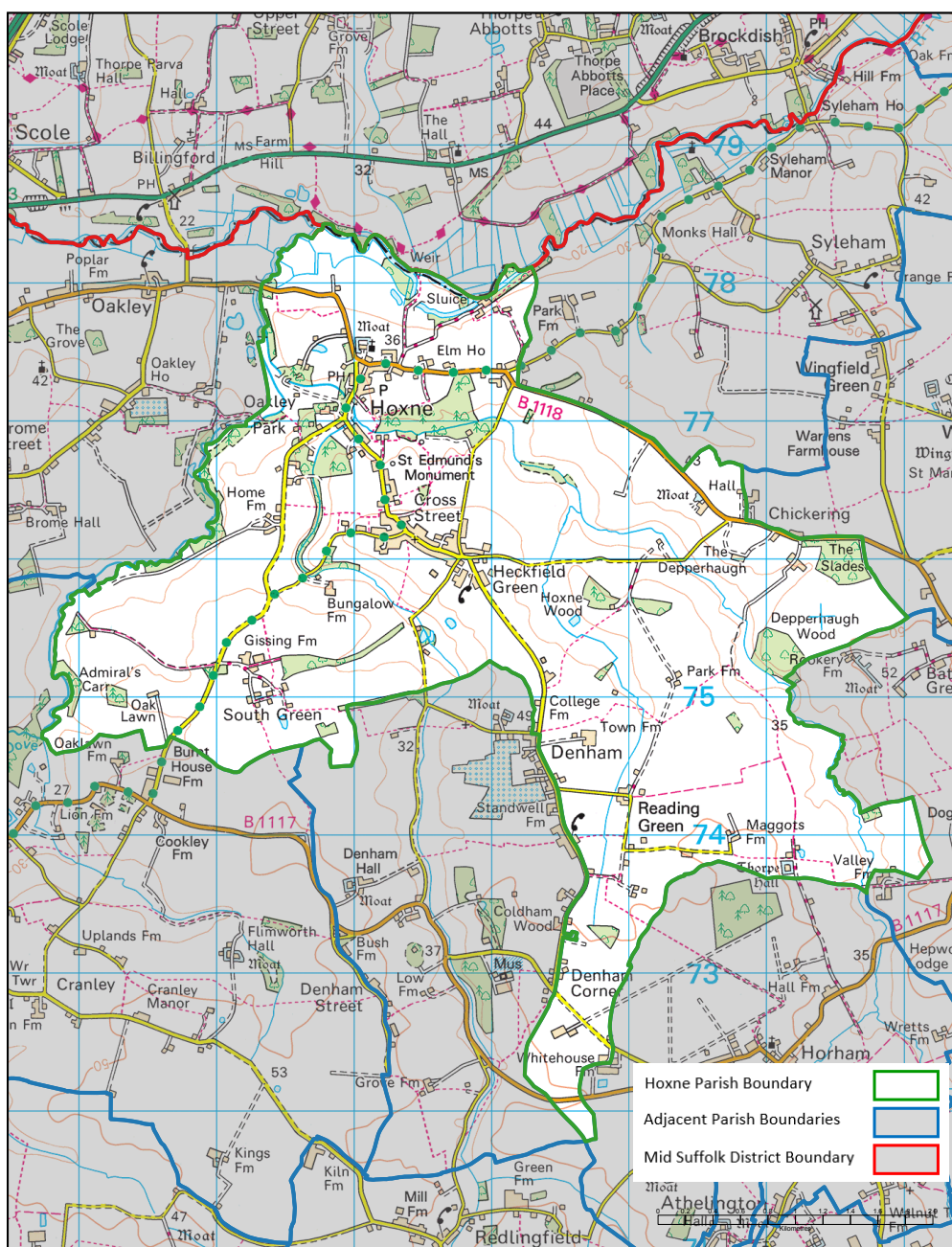
number of 'Basic Conditions' if it is to pass examination. It must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State.
- Contribute towards the achievement of sustainable development.
- Contain policies which are in general conformity with the strategic policies in the Local Plan.

## DESIGNATION

1.9 On 23 August 2019, Hoxne Parish Council submitted an application to define the boundary of their Neighbourhood Plan. Under the Neighbourhood Planning (General) Regulations 2012 (as amended), Mid Suffolk District Council confirmed the designated NDP area on 27 August 2019.

1.10 The designated area is the Parish of Hoxne:



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Figure 1 – The Designated Area

## THE PLAN MAKING PROCESS

- 1.11 Hoxne Parish Council is responsible for preparing the Hoxne Neighbourhood Development Plan. It established a working group comprising parish councillors and other community representatives in late 2019 following the designation of the Plan area.
- 1.12 The working group undertook preliminary work, evidence collection and two stages of consultation to establish the views of the community on key issues such as the type, location and quantity of housing development and the natural and historic features of the village that should be protected and enhanced.
- 1.13 It commissioned work through the Government's technical support package from AECOM consultants to prepare a Housing Needs Assessment, Masterplans for the proposed housing sites and a Design Guide for all development in the village.
- 1.14 It also commissioned the Suffolk Wildlife Trust to prepare a report on biodiversity.
- 1.15 All of this evidence is set out in Supporting Documents that can found at [www.hoxneneighbourhoodplan.co.uk](http://www.hoxneneighbourhoodplan.co.uk)

## PRE-SUBMISSION DRAFT HOXNE NEIGHBOURHOOD DEVELOPMENT PLAN.

- 1.16 This is the Pre-Submission Version of the Hoxne Neighbourhood Development Plan (2022–2037). It reflects the outcome of two stages of public consultation and is prepared within the context of the Submission Draft Babergh and Mid Suffolk Joint Local Plan and the National Planning Policy Framework.
- 1.17 The consultation period will last for six weeks from 10th January 2022 to 20th February 2022. The comments received will be considered and the Plan revised. It will be published again as the Submission draft for another six-week consultation period by the District Council. Comments made then will be considered by an Independent Examiner. The Examiner will probably recommend changes to the Plan before it is put to a Referendum.
- 1.18 The Plan will be 'made' (adopted) by Mid Suffolk District Council if more than 50% of those people who vote at the referendum do so in support of the Plan. It will then form part of the District Council's Development Plan against which planning applications will be determined unless material considerations indicate otherwise. The Plan will then be reviewed and updated as required especially if changes to national or local policy make it outdated.



## 2

## The Evidence Base and Policy Framework

### EVIDENCE BASE

- 2.1 The evidence base of the Neighbourhood Development Plan is set out in 10 supporting documents:
- 2.2 **Supporting Document 1 – Background Evidence** – sets out a range of information about the village from published sources and recent surveys. The data shows that Hoxne has an older age structure and that the number of residents in the 20 – 39 age group is particularly low indicating that young people tend to move away from the village. Many households are wealthy and chose country living but there is a significant minority of less well-off households who chose Hoxne because of family or work reasons. In 2011 11% of households had no car.
- 2.3 Most homes are owner occupied but there is a higher proportion of social rented properties than the Suffolk average and there are more detached and three plus bedroom homes than average. The work to prepare the Hoxne Parish Plan showed support for at least 2 new homes per year to be built in the village with a preference for smaller homes and family homes.
- 2.4 The document also provides information on flood risk with part of the area between Low Street and Cross Street being in risk zone 2.
- 2.5 **Supporting Document 2 – Statement of Consultation** – the preparation of the Plan has been underpinned by the views of local people through three stages of consultation on key issues. The outcomes

of consultation during the (2010) Parish Plan have also been considered. The need to protect the character of the village and wider parish, its heritage and historic character and its landscape setting and green spaces, have been a consistent theme of feedback. There has also been support for small scale and appropriate development to meet needs. The consultation outcomes relating to specific issues such as Local Green Spaces, the type and location of housing development and key views are referred to in the relevant sections of this Plan.

- 2.6 **Supporting Document 3 – Site Assessment** – sets out the process used to identify the sites to allocate in the Plan. It took account of the communities' preference for limited development on small sites which respected the historic character of the village and poly focal nature of the parish, in particular maintaining the gap between Low Street and Cross Street/Heckfield Green. All the sites put forward to the District Council and others added by the Working Group were put out to consultation and identified as possible sites or rejected sites with the reasons for each. As a result of the consultation and taking into account other factors two sites are proposed for development.
- 2.7 **Supporting Document 4 – Local Green Spaces** – sets out the process through which the proposed Local Green Spaces allocated in this Plan were identified. The selection process considers the criteria for Local Green Spaces set out in National Planning Policy Guidance and the

feedback from two stage of consultation on the issue and a qualifying justification questionnaire on the identified sites.

2.8 **Supporting Documents 5 – Housing**

**Needs Assessment Response** –

summarises and responds to the Housing Needs Assessment (**Supporting Document 5A**) and the Housing Needs Survey (**Supporting Document 5B**). It shows a need for homes for households that are unable to afford to buy or rent at market rates, and a need to rebalance the existing housing supply through the provision of proportionally more 1, 2 and 3-bed dwellings and specialist housing for older people

2.9 **Supporting Document 6 – Settlement Structure, Heritage and Landscape Settings** –

identifies the important historic characteristics of Hoxne and its landscape setting. Hoxne is of exceptionally high archaeological and historic importance. It has 3 Scheduled Ancient Monuments, many Listed Buildings (one listed as Grade I, six listed as Grade II\* and 69 listed as Grade II) and retaining key views into and out of the built-up areas is important to maintain its character. It refers to the District Council commissioned Heritage and Settlement Assessment (March 2018) which identifies Hoxne as having high value with high vulnerability to change and emphasises the importance of the retaining the poly focal character of the Parish.

2.10 **Supporting Document 7 – Landscape**

**Assessment** – explains the landscape characteristics of the Parish as defined by County and District Landscape Character studies. The most sensitive landscapes are along the River Dove to the west of the parish and between Low Street

and Cross Street where the Gold Brook joins the Dove. The mitigation measures required for any development are identified.

2.11 **Supporting Document 8 – Landscape and Wildlife Evaluation** –

highlights specific habitats and associated ecological networks which provide rich biodiversity. These are particularly associated with water courses including the Rivers Waveney and Dove, the Gold Brook and Chickering Beck. The network of hedgerows, ditches, ponds and woodlands also provide local connectivity.

2.12 **Supporting Document 9 – Design**

**Codes** – sets out design guidance for all development in the village and layout guidance for the two proposed development sites.

2.13 **Supporting Document 10 – Traffic**

**and Transport** – outlines the issues concerning traffic calming, the traffic and pedestrian safety improvements expected from the proposed development sites and proposals for Quiet Lanes.

## THE POLICY FRAMEWORK

2.14 The Hoxne Neighbourhood Development Plan has been prepared within the guidance in the National Planning Policy Framework (2021) and in National Planning Practice Guidance (PPGs). The policies in the Plan are in general conformity with the strategic and local policies in Joint Babergh and Mid Suffolk Joint Local Plan.

2.15 The Plan has been prepared to help to achieve sustainable development. It will cover the period from 2022 until 2037, to coincide with the end date of the Joint Local Plan.



## THE NATIONAL PLANNING POLICY FRAMEWORK

2.16 The National Planning Policy Framework (2021) is based upon a presumption in favour of sustainable development. The latest version places more emphasis on the need to create beautiful and safe places through high quality design and the integration of new development within the wider place. Neighbourhood Plans should support the delivery of strategic policies in local plans and shape and direct development outside of these strategic policies. Plan making should align growth and infrastructure, improve the environment and mitigate climate change. At least 10% of homes should be available for affordable home ownership. Housing development which enhances or maintains the viability of rural communities is supported. Trees should be planted in new developments. Design codes are supported and development should conform to them.

## THE JOINT BABERGH AND MID SUFFOLK JOINT LOCAL PLAN

- 2.17 The Joint Local Plan has now reached Examination stage which means it carries significant weight in planning decisions and provides the framework for the Hoxne Neighbourhood Plan. It identifies key issues as providing more houses more quickly, high levels of housing need because levels of incomes make housing unaffordable for many, the needs of an aging population and the need to protecting natural and heritage assets.
- 2.18 Hoxne, identified as Hoxne Low Street and Hoxne Cross Street/Heckfield Green, is categorised as a hinterland village which means it is not a primary focus for new development. The other key issues are all very relevant to the village and present

the key challenges for the preparation of the Hoxne Neighbourhood Development Plan.

- 2.19 The Local Plan provides an indicative allocation of 43 dwellings for the 2018 – 2037 Plan period including a site for 30 dwellings at Shreeves Farm and 13 dwellings with planning permission. This is the minimum allocation that the Hoxne NDP should make.
- 2.20 The Local Plan requires all sites of more than 9 dwellings or 0.5ha to provide 35% of the site allocation as affordable homes. It also requires supported and special needs housing to be located where services are available which suggests that Hoxne is not a prime location for this type of homes.
- 2.21 Finally, the Local Plan requires development to be of high-quality design, responding to the built and landscape characteristics of the area in which it is located.

### 3 Objectives

3.1 The following objectives were established through the Annual parish Meeting 2020 and the initial consultation (August 2020):

- a. Retain and protect the heritage and historic character of the village.
- b. Maintain and improve its green spaces and surrounding landscape.
- c. Support local services which underpin the cohesion of the community.
- d. Create a safe environment with traffic

managed.

- e. Support small scale, high quality, new housing development suitable for younger households and older people.
- f. Support small-scale high-quality business development appropriate to the village.

3.2 The Policy Matrix below shows how each policy contributes to achieving these objectives:

OBJECTIVE	A	B	C	D	E	F
POLICY						
POLICY 1						
POLICY 2						
POLICY 3						
POLICY 4						
POLICY 5						
POLICY 6						
POLICY 7						
POLICY 8						
POLICY 9						
POLICY 10						
POLICY 11						
POLICY 12						
POLICY 13						
POLICY 14						
POLICY 15						
POLICY A						
POLICY B						
POLICY 16						

Table 1 – Policy Matrix





## Safeguarding and Attractive and Historic Village

- 4.1 The residents of Hoxne value highly its qualities as an attractive, quiet and historic village set in varied and attractive landscape. The need to safeguard these qualities has been a key feature of the consultation response during the preparation of this Plan.
- 4.2 This view is supported by other evidence, in particular the Settlement Character and Sensitivity Assessment (2018) commissioned by the District Council as part of the evidence base for the new Joint Local Plan. This rates Hoxne as a 'highly important' settlement because of its archaeology, heritage and built form and rates it as 'highly susceptible' to damage from development.
- 4.3 National Planning Policy Guidance sets out three overarching objectives for the planning system and the third Environmental objective – to contribute to protecting and enhancing the natural, built and historic environment and helping to improve biodiversity – is therefore highly relevant.
- 4.4 The Plan objectives to 'Retain and protect the heritage and historic character of the village' and 'Maintain and improve its green spaces and surrounding landscape' are therefore particularly important.
- 4.5 Hoxne has a significant history. An SSSI protects the Hoxne Brick Pit where finds of pollens, bones and flints dated back to 400,000 years ago, it is the location of the Hoxne Hoard, the largest hoard of Roman silver and gold found in Great Britain, the place of execution of Anglo-Saxon King Edmund and the site of an episcopal see established in the 10th century. Its exceptional archaeological importance necessitates appropriate investigation prior to any development.
- 4.6 As expected for a place with this history there are many important buildings in Hoxne Parish with one listed as Grade I, six listed as Grade II\* and 69 listed as Grade II. Many are timber framed while others are constructed of bricks and tiles produced in the Banham brickyard. Some are located on moated sites and others in clusters around the Parish. Supporting Document 6 provides a description of all Listed Buildings and other significant buildings in the Parish.
- 4.7 The importance of safeguarding the heritage of Hoxne is emphasised by the 'Heritage and Settlement Sensitivity Assessment' commissioned by Mid Suffolk District Council (2018). It describes Hoxne as 'a rare surviving example of a polyfocal village' which is very vulnerable to change. Only four of 39 Mid Suffolk settlements are described as High Value, with High Susceptibility and a High Overall (risk) Assessment and Hoxne is one of them.
- 4.8 The Parish incorporates the main settlement areas of Low Street and Cross Street / Heckfield Green as well as some smaller hamlets at Chickering, Reading Green and South Green. The latter do not have settlement boundaries and are therefore treated as countryside. The Submission Draft Local Plan describes

### SETTLEMENT STRUCTURE, HERITAGE AND CONSERVATION AND DESIGN

Low Street and Cross Street/Heckfield Green as two settlements and they have separate development boundaries. This will help to ensure that further erosion of the gap between these two settlements is avoided.

## SETTLEMENT BOUNDARY

- 4.9 The Settlement Boundaries for Hoxne have been defined to recognise the separate settlements of Low Street and Cross Street/Heckfield Green. Outside of these boundaries only minor development is acceptable and countryside policies apply including to the outlying hamlets of Chickering, Reading Green and South Green.

### POLICY HOXNE 1

#### The Settlement Boundary

The settlement boundaries for Hoxne Low Street and Hoxne Cross Street/Heckfield Green are defined in Figure 2 and on the Policies Map.

Development within these boundaries will be supported where it complies with the policies of the Development Plan.

Development outside of these boundaries will only be supported where it meets national and strategic policies on development in the Countryside.

## HERITAGE

- 4.10 Figures 3 and 4 show the heritage assets in the parish including Scheduled Monuments, Listed Buildings and other Non-Designated Assets. These are also identified on the Policies Map.

### POLICY HOXNE 2

#### Heritage Assets

All development should protect and enhance the appearance, character and setting of heritage assets shown in Figures 3 and 4 and on the Policies Map, including the non-designated assets and protected trees.

Development proposals should demonstrate how they take account of the guidance in the Hoxne Conservation Area Appraisal (2012) and the Hoxne Neighbourhood Design Codes (2021) or any other successor documents.

If there is a reasonable likelihood of archaeological remains being found within or adjacent a development site an archaeological assessment as advised by Suffolk County Council Archaeology Service will normally be required.



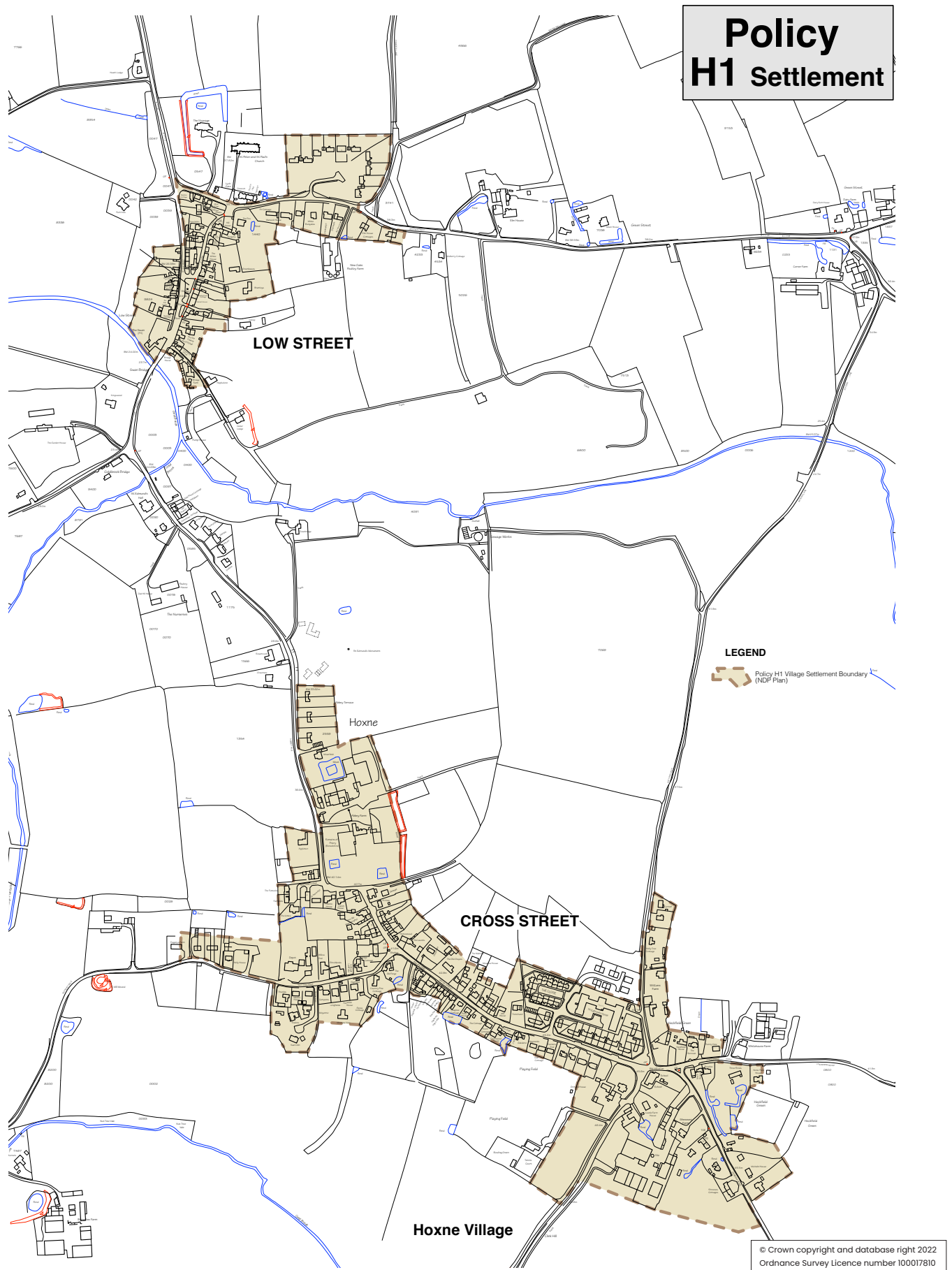


Figure 2 – Settlement Boundary – Low Street and Cross Street/Heckfield Green

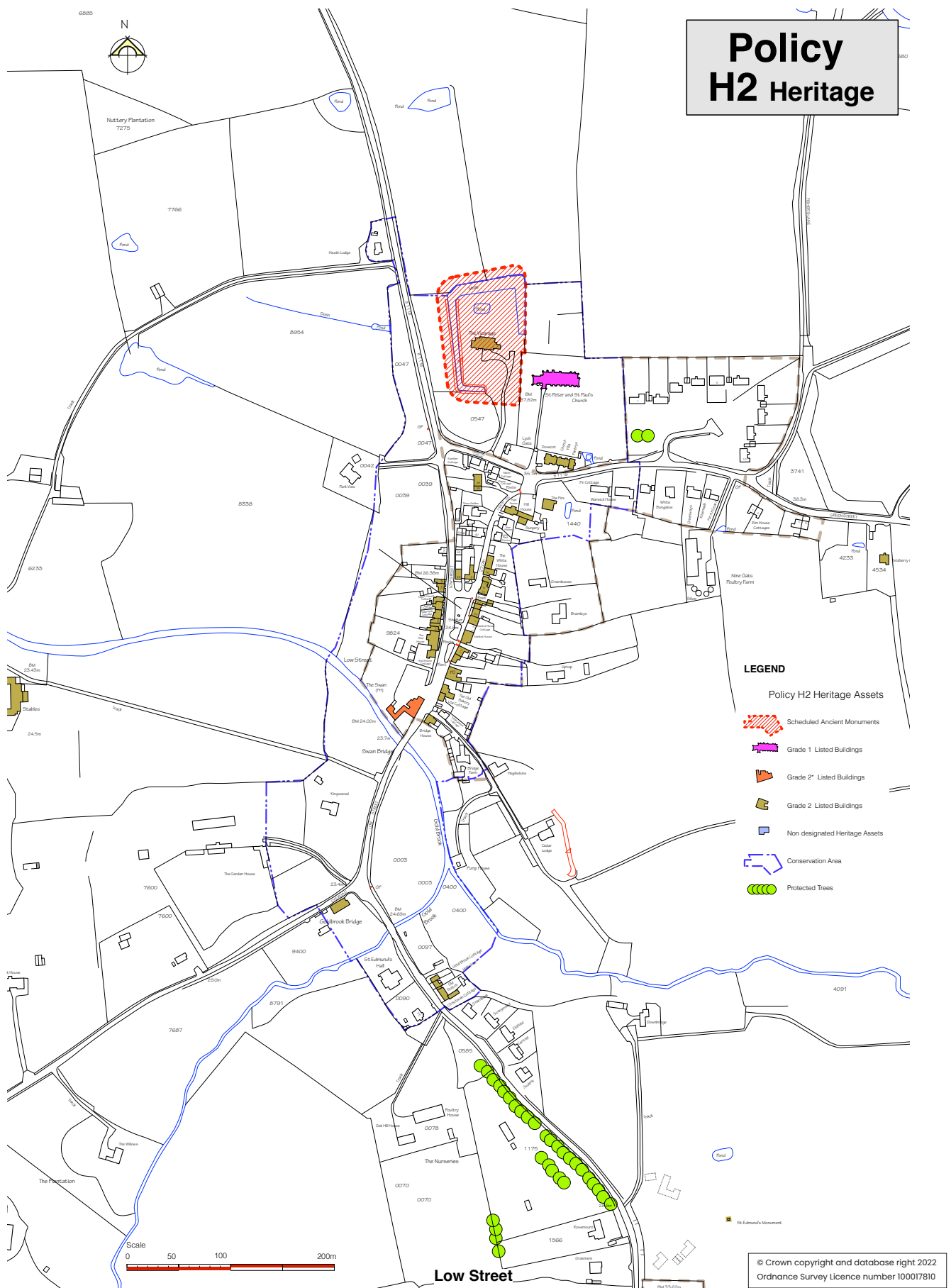


Figure 3 - Heritage Assets – Green Street and Low Street

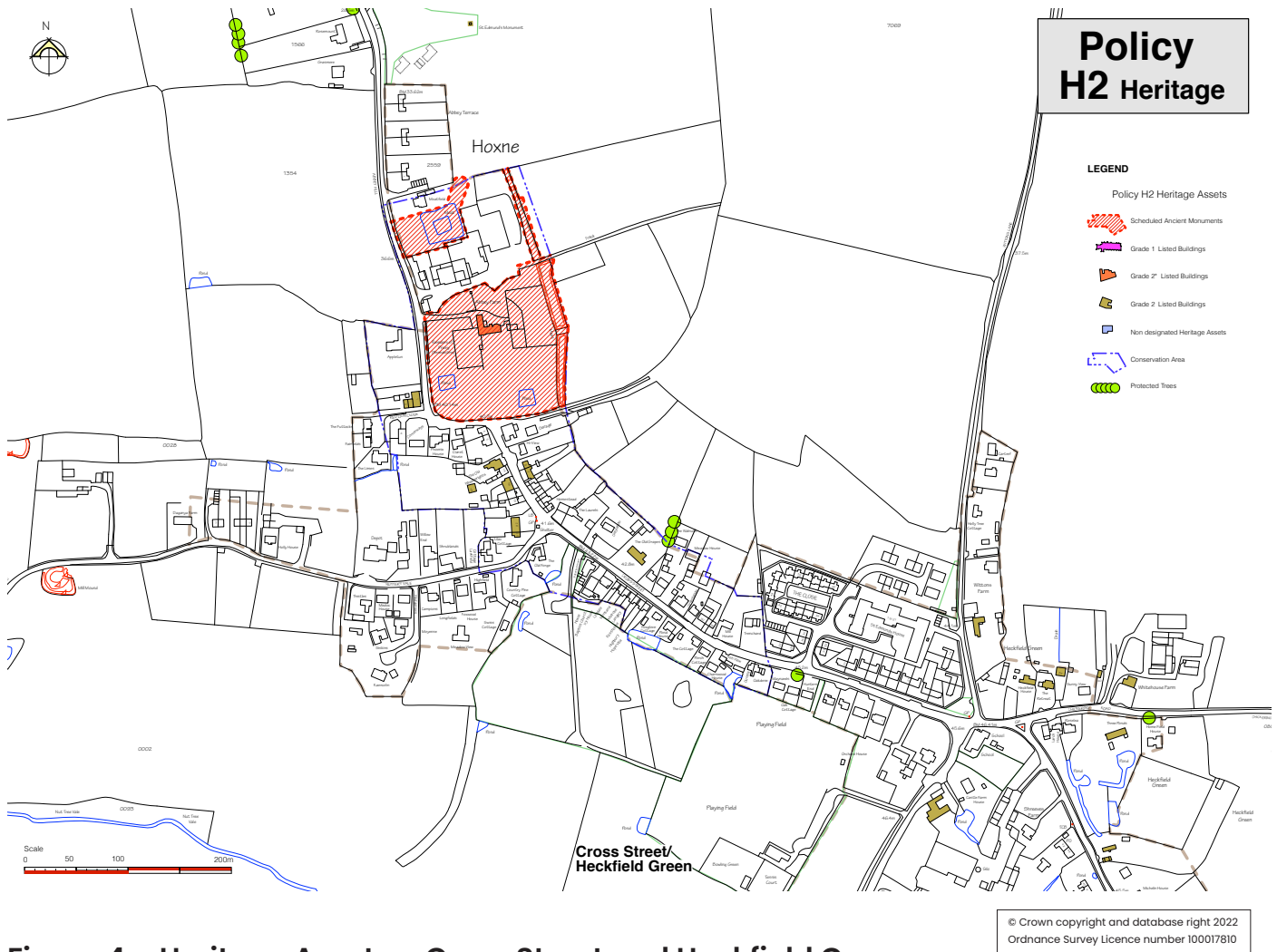


Figure 4 – Heritage Assets – Cross Street and Heckfield Green



## DESIGN CODE

- 4.11 Given the importance of the history and heritage of Hoxne it is particularly important that all development in the Parish is of a high standard and respects the village vernacular. **Supporting Document 9** is a Design Codes produced by consultants AECOM through the Neighbourhood Plan technical support programme.
- 4.12 The objective of the Codes is to steer future development within Hoxne by highlighting the distinctive and important features within the village and protect valuable landscape and built assets, while allowing for appropriate innovative development that is in keeping with the character of the village. Masterplans have been produced for the two development sites proposed in this plan and are referred to in section 5.

### POLICY HOXNE 3

#### Design

All development should be of high-quality design and respect local characteristics, materials and distinctiveness.

The rural setting of Hoxne should be reflected in appropriate levels of landscaping and boundary screening/ planting.

Development proposals should demonstrate how they take account of the Hoxne Neighbourhood Design Codes (2021) or any other successor documents

All parking should adhere to standards set out in Suffolk Guidance for Parking (2019) , or any other successor documents.

## KEY VIEWS

- 4.13 The setting of Hoxne within its landscape is a key factor in shaping its character. The Heritage and Settlement Sensitivity Assessment (2018) identifies important views that frame the village’s heritage assets. Others important views have been identified during the preparation of this Plan. The views and the reason for their importance is set out in **Supporting Document 6**, identified on Figure 5 below and on the Policies Map.

### POLICY HOXNE 4

#### Key Views

Development proposals should be sited and designed to avoid or mitigate adverse impact the key views identified in Figure 5 and on the Policies Map.

Development proposals will not be supported if there is a substantial impact on a key view or views which cannot be mitigated.

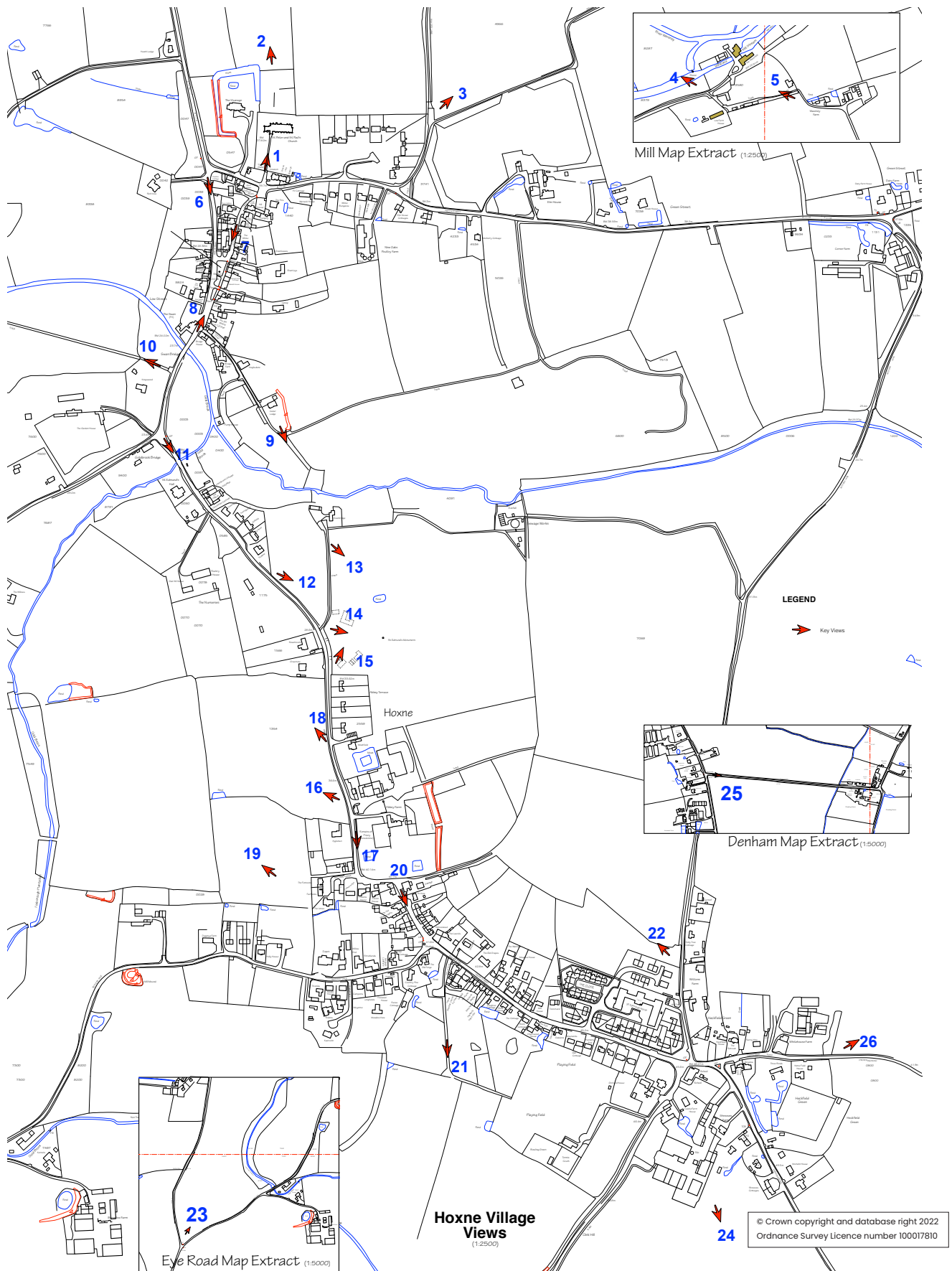


Figure 5 – Key views

## LOCAL GREEN SPACES

- 4.14 National Planning Policy Guidance (para 101 to 103) makes provision for the identification of local green spaces to protect green areas of importance to the local community. They should be capable of enduring beyond the end of the Plan period and should be:
- In reasonably close proximity to the community being served.
  - Demonstrably special to the local community because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife.
  - Local in character and not an extensive tract of land.
- 4.15 Local people were consulted on the green and open areas they valued in the initial and interim consultation stages. The outcomes of these consultations were then measured against a qualifying questionnaire which takes into account the NPPFs requirements. These are set out in **Supporting Document 4**.

### POLICY HOXNE 5

#### Local Green Spaces

The following areas identified below, in Figure 6 and on the Policies Map are designated as Local Green Spaces:

1. Low Street Green
2. The Playing Field
3. Heckfield Green
4. The Green adjoining the Primary School
5. Brakey Wood
6. The Community Orchard off Wittons Lane
7. The area leading up to St Edmunds monument
8. Cross Street Meadow

Development that would harm their open character will not normally be supported.



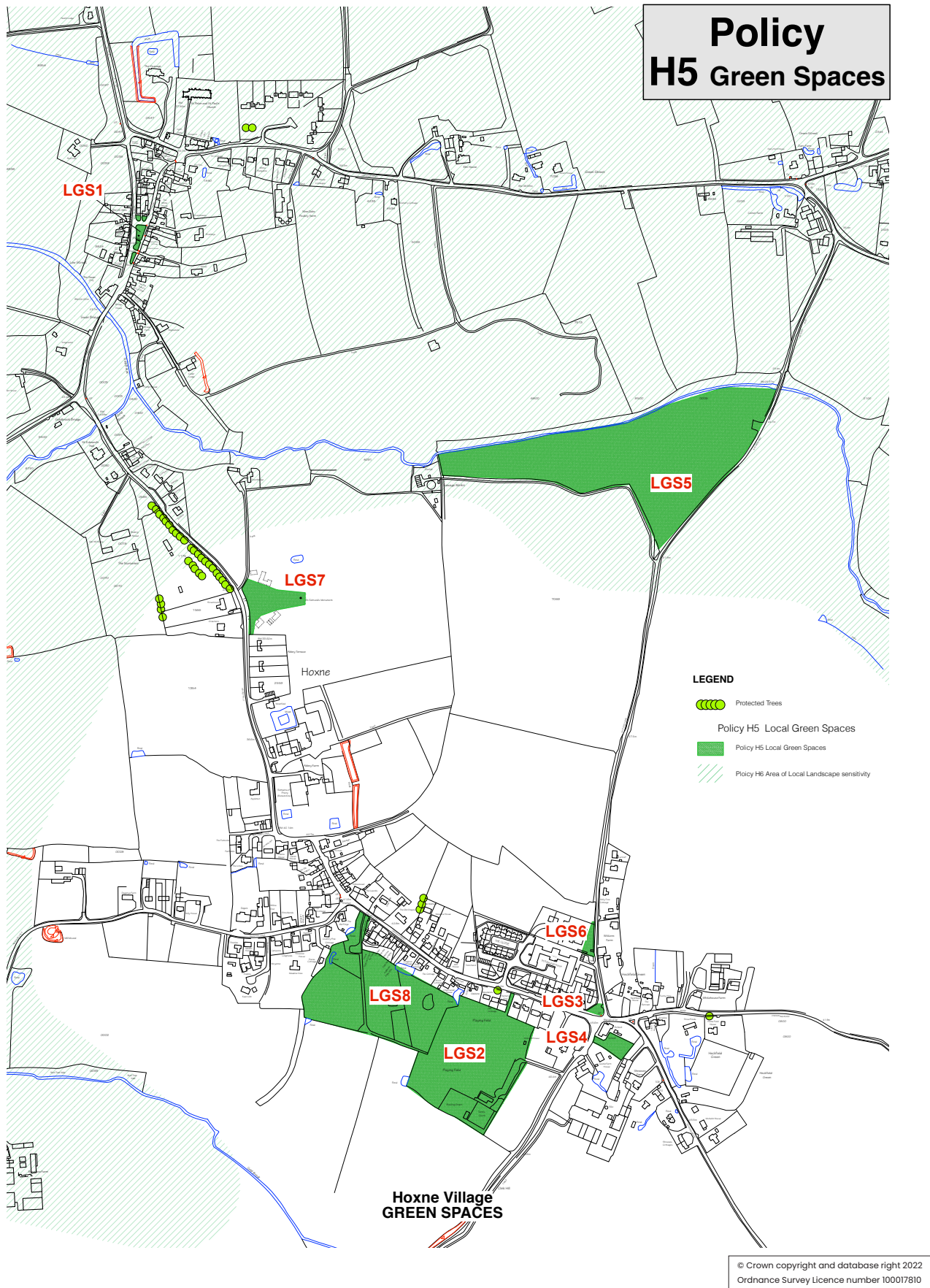


Figure 6 – Location of Local Green Spaces

## MANAGING CHANGE IN THE LANDSCAPE

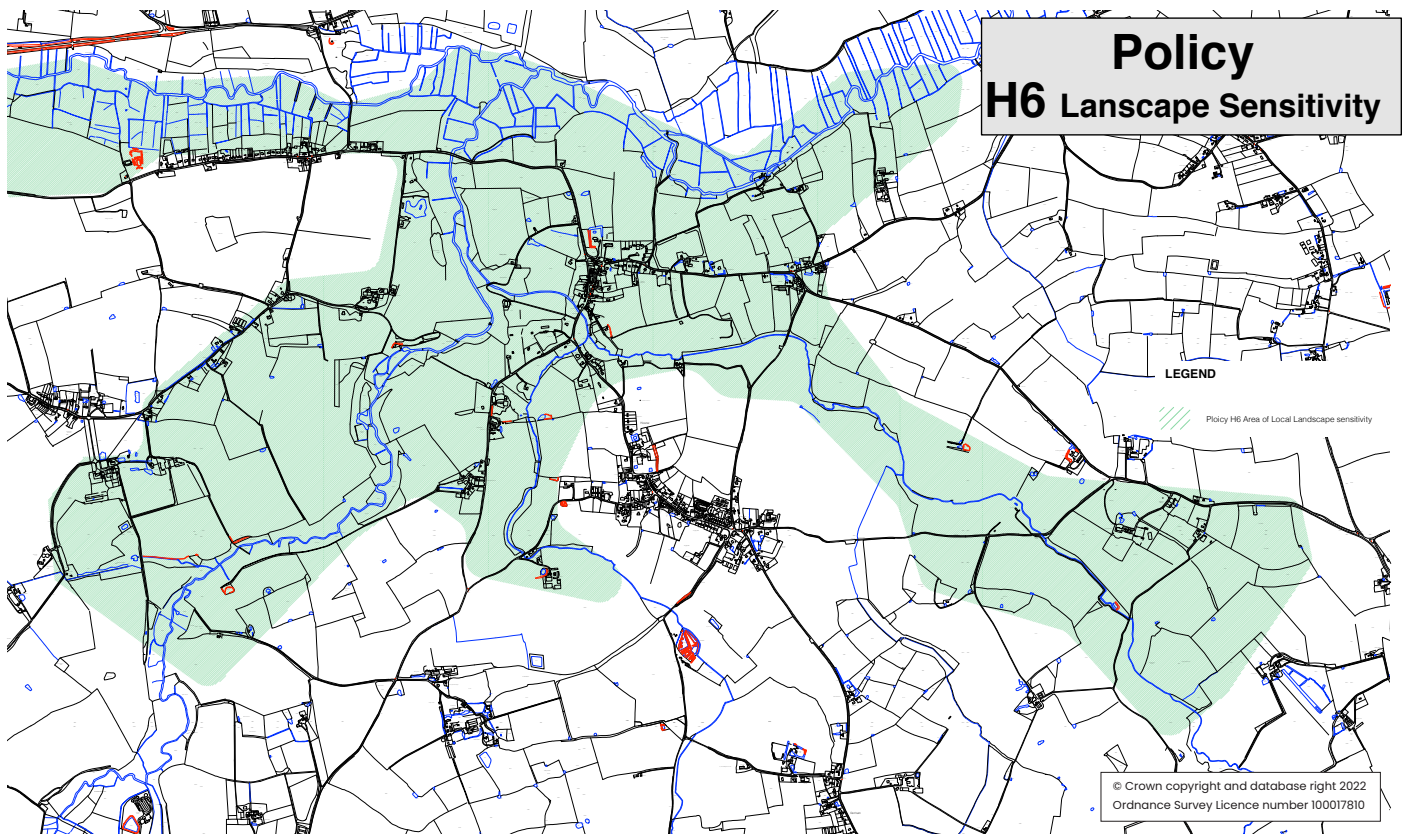
- 4.16 The basis for considering landscape in the Neighbourhood Plan is provided by National Planning Policy Framework and the Joint Local Plan. The approach has moved away from defining character areas to assessing the intrinsic value of the landscape in the local context. However, character area assessments still help understand different types of landscape. **Supporting Documents 7 and 8** identify the policy context and the character types that fall within the Parish of Hoxne.
- 4.17 The draft Joint Local Plan (Nov. 2020) notes the inter relationship between the landscape and the historic environment (para 15.22) which need to be taken into account in all development proposals.
- 4.18 The majority of the Parish is within the Rolling Valley Landscape Character type with smaller areas within the Plateau Claylands and Wooded Valley Meadowlands and Fens Character types.
- 4.19 An area along the Rivers Waveney and Dove has previously had a designation as a Special Landscape Area and is identified in this Plan as an Area of Local Landscape Sensitivity. Much of this area, which is identified in Figure 7 is also land liable to flood. It is important to ensure that development mitigates any harm to this higher quality landscape and that the area of separation between Low Street and Cross Street is retained and the landscape along the Goldbrook protected.

## POLICY HOXNE 6

### Managing Change in the Landscape

Development proposals should maintain and enhance the characteristics of the landscape in which they are set taking into account the guidance in the MSDC Landscape Guidance (2015).

The Area of Local Landscape Sensitivity identified in Figure 7 and on the Policies Map is of particular importance and development proposals should demonstrate measures to mitigate the impact of the proposal development on this areas. Development proposals that have a significant impact that cannot be mitigated will not be supported.



**Figure 7 – Area of Local Landscape Sensitivity**

## ECOLOGY

4.20 **Supporting Document 8** is an assessment of landscape and wildlife undertaken by the Suffolk Wildlife Trust. It identifies nine Priority Habitats within the Parish, including hedgerows, mixed deciduous woodland, ponds, coastal and floodplain grazing marsh, wet woodland, lowland meadows, wood pasture and parkland, traditional orchards, and rivers and streams. Across the Parish, 64 UK and Suffolk Priority Species have been recorded, as well as Suffolk Rare Plant species which complement and help define the biodiversity value of the locality.

4.21 The principal ecological network throughout the Parish is associated with the water courses, including the

rivers Waveney and Dove and their associated habitats, as well as the Gold Brook and Chickering Beck. Continuous riparian habitat is associated with the river corridors marking the northern and western boundaries of the parish. On a smaller scale, the network of hedgerows, ditches, ponds and woodlands amongst the arable land within the parish also provide local connectivity.

4.22 Development Management guidance for any new developments within the area covered by this Neighbourhood Plan should seek to protect existing landscape and ecological assets and restore, enhance and reconnect the ecological network.



## POLICY HOXNE 7

### Biodiversity Networks

Ecological assets should be protected, restored and enhanced. Development proposals should demonstrate the measures proposed to achieve biodiversity net gain.

Opportunities should be taken to reconnect the ecological network including:

- Linear features such as the rivers and streams and their associated habitats; Hedgerows, mature trees and ditch networks;
- Links between ponds, meadows and woodlands should be created and enhanced.

## POLICY HOXNE 8

### Flood Risk

Development proposals should take account of flood risk from all sources, including fluvial and pluvial risk and should not increase the risk of flooding elsewhere. A site-specific flood risk assessment may be required to demonstrate that risk will not be increased elsewhere.

Development will be supported in the areas of highest flood risk identified in Figure 8 and on the Policies Map.

Proposals should 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.

## FLOODING

4.23 Flood risk maps are included within **Supporting Document 1**. The main flood risk in the Parish is associated with the rivers Waveney and Dove. Much of the flood risk area lies to the west of the main settlement but there is flood risk where the Goldbrook and its tributary Chickering Beck merge in the low-lying meadow land between Low Street and Goldbrook/Abbey Hill. This area is also an important area of separation between Low Street and Cross Street parts of the Parish and development should be restricted in this area for flooding and other reasons.

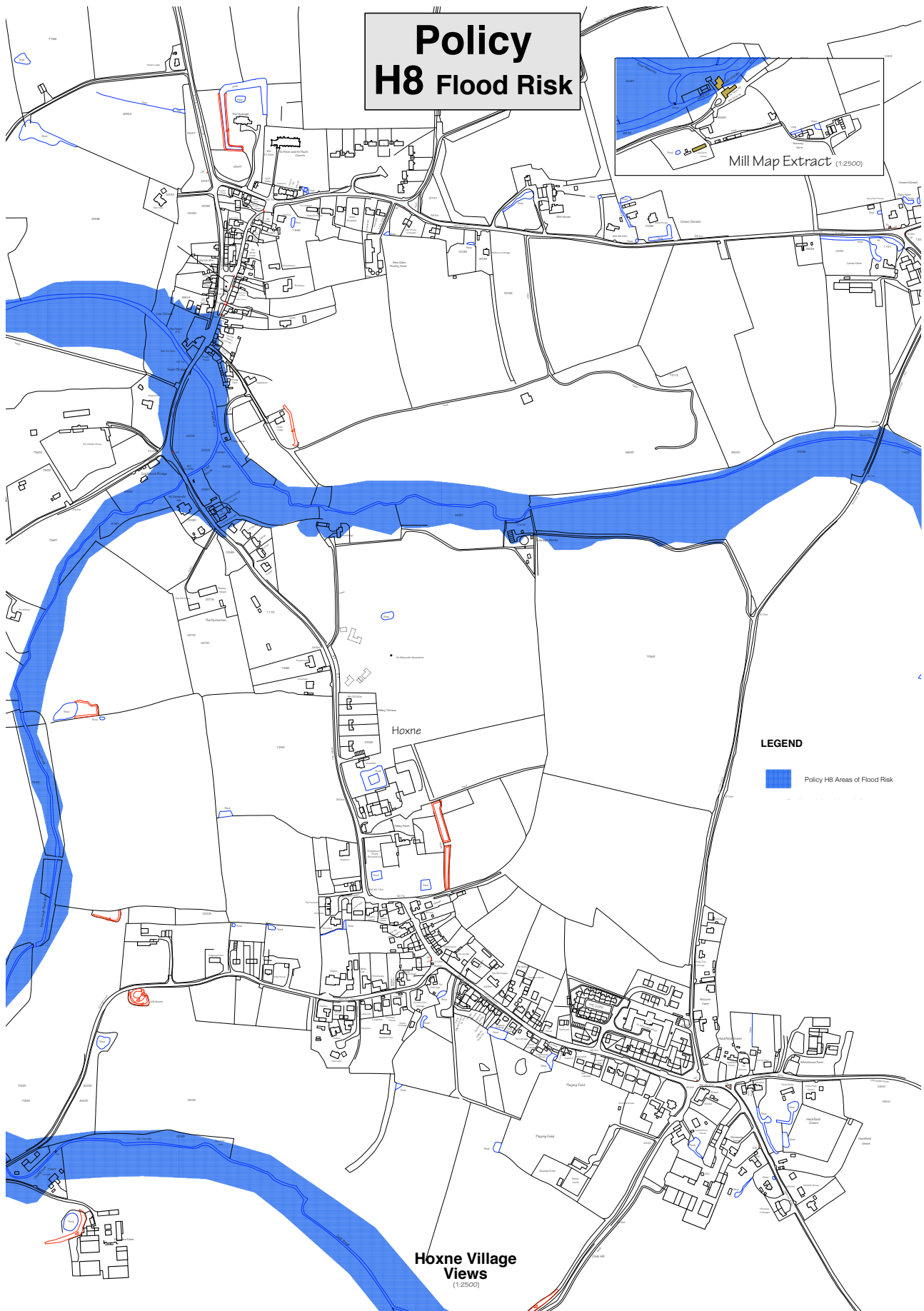


Figure 8– High Flood Risk Area

## SUSTAINABLE CONSTRUCTION

4.24 Development in Hoxne should play its part in reducing adverse effects on the environment and in particular global warming.

### POLICY HOXNE 9

#### Sustainable Construction

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 demonstrate:

- a. how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- b. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency through a ‘fabric first’ approach;
- c. maximise the benefits of natural ventilation or utilising heat recovery mechanical ventilation in well sealed properties;
- d. avoid fossil fuel-based heating systems;
- e. incorporate EV charging for all home; and,
- f. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar thermal, solar photovoltaic and rainwater and stormwater harvesting.





## Development

### HOUSING NEEDS ASSESSMENT

- 5.1 A Housing Needs Assessment was commissioned from AECOM through the Government's technical support programme – see **Supporting Document 5A**. It was supported by a Housing Needs Survey – see **Document 5B** – commissioned from Community Action Suffolk by the Parish Council. Both determined that there was a housing need in Hoxne which is summarised in **Supporting Document 5**.
- 5.2 The need is as follows:
- For affordable homes for 19 households – or which 71% should be rented and 29% routes to home ownership.
  - To rebalance an existing housing stock with mostly larger homes by ensuing new development provides more smaller homes – 42% 1 or 2 bedroom, 38% 3 bedroom and 20% 4 bedrooms.
  - A need for homes for older people with 33 – 38 homes required with good access to services.
- 5.3 The Joint Local Plan requires 35% of dwellings on sites of more than 9 dwellings or 0.5 ha to be affordable. Therefore, sites to accommodate 53 dwellings would be required to ensure 19 affordable units are provided.
- 5.4 Regarding older people the need to locate specialist units in locations with good access to services means that the Plan does not seek to make any specific provision for such units as nearby towns such as Diss and Eye are more suitable. However, it does seek to ensure

some new provision, about 20 homes, is suitable for older people as adaptable and accessible homes built to M4(2) standards and through the allocation of smaller units and bungalows.

#### POLICY HOXNE 10

##### Housing Allocations

This plan provides for around 66 new dwellings over the plan period (2022-2037). This includes dwellings already granted planning permission that are yet to be completed (13 dwellings), and allocated sites as set out in Policies 13 and 14.

#### POLICY HOXNE 11

##### Affordable Housing Provision

Residential development sites allocated in this Plan should provide for about 18 affordable homes of which about 13 should be rented and about 5 should be through routes to home ownership.

Affordable homes should be integrated within the development.

## POLICY HOXNE 12

### House Types and Sizes

All new residential development proposals will be expected to deliver the mix of house types and sizes set out below, unless it can be suitably demonstrated that the particular circumstances of the site, or the latest publicly available evidence of housing need information for the Plan area suggests otherwise:

- 42% 1 or 2 bedroom homes
- 38% 3 bedroom homes
- 20% 4 bedroom homes

Some homes suitable for older people should be provided in the form of bungalows or adaptable and accessible homes built to M4(2) standards.

## ALLOCATED SITES

- 5.5 This Plan allocates two sites for development in the Heckfield Green area. One, also identified in the Joint Local Plan, is at Shreeves Farm and the other is a site between Denham Low Road and the Playing field.
- 5.6 An assessment of the sites put forward for development in the District Council's call for sites is contained in **Supporting Document 3**. In undertaking this assessment, the working party took account of a range of issues including the need to retain the historic and rural character of the village and the preference for brownfield sites. Three potentially acceptable sites were identified and 8 sites considered unacceptable. The second interim consultation (December 2020) – see **Supporting Document 2** – asked residents views about these sites and the outcome of the assessment.
- 5.7 Of the three potentially acceptable sites, the site north of Chickering Road was supported but was subsequently withdrawn from consideration by the owners. Shreeves Farm was supported and the site between Denham Low Road and the Playing Field was equally supported and opposed. Given the housing need it is proposed to allocate both sites.

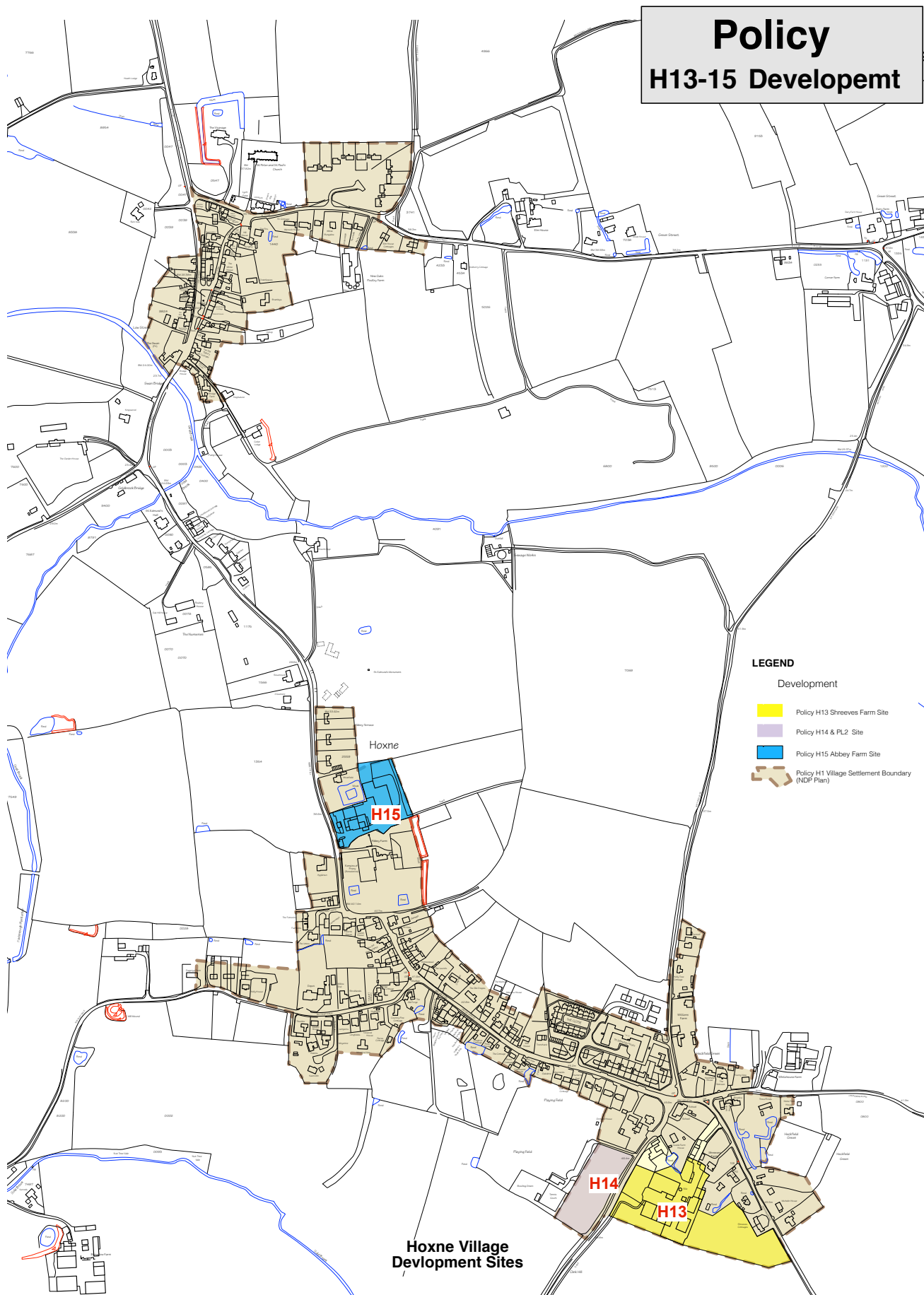


Figure 9 - Allocated Development Sites

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## SHREEVES FARM

- 5.8 The majority of this site is also allocated in the Babergh and Mid Suffolk Joint Local Plan for about 30 homes. Following Highways Assessment work by the landowners, the High Authority concluded that the current farm access is not suitable and therefore access must be taken from Denham Road to the south of the current settlement boundary. This increases the development potential to 38 homes.
- 5.9 St Edmund's primary school is currently on a small site of 0.291ha, and has a capacity of 84 places, with a current pupil roll of 81 for school year 2021–22, and with a forecasted decline of pupils. A school of 105 places and a 12-place nursery would require a site area of 0.69ha based on BB103 guidelines. Therefore 0.4ha is required to be safeguarded to allow expansion, if required in the future.
- 5.10 The key requirements of the site are therefore to provide housing compliant to Policies Hoxne 11 and 12, allow for the expansion of and improved facilities for the Primary School and to provide substantial screening from views from the south.

## POLICY HOXNE 13

### Shreeves Farm

Land at Shreeves Farm (2.23 hectares), identified in Figure 9 and on the Policies Map, is allocated for the development of 38 homes of which:

- 16 should be 1 or 2 bedroom homes
- 14 should be 3 bedroom homes
- 8 should be 4 plus bedroom homes.

About 10 homes should be suitable for older people such as bungalows or adaptable and accessible homes built to M4(2) standards.

About 13 affordable homes for sale or rent should be provided in accordance with Policy Hoxne 11 or the latest available evidence of need and should not necessarily be restricted to the smaller bedroom types. It should also be designed so that it is 'tenure' blind and, be distributed around the site and not concentrated in any one area.

The site should be developed in accord with the Hoxne Design Codes and the indicative Masterplan.

Provision of 0.4 hectares of safeguarding land should be made for an extension to the school to allow for future building extension, playing area and parking if required.

Substantial planting will be required to screen the development from views from the South.

Two green spaces should be included with the design replicating The Green at Low Street in character.



## DENHAM LOW ROAD/PLAYING FIELD

5.11 This site should provide 15 homes. The key requirements of the site are to provide housing compliant to Policies Hoxne 11 and 12, homes suitable for older people, improved access to and car parking for the Playing Field and land for a multi-use games area.

### POLICY HOXNE 14

#### Land between Denham Low Road and Hoxne Playing Field

Land between Denham Low Road and Hoxne Playing Field (0.81 hectares) identified in Figure 9 and on the Policies Map is allocated for the development of 15 homes of which at least 10 homes should be suitable for older people such as bungalows or adaptable and accessible homes built to M4(2) standards.

About 5 affordable homes for sale or rent should be provided in accordance with Policy Hoxne 11 or the latest available evidence of need and should not necessarily be restricted to the smaller bedroom types. It should also be designed so that it is 'tenure' blind and, be distributed around the site and not concentrated in any one area.

The site should be developed in accord with the Hoxne Design Codes and the indicative Masterplan.

Provision should be made for access to the Playing Field, parking for the playing field and for a multi-use games area.

A footpath from the site to the Denham Low Road/Cross Street junction and a new footpath in front of the school should be provided with a reduced carriage way width at the junction to improve school safety.

## EMPLOYMENT

- 5.12 There was public support for the provision of a site suitable for small-scale employment uses in the Plan. No suitable new sites have been identified but support is given to the retention and intensification of business uses at Abbey Farm within its current boundaries. Extensions to the site are prevented by the existence of Scheduled Ancient Monuments.

### POLICY HOXNE 16

#### Abbey Farm Business Site

Proposals for the retention and future development of the existing employment site at Abbey Farm (0.95 hectares), identified in Figure 9 and on the Policies Map, will be supported for suitable employment uses within Use Class E(c) provision of financial services, professional services or other appropriate services to a commercial, business or service locality and Use Class E(g) uses which can be carried out in a residential area without detriment to its amenity including offices, research and development and industrial processes. All proposals should safeguard the adjoining Scheduled Ancient Monument.

## 6 Transport

6.1. The extent and speed of general and HGV traffic through the Parish is a major concern of local people. There are limits to the extent that these issues can be addressed through the Neighbourhood Development Plan but a community policy to support measures to reduce the impact of traffic is appropriate.

### COMMUNITY POLICY A

#### Traffic management

Measures to reduce the impact of through traffic, particularly HGVs, through Hoxne Green Street, Low Street and Hoxne Cross Street/Heckfield Green and improve safety will be supported

6.2. Some improvements to traffic and pedestrian safety can be achieved through the development sites proposed in this plan. Further details are provided in **Supporting Document 10** and the requirements are set out in Policies Hoxne 13 and 14.

6.3. One measure to manage traffic is the Quiet Lanes initiative. **Supporting Document 10** sets out the proposals for Denham Low Road and Wittons Lane to be designated as Quiet Lanes. Quiet Lanes are a nationally recognised designation and are intended for shared use by walkers, horse riders, cyclists and other road users. They encourage drivers to ‘Expect and Respect’ more vulnerable road users and so allow non-motorised users to enjoy rural lanes in greater safety. This type of lane does not impose traffic restrictions and is not enforced. Advisory signs are placed at either end of Quiet Lanes to show motorised users clearly that the road is a shared space.

### COMMUNITY POLICY B

#### Quiet Lanes

The creation of Quiet Lanes (where vehicular traffic must be aware of their speed, and that the road is shared usage for pedestrians, cyclists and equestrians) on Denham low Road and Wittons Lane, identified in Figure 10 and on the Policies Map, will be supported.

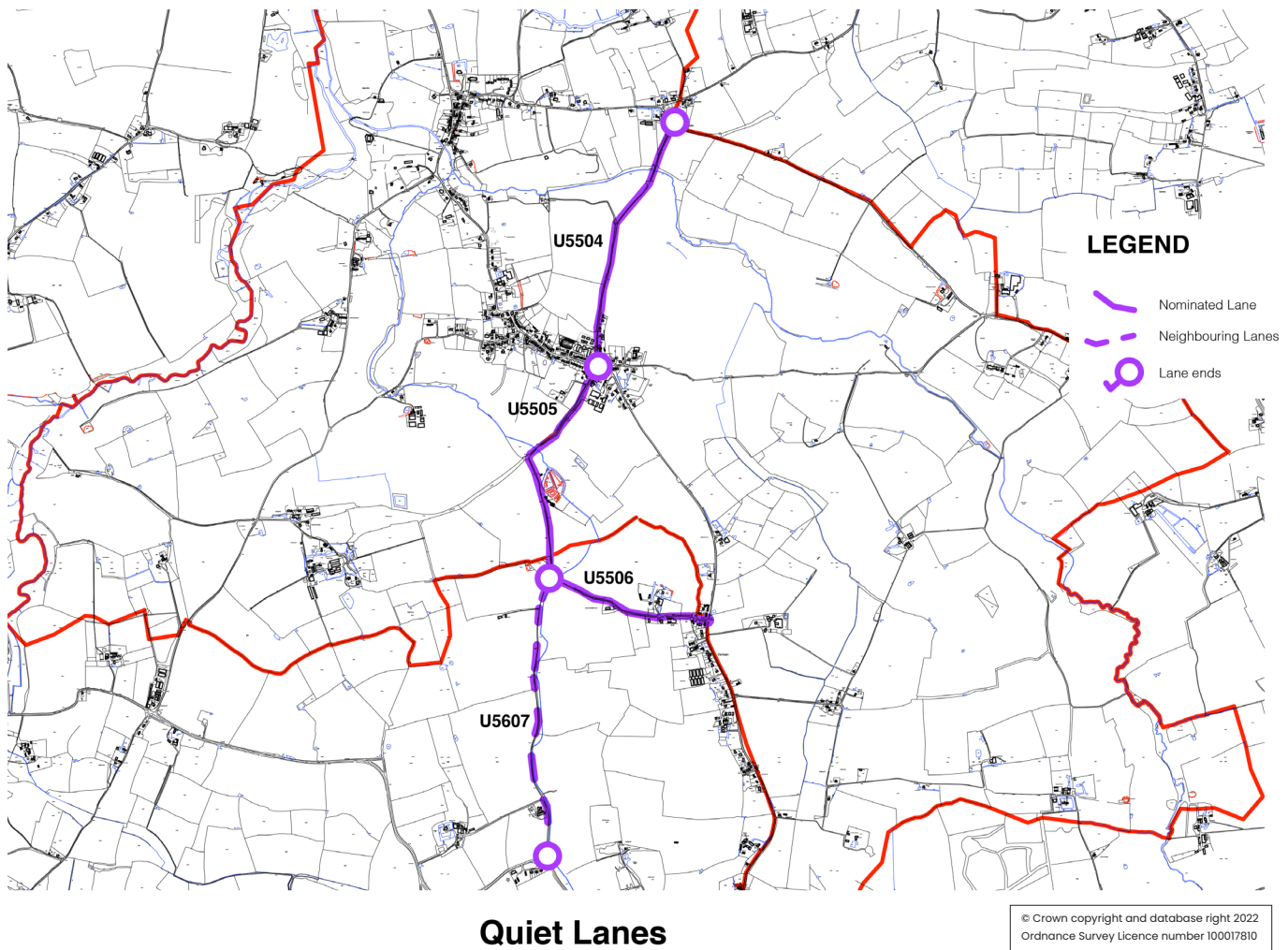


Figure 10 – Proposed Quiet Lanes





## Infrastructure

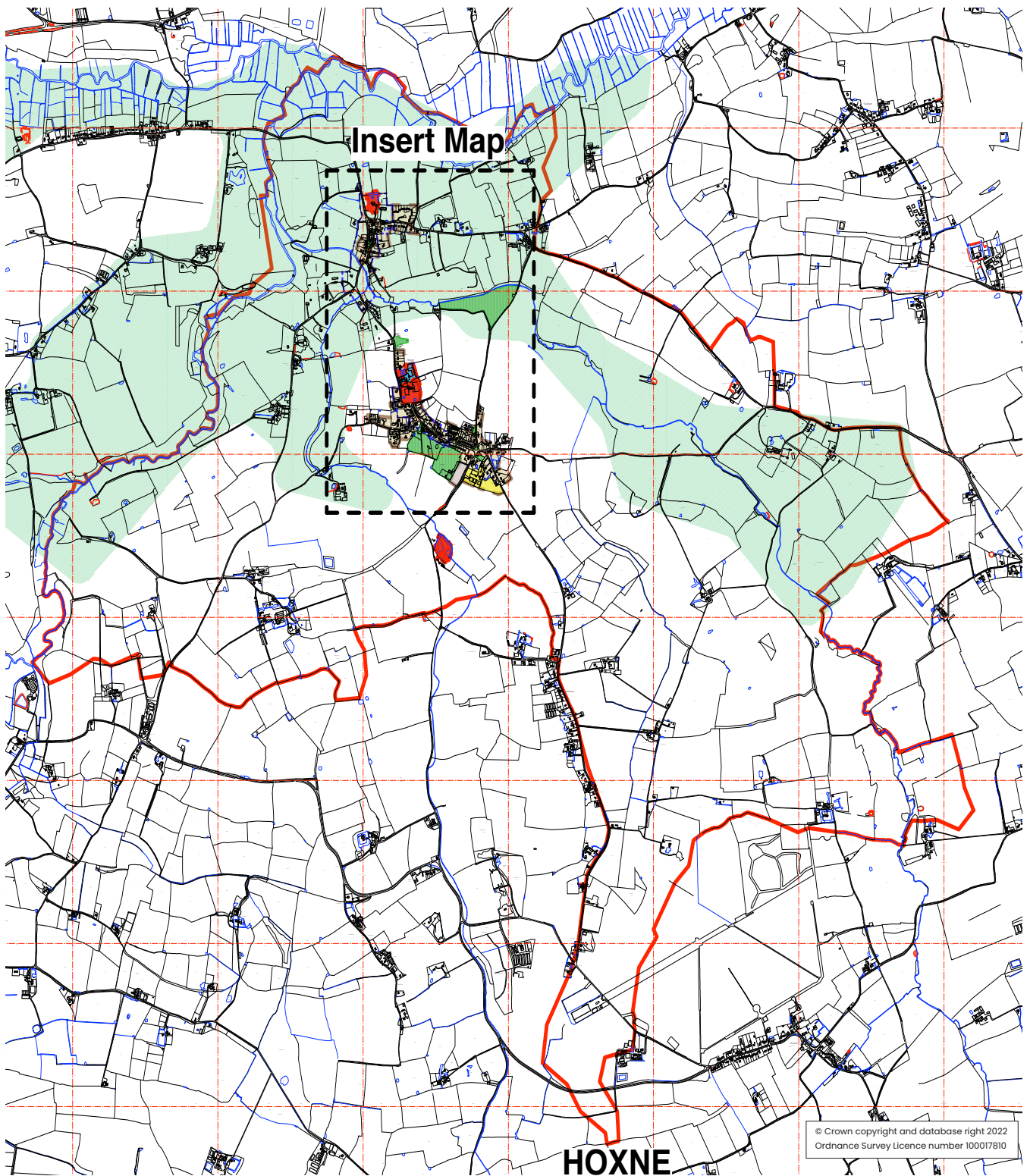
- 7.1 The main infrastructure requirements for Hoxne are:
- a. St Edmund's primary school is currently on a small site of 0.291ha, and has a capacity of 84 places, with a current pupil roll of 81 for school year 2021–22, and with a forecasted decline of pupils. A school of 105 places and a 12place nursery would require a site area of 0.69ha based on BB103 guidelines. Therefore 0.4ha is recommended to be safeguarded to allow expansion, if required in the future.
  - b. Improvements to safety at the Denham Low Road/Cross Street Junction are desirable.
  - c. Improved access to the Playing Field with associated improvements to car parking.
  - c. The reinstatement of the Multi Sports area in the Playing Field.
  - d. Traffic management to reduce the impact of through traffic and improve safety.

### POLICY HOXNE 16

#### Infrastructure Requirements

The development sites allocated in this Plan will be expected to contribute to the infrastructure requirements of the Parish.

Provision should be made in CIL spending plans for this infrastructure.



Policies Map

