

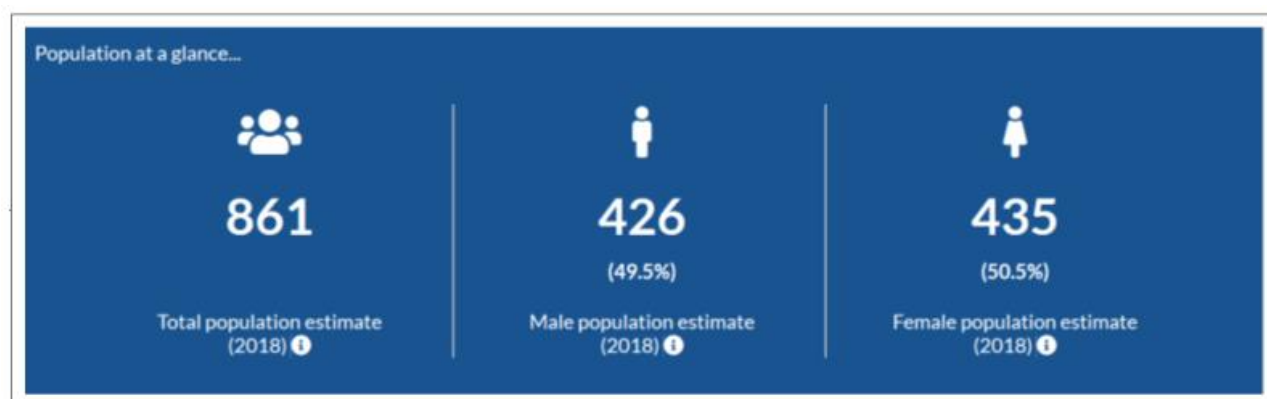
## Hoxne Neighbourhood Development Plan

### Supporting Document 1 – Background Evidence (Submission Draft Stage)

Note – this Supporting Paper sets out some general background information. Other Supporting Papers provide information on specific topics including landscape, heritage, biodiversity, infrastructure, housing needs assessment and site assessment.

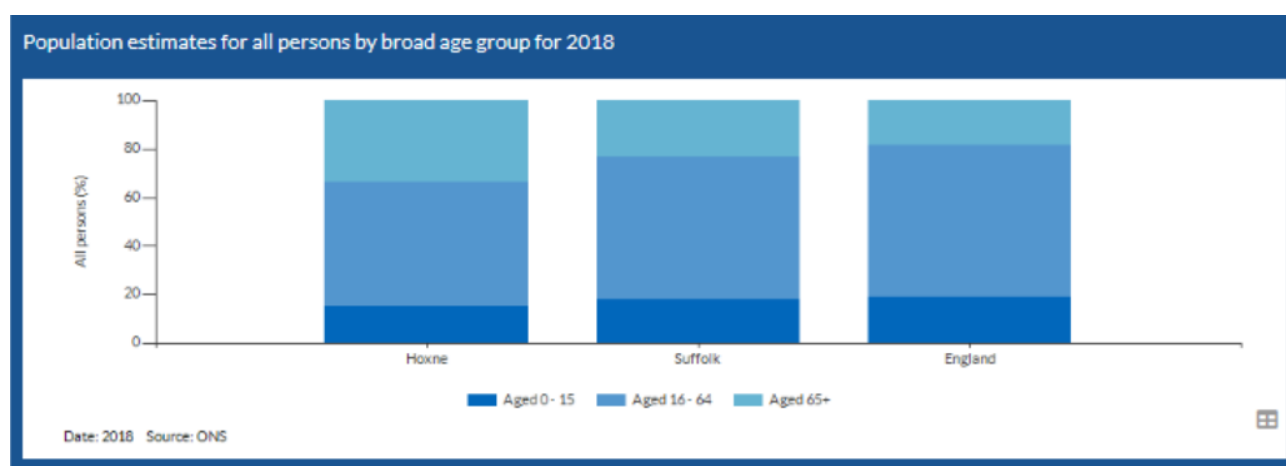
#### Population

1. Mid Suffolk District Council’s Housing and Population Profile is at Appendix 1. The population of Hoxne at the last (2011 Census) was 889. Nearly 17% were under 16, just over 56% aged between 16 and 64 and nearly 27% over 65. The number of under 16’s and 16 to 64-year old’s was lower than the Mid Suffolk and England averages while the number in the over 65 age group is significantly higher. Hoxne therefore had an older population than average.
2. The mid-year estimate for 2018 indicates the population had reduced to 861 – because the number of new homes completed is small while average household sizes have become smaller:



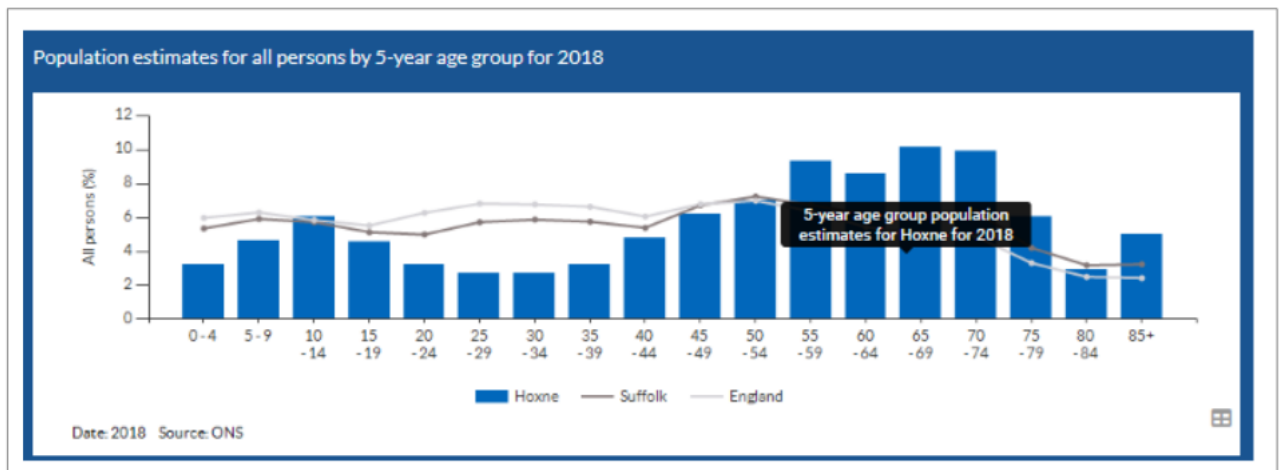
Source – ONS Mid-Year Estimates from Suffolk Observatory

3. The age structure at 2018 is estimated to continue to have a higher than average proportion of older people:



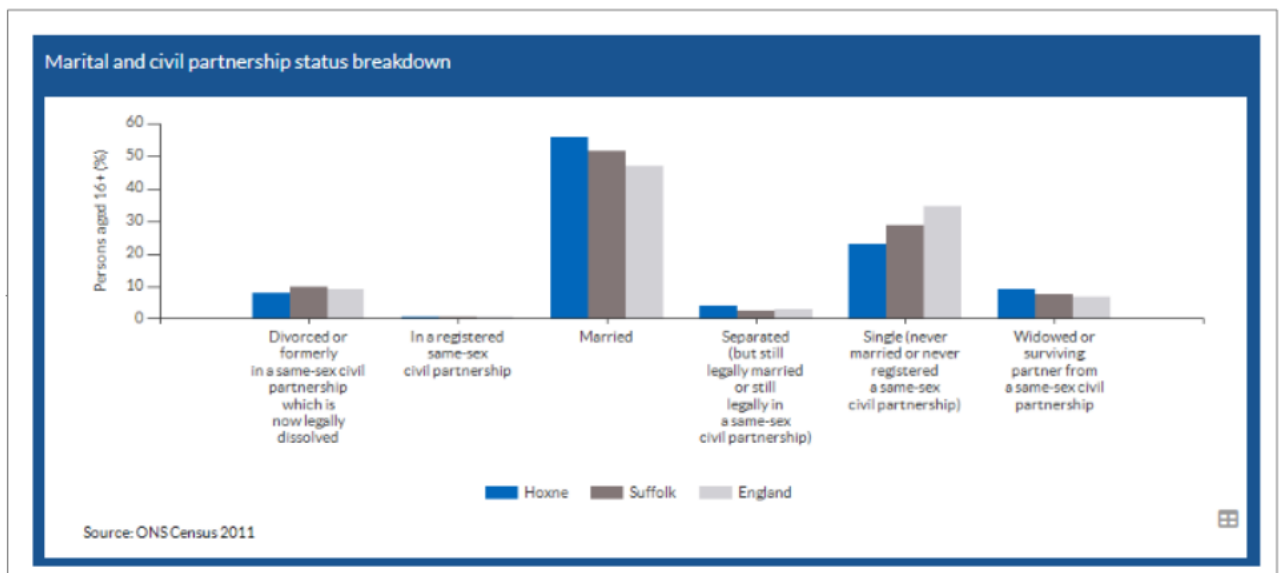
Source – ONS Mid-Year Estimates from Suffolk Observatory

4. A more detailed breakdown of the estimated age structure in 2018 shows that the 20 to 39 age groups are substantially lower than the Suffolk and England average and lower than the 5 – 15 age group indicating that young adults move away from the village:



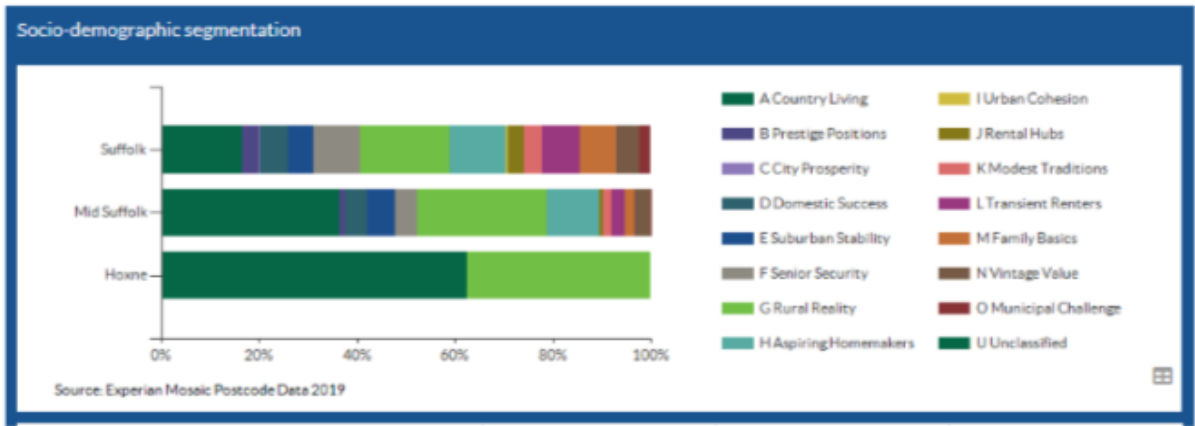
Source – ONS Mid-Year Estimates from Suffolk Observatory

- The country of birth and ethnicity data indicates the village population is overwhelmingly white and English. Slightly more of the population is married, separated, or widowed than the Suffolk and England averages:



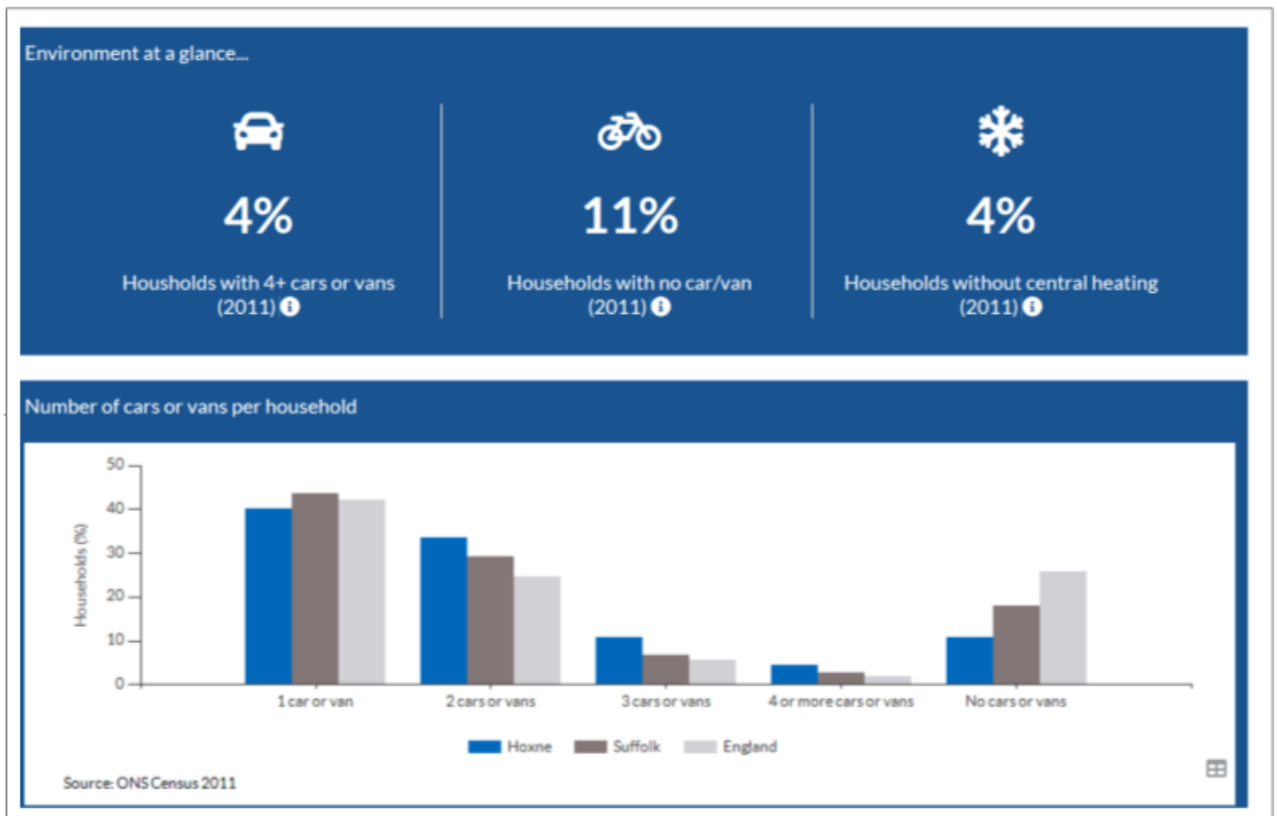
### Households

- There were 384 households in Hoxne in 2011. Given the older population structure it is not surprising that, in 2011, there were 61 pensioner households – nearly 16% of households - well above the Mid Suffolk and England averages. 47 were one person households (about the same proportion as Mid Suffolk but less than the England average) and 22 were lone parent households with dependent children. At just over 22% this is above the Mid Suffolk average but below the England average. (All 2011 Census Data).
- Experian segment households according to a range of descriptors. It defined residents of Hoxne as mainly 'Country Living' – generally wealthy households which chose to live in a rural environment – with a significant minority defined as 'Rural Reality' – generally less well-off households whose wider family network is in the area or who chose to live in affordable village housing:



Source – Experian from Suffolk Observatory

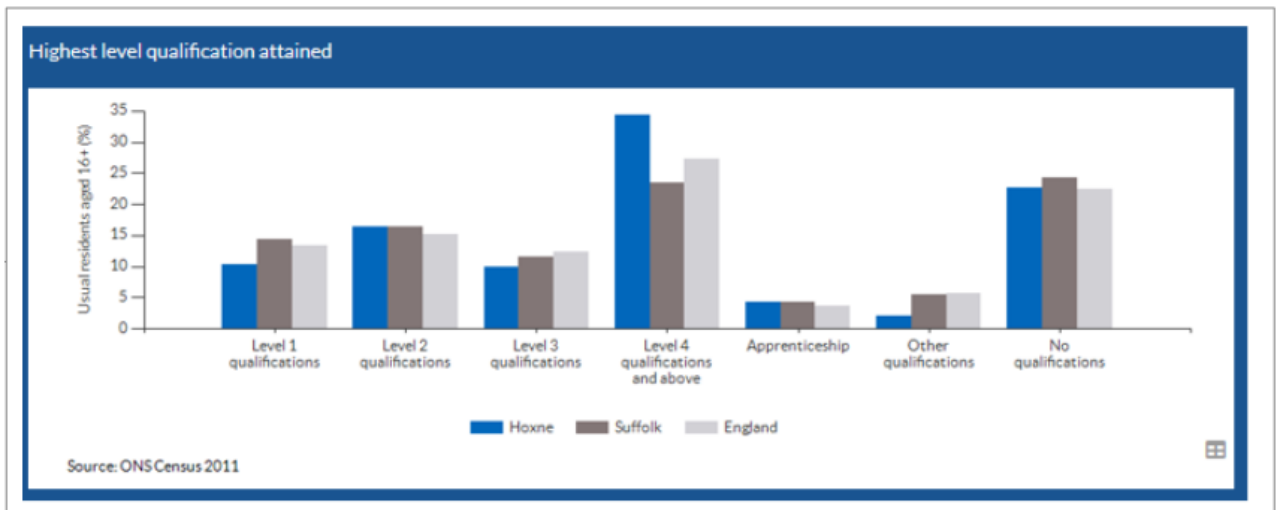
- 8. Most households had a vehicle in 2011 – more than the Suffolk and England average have 2, 3 or 4 vehicles. However, 11% had no car:



Source - 2011 census from Suffolk Observatory.

**Education**

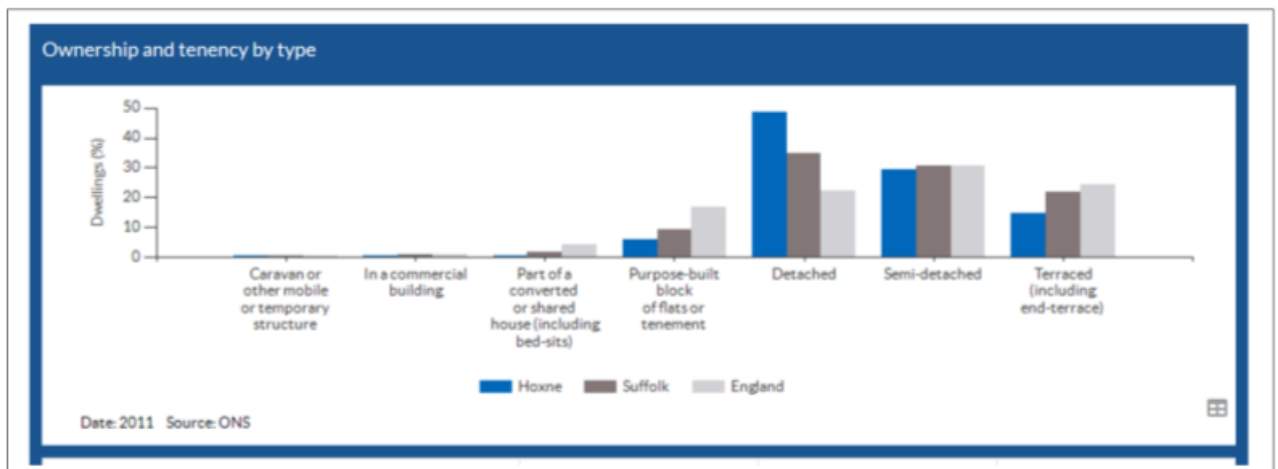
- 9. The 2011 census shows that most of the population had qualifications, but a significant proportion had no qualifications:

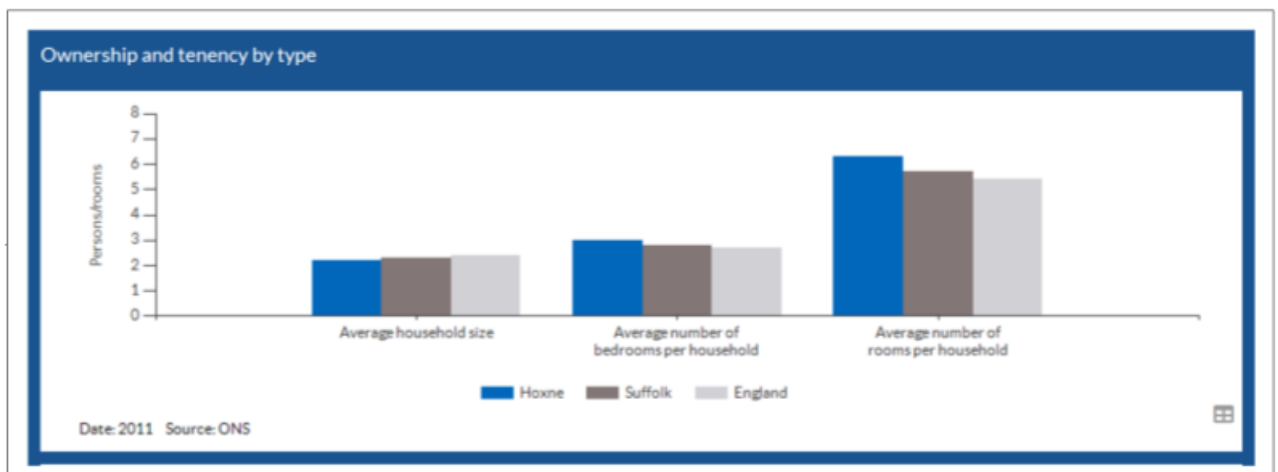
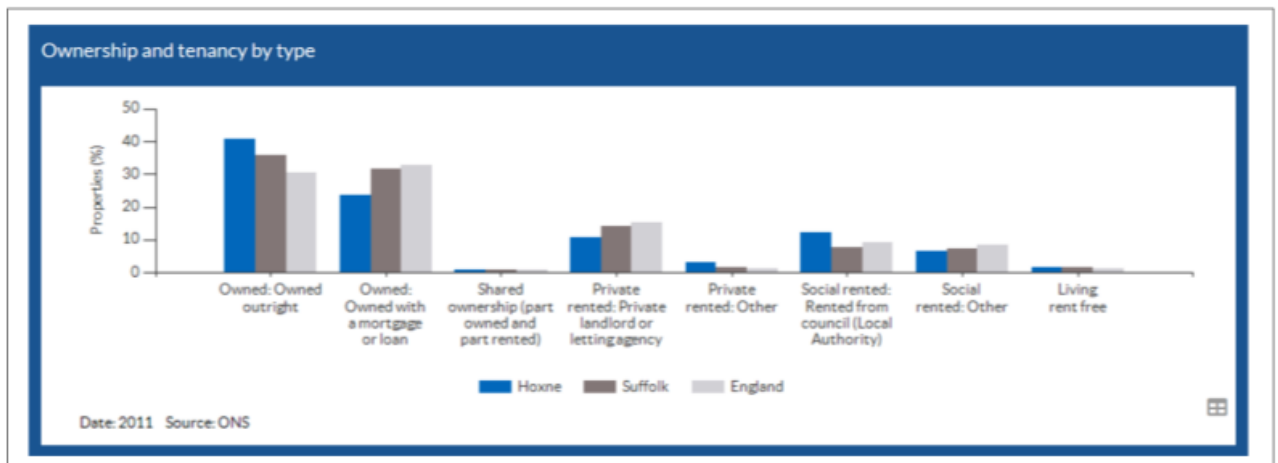


Source – 2011 Census from Suffolk Observatory

### Housing

- There were 409 homes (dwellings) in Hoxne in 2011. More than the Suffolk and England average were owned outright and less owned with a mortgage. More than the Suffolk and England average were socially rented from the Council and the proportion of social rented from other sources will have increased due to the Orwell development completed in 2012? Most homes had 3 or more bedrooms (66%) in 2011. More homes were detached and fewer other types than the Suffolk and England average. The average number of rooms and bedrooms per household were higher than the Suffolk and England average:



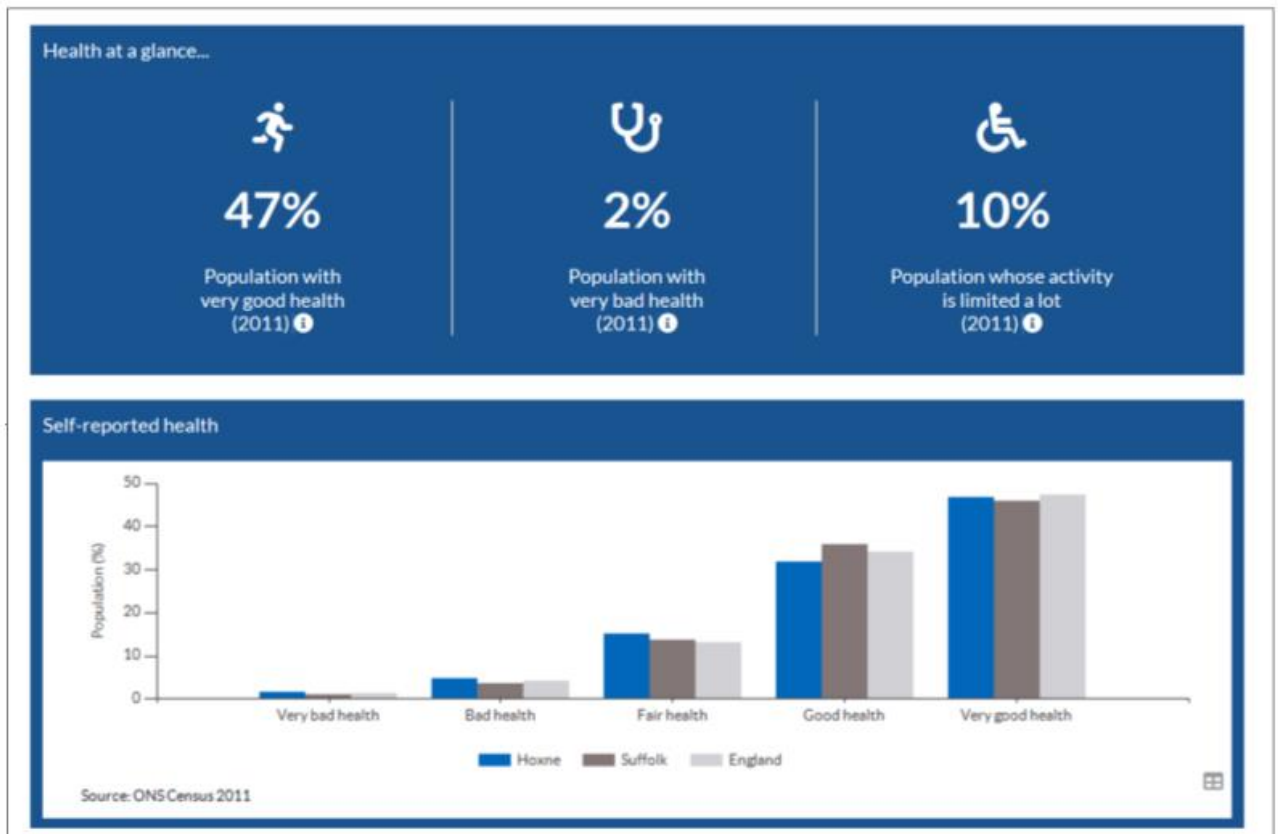


(Source – 2011 census from the Suffolk Observatory)

11. 11 new homes were completed between 2013/4 and 2018/19.
12. House price data from 2018 indicates the average sale price for a detached house in the Hoxne ward (which includes other parishes) was £480,000, for a semi-detached house £232, 313, for a terraced house £256,250 (NB only 2 sales) and for a flat £240,00 (NB only 1 sale).
13. Orwell Housing provides socially rented housing in Hoxne.
14. In September 2019 there were outstanding planning permissions for 15 new homes. 5 of these were under construction. Of those not started at that date 3 were single plots, one was 3 plots and the other 4 plots.

### Health

15. Health indicators from the 2011 Census shows that Hoxne residents were slightly less healthy than the Mid Suffolk and England averages which probably relates to the slightly older population profile:



Source – 2011 census from Suffolk Observatory

### Economic Activity

- The 2011 Census provides information about the economic activity of the population. Fewer people work full time, more are self-employed, and more are retired compared with the Suffolk and England average:



Source – 2011 Census from Suffolk Observatory)

### Hoxne Parish Plan 2010

17. The Parish Plan is 10 years old but provides the most recent survey of village opinion on development and related issues. Some of the tables showing the responses to questions on these issues is shown at Appendix 2. The number of responses to the questionnaire indicates that most of the adult population of the village took part in the exercise. Key findings were:
- a. Most respondents considered that the development that had taken place before 2010 of about 2 new homes a year benefited the village by supported services and social life.
  - b. Over half of respondents supported continued building at an average of 2 homes per year while nearly a quarter supported the development of more new homes per year.
  - c. 67% of respondents supported more small homes and bungalows, 60% family housing and 30% supported housing association or sheltered housing.
  - d. A large majority wanted to use infill sites for this new housing with only limited support for groups of houses – Banhams Yard, Behind Abbey Terrace and Nuttery Vale being mentioned as possible locations for these.
  - e. There was support for a range of business uses including the retention of the post office/stores and pub and for small rural manufacturing and craft businesses.
  - f. There was support for wind turbines and an additional recycling point.
  - g. 63% wanted new allotments (a smaller number responded to this question).
  - h. A majority thought the quality of design of new homes was average or poor.
  - i. Only 22% of respondents thought the traffic situation in Hoxne was acceptable but it was less of concern in the Denham and Reading Green areas. Concerns were particularly about HGVs, Speeding and congestion near the school.

### The Joint Local Plan

18. The Babergh and Mid Suffolk Joint Local Plan Consultation Document was published in July 2019. It defines a settlement hierarchy according to the level of services each settlement has access to. The analysis for Hoxne is:

SETTLEMENT	Classification	Convenience Store	Post Office	Food & Drink outlets (Max. of 5 points)	Other Retail (Max. of 5 points)	Pre-School	Primary School	Secondary School/Sixth Form/Further Education	Strategic employment site within 5km	Small scale employment site within 5km	Village Hall	Place of worship	Permanent Library	Doctors surgery	Chemist / pharmacy	Dentist	Peak time bus service	Peak time rail service	Recreational Grounds / Play Area	Sport / Leisure Centre	Allotment	Super-fast Broadband	Standard Speed Broadband	Town / Urban Area within 5km	Core village within 5km	Score
Points Available		2	1	1	1	1	2	1	2	1	1	1	1	2	2	1	2	2	1	1	1	2	1	2	1	
Hoxne - Cross Street/Heckfield Green	Hinterland	0	0	0	0	1	2	0	0	0	1	0	0	0	0	0	2	0	1	0	0	2	0	2	0	11
Hoxne - Low Street	Hinterland	2	1	2	0	1	0	0	0	0	1	1	0	0	0	0	2	0	0	0	0	2	0	0	0	12

19. As a hinterland village Hoxne did not have an allocation of new homes..
20. The Pre-Submission draft of the Joint Local Plan was published in November 2020 for a six week consultation period. Key issues include delivering more houses faster, the needs of an aging population and high levels of housing need because of poor affordability and protecting important natural and heritage assets. The objectives most relevant to Hoxne include protecting and enhancing these assets and supporting the preparation of the neighbourhood Development Plan.
21. The Plan sets targets for affordable housing including the tenure and size mix (see Supporting Document 6 – Housing Needs Assessment). Hoxne low Street and Hoxne Cross Street/Heckfield Green are identified as Hinterland Villages. It is notable that they are defined as two settlements albeit within the same parish. Although all settlement categories will be required to contribute towards growth but the Ipswich Fringe, Market Towns and Core villages will take the largest levels of growth. The Hinterland villages will need to contribute 750 new homes over the Plan period in addition to the 517 outstanding planning permissions in April 2018.
22. The Hoxne NDP will be expected to deliver a minimum housing requirement of 43 homes of which 13 had planning permission in April 2018.
23. All sites over 9 units will be required to accommodate 35% affordable housing and 50% of dwellings will be required to meet accessible and adaptable building standards. The mix and type should reflect the most relevant housing needs assessment.
24. Supported and special needs housing should be well connected to urban areas and core villages which can provide services.
25. Development must be of high quality design, respond to the wider town/landscape and safeguard historic and other assets, be compatible with the surrounding area, retain important features and adhere to Building for Life criteria.
26. Sites of more than 1 hectare will be required to on-site open space provision to meet identified needs/deficits.
27. The Hoxne settlement maps are set out in Appendix 4. They identify:
  - a. A residential allocation (see Supporting Document 3)
  - b. Two designated open spaces – the Playing Field and Brakey Wood.
  - c. Four Ancient Monuments – the Church and yard, the St Edmunds Monument, The Abbey and Land to the North of the Abbey.
  - d. Flood Zone level 2 along the River Dove.



- e. The Listed buildings.
- f. The Settlement Boundary.

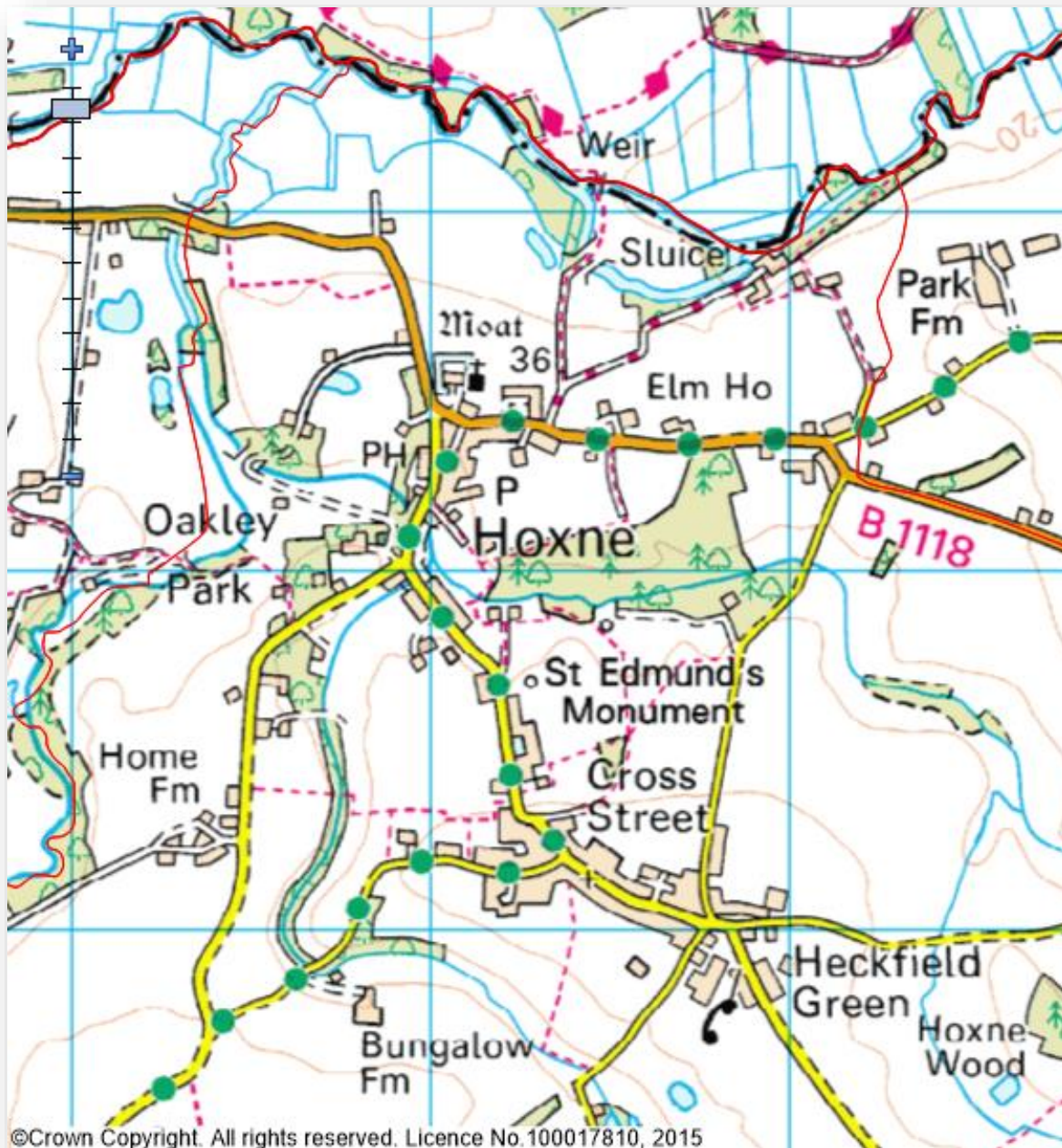
**Flood Risk**

28. Maps showing areas of flood risk are shown in Appendix 3. The only significant areas of risk are along the River Dove:



# HOXNE

## HOUSING & POPULATION DATA PROFILE [Parish level]



(Last Updated: October 2019)

**This Parish Profile has been produced primarily to help inform local discussion on housing need.**

**Most of the data comes from the 2011 Census (accessible via the ONS website). Other data sources have also been used as appropriate and will be updated periodically.**

<b>How many people live locally?</b>	<b>Children Under 16</b>	<b>Working Age Adults (16 to 64)</b>	<b>People Aged 65 +</b>	<b>Dependency Ratio</b>
<b>889</b>	<b>150 (16.9%)</b>	<b>501 (56.3%)</b>	<b>238 (26.8%)</b>	<b>0.77</b>
49.2% Males 50.8% Females	Mid Sflk Avg = 18.4% England Avg = 18.9%	Mid Sflk Avg = 61.5% England Avg = 64.7%	Mid Sflk Avg = 20.1% England Avg = 16.3%	Mid Sflk Avg = 0.63 England Avg = 0.55

[Source: ONS 2011 Census: KS101EW & KS102EW] [Dependency Ratio = Ratio of Non-working Age to Working Age Population]

<b>Single Pensioner Households</b>	<b>Single H/holds &lt; 65 years old</b>	<b>Lone Parent Families with Dependent Children</b>
<b>61</b>	<b>47</b>	<b>22</b>
15.9% of all Households Mid Suffolk Avg = 12.9% England Avg = 12.4%	12.2% of all Households Mid Suffolk Avg = 12.4% England Avg = 17.9%	22.4% of all families with dependent children Mid Suffolk Avg = 17.7% England avg = 24.5%

[Source: ONS 2011 Census: KS105EW]

<b>General Health (All Usual Residents)</b>				
<b>Very Good</b>	<b>Good</b>	<b>Fair</b>	<b>Bad</b>	<b>Very Bad</b>
<b>46.6%</b>	<b>31.9%</b>	<b>15.2%</b>	<b>4.8%</b>	<b>1.5%</b>
Mid Sflk Avg = 47.9% England Avg = 47.2%	Mid Sflk Avg = 35.3% England Avg = 35.2%	Mid Sflk Avg = 12.8% England Avg = 12.8%	Mid Sflk Avg = 3.1% England Avg = 3.6%	Mid Sflk Avg = 0.8% England Avg = 1.0%

[Source: ONS 2011 Census: QS302EW]

<b>Total # Occupied Households</b>	<b>Owned (Outright or with Mortgage)</b>	<b>Shared Ownership</b>	<b>Socially Rented</b>	<b>Privately Rented</b>
<b>384</b>	<b>248 (64.6%)</b>	<b>4 (1.0%)</b>	<b>72 (18.7%)</b>	<b>53 (13.8%)</b>
	Mid Sflk Avg = 75.1% England Avg = 63.3%	Mid Sflk Avg = 0.8% England Avg = 0.8%	Mid Sflk Avg = 11.3% England Avg = 17.7%	Mid Sflk Avg = 11.2% England Avg = 16.8%

[Source: ONS 2011 Census: QS405EW]

- At the time of the 2011 Census some 25 dwellings (6.1% of all dwellings in Hoxne) appeared to be unoccupied. (Mid Suffolk Avg = 3.8%) [QS418EW]

<b>Number of Bedrooms (Occupied Households)</b>				
<b>None</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4 bed +</b>
<b>0 (0%)</b>	<b>48 (13%)</b>	<b>80 (21%)</b>	<b>148 (38%)</b>	<b>108 (28%)</b>
Mid Sflk Avg = 0.1% England Avg = 0.2%	Mid Sflk Avg = 6.0% England Avg = 11.8%	Mid Sflk Avg = 25.0% England Avg = 27.9%	Mid Sflk Avg = 40.4% England Avg = 41.2%	Mid Sflk Avg = 28.5% England Avg = 18.9%

[Source: ONS 2011 Census: QS411EW]

<b>Total # Occupied Households</b>	<b>Total # with Under-Occupied bedrooms</b>	<b>Total # with Over-Occupied bedrooms</b>
<b>384</b>	<b>289 (75.3%)</b>	<b>6 (1.6%)</b>
	Mid Sflk Avg = 80.8% / England Avg = 68.7%	Mid Sflk Avg = 1.6% / England Avg = 4.6%

[Source: ONS 2011 Census: QS412EW]

<b>NET NEW RESIDENTIAL COMPLETIONS</b> (Last 5 Years: April to March)				
<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>
<b>7</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

[Source: Babergh & Mid Suffolk Joint Annual Monitoring Report]

<b>Avg Price &amp; No (in brackets) of Properties Sold in IP21 Postcode (Aug 2018)</b>				
<b>Detached</b>	<b>Semi-Det'</b>	<b>Terraced</b>	<b>Flat</b>	<b>All</b>
£480,500 (6)	£232,313 (8)	£256,250 (2)	£240,000 (1)	£323,176 (17)

[Source: Right Move website: Market Trends]

**In Mid Suffolk, in 2017 ...the average wage was £25,070. The average house price was £255,000. Therefore, the wage to house price ratio = x 10.17**

[Source: ONS website: Median wages, median house prices and ratio calculation]

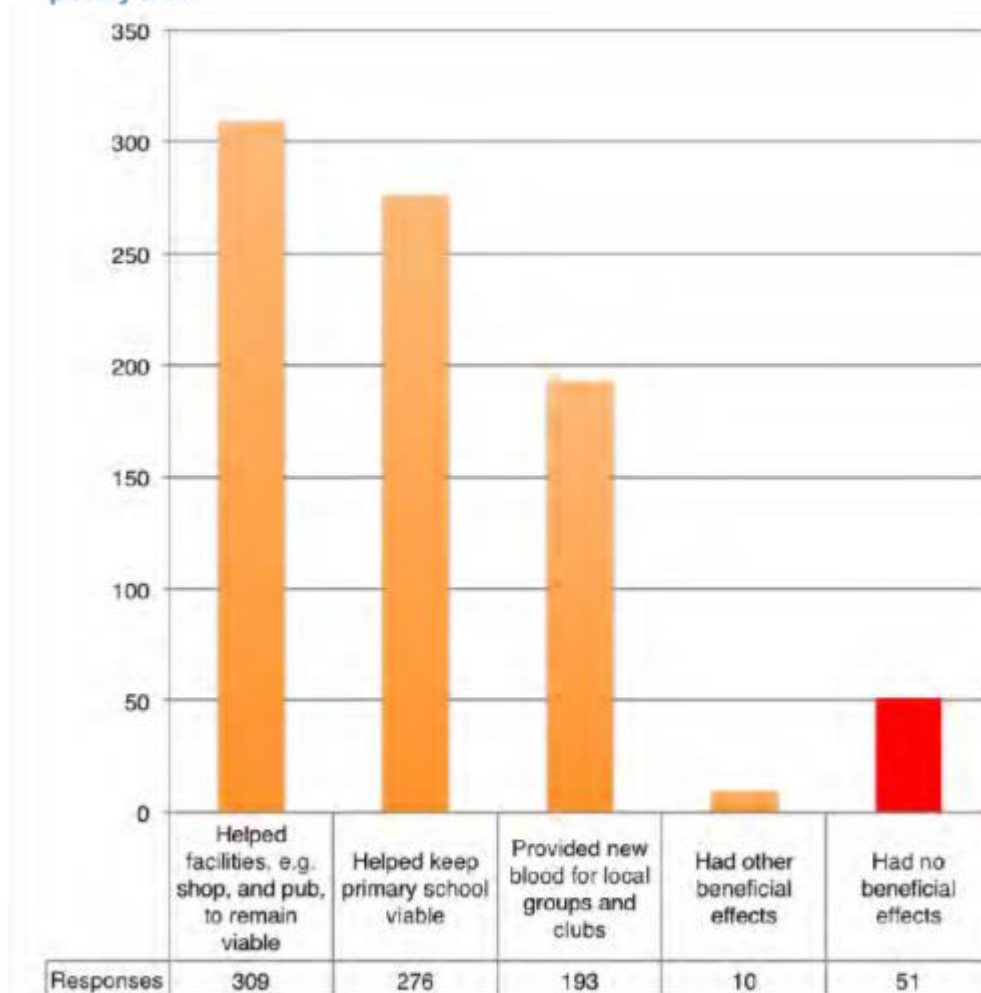
## Other Information

- **County Councillor = Cllr Guy McGregor** (Hoxne & Eye Division)
- **District Councillor = Cllr Matthew Hicks** (Hoxne and Worlingworth Ward)
- Hoxne is identified as a **Primary Village** in Policy CS1 of the Mid Suffolk Core Strategy DPD (Adopted Sept 2008)
- In July 2015, Hoxne won the Mid Suffolk Village of the Year competition
- Local Services in Hoxne include ... a Post Office / Store, Primary School, Public House, Church and Amenity / Play Areas
- 56.5% of all households in Hoxne with at least one usual resident are reliant on oil-fired heating [QS415EW]
- Hoxne Parish Council published their Parish Plan in October 2010
- Only one Housing Association (Registered Provider) is known to be active in Hoxne: Orwell Housing
- The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
  - 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
  - 25% of households think their current property will not be suitable for their needs in 10 years' time.
  - 2 & 3 bed properties are most sought after by existing households wishing to move.
  - Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.

- Hoxne is also famous for the '*Hoxne Hoard*'. Discovered in 1992, this was the largest hoard of late Roman silver and gold discovered in Britain, and the largest collection of gold and silver coins of the 4<sup>th</sup> and 5<sup>th</sup> Century found anywhere within the Roman Empire

## Housing

4) Planning policy since the 1970s has enabled an average of about 2 new homes to be built per year in Hoxne. Do you feel that this policy has:

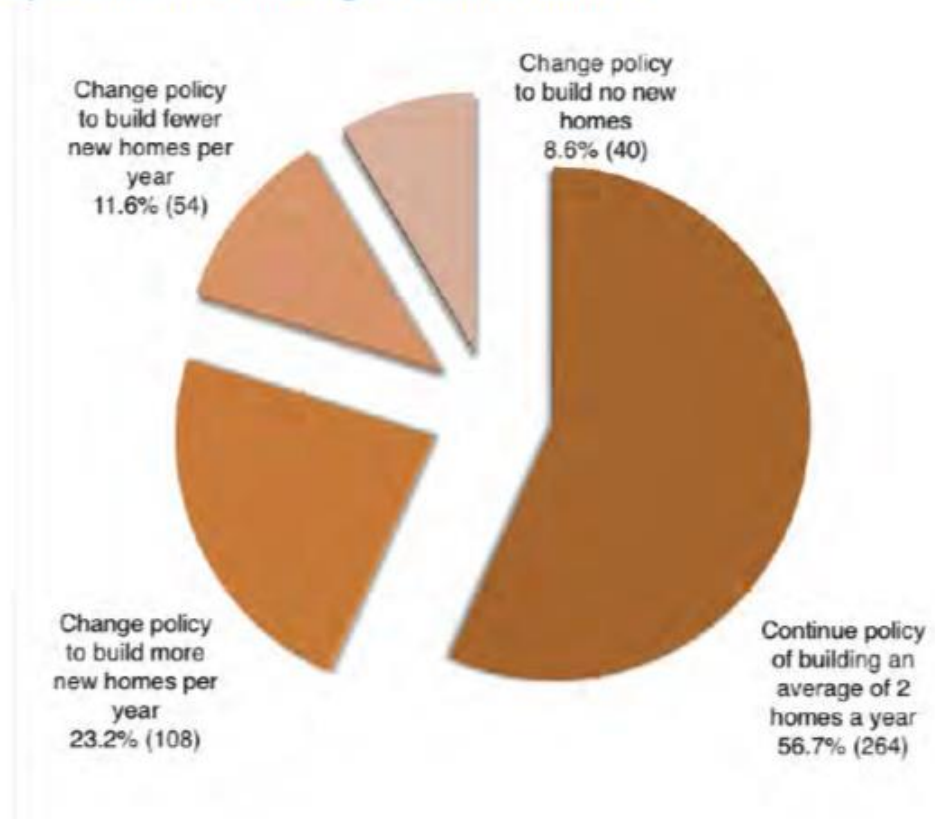


This question was answered by 87.3% of respondents (427)

**Conclusion:** An overwhelming majority of respondents considered that past development has benefited the village.



### 5) Should new housing be built in Hoxne?



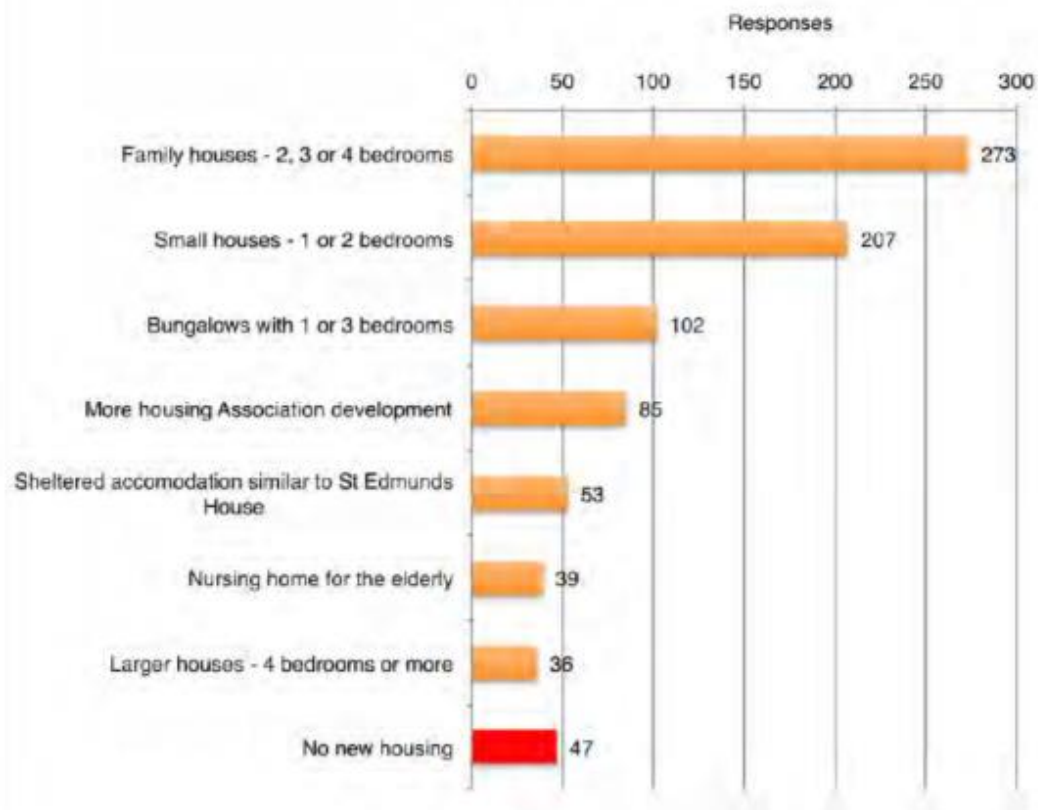
This question was answered by 94.5% of respondents (462)

**Conclusion:** Over 80% of respondents supported the policy of building an average of 2 homes per year, or more. Comment was made that this policy should be regularly reviewed (e.g. every 5 years)

**ACTION POINT 1:** Hoxne Parish Council to actively lobby relevant local planning authorities to achieve this outcome.

**PRIORITY** ●●●●○

## 6) What type of housing should be encouraged in Hoxne?



This question was answered by 93.8% of respondents (459)

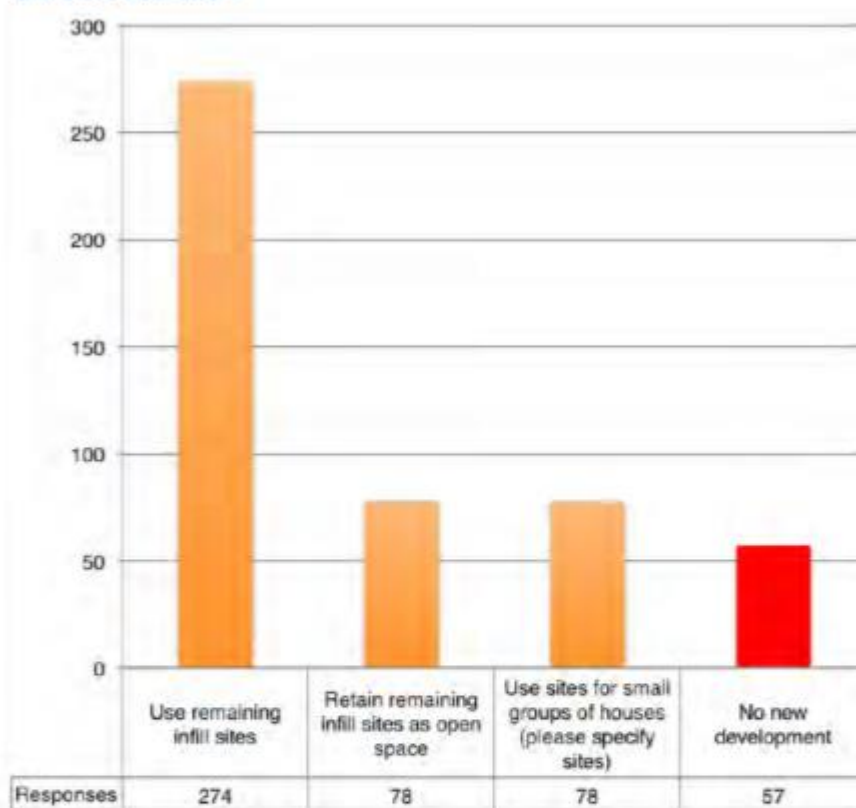
**Conclusion:** The most preferred housing for the future is:

- Family houses – 2, 3 and 4 bedrooms
- Small houses – 1 and 2 bedrooms

**ACTION POINT 2:** Hoxne Parish Council to actively lobby relevant local planning authorities to achieve this outcome.

**PRIORITY** ●●○○○

7) In recent years the majority of new houses have been built on „infill“ plots. There are few of these left. For new houses, what is the best solution?



This question was answered by 90.2% of respondents (441)

**Conclusion:** Major preference is to use the remaining infill sites. There is limited support for using sites for small groups of houses. Suggested sites include:

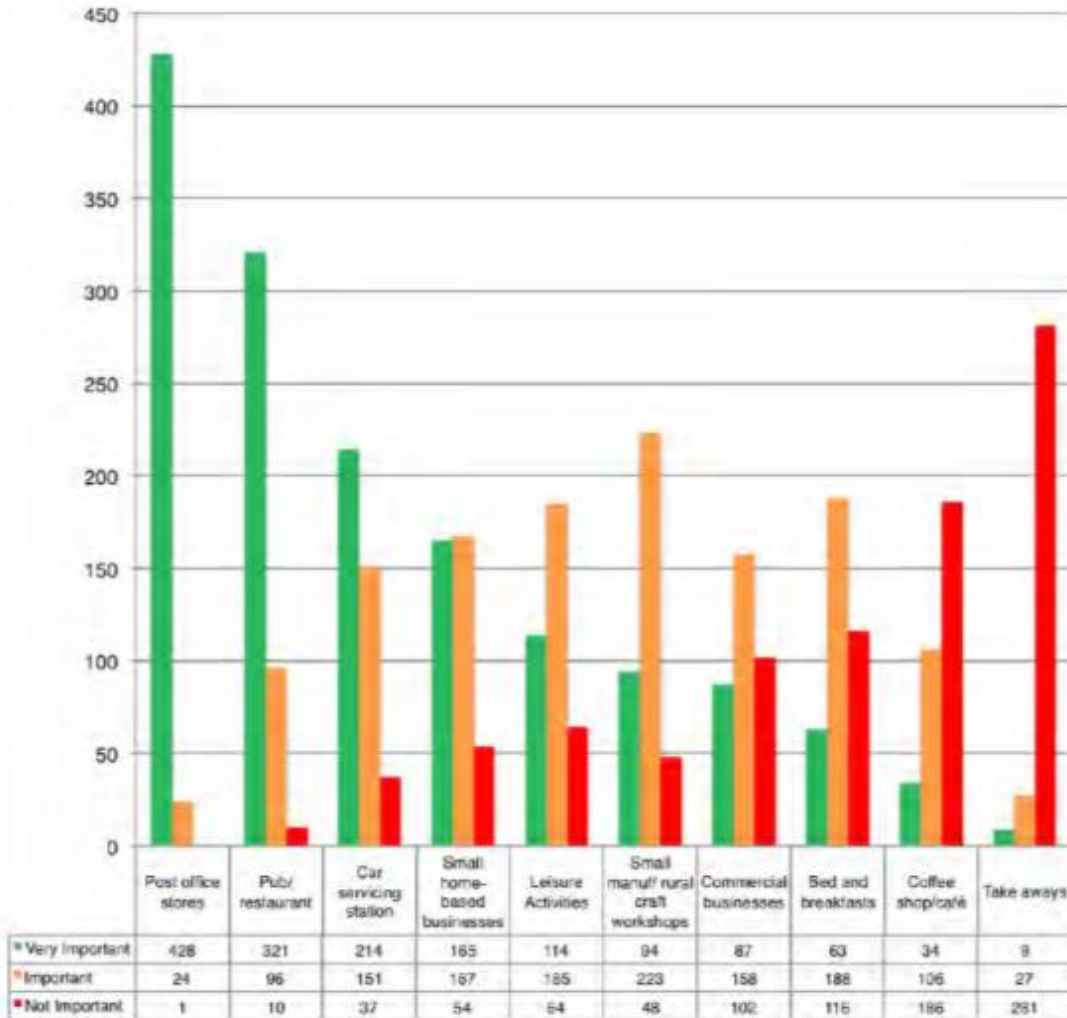
- "Banhams Yard" – 11
- Behind Abbey Terrace – 5
- Nuttery Vale – 4

**ACTION POINT 3:** Hoxne Parish Council to actively lobby relevant local planning authorities to achieve this outcome.

**PRIORITY** ●●●●○

## Business and Tourism

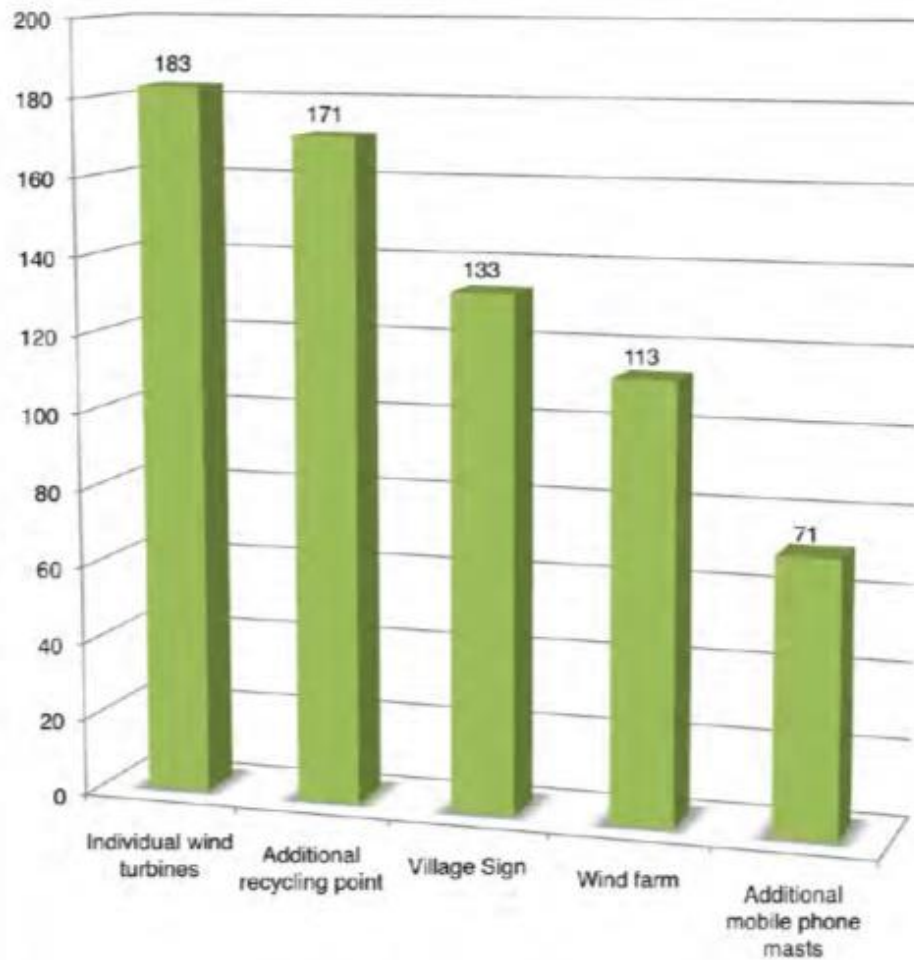
8) How important is it that the following business types should be supported?



This question was answered by 94.5% of respondents (462)

**Conclusion:** The only business types, which do not carry the majority support of the community, are Coffee Shop/Café and Takeaway.

15) In our immediate environment would you support...

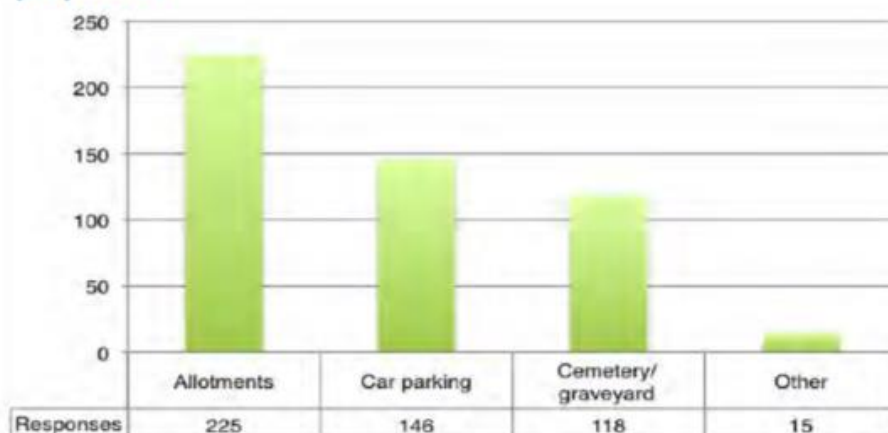


This question was answered by 74.4% of respondents (364)

**Conclusion:** Half of the respondents supported Individual Wind Turbines. The other suggestions received minority interest.

Of the 102 people who specified a location for a village sign, more than half (62) favoured the Low Street Village Green, six favoured a village sign at both ends of the village and five favoured Heckfield Green as the location.

16) Should the Parish Council try to acquire land for the following purposes?

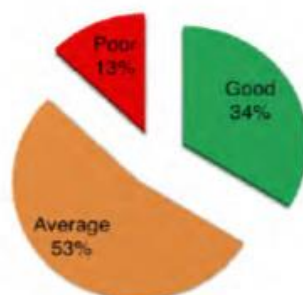


This question was answered by 72.2% of respondents (353)

**ACTION POINT 8:** Hoxne Parish Council to look at acquiring land for allotments.

**PRIORITY** ●●●●○

19) What is your opinion of the quality of design and external appearance of homes built in recent years in Hoxne?



This question was answered by 92.4% of respondents (452)

**Conclusion:** Only 34% of respondents felt that the quality of design and external appearance of homes built in Hoxne in recent years was good.

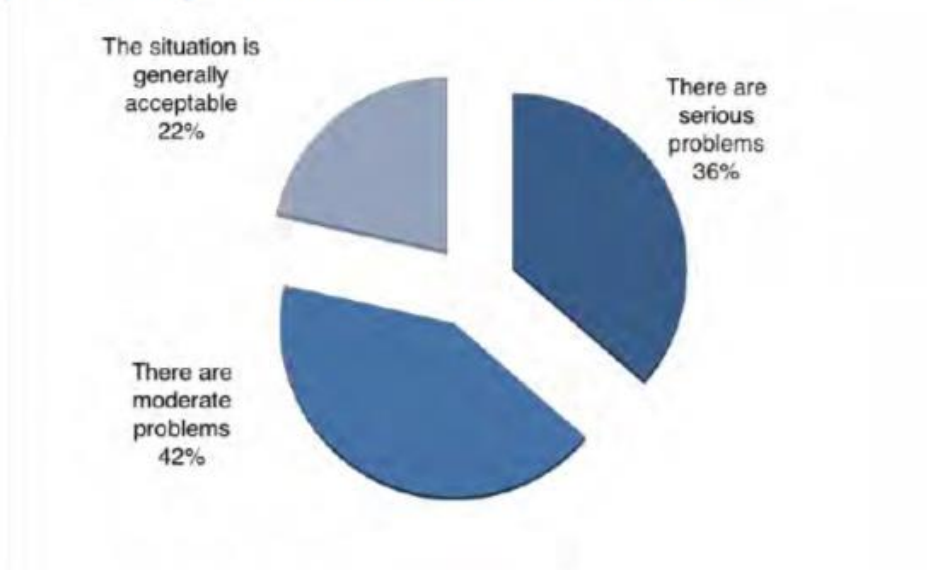
**ACTION POINT 10:** Hoxne Parish Council to advise planning authorities and actively lobby for improvements.

**PRIORITY** ●●●○○



## Travel and Traffic

### 22) What do you think of the traffic situation in Hoxne

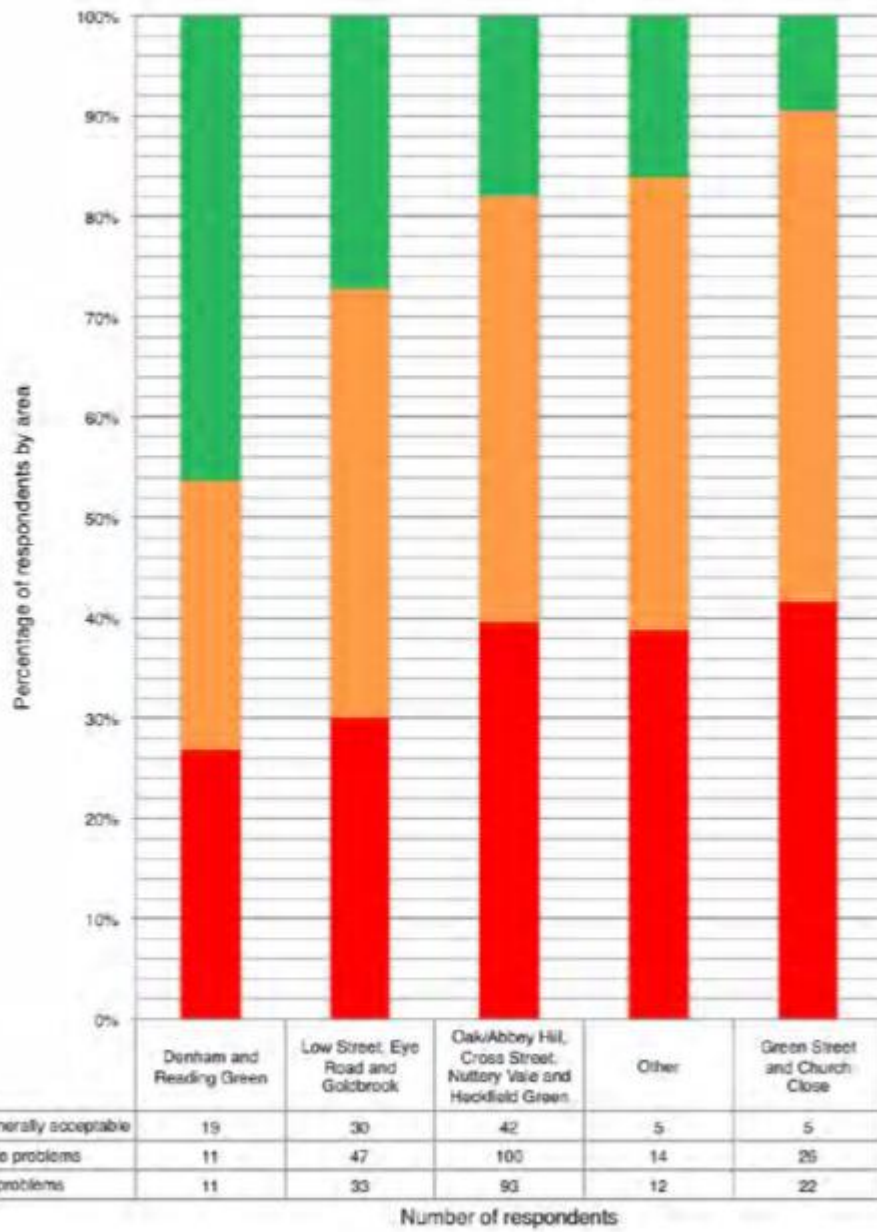


This question was answered by 95.9% of respondents (469)

Ranking: 4<sup>th</sup> highest response

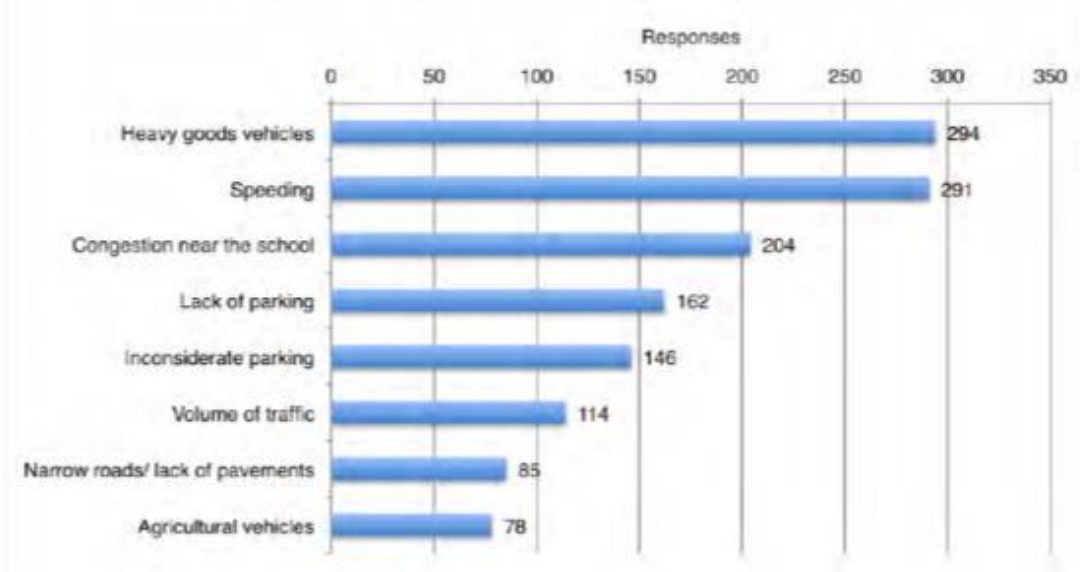
**Conclusion:** Only 22% felt that the situation was generally acceptable. The chart below shows how this response varied between different locations in the village.

**Variation of perceived traffic problems by location**





23) If you perceive any traffic problems, are they related to:



This question was answered by 92.6% of respondents (453)

With regard to the different locations the worst problems were perceived as: -

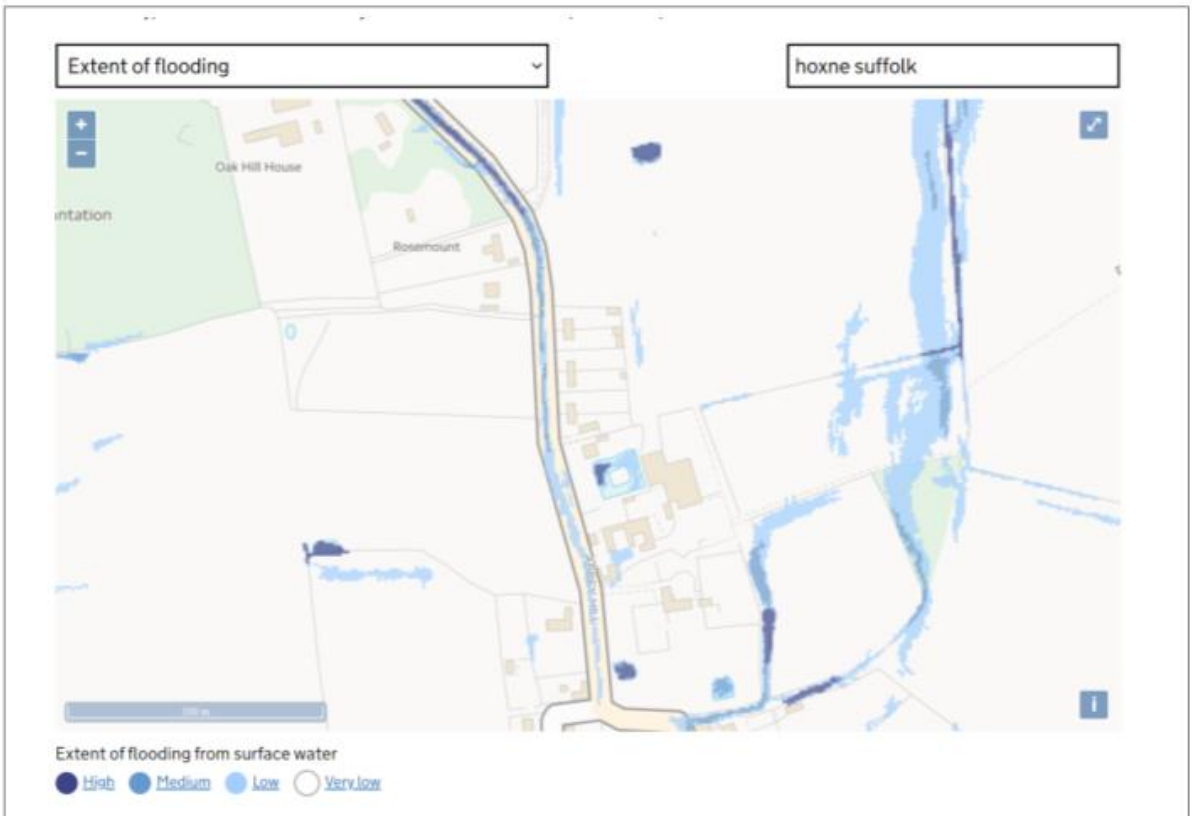
<b>Green Street and Church Close</b>	Speeding HGVs
<b>Low Street, Eye Road and Goldbrook</b>	Speeding HGVs
<b>Oak/Abbey Hill, Cross Street, Nuttery Vale and Heckfield Green</b>	HGVs Speeding
<b>Denham and Reading Green</b>	HGVs Congestion Near School

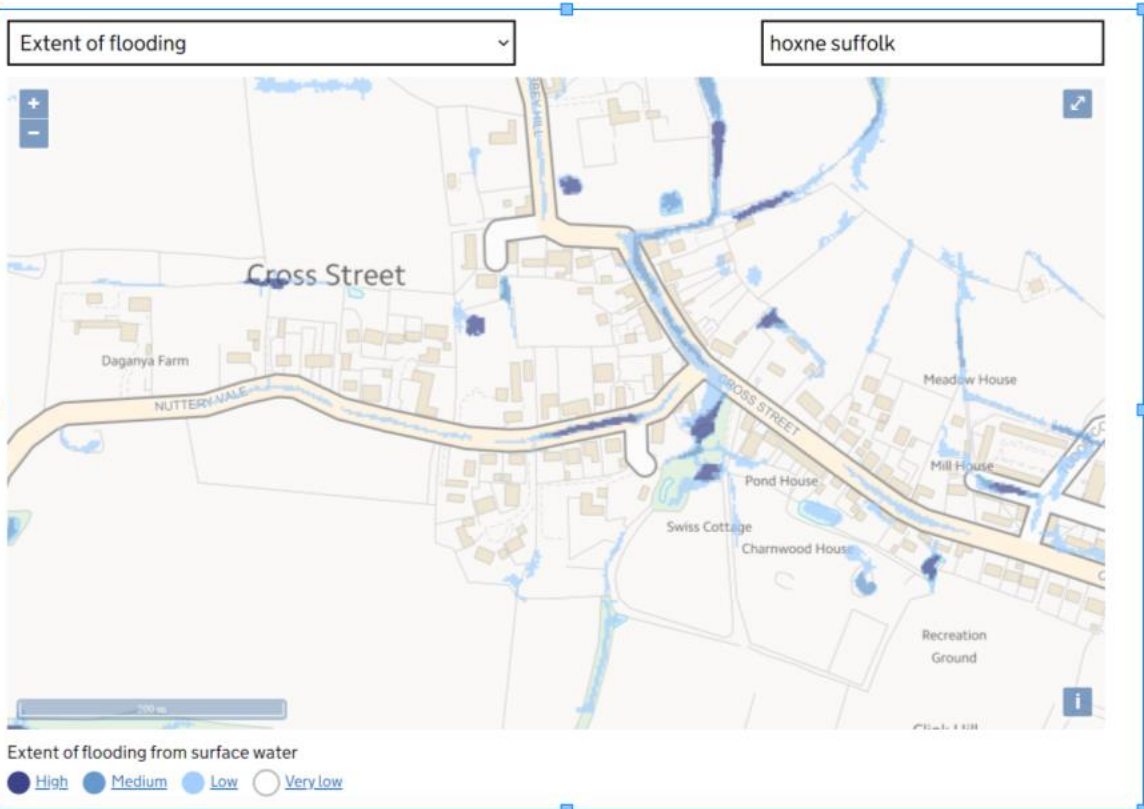
**Conclusion:** A clear majority of respondents identified Heavy Goods Vehicles and Speeding as being very significant problems.

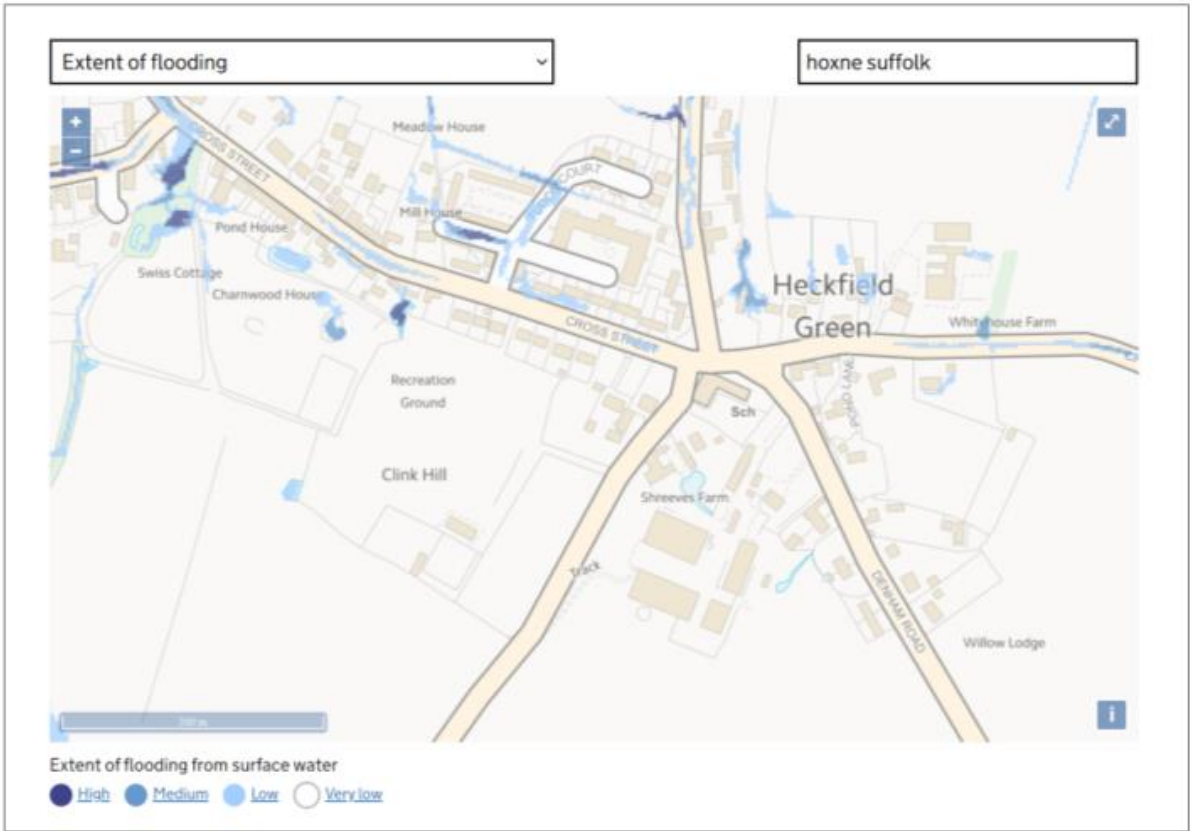
**ACTION POINT 12:** Hoxne Parish Council to consider what action to take, including possibly a follow-up traffic survey, to effectively tackle the concerns raised about heavy goods vehicles (particularly in Cross Street) and speeding (particularly in Green Street)

## Appendix 3 - Flood Risk

National Flood Risk Maps – see <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>





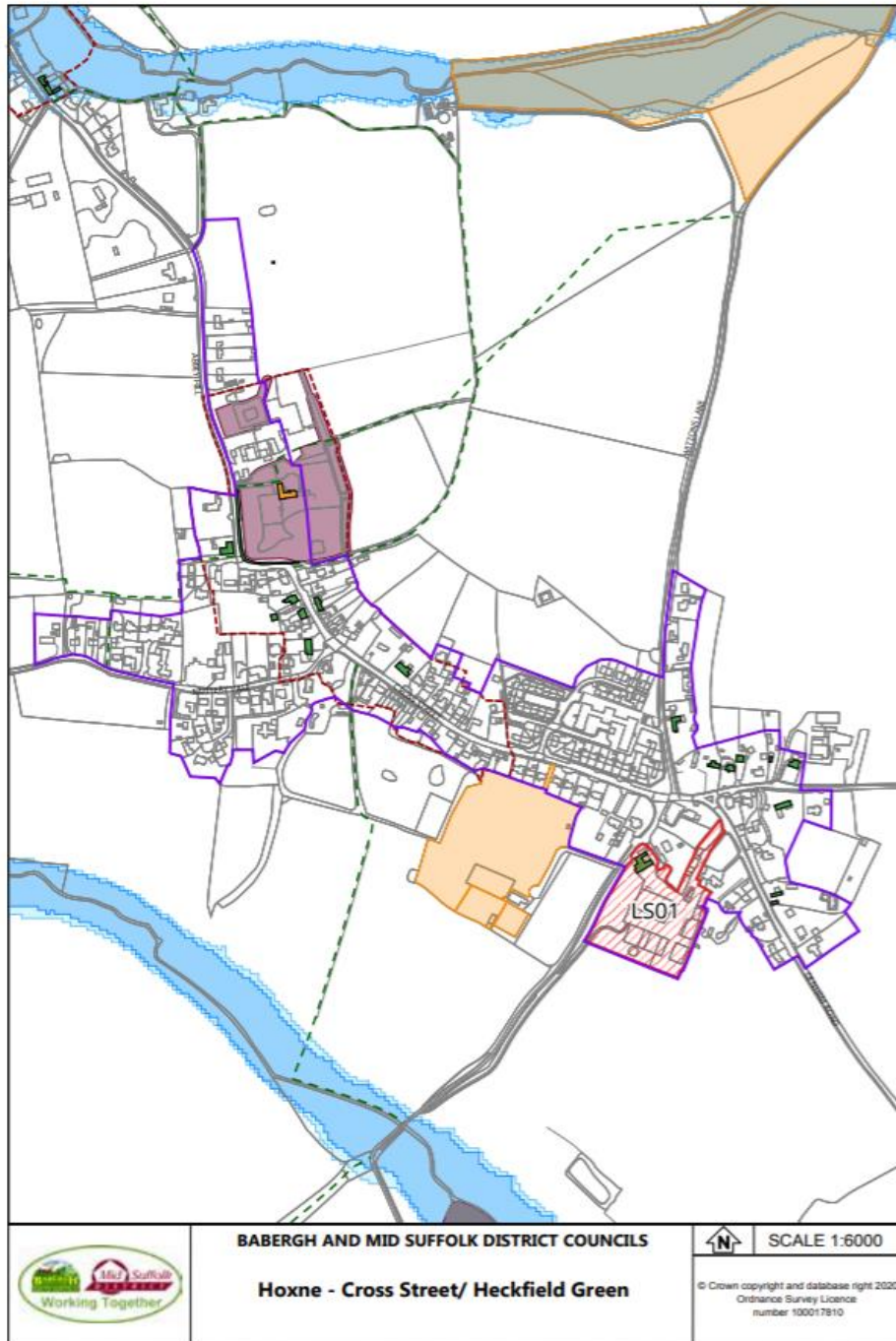


Appendix 4 – extracts from the Pre-Submission Babergh and Mid Suffolk Joint Local Plan November 2020.



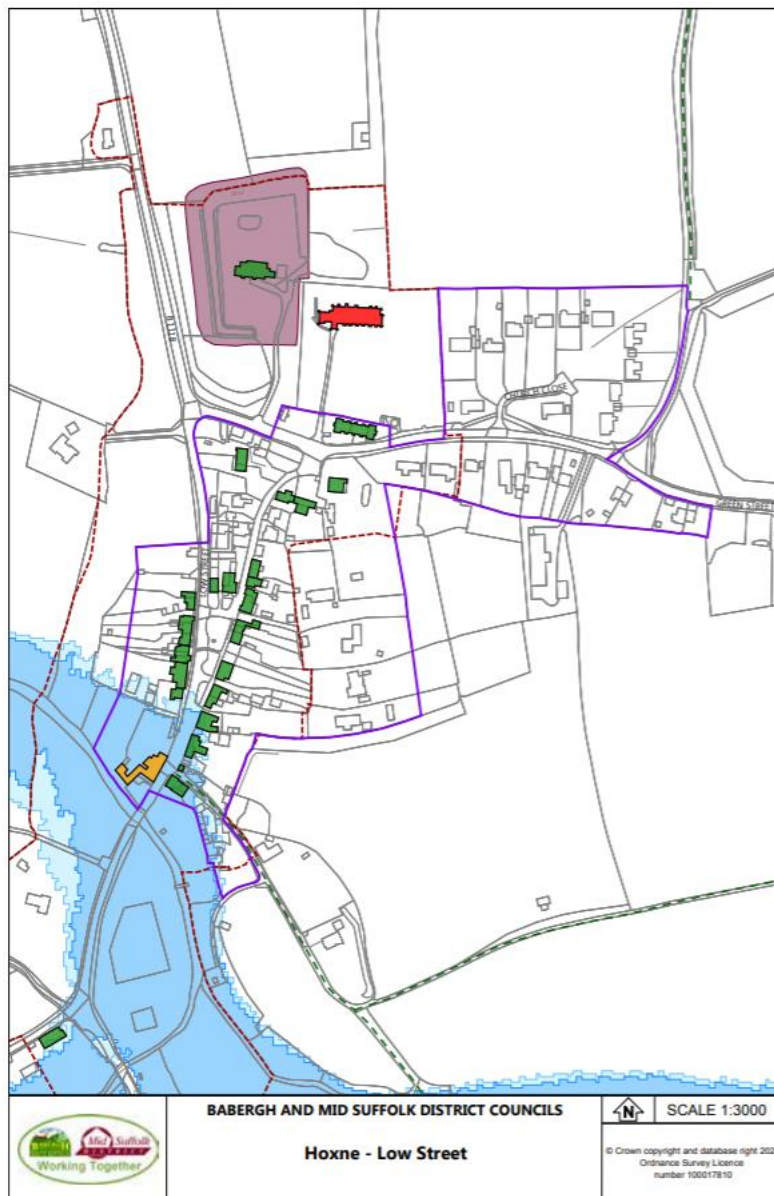
### Hoxne - Cross Street/Heckfield Green (Hinterland)

Hoxne - Cross Street/Heckfield Green is located east of the A140, approximately 5km north-east of Eye and is identified as a Hinterland Village. Development is predominantly linear along Cross Street and consists of 20th century residential development and dispersed individual listed buildings. The Conservation Area stretches west from Heckford Green and continues west up Abbey Hill including the remains of Hoxne Priory which is identified as a scheduled monument. The landscape in Cross Street and the immediate surrounding area is characterised as Plateau Claylands.



### Hoxne - Low Street (Hinterland)
























Hoxne is located east of the A140 along the B1118 and is identified as a Hinterland Village. The small settlement is located mainly along The B1118 and Low Street and consists of 20th century residential development and several listed buildings. The Listed buildings are mainly concentrated around the triangular section combining of B1118, Low Street and Church Hill. The Conservation Area extends along the western aspect of Hoxne - Low Street, north of the Vicarage (Grade II) down to the Old Thatch (Grade II) on Abbey Hill. The landscape in Hoxne and the immediate surrounding area is characterised as Rolling Valley Claylands.





# Policies Map Key

## Key

-  Residential Allocations (LA###/ LS01)
  -  Strategic Employment Sites (SP05)
  -  Settlement Boundaries (SP03)
  -  District Boundaries
  -  Parish Boundaries (where settlements span multiple parishes)
  -  Key Infrastructure Requirements
  -  Areas of Outstanding Natural Beauty (LP20)
  -  Local Nature Reserve
  -  Protected Habitats and Species Sites (SPA, SAC and Ramsar)
  -  Sites of Special Scientific Interest
  -  Designated Open Space (LP30)
  -  Gypsy and Traveller Sites (LP09)
  -  Public Rights of Way
  -  Flood Zone 2 (LP29)
  -  Flood Zone 3 (LP29)
  -  Ancient Woodland
  -  Conservation Area
  -  County Geodiversity Sites
- Listed Buildings**
-  Grade I
  -  Grade II\*
  -  Grade II
  -  Registered Parks and Gardens
  -  Scheduled Ancient Monuments