

RURAL DEVELOPMENT & CORE STRATEGY POLICY CS11

(SUPPLEMENTARY PLANNING DOCUMENT (SPD))

Adopted 8th August 2014



SUPPLEMENTARY PLANNING DOCUMENT (SPD) ON RURAL DEVELOPMENT & CORE STRATEGY POLICY CS11

Purpose of Document

1. This document has been produced to provide guidance on the interpretation and application of Policy CS11 of the Babergh Core Strategy (adopted on 25th February 2014). Consultation on a draft SPD was carried out during June – August 2014 and this document incorporates changes made as a result of that consultation. The SPD was adopted on 8th August 2014 and has the status of a material consideration when planning applications are determined.

Background

2. Policy CS11 of the Core Strategy sets out a new and more flexible approach to housing provision in rural areas. It provides for proposals for development for Core Villages to be approved together with sites elsewhere where they satisfactorily address matters set out in the policy and score positively against criteria set out in Policy CS15. It also provides for development in hinterland villages to be approved where it meets certain criteria. Although this note concentrates on CS11 it is important that proposals have regard to all the relevant objectives and policies of the Plan. Objectives 1, 2 and 7 and policies CS2 and CS15 are particularly relevant. Objective 1 of the Core Strategy is to enable mixed and balanced communities/comprehensive neighbourhoods; objective 2 is to support economic growth and prosperity building on the strengths of the local economy, including strengthening the role of the local economy; and objective 7 is to support rural communities, services and facilities. Policies CS2, CS11 and CS15 are set out in Appendices 1, 2 and 3 to this document.
3. The Core Strategy provides for 1050 additional dwellings to be located in Core and Hinterland Villages between 2011 and 2031. It was written on the basis that the amount of new development and locations for it would be dealt with in a Site Allocations Document. A Site Allocations Document may not be prepared for some time and in the meantime proposals for Core and Hinterland Villages will be considered on the basis of the policies in the Core Strategy and the guidance set out in this and other relevant documents.

Application of Policy CS11

4. Policy CS11 states that “Proposals for development for Core Villages will be approved....” and “Development in hinterland villages will be approved....” Para. 2.8.5.7 of the Core Strategy states that “The BUABS (Built Up Area Boundaries) defined in the 2006 Local Plan Saved Policies....provide a useful starting point when considering the relationship of proposed development in

relation to the existing pattern of development for that settlement and for defining the extent of its developed area and a distinction between the built up area and the countryside.” The general purpose of the policy is to provide more flexibility in the location of new housing development in rural areas. Where sites in Core and Hinterland Villages are within an existing BUAB (as defined in the 2006 Local Plan) the principle of development has already been established and in most cases sites will be compliant with the criteria set out in CS11. However such sites will still need to be tested against other policies in the Development Plan and Policy CS18 of the Core Strategy relating to the mix and type of dwellings will be particularly relevant. All proposals outside BUABS will need to demonstrate compliance with all the criteria set out Policy CS11 and provide appropriate evidence as set out in this guidance. In applying the policy the Council will treat Core and Hinterland Villages in the same way i.e. it will apply to proposals for development ‘for’ Core and Hinterland Villages rather than ‘in’.

5. The Plan at Appendix 5 to this document identifies some villages outside of Babergh District as hinterland villages. For the avoidance of doubt Policy CS11 only applies to Core and Hinterland Villages within Babergh District.

Criteria for Assessment

6. For Core Villages CS11 refers to:

- The landscape, environmental and heritage characteristics of the village
- The locational context of the village and the proposed development (particularly the AONBs, conservation areas and heritage assets)
- Site location and sequential approach to site selection
- Locally identified need – housing and employment, and specific local needs such as affordable housing
- Locally identified community needs
- Cumulative impact of development in the area in respect of social, physical and environmental impacts

7. For hinterland villages CS11 additionally refers to:

- A close functional relationship to the existing settlement
- Well designed and appropriate in size/scale, layout and character to its setting and to the village
- Adjacent to or well related to the existing pattern of development for that settlement
- Meets a proven need such as affordable housing or targeted market housing identified in an adopted community local plan/neighbourhood plan
- Supports local services and/or creates expands local employment opportunities
- Does not compromise the delivery of permitted or identified schemes in adopted community/village local plans within the same functional cluster

8. Policy CS15 sets out 21 criteria that proposals should meet on implementing sustainable development. These cover the matters set out in CS11 together with criteria seeking to minimise the environmental impact of the development. The CS15 criteria are listed in Appendix 3.
9. Based on the above it is considered that proposals put forward for consideration under policy CS11 should have regard to the following matters:
 - Site location and relationship to settlement
 - Sequential approach to site selection
 - Scale of proposal in relation to existing settlement
 - Cumulative impact taken with existing commitments or other proposals
 - Local needs
 - Availability of services and facilities, their ability to expand and the contribution which development would make to their long-term viability
 - Social and economic benefits of development
 - Constraints and impacts

The points in the policy should be addressed on a proportionate basis according to the scale of development proposed. More guidance on each of these is set out below.

Site Location and Relationship to Settlement

10. To be considered under CS11 proposals must be in or adjacent to a Core Village or a Hinterland Village. These are listed in Appendix 1. Proposals should be well related to the existing settlement. It is suggested that the starting point for assessing this is whether or not the site adjoins the Built Up Area Boundary (BUAB) of the village. Some sites, even though they adjoin a BUAB, may not be well related to the village and a judgement will need to be made taking into account issues such as:
 - Whether the proposal would constitute ribbon development on the edge of the village
 - How the site is connected to the existing settlement, jobs, facilities and services including location of site access and availability of sustainable transport links
 - The scale, character and density of the proposal in relation to the existing adjoining development
 - Whether the proposal constitutes a logical extension of the built-up area of the village
 - Whether the proposal is self-contained and has logical, natural boundaries

Sequential Approach

11. In considering the suitability of sites for development under CS11 the Council will have regard to the sequential approach, plus any other relevant material considerations. In the context of CS11 this means:
- In the first instance considering whether there are other available, suitable and deliverable sites within the built-up area of the village
 - If no suitable sites are available within the built-up area then the next preferred location is sites which adjoin the built-up area of the village
 - Sites that do not adjoin the existing built-up area of the village will only be considered if there is special justification e.g. it is meeting a local need which cannot be met elsewhere or is easily accessible from the parent village
 - Preference will also be given to brownfield sites where these are well located and meet sustainability criteria

Scale of Proposal in Relation to Existing Settlement

12. Policy CS11 does not set out any upper or lower limits for proposals that can be considered under the policy. However in assessing the proposals the Council will have regard to the fact that the total number of dwellings allocated to Core and Hinterland Villages by the Core Strategy for the period between 2011 and 2031 is a minimum of 1050. The background to and justification for this allocation is set out in Section 2 of the Core Strategy. Policy CS2 also states that “Core Villages will act as a focus for development within their functional cluster” and “Hinterland Villages will accommodate some development to meet the needs within them”. The size and scale of any proposal should be proportionate to the settlement in which it is located. Because each village is different it is not possible to prescribe standard proportions of development that would be acceptable. A judgement will need to be made on the basis of the size and character of the village, the services and facilities that are available and their capacity to accommodate further development.

Core Villages will normally have the ability to accommodate a higher proportion of development than hinterland villages. Because hinterland villages are generally smaller and have fewer services and facilities it is expected that proposals for consideration under this policy will be small-scale. However as with Core Villages, Hinterland Villages vary considerably in their size, scale and nature. Proposals for hinterland villages will need to be proportionate to the size of the existing settlement and take into account the type and number of facilities in the village, local opportunities and needs. Some hinterland villages may be able to accommodate higher levels of development than others. It may be that for some of the hinterland villages there is no clear focus for development and facilities and services to support development may not be

present. In these circumstances proposals for development are unlikely to meet the criteria set out in CS11.

Proposals for both core and hinterland villages will need to demonstrate that the development can be accommodated without adversely affecting the character of the village and that the services, facilities and infrastructure have the capacity to accommodate it or will be enhanced to accommodate it. Where enhancements to facilities and services are required the impact that this will have on the viability of the proposal will be taken into account.

Cumulative Impact

13. Similar considerations to those set out in paragraph 15 below apply. The cumulative impact should include existing commitments and other proposals in the same village and existing commitments and other proposals in the cluster where they are likely to have a wider impact for example in terms of traffic generation, capacity of schools and health services. The impact on other nearby villages and neighbouring local authority areas should also be taken into account. The functional clusters in Babergh are shown on Map 4 of the Core Strategy which is included as Appendix 5 to this document.

Local Needs

14. A key part of CS11 is that proposals should meet locally identified need. The policy refers to housing, employment and specific local needs such as affordable housing and locally identified community needs. Policy CS18 of the Core Strategy also states that the mix, type and size of housing development will be expected to reflect established needs in the Babergh District. Objective 1 of the Core Strategy refers to the delivery of a mix of housing types which matches the identified need being a critical success factor. Developers should therefore set out how the proposal meets these locally identified needs. This should include an analysis of the number and types of dwelling in the village, an assessment the need for housing in the village and the identification of any gaps in provision. Proposals should provide affordable housing in accordance with Policy CS19. Proposals should therefore be accompanied by a statement that analyses the local housing, employment and community needs of the village and how they have been taken into account in the proposal. It is anticipated that such statements should be prepared in consultation with the Council using evidence from a number of sources.

Availability of Services and Facilities

15. The availability of and access to local services and facilities is a key consideration in determining whether a proposal is sustainable. It is the range of services and facilities available that is important as this will have a bearing on the size and scale of development that can be accepted i.e. a village with a

wide range of services and facilities is more sustainable and can potentially accommodate a greater amount of development. Even for villages within the same category (i.e. Core and Hinterland Villages) there are differences in the quality and range of services available and therefore it is not appropriate to apply a standard level of growth to each category. The capacity or services and facilities and the ability of proposals to contribute towards their improvement also needs to be taken into account. The availability of local employment improves the sustainability of a settlement. Proposals should state how the balance between homes and jobs in the village will be affected. The availability and frequency of public transport is also an important consideration. For walking distances the Department for Transport Local Transport Note 1/04 recommends:

Desirable	- 400 metres
Acceptable	- 800 metres
Preferred Maximum	- 1200 metres

These distances should be reduced by 10 metres for every rise or fall of 1 metre and should be measured along the route to be taken rather than a straight line.

These distances should be considered alongside the quality and continuity of the footpath connection. Connections between any proposal and village services and facilities should be continuous and have a good quality surface. The need for and appropriateness of street lighting will be considered on a case by case basis.

Proposals should therefore be supported by a statement which examines the availability and capacity of local services and facilities and assesses the impact of the proposal on their provision.

Sustainability

16. Proposals will also need to demonstrate how they meet the sustainability criteria set out in CS15. Proposals should also have regard to paragraph 7 of the NPPF which refers to three dimensions of sustainable development: economic, social and environmental.

Constraints and Impacts

17. The NPPF states that there is a presumption in favour of sustainable development and planning permission should be granted unless the adverse impacts of doing so significantly and demonstrably outweigh the benefits, when assessed against the policies in the framework (NPPF) as a whole. Proposals therefore need to have regard to issues such as:

- The impact on the character and appearance of the countryside
- Environmental issues such as soils, agricultural land quality, geodiversity, green infrastructure and access (footpaths and other routes)
- The impact on the historic environment including impact on designated and non-designated heritage assets and their settings. (Designated heritage assets include scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas)
- The impact on any nationally or locally designated areas of landscape or ecological importance
- Contaminated land

18. Proposals will also need to satisfy normal development management criteria such as access, drainage and flood risk.

The Planning Balance

19. After considering the issues set out above it will be necessary to reach a judgement on the proposal in the context of sustainable development and all relevant policies and legislation. The checklist included at Appendix 4 provides guidance on the matters covered by CS11 which will be taken into account in reaching this judgement.

Pre-Application Discussion and Consultation

20. Developers and landowners are expected to discuss their proposals with the Council before submitting a planning application. The Council will also require developers and landowners to carry out local consultation on their proposals before an application is submitted. In this respect developers and site promoters should engage with local communities before proposals are formulated in any detail using recognised community engagement techniques. The proposals for community engagement should be discussed and agreed with the Council before it is carried out. Reference should be made to Parish / Community or Neighbourhood Plans where they exist. Policy CS2 of the Core Strategy states that the scale and location of development should have regard to the views of local communities as expressed in parish/community/neighbourhood plans. Applications should be accompanied by a statement setting out the consultation that has taken place, the issues raised and how they have been addressed by the proposal.

21. Pre-application discussion can also be used to clarify the evidence required to support a planning application, including the procedure for establishing local needs for both market and affordable housing. The Council will be producing guidance to assist with this. In the meantime possible sources of information are set out in Appendix 6.

Role of Parish / Community Plans and Neighbourhood Plans

22. The Council will give weight to the findings of Parish / Community and Neighbourhood Plans where they have been prepared in accordance with the Core Strategy and have been subject to a robust process including community engagement.

Information Required to Support a Planning Application

23. Applicants are advised to contact the Council's Development Management Team for advice on the information that is required to support a planning application and for it to be validated. The information required for proposals that are put forward for consideration under CS11 will need to be supported by a statement setting out how the matters set out in this guidance have been addressed including:

- an assessment of the site's relationship to the existing settlement
- a statement demonstrating compliance with the sequential approach
- justification of the size of the proposal in relation to the existing settlement
- an assessment of cumulative impact
- a statement demonstrating how the proposal will help to meet local needs for market housing, affordable housing and community needs and justifying the type and mix of housing
- an assessment of local services and facilities and their capacity to accommodate the development proposed
- a sustainability statement setting out compliance with CS15
- an examination of the proposal's impact on the character and appearance of the countryside and any matters of heritage, landscape or ecological importance
- a public consultation statement

Para. 3.6.1.1 of the Core Strategy states that development needs to be supported by appropriate evidence. The term 'appropriate evidence' will mean in practice a level and complexity of evidence that is proportionate to the particular proposal (and its complexity) and relevant to its site specific circumstances. In determining the level of detail required the Council will therefore take into account the number of dwellings proposed and the type of application. For outline applications there should be an indication of the number and type of dwellings proposed so that the Council can determine whether the principle of development is acceptable in accordance with CS11.

Other Matters

Five-Year Housing Land Supply

24. The Council constantly monitors the housing land supply in the District and produces updates from time to time and at least once per year in its Annual Monitoring Report. If the Council does not have a five year supply of housing land it will also be necessary for the Council to make decisions on housing proposals based on the National Planning Policy Framework (NPPF), particularly paragraph 49.

Allocations Document

25. The Council will prepare an Allocations Document which will include the built-up area boundaries of villages and allocate strategic sites for development. Until the Site Allocations Document has been prepared the built-up area boundaries shown in the Babergh Local Plan (2006, Alteration No. 2) will continue to apply.

Implementation and Monitoring

26. The guidance set out in this SPD will be used to assist decision making on proposals that come forward under CS11. The guidance will be kept under review and may be revised in the light of experience.

Policy CS2: Settlement Pattern Policy

The development strategy for Babergh is planned to a time horizon of 2031. Most new development (including employment, housing, and retail, etc.) in Babergh will be directed sequentially to the towns / urban areas, and to the Core Villages and Hinterland Villages identified below. In all cases the scale and location of development will depend upon the local housing need, the role of settlements as employment providers and retail/service centres, the capacity of existing physical and social infrastructure to meet forecast demands and the provision of new / enhanced infrastructure, as well as having regard to environmental constraints and the views of local communities as expressed in parish / community / neighbourhood plans.

Towns / Urban areas:

- **Sudbury and Great Cornard**
- **Hadleigh**
- **Babergh Ipswich Fringe (edge of urban area)**

Core Villages serving Functional Clusters

Core Villages will act as a focus for development within their functional cluster and, where appropriate, site allocations to meet housing and employment needs will be made in the Site Allocations document.

The Core Villages identified on the Key Diagram are:

- **Bildeston**
- **Boxford**
- **Bures St Mary**
- **Capel St Mary**
- **East Bergholt**
- **Glemsford**
- **Holbrook**
- **Lavenham**
- **Long Melford**
- **Nayland**

Hinterland Villages

Hinterland Villages will accommodate some development to help meet the needs within them. All proposals will be assessed against Policy CS11. Site allocations to meet housing and employment needs may be made in the Site Allocations Document where circumstances suggest this approach may be necessary.

Hinterland Villages are listed below:

- **Acton**
- **Aldham**
- **Assington**
- **Belstead**
- **Bentley**

- Brantham
- Brent Eleigh
- Brettenham
- Burstall
- Chelmondiston
- Chelsworth
- Cockfield
- Copdock and Washbrook
- Edwardstone
- Elmsett
- Great Waldingfield
- Harkstead
- Hartest
- Hintlesham and Chattisham
- Hitcham
- Holton St. Mary
- Kersey
- Lawshall
- Layham
- Leavenheath
- Little Waldingfield
- Monks Eleigh
- Nedging with Naughton
- Newton
- Polstead
- Preston St. Mary
- Raydon
- Shimpling
- Shotley
- Sproughton
- Stanstead
- Stoke By Nayland
- Stratford St Mary
- Stutton
- Tattlingstone
- Wattisham
- Whatfield
- Woolverstone

Countryside

In the countryside, outside the towns/urban areas, Core and Hinterland Villages defined above, development will only be permitted in exceptional circumstances subject to a proven justifiable need.

Policy CS11: Strategy for Development in Core and Hinterland Villages

Proposals for development for Core Villages will be approved where proposals score positively when assessed against Policy CS15 and the following matters are addressed to the satisfaction of the local planning authority (or other decision maker) where relevant and appropriate to the scale and location of the proposal:

- the landscape, environmental and heritage characteristics of the village;
- the locational context of the village and the proposed development (particularly the AONBs, Conservation Areas, and heritage assets);
- site location and sequential approach to site selection;
- locally identified need - housing and employment, and specific local needs such as affordable housing;
- locally identified community needs; and
- cumulative impact of development in the area in respect of social, physical and environmental impacts.

Development in Hinterland Villages will be approved where proposals are able to demonstrate a close functional relationship to the existing settlement on sites where the relevant issues listed above are addressed to the satisfaction of the local planning authority (or other decision maker) and where the proposed development:

- is well designed and appropriate in size / scale, layout and character to its setting and to the village;
- is adjacent or well related to the existing pattern of development for that settlement;
- meets a proven local need, such as affordable housing or targeted market housing identified in an adopted community local plan / neighbourhood plan;
- supports local services and/or creates or expands employment opportunities; and
- does not compromise the delivery of permitted or identified schemes in adopted community / village local plans within the same functional cluster.

The cumulative impact of development both within the Hinterland Village in which the development is proposed and within the functional cluster of villages in which it is located will be a material consideration when assessing such proposals.

All proposals for development in Hinterland Villages must demonstrate how they meet the criteria list above.

The Core and Hinterland Villages identified in the Spatial Strategy provide for the day-to-day needs of local communities, and facilities and services such as shops, post offices, pubs, petrol stations, community halls, etc that provide for the needs of local communities will be safeguarded.

New retail, leisure and community uses appropriate in scale and character to the role, function and appearance to their location will be encouraged in Core and Hinterland Villages, subject to other policies in the Core Strategy and Policies document, particularly Policy CS15, and other subsequent (adopted) documents as appropriate.

Criteria Set Out in CS15 – Implementing Sustainable Development in Babergh

Proposals must/should

- respect the local context and character of the different parts of the District
- address and contribute to meeting the objectives of the Local Plan

The scale and nature of the proposal should:

- respect the landscape, landscape features, streetscape/townscape, historic assets, important spaces and historic views
- make a positive contribution to the local character, shape and scale of the area
- protect or create jobs and sites to strengthen or diversify the local economy particularly through the potential for new employment in higher skilled occupations to help reduce the level of out-commuting and raise workforce skills and incomes
- ensure an appropriate level of services, facilities and infrastructure are available or provided to serve the proposed development
- retain, protect or enhance local services and facilities and rural communities
- consider the aspirations and level and range of support required to address deprivation, access to services and the wider needs of an ageing population and also those of smaller rural communities
- protect and enhance biodiversity, prioritise the use of brownfield land for development and make efficient use of Greenfield land and scarce resources
- address climate change through design, adaptation, mitigation and by incorporating or producing sources of renewable or low-carbon energy
- make provision for open space, amenity, leisure and play through providing, enhancing and contributing to the green infrastructure of the District
- create green spaces and/or extend existing green infrastructure to provide opportunities for exercise and access to shady outdoor space within new developments and increase the connectivity of habitats and the enhancement of biodiversity and mitigate some of the impacts of climate change e.g. enhancement of natural cooling and reduction in the heat island effect, provision of pollution sequestration for the absorption of greenhouse gases and through the design and incorporation of flood water storage areas, sustainable drainage systems (SUDs)
- minimise the exposure of people and property to the risks of all sources of flooding by taking a sequential risk-based approach to development and, where appropriate, reduce overall flood risk and incorporate measures to manage and mitigate flood risk

- minimise surface water run-off and incorporate sustainable drainage systems (SUDs) where appropriate
- minimise the demand for potable water in line with, or improving on Government targets and ensure there is no deterioration of the status of the water environment in terms of water quality, water quantity and physical characteristics
- minimise waste (including waste water) during construction and promote and provide for the reduction, re-use and recycling of all types of waste from the completed development
- minimise the energy demand of the site through appropriate layout and orientation (passive design) and the use of building method, materials and construction techniques that optimise energy efficiency and are resilient to climate change (e.g. resilience to high winds and driving rain)
- promote healthy living and be accessible to people of all abilities including those with mobility impairments
- protect air quality and ensure the implementation of the Cross Street (Sudbury) Air Quality Action Plan is not compromised
- seek to minimise the need to travel by car using the following hierarchy: walking, cycling, public transport, commercial vehicles and cars thus improving air quality and
- where appropriate to the scale of the proposal provide a transport assessment/travel plan showing how car based travel to and from the site can be minimised and proposals for the provision of infrastructure and opportunities for electric, plug-in vehicles and car sharing schemes

Proposals for development must ensure adequate protection, and enhancement, compensation and / or mitigation, as appropriate are is given to distinctive local features which characterise the landscape and heritage assets of Babergh's built and natural environment within designated sites covered by statutory legislation, such as AsONB, Conservation Areas, etc. and local designations such as Special Landscape Areas and County Wildlife Sites, and also local features and habitats that fall, outside these identified areas.

In particular proposals should protect and where possible enhance the landscape and heritage areas including habitats and features of landscape, historic, architectural, archaeological, biological, hydrological and geological interest. Adaptation or mitigation will be required if evidence indicates there will be damaging impacts if a proposal is otherwise acceptable and granted planning permission.

Assessment Checklist

Location of Proposal:

Criteria	Comment
How does the proposal meet and contribute to the Council's Core Strategy objectives, in particular objectives 1, 2 and 7	
Is the proposal in a Core or Hinterland Village?	
Is the proposal adjacent to the BUAB?	
Is the site brownfield land?	
How is the site linked to the existing village?	
Does the scale and character of the proposal fit in with the existing adjoining development?	
How many additional dwellings are proposed and what proportionate increase will this be in the number of dwellings in the village?	
How many dwellings are already committed in the cluster and what will the proportionate increase be in the number of existing dwellings in the cluster?	
Does the proposal include a justification for the number, mix and type of dwellings in terms of local need for both market and affordable housing?	
Does the proposal include open space in accordance with the Council's standards including meeting any deficits in the village?	
What is the distance from the site to: <ul style="list-style-type: none"> - a shop - post office - primary school - doctor's surgery - dentist's surgery - public transport - public house 	
What is the frequency of the local bus service?	

<p>Are there any known capacity issues with:</p> <ul style="list-style-type: none"> - primary school - doctor's surgery - foul and surface water drainage - public highways 	
<p>Are there any other known needs for the village that could be accommodated on site e.g. employment, community facilities?</p>	
<p>What social benefits does the proposal provide?</p>	
<p>What economic benefits does the proposal provide?</p>	
<p>What environmental benefits does the proposal provide?</p>	
<p>What effect will the proposal have on the balance between homes and jobs in the area?</p>	
<p>Will the proposal impact on the character and appearance of the landscape and townscape of the area?</p>	
<p>Will the proposal have an impact on any heritage asset or their setting:</p> <ul style="list-style-type: none"> - conservation area - listed building - site of archaeological importance - registered parks and gardens - registered battlefields - scheduled monuments - protected wreck sites - non-designated heritage assets or locally listed assets 	
<p>Will the proposal impact on agricultural land, geodiversity, green infrastructure and access (footpaths and other routes)?</p>	
<p>Does the proposal impact on any designated areas of landscape or ecological importance?</p>	
<p>Can a satisfactory access be provided?</p>	
<p>Is the site in an area at risk from flooding?</p>	
<p>Are there any other known constraints?</p>	

Map 4

- Long Melford**
- Acton
 - Alpheton
 - Boxted
 - Cockfield
 - Great Waldingfield
 - Lawshall
 - Shimpling
 - Stanstead
- Borely*
Foxearth & Liston

Villages listed in *italics* are outside Babergh

- Glamsford**
- Boxted
 - Hartest
 - Somerton
 - Stanstead
- Foxearth & Liston*

- Sudbury & Great Cornard**
- Acton
 - Chilton
 - Great Cornard
 - Great Waldingfield
 - Little Cornard
 - Newton

- Bures**
- Assington
 - Little Cornard
- Bures Hamlet*
Mount Bures
Alphamstone
Lamarsh
Bulmer

- Nayland**
- Assington
 - Leavenheath
 - Polstead
 - Stoke By Nayland
- Little Horkesley*

- Lavenham**
- Alpheton
 - Brent Eleigh
 - Cockfield
 - Great Waldingfield
 - Little Waldingfield
- Milden
 - Preston St Mary
 - Thorpe Morieux
 - Felsham*

- Hadleigh**
- Aldham
 - Burstable
 - Chattisham
 - Eimsett
 - Hintlesham
- Kersey
 - Layham
 - Lindsey
 - Semer
 - Whatfield

- Bildeston**
- Brettenham
 - Chelsworth
 - Hitcham
 - Kersey
 - Kettlebaston
 - Lindsey
- Milden
 - Monks Eleigh
 - Nedging with Naughton
 - Wattisham
 - Battisford*
 - Felsham*

- Ipswich**
- Belstead
 - Burstable
 - Chattisham
 - Copdock & Washbrook
 - Hintlesham
 - Pinewood
 - Sproughton
 - Wherstead

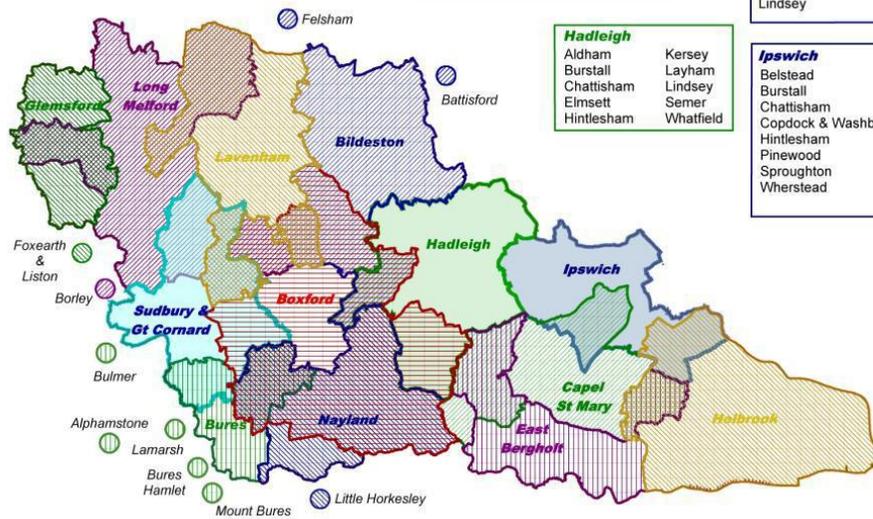
- Holbrook**
- Chelmondiston
 - Erwarton
 - Freston
 - Harkstead
 - Shotley
 - Tattingstone
 - Wherstead
 - Woolverstone

- Capel St Mary**
- Bentley
 - Copdock & Washbrook
 - Holton St Mary
 - Raydon
 - Tattingstone
 - Wenham Magna
 - Wenham Parva

- Boxford**
- Assington
 - Edwardstone
 - Groton
 - Kersey
 - Layham
 - Leavenheath
 - Lindsey
- Little Waldingfield
 - Milden
 - Monks Eleigh
 - Newton
 - Polstead
 - Shelley
 - Stoke by Nayland

- East Bergholt**
- Brantham
 - Higham
 - Holton St Mary
 - Layham
 - Raydon
 - Stratford St Mary
 - Tattingstone

Note: This map shows Functional Clusters of villages in Babergh i.e. the Core Villages with their hinterlands. Some Hinterland and rural villages and hamlets appear in more than one Functional Cluster as this map reflects information gathered in 2010 through workshops, surveys and the input of community representatives from these settlements. Whilst all the Hinterland Villages are shown in these Clusters not all the smaller villages/rural hamlets are included.



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Sources of Information

Village Services and Facilities

Document D19 in the Core Strategy Document Library contains information about services and facilities in villages. This can be accessed at:

http://www.babergh.gov.uk/assets/Uploads-BDC/Economy/Strategic-Planning-Policy/LDF/Evidence_Studies/ParishAug2010.pdf

These should be checked by a site visit at the time a proposal is assessed.

Housing Commitments and Completions

Information on current commitments can be found at:

<http://www.babergh.gov.uk/planning-and-building/planning-policy/local-babergh-development-framework/annual-monitoring-report/>

Local Housing Need

<http://www.babergh.gov.uk/housing-and-homelessness/affordable-housing-and-development/housing-need-information/>

Some information on local housing need is included in Document 19 of the Core Strategy Document Library which can be accessed at:

http://www.babergh.gov.uk/assets/Uploads-BDC/Economy/Strategic-Planning-Policy/LDF/Evidence_Studies/ParishAug2010.pdf

<http://www.babergh.gov.uk/housing-and-homelessness/affordable-housing-and-development/strategic-housing-market-assessment/>

Market Housing

<http://www.babergh.gov.uk/housing-and-homelessness/affordable-housing-and-development/strategic-housing-market-assessment/>

The Council's Strategic Housing Service can also provide advice on both affordable and market housing

Email: Strategic.Housing@midsuffolk.gov.uk

Telephone: 01449 724782

Public Transport

Current bus timetable information can be found on the traveline website at:

<http://www.travelinesoutheast.org.uk>