



# BREDFIELD NEIGHBOURHOOD PLAN

2018 - 2036

Bredfield Parish Council

Referendum Edition

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## Section 1: OVERVIEW

### Location and Description of the Neighbourhood Plan area

#### 1.1 BREDFIELD: the village

1.1.1 Bredfield, a “broad clearing” in old English, is an attractive village community in rural east Suffolk, three miles (4.8km) from Woodbridge, the nearest market town, and about ten miles (16km) from the North Sea coast. Set in about a thousand acres (405ha) of fertile agricultural land, the village can trace its roots back to Saxon times. The village grew around crossroads where roads from outlying communities to Woodbridge converged, and crossed an ancient track from the river Deben at Melton towards the Roman road at Debach Post.

1.1.2 With several separate medieval manors, each claiming a part of the land, Bredfield never owed allegiance to any one great landlord. The existence of many small tenant farmers with land scattered throughout the parish has influenced its development through to the present day but its open pattern of development, in distinct settlement groups separated by green space, owes most to the eighteenth century, when the law allowed individuals, in certain circumstances, to build dwellings on the “Lord’s Waste”, the uncultivable field verges around the Green and the Pump, and elsewhere in the village, which technically belonged to the Lord of the Manor.

1.1.3 A characteristic Bredfield shares with many other Suffolk villages is the relatively open nature of the development. Core buildings close to the church are set off by the surrounding green spaces – not just the churchyard, playing field and well-wooded Old Rectory garden, but also the occasional arable field or ancient meadow fronting the road. These are as important in the street-scene as are the buildings themselves. The present Local Plan, in identifying Bredfield as a village with two separate centres and two separate Physical Limits Boundaries recognised this, which has resulted in the presumption against development in the “countryside” between or surrounding the two centres.

#### Community Spirit

1.1.4 When asked, people rally round to help each other, or a good cause – raising more than £30,000 recently for a new cancer unit at Ipswich Hospital – or to play their part in local activities. The village hall was built by community effort and in recent years has undergone updating and refurbishment, much of it supported by fund-raising. There are regular quiz evenings in both the village Hall and Bowls Club, raising money for charities, and the annual Church Fete brings in large crowds.

#### 1.2 Why we have a Neighbourhood Plan

1.2.1 It will be readily appreciated from the description above that the inhabitants of Bredfield love their village. What it lacks in dramatic beauty or historic houses, it more than makes up for in gentle unassuming charm and community spirit. We believe that there is a willingness to see change, and

some development, but not at the expense of the very special qualities that make Bredfield the delightful place it is to live in.

1.2.2 The Localism Act 2011 introduced Neighbourhood Development Plans, which allow communities to shape the future of the places where they live and work. The NDP can set out policies and plans for the area, on a very local scale. A neighbourhood plan, when completed, has the same legal status as the Local Plan and becomes part of the Statutory Development Plan, and any applications for development must be in accordance with these plans.

1.2.3 Hence this Neighbourhood Plan has been prepared, which covers the period 2018 – 2036 in line with Suffolk Coastal District Council’s Local Plan. In the Plan, we have tried to capture the issues that local people have interest in or concerns about and, in consultation with them, have proposed policies and/or actions to address them.

### 1.3 Methodology

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1.3.1 Bredfield carried out Village Appraisals in 1978 and 1990 and a Parish Plan in 2006. These provided a good background to conduct research for the Neighbourhood Development Plan. The village was experienced in conducting surveys and sampling opinion, and the results of the earlier surveys and plans provided useful points of comparison.

1.3.2 It was decided that the main method which would be employed was direct contact with as many people as possible. Sub-groups were formed to investigate, consult and research the different areas of concern and, after collection of initial baseline opinion from specific subject questionnaires, a questionnaire was formulated which was issued to every individual in the village over the age of 12 years (the Individual Questionnaire). Alongside this there was a series of public meetings, personal contacts and specialist assistance.

1.3.3 Full details of the consultation process may be found in the accompanying Consultation Document and associated Appendix.

### 1.4 Policies and Statements of Intent

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1.4.1 In this Plan, **The Policies** we have proposed are intended to provide clarity for those who are preparing or implementing plans for development. These Policies are supported in the text by an outline of the background and issues that have been identified, and the objectives that we intend to achieve.

1.4.2 The process of preparing this Plan has resulted in several actions being identified that are not planning related. However, this is not to say that they are any less important. These will be shown as **Statements of Intent**, describing the Parish Council’s intentions and wishes in these areas. It is hoped that these actions will help to address problems that have, in part, been created by development in the past, and that they will help to mitigate the impacts of future development

## 1.5 Consultation Period

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1.5.1 Following publication of the draft Plan, it was subject to a consultation period between 20 July and 7<sup>th</sup> September 2018, followed by a further round of local consultation between 16 December and 18 January 2019. Feedback received to the consultation may be found in the Appendix to the accompanying Consultation Document.

## 1.6 Synergy

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1.6.1 The Government has laid out various national policies which must be followed, in the National Planning Policy Framework (NPPF), published in July 2018. In addition, Suffolk Coastal District Council (SCDC) has set out what it wishes to achieve in its Core Strategy, a Local Plan document adopted in July 2013. In accordance with the commitment set down in the Core Strategy, a Local Plan Review was undertaken, commencing in 2016, and the new Final Draft Local Plan was published in January 2019. Our Neighbourhood Plan must be in conformity with these documents.

1.6.2 In the Local Plan, towns and villages in the SCDC area are categorised according to size, level of facilities and their role in relation to neighbouring communities. Scale and type of development may then be specified, appropriate to each level of the hierarchy. Under the 2013 Local Plan Bredfield was identified as a Local Service Centre, but the Draft Local Plan (2019) uses the term Small Village. Our place in the hierarchy reflects both the current services available and the need for a suitable level of growth to sustain the vitality of the village.

1.6.3 The policies in our Neighbourhood Plan are in general conformity with the NPPF and are consistent with the policies set out in SCDC's Local Plan. At the start of each of the following sections, the relevant NPPF paragraphs and Local Policies has been highlighted. Full details of how individual policies conform to NPPF and Local Plan will be found in the accompanying Basic Conditions Statement.



## Section 2 BREDFIELD – VISION AND OBJECTIVES

### 2.1 Overall Vision Statement

*2.1.1 Our vision for Bredfield is of a thriving and vibrant village community, ready to welcome a degree of controlled growth, provided it does not put at risk our valued green spaces, our environmental and historic assets, our relatively safe roads, or the freedom from light pollution which the village currently enjoys*

#### 2.1.2 To achieve this vision, we intend to:

- Introduce policies and other measures to ensure the protection of our village environment and rural tranquillity for future generations to enjoy
- Encourage and support local activities and facilities that enhance our already vibrant community spirit
- Seek to define and support a greater degree of protection for villagers and passers-by from speeding traffic and HGVs and
- Clearly delineate the boundaries, size, appearance and overall scale for future housing development

#### 2.1.3 We expect to see the following results from implementing our Plan:

- **Our village environment** – our existing open green spaces will be well-tended and protected from unwanted development; our much-loved views and other important natural and historic environmental features and assets will have been recognised and appreciated; and our footpaths, hedges, ancient trees and ditches well-maintained.
- **Our village community** – will be active and engaged in the life of the village, with a thriving shop, sports and social clubs, regular activities in the village hall, a well-supported church and chapel, if possible, a re-opened pub/restaurant, and with better broadband and other communication facilities.
- **Our roads** – our villagers will enjoy a greater measure of protection from speeding traffic and HGVs, with improved signage, more pavements and safety measures for pedestrians and cyclists, and improved parking provision; also, most importantly, safer access to the A12.
- **Our housing stock** – our existing historic houses and other buildings will have been identified and recognised as worthy of protection, and an appropriate number of attractively-designed new houses, predominantly one/two bedrooms (partly to attract younger people into the village), will have been built in areas delineated by the Parish Council, in consultation with villagers, as being suitable for such development.

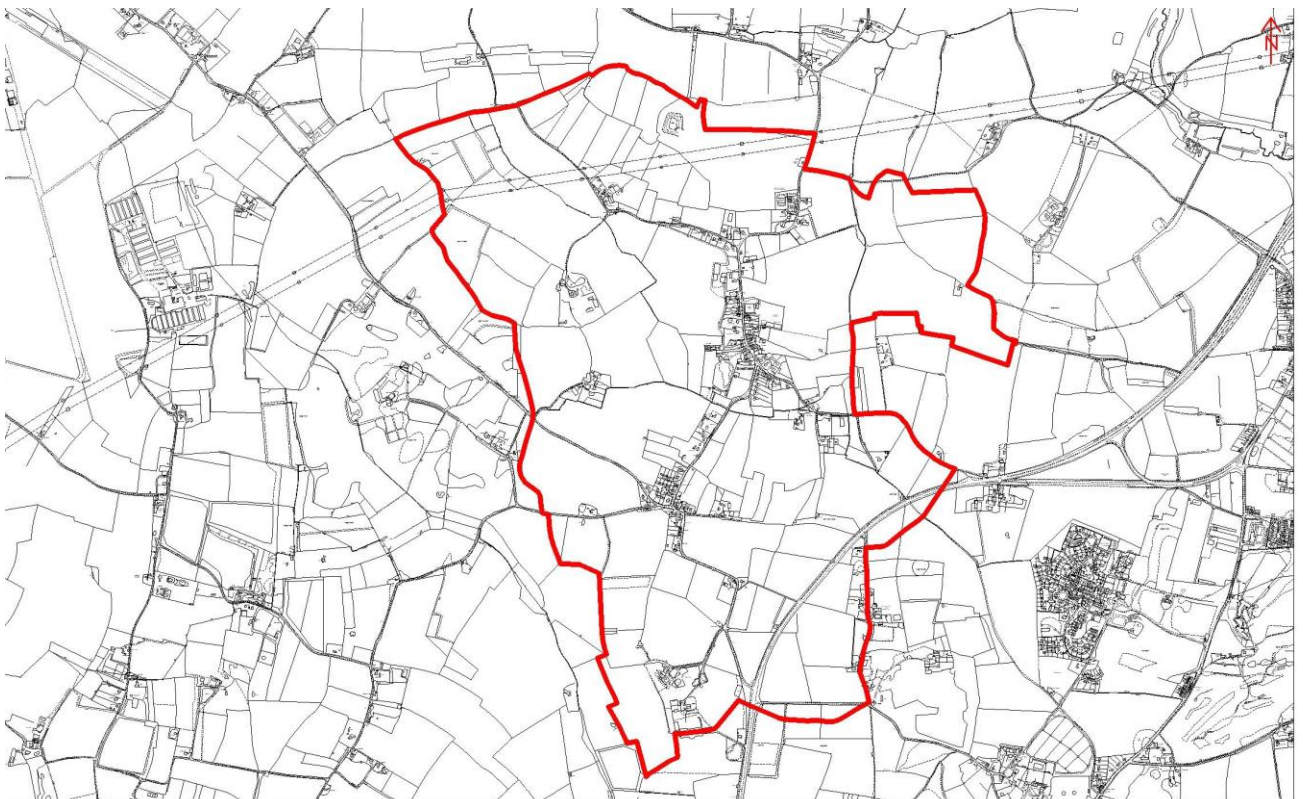


## 2.2 Objectives of the Plan

2.2.1 We have developed our objectives under the following six headings, which encompass the needs and desires of the people who live or work in the village:

- Natural Environment
- Historic Environment
- The Community
- Business
- Traffic and Transport
- Housing

Each section will give the background and identify the issues to be tackled over the plan period, from 2018 to 2036. Each section then contains policies and, in some cases, Statements of Intent which are intended to address the issues. The Policies in blue boxes are the part of the Plan which carry statutory force as they will become part of the development plan and will be used in the determination of planning applications. The Statements of Intent in green boxes will not carry this weight as they do not relate to land use planning but set out action which the Parish Council intends to take to help realise the objectives.



**BNDP: MAP 1 Designated Neighbourhood Plan Area**

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## Section 3 THE NATURAL ENVIRONMENT

*Relevant NPPF guidelines: paragraphs 99 – 100; 170 - 175*

*Relevant SCDC LP (2013) references: SP.16 – SP.18*

*Suffolk Coastal Final Draft Local Plan (2019): SCLP10.1 – SCLP10.4*

### 3.1 Background

3.1.1 Much of the parish is occupied by open farmland, now dominated almost exclusively by arable crops. There are no areas or sites within the parish that have any protected status, although there are two designated County Wildlife Sites on the parish boundaries – Dallinghoo Wield Wood to the north and Ufford Thicks to the east. County Wildlife Sites are identified by a local panel of experts, and although they are non-statutory, they do recognise the value of a site for wildlife and support characteristic or threatened species or habitats. There are groups of field enclosures and woodland areas in the village, such as those along the northern edge of the parish, which reflect the traditional pattern of land use – a pattern often lost by the amalgamation of fields and loss of hedgerows post-1945.

3.1.2 A further two other sites should be noted: The Jubilee Meadow and Orchard, which is the result of significant community commitment to conservation and enhancement of wildlife habitats, and the bankside habitats along the length of Byng Brook, which are important features providing connectivity and a natural passageway for wildlife. Recent surveys have revealed the extensive biodiversity of the Jubilee Meadow and Orchard, with 96 species of flora identified.<sup>1</sup>

3.1.3 Suffolk Wildlife Trust conducted a Landscape and Wildlife Evaluation for Bredfield during August 2016. A full copy of this report accompanies this Plan and an executive summary of the findings is contained in Annex [D]. The Evaluation indicated that, across the Parish, Bredfield has several Priority Habitats. These are features and habitats that are important for conservation under the UK Biodiversity Action Plan (UKBAP), which itself was a response to the International Convention on Biological Diversity (CBD). These Priority Habitats include ancient hedgerows and field margins, mixed deciduous woodland, meadows, ponds and traditional orchards.

3.1.4 Villagers carried out a Hedgerow Survey in 2002-03, and this is still considered to be relevant (see *Suffolk Hedgerow Survey 1998-2012*, Guy Ackers, SCDC 2012). This showed that Bredfield has a good diversity of species, with several significant boundary hedges and trees, some more than 200 years old.

3.1.5 A *Landscape Character Assessment*<sup>2</sup> was conducted for the District Council in 2018 which described the area as a scenic, gently rolling arable landscape, with a pleasant rural character.

<sup>1</sup> SWT Surveys June 2011 and May 2013

<sup>2</sup> *Suffolk Coastal Landscape Character Assessment*, Section 3: N1

## 3.2 Issues

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3.2.1 **Distinctive Views** - when asked in the Individual Questionnaire what made Bredfield a special place, more than half of those who responded (52%) indicated that distinctive views and scenery made Bredfield a special place. When asked to identify specific views, that from the village hall towards Ufford Thicks stood out (74%); but other views, westwards from the Church, approaching the village along Ufford Road, and the open spaces along Woodbridge Road were all rated highly.

3.2.2 **Local Landscape** – in the Individual Questionnaire, people were asked to consider which aspects of the landscape might be subject to special protection. Two overall choices stood out – footpaths and bridleways (72%), and verge and hedgerow maintenance (56%), with pond/ditch clearance, distinctive views and woodland also being rated highly. These are the responsibility of either the County Council, District Council or individual private landowners.

3.2.3 **Maintaining Priority Habitats** - the survey carried out by SWT highlighted the importance of the mix of tall and dense hedgerows, stream corridors, ponds and field margins for the way they help integrate Priority Habitats with other habitats across the parish and so avoid geographical isolation. SWT urges that proposed developments in the wider countryside be kept under review, to prevent significant damage or deterioration within the ecological network, and that positive options should be promoted to help maintain and enhance the networks.

3.2.4 **Green Spaces** - national policy (NPPF.99) makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The consultation carried out during the process of forming this plan has shown that there is support for this. The Individual Questionnaire invited responders to identify suitable sites for designation as Green Spaces. The most popular was the Playing Field (76% overall), followed by the Orchard; but Byng Brook, the stream which runs through the village, attracted support, as did the Churchyard and the village green.

3.2.5 **Supporting the Environment** - there has already been significant community commitment to conservation and support of wildlife habitats within the parish, with the establishment of a traditional orchard and wildlife meadow. The built-up areas, gardens and associated spaces within the parish form a significant proportion of its land use and provide a wide range of semi-natural habitats with significant biodiversity value. The Individual Questionnaire demonstrated a good level of support for protecting habitats and establishing green spaces, and over half (53%) indicated that they would be willing to host a Pollinator Patch.

### 3.3 Objectives, Policies and Statements of Intent

3.3.1 *We wish to ensure that certain distinctive views will be maintained, and that no development will intrude significantly into the landscape.* All developments should maintain the locally distinctive character of the settlement. A list of views to be protected (with descriptions and photographs) may be found in Annex [E] and the accompanying Character Assessment.

#### **POLICY BDP 1: MAINTAINING DISTINCTIVE VIEWS**

Every proposed development must demonstrate that it will:

1. Respect the local character of the landscape, and the current division of the village into distinct settlement groups separated by green space and open land
2. Not cause any significant loss or diminution of the distinctive views offering open field aspects or views over open spaces listed below and shown on Map 2:

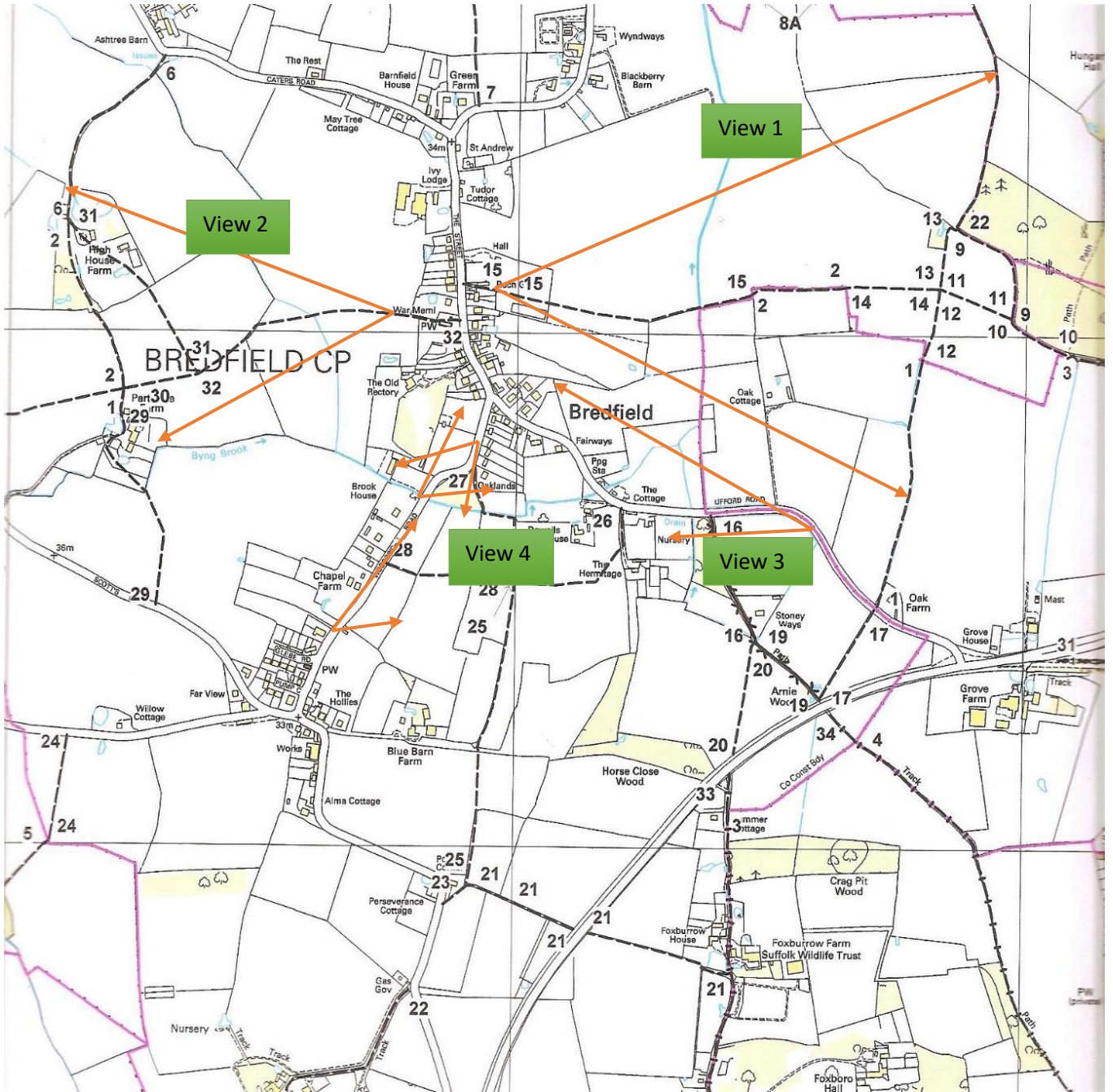
Between the Playing Field and Ufford Thicks

Between the Church and the west side of The Street and Boulge

Approaching the village along Ufford Road

Open fields and hedges in Woodbridge Rd

(See full description and photographic examples of these views in Annex [E])



**BNDP: MAP 2 Local Distinctive Views and Local Footpaths**

Map from Suffolk County Council showing recorded Public Rights of Way 2016

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3.3.2 *We intend that existing trees, hedges, streams and field margins will be recognised as an integral part of the character of the area and should be retained wherever possible.* One of the core principles in the National Planning Policy Framework is that planning should recognise the intrinsic character of the countryside. The *Landscape Character Assessment* shows the Parish is dominated by arable farming with scattered areas of woodland and pasture. It is organised into medium sized fields, within a generally intact network of hedges with mixed tree cover. The *Assessment* recommends that Plans should aim to retain this undeveloped rural character, including the character of the narrow lanes. To support these aims, consideration must be given to the retention of any existing trees, hedges, streams, shrubs and other vegetation on the site of any proposed development.

#### **POLICY BDP 2: MAINTAINING THE LANDSCAPE**

Proposed developments must demonstrate that landscape character has been considered and where possible enhanced. This will include:

Retaining as many of the existing trees, hedges, shrubs and other vegetation as possible, and designing around existing trees and other significant landscape features, wherever practicable

Retaining existing ponds, streams and hedge banks, where there is opportunity to enhance and develop them as ecological features within the development.

3.3.3 *We wish to ensure that Priority Habitats, as defined in UK Biodiversity Action Plan: Priority Habitat Descriptions, are both protected and enhanced by giving certain features of the landscape a measure of protection.* Landowners and managers are also encouraged to seek management advice from conservation professionals wherever appropriate to ensure the wildlife interest of these Priority Habitats can be both maintained and enhanced as ecological assets.

#### **POLICY BDP 3: MAINTAINING PRIORITY HABITATS**

1. Development proposals that enable the protection and enhancement of the key features of the landscape, including hedgerows and field margins, mixed deciduous woodland, meadows, streams, ponds and traditional orchards will be supported
2. Development proposals will be required to submit evidence of the significance of any of the features listed below that will be affected, and will be resisted where they:
  - have a significant detrimental impact on veteran trees, woodlands, field margins, wildlife corridors, streams and ponds in the parish, or:
  - have a significant detrimental impact on long-established hedgerows which are visually prominent within the parish, or which are important for biodiversity.

3.3.4 *We recognise that Green infrastructure can contribute to the quality of the local environment.* Green Infrastructure is a network of green spaces, which could include open spaces, playing fields and woodlands, but also hedges, trees and private gardens. As a network it can deliver a wide range of environmental and quality of life benefits for the local community. Expansion is to be encouraged and supported. As a component of sustainable development, green infrastructure should be considered at an early stage of a planning proposals and this should be delivered as a collaborative approach between developers and the local community.

3.3.5 Several sites have been identified by villagers as suitable for designation for protection as Local Green Spaces through the consultation process. Full details of these spaces may be found at Annex [F].

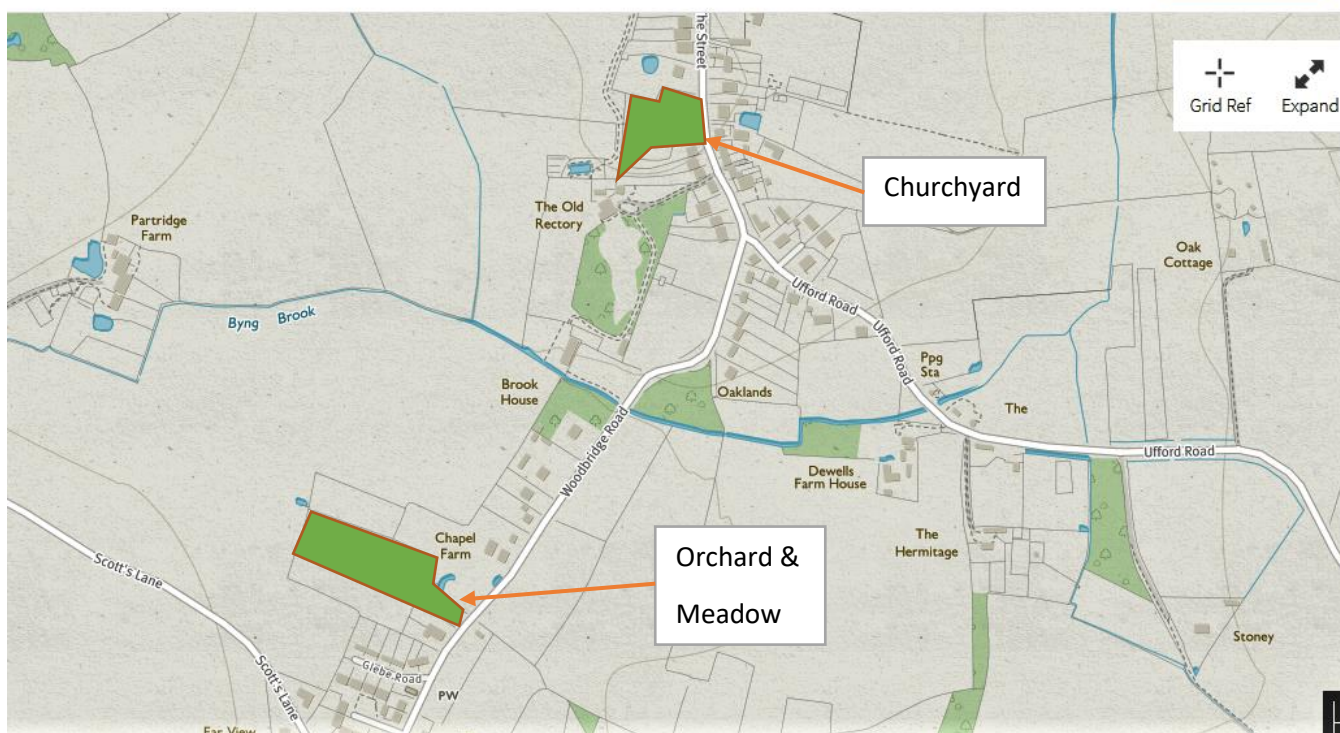
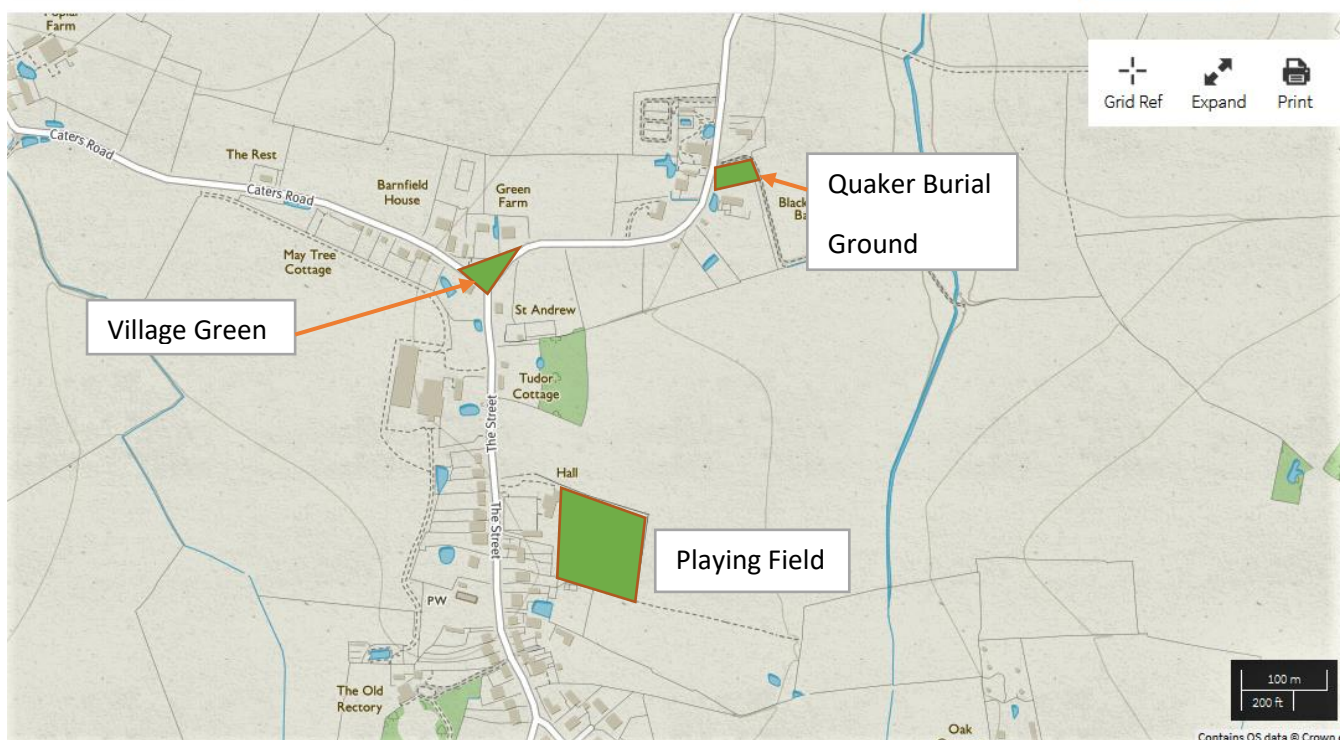
#### **POLICY BDP 4: GREEN SPACES**

The spaces listed below and shown on Map 3 are designated as Local Green Spaces:

- 1) The Playing Field
- 2) The Village Green
- 3) Jubilee Meadow and Orchard
- 4) St Andrew's Churchyard
- 5) Quaker Burial Ground

No development will be approved that may harm the openness, special character, significance and value of a Designated Local Green Space to the local community.

Development proposals that safeguard, and/or provide opportunities to improve the quality and quantity of public access to green space through appropriate restoration, extension, or diversification in a form compatible with their location will be supported



**BNDP: MAP 3 Green Spaces**

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3.3.6 *We recognise that the maintenance and upkeep of footpaths and bridleways, along with verge and hedgerow maintenance and ditch clearance, are important to maintain the character of the area.* The Parish is already well served by a network of footpaths and bridleways that give immediate access to the local countryside. It is important that the Parish Council keeps in close contact with the relevant owners and authorities to ensure that this is preserved.

**STATEMENT OF INTENT 1: FOOTPATH AND ROADSIDE MAINTENANCE**

The Parish Council will liaise closely with the relevant authorities (County Council, District Council and landowners) to ensure that public footpaths, bridleways, roadside verges, border hedgerows and drainage ditches are regularly maintained and kept in good order

3.3.7 *We recognise that simple actions taken across the community to enhance or assist wildlife, such as increasing the number of nesting sites for birds, or creating 'pollinator patches' across the parish, can have significant benefits for wildlife and add an enjoyable feature to community life.*

**STATEMENT OF INTENT 2: SUPPORTING THE ENVIRONMENT**

The Parish Council will support the Jubilee Meadow and Orchard in establishing and maintaining both a traditional orchard and a wildlife conservation area.

Community initiatives to assist with conservation will be supported by the Parish Council where appropriate



Picture: Glynn Collins

## Section 4 HISTORIC ENVIRONMENT

*Relevant NPPF guidelines: paragraphs 184 - 202*

*Relevant SCDC LP (2013) references: SP.16 – SP.18*

*Suffolk Coastal Final Draft Local Plan (2019): SCLP 11.3, 11.4, SCLP 11.6*

### 4.1 Background

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4.1.1 Bredfield can trace its origins to the Saxon period, but there are hints of earlier periods, with finds of Palaeolithic flints and Neolithic axes and scrapers. Artefacts from the Bronze Age, the Roman, and the early medieval periods are all evidenced in the archaeological record.

4.1.2 There are numerous valuable archaeological sites in the Parish: Neolithic flint axes from Bredfield are in Ipswich Museum, although the find spot is not recorded. A Bronze Age axe head was found near Blue Barn. The track at Blue Barn is likely to have been part of a Roman road from Debach, and there have been several finds of Roman pottery and coins in the parish, latterly through the work of metal detectorists. There is some evidence of a medieval high-status building having been situated on land near to Potash Corner, and medieval pottery has been found across the Parish. A late-Saxon silver Brooch found in Bredfield is now in Norwich Museum. Annex [C] contains a full list of archaeological sites.

4.1.3 There is a Quaker burial ground in Dallinghoo Road, where approximately 235 people were buried between 1657 and 1779, and this has recently (2016) been marked with a notice board.

4.1.4 Within the plan area, there are several buildings (shown in Annex [A]), which enjoy a degree of protection because of their Listed Building status.

### 4.2 Issues

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4.2.1 ***Protection of Historic Assets*** - National Planning Policy requires that local planning authorities must seek to conserve heritage assets, in a manner appropriate to their significance. Although several buildings have been Listed by Historic England, there are other buildings and sites in the village that are currently unlisted, but which are of value to the village community. This was demonstrated by the response to the Individual Questionnaire when respondents supported giving a level of protection to several sites in Bredfield. In addition, consultation with local historians has identified several buildings in the village. which have a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets. These as-yet non-designated assets, as outlined in Annex B, can be given a degree of protection by local listing. In parallel with this it is intended that these buildings and structures are considered by the District Council for inclusion in the Local List of Non-Designated Heritage Assets.

4.2.2 ***There are several areas of archaeological interest in the village***, as shown above and an outline of the information contained in the Historic Environment Record may be found in Annex [C]. The relevance and importance of these sites must be considered in preparing proposed developments.

Suffolk County Council archaeologists can provide advice on the potential for archaeological remains from sites proposed for development, and developers will be encouraged to contact the County Archaeological Service for advice early in the process of working up a proposal.

## 4.3 Objectives, Policies and Statements of Intent

4.3.1 *We wish to ensure that certain buildings, monuments, sites, places, areas and landscapes identified and listed in Annex [B] as being of local importance and value will be protected*

### **POLICY BDP 5: LOCALLY VALUED HERITAGE ASSETS**

The buildings and structures listed below and shown on Map 4 are identified as locally valued heritage assets:

- 1) Lords Waste Houses
- 2) Primrose Cottages
- 3) Teacher's House
- 4) The School House
- 5) Belvedere
- 6) Bredfield Chapel
- 7) The Village Pump
- 8) The Village Sign
- 9) The Orchard, Foxburrow Farm

Where a proposal (being a proposal which requires planning consent) may affect a building, structure or landscape listed as being a Locally Valued Heritage Asset, the applicant should demonstrate how the significance of the asset has been taken into account. Where there is any harm to the asset, permission will only be granted where the harm is clearly outweighed by the benefits of the development.

For proposed alterations to a building or structure on the List of Locally Valued Heritage Assets (being an alteration for which planning consent is required), the applicant must demonstrate that appropriate materials will be used, and/or that specific features of architectural or historic interest will be retained.



- |                       |                                |
|-----------------------|--------------------------------|
| 1) Lords Waste Houses | 6) Bredfield Chapel            |
| 2) Primrose Cottages  | 7) The Village Pump            |
| 3) Teacher's House    | 8) The Village Sign            |
| 4) The School House   | 9) The Orchard, Foxburrow Farm |
| 5) Belvedere          |                                |

Scale 1:8500

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**BNDP: MAP 4 Locally Valued Heritage Assets**

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4.3.2 *There are several sites of archaeological interest (listed in Annex [C]) which we would particularly like to see protected*, but we would like to go further and suggest that all relevant development proposals must demonstrate that the potential impact on archaeological deposits, including as-yet undiscovered assets has been considered. The Parish Council would also endorse a programme for community outreach were anything of significance to be discovered, to actively involve local people. The probable scale of development in Bredfield makes it unlikely that it will be proportionate to require these measures of developers, but it is appropriate to encourage this.

#### **POLICY BDP 6: PROTECTING SITES OF ARCHAEOLOGICAL INTEREST**

1. All development proposals must demonstrate that the potential impact on archaeological deposits has been considered and must ensure that evidence which could contribute to our understanding of human activity and past environments is not lost, by submitting evidence that the Historic Environment Record has been consulted with an appropriate desk-based assessment of the site, and, where necessary, a field evaluation. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.



*Suffolk HER Site BFD.001: Cropmarks showing Medieval moat*

## Section 5 COMMUNITY

Relevant NPPF guidelines: paragraphs 83 - 84, 91 - 92

Relevant SCDC LP (2013) references: SP.16 – SP.18

Suffolk Coastal Final Draft Plan (2019): SCLP 8.1, 8.2, 8.4

### 5.1 Background

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5.1.1 The Census of 2011 showed that the population of the village is 380, and that the median age is 51 years, with just over a quarter (28.6%) being over the age of 65 years. There are 148 dwellings, the bulk of which are detached houses or bungalows, with just four terraced properties.

5.1.2 St Andrew's Parish Church has stood at the heart of the village for well over 900 years, and has a Church Room, which is used for church gatherings, and other small village meetings. A brick-built village hall was constructed in 1983-4, replacing an earlier wooden building. The Primary School closed in 1986, and this proved to be the catalyst for the closure of the Post Office and Shop later that year, due to the loss of passing trade. This left Bredfield with no shop, but a community shop was established, run by volunteers, initially in a portacabin, later moving to a purpose-built extension to the village hall. In addition to the Hall/Shop building, the adjoining site contains a football pitch, two hard tennis courts, a bowling green and children's play area. A recent innovation is the acquisition and planting of a village orchard and meadow on former church land. There has been a Public House in Bredfield (*The Castle*) since 1808, but unfortunately it closed in 2016.

5.1.3 There is no village magazine, but the Parochial Church Council circulates a newsletter (*The Lantern*) to every house, officially for notices concerning the life of the church, but now more widely notices of other village events or happenings of note. The locally produced *Grundisburgh News* is distributed to every house and regularly features items from the village. The Parish Council has established a website (<http://bredfield.onesuffolk.net/>) for a range of information about the village. An e-mail alert service has been established using the Mailchimp platform. There are several public notice boards in the village. It should be noted that encouragement of the use of a website was a medium-term priority for the 2006 Parish Plan.

### 5.2 Issues

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5.2.1 **Usage of Facilities** The 2016 Individual Questionnaire highlighted several issues from within the community. Although most people used the facilities at some stage during the year, there are clearly some within the village who never or rarely use the range of amenities. The Play Area was well used (32% either weekly or monthly), but the bowls and tennis clubs had a very low level of use, with 90% and 81% of respondents never using the facilities, although it is recognised that the Bowls Club (and to a lesser extent, the Tennis Club) draws membership from outside the Parish.

5.2.2 **Bredfield Community Shop** attracted a high level of recognition, but many people observed that they could not use the shop, as it was only open when they were at work. Some comments would suggest that there was some misunderstanding of the shop's role, which is not purely commercial, but

is a social enterprise, providing not just groceries and household goods, but by engaging the community it stimulates social activity and aids community cohesion. It is particularly valuable to those who are disadvantaged by lack of personal transport or of limited physical mobility. The shop is clearly an important asset of the village both as an amenity and as a means of preserving our status in the Settlement Hierarchy.

5.2.3 **The Pub:** The 2016 Individual Questionnaire noted the closure of the Pub, which has recently been designated as an Asset of Community Value by the Parish Council, and this was reflected in several comments mourning its loss. However, the difficulty of maintaining a viable business in a small village must be recognized<sup>3</sup>. It is acknowledged that a Pub can be of importance to a community (*cf. Assets of Community Value – Policy Statement DCLG 2011*). A future proposal to re-establish a public house or restaurant, where it could be demonstrated that it would be an asset to the village, would evidently enjoy popular support.

5.2.4 **Information:** When asked, most people claimed to gain information on what was happening in the village, from the church newsletter or by word of mouth. When asked how the provision of information could be improved, some interesting answers were given, some more practical than others. It was disappointing how few people regularly used the village website or the Mailchimp e-mail service. It is possible that the usage of valuable community facilities, such as the shop and the bowls and tennis clubs, might be increased by enhanced publicity and promotion.

5.2.5 **Broadband:** One point that was regularly mentioned, both by local businesses and individuals, was the poor broadband speed, which would seem to provide download speeds of 1.7Mbps to 2.4Mbps. (source: <https://www.thinkbroadband.com/>)

5.2.6 **School:** As outlined above, the school in Bredfield closed some years ago, and Suffolk County Council have funded school travel since then, for those eligible children that meet the established conditions. This may become critical with the expansion of the village through the development of housing sites and the Parish Council believe it to be important to maintain this service between the village and Woodbridge.



*Bowls Club*

<sup>3</sup> see: CAMRA press release 7 August 2018 “Pub closures making us all poorer”

## 5.3 Objectives, Policies and Statements of Intent

5.3.1 *We want to ensure the retention and development of local services and community facilities in the village, by taking every opportunity to publicise, promote and support them.*

### STATEMENT OF INTENT 3: COMMUNITY FACILITIES

The Parish Council will:

- encourage and promote the village facilities - shop, hall, tennis and bowls clubs, Church and Chapel, play area, Jubilee Meadow and Orchard
- support the re-establishment of a public house, where it can be demonstrated that this would be an asset to the community
- make all possible use, and promote the use by others, of the village website, The Lantern, Grundisburgh News, the notice boards, and the Mailchimp service
- continue to support the provision of a school transport service between Bredfield and Woodbridge

5.3.2 *We will continue to seek improved broadband facilities for homeworkers and households in the parish*, by continuing to liaise with providers, and by ensuring compliance with the provision of infrastructure capability for electronic high-speed communication within new housing defined in Building Regulations. New buildings should have provision for the connection to high speed broadband by means of suitable ducting within the development site, linked to the local/national network, as defined in Requirement R1, Schedule 1 of Building Regulations 2010.

### STATEMENT OF INTENT 4: BROADBAND

Proposals to enhance the present broadband and mobile telephone equipment infrastructure will be supported by ensuring that prospective developers are made fully aware of new building regulations effective from 1<sup>st</sup> January 2017



## Section 6 THE ECONOMY: LOCAL BUSINESS

*Relevant NPPF guidelines: paragraphs 80 - 84*

*Relevant SCDC LP (2013) references: SP.6 – SP.8; DM.10 – DM.20*

*Suffolk Coastal Final Draft Plan (2019): SCLP 4.5, SCLP 4.7*

### 6.1 Background

6.1.1 The rural nature of the surrounding area has meant that for centuries the work of the village was centred on the land, either directly working in or supporting agriculture. One hundred years ago, 55% of men worked on the land and Bredfield was self-sufficient in terms of craftsmen. Now the farms have become amalgamated, leaving only three working farms in the Parish – just 0.6% of residents were identified in the 2011 Census as being employed in agriculture. Several small enterprises have been set up in recent years, and 18.4% of people in the Census indicated that they worked from home. Tourism is now established with a variety of accommodation types being offered, with visitors to the area able to choose between a caravan site, self-catering accommodation and camping all of which may benefit from the fact that the village is on National Cycle Route 1, a popular scenic touring route for cyclists. Transport links are good, with the main A12 London to Yarmouth road nearby. When surveyed, local businesses based in the village indicated that they chose Bredfield partly because of the rural nature of the community, and partly because of its accessibility to the A12.

### 6.2 Issues

6.2.1 **Connectivity:** When local businesses were asked, it was evident that there were drawbacks with being a rural business. The very slow broadband and poor mobile phone connection in the village were frustrating. The proximity of the main A12 arterial road was recognised as being an advantage, but the difficulty in accessing the road safely was a drawback. Businesses connected to the tourist industry would like to see better cycle routes to Woodbridge.

6.2.2 **Economic Growth:** Employment initiatives are an important factor in maintaining the life and vitality of the parish, and local people have indicated that they are supportive of local business but would like the rural nature of the parish to be preserved. The Individual Questionnaire showed that, to improve local employment opportunities, support should be given to farming and encouragement given to small scale businesses. It was noted in the 2016 Individual Questionnaire that only 6% of people would favour further expansion of tourist facilities as a top priority.

6.2.3 **Employment:** Small and micro-businesses can make significant contributions to the local economy, providing employment opportunities and ensuring the vibrancy of a community. The provision of land for employment is considered to be beneficial for the area and is encouraged by National and Local Planning policy.

6.2.4 **Siting:** The siting of any commercial development is important, as such development may be outside the existing Physical Limit Boundary, where sites may be prominent in the landscape. Development of new facilities should be at a scale appropriate to the rural area, and economic growth should be achieved whilst at the same time preserving the inherent character of the village. The noting

of existing features on or around a new site is essential to ensure that any new buildings relate to the existing settlement structure and landscape. Features such as trees, boundary hedges or existing buildings need to be respected and important views of the site should be considered as basic design elements so that the landscape is not harmed by any new works. Similarly, the impact of the traffic arising from the development must be considered.

6.2.5 Given the limitations outlined above, the choice of sites for development is limited, and NPPF.84 acknowledges that it may be necessary to exploit areas adjacent to the existing settlement to meet business needs but should be encouraged where opportunities exist. The existing business site at The Forge offers potential for expansion. The existing buildings are dated and have grown in a somewhat haphazard manner, and have been adapted from their original purpose, with poor access and residential properties on either side of the buildings. The expansion of the site into the land behind the present location offers the possibility of modern purpose-built business units and the growth of the site from the present 0.24 ha. to approximately 0.48 ha. This choice would also allow the redundant eastern end of the site to be freed for housing.

## 6.3 Objectives, Policies and Statements of Intent

6.3.1 *We will recognise and give support to the farms that continue to dominate and help provide the attractive landscape that surrounds our village, and which keep people in contact with the sources of their food.*

### **POLICY BDP 7: FARMING AND AGRICULTURE**

Proposals for the development of farming businesses, arboriculture enterprises or small holdings will be supported, providing they do not create an unacceptable impact on highway safety or have a material detrimental effect on the surrounding environment, landscape or historic buildings.

6.3.2 *We will encourage and support local small-scale businesses, but the rural nature of the village should be respected.* For the purposes of this Plan 'small-scale' should be taken as being Micro-enterprises, i.e. business with up to nine employees.

### **POLICY BDP 8: SMALL SCALE BUSINESSES AND TOURISM**

Small scale business and tourism development will be supported where it does not result in unacceptable air, noise or light pollution or a severe impact on highway safety or have a significant detrimental effect on the surrounding landscape or historic buildings.

6.3.3 *We will support the establishment of new businesses and the expansion of the existing enterprises.* Any development must be sensitive to its surroundings and not have an unacceptable impact on local roads.

#### **POLICY BDP.9 EXPANSION OF BUSINESS PREMISES**

The site known as The Forge may be expanded into the adjoining land shown on Map 5 to a maximum area of 0.48ha with the subsequent relocation of existing businesses into new construction units and offer the opportunity for the establishment of new enterprises.

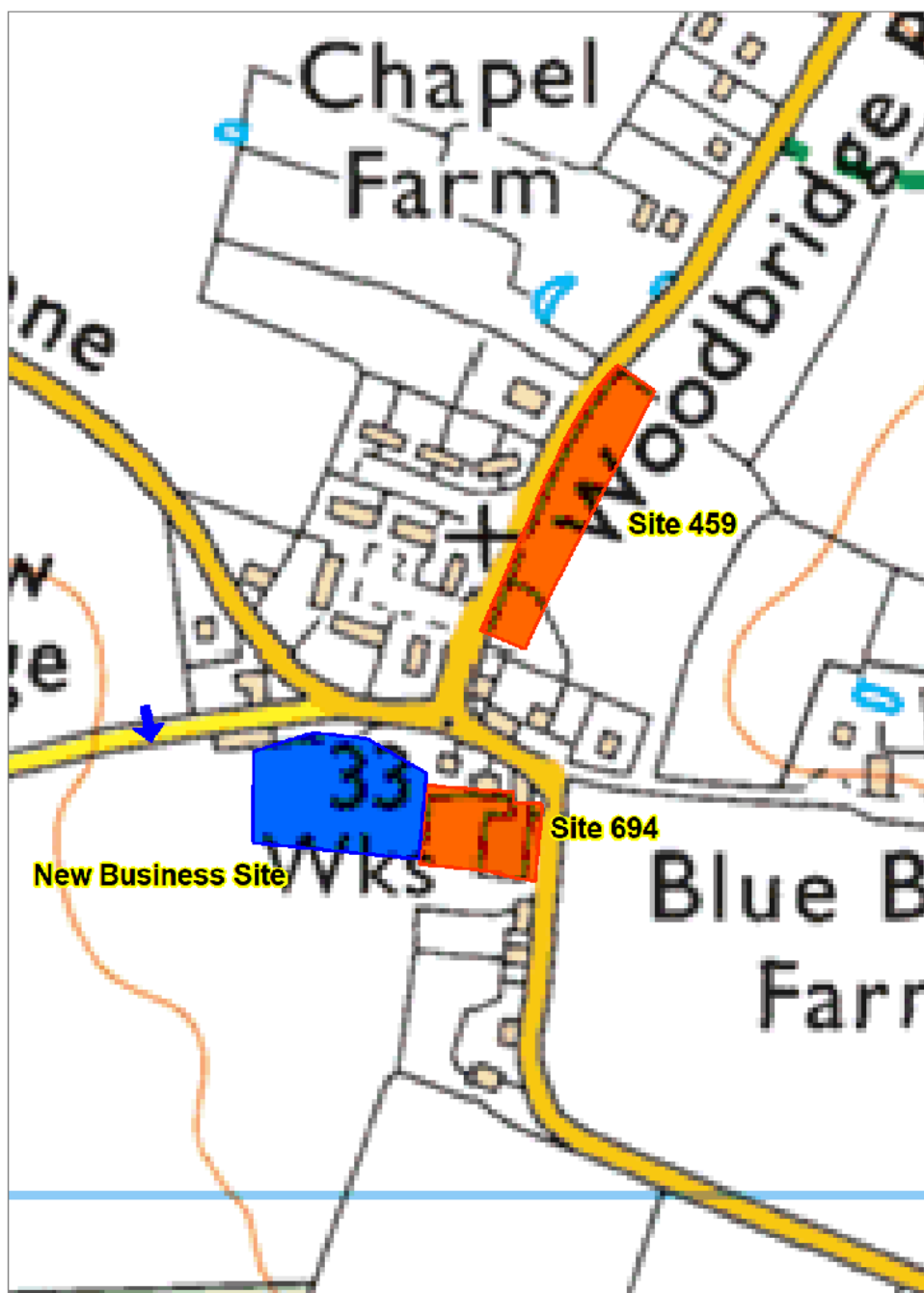
The development of the site will:

- be limited to Class Use B1 and B2
- include the provision of a separate access from Boulge Road as shown on Map 5 and any off-site highway improvements necessary to make the proposal acceptable in planning terms
- ensure that the activities to be undertaken on the premises do not have an unacceptable impact on the amenity of neighbouring properties
- provide enough off-street parking to accommodate workers and visitors and follow the standards established in Suffolk Guidance for Parking
- Include landscaping to provide a visual screen between the employment site and existing and proposed residential development and
- ensure the activities to be undertaken on the premises will not result in significant increase in heavy vehicular traffic on the roads in the vicinity of the premises or elsewhere in and around the parish



*The Forge*

*Picture: Karen Bowe/Anne Henderson*



Scale 1:2500

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**BNDP: MAP 5 Development sites (South), highlighting Sites 459 and 694 and new Business Site with potential access point**

*Ref: BDP 9 and BDP 14*

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## Section 7 TRAFFIC AND TRANSPORT

*Relevant NPPF guidelines: paragraphs 102 – 106*

*Relevant SCDC LP (2013) references: SP.10 – 11; DM.19 – DM.20*

*Suffolk Coastal Final Draft Local Plan (2019): SCLP 7.1, SCLP 7.2*

### 7.1 Background

7.1.1 Bredfield is a settlement situated on the roads leading to Woodbridge or Ufford from Debach and Dallinghoo. The early enclosure of the medieval open fields in this part of Suffolk meant that the roads were formed around the fields, and the road pattern is still the same as it was over one hundred years ago, with numerous turns and sharp corners as the roads trace their way between fields which are bordered with hedges. The land has no obvious hills, although the stream that runs through the village means a change in elevation on some roads, but there are no ‘high points’ and therefore road users have to deal with numerous sharp corners, which are often screened by high hedges, in a flat landscape, thereby reducing visibility.

7.1.2 The existence of industrial units to the north of the village in Clopton and Debach and the depot of D J Spall (Recycling & Recovery) in Dallinghoo mean that the roads through the village are frequently occupied by Heavy Goods Vehicles travelling from the A12. Being surrounded by arable land means farm vehicles also use the roads, and at peak times of harvest these are joined by other large vehicles. Some control is exercised over the movement of HGVs, with eastbound traffic (and hence access out to the A12) via Bredfield being subject to an Environmental Weight Restriction of 7.5 tonnes, effectively imposing a one-way system. A bus route runs through the village, connecting with Woodbridge and Ipswich four times a day. To reach the local centres at Woodbridge or Ipswich it is necessary to join the A12 which skirts the parish at its eastern edge. Apart from the A12, all the roads around the village are either local authority ‘C’ classification or are unclassified. Ufford Road, one of the two access routes to the A12, is no more than a narrow country lane. The parish has numerous footpaths, and National Cycle Route 1 passes through the village.

### 7.2 Issues

7.2.1 **Traffic Levels:** The level of car ownership in the village is almost 100%, and many households have access to two or more cars. Most of the complaints and concerns expressed in the responses to the Individual Questionnaire stem from the perceived inadequacies of the roads to meet current needs. Previous appraisals have indicated residents’ main concerns over traffic and transport, and the Individual Questionnaire confirmed these as being:

- the difficulty and danger of accessing the increasingly busy A12, with its fast-moving traffic (86% of respondents chose this as the main traffic issue in the village);
- speeding cars (74%) and heavy lorries passing through the village (57%) – both of which cause danger to other local road users and pedestrians, which is made worse by:
- several very sharp bends, leading to vehicles (particularly HGVs) being on the wrong side of the road (32%)
- lack of a safe and continuous pavement network (32%)

- too many cars parked on the village streets, making road use more difficult and spoiling the street scene (29%)

7.2.2 **The A.12:** The difficulty of accessing the A12 from the village is clearly regarded as the major traffic and safety problem in the village. Traffic turning right out of the village (towards the main nearby towns of Woodbridge and Ipswich) must cross two busy and fast-moving lanes of traffic. There is no roundabout, no traffic lights, and no half-way refuge. The Individual Questionnaire response showed that safety improvements should be explored, and restrictions imposed if possible. This is not a new problem, having been identified in Village Appraisals in the 1990s and in the 2006 Parish Plan as being a source of worry and frustration, and the situation has only worsened since then. Bredfield Parish Council has campaigned for improvements, but nothing has been done to alleviate the problem.

7.2.3 The Department for Transport traffic counts show that vehicle movements per day on the A12 between the A1152/Woods Lane roundabout and the B1078/Lower Hacheston exit rose from 13,913 in 2000 to 19,003 in 2016, a 36.5% increase in traffic<sup>4</sup>. The planned construction of Sizewell C nuclear power station raises the prospect of increased traffic levels on the A12. The Sizewell Stage-2 Consultation Document produced by EDF Energy<sup>5</sup> indicates that volumes of northbound traffic are expected to increase by approximately 3,000 movements a day (Table 6.3), with HGV traffic typically increasing by 40%, rising to over 70% on the busiest days (Table 6.5), which would only worsen the existing situation at the present A12 access points from the village.

7.2.4 **Speed:** Speeding traffic through the village was another major concern for safety in the village. Figures obtained from a speed sign on the C309/Debach Road show that the average speed of traffic in the 30mph zone was 35mph<sup>6</sup> and although no formal survey has been undertaken, there is anecdotal evidence of speeding drivers and near misses.

## 7.3 Objectives, Policies and Statements of Intent

7.3.1 ***We want to ensure that all new housing has adequate parking, not just for occupants, but also for visitors.*** NPPF.102 demands that transport issues should be considered from the earliest stages of any development proposals and parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Suffolk County Council has issued guidance on the required standards, (*Suffolk Guidance for Parking; second edition Nov.2015*) and this should be adhered to in any new development.

### **POLICY BDP 10: VEHICLE PARKING**

New residential and economic development must adhere to Suffolk County Council parking standards. providing safe and secure parking for all vehicle modes and reflect the rural, spacious and attractive character of Bredfield

<sup>4</sup> <http://www.dft.gov.uk/traffic-counts/cp.php?la=Suffolk>

<sup>5</sup> <http://sizewell.edfenergyconsultation.info/szc-proposals/stage-2/>

<sup>6</sup> <http://bredfield.onesuffolk.net/assets/Uploads/PDF-folder/Traffic-21-March-2016-C309.pdf>

7.3.2 *The present provision of pedestrian pavements is inadequate. We wish to ensure that any future development will minimise the conflict between vehicular traffic to allow residents safe access to village facilities, i.e. Hall, Shop, Playing Fields.* NPPF.91 states that policies should promote social interaction with layouts with easy pedestrian and cycle connections within neighbourhoods and access to local shops. NPPF.110 requires that policies should aim to create places that are safe and secure, to minimise the scope for conflicts between pedestrians, cyclists and vehicles,

#### **POLICY BDP.11 TRANSPORT CONSIDERATIONS IN NEW DEVELOPMENT**

Planning applications should be accompanied by information, appropriate to their scale, which demonstrates how the following considerations have been addressed:

- Provision of safe walking and cycling routes both in the immediate area of the site and to establish walkable access to services and facilities in the village
- Opportunities to extend existing routes for walkers and cyclists and to accommodate people of all ages and abilities, including those with pushchairs and wheelchairs
- How use of materials, provision of off-road parking and shared services and traffic calming measures will encourage low vehicle speeds throughout the development
- How the proposals link with public transport
- That safe and suitable access to the site can be achieved for all users; and
- The impact of the development on the transport network has been considered

7.3.3 *We take the view that the current arrangements for accessing the A12 from the village are inadequate and unsafe.* The Parish Council must continue to seek ways of improving the access to the A12, in discussion with the highway authorities.

7.3.4 *Better signage, enhanced speed restrictions and traffic calming measures will be pursued.* The Parish Council will resist any development which may result in an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network are judged to be severe. The objective of the traffic calming will be to introduce a safer environment for pedestrians and road users, by establishing a decrease in the average speed of traffic on the C310/The Street – Woodbridge Road, and the C309/Debach Road – Woodbridge Road.

7.3.5 *The existing controls on HGV traffic flow through the village should be reviewed,* with a view to both enforcing existing restrictions and reducing the flow

7.3.6 *Residents should have safe access to all areas of the village,* and the Parish Council will support and encourage measures to provide safe and continuous pavements wherever possible in the village.

7.3.7 *The Parish Council will support any measure to extend the current provision of cycle tracks,* to enable safe access to village amenities and to nearby settlements.

**STATEMENT OF INTENT 5: TRAFFIC PROBLEMS**

## 1 Access to A12

The Parish Council will continue to campaign actively for safer access to the A12, and to mitigate the existing problems with the junctions.

## 2 Other traffic problems:

The Parish Council will:

- work with both District and County Council to reduce speeds by the provision of Speed Activated Devices;
- work with District and County Councils to secure the introduction of traffic calming measures on some of the village roads to reduce speeding;
- oppose any development which would lead to a significant increase in traffic through the village;
- support measures to provide safe and continuous pavements wherever possible in the village;
- support the expansion of safe cycling routes within the Parish, to enable safe access to amenities, especially the Village Shop, Playing Field and Church, and work with the District Council to improve access to Woodbridge;
- work with County and District Councils to review the existing controls on HGV traffic flow through the village, with a view to both enforcing current restrictions and reducing the flow.



*Picture: Karen Bowe/Anne Henderson*



## Section 8 HOUSING

*Relevant NPPF guidelines: paragraphs 13 – 14; 59 – 79*

*Relevant SCDC LP (2013) references: SP.1 – SP.3; DM.1 – DM.8*

*Suffolk Coastal Draft Local Plan (2019): SCLP 5.2; 5.3 – 5.14*

### 8.1 Background

8.1.1 The population of the village fell gradually from the mid-1800s until the mid-1970s, when the relocation from London of several large companies, which coincided with the lifting of an embargo on development until mains sewerage arrived, led to a spate of building which saw the development of Pump Close, Robletts and small groups of houses in The Street. Since then, development has been restricted to infilling with single houses, extensions or amalgamation of small cottages. These factors changed the character of the village community. From being self-sufficient in the 19<sup>th</sup> and early 20<sup>th</sup> centuries, most people now work outside the village. The number of dwellings has grown from 100 in 1971 to over 140 today, and the population has grown from 263 in 1971 to 380 in the 2011 Census.

8.1.2 There is currently a total of 148 residences in Bredfield, the bulk of which (103) are detached houses or bungalows. Most these are owner-occupied. The existing Physical Limits Boundary (PLB) – the line drawn around the built areas of the village – fits tightly around the present settlement, leaving limited room for any extensive development (see BNDP Map 6).

8.1.3 Many houses (48%) are pre-1900, the bulk of the remainder having been built in the last forty years. The expansion of the village in the 1970s, noted above, with the more recent infilling give the village one of its characteristics, a varied street scene, with no dominant style or period of dwellings.

8.1.4 Scale of Growth. The level of future development is determined by the strategic policies adopted by the District Council. Under the *Core Strategy and Development Management Policies* (July 2013), which set the overall scale and distribution of growth for the District to 2027 it was envisaged that at least 7,900 new homes would be needed over the 17-year plan period, an average of 465 new houses per annum.

8.1.5 This figure was adopted despite an assessment of objective needs indicating that a higher figure was required. The Local Plan Review of 2017, conducted by Suffolk Coastal District Council in conjunction with neighbouring authorities, produced a new Strategic Housing Marketing Assessment (SHMA). The SHMA was published May 2017, and this indicates a 6.6% forecast population growth in the Suffolk Coastal area over the period to 2036. The resulting Objectively Assessed Housing Need (OAN) shows that a total of 10,476 new houses would be needed in the Suffolk Coastal area over the plan period.<sup>7</sup> The District Council plan to exceed this total, allocating an extra 8.5%.

8.1.6 The new Draft Local Plan (2019) encourages development in rural settlements, although this will result in a higher level of growth than previously anticipated. This shift in emphasis reflects the need to provide more housing opportunities for those in rural areas (2019 Policy SCLP3.4)

<sup>7</sup> SCDC Draft Local Plan 2019 Table 3.2

8.1.7 For this to be achieved, it is planned that some 12% of new housing would be in rural settlements, and Bredfield would be expected to contribute towards this. Under the 2013 Local Plan and the supporting Core Strategy, it was indicated that the expected housing requirement through Site Allocation for Bredfield would be ten (10) new houses. The move towards a higher level of growth in rural settlements outlined in the Local Plan (2019) has increased this anticipated number by allocating a further twenty (20) houses, raising the total number to thirty (30) houses over the period of the plan, up to 2036.

8.1.8 There is currently an imbalance in the type of properties available in the village, with a preponderance of relatively expensive detached houses, with limited opportunity for first time buyers or those wishing to downsize and remain in the village. This has affected the makeup of the village, with the population of Bredfield being predominantly older – the median age is 51 years, with about a quarter being over the age of 65 years. This probably reflects the fact that many of the 1970s incomers are still here. They arrived as young families but are now mostly retired. However, it is important to note that their children have been unable to find suitable housing in Bredfield, though the 2006 Parish Plan did not show this to be a significant problem – there may be other reasons why they choose to live elsewhere. In the Experian MOSAIC classification, Bredfield is characterised by a significant proportion of professional, managerial and financially secure households.

8.1.9 A full housing survey was carried out during 2011 by Suffolk ACRE on behalf of the Parish Council which showed there was no identifiable need for affordable housing from within the existing population. A check on the results of that survey by conducting a shortened version was carried out during June 2015 and produced a similar result. The Individual Questionnaire conducted in November 2016 confirmed that the population is stable, with more than half the village (55.6%) being resident for more than 11 years, and only a quarter of the village having lived in the village for less than 5 years. The overwhelming majority indicated that they intended to stay in Bredfield, with only 7% indicating that they did not.

## 8.2 Issues

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8.2.1 **Diversity:** The age profile of the village, as noted above, suggests that a modest influx of younger people and families would be beneficial in terms of securing more diversity and sustainability for the village community. Unfortunately, the preponderance of larger, detached and more expensive houses in the village makes it harder for first time buyers to move in, and for older people to downsize.

8.2.2 **Housing Type:** This issue was recognised in the Individual Questionnaire, in which villagers were asked to indicate what type of new housing they would prefer. 44% of those responding was in favour of small family homes with two or three bedrooms as their first choice, and 36% chose starter homes or houses with one or two bedrooms.

8.2.3 **Scale:** When it came to the scale of any potential new development, the majority were clearly in favour of only a small number of new houses being built. 71% opted for a development or developments of five houses or less as their first choice, with only 6% wanting a large-scale development. However, it is noteworthy that only 3% opted for no new houses at all as their first choice. Twenty percent wanted the focus to be on the conversion of redundant buildings.

8.2.4 **Sustainable development:** The NPPF indicates that development should meet the needs of the present without compromising the ability of future generations to meet their own needs. Too much development or development of the wrong type can damage local distinctiveness and impact on perceived quality of life. Therefore, the scale of any development should reflect the size and location of the village and the level of facilities available.

8.2.5 **Harmony:** Earlier sections of this Plan have already indicated restrictions that should be imposed on any new development, in terms of the protection of the current village environment, its distinctive views and character. In addition, the Parish Council would wish to ensure that any new houses are in harmony with the existing street scene, sympathetic to the surrounding landscape, and of a sufficiently high quality to enhance Bredfield's housing stock.

8.2.6 Thus, overall, ***the village is prepared to accept a development of a relatively small number of additional houses.*** The fact that Bredfield is a small rural community, with a relatively low level of infrastructure and facilities, which already suffers from traffic and road access issues, must be acknowledged, and this supports the view that any future development should be modest in scale. Concerns about preserving the local landscape, views and natural and historic environment are also relevant in this context.

8.2.7 A further constraint is that the current Physical Limits Boundary is tightly drawn around the existing areas of housing in the village, meaning scope for infill is limited. The Physical Limits Boundary also recognises that the village is divided into distinct settlement groups separated by green space and open land.

8.2.8 To allow development on the scale envisaged by the District Council, it would, of necessity, be outside the existing Settlement Boundary and the Boundary would have to be amended to accommodate additional housing. By allowing a modest expansion of the PLB, it will permit the scale of development envisaged by the Local Plan to be achieved.

## 8.3 Location

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8.3.1 The NPPF (Annex 2, page 66) confirms that to be considered deliverable, sites should be available, offer a suitable location for development, and be achievable with a realistic prospect that housing will be delivered on the site within five years and, that development of the site is economically viable. This Plan also considers that it should also be acceptable to residents.

8.3.2 The setting of the village in the landscape must also be recognized with any proposed site for development. Indeed, Planning Policy Guidance (ref: Para 007 ID: 26-007-20140306) and NPPF.110, NPPF.185 I and 192 I require that development should promote the historic character of a townscape and landscape by respecting locally distinctive patterns of development and the character of the area.

8.3.4 Respondents to the Individual Questionnaire demonstrated that they set store by certain characteristics of the village, with 46% of respondents indicating that they valued the green, open spaces between the houses, and 52% identified distinctive views from certain parts of the village. There is variety in the street scene, with no one dominant style or period of dwellings, and green

spaces between houses. This diversity should be respected, to maintain the existing character of the village

8.3.5 To summarise, the Parish Council would wish to ensure that any new houses are in harmony with the existing street scene, sympathetic to the surrounding landscape, and of a sufficiently high quality to enhance Bredfield's housing stock

8.3.6 Following the Call for Sites by Suffolk Coastal District Council during 2014 and 2016, several sites in the village which might support development were put forward by local landowners. The full list may be found at Table 3.1 in the Site Assessment supporting document.

8.3.7 Site Assessments carried out by planning consultants AECOM during February – April 2018 which found several sites were potentially suitable to meet the identified housing requirement through the Neighbourhood Plan if the identified issues could be resolved or mitigated (Site Assessment para. 5.1). Of the sites, one was judged appropriate for allocation in the Neighbourhood Plan to meet the housing requirement – Site 459, Land Alongside Woodbridge Road, opposite the Chapel.

8.3.8 Site 459 was the subject of an outline application for ten houses outside the PLB and was granted on appeal during 2017<sup>8</sup> with the Inspector noting the nascent Neighbourhood Plan but indicating that the decision to approve should not necessarily be regarded as fulfilling the 2013 target allocation (Appeal Decision para.22), although it had that effect.

8.3.9 Because this site has outline planning permission it is not necessary to allocate this site in the Neighbourhood Plan as it is included in the Local Plan (2019) as a permitted development. The Neighbourhood Plan must conform to the Local Plan, and the allocation of this site for housing is supported, even if the planned development does not take place. The Settlement Boundary should be amended to include this area and establish the site for housing in line with the Local Plan.

## 8.4 Sites

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8.4.1 To meet the requirement of an additional twenty new houses, it is necessary to identify and assess all sites capable of meeting the need. As outlined above, sites were identified and published in *Issues and Options for the Suffolk Local Plan Review* (August 2017). These were subsequently subjected to an independent Site Assessment.

8.4.2 By Site Assessment, apart from Site 459, seven sites were found have some potential for allocation, but have some drawbacks, rendering them less sustainable, with certain issues to be resolved or constraints mitigated. Of the seven, one site was allocated to tourism and another has been withdrawn. leaving five sites (identified as Sites 367, 534, 694, 784 and 891) which are considered to have the capability of offering suitable sites for development.

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<sup>8</sup> Appeal Decision APP/J3530/W/16/3165412

8.4.3 Of the five identified sites thought to have potential, one (891) was assessed as being too small. It was found that two sites (367, 784) have too many constraints, leaving two sites, 534 and 694 as the preferred option which can deliver the contribution expected by the Local Plan.

8.4.4. Site 534 (Land South of Tudor cottage) by Site Assessment showed that if the problems identified at the site could be resolved to the satisfaction of the relevant Planning Authorities, it would allow this site to be considered suitable.

8.4.5 Site 694 (The Forge) had constraints, primarily because there are working businesses on the site. The planned expansion of the site into adjacent land (Policy BDP.9) would allow the transfer of existing businesses to new premises and enable the old, redundant buildings to be cleared, allowing the site to be released for housing.

8.4.6 These two site options were identified from the pool of 'Issues and Options' sites which the 2018 AECOM site assessment found to be potentially suitable for development, subject to mitigation of identified issues. Individually, the preferred sites also performed most strongly in the SEA site assessment and perform most strongly overall in combination with each other when tested against the reasonable alternatives. The Parish Council consider they align best with the Plan's objectives and perform most strongly in terms of integrating with the existing built area of the village and focussing growth at areas which generated community support in the Individual Questionnaire circulated by the Parish Council.

8.4.7 **Deliverability** The NPPF demands that to be considered deliverable, sites for housing should be available now or offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years. Site 459 already has outline planning permission and with two further sites allocated in this development plan with the agreement of the landowners it is considered that all are deliverable within the five-year time scale.

## 8.5 Objectives, Policies and Statements of Intent

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8.5.1 ***New Housing development will prioritise small one / two-bedroom homes to attract younger people into the village, or those downsizing, or small family homes of two/three bedrooms.***

### **POLICY BDP 12: FUTURE HOUSING**

Applications must include a mix of houses in size and type, with priority given to one/two bed homes and small two/three-bedroom houses to attract younger people into the village, or those downsizing.



**BNDP: MAP 6 New Settlement Boundary with extensions highlighted**

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8.5.2 **Location: The Settlement Boundary will be extended** to incorporate the land identified as being suitable for housing development to be included in the contiguous main built up area. The settlement boundary is used to define the boundary between the settlement and the countryside for policy purposes. and policies SP19, SP27, SP29, DM1, DM3 and DM7 of the Suffolk Coastal Local Plan are all relevant in this regard. Subject to any changes in the examination stage these will be superseded by the policies of the emerging replacement Suffolk Coastal Local Plan and in particular policy SCLP.3.3, which provides for neighbourhood plans to make minor modification to settlement boundaries and allocate additional land for residential and employment development providing that the adjustments and allocations do not undermine the overall strategy and distribution set out in the Local Plan.

#### **POLICY BDP 13: LOCATION OF DEVELOPMENT**

The Settlement Boundary is extended to incorporate the areas shown on Map 6 which are allocated for development in Policies BDP9 and BDP14.

8.5.3 **Sites: The Plan has identified three sites as suitable for development.** Several options were considered from the sites proposed by local landowners, as outlined above, and the Plan process has identified three locations which will help to deliver the vision, objectives and intentions of the Neighbourhood Plan whilst meeting the demands of the District Council's Local Plan. The allocation of these sites has the potential to provide a housing mix with smaller homes which will have a significant social benefit and encourage the development of a vibrant and diverse community. The sustainability of the village will be assisted through the spending power and use of facilities by future occupants.

8.5.4 The street pattern and built form of the village has evolved over a long period of time and spreading development in three different sites reflects the setting of the village, in particular, the distinct spacious character of Bredfield. They perform well in terms of integrating with the existing built area of the village and focus growth in areas which generated community support.

- **Site 459** : Outline planning permission was granted on appeal on site 459 for up to 10 dwellings, (Application Ref DC/16/3624/OUT). This is a shallow site on the east site of Woodbridge Road opposite Glebe Road. It forms a natural extension to the southern cluster of development in Bredfield and the principle of development on this site is accepted even if the existing outline permission is not implemented.

- **Site 534**: This site is centrally placed in the village just north of the village hall and playing field. It is well located in relation to village services and facilities and relates well to the existing built-up area. To the north of the site lies Tudor Cottage which is a listed building and ESC have pointed out the that the development needs to avoid harm to its setting. A substantial hedge with trees separates the two sites and development which is set back from the road, not intrusive in views of the building and respects the generally spacious character of the village will be necessary. Suitable landscaping and access from the southern end of the site will also be required.

- **Site 694:** This site at the southern end of the village is known as The Forge and is currently in business use. Most of it lies within the settlement boundary and it would naturally fit in with the cluster of development along Woodbridge Road. It would therefore not be intrusive in the countryside or result in the loss of agricultural land. The development would depend on the relocation of the existing businesses to the area of land to the west of the site which is proposed for employment use in Policy BDP.9. The development of that site will be required to provide effective screening from the existing and proposed housing. There may be a need for any contamination on the site as a result of the existing industrial uses to be removed. The decision to allocate this site was made after the regulation 14 consultation, when the final draft of the emerging SCLP indicated that the number of dwellings required during the plan period is likely to be higher than was envisaged.

8.5.5 Overall, the three sites will deliver the controlled growth and contribute to the vibrancy of the community and avoid the risk to environmental and historic assets from uncontrolled development, as set out in our Vision.

#### **POLICY BDP.14 SITES FOR DEVELOPMENT**

Land identified on Maps 5 and 7 as Sites 459, 534 and 694 is to be allocated as sites for housing to provide for additional homes in the Parish to meet the allocation in the current Suffolk Coastal Local Plan and any new development plan document that replaces that Plan. Development may be supported subject to the following criteria:

**SITE 459: Land to the east of Woodbridge Road,** where outline planning permission has been granted for up to 10 dwellings

- The principle of housing development for approximately 10 dwellings on this site is accepted even if the existing permission is not implemented
- new access road should be established with suitable visibility splays

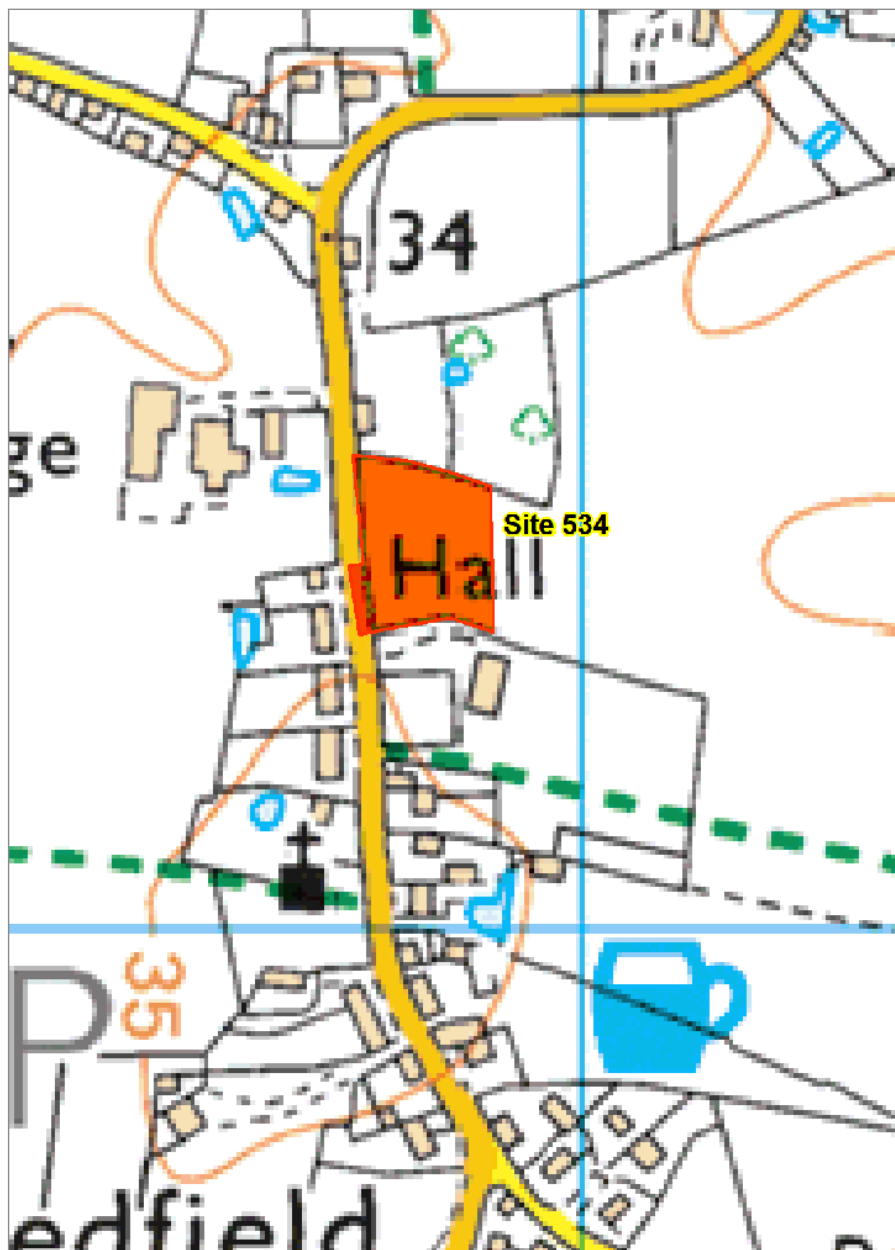
**SITE 534: Land South of Tudor Cottage**

- The development provides for approximately ten dwellings
- the main development should be set back from the main road, and not obstruct the aspect of Tudor Cottage
- only part of the spacious site is to be occupied by housing development fronting The Street, reflecting the existing established built form
- A new footpath link is created between the development and the village centre
- A landscaping scheme should be implemented to mitigate the effect on Tudor Cottage and to provide for an improvement in biodiversity
- Vehicular access to the site should be at the southern side, and not compromise Tudor Cottage

**SITE 694: Land west of Woodbridge Road**

- The development provides for approximately ten dwellings
- That the site is cleared of any possible contamination due to previous and existing uses before development





Scale 1:2500

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**BNDP: Map 7 Development Site 534 to the south of Tudor Cottage**

*See: Paragraph 8.5.4 and Policy BDP.14*

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8.5.6 *We want to ensure that any new housing will be sympathetic to nearby buildings and the general landscape and designed and constructed in such a way as to enhance and improve the street scene wherever possible.*

**POLICY BDP 15: PRESERVING CHARACTER**

Where new development is permitted, it must be in harmony with existing nearby buildings and the general landscape, and must be designed and constructed in such a way as to be an asset to the street scene in terms of:

- a. quality of overall design and materials
- b. relationship with nearby buildings and open spaces, in terms of size, positioning and appearance
- c. reflect the rural, spacious character of Bredfield
- d. spacious garden curtilage that sufficiently complements and serves to enhance the distinctive 'green' character of the village
- e. parking provided for both permanent and temporary demand

8.5.7 *Community engagement revealed support for the conversion of redundant buildings to other uses*

**POLICY BDP 16: CONVERSION OF REDUNDANT BUILDINGS**

Applications for the conversion of redundant farm, business or commercial building structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will in principle be considered sympathetically, subject to the other policies set out in this Plan and provided it has been demonstrated that:

- The buildings are no longer viable or needed in their present role
- The conversion must preserve, wherever possible, the intrinsic character and important features of the existing building and its setting
- The proposal will not conflict with existing adjoining land uses
- That prior use has been checked to ensure there is no risk of contamination from previous use. This should take the form of a Preliminary Risk Assessment (including a desk study) and where necessary any contamination is removed or effectively treated.

## Section 9 MONITORING PROGRESS

### 9.1 Implementation

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9.1.1 The Neighbourhood Plan forms part of the statutory development plan and will be used by decision takers to determine the outcome of planning applications and appeals. The District Council, as the local planning authority, will use it to determine the outcome of planning applications within the parish.

9.1.2 In preparing the Neighbourhood Plan, care has been taken to ensure as far as possible that the Policies are achievable.

9.1.3 Whilst the local planning authority will be responsible for development management, the Parish Council will use the Neighbourhood Plan to frame its representations on submitted planning applications.

### 9.2 Relevance

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9.2.1 This Plan and its policies have been prepared to deal with issues raised by our residents and to secure the objectives that have been agreed. It is intended to provide a clear planning policy basis for decisions for the period up to 2036. However as other factors (such as national planning policy and the strategic policies of the local plan) may change over this period, and development takes place, it is important that the Parish Council keep the plan under review. This will help make sure that the Neighbourhood Plan policies remain appropriate and effective.

### 9.3 Updating the Plan

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It is important that the Plan is both monitored and reviewed to ensure that policies do not become out of date in the light of changes in national or local policies. Therefore, the Parish Council will:

- report every two years at the Annual General Meeting on progress in implementing the Statements of Intent, and this report will be published on the Parish Council's website
- review the Plan every five years and report on the implementation of the Plan to the village as a whole
- secure the views of residents as part of the five-year review and update the Plan if necessary
- regularly review the effectiveness of the Plan policies.

**Section 10****GLOSSARY**

10.1 In every specialised publication jargon inevitably creeps in, interspersed with acronyms and abbreviations that often mean little to the non-specialist. To ease any confusion that may arise from terms that have been used in the Plan, the following glossary is intended to give definitions to hard or obscure words, phrases, abbreviations etc.

**AECOM** – Multinational company providing design, planning and environmental services.

**Affordable housing** – Notoriously difficult to define – it was the subject of a House of Commons Briefing Paper (no.07747; November 2016) entitled ‘What is Affordable Housing?’ that opens with the statement “There is no all-encompassing statutory definition of affordable housing in England...” The NPPF Annex 2 states that it is: “Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market”

**DM – Development Management Policy** – contained in the District Council’s 2013 Core Strategy, they set out the vision and strategy for development in Suffolk Coastal to 2027. The Core Strategy forms part of the formal Development Plan for the district and is used in the determination of planning applications.

**Green Infrastructure** – A network of green areas including domestic gardens, capable of delivering a wide range of environmental and quality of life benefits for the community

**Local Service Centres** – Settlements with a range of services and facilities enough to meet the day-to-day needs of residents and those in surrounding smaller settlements and the wider countryside. These include access to public transport, a shop, employment opportunities and meeting places.

**LP – Local Plan** – A plan for the future development of the local area, drawn up by the Local Planning Authority. It guides decisions on whether planning applications can be granted.

**Micro-business** – The European Commission defines a micro-business as one which has fewer than ten employees and a turnover or balance sheet total of less than €2 million

**NDP – Neighbourhood Development Plans** – Produced by Parish Councils or Forums, they set out policies and plans for that area, like a Local Plan but on a more local scale. When adopted, planning decisions must be made in accordance with both the Local Plan and the Neighbourhood Plan

**NPPF – National Planning Policy Framework** – sets out the Government’s planning policies for England and how these are expected to be applied and Government expectations in relation to the nature and scope of Local and Neighbourhood Plans

**Objectively Assessed Need** – as assessment of the amount of new housing, jobs, retail and other uses likely to be needed in an area

**PLB – Physical Limits Boundaries** – The line drawn around the contiguous built up areas of a settlement within which new development will normally be permitted. The Physical Limits Boundaries to Bredfield reflect that there are 2 distinct established main ‘contiguous built up areas’ and a 2-centre form to the village. (*see: Settlement Boundary*)

**Ribbon development** – building houses along the routes of communications radiating from a human settlement.

**SCDC** – Suffolk Coastal District Council. SCDC share services with Waveney District Council under the name East Suffolk

**SDP – Statutory Development Plan** – The statutory development plan is the starting point in considering planning applications for the development or use of land.

**Settlement Boundary** - Lines around settlements which dictate in principle where development may take place: A synonym for Physical Limit Boundary (qv). Considering the relationship between the Bredfield Neighbourhood Plan and the Local Plan (in terms of S38 of the 2004 Planning and Compulsory Purchase Act) the final paragraph of Policy SCLP3.3 states that Neighbourhood Plans can make minor adjustments to settlement boundaries and allocate additional land for residential and employment development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in the Local Plan.

**Settlement Hierarchy** – ranks settlements according to their size and their range of services and facilities

**SP – Strategic Policy** – A strategic policy is a written statement setting out the policies needed to be implemented to accomplish strategic goals

**STOG** – Suffolk Traditional Orchard Group, who record old orchard sites and promote the new planting of traditional orchard fruit and nut varieties

**Strategic Housing Market Assessment (SHMA)** – an assessment of need and demand for housing in an area

**Streetscape** -The appearance or view of a street

**SWT** - Suffolk Wildlife Trust is Suffolk's nature charity, dedicated to safeguarding Suffolk's wildlife and countryside

## Section 11 LIST OF POLICIES and STATEMENTS

### 11.1 POLICIES

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Natural Environment	BDP 1	Maintaining Distinctive Views
	BDP 2	Maintaining the Landscape
	BDP 3	Maintaining Priority Habitats
	BDP 4	Green Spaces
Historic Environment	BDP 5	Locally Valued Heritage Assets
	BDP 6	Protecting Archaeological Sites
Business	BDP 7	Farming and agriculture
	BDP 8	Small scale business and Tourism
	BDP 9	Expansion of business premises
Transport and Traffic	BDP 10	Vehicle parking
	BDP 11	Transport considerations
Housing	BDP 12	Future housing
	BDP 13	Location of development
	BDP 14	Sites for Development
	BDP 15	Preserving character
	BDP 16	Re-use of redundant buildings

### 11.2 STATEMENTS OF INTENT

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Environment	Statement 1	Footpath and roadside maintenance
	Statement 2	Supporting the Environment
Community	Statement 3	Community facilities
	Statement 4	Broadband
Transport and Traffic	Statement 5	Traffic problems

# ANNEXES

## BREDFIELD NEIGHBOURHOOD PLAN – ANNEXES

### Table of Contents

#### Annexes:

- A Historic Environment – Listed Buildings
- B Historic Environment – Locally Valued Heritage Assets
- C Historic Environment – The Archaeological Record
- D Natural Environment – Wildlife Evaluation
- E Natural Environment - Distinctive Views
- F Natural Environment – Green Spaces
- G Working Group
- I Acknowledgements



*Picture: Karen Bowe & Anne Henderson*

**ANNEX – A HISTORIC ENVIRONMENT – LISTED BUILDINGS**

A listed building may not be demolished, extended, or altered externally or internally without special permission from the local planning authority. The National Heritage List for England (NHLE) shows that there are 16 listed structures in Bredfield, 12 of which are listed at Grade II and 4 at Grade II\*.

The complete list is as follows:

Grade II* List Number	Name	Location	Outline detail
1030745	Church of St Andrew	The Street	C14 Church, C15 – C16 additions; alterations of c1839 and c1875
1030747	Bredfield House Stables	Bredfield House	C17 Stables
1183350	Bredfield Place	Dallinghoo Road	C15 with C16, C17 and C18 additions
1377213	High House Farm	(off) Caters Road	C16 Manor House

Grade II List Number	Name	Location	Outline detail
1183392	Blue Barn Farmhouse	Woodbridge Road	C17 house
1030748	Bredfield House	(off) the A.12	C18 originally garden house
1183379	Castle Public House	The Street	Early C19
1377175	The Town House	The Street	C17 house
1183384	Dewells Farmhouse	Ufford Road	C16/early C17 house
1183399	Fitzgerald House	Bredfield House	C17 former wing of larger house
1030742	Lords Waste	Caters Road	C16 house with C17 and C18 additions
1037044	Moat Farmhouse	Dallinghoo Road	C16 house with C17 and C18 additions
1037046	The Old Rectory	The Street	Former rectory 1835-37



1037043	Northside Farm	Caters Road	C17 house
1284096	Tudor Cottage	The Street	C17 house
1452287	War Memorial	The Street	C20 memorial



*Picture: David Hepper*

*The Town House (1377175): Standing at the southern perimeter of the Churchyard, it has its origins in an Alms-house, established in 1655*



*Picture: David Hepper*

*St Andrews Parish Church (1030745): 14<sup>th</sup> Century, with additions and additions over the centuries*

## ANNEX – B HISTORIC ENVIRONMENT: LOCALLY VALUED ASSETS

Besides the nationally Listed Buildings, authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning.

The buildings, sites and monuments shown below are identified as being special to the parish, having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.

In the Individual Questionnaire issued to every person over the age of 12yrs in Bredfield, over half (53%) wished to preserve buildings that that are not otherwise listed. Several sites in the village were suggested by the responses (see Basic Consultation Statement). In addition, several buildings were recommended for recognition by local historians Mrs. Val Norrington (Member, Suffolk Local History Council) and Mrs. Ann Pilgrim (Local History Recorder) aided by Mrs. Karen Bowe of the Neighbourhood Plan Working Group.

The reasons for selecting the buildings and sites outlined below are based on the criteria for the identification of non-designated heritage assets that was adopted by East Suffolk District Council on 6 October 2015. The criteria were in support of the Council's Core Strategy Policy SP15 (Landscape and Townscape) of the Local Plan (2013). The Draft Suffolk Coastal Local Plan (2018) Policy SCLP11.4 will continue to recognise the importance of local heritage assets.

Full details may be found at:

<http://www.eastsuffolk.gov.uk/planning/design-and-conservation/non-designated-heritage-assets-2/suffolk-coastal-identification-of-non-designated-heritage-assets/>

## BUILDINGS AND SITES OF LOCAL SIGNIFICANCE:

### The Built Environment: Buildings of note

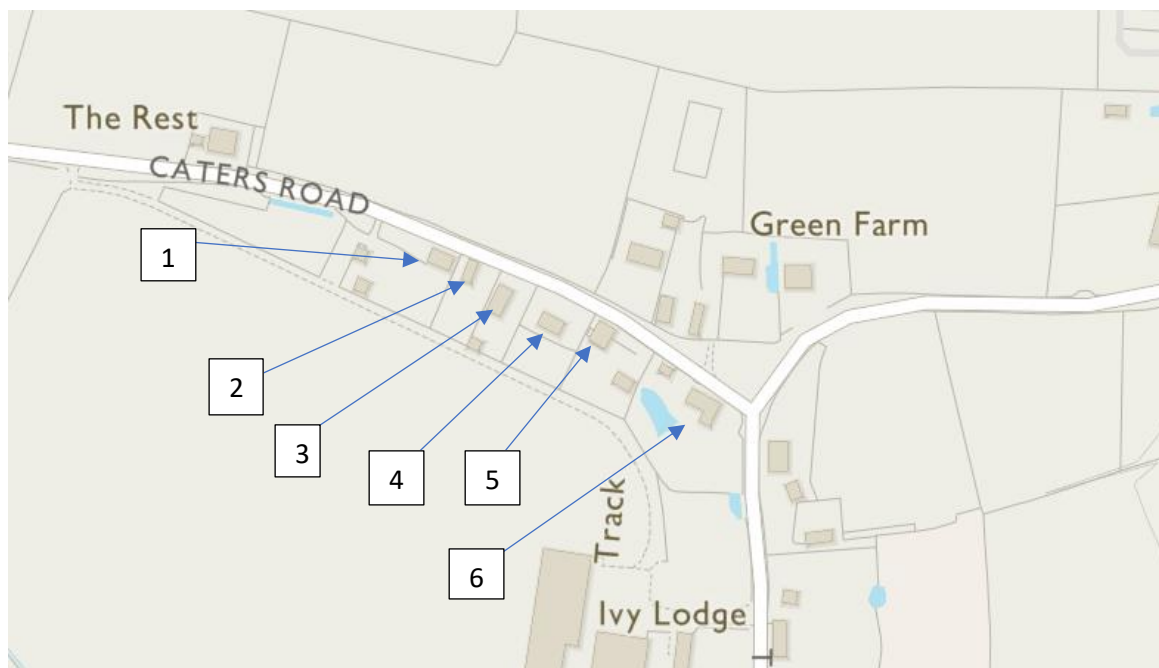
#### 9 Lords Waste Houses Caters Road (OS Grid Ref: TM268534)

**Criteria:** Group value; Association; Representativeness; Social and communal value

These groups of cottages form an important part of Bredfield's special character as a "lord's waste settlement" and, as such, earn Bredfield a mention in Wikipedia. There are many houses in the village that were built on the 'lord's waste', which was the uncultivable land along the roadsides at the edges of the medieval open fields. Until quite recently, the original line of the open fields could still be traced in the hedge and ditch rear boundaries, especially in Caters Road. These timber-frame dwellings were erected over a period of about 80 years at the end of the 18<sup>th</sup> and well into the 19<sup>th</sup> centuries, and the building of each one is recorded in the Manor Court Books, as the owners had to petition the Lord of the Manor for permission to confirm the legality of these structures. Because of this procedure, they are better-documented than many of the more prestigious properties in the parish. Of necessity, they were erected quickly, and individually they are not worthy of Listing, but they add character and charm to the village. Many are clearly shown on the 1837 Tithe Map and the First edition of the Ordnance Survey 25-inch map. Despite the Manor Court records, however, it is still difficult to identify all the lord's waste houses precisely, as they have changed hands frequently and have been extended or in some cases almost rebuilt. The table below is an example of houses in Caters Road, but there are many more in other locations in the village. While not in themselves architecturally or aesthetically important they have a definite historical and social value.

The Caters Road Houses, with dates of first petition recorded in the Manor Court, and the petitioner:

Lord's Waste	1761	William King, carpenter
Aster Cottage	1798	Samuel Norman, yeoman
Parnell	1798	Robert Allen, yeoman
Devonia	1805	John Clarke, carpenter
May Tree Cottage	1805	William Wase, farmer
Semer Cottages	1843	William Clarke



Location of the houses in the Lord's Waste at Bredfield Green

- 1: May Tree
- 2: Parnell
- 3: Aster
- 4: Devonia
- 5: Semer cottages
- 6: Lords Waste



*Picture: David Hepper*  
*Parnell, one of the Caters Road Lord's Waste houses*

9 **Primrose Cottages** The Street (OS Grid Ref: TM268530)

**Criteria:** Aesthetic value; Group value

The cottages are an aesthetically pleasing feature in the heart of the village, showing a distinctive external appearance and have a group value, as the dwellings have not changed substantially for some time, and sitting next to The School House and Teachers House (see below), they form a distinctive feature in the streetscape of the village.



*Primrose Cottages, The Street*

*Picture: David Hepper*

9 **Teacher's House** The Street (OS Grid Ref: TM269530)

**Criteria:** Known architect; Landmark status; Social and communal value

Also designed by William Pattison, this house was built in 1875 adjacent to the School by the local firm of Bilby's of Melton, to accommodate the head teacher and family. Together with the Old School, it forms part of the distinctive streetscape of The Street, and is of Historic Value, being of social and community value.



*Teachers House, The Street*

*Picture: David Hepper*

**4 The School House** The Street (OS Grid Ref: TM268530)**Criteria:** Aesthetic; Known architect; Landmark status; Social and communal value

The former village school was built in 1853 on Glebe land, as a National School, administered by the Church of England. Following the 1870 Forster Education Act, it became a Board School, and was extended in 1875. The Gothic Revival façade has changed very little since that time. It was designed by Woodbridge architect William Pattison, who was responsible for several village schools in the Suffolk coastal area.

*The School House, The Street**Picture: David Hepper***9 Belvedere** The Street (OS Grid Ref: TM268530)**Criteria:** Aesthetic value; Representativeness

Built in 2015-16, the house is situated in the Street, adjacent to the Church, it is a good example of a modern building in the village, being a sustainable low-energy eco home of contemporary design, clad with vertical larch boarding and with a grey metal roof and a sedum flat roofed element. It is of architectural interest, being a new build that respects and reflects the varying styles in the area and is also aesthetically pleasing.

*Belvedere**Picture: David Hepper*

9 **Bredfield Chapel** Woodbridge Road (OS Grid Ref:TM266523)

**Criteria:** Landmark status; Representativeness; Social and communal value

Built as the New Mission Hall, at the grand cost of £197, the money being raised by non-conformists in the area, it was opened in October 1902 by Mr and Mrs William Richardson of Bredfield, who were leading members of the congregation



*Bredfield Chapel*

*Picture: Karen Bowe & Anne Henderson*

In addition to buildings/structures and areas of archaeological interest, many landscapes and landscape features exist that are of historic and artistic (and sometimes archaeological) interest. Many of these sites have already been added to the Historic Environment Record by the County Council.

The following have been identified from the survey and local historians as sites that are of architectural significance, local distinctiveness and character and historic importance.

7 **The Village Pump** Woodbridge Road (OS Grid Ref: TM265522).

**Criteria:** Aesthetic value; Landmark status; Social and communal value

An iconic landmark of Bredfield and it is regularly photographed and used as a village logo. Its current wrought ironwork was created by S C Pearce and Sons of Bredfield Forge and was installed for the Queen's Coronation in 1953, replacing a simpler wood and iron structure. The original pump was situated over a well and in the 19<sup>th</sup> century was a meeting place for villagers to congregate while they drew clean water. It was still in use in the early C20 before mains water reached Bredfield



*The Pump*

*picture: David Hepper*

8 **The Village Sign** The Street (OS Grid Ref: TM268531)

**Criteria:** Aesthetic value; Landmark status

The sign was designed by a local resident, Victoria King, and was made by Mary Moore of Brandeston Forge and Terry Pearce of Bredfield Forge. It is a recognisable symbol of the village and is often depicted on local documents.



*Village Sign*

*Picture: Anne Henderson*



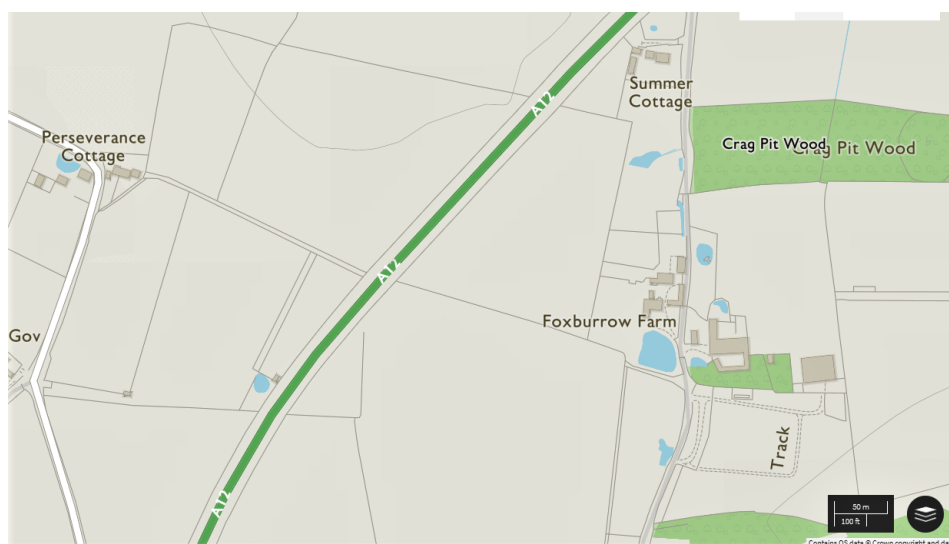
9 **The Orchard, Foxburrow Farm** (OS Grid Ref: TM274518)

**Criteria:** Group value; Social and communal value

There is a 19<sup>th</sup> century orchard on Foxburrow Farm, now part of Suffolk Wildlife Trust. The orchard is registered on STOG's historic database



Ordnance Survey map of 1881 showing the orchard, opposite Foxburrow Hall Farm



Location of Foxburrow Farm, now home to Suffolk Wildlife Trust, to the east of the A12

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**ANNEX-C HISTORIC ENVIRONMENT - BREDFIELD  
ARCHEOLOGICAL RECORD**



***The Bredfield Brooch***

*The Bredfield Brooch (BFD SF-92B213) was found in 2009 by a metal detectorist in Bredfield. Made of silver, it measures 10cm in diameter and would have belonged to a member of the Saxon elite. It is decorated with interlaced beasts with long, sinuous bodies, oval-shaped eyes, snouts and tongues. It was purchased by Norwich City Museum in 2012 after being declared Treasure Trove.*

## ANNEX-C HISTORIC ENVIRONMENT: BREDFIELD ARCHEOLOGICAL RECORD

The Historic Environment Record (HER) is a collection of information about the nature and location of archaeological sites. It is maintained by the County Council and is used to identify and assess sites that are at risk of damage by new development. It can also be used for research purposes by academics, pupils or the public, wishing to learn about the past. The following shows both the national Historic Environment Record (HER) number and the local Suffolk Heritage (BFD) number

Full details may be found on the Suffolk Historic Environment Record at:

<https://heritage.suffolk.gov.uk/hbsmr-web/Results.aspx?pageid=16&mid=9&parish=Bredfield&queryguid=b31ac84f-8d2d-4910-ae1-97aa5b404646&firstrec=1&lastrec=20>

or the Heritage Gateway:

<http://www.heritagegateway.org.uk/Gateway/CHR/herdetail.aspx?crit=&ctid=95&id=4767>

Local Ref	HER	Type	Location	Remarks
BFD001	MSF0038	Medieval moat	Dallinghoo Road	Also known as Oliver's Ditches, the site of a manor house. On site finds include pottery, a gilded harness pendant, a seal matrix, buckles etc. Metal detector finds of coins of Edward I, Edward III and mirror case
BFD002	MSF0039	Moat Farm	Dallinghoo Road	Named after the moats, now ploughed farmland, that surrounded the manor house ( <i>above</i> )
BFD003	MSF3310	Bronze age axe head	Blue Barn Farm	
BFD004	MSF2934	Saxon silver-gilt pin	Partridge Farm	
BFD005	MSF1594	Roman coin	Blue Barn Farm	Denarius of Otho (69CE)
BFD006	MSF5690	Scatter of Roman artefacts	Manor Farm	Pottery, metalwork; coins of Marcus Aurelius (161-180CE) and Magnentius (350-353CE)
BFD007	MSF5691	Quaker burial ground	Dallinghoo Road	Used between 1657 and 1779 for 232 burials
BFD008	MSF9503	Site of windmill	Dallinghoo Road	Demolished 1826; ring ditch still visible

BFD009	MSF9504	Scatter of Medieval pottery	Nr. Partridge Farm	C13/C14
BFD010	MSF9505	Scatter of Roman pottery	Boulge Road	
BFD011	MSF9506	Scatter of Medieval pottery	Potash Corner	C13/C14
BFD012	MSF9507	Scatter of Medieval pottery	E of Potash Corner	C13/C16; also bricks, tiles, metal workings
BFD013	MSF10143	Scatter of Medieval pottery	Dallinghoo Road	C12/C14
BFD104	MSF10144	Scatter of Medieval pottery	Caters Road	C12/C14
BFD015	MSF10145	Scatter of Medieval pottery	Caters Road	C12/C14
BFD016	MSF10146	Scatter of Medieval pottery	Caters Road	C13/C14
BFD017	MSF10147	Scatter of Medieval pottery	Caters Road	
BFD018	MSF10148	Scatter of Medieval pottery	Dallinghoo Road	C13/C14
BFD019	MSF10149	Scatter of Iron Age pottery	The Street	
BFD020	MSF10151	Scatter of Medieval pottery	Ufford Road	C13/C14
BFD021	MSF10152	Scatter of Medieval pottery	E of Blue Barn	C13/C15
BFD022	MSF10153	Scatter of Medieval pottery	E of Blue Barn	C13/C14
BFD023	MSF10154	Scatter of Roman pottery	N of Manor Farm	
BFD024	MSF10155	Medieval quern	N of Manor Farm	
BFD025	MSF10156	Scatter of Medieval pottery	Potash Corner	C13/C14

BFD026	MSF12883	Roman coins	<i>Protected (metal detector)</i>	Five coins from late 3 <sup>rd</sup> to mid-4 <sup>th</sup> C
BFD026	MSF14346	Anglo-Saxon coins	<i>Protected (metal detector)</i>	Sceat of 690-700CE; Silver halfpenny of Aethelred II (978-1016CE)
BFD026	MSF12882	Medieval coins	<i>Protected (metal detector)</i>	Four coins from Henry III to Edward III
BFD027	MSF13634	St Andrews Church	The Street	
BFD028	MSF13622	Bredfield House, stables	(off) A.12	
BFD029	MSF13623	Bredfield House, gardens	(off) A.12	Includes remnants of late 17C canal garden
BFD030	MSF13569	Bredfield House, avenue	(off) A.12	
BFD031	MSF15275	Scatter of flints & scraper	Caters Road, Woods Lane	
BFD034	SF92B213	Late Saxon Silver disc brooch	<i>Protected (metal detector)</i>	Treasure case: 2009T157. Now in Norwich Museum (NWHCM2011-581)
BFD036	MSF25703	Settlement core	The Street / Caters Road	Area between the Green and the Church
BFD037	MSF26458	Village Green	Caters Road	
BFD038	MSF27863	Medieval ditches and pottery	W of St Andrews Church	
BFD040	MSF32459	Roman coin	<i>Protected (metal detector)</i>	Denarius of Antoninus Pius (135-161CE)
BFD042	MSF3424	Gold inscribed ring	Unknown	C13-C15C; find spot unclear, possibly from manorial site
BFDMisc	MSF3311	Palaeolithic implements	Unknown	Find spot unclear
BFDMisc	MSF3312	Neolithic axes and scrapers	Unknown	Find spot unclear
BFDMisc	MSF9509	Anglo-Saxon coin	<i>Protected (metal detector)</i>	Silver penny of Aethelred II (978-1016CE)

BFDMisc	MSF10158	Scatter of pre-historic flints	Foxburrow Farm	
BFDMisc	MSF11378	Scatter of post medieval metal working	Unknown	Includes a buckle and a ring
BFDMisc	MSF10159	Post medieval scatter of burnt flint	W of St Andrews Church	
BFDMisc	MSF15278	Scatter of pre-historic flints	Caters Road	
BFDMisc	MSF10157	Scatter of post medieval brick and tile	Woodbridge Road	
BFDMisc	MSF15277	Scatter of medieval pottery	Caters Road	
BFDMisc	MSF15276	Scatter of Roman pottery	Caters Road	
BFDMisc	MSF21207	Neolithic flint axes	Unknown	Find spot unclear; two axes in Ipswich Museum



*BFD.037 Bredfield Green. Marked and named on Hodkinson's Map of Suffolk 1783*

*Picture: Glynn Collins*

## ANNEX – D NATURAL ENVIRONMENT – LANDSCAPE AND WILDLIFE



*Caters Road*

### ANNEX – D

#### **Landscape and Wildlife Evaluation by Suffolk Wildlife Trust – August 2016 Executive Summary to inform the Neighbourhood Plan**

The following paragraphs bring together the summary statements from each sub-section of the evaluation. It is included to highlight the community's commitment to the environment and to develop appropriate policies to maintain and enhance the landscape and wildlife of the parish.

#### **Landscape Assets**

Two Landscape Character Types drawn from the Suffolk Landscape Character Assessment (LCA) are recognised within Bredfield. Ancient Rolling Farmlands cover the great majority of the parish. This is complemented by a small but significant inclusion of Ancient Estate Claylands along the northern boundary.

The citations from the LCA describe the Key Characteristics of each Landscape Character Type, the Sensitivities to Change and Forces for Change that could affect these landscapes. They also set out a range of more detailed prescriptions in terms of Development Management Guidance and Land Management Guidance, which have been made specific to this parish.

The Neighbourhood Plan recognises that the determination of all new developments within the parish should consistently reflect the Development Management Guidance and the Land Management Guidance detailed for the two Landscape Character Types.

### Wildlife Assets

#### Protected Sites and County Wildlife Sites

There are no statutory Protected Wildlife Sites in Bredfield (such as Sites of Special Scientific Interest or National Nature Reserves).

There is one designated County Wildlife Site lying partly within the parish boundary – Dallinghoo Wield Wood - and another immediately adjacent to the parish boundary – Ufford Thicks. County Wildlife Sites frequently include Priority Habitats and support Priority Species and complement Protected Wildlife Sites by helping to maintain links between them. The high biodiversity value of many County Wildlife Sites has developed through land management practices that have allowed wildlife to thrive. The Neighbourhood Plan acknowledges that ensuring the continuation of such appropriate management is vital to maintain the wildlife value of these sites.

#### Priority Habitats and Species

Bredfield has several Suffolk Priority Habitats in its care: Ancient Species-rich Hedgerows, Arable Field Margins, Lowland Mixed Deciduous Woodland, Lowland Meadow, Ponds and Traditional Orchards. Within these habitats, several Suffolk Priority Species, Suffolk Character Species and Birds of Conservation Concern are present, that complement and underline their conservation value.

Although not exhaustive the list of species includes:

- Flowering plants: native black poplar
- Butterflies: grayling, small heath, wall and white-letter hairstreak
- Beetles: stag beetle
- Amphibians: common toad, great crested newt,
- Reptiles: common lizard, grass snake and slow-worm
- Birds: woodcock, barn owl, turtle dove, stock dove, cuckoo, skylark, song thrush, mistle thrush, dunnock, linnets, bullfinch and yellowhammer
- Mammals: brown hare, otter, polecat, hedgehog

*Suffolk's Nature Strategy* highlights the importance of the Suffolk Biodiversity Action Plan and its associated Priority Habitats and Priority Species. It states that they are '...embedded in local planning policies' and that 'impacts on legally protected species are a material consideration in the planning process, whilst impacts on priority species and habitats are also capable of being material considerations.'

The Neighbourhood Plan recognises the significance for Suffolk's wildlife of both the variety and the extent of Priority Habitats and the Priority Species present within the parish. Landowners and land managers are encouraged to become conversant with the relevant Priority Habitat and Priority Species citations. Links to the relevant pages on the Suffolk Biodiversity Partnership website are available on the parish website.



Landowners and managers are also encouraged to seek management advice from conservation professionals wherever appropriate to ensure the wildlife interest of these Priority Habitats can be both maintained and enhanced as ecological assets.

### Other Wildlife Sites

Although not covered by statutory designations, the Neighbourhood Plan recognises the value of two other wildlife sites. Jubilee Meadow is the result of significant community commitment to conservation and enhancement of wildlife habitats within the parish. The stream channels and bankside habitats along the length of Byng Brook and its headwaters are also seen as important features providing connectivity and natural routeways.

### The Built Environment and Associated Habitats

The built-up areas, gardens and associated spaces within the parish form a significant proportion of its land use and provide a wide range of semi-natural habitats with significant biodiversity value.

The Neighbourhood Plan recognises that simple actions taken across the community such as increasing the number of nesting sites for swifts or creating a community nature reserve in small areas across the parish can have significant benefits for wildlife and add an enjoyable focus to community life.

### Ecological Networks and Connectivity

Bredfield displays a high-quality ecological network with a high degree of connectivity provided between core areas by tall and dense hedgerows, stream corridors and field margins.

The Neighbourhood Plan recognises the importance of all these features for wildlife in their own right and for the way they help integrate Priority Habitats and other habitats across the parish and so, avoid geographical isolation. Developments in the wider countryside will be kept under review to prevent significant damage or deterioration within the network and positive options promoted that help to maintain and enhance ecological networks.



*Picture: Glynn Collins*

## ANNEX – E NATURAL ENVIRONMENT – LOCAL DISTINCTIVE VIEWS

### Definition of a Distinctive View

A view is a sight of a landscape that can be taken in by the eye from a particular place. It will be defined by both the viewing place and the relevant landscape view.

The Viewing Place – A location is shown with each protected view and the features of the view are usually consistently visible (subject to weather conditions). This view may also be seen from other points within the area or glimpsed when moving through the area.

The Landscape of the View – various focal points and distinguishing historical or special features.

### Criterion

The views are those selected after public consultation and may be defined as being accessible from a public road or public community space.

### Consultation

As part of the Individual questionnaire, given to everyone over the age of 12 years in Bredfield, the Neighbourhood Plan Group asked which views should be subject to special protection. 186 people took the opportunity to respond, and several important views were identified. The most popular were:

*Overall figures (i.e. how many selected as either 1,2 or 3<sup>rd</sup> choice):*

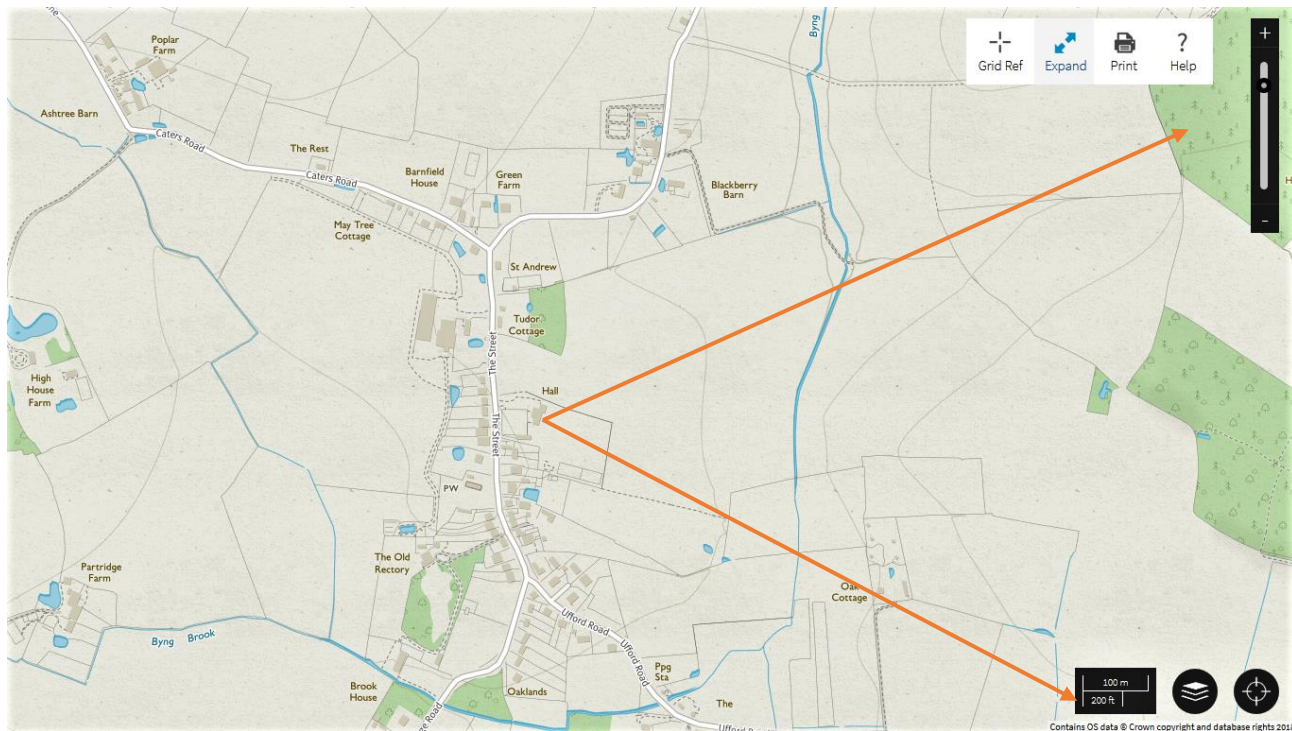
From village hall towards Ufford Thicks	138	(74.1%)
From Church towards Boulge	91	(48.9%)
Approaching village along Ufford Road	90	(48.3%)
Fields & Paddock in Woodbridge Rd	73	(39.2%)
Along Caters Rd	45	(24.1%)
From Dallinghoo Rd	35	(18.8%)
Primrose cottages	28	(15%)
Other	20	(10.7%)

*Figures by First choices:*

From village hall towards Ufford Thicks	69
Approaching along Ufford Road	32
From Church towards Boulge	26
Fields Woodbridge Rd	26
Along Caters Rd	15
Dallinghoo Rd	2
Primrose cottages	3
Other	14

The four most popular views have therefore been selected as views which contribute towards the character of the village and should be protected. The Character Assessment of the village sets out how these views fit into and helps form the character of the village.

View 1 - Ufford Thicks from the Village Hall



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Picture: David Hepper

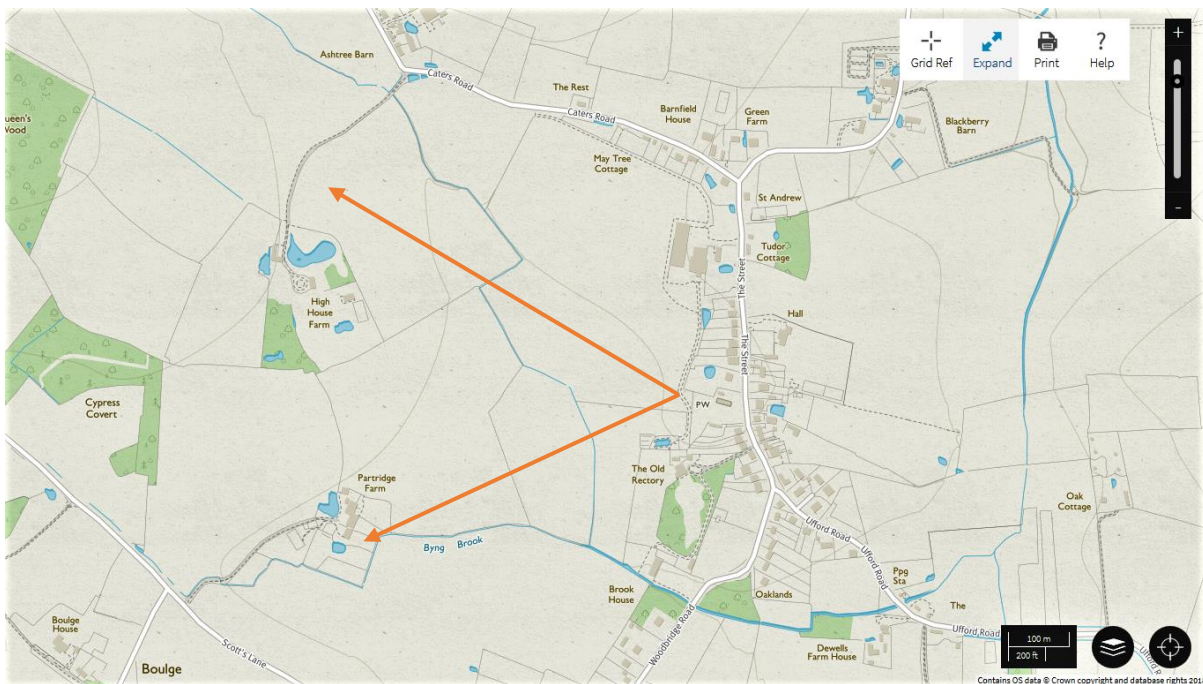
**Viewing Place:** Best appreciated from the rear of the village hall, looking east.  
[Photograph taken 15 March 2017 from OS Grid Ref TM269530]

**Landscape:** Clear unobstructed view into the far distance, with the Playing Field in foreground the trees mark the field edge. The ground rising towards wooded area known as Ufford Thicks.

**Content and value:**

1. Rural aspect: a valuable backdrop to the village hall, particularly when open air events take place.
2. Historic setting: the field has been in use as a recreation space for seventy years
3. Promotes personal well-being with a sense of space
4. Historic value: view unchanged for many years
5. Widely appreciated, it is important to the character of Bredfield

**View 2 – West from the Church towards Boulge**



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Picture: David Hepper

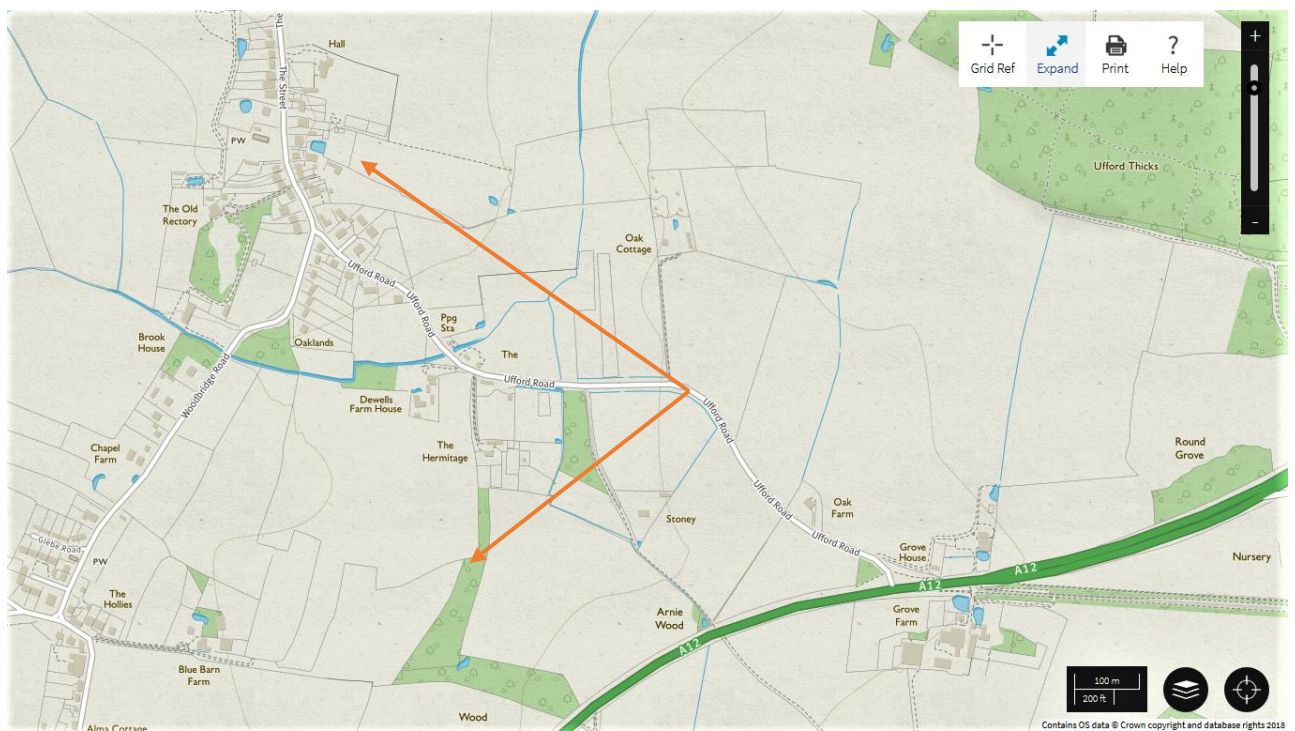
**Viewing Place:** From the rear of St Andrews Church, on Footpath no.32 looking westward towards Boulge. [Photograph taken 15 March 2017 from OS Grid Ref: TM267530]

**Landscape:** Cultivated fields bordered by ancient hedgerows and tree line. Views through the trees reveal High House and Partridge Farm

**Content and value of the view:**

1. Rural aspect: the view forms a green and pleasant backdrop to local footpaths
2. Historic setting: fields between Church and well-established buildings unchanged for years
3. Promotes personal well-being and sense of space, with open aspects to the horizon
4. Widely appreciated.
5. Important to the character of Bredfield

**View 3- Ufford Road approaching village from the east**



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*Picture: David Hepper*

**Viewing Place:** Approaching village from the east along Ufford Road.

*[Photograph taken 15 March 2017 from OS Grid Ref: TM276525]*

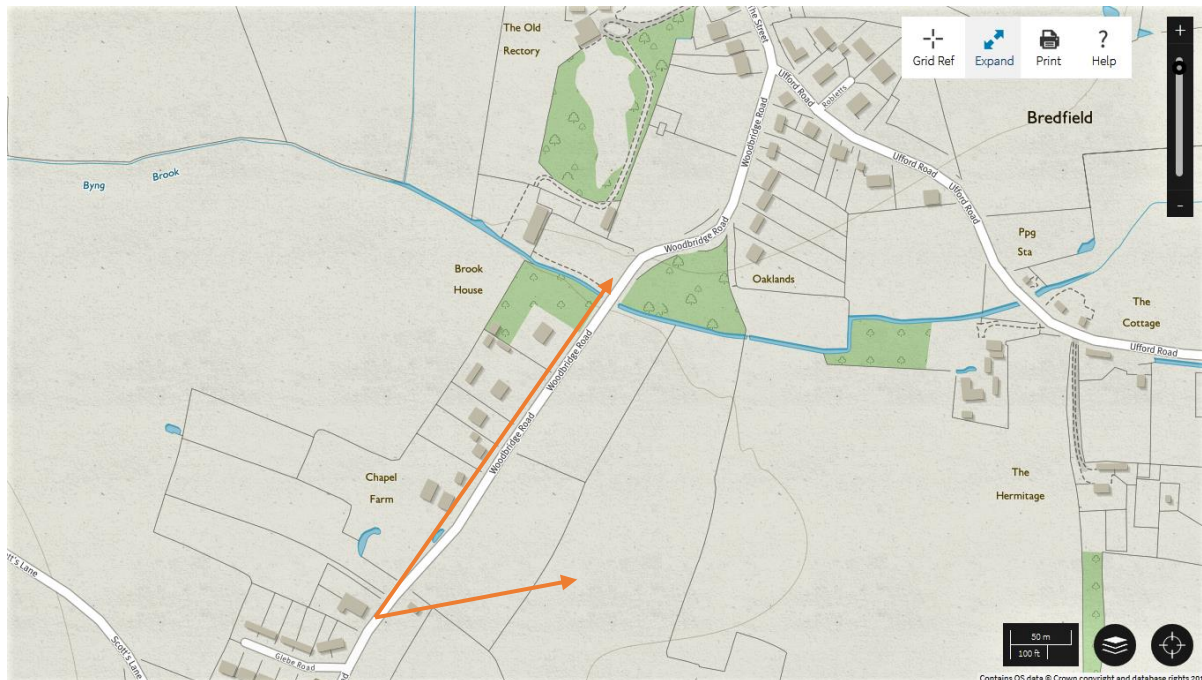
**Landscape:** A narrow approach road with deep ditching to both sides of the road, edged by cultivated fields, with the Church and houses along The Street visible through the treeline.

**Content and value of the view:**

1. Rural aspect: A scene of fields, trees and cultivated land with uninterrupted views to the horizon and skyline.
2. Historic setting: view and setting unchanged
3. Promotes personal well-being with a sense of space
4. Widely appreciated it is a valuable open approach to Bredfield separating the settlement from the A12.
5. Important to the character of Bredfield

### View 4 - Open fields and hedges in Woodbridge Road

4a: Looking to the north from the entrance to Jubilee Meadow



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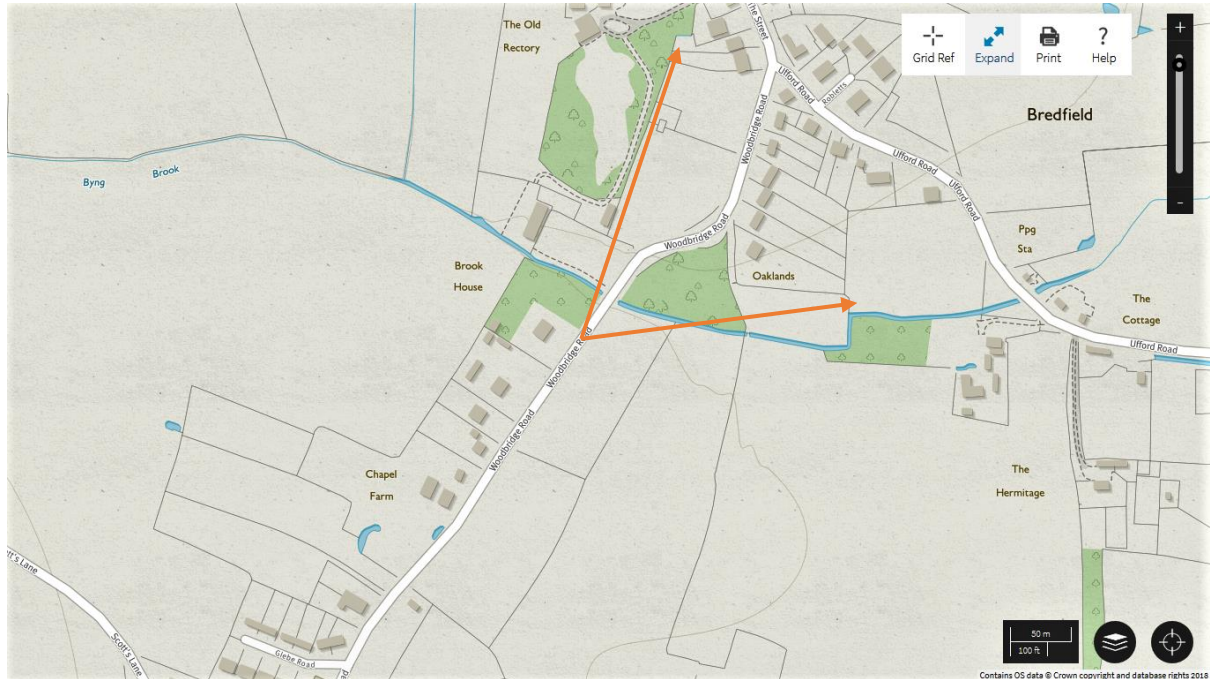


Picture: David Hepper

[Photograph taken 21 March 2017 from OS Grid Ref: TM266524]

### View 4 Open fields and hedges in Woodbridge Rd

4b(1): Woodbridge Road, looking north, approaching the northern half of the settlement.



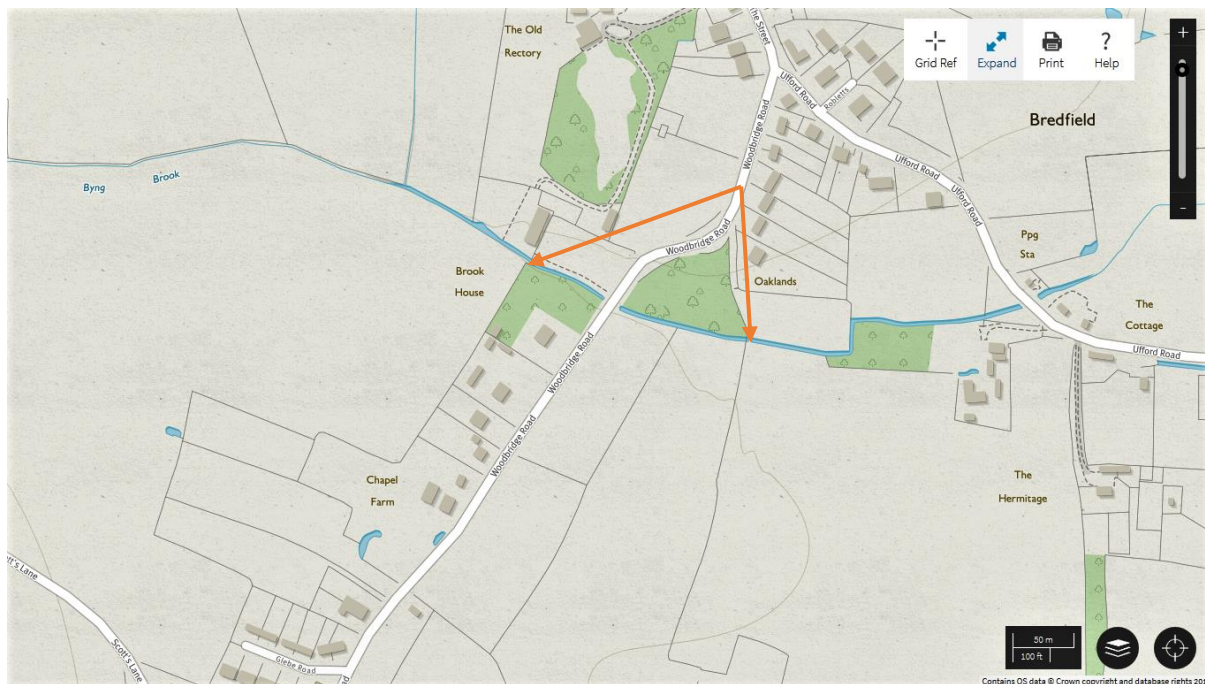
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Picture: David Hepper



4b(2): The same landscape, but looking from the North, travelling towards the Pump.



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Picture: Karen Bowe & Anne Henderson

**Viewing Place:**

4a: Looking to the north from the entrance to Jubilee Meadow and Orchard

4b: Woodbridge Road, approaching the northern half of the settlement.

**Landscape:** Woodbridge Road runs north/south in the village, linking the settlement around the Pump and Chapel to the area of the village based around the Church. This stretch of road is characterised by large detached houses on the western side, which may be glimpsed behind hedges and open paddocks and fields behind high mature hedges and trees opposite them. Byng Brook is marked by the rails with open fields behind which are edged with a mature hedgerow with trees.

**Content and value of the view:**

1. Rural aspect: This maintains the green break between housing. An area free from domestic detritus.
2. Safety issues: road forms two ninety-degree bends in a short space, uninterrupted views across the piece are important
3. Widely appreciated.
4. Important to the character of Bredfield

## ANNEX-F NATURAL ENVIRONMENT - DESIGNATED GREEN SPACES

National Policy Planning Framework paragraphs 99 and 100 provide the facility for the designation of certain areas that are suitable for special protection. They must be demonstrably special to the community and are significant, for the beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife

After consultation with the residents and local historians, the following areas are designated as Local Green Spaces:

1 **Playing Field** Co-located with the village hall, the field has been used by residents for recreational purposes since its purchase in 1949. The field frames the village hall and offers extensive leisure opportunities. In addition to the football pitch there is also a high-quality play area for small children and there are also tennis courts. In front of the village hall there is a well-maintained bowling green. The playing fields link to public footpaths across the fields which are used by walkers. They are therefore, an asset to the community and are also used by other local groups.

2 **Village Green** Situated at the junction of Caters Road, The Street and Dallinghoo Road, it is ancient green and is common land. It was marked and named on Hodskinson's map of Suffolk in 1783 as being the Green. It is the historic settlement core of Bredfield, as defined from historic maps, the location of listed buildings and nearby artefact scatters. It is designated by Historic England as an Historic Monument (HER ref: MSF.26458). It has a specimen oak tree, planted in October 1973 by Dr Lawson Dick of Church Farm House.

3 **Jubilee Meadow and Orchard** Occupying what was originally Glebe Land, it was purchased in 2012 by the Parish Council for the use of the community. The field has not been cultivated for a long time, and it has a wealth of flora and fauna, some of which are of significant interest. Since 2012 an orchard has been established, planting traditional varieties of fruit and nut. It is a natural, unspoilt and biodiverse site which offers a 'green' environment for residents.

4 **St Andrew's Churchyard** The churchyard already has a measure of protection under AP28, a 'saved policy' from the District Council's Local Plan (1994) but to ensure its continued security it should be designated as a Green Space. The churchyard is historically, socially and aesthetically important. It has a maintenance plan that ensures that it is not 'over managed' to create a natural environment that is sympathetic to the surrounding landscape. The area is designated by Historic England as an Historic Monument (HER refs: MSF13634; MSF25703)

5 **Quaker burial ground** Is historically important and in October 2016 a sign was erected there to mark the site where 235 Quakers were buried between 1657 and 1779. The area is designated by Historic England as an Historic Monument (HER ref: MSF5691)

## ANNEX G: Working Group

The following assisted, researched, distributed, collected and helped at various stages of the Plan

Tony Bishop

Karen Bowe

Vince Buckman

Denise Causier

Suzie Clarke

Angela Derham

Keith Derham

Fiona Freeman

Anne Henderson

David Hepper

David Leyland

Val Norrington

Ann Pilgrim

Sarah Rayner

Gina Saunders

Geoff Spain

Kath Woods

Sir Nicholas Young (Chairman of the Group)

## ANNEX H: Acknowledgements

Thanks to those outside the village who assisted and helped:

Stephen Brown	Planning Policy Officer, Suffolk Coastal District Council
Dr Simone Bullion	Suffolk Wildlife Trust
Nick Chisholm-Batten	AECOM (Portwall Place, Bristol)
Glynn Collins	Photographer
Shaun Driver	321 Print
Tony Fryatt	District Councillor
Edward Jackson	Suffolk Wildlife Trust
Una McGaughrin	AECOM (Aldgate Tower, Leman Street)
Chris McNulty	AECOM (Portwall Place, Bristol)
Laura Mundy	Planning Policy Officer, East Suffolk Council
Shane Scollard	AECOM (Aldgate Tower, Leman Street)
Charlotte Simpson	AECOM (Aldgate Tower, Leman Street)

### REFERENCES

#### National Government

National Planning Policy Framework	Ministry of Housing, Communities and Local Government (July 2018)
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#### Local Government

Issues and Options for the Suffolk Coastal Local Plan Review	SCDC August 2017
Suffolk Coastal District Plan: Core Strategy	SCDC July 2013
Suffolk Coastal Final Draft Local Plan	SCDC January 2019
Suffolk Hedgerow Survey 1998-2012	Guy Ackers, SCDC 2012

#### Other

Suffolk Coastal Landscape Character Assessment	Alison Farmer Associates July 2018
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