

# Aldringham cum Thorpe Neighbourhood Plan 2018-2036



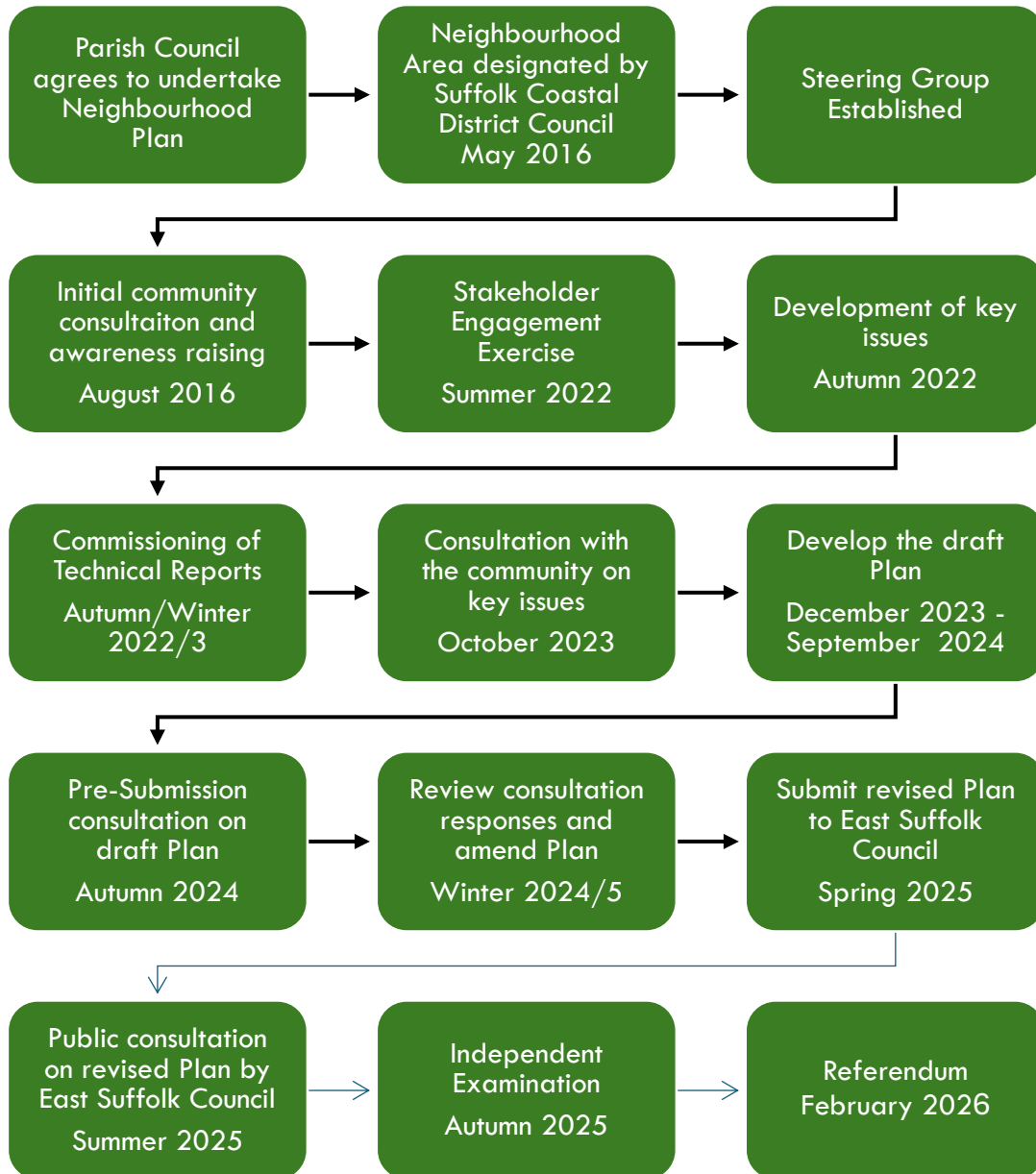
Made, February 2026

<b>Contents</b>	<b>Page</b>
1. Introduction	3
2. Aldringham cum Thorpe Parish	8
3. National and Local Context	28
4. How the Plan was prepared	32
5. Vision and objectives	38
6. Policies	41
7. <b>Housing</b>	43
8. <b>Natural Environment</b>	54
9. <b>Heritage, Design and Tourism</b>	75
10. <b>Access, Community and Recreation</b>	89
11. <b>Business and Employment</b>	99
12. Implementation and Monitoring	102
<b>Appendix</b>	
A: Neighbourhood Plan Steering Group members	105
B: Local Green Space Assessments	106
C: Justification for Non-Designated Heritage Assets	119
D: Glossary	134
E: Policy Map	140

# 1. Introduction

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- 1.1 The Aldringham cum Thorpe Neighbourhood Development Plan will provide the first ever statutory planning policy document specifically for the parish of Aldringham cum Thorpe. Neighbourhood Plans such as this were made possible by powers contained within the 2011 Localism Act which sought to decentralise policy making to the local level and give more powers to communities and the right to shape future development where they live.
- 1.2 The Neighbourhood Plan is a community-led document for guiding the future development of the parish. It is about the use and development of land between 2018 and 2036. Once the Plan is made and adopted, East Suffolk Council will use it to determine planning applications and Aldringham cum Thorpe Parish Council will also use the Plan to respond to consultations on planning applications. It should be noted that at the beginning of the Neighbourhood Plan process, the District Council was Suffolk Coastal, which later merged with Waveney District and became East Suffolk in 2019.
- 1.3 The Aldringham cum Thorpe Neighbourhood Plan complements existing national and local planning policy by providing a specifically local level of detail attained through consultation with the local community and the commissioning of specific technical research and evidence. The Neighbourhood Plan has been developed by a Steering Group of local residents and Parish Councillors (**see Appendix A for Steering Group Members**) who have been ‘commissioned’ by the Aldringham cum Thorpe Parish Council to lead on the production of the Neighbourhood Plan
- 1.4 The reasons for undertaking a Neighbourhood Plan are to:
  - Engage the whole community in the development of the Neighbourhood Plan
  - Enable residents throughout the parish to influence and shape new development within the parish
  - Allow the parish to develop sensitively and sustainably, in terms of size, identity, location, design, heritage, amenities, green spaces and the natural environment.
  - Identify other non-planning projects and community needs for the use of developer contributions and other possible funds.
- 1.5 The Neighbourhood Plan has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). The flow chart below (**Figure 1**) outlines the stages the Steering Group have completed and outlines the future work programme.



**Key**

■ Completed stage

Figure 1: Neighbourhood Plan process and progress.

1.6 The Aldringham cum Thorpe Neighbourhood Plan is not a mechanism for stopping development, it is there to ensure that development takes place in an appropriate way for the parish. It has been positively prepared, with the purpose of supporting and managing growth, not preventing it. In practice, higher level planning documents such as the East Suffolk Council - Suffolk Coastal Local Plan (SCLP 2020) cannot feasibly deal with all of the issues particular to every parish and village across the district, whereas the Neighbourhood Plan can by providing additional details which reflect specific local circumstances and conditions.

- 1.7 The Neighbourhood Plan provides clarity on what will be expected from development proposals, gives prospective investors confidence in how the area will change in the future, and ensures that the impact of development is anticipated and planned for in Aldringham. A Neighbourhood Plan is a significant document and will carry legal weight so that developers and East Suffolk Planners have to take note when considering future developments in the parish.
- 1.8 The Neighbourhood Plan Area covers the entire Parish of Aldringham cum Thorpe and was formally designated by the former Suffolk Coastal District Council on 5<sup>th</sup> May 2016.

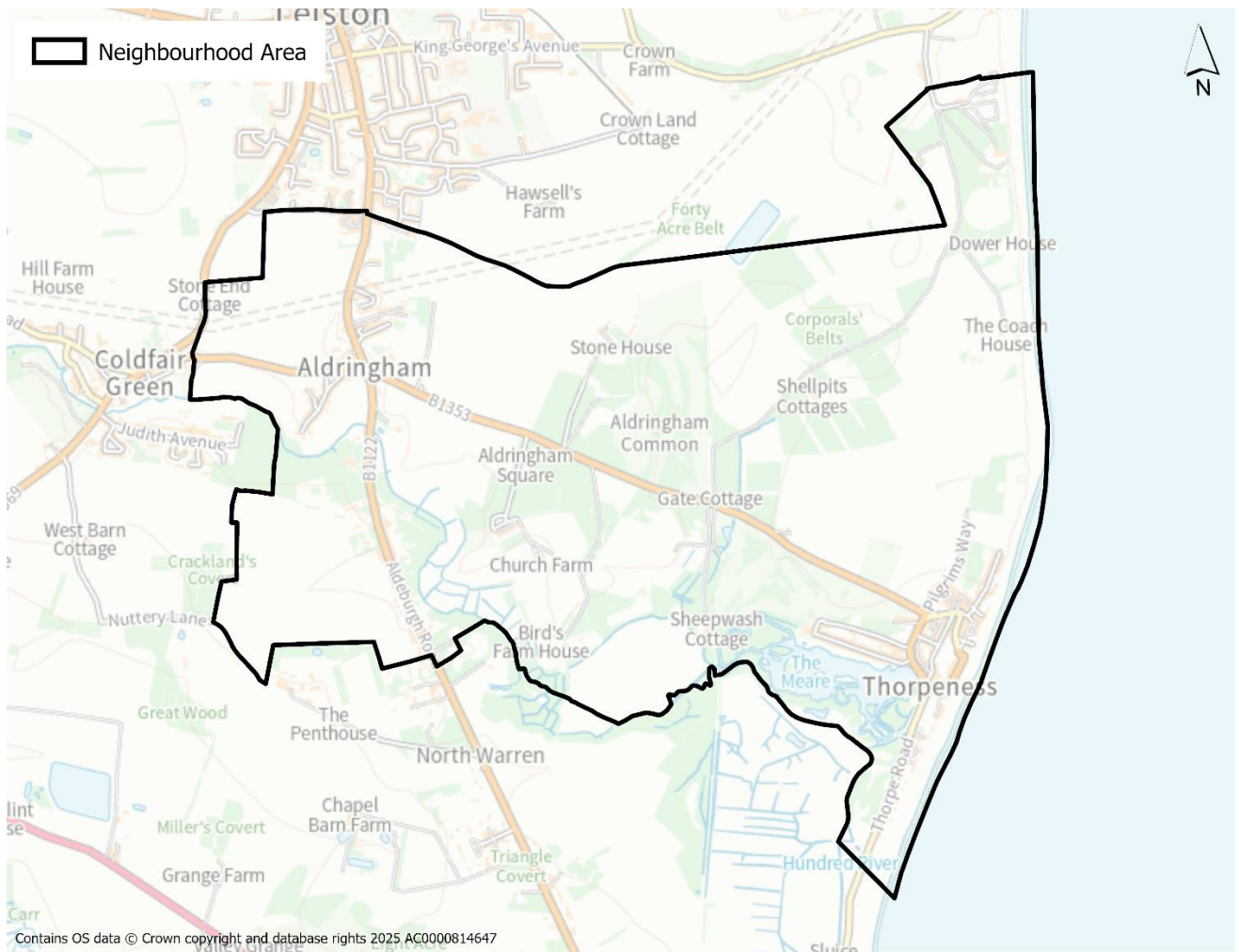


Figure 2: Neighbourhood Area

### **Submission of the Neighbourhood Plan**

- 1.9 The Aldringham cum Thorpe Neighbourhood Plan was submitted to East Suffolk Council in April 2025. Prior to submission local residents, businesses, and statutory agencies had the opportunity to comment on the draft Plan and when it was published for consultation between October and December 2024. At the same time consultation took place on the supporting documents which accompany the plan.

### **Accompanying supporting documents**

- 1.10 The Aldringham cum Thorpe Neighbourhood Plan is accompanied by the following documents:
- Aldringham cum Thorpe Housing Needs Assessment - undertaken by consultants AECOM and completed in April 2023.
  - Design Guidance and Codes - undertaken by consultants AECOM and completed in November 2022.
  - Spatial Evidence for Neighbourhood Plan policies – strategic mapping exercise undertaken by AECOM completed in June 2024.
  - Basic Conditions Statement – provides evidence that the Neighbourhood Plan policies meet the statutory basic conditions
  - Consultation Statement – details the community engagement and consultation processes undertaken by the Steering Group/Parish Council to inform the Neighbourhood Plan content.
- 1.11 Following the conclusion of the pre-submission consultation all representations have been analysed and changes made to the plan as appropriate. The Parish Council agreed the amended Neighbourhood Plan for Submission at its meeting on 10<sup>th</sup> March 2025.

### **Examination and referendum**

- 1.12 After submission, East Suffolk Council undertook a checking process and further consultation. The Neighbourhood Plan then went through an independent examination. Subject to the Examiner's report, the Neighbourhood Plan then proceeds to referendum.
- 1.13 At referendum, every resident of Aldringham cum Thorpe, who is entitled to vote in the Council elections had the opportunity to vote on whether or not they agreed with the Neighbourhood Plan. The Neighbourhood Plan Referendum was held on 12<sup>th</sup> February 2026. Residents were asked '**Do you want East Suffolk Council to use the Neighbourhood Plan for Aldringham cum Thorpe to help it decide planning applications in the Neighbourhood area?**'. At the Referendum, 94% of those who voted did so in favour of the Neighbourhood Plan. Following this result, the Neighbourhood Plan was 'made' by East Suffolk Council on 25<sup>th</sup> February 2026 and forms part of the statutory development plan for the area



## 2. Aldringham cum Thorpe

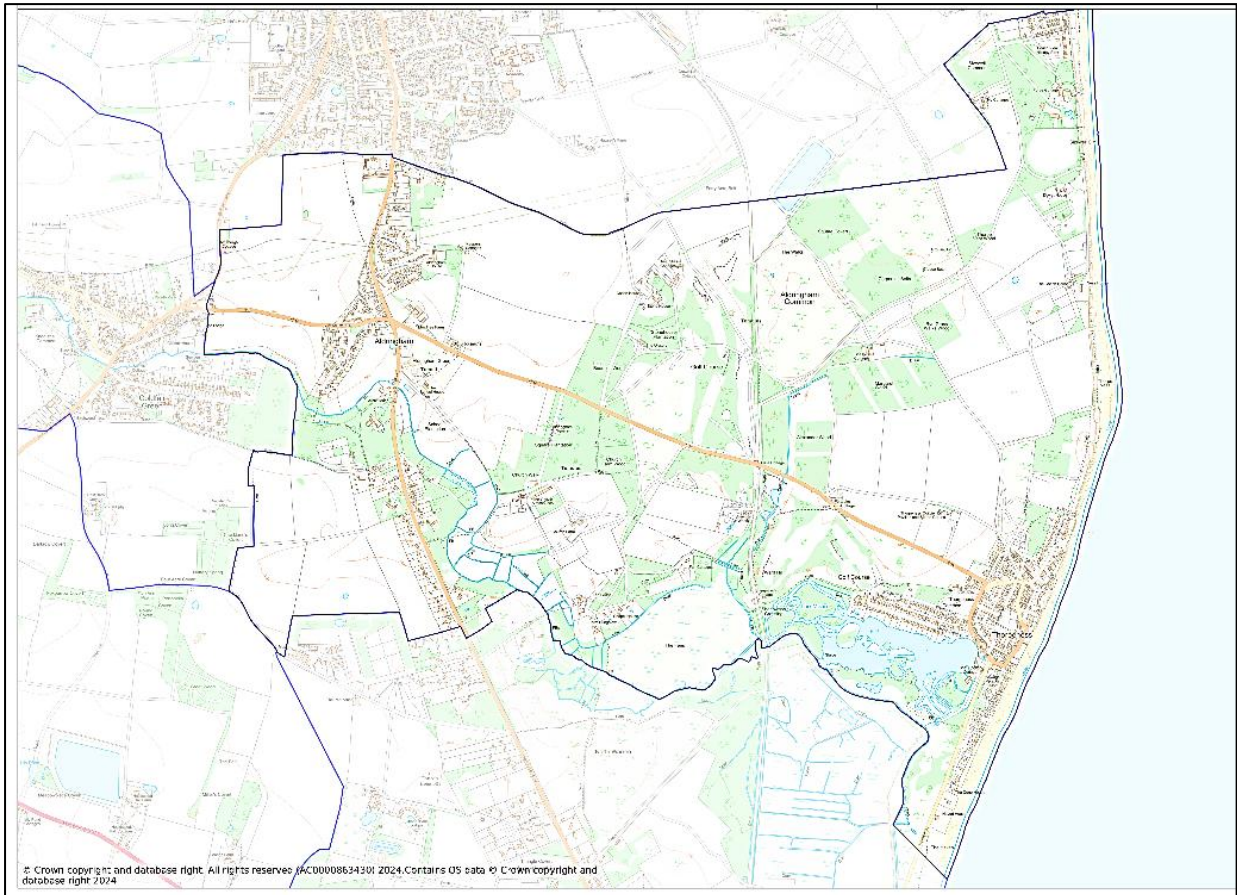


Figure 3: Parish of Aldringham cum Thorpe

### Background to the parish

2.1 Aldringham cum Thorpe is a civil parish in the East Suffolk district of Suffolk, England. Located south of the town of Leiston, the parish includes the villages of Aldringham and Thorpeness, which is on the coast, between Sizewell (north) and Aldeburgh (south). In 2007 it had an estimated population of 700, rising to 759 at the 2011 Census and 790 in 2021.

2.2 The parish lies about 20 miles north east of Ipswich on the Suffolk coast within the Suffolk Coast and Heaths National Landscape (formerly the Area of Outstanding Natural Beauty). The parish's soils support gorse, heather, oak, hazel, pine, beech, aspen, alder, horse chestnut, black poplar and it has three miles of mainly shingle beaches with some low sandy cliffs. There are over 20 Grade II listed buildings in the parish including the nationally noted 'House in the Clouds'. Thorpeness Meare is also a Registered Park and Garden.



Figure 4: The House in the Clouds

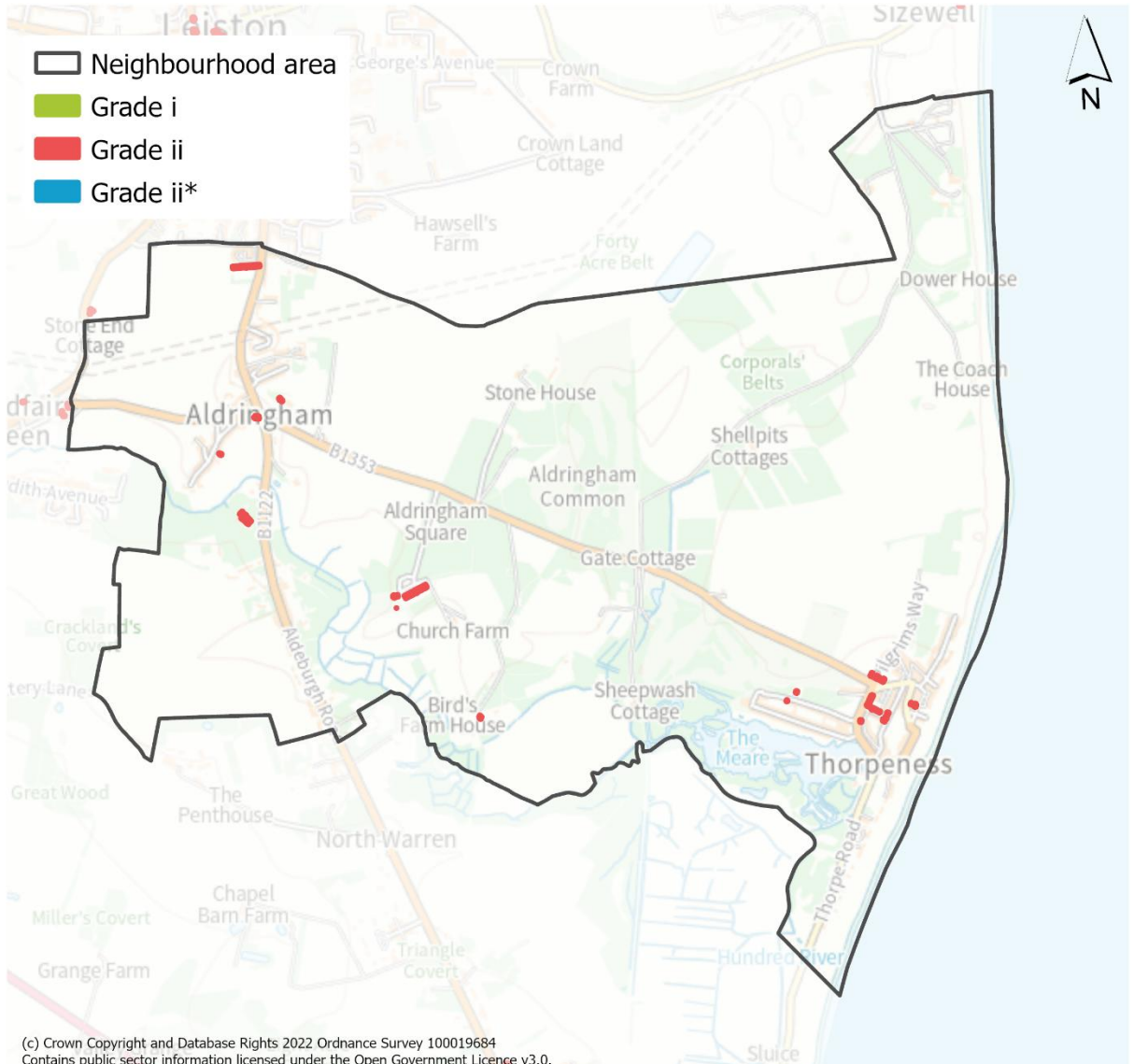


Figure 5: Listed Buildings. Listed Buildings

- 2.3 The landscape within the parish is gently undulating and is drained by the Hundred River with marshes and fens along its short course. It feeds into a large boating lake at Thorpeness called The Meare before reaching the sea midway between Thorpeness and Aldeburgh.
- 2.4 The parish contains two main areas of built settlement - Aldringham and Thorpeness – which are two separate and distinctly different villages, lying some 3km apart. There is also the smaller hamlet of Sizewell to the north-east, part of which lies within the parish. They were treated as one parish after the dissolution of Snape Priory in the 16th century. There is evidence of the name Aldringham cum Thorpe being used in 1650. Aldringham is mentioned in the Domesday Book of 1086 as Alrincham, i.e. Allrinc's Ham, in Anglo Saxon meaning "Foreign but Honourable Warrior's Hamlet"
- 2.5 Thorpe is a common name from old Scandinavian (the Viking language) meaning outlying farmstead or hamlet. It was a small fishing hamlet and by the end of the 19th century erosion by the sea had reduced it to only four houses. In the twentieth

century it became known as Thorpeness to distinguish it from other villages of the same name.

- 2.6 The origin of Sizewell is obscure but may come from Syse's well. It was a favourite haunt of smugglers. Landings of contraband reached their peak during the second half of the 18th century.

## Aldringham

- 2.7 Aldringham is located to the west of the parish and inland. The main built form of Aldringham is centred on east- west roads of the B1122 (which is the north-south route from Leiston to the north) and B1153 which runs east-west and leads to Thorpeness and the coast. The Parrot and Punchbowl Public House located on the crossroads marks the original centre. Houses lie along the main road between Aldeburgh and Leiston and are also by the Green on Mill Hill. The village used to have a Craft Market, a Post Office, a Shop, a Windmill and a School, but these have all gone. St Andrews Parish Church is situated on an ancient site just outside Aldringham and approximately 2.2km from Thorpeness adjacent to the National Landscape designation. Aldringham has no separate community meeting place or village hall.



Figure 6: St Andrew's Church, Aldringham and Parrot and Punchbowl Inn

## Thorpeness

- 2.8 Thorpeness is located east of Aldringham and is a coastal village with a winter population of approximately 180, swelling to between 600 and 1200 during summer (through visitors). Thorpeness is an unusual settlement in that it was developed from 1910 onwards as the country's first purpose built 'holiday village' designed by Glencairn Stuart Ogilvie. In November 1910 the small boggy landlocked mere, which was fed by the Hundred River, flooded creating a large area of shallow standing water. This inspired Ogilvie to block the river permanently and construct sluices to contain a 64-acre lake, now known as the Meare. At the same time Ogilvie conceived the notion of building a holiday resort adjoining both the new lake and the sea, providing houses for self-catering family holidays controlled by leases usually of not less than one month's duration. Thorpeness is village is valued for its unique genesis; the quality of its buildings; its distinctive form and layout and its relationship with the wider

landscape. Westbar, the Almshouses, the Windmill and the House in the Clouds all form eye-catching landmarks in the area.

- 2.9 Most of it is now protected by Conservation Area status. The architecture of Thorpeness gives it a distinctive character and many of its houses are made mainly of wood and the larger buildings of brick and stone. It lies between the sea and a 64-acre boating lake (The Meare). There is the well-established Thorpeness Hotel and 18-hole golf course, a Country Club, the Dolphin Inn and two cafes. The village is popular with holiday makers and visitors particularly in the summer months.



Figure 7: The Kitchen (café) at Thorpeness



Figure 8: Thorpeness Country Club

- 2.10 The quality of its built environment is recognised by its Conservation Area status. The Conservation Area was first designated in 1976 then re-designated in 1991, with a re-appraisal carried out in 2010 and in June 2022 consultation was undertaken by East Suffolk Council on a revised appraisal and management plan. Public consultation on an Article 4 Direction for Thorpeness was held April- May 2025 however East Suffolk Strategic Planning Committee decided not to confirm the Article 4 direction in July 2025.

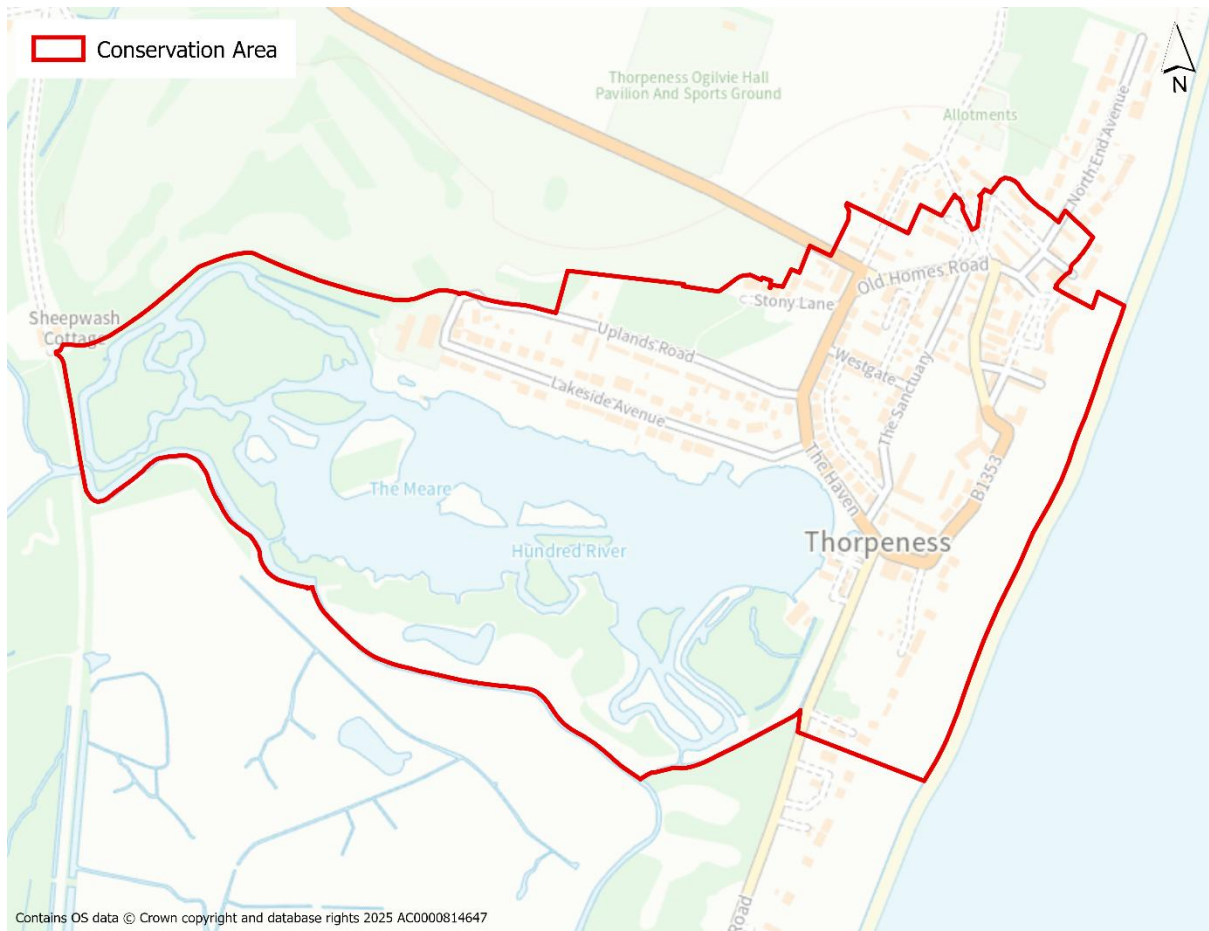


Figure 9: Thorpeness Conservation Area

## Sizewell

2.11 The small settlement of Sizewell is two miles 3.2 km to the north of Thorpeness but only the south of the village is within the parish. It is a former fishing village and contains a number of cottages of character and the large former estate houses of Sizewell Hall, the Dower House and the Wardens. There is also a Camping and Caravan Park.



Figure 10 : Sizewell Hall

### Significant Energy projects in the parish

- 2.12 There are a number of other energy projects which include offshore wind projects and undersea electric cables.

#### Nuclear – Sizewell C

- 2.13 In recent years the wider area has become known as the location of the Sizewell Nuclear Site which contains two nuclear power stations, one of which is still operational. Sizewell A, with two Magnox reactors, is in the process of being decommissioned.



Sizewell B has a single pressurised water reactor (PWR) and for some time was the UK's newest nuclear power station. A third power station, to consist of twin EPR reactors, is planned to be built as Sizewell C. The DCO (Development Consent Order) for Sizewell C was triggered on 15<sup>th</sup> January 2024 for the construction phase to begin.

Figure 11: Sizewell Site

- 2.14 Construction activity is already evident in and around the parish with a 'temporary office block' of Portacabins having been erected in Leiston. The structure is being fitted out, and a large car park is in progress. In Lovers Lane the construction site entrance and access road is underway as well as major environmental works across the road as part of the Project's enabling works. Sizewell C traffic signs are now evident on the A12 with attendant speed monitoring devices. Currently the Government is the only investor in the Project. Current activity on site and across a number of associated development sites is concentrated on ecological and archaeological works on site, as well as conducting ground trials for civil engineering works and commencing drainage and earthworks.

#### Scottish Power Renewables EA1 North and EA2:

- 2.15 Scottish Power Renewables (SPR) plans to develop two offshore wind farm projects off the east coast of the Neighbourhood Area. East Anglia One North and East Anglia Two offshore wind farms comprise two Nationally Significant Infrastructure Projects which were consented in March 2022. Preliminary work is underway and planned under various DoR (Discharge of Requirements) which involve archaeology, ecology and geology. These works need to be done and approved before the construction works begin. SPR are committed to hold public engagements with the affected communities before they start the ground works involved. Both EA1 North and EA2 will make landfall under Thorpeness Cliffs and two trenched cable corridors up to 100m wide side by side are to be constructed between landfall and Friston village via the Sizewell and Aldringham areas of the parish, crossing the Aldringham Hundred River and B1122 Aldeburgh Road at the north-south mid-point of Aldringham.

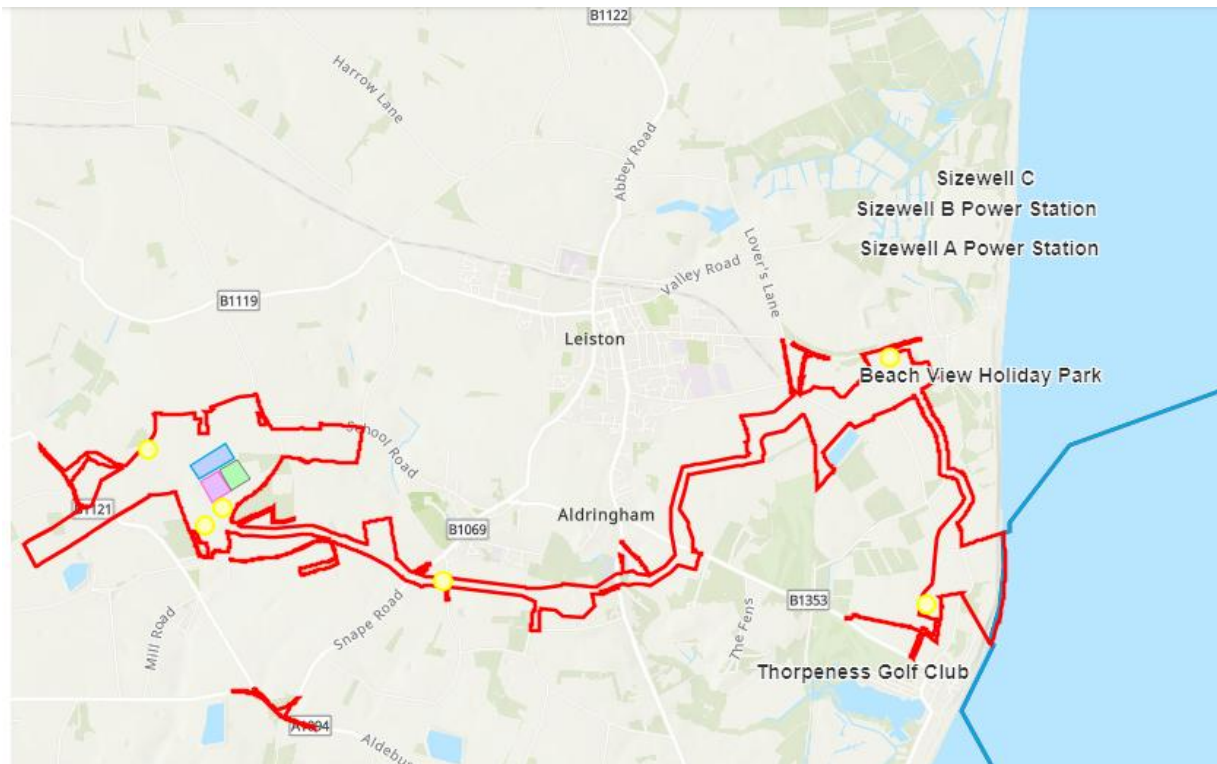


Figure 12: Cable routes within the parish for offshore wind developments EA1 North and EA2.

### National Grid Ventures (NGV) - Nautilus and Lionlink

2.16 These are two separate projects. National Grid Ventures announced on 12 November 2024 that it will propose connection to the UK's electricity system for Nautilus at the Isle of Grain, Kent (instead of East Suffolk as NGV had previously proposed during earlier non-statutory consultations). However, it may be anticipated that Electricity Supply Organisation (ESO) may in due course assign Grid Connection(s) in this coastal area of East Suffolk to a number of other future major energy projects requiring the construction of energy infrastructure

2.17 The **LionLink Multi-Purpose Interconnector** (formerly known as EuroLink) is being developed by National Grid Ventures. The LionLink project involves the creation of a High Voltage Direct Current transmission cable between the UK and Netherlands. The National Grid Ventures (NGV) is not proposing any energy infrastructure within this Parish and in February 2025, LionLink announced that the preferred landfall for the project would be in Walberswick.

### Sea Link

2.18 This is a new proposed high voltage undersea electricity link between Suffolk and Kent being developed by National Grid Electricity Transmission. The proposal includes on shore underground cabling, a substation at Friston and a converter station at Saxmundham, although current plans do not propose any energy infrastructure within this Parish.

**Landscape and natural environment**

2.19 Half of the parish is located within what was previously known as the Suffolk & Essex Coast and Heaths Area of Outstanding Natural Beauty – now known as the Suffolk & Essex Coast and Heaths National Landscapes. Much of the remaining parish to the west is covered by the River Hundred, which is an area of high landscape value previously recognised as a Special Landscape Area (SLA) by the District Council. The Aldringham river valley and its woodland support important species of nesting birds, commuting/foraging bats, eels, badgers, reptiles, greater crested newts, otters and their habitats. The area of ‘wet woodland’ between Aldeburgh Road and the river is a unique and unmanaged area of re-wilded woodland. There are a number of pockets of woodland in Aldringham which are identified as Priority Habitats for Deciduous woodland. The coastal reaches of the parish are included within the Heritage Coast designation.

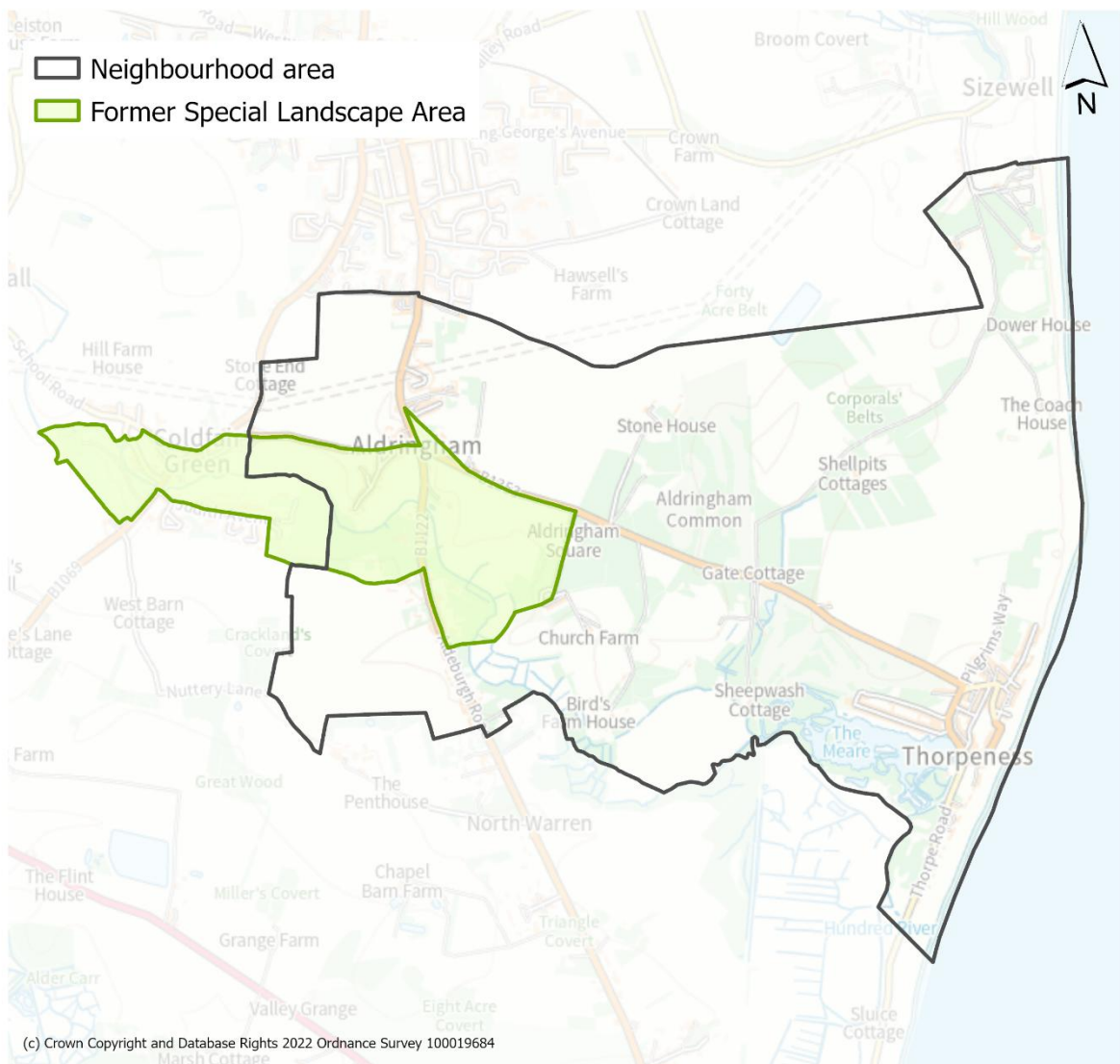


Figure 13: Former Special Landscape Area – the River Hundred at Aldringham.

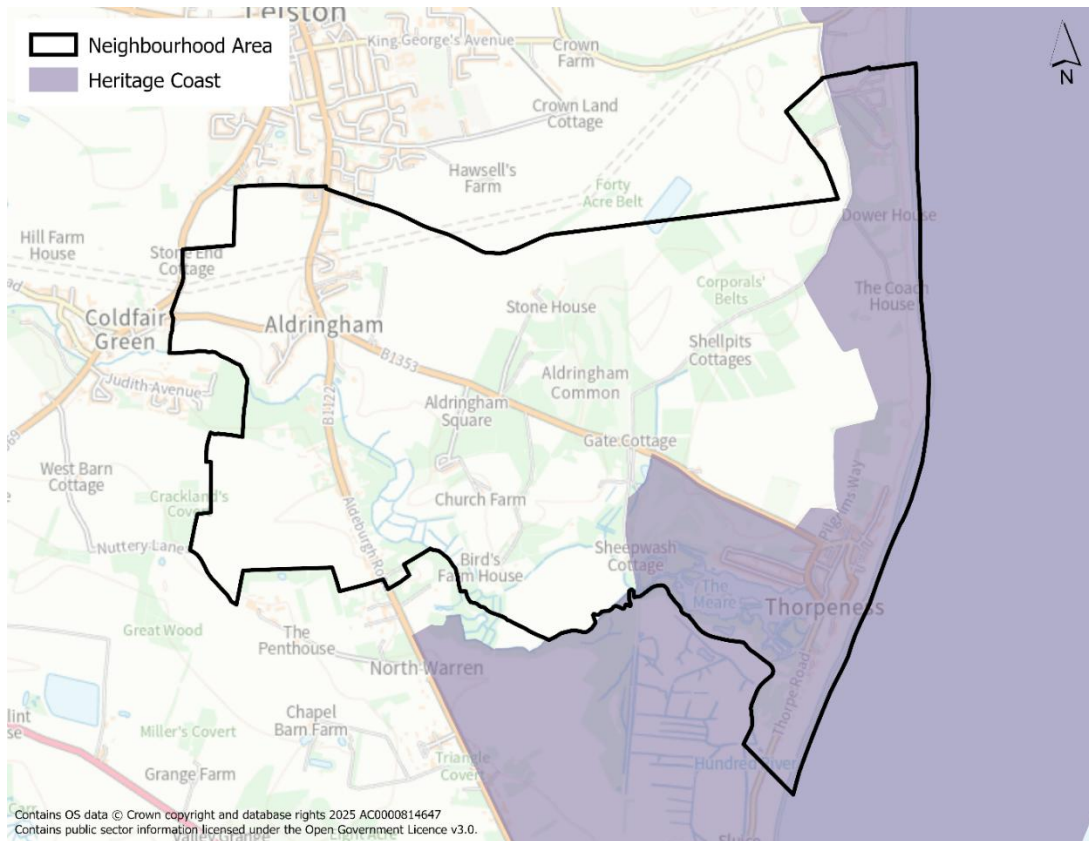


Figure 14: Heritage Coast

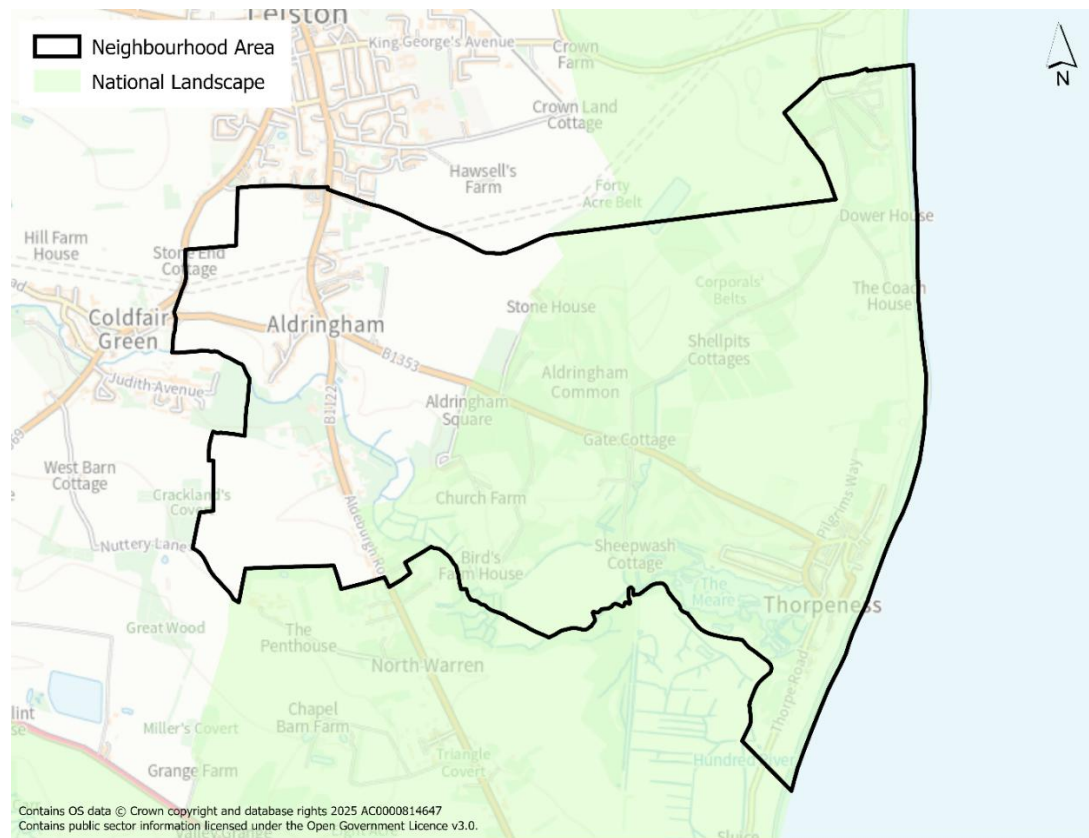


Figure 15: Suffolk Coast and Heaths National Landscape (formerly Area of Outstanding Natural Beauty)

2.20 The coastal heath of the parish is designated as the Sandlings Special Protection Area (SPA) which follows the Site of Special Scientific Interest (SSSI) designation.

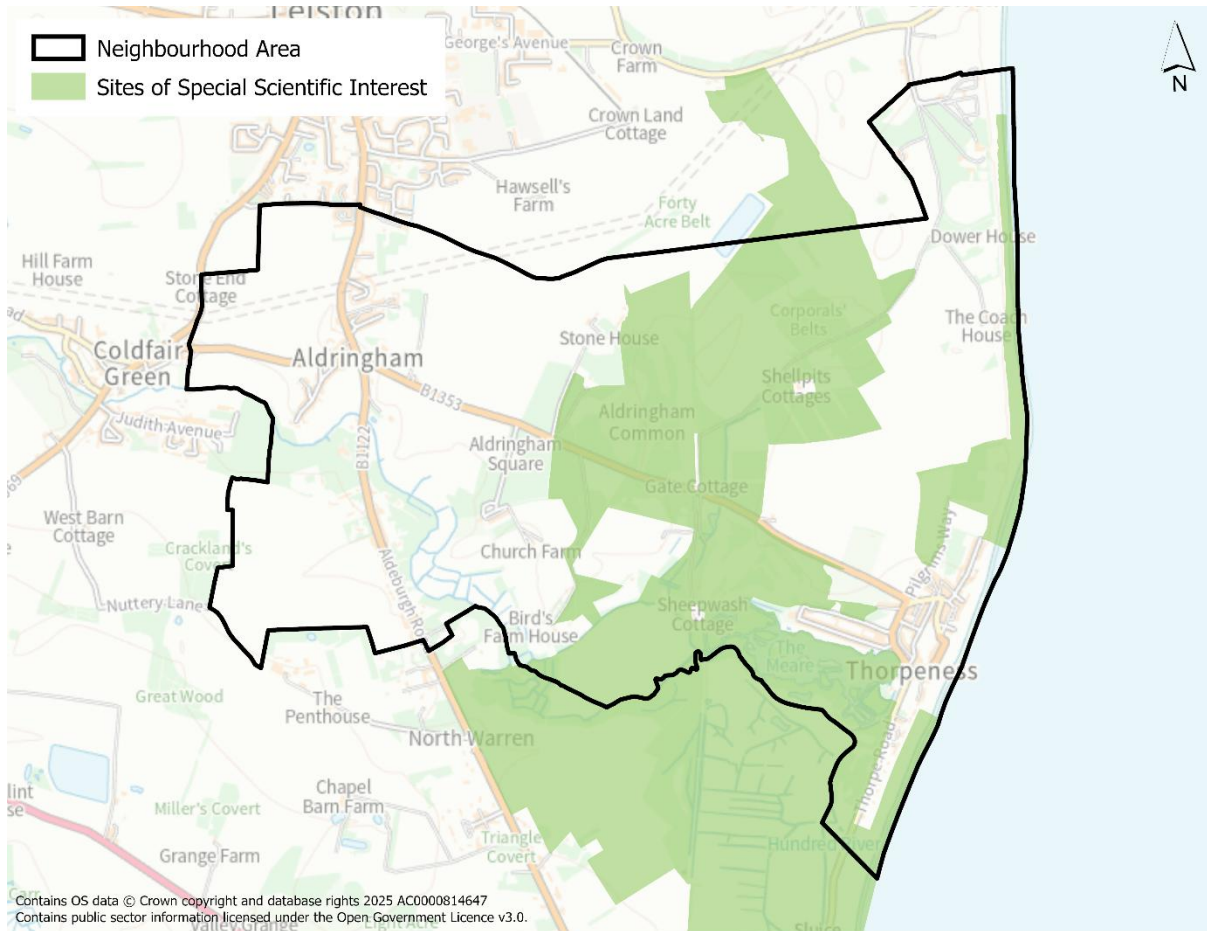


Figure 16: Sites of Special Scientific Interest in the parish

- 2.21 The area includes some common land, and the beach area is also covered by the SSSI and is protected because of the vegetative shingle beach. The sand cliffs that face the sea are subject to significant erosion and domestic properties are under threat with properties needing to be demolished for safety reasons as recently as the winter 2023.
- 2.22 In addition, the area to the south of Thorpeness and all of the River Hundred up to the village of Aldringham is situated in the river flood plain. Much of the land is poor grade agricultural land but is subject to intensive farming, managed through significant irrigation and fertilisation. Pluvial flood risk (from surface water) is also an issue in the area. However, the major risk to flooding in the parish is if the bank between Thorpeness and Aldeburgh were to be breached and the road flooded, thereby cutting off Thorpeness. There is a flow path through Aldringham that is associated with a minor watercourse or tributary to the river. All types of flood risk need to be considered by new developments at an early stage.

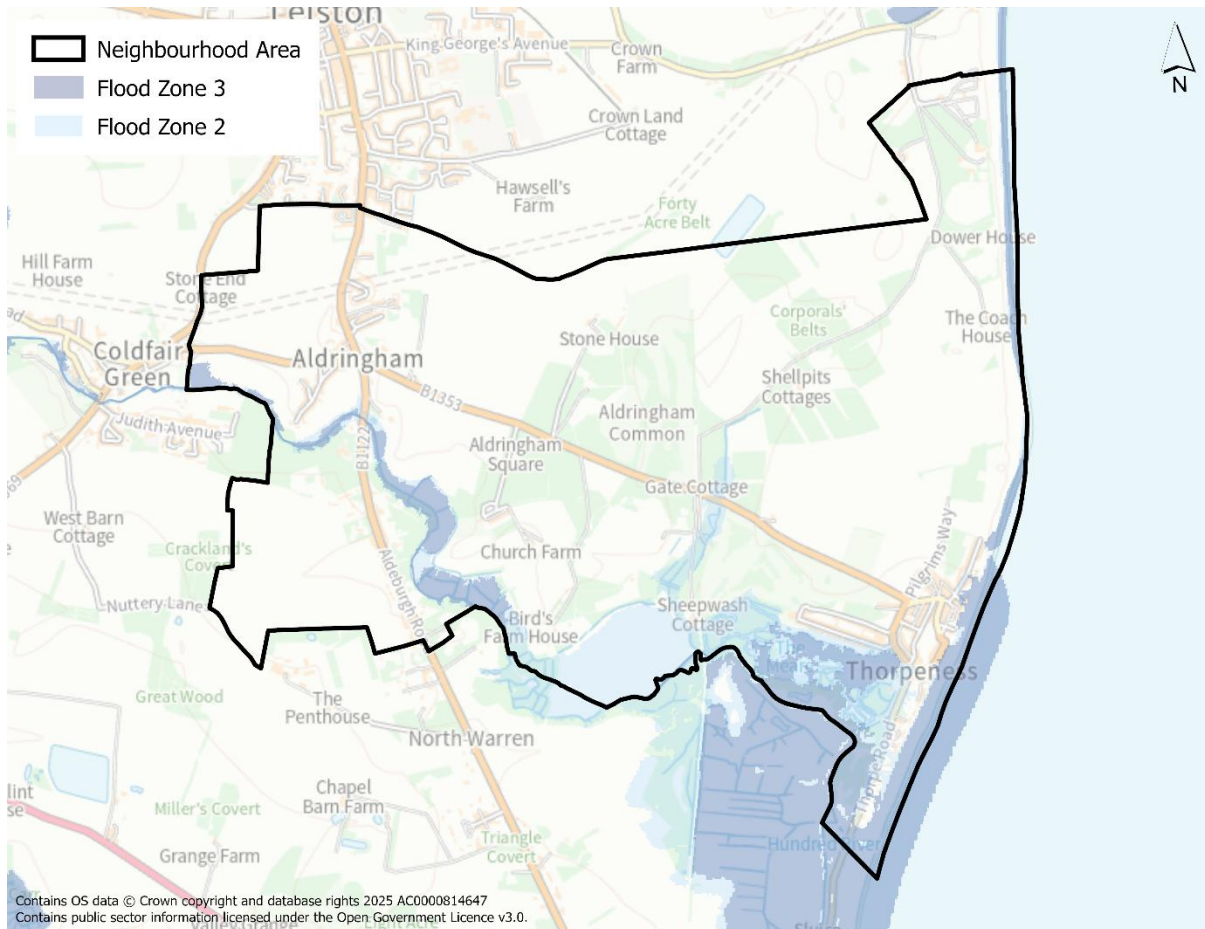


Figure 17: Floodrisk Zones shown in blue: Zone 2 (lighter shading); Zone 3 (darker shading)

### Water Supply and drainage

2.23 The neighbourhood plan area is served by both the Thorpeness and Aldeburgh Water Recycling Centres (WRC). These are located south of the B1353 between Aldringham and Thorpeness. The Aldeburgh WRC is a small facility with descriptive permits. Such permits apply to small WRCs serving a small number of properties or small settlement – often collectively referred to as “descriptive works”. As a result of the limited and sometimes very constrained parameters for descriptive permits, there is a risk that incremental housing growth within or close to the WRC catchment could exceed the capacity of these small WRCs and potentially cause environmental harm. Anglian Water advises that such works are not designed to accommodate additional flows that may arise and therefore there is a presumption that there is no existing headroom to minimise environmental harm.

## Public Access

- 2.24 At the same time there is significant open access land, and the parish is well served by footpaths which cover this area.

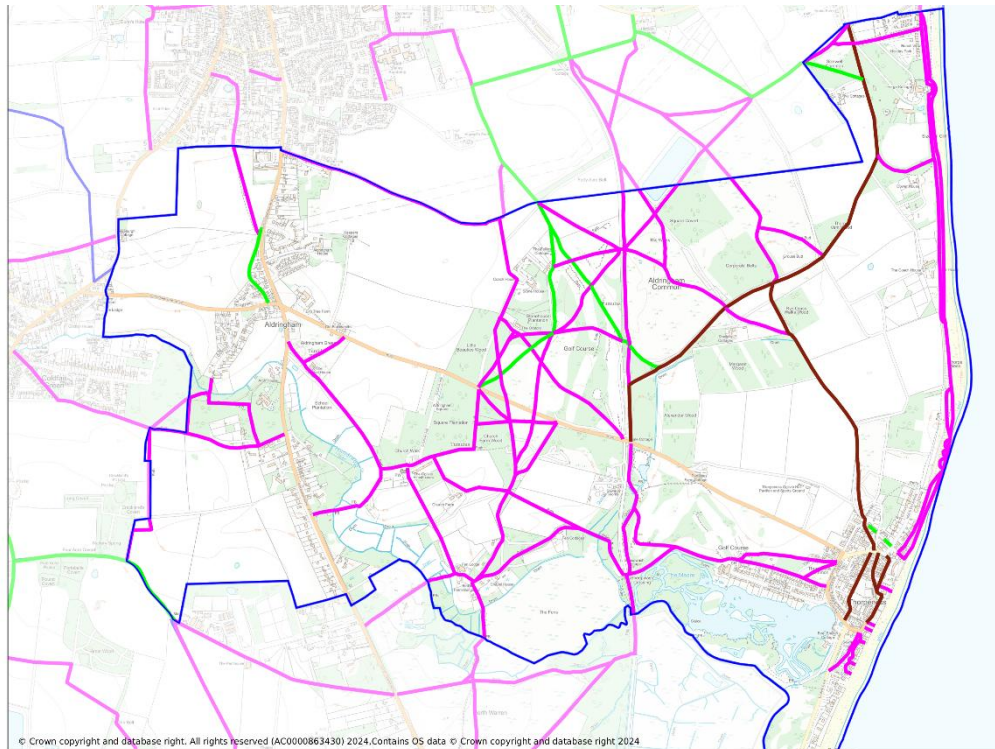
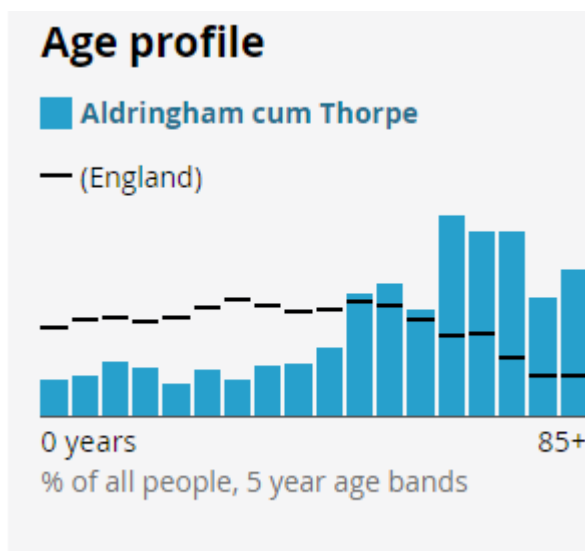


Figure 18: Public rights of way. Key: Footpaths are shown pink; bridleways are shown green. Source: parish online

## Population and demographics

- 2.25 As referred to earlier, the population of the parish is close to 800 people which has risen slightly since the 2019 estimate of 794 and the 2011 census figure of 759 and is largely due to the new houses built in Aldringham. Figures from East Suffolk indicate that despite 73 dwellings being completed in the parish between 2011 and 2021 the population overall has not risen exponentially.



- 2.26 The age profile of the parish is significantly older than that of England as whole and there is a concern that the community will reduce in number as the population ages and if more dwellings become second homes and holiday lets. The total number of dwellings in the parish is estimated to be 696. When matched against the population there is a high level of under occupancy but also a significant number of dwellings that do not have permanent residents.
- 2.27 In 2011, Aldringham cum Thorpe contained 392 households and 623 dwellings, implying that there were 231 dwellings with no usual resident household). The 2011 data implies that that 37.1% of dwellings had no usual residents, compared to 7.5% across East Suffolk and around 4.0% nationally.
- 2.28 When looking at holiday lets eligible for business rates specifically when carrying out the Housing Needs Assessment for the parish, consultants AECOM estimated that in October 2022 there were 102 commercial holiday lets. Based on estimates of 2021/22 housing stock and 2021 Census household data, it is estimated that there are currently around 294 dwellings with no usual resident household, a significant increase on 2011. This means that 42.2% of dwellings therefore had no usual residents and could be assumed to be second homes or holiday lets, which is a considerable proportion of the dwelling stock. The majority of these are located in Thorpeness.

### Employment and Economy

- 2.29 The traditional historic industries of fishing and agriculture provide little employment; however, this has been largely replaced by employment in the tourist and care sectors. Unfortunately, because of the relatively low incomes it is difficult for these workers to afford property in the parish, and they live mainly in the neighbouring towns of Leiston, Aldeburgh and Saxmundham and therefore have to make their journey to work by car as there is very poor service from public transport.
- 2.30 Home working is becoming more common place particularly since the COVID-19 pandemic where anecdotally some homeowners now spend more time in the parish where they can work from home than they did prior to 2019. Broadband connectivity has improved in the parish over time with the roll out of fibre optic.

2.31 Major employers in the parish are:

- Aldringham Court Nursing Home
- The Hotel Folk in Thorpeness (Golf Club and Country Club)
- The two pubs, antiques emporium and the three cafes in in the parish
- Sizewell caravan Park and café

There are also a number of small businesses within the parish and a number of holiday lets which in themselves generate the need for small businesses who maintain and clean the premises. However, the majority of people that are of working age and in employment travel out of the parish for work.

### Facilities and amenities

2.32 As described earlier, there are very few facilities and amenities within the parish. There are no shops, necessitating people to visit the local towns of Leiston, Aldeburgh and Saxmundham, travel further afield or rely on home deliveries. Aldringham has a pub, a café, a children's play area and six small allotment plots. Thorpeness has a pub, two cafés and a boating lake which are well used by visitors to the village. In the summer, between July and September there is also a seasonal 'pop up shop'. There are also a private golf club, country club and a pavilion and sports ground in community ownership, available for all to use, including many from outside the parish.



Figure 19: Thorpeness Pop-up shop

### Transport and parking

2.33 There is limited public transport to and from the parish. Although it is possible to cycle from either of the two villages to the adjacent towns, the route between the villages is along a busy, narrow road and is extremely dangerous. The Parish Council are investigating a 20mph speed limit for the main built-up areas of both villages.

2.34 Aldringham has a broadly hourly bus services to and from Ipswich via Woodbridge, Saxmundham and Leiston. The bus stop is at the Parrot and Punchbowl.

2.35 It is also possible to get to Halesworth from Thorpeness and Aldringham via Leiston and Saxmundham during the day up to around 3.30pm. The bus stop in Thorpeness is at The Almshouses.

2.36 Parking in Thorpeness in the peak visitor season is extremely challenging particularly in the area around The Meare.

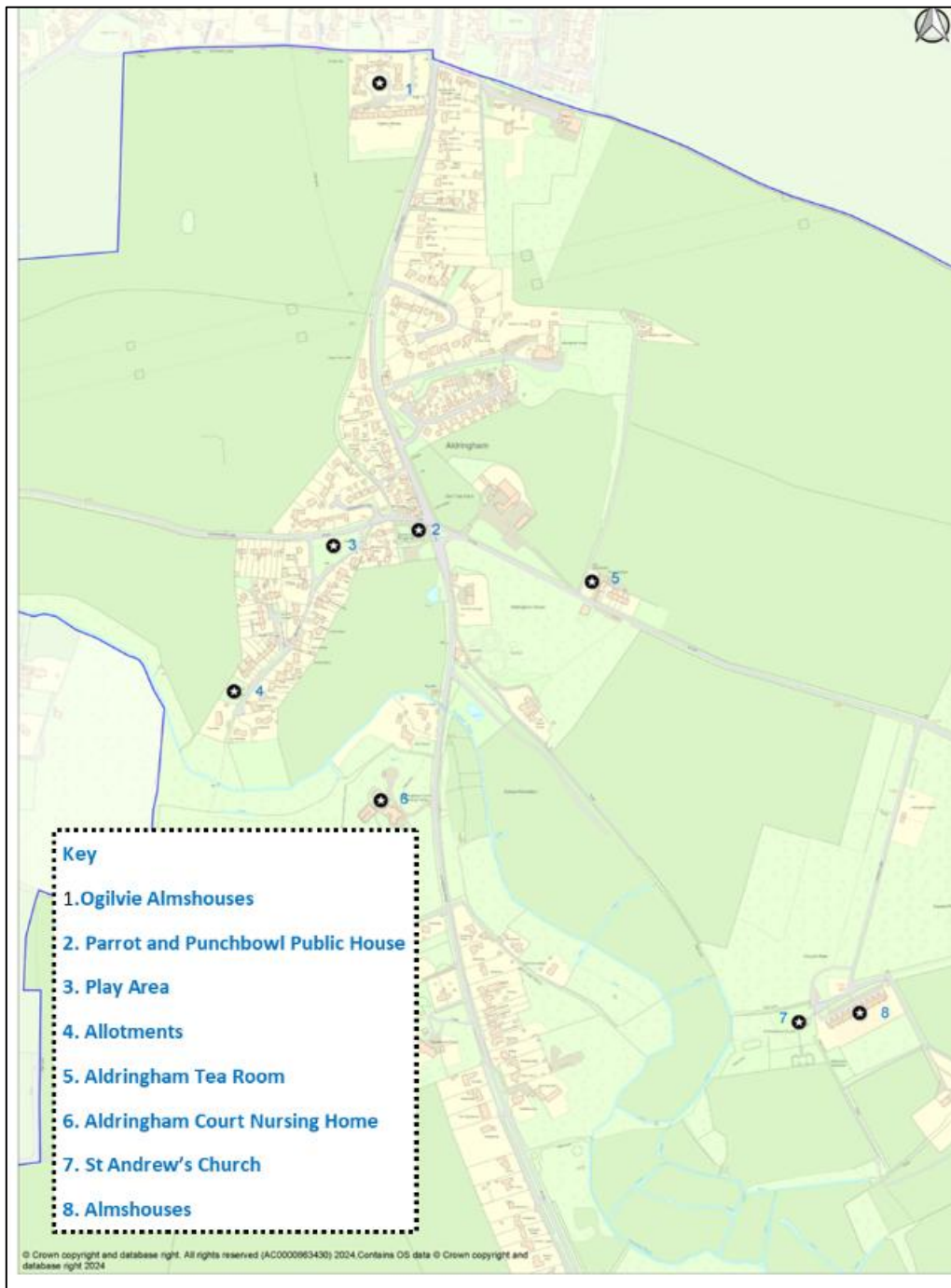


Figure 20a: Facilities in Aldringham.

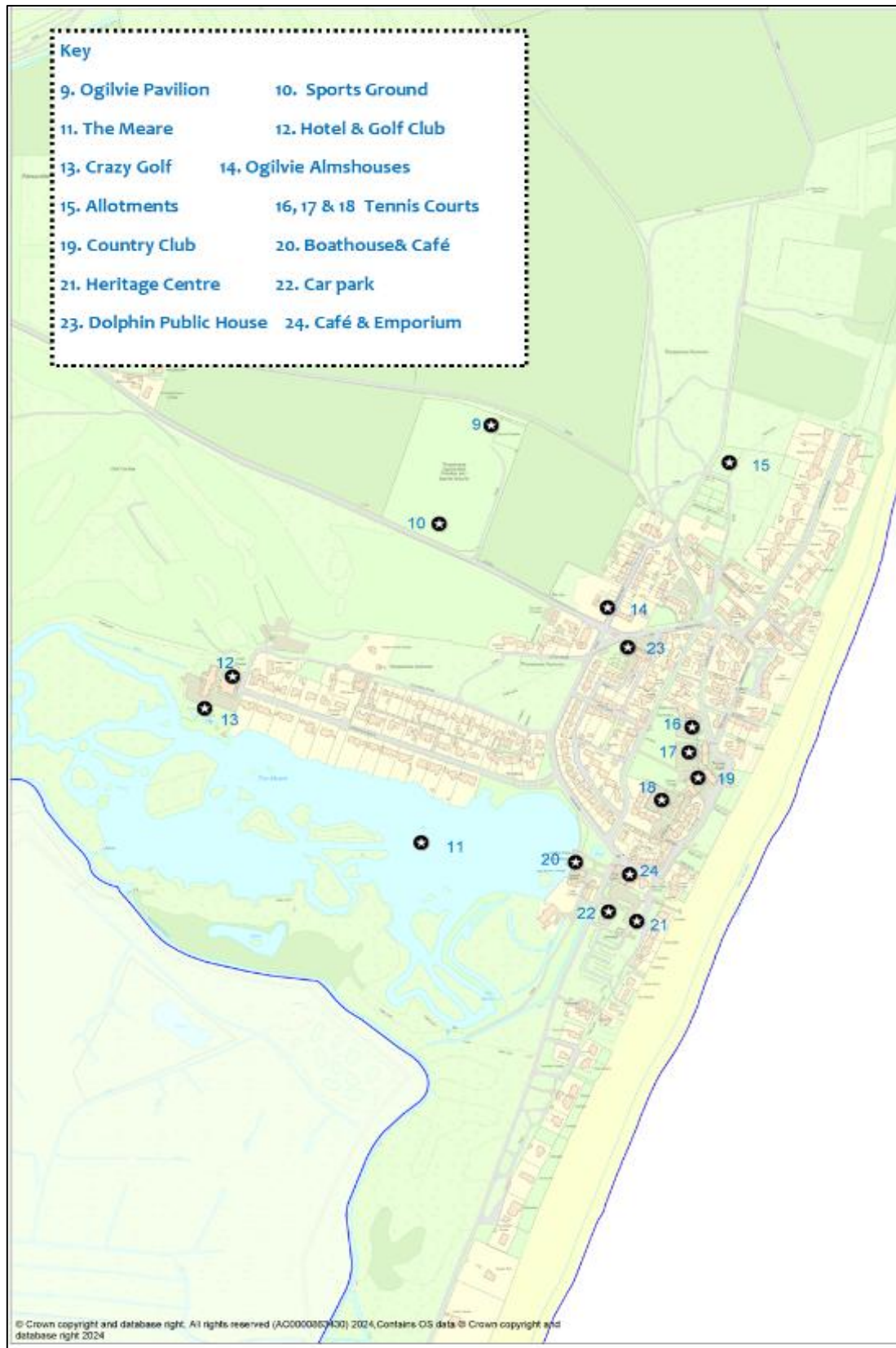


Figure 20b Thorpeness amenities and services

## Housing

- 2.37 **Thorpeness** is dominated by high value properties providing second homes and investment properties that become holiday rentals. Over time it is believed this is leading to a diminishing residential population. Figures from the 2011 and 2021 census would support this assumption. There are 55 Almshouses in the parish that were originally provided by the Ogilvie family. 12 units in Thorpeness which are owned by The Margaret Ogilvie Almshouse Charity and managed by Orwell Housing.
- 2.38 **Aldringham** has a higher percentage of permanent residents. East Suffolk estimated that the number of dwellings in the parish as whole in 2019 was 623. Relatively recent development in Aldringham include the Chandlers Way and Meadow Rise developments located in the centre of the village and consisting of approximately 20 dwellings built in 2000/2001 made a significant contribution to the village. Forty new homes have just been built in the village east of the B1122 and northeast of the crossroads at Oak Drive/Acorn Close with thirteen of them being affordable. There are Almshouses in Aldringham in two locations, all owned and managed by The Ogilvie Charities; Ogilvie Homes in Goldings Lane to the North of the parish on the B1122 where there are 24 units and Ogilvie Almshouses in Church Lane by St Andrews Church where there are 19 units.



Figure 21: New development in Aldringham

## Coastal Erosion

- 2.39 Coastal erosion is a significant issue in the parish. The geology of this stretch of the Suffolk coast can be traced back to the Cretaceous Period, with the oldest chalk dating to approximately 140 million years old. The bedrock is today covered by glacial sands, silts, clays and gravels deposited and shaped through the action of ice and meltwater over the past 2 million years. Over the last 10,000 years following the last ice age, the sea level has risen and the East Anglian coast, as is recognisable today, was formed. The coast is prone to erosion through natural processes such as storms, surges and high levels of ground water, resulting over thousands of years in continued changes to the coast. While these changes predominantly lead to erosion of the coast, there are areas where accretion (growth of land at the coast) of the coast occurs, which can present a variety of challenges and opportunities for coastal communities, and the environment. Coastal processes are natural processes driven by

geology, tides, weather and climate change that affect the coast in a variety of ways. Detailed geomorphology and coastal processes for specific sections of the coast are set out in Shoreline Management Plans (SMP). The Neighbourhood Area is covered by SMP7<sup>1</sup> which covers the area between Lowestoft and Felixstowe.

- 2.40 Coastal issues tend to fall under the remit of East Suffolk Council. The most eastern part of the Neighbourhood Area at Thorpeness falls within the Coastal Change Management Area as identified in Policy SCLP9.3 of the Adopted Local Plan. This means that there are tighter controls over new development in this area including any new coastal defences.
- 2.41 In 2010 a major erosion event occurred that damaged defences in Thorpeness and prompted construction of a new 'soft' defence that was part-funded by community contributions. During 2013 three severe weather events exposed and damaged the new defence and raised doubts as to its ability to provide the standard of protection sought by the community. Coastal Partnership East (CPE) were regularly monitoring this frontage between 2020 and 2022. In 2014 consultants Mott MacDonald were employed to undertake Coastal Process and Works Options studies to inform decisions on future management. Following a public consultation in 2019, the preferred option of a medium, low level rock revetment with end transitions was chosen.



Figure 22: Coastal Erosion in Thorpeness

- 2.42 In Thorpeness, properties along North End Avenue remain the most vulnerable and whilst there is now some 'rock armour' on the beach in this location, in December 2023 the Red House which is the most northerly of the remaining properties was demolished due to concerns over safety. The most recent estimates for full coastal defences in this

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<sup>1</sup> <http://www.suffolksmp2.org.uk/>

area range from **£4m to £6m**. There is currently no formal funding in place or a fully worked up defences scheme to protect properties in Thorpeness from further coastal erosion. However, the interest group Thorpeness Coastal Futures Group (TCFG) together with the Thorpeness Community Interest Group (CIC) and the Parish Council continue to identify possible solutions and sources of funding to enable Thorpeness to be protected from the onslaught of persistent erosion along this section of coast. The groups are also work with East Suffolk District Council to ensure all avenues and opportunities to achieve a satisfactory solution are considered.

### Recreation Facilities

- 2.43 The parish is home to the Ogilvie Pavilion and Sports Ground, operated by a Charitable Incorporated Organisation (CIO), whose remit is to provide sports and leisure facilities for the local communities. The pavilion and sports ground are located just outside the main built-up area of Thorpeness on the B1153. The facilities are used by a range of sports groups and has facilities for cricket, croquet, and a shooting range but could support football and hockey teams. The pavilion has a community room, changing and bar facilities. The Trustees who manage the pavilion have successfully gained planning permission to erect a new community building and extend the range of facilities available.



Figure 23: The Ogilvie Pavilion – CGI image of proposed new building – Courtesy of Ogilvie Pavilion

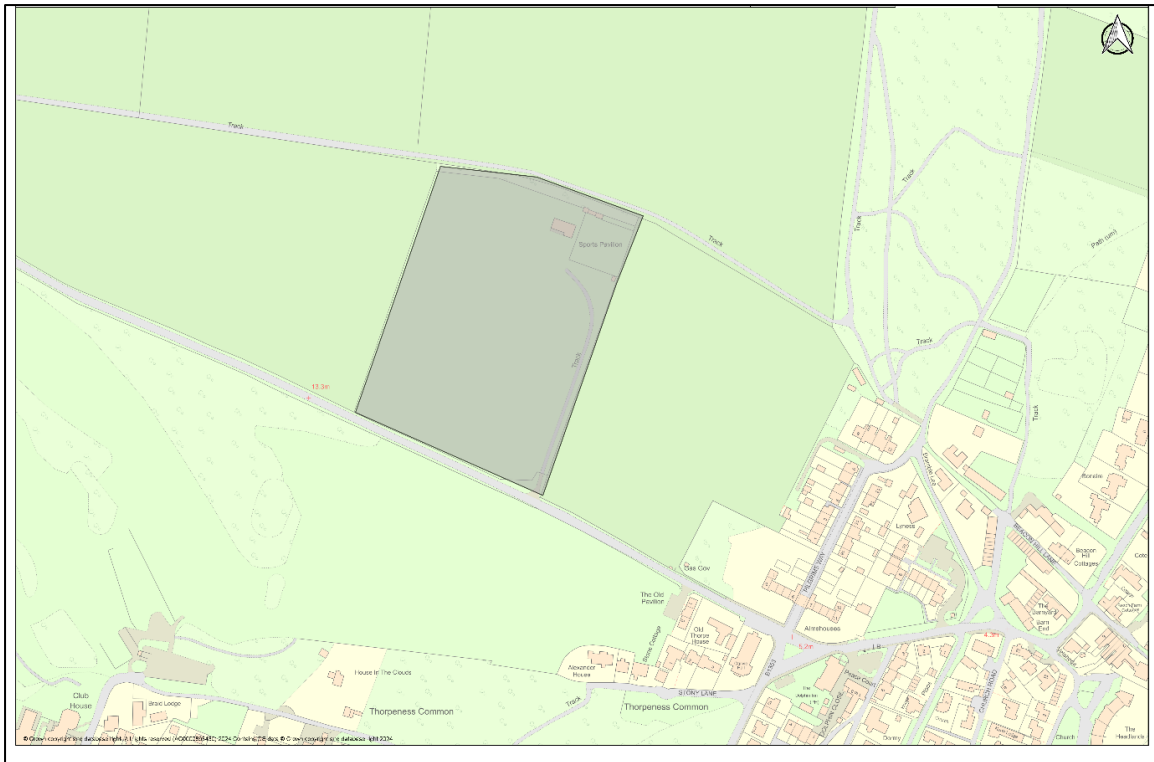


Figure 24: Location of Ogilvie Pavilion and Sports Ground,

2.44 **Thorpeness Meare** provides a central focus for the village. In the autumn of 1912 the Thorpeness Company, having purchased an area of low-lying land known as the Meare, began to prepare for it to be re-flooded specifically for recreational purposes. This entailed the construction of embankments and the provision of intakes, outfalls, sluices etc for controlling the water level obtained by damming the River Hundred and from the surrounding marshes. The appeal was instant and when it was opened in June 1913, approximately 7,500 people enjoyed rowing, sailing and punting on it up to November 1st when the Meare was drained to permit further structural work. The theme and attraction of the Meare reflects the adventures of Peter Pan, and the author JM Barrie was often seen in the area, being a friend of the Ogilvie family. The edge of the Meare by Haven Bay was a favourite of his and was referred to as the Barrie Walk. The creation of the Meare with its trees, rushes and magical islands including wildlife, continues to be popular and is now well over 100 years old. In recognition of its important social and cultural history the Meare is designated as a Historic Park and Garden.



Figure 25: Thorpeness Meare

## 3. National and Local Context

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- 3.1 Neighbourhood Plan policies are enacted where development is taking place and where planning applications are submitted. The policies in the plan are used to determine those applications which are located within the Neighbourhood Area (parish). Development is defined as ‘the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land’. Section 38 of the Planning and Compulsory Purchase Act 2004 emphasises that the planning system continues to be a ‘plan-led’ system and restates the requirement that ‘determination must be made in accordance with the Plan unless material considerations indicate otherwise’. The Neighbourhood Plan once complete, forms part of the ‘development plan’ for the area.

### National Planning Policy

- 3.2 Neighbourhood Plans are prepared in the context of the existing national and local planning policy that is in force at the time that the Neighbourhood Plan is being prepared. National planning policy is found in the National Planning Policy Framework (NPPF), the most recent version of which was published in December 2024. This sets out the government’s broad intentions in terms of the purposes of the planning system and their expectations in terms of the delivery of sustainable development. National Planning policy is not part of the ‘development plan’ that is used to determine planning applications but is a material consideration which is given due weight depending upon the age of the various components of the development plan in force for the area. Local planning policies are required to be in general conformity with national planning policies as set out in the NPPF.

### Local Planning Policy

- 3.3 Every local planning authority in England is required to prepare a Local Plan. Local Plans include all of the local planning policies for the district’s area and identifies how land is used, determining what will be built and where. The ‘development plan’ for East Suffolk District currently comprises the East Suffolk - Suffolk Coastal Local Plan (SCLP) Adopted in 2020. The Plan period extends to 2036. Until the Local Plan is reviewed and superseded it provides the basis for determining planning applications and future development in the local area.
- 3.4 Suffolk County Council is the Minerals and Waste Planning Authority for Suffolk and makes planning policies and decisions in relation to minerals and waste. The relevant document is the Suffolk Minerals and Waste Local Plan, adopted in July 2020, which forms part of the Local Development Plan for the area. There are two sites safeguarded in the Suffolk Minerals and Waste Local Plan falling within the Neighbourhood plan area. These are the Sewage Treatment Works at Aldeburgh and Thorpeness. The majority of the Neighbourhood plan area is also within the minerals consultation area (shown in the map below) to which safeguarding policies will apply.

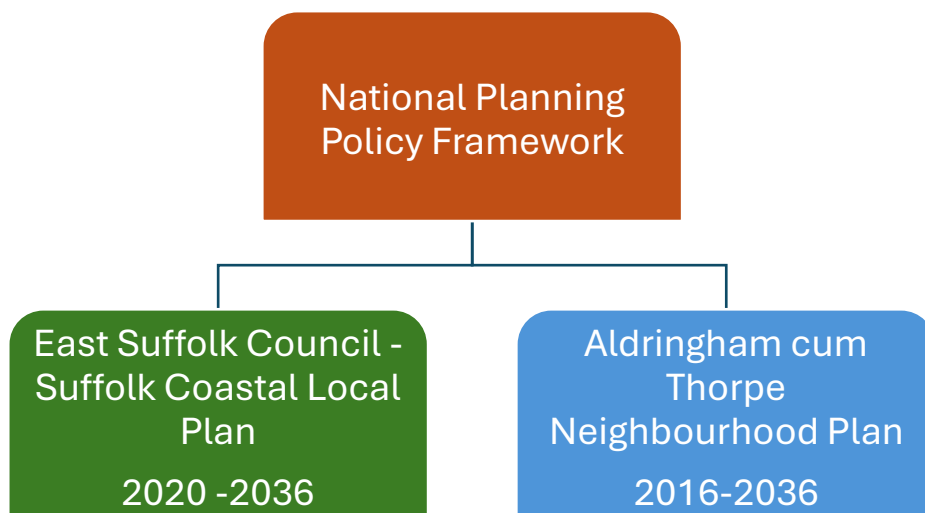


Figure 26: Spatial and strategic policy context: relationship between the NPPF, SCLP, emerging Part 2, and the Aldringham cum Thorpe Neighbourhood Plan. Own diagram.

## Policy framework for Aldringham cum Thorpe Neighbourhood Plan

### Adopted Local Planning Policy

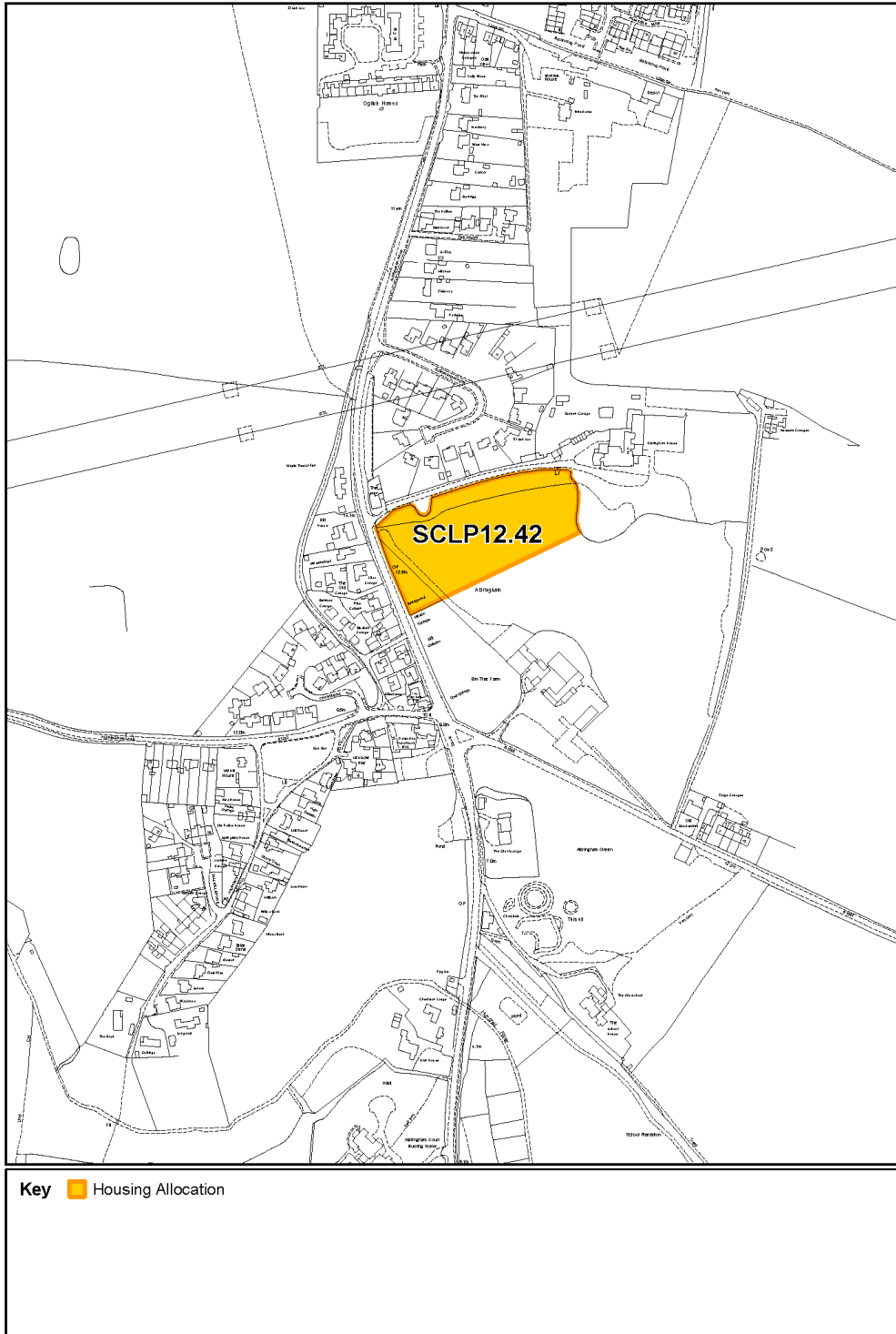
3.5 As mentioned before the parish comprises two main areas of built settlement. Aldringham is identified in the Local Plan as ‘Countryside’. Thorpeness is identified as a ‘small village’ with a specific settlement boundary. The Local Plan summarises the policy approach to the settlement hierarchy and indicates that in small villages new housing will be expected to be delivered in small groups and housing infill within the settlement boundaries (unless there are specific allocations made in the Local Plan). The Local Plan made a specific allocation in Aldringham (SCLP 12.42) for 40 dwellings east of Leiston Road. This has now been developed. Employment development is expected to take place on existing employment areas or be of a scale and use appropriate the settlement. Existing retail such as local shops will be protected. In the countryside new housing will take place only within existing clusters of dwellings, as the result of a conversion of an existing building, an exception site for affordable housing or a rural- workers dwelling. Employment development is similarly restricted to conversions, farm diversification, existing employment areas or where a specific need can be justified. There is no expectation in the Adopted Local Plan that either Thorpeness or Aldringham will accommodate additional future housing development beyond that currently committed.



3.5 The Local Plan Inset Maps for both Aldringham and Thorpeness are shown below. The Thorpeness Inset shows the extent of the settlement boundary for Thorpeness. This Neighbourhood Plan does not change the adopted settlement boundary for Thorpeness, nor does it seek to create one for Aldringham. The review of the Local

Plan is due to begin in September 2025, and this will take into account the changes in the calculations for housing figures set out in the NPPF 2024.

Policies Maps | Suffolk Coastal Local Plan | Adopted September 2020



**03 - Aldringham cum Thorpe  
East Suffolk Council**

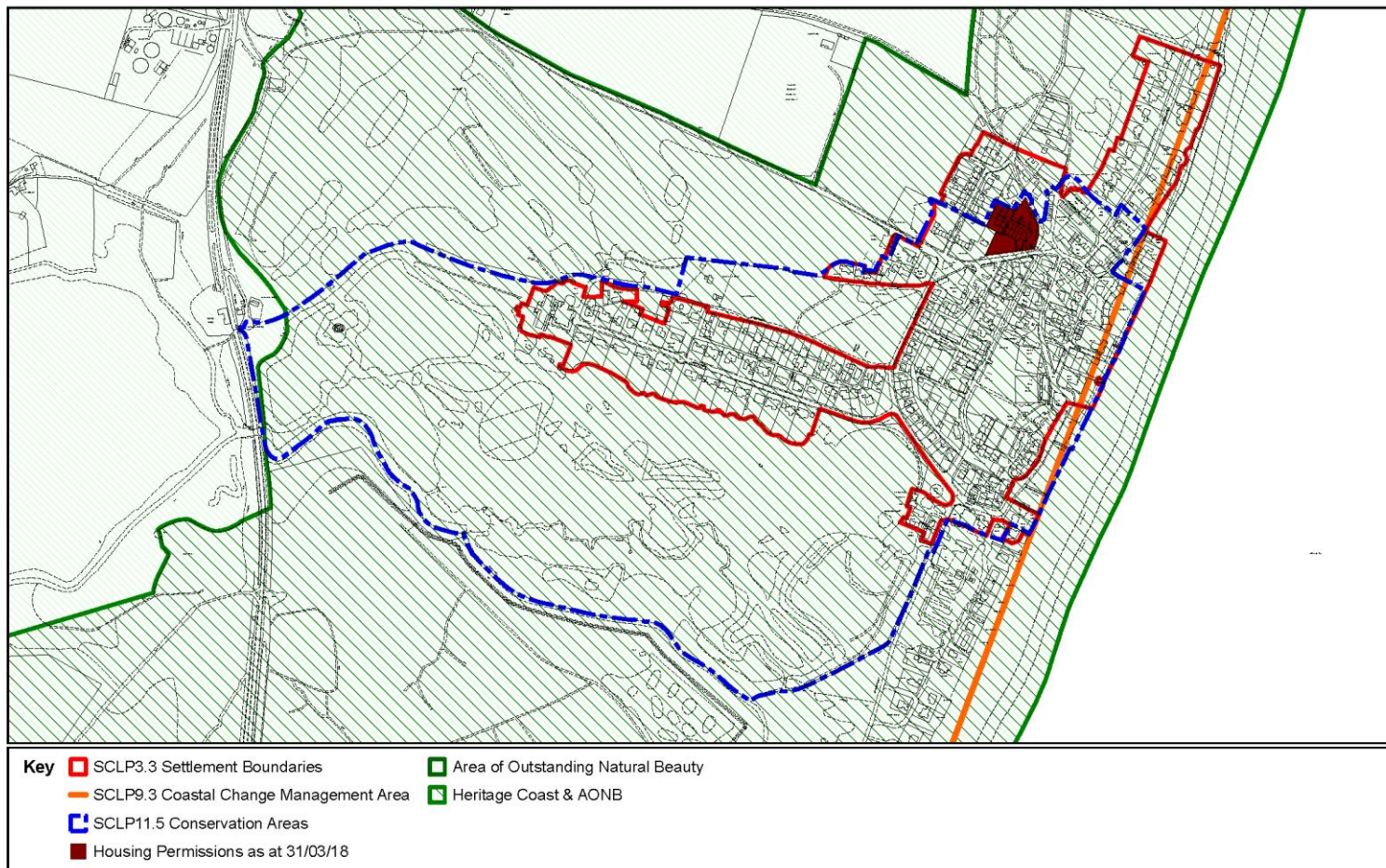
Scale 1:5,000

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565 [www.eastsuffolk.gov.uk/localplan](http://www.eastsuffolk.gov.uk/localplan)

Figure 27: Aldringham Local Plan Inset Map



**60 - Thorpeness**  
**East Suffolk Council**

Scale 1:7,000

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[www.eastsuffolk.gov.uk/localplan](http://www.eastsuffolk.gov.uk/localplan) 622

Figure 28: Thorpeness Local Plan Inset Map showing Adopted Settlement Boundary

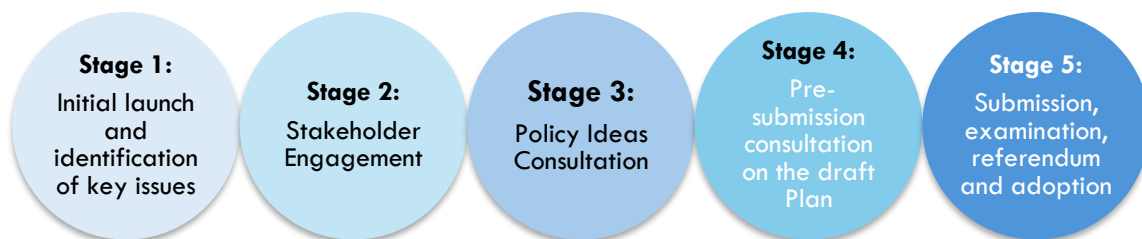
## 4. How the Plan was prepared

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- 4.1 The Neighbourhood Plan Steering Group has led on the preparation of the Neighbourhood Plan. The Steering Group have been supported by an independent consultant from Summer 2022 and officers from East Suffolk's Planning Policy Team have also provided valuable assistance. The formal process began in May 2016 when the Neighbourhood Area was designated, and a public consultation was held in August. However, in October 2017 Suffolk Coastal District Council launched a full review of the Local Plan and the Steering Group were fully occupied in that consultation process. Progress was interrupted again, this time by the COVID-19 pandemic which resulted in work ceasing for some time until 2022. When work restarted it was agreed by the steering group that the best way forward to progress the plan was to appoint a specialist consultant to support the work of the Steering Group. An independent consultant was appointed in the Summer 2022. Officers from East Suffolk's Planning Policy Team have also provided valuable assistance.
- 4.2 The Plan has been commissioned by Aldringham cum Thorpe Parish Council. The funding has come from a central government Locality grant and from Parish Council funds.

### Community engagement and consultation

- 4.3 The Parish Council has a long history of consulting the parish on planning policy issues, the first being to produce a Parish Plan with actions in 2006. In November 2012, a parish consultation was led by Community Action Suffolk around four topics; the coast, fens and heaths; business and tourism; housing and people; our community, a report and action plan were produced. The Neighbourhood Plan has been undertaken with community engagement and consultation. The Steering Group have used a range of engagement methods and locations to engage with the community including, in person stakeholder meetings, face-to-face drop-in exhibitions and some online consultation. More details of the consultation are outlined in the Consultation Statement.



- 4.4 See consultation statement for further details of consultation carried out in support of the preparation of the Neighbourhood Plan. Below is a summary of each of the 'community engagement' and consultation stages.

### Stage 1: Initial launch and identification of key planning issues

- Neighbourhood Plan launched with a public exhibition in August 2016.
- Attendees were presented with the history of the parish, the current situation and some ideas for the future. They were asked to comment on what they had seen and give a view on what they would like the vision of the future to include.
- Work had begun on collating the issues raised, each one being considered against the Local Plan policies.

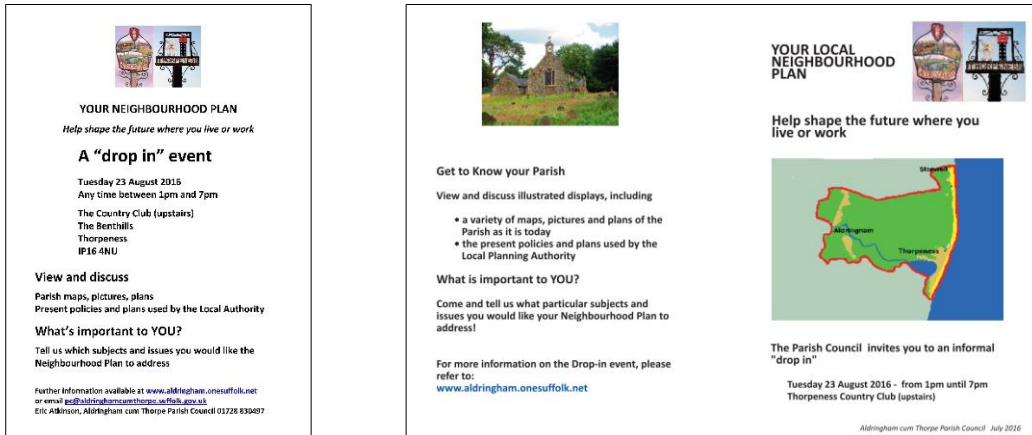


Figure 29: Poster and flyer for initial drop-in session in August 2016

### Stage 2: Stakeholder Engagement

- Engagement Exercise undertaken with key landowner beginning in June 2022, inviting expressions of interest in future development which may be appropriate for the Neighbourhood Plan, taking into account the need for a holistic and co-ordinated approach.
- Both major landowners indicated interest, and discussions were held during Autumn 2022, including meeting with East Suffolk Council officers.
- Steering Group commissioned three additional pieces of work – A Housing Needs Study to inform the mix of any further housing, a Design Code to influence the design of any new development and a set of strategic maps.

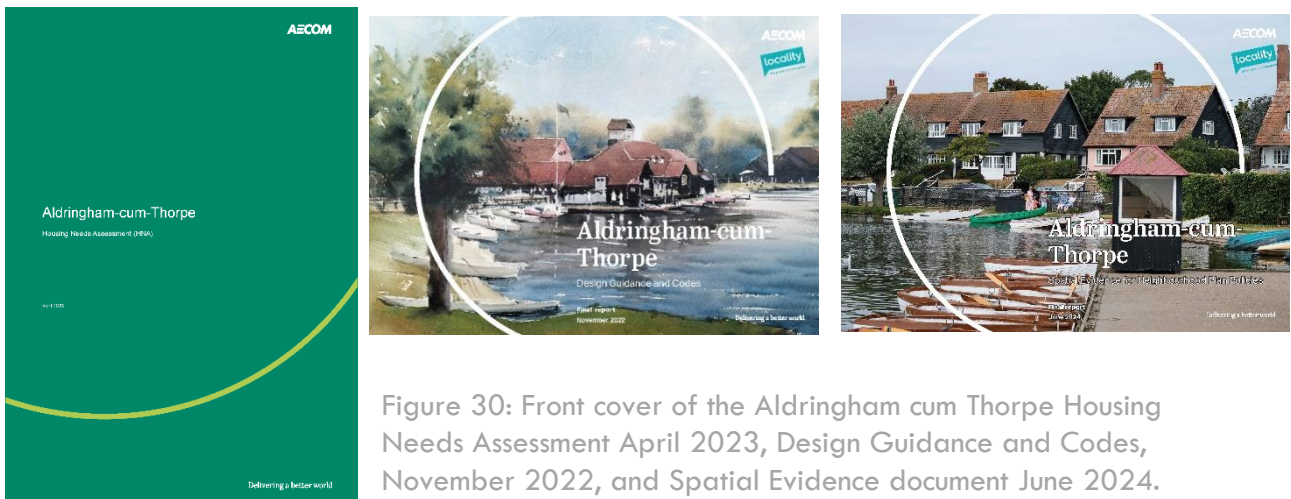


Figure 30: Front cover of the Aldringham cum Thorpe Housing Needs Assessment April 2023, Design Guidance and Codes, November 2022, and Spatial Evidence document June 2024.

Figure 31 and 32 Flyer for policy ideas consultation

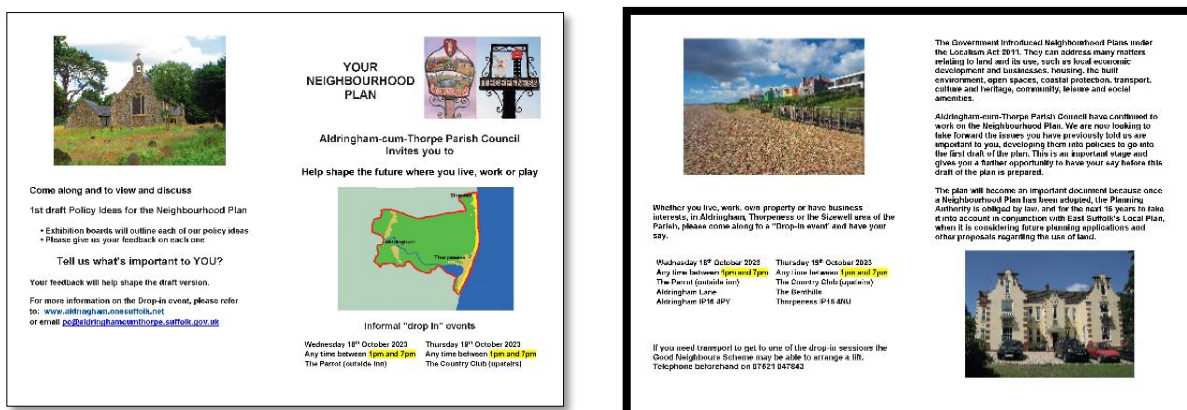


Figure 33 Poster for policy ideas consultation 2023



### Stage 3: Policy Ideas Consultation

- Taking into account the result of the technical work, the stakeholder engagement and the initial consultation, the Steering Group produced a series of draft policy ideas.
- These were consulted on using a Drop-in Style Exhibition held over two days in October 2023.
- On the 18<sup>th</sup> of October, the drop-in exhibition was held at The Outside Inn (The Parrott) in Aldringham between 1pm and 7pm.
- On the 19<sup>th</sup> of October the drop-in exhibition moved to the County Club at Thorpeness and was open between 1pm and 7pm.
- Over the two days 105 people visited the exhibition.
- The event was publicised using the website, an individual flyer which went to every household and posters around the parish.
- Attendees were able to leave comments on a range of policy ideas.
- The exhibition was then placed on-line on the parish website for a further two weeks to allow for any other comments.
- The result of the consultation was written up and placed on the website.



Figure 34:: Policy ideas Exhibition, The Outside Inn



Figure 35 : Policy Ideas exhibition , Country Club

#### Stage 4: Pre-Submission Consultation – Autumn 2024

- Work began on drafting the policies of the pre-submission Neighbourhood Plan in 2024.
- Regular update meetings were held with East Suffolk Council.
- Environmental Screening were undertaken by East Suffolk Council on the emerging Plan policies.
- The pre-submission Neighbourhood Plan was the subject of public consultation for the six-week period between October and December 2024.

- The consultation was launched with two drop-in exhibitions. These were held on 16<sup>th</sup> October at Thorpeness Country Club and 17<sup>th</sup> October at The Outside In at The Parrot and Punchbowl in Aldringham. Over the course of the two days 100 local residents visited the exhibitions.
- Following the conclusion of the policy pre-submission consultation, all comments received were analysed and amendments were made to the Neighbourhood Plan.



Figure 36: Photographs from Pre-Submission consultation exhibitions at The Outside Inn, Aldringham and Thorpeness Country Club

### Stage 5: Submission, examination, referendum and adoption

- The amended Neighbourhood Plan was approved for submission to East Suffolk Council by Aldringham cum Thorpe Parish Council at its meeting in March 2025.
- After submission, East Suffolk undertook a further period of consultation on the amended Plan. On the conclusion of that consultation exercise, the Neighbourhood Plan was sent for independent examination.
- Following receipt of the examiner's report and if the Plan is successful, East Suffolk Council will hold a local referendum in Aldringham cum Thorpe

### Communication

- 4.5 Communicating with residents and businesses through the development of the Neighbourhood Plan was particularly important during the initial stages of forming an evidence base and establishing key issues and themes.
- 4.6 A dedicated Neighbourhood Plan page was added to the Parish Council website. <http://aldringham.onesuffolk.net/neighbourhood-plan-2/> The page contains information about the developing Plan, result of consultation exercises and publicity.

- 4.7 The parish newsletter which is delivered three times a year to all households in Aldringham, Thorpeness and Sizewell has featured articles about the Neighbourhood Plan, made requests for feedback and comments at various stages, and has advertised the consultation events and venues.
- 4.8 Facebook, posters, flyers and a banner were used to promote the work of the Neighbourhood Plan. An update for the Parish Council on the Neighbourhood Plan progress was presented at relevant meetings.

## 5. Vision and Objectives

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- 5.1 It is important that any Neighbourhood Plan contains a short and simple vision statement which sums up the community's aim for the future of the parish. The Neighbourhood Plan vision is an overarching statement describing what Aldringham cum Thorpe should be like at the end of the Plan period i.e., 2036. It has been developed with local people and has been refined and adapted through consultation, including the results of the Neighbourhood Plan Policy Ideas Exhibition. The result is a vision statement which captures the overarching spirit and ambition of the local community and the Neighbourhood Plan.

### **A vision for the parish**

At the end of this Neighbourhood Plan period, the parish of Aldringham cum Thorpe will be a place:

- perceived by residents and visitors as an inclusive, great place to live, work, play and raise families; where health, transport, social, sporting facilities are available to and readily accessible by all
- that is an exemplar of careful husbandry of natural habitats, where the existing recreational access and use of both land and water resources is appropriately managed ensuring that the indigenous and visiting wildlife can thrive
- which manages and maintains its shoreline defences and inland waterways in relation to risks of climate change, sea-level rise erosion and flooding in a manner that protects its heritage and sustains its economic and social vitality
- where the community looks after its heritage, invites, entertains, educates and involves people from local and regional communities and from more widely dispersed parts of the country, and in so doing makes a special contribution to the cultural and communal identity of Suffolk
- where the recreational enjoyment of the Suffolk coastline, including its beaches, shingle foreshores, inland waterways, marshes, wetlands, heaths and Sandlings is responsibly managed.

- 5.2 The vision underpins the objectives and policies of the Aldringham cum Thorpe Neighbourhood Plan and is referred to throughout. From the vision flow the different objectives of the Neighbourhood Plan and from there, the policies. The diagram below outlines this relationship.

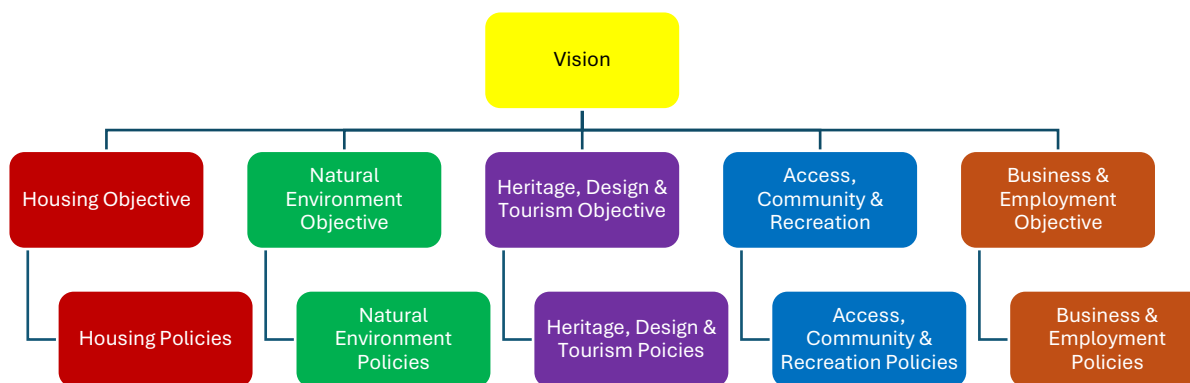


Figure 37: Structure of the Neighbourhood Plan

- 5.3 The objectives of the Neighbourhood Plan are broad statements of intent which are there to help deliver the vision and link to the issues that Aldringham cum Thorpe is seeking to address. They have been drafted using themes picked up at an early stage and have been refined through the community consultation exercises.
- 5.4 The overarching aim of the Aldringham cum Thorpe Neighbourhood Plan is to contribute to the achievement of sustainable development as outlined in the NPPF. Sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

## Neighbourhood Plan Objectives

### Housing

**Objective 1:** To ensure that new development, including new housing is appropriate in size and scale to the established character of the parish and meets the existing and future needs of those who live and work within it.

### Natural Environment

**Objective 2:** To respond to the effects of climate change, flood-risk sea level rise and the biodiversity crisis by requiring new development to adapt and mitigate to the environmental and constructional challenges arising.

**Objective 3:** To protect and enhance the parish's important wildlife habitats and landscape features.

**Objective 4:** To encourage public and private initiatives to maintain sustainable land use and protect residents and properties from flooding, along the shoreline and low-lying inland areas, consistent with the existing Shoreline Management Plan.

## Heritage Design and Tourism

**Objective 5:** To encourage the provision of appropriate visitor facilities at key destinations, consistent with the protection and conservation of the environment, to facilitate responsible enjoyment, recreation, research, education, involvement, and communication.

**Objectives 6:** To protect, conserve and enhance the built heritage of the parish, both designated and non-designated

**Objective 7:** To maintain a high-quality level of design and ensure that new development celebrates, respects and enhances the established character and distinctive architecture of all parts of the parish.

## Access, Community and Recreation

**Objective 8:** To sensitively manage and improve access and public enjoyment of the key coastal landscape areas, including the shoreline, marshes, Sandlings and inland waterways by consolidating existing routes (such as footpaths and cycleways) and encouraging the provision of new routes.

**Objective 9:** To support the continuity and enhancement of the parish's existing cultural and community facilities and encourage the introduction of new facilities which consolidate or extend the range of cultural opportunities available to serve the community.

**Objective 10:** To improve existing accessibility and parking arrangements for all users through the promotion and provision of high quality and well-designed amenities.

**Objective 11:** To encourage the enhancement of the parish's existing outdoor sporting and leisure facilities and support the introduction of new facilities which cater for the widest possible range of skill, experience and excellence, and the widest participation across age groups.

## Business

**Objective 12:** To encourage the development of small-scale businesses e.g., shops that serve both visitors and the community.

## 6. Policies

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### Introduction to policies

- 6.1 The vision and objectives have provided the framework to develop the policies in the Neighbourhood Plan. Each policy relates to a particular objective under the following five themes: Housing; Natural Environment, Heritage, Design & Tourism, Access, Community and Recreation, Business and Employment.
- 6.2 The Neighbourhood Plan is first and foremost a land-use document for planning purposes. All policies in the Plan have been derived from a series of consultation exercises, stakeholder engagement and desk research, which provide the justification and evidence base for their selection.
- 6.3 The Neighbourhood Plan policies follow the government's guidance. They exist to:
- Set out locally led requirements in advance for new development in the parish.
  - Inform and guide decisions on planning applications.
  - Ensure that the multitude of individual decisions add up to something coherent for the area as a whole<sup>2</sup>.
- 6.4 The overarching aim of the planning system is to contribute to the achievement of sustainable development as outlined in the NPPF. Achieving sustainable development through planning requires the balancing of three interdependent and overarching objectives as set out in the NPPF:
- a. An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure.
  - b. A social objective – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - c. An environmental objective – to protect and enhance our natural, built and historic environment, including making efficient use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.
- 6.5 To aid interpretation for decision makers and planning applicants, each policy is accompanied by supporting text, which includes context for the theme, the views of residents, guidelines and reference to strategic plans. This is set out before each of the policies.

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<sup>2</sup> Tony Burton, Writing Planning Policies, Locality.

**Aldringham cum Thorpe Neighbourhood Plan policies:**

**Housing  
POLICIES**

ACT1: Scale and location of new housing development  
ACT2: Housing Mix  
ACT3: Principal Residence

**Environment  
POLICIES**

ACT4: Mitigating the impacts of large-scale energy projects  
ACT5: Landscape Character, settlement gaps and Important Views  
ACT6: Biodiversity  
ACT7: Drainage and surface water flooding

**Heritage,  
Design &  
Tourism  
POLICIES**

ACT8: Thorpeness Heritage Centre  
ACT9: Heritage Protection & Non-Designated Heritage Assets  
ACT10: Design

**Access,  
Community &  
Recreation  
POLICY**

ACT11: Accessibility and connectivity  
ACT12: Public car parking  
ACT13: Leisure and recreational facilities  
ACT14: Community Facilities  
ACT15: Local Green Spaces

**Business &  
employment  
POLICY**

ACT16: Business and employment development



## 7. Housing

**Objective 1:** To ensure that new development, including new housing is appropriate in size and scale to the established character of the parish and meets the existing and future needs of those who live and work within it.

- 7.1 This Neighbourhood Plan seeks to ensure that future development in Aldringham cum Thorpe is sustainable and reflects the local character, circumstances, needs and opportunities of the parish.
- 7.2 The scale and location of future housing growth within a parish is often one of the key drivers for local communities deciding to embark upon the production of a Neighbourhood Plan. This Neighbourhood Plan is no exception, and the issue is one of the most commonly raised through community consultation exercises.
- 7.3 Government guidance contained in the NPPF advises that Neighbourhood Plans must be in general conformity with the strategic policies contained in any development plan that covers the Neighbourhood Area.
- 7.4 As outlined earlier, the parish has seen new development since 2000 without any consequent or proportional increase in local services or facilities. The parish is also subject to a number of environmental designations for landscape and for nature conservation, with significant coastal erosion.
- 7.5 The Neighbourhood Plan Drop-in exhibitions results revealed limited support from the community for new housing in the parish in general. However, if new housing is to occur in the parish over the Plan period, residents indicated that this should be small in scale – 30 dwellings or less, with 10 dwellings being the most popular -, should be affordable housing (ideally for families) and should contribute to increasing the full time residential population and not result in more holiday homes. In terms of the location of new housing, there were no strongly supported locations in either Aldringham or Thorpeness.

- 7.6 In addition, views were expressed that any new housing should result in tangible benefits to the community. A number of potential benefits were highlighted – these could be in the form of contributions to facilities and services such as medical or dental facilities (likely to be outside of the parish), contributions to coastal defences, the provision of new community facilities or footpath and cycleway connections.
- 7.7 It is acknowledged that the scale of development likely to be considered acceptable to the community and in accordance with the strategic policies of the adopted Local Plan is likely to be small and therefore the potential for any significant contributions from that development towards coastal defences or other infrastructure is also likely to be small. Furthermore, the potential sums required to derive any tangible benefit to either coastal defences or medical/dentist provision are large. The most recent estimates (2024) of the proposed coastal defence works are £6m. Therefore, it should be recognised that any new development proposed in the parish should be considered on the basis of its acceptability in all usual planning terms including its impacts on landscape, natural and historic environments rather than as ‘enabling development’ to provide a tangible level of infrastructure.
- 7.8 The drop-in results did reveal the importance that the community ascribes to retaining the individual identities of Aldringham and Thorpeness and the need to ensure that new development does not result in either settlement joining up with the other or with nearby settlements such as Leiston, Knodishall or Aldeburgh. The concept of ‘settlement gaps’ i.e. physical and visual breaks in continuous development between the distinct settlements which would prevent the coalescence of built form was supported as was the protection of the valley of the River Hundred to the east and west of Aldringham. The issue of settlement gaps is dealt with in more detail in **Policy ACT5**.

### **Landowner Engagement**

- 7.9 There are a limited number of large landowners in the parish, The Sizewell Estate own land in and around both Aldringham and Thorpeness; and the Hotelfolk who own Thorpeness Golf Club and Hotel and Thorpeness Country Club. There are also a variety of charitable organisations in the parish such as The Ogilvie Trust who own either land or property including the Ogilvie Almshouses in Thorpeness.
- 7.10 The Steering Group undertook discussions with the three main landowners and canvassed their aspirations through an informal call for sites process in 2022. Both landowners submitted informal ideas, and informal discussions were had with East Suffolk Council during 2022 and 2023. Given the wealth of environmental designations affecting the parish and its low level of provision of facilities, it was concluded that in order for new housing (above that already permitted by the Local Plan) to be acceptable in policy terms, it would need to be supported by the community and provide some form of community benefit. It was therefore considered necessary to test the principle of new housing in the parish with the local community before considering the matter of site specifics further.
- 7.11 As mentioned above the Policy Ideas consultation released very little community support for the principle of new development although some limited support for affordable housing. On this basis the Neighbourhood Plan does not make any site-specific allocations for new housing but instead provides guidance on the circumstances

where new housing of an appropriate scale and location would be considered acceptable. **Policy ACT1** below has been developed to reflect this position.

- 7.12 For the purpose of the policies of this Neighbourhood Plan, new residential development in Aldringham and Sizewell which are both defined as ‘Countryside’ in the Adopted Local Plan will also be considered against policies relating to housing in the Countryside. The settlement boundary for Thorpeness is that shown in the existing adopted Local Plan (**Figure 28**).

<b>Policy ACT1</b>	<p><b>Scale and location of new housing development</b></p> <p>New housing in the parish should be of a scale consistent with the identification of Aldringham and Thorpeness as countryside and small village in the adopted settlement hierarchy.</p> <p>New housing development should be located where it will enhance the form and character of the settlement within which it is located. Development in Thorpeness should be located within the defined settlement boundary or on specifically allocated sites consistent with Local Plan policies. Development outside any settlement boundary, in the countryside, will only be supported where it is consistent with national and adopted Local Plan policy.</p> <p>New development should ensure the retention of the distinct identity of the individual settlements of Aldringham, Thorpeness and Sizewell and avoid creating ribbon development leading to the physical joining up or coalescence of separate areas of built settlement for example between Aldringham and Leiston, between Aldringham and Knodishall and between Thorpeness and Aldeburgh. New development should also avoid areas of known floodrisk.</p> <p><b>Aldringham:</b> Where new housing development is proposed in Aldringham, it will be directed towards locations which would:</p> <ul style="list-style-type: none"> <li>• protect the setting of the listed buildings located south of Oak Drive and north-east of the crossroads.</li> <li>• avoid coalescence between Aldringham and Leiston and thereby prevent the creation of a continuous built-up frontage on the west side of the B1122.</li> <li>• avoid the common located to the south-east of the crossroads, the low-lying land to the southwest of the Parrot and Punchbowl crossroads.</li> <li>• avoid the floodplain of the valley of the Hundred River where development would have a material adverse impact on the qualities of the landscape that make it special.</li> <li>• avoid areas of protected woodland</li> <li>• avoid coalescence between Aldringham and Cold Fair Green.</li> </ul> <p><b>Thorpeness:</b> Where new development is proposed in Thorpeness it should be located where:</p> <ul style="list-style-type: none"> <li>• it will not conflict with landscape, recreation and nature conservation interests.</li> <li>• it would not adversely affect the heritage significance, views towards or the setting of the House in the Clouds or other designated heritage assets.</li> </ul>
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- safe and convenient pedestrian and cycle connections between the development and local facilities such as the pavilion can be achieved
- it would not compromise future or planned coastal defence works or lead to exacerbation of coastal erosion.

As appropriate to their scale, nature, and location development proposals in Thorpeness should contribute towards improvement to coastal defences.

### **Housing Mix**

- 7.11 In addition to the issues identified above, the size, type and tenure of any new housing is also a key issue for local communities. The specific mix of housing will clearly have an impact on the make-up of the future community and therefore careful thought needs to be applied to determining that mix. The drop-in results indicated that Affordable Housing for local people, particularly for families was an important issue.
- 7.12 Delivering a wide choice of high-quality homes is essential to support a sustainable, vibrant, and mixed community. Where housing is to take place in the parish it should be of an appropriate size and type which meets the current needs of all sectors of the community as well as those in the future. Community consultation revealed that there was support for smaller units with particular support for properties with 1-4 bedrooms and very little support for larger properties. Starter Home and Affordable Housing were the most supported by the community with some interest in bungalows to allow for downsizing. There was interest in having a range of types of accommodation within the parish to meet changing needs and to cater for any needs that are currently not being met.
- 7.13 The Neighbourhood Plan Steering Group commissioned AECOM, through the Locality Technical Support package, to prepare a Housing Needs Assessment (HNA) for the parish. This work was completed in April 2023. The HNA principally used Census 2011 data as not all 2021 Census data was available, however it did provide some useful information on the key issues and potential direction of travel. The HNA is a desk-based approach which looks at the issue of the future housing mix of the parish cross the plan period in terms of tenure, affordability, type and size
- 7.14 The conclusions of the HNA are described below.

### **Conclusions- Tenure and Affordability**

- 7.15 **Current dwelling stock:** In 2011 68.1% of households owned their own home in Aldringham cum Thorpe, a greater proportion than England (63.3%) but a smaller proportion than across the local authority area (71.3%). The private rented sector in the Neighbourhood Area was notably much smaller than nationally, potentially due to second home ownership and short-term holiday lets in the parish. The proportion of households living in Affordable Housing in the Neighbourhood Area was above the proportion across East Suffolk. The proportion of social/affordable rented dwellings was also above national levels. Completion data provided by East Suffolk Council shows that between 2011/12 and 2021/22, 18.1% of development was Affordable Housing.

- 7.16 Between 2012 and 2021 house prices rose with significant fluctuation. The median house price increased by 76.8%, peaking in 2021 at £495,000. The lower quartile house price peaked in 2019 at £401,125. It experienced overall growth of 44.0%, with a 2021 lower quartile house price of £360,000.
- 7.17 **Affordability:** Local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher-than-average income, is likely to remain out of reach to most. Private renting is generally only affordable to higher earners, although households on mean incomes and made up of two lower quartile earners can afford entry-level rental thresholds.
- 7.19 Turning to affordable home ownership, it is recommended that First Homes<sup>3</sup> are delivered at a 50% discount in the Neighbourhood Area, making the product affordable to households earning between £39,696 and £80,000 (the income cap for First Homes eligibility), increasing access to home ownership significantly. Shared ownership appears to be more affordable, with shared ownership at 10% equity which is accessible to households on mean incomes and potentially households with two lower quartile earners.
- 7.20 Affordable rented housing is generally affordable to households with two lower earners depending on their household size. However, households with a single lower earner are only marginally able to afford socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.
- 7.21 Despite households working in industries linked to the tourist sector in the East of England tending to have lower earnings than the overall earnings for Aldringham cum Thorpe used in the affordability analysis, this has little impact in terms of accessibility to different tenures of housing. For example, taking a 2-person mean earning household in the tourist sector, they are expected to be able to afford the same products (entry level market rent and shared ownership at 10% equity) as mean earning households overall. Households working in the tourist sector specifically are only able to afford social and affordable rents. Single lower quartile earners in the tourist sector are unable to afford even the smallest socially rented units.
- 7.22 **Affordable housing need:** The study estimates that the need for social/affordable rented dwellings in Aldringham cum Thorpe would be met over the plan period, and that there is a need for 29 units of affordable home ownership in this time. Despite this, both forms of Affordable Housing would be valuable in meeting the needs of people on various incomes. AECOM suggests an indicative mix of Affordable Housing, suggesting an appropriate split between affordable rented housing and affordable home ownership options. The indicative mix is chiefly a response to the expectation that the delivery of Affordable Housing will be lower than the needs identified here. Despite the need for social/affordable rented housing estimated to be met over the plan period, the severe affordability challenges in the area and the low expected level of delivery means that there should still be the delivery of affordable rented products. The Local Plan guideline mix of 50% rented to 50% ownership appears to

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<sup>3</sup> It should be noted that the publication of NPPF 2024 made changes with reference to First Homes and removed the requirement for 25% of all new qualifying developments to provide them.

offer a suitable benchmark, which also complies with the various minimum requirements mandated nationally.

- 7.23 Within affordable home ownership, it is recommended that First Homes are delivered in line with national policy, at 25% of Affordable Housing delivery. It is suggested, subject to viability, that First Homes are delivered at a 50% discount. It is recommended that 20% of Affordable Housing is delivered as shared ownership as at 10% equity and Rent to Buy is included at a 5% share to provide variety and for households with little or no savings for a deposit.
- 7.24 The expected level of delivery does not meet the quantity of demand identified in estimates of the need for Affordable Housing. It is therefore recommended that the policy requirement be met wherever possible, and for further avenues for delivering greater quantities of Affordable Housing (such as exception sites) to be explored.

### Conclusions- Type and Size

- 7.25 The HNA provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the Neighbourhood Area or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.
- 7.26 **Current dwelling mix:** In 2011 the greatest proportion of dwellings in the NA were detached (49.0%), followed by semi-detached dwellings. There was a significant proportion of bungalows in 2021 (33.1%), as well as a high proportion of detached dwellings. The proportion of terraced dwellings fell from 20.4% to 13.1% between 2011 and 2021. In 2021 there was a significantly greater proportion of bungalows in the NA than across East Suffolk and the country. The proportion of detached dwellings was also higher than the comparator areas.
- 7.27 Turning to dwelling size, in 2011 the greatest proportion of dwellings were 3-bedroom, at 42.1%, followed by 2-bedroom at 21.4%. Looking to 2021, the proportion of mid-sized dwellings grew to 46.4%. The proportion of the largest 5+ bedroom dwellings also grew, from 7.4% to 9.3% of dwellings. In 2021 the proportion of mid-sized 3-bedroom dwellings in Aldringham cum Thorpe was slightly above both local authority and national levels. The proportion of larger 4+ bedroom dwellings in the NA was also well above the levels in the comparator areas. On the other hand, the proportion of smaller 1-bedroom and 2-bedroom dwellings, especially the former, was significantly lower.
- 7.28 **Demographics:** In 2011 the greatest proportion of the population in Aldringham cum Thorpe were aged 65-84, followed by those aged 45-64. There were notably very few people aged 16-24, highlighting the lack of young people in the NA. Looking to 2020, the proportion of the population aged 65+ increased significantly and proportion of young people aged 16-24 rose very slightly. The proportion of the population aged 44 and under in Aldringham cum Thorpe was significantly below the proportion across both East Suffolk and the country in 2011. The proportion of the population aged 45+ in the Neighbourhood Area was well above the comparator areas. This was most notable in the 65-84 age bracket, with 34.3% of the parish

population falling into this age category, 20.0% across East Suffolk, and 14.1% nationally.

- 7.29 Population growth within the plan period can be expected to be driven by the oldest households, with households with a household reference person aged 65 and over expected to increase by 74%. These households are expected to account for 65.9% of households in 2036, compared to accounting for 52.0% in 2011.
- 7.30 A significantly higher proportion of households in Aldringham cum Thorpe were single person households in 2021 when compared to East Suffolk and England. 27.1% of households in the parish were single persons aged 66 and over, again significantly higher than the comparator areas, suggesting an older population in the parish than both the local authority area and the country. The greatest proportion of households in Aldringham cum Thorpe fall within this category. Because of the proportion of single person households, there was a smaller proportion of family households than the comparator areas. The greatest proportion of family households were aged 66 and over, at 24.9% of total households, again well above the levels for both East Suffolk and England.
- 7.31 Under-occupancy is common in Aldringham cum Thorpe, with 84.7% of households living in a dwelling with at least one extra bedroom compared to the household size. This is most common in family households aged 65+ and family households under 65 with no children. This indicates that the largest dwellings in the Neighbourhood Area are not necessarily occupied by households with the most family members, but by households with the most wealth or by older persons that have been unable or unwilling to downsize into smaller properties.
- 7.32 **Future size mix:** AECOM modelling suggests an indicative mix of housing that would be suitable for Aldringham cum Thorpe in 2036. In order to reach the indicative mix, it is suggested that housing is delivered across all size categories except the largest 5+ bedroom dwellings. The greatest proportion, at 49.0%, should be delivered as 2-bedroom dwellings, followed by mid-sized 3-bedroom dwellings. It is also suggested that a small proportion of 1-bedroom and 4-bedroom dwellings are delivered.
- 7.33 It would be unwise for any new housing that does come forward to be delivered in an unbalanced way. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to smaller and mid-sized homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability.
- 7.35 In addition, in 2022, East Suffolk Council produced supplementary guidance<sup>4</sup> on the provision of affordable housing which has along with the HNA and community consultation led to the development of **Policy ACT2** below. **Policy ACT2** has been carefully designed to achieve an appropriate relationship with this supplementary guidance and the relevant policies in the Local Plan (SCLP 5.8- Housing Mix and SCLP 5.10 – Affordable Housing). For development management purposes the thresholds in the Local Plan policies will continue to apply.

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<sup>4</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Supplementary-documents/Affordable-Housing/Affordable-Housing-SPD.pdf>

**Policy  
ACT2**

**Housing Mix**

Where new housing is to be provided in the parish, proposals should provide for and contribute to housing that meets local needs (both now and in the future) in accordance with the Aldringham cum Thorpe Housing Needs Assessment 2023 (or successor).

Proposals for new housing over the plan period, should seek to provide a mix of housing, including self builds that includes a range of property sizes from 1 to 4 bedrooms to retain the current broad balance of property sizes in the parish.

Where affordable housing is proposed, it should be delivered as follows:

- 50 per cent social/affordable rented housing.
- 50 per cent affordable home ownership products.

Where First Homes are to be provided, they should attract a 50% discount.

Proposals for forms of housing, such as bungalows or Almshouses or other forms of specialist housing, which are capable of being adapted to meet changing needs or downsizing will be supported.

**Second Homes and Holiday lets**

- 7.36 As referred to above the issue of second home and holiday lets was raised as a concern during the Policy Ideas drop-in exhibitions by local people. The issue is felt to be more acute in Thorpeness than Aldringham. The HNA also briefly explored the issue.
- 7.37 The HNA considered the current extent of second home ownership in Aldringham cum Thorpe and related trends. In 2011, Aldringham cum Thorpe contained 392 households and 623 dwellings, implying that there were 231 dwellings with no usual resident household. This means that 37.1% of dwellings had no usual residents, compared to 7.5% across East Suffolk and around 4.0% nationally.
- 7.38 When looking at holiday lets eligible for business rates specifically; it is estimated that in October 2022 there were 102 commercial holiday lets. Based on estimates of 2021/22 housing stock and 2021 Census household data, it is estimated that there are currently around 294 dwellings with no usual resident household, a significant increase on 2011. This means that 42.2% of dwellings therefore had no usual residents and could be assumed to be second homes, a considerable proportion of the dwelling stock.
- 7.39 It has been noted locally that post Covid some households have moved more permanently (often from London) to their second homes due to the ability to work from home. Whilst these are not always the primary residence, occupancy seems to have increased. A further change that may occur during the plan period is the switch from holiday lets to longer term lets as Sizewell C nuclear power station is developed just north of the parish, with the need for accommodation for employees. This may reduce the proportion of holiday lets in the Neighbourhood Area (and increase the private rented sector, although there would be increased competition for houses for locals).

- 7.40 The demand for second homes in the Neighbourhood Area is likely to have an adverse effect on affordability for local people. There is a clear difference in the potential income for owners between the private rented sector and holiday lets identified in the Neighbourhood Area. The calculated average monthly cost of a holiday let in Aldringham cum Thorpe is £8,969 compared to the average monthly cost of a private rented dwelling of £1,149. If a holiday let was rented back-to-back, as it is assumed it would be in the summer months, the income (exclusive of any related costs) associated with the holiday let could be up to six times greater than associated with longer term private rental. This highlights a clear incentive for property owners to rent their properties as holiday lets as opposed to in the private rented sector, even when the additional costs and vacancy periods associated with holiday lets are factored in.
- 7.41 It has not been possible to establish a precise causal link between second home ownership and declining affordability because rising prices and declining affordability is affected by other factors such as economic growth at the national level. However, given the scale of second home ownership in the Neighbourhood Area, the HNA suggests that it is likely that the second homes market is a factor in the rise in prices and declining affordability in the area due to reducing the available stock of housing for local people and increasing demand on this smaller stock pushing up house prices (increased competition). The private rented sector in the Neighbourhood Area is very small and is likely constrained by the growth of the holiday let and second home market. In the context where new housing development is limited, all other things being equal, the expansion of second homes and holiday lets will reduce the availability of housing for households wishing to live in the area.
- 7.42 Settlements where a large proportion of properties are used as second homes can suffer from a lack of vitality particularly during winter months and this can lead to an erosion of the sense of community within it. Local services and facilities can also decline in the absence of all year-round support. Requiring new dwellings to be occupied as a 'principal residence' avoids further loss of stock to second homes in the Neighbourhood Area whilst enabling the local economy to benefit by providing new housing for people coming into the area to live, work and contribute to the local community.
- 7.43 The public consultation on the Policy Ideas also considered the issue of second homes and asked the public for their views. It is acknowledged that there are limitations to dealing with this issue through the planning system and that there are other mechanisms relating to council tax that may also have an impact on this issue.
- 7.44 New planning permission rules have been introduced in place in England regarding holiday lets. Planning permission will be required to let a property on a short-term basis or to use it as a holiday home for more than 90 nights a year. This requirement aims to give communities greater control over short-term lets in tourist hot spots while also ensuring the availability of affordable housing for local residents. In addition a new "Use Class" for Short-Term Lets is to be will be created specifically for short-term lets that are not used as a main home. The Government anticipates that this classification will help differentiate between properties used primarily for residential purposes and those frequently used for holiday rentals. Existing holiday lets will automatically be reclassified, meaning their owners won't need to apply for planning permission. The aim of the introduction of these measures is to strike a balance between supporting tourism and protecting local communities by ensuring affordable housing options for residents. It is expected that these measures may have some limited effect in Thorpeness.

- 7.45 Principal Residence policies have been used in a number of areas – often those in coastal areas with high levels of tourism, or National Parks to attempt to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work in the same place. Such policies have to be justified by evidence of levels of second home ownership and affordability issues experienced by local people in accessing the local housing.
- 7.46 It is recognised that the introduction of a planning policy to limit the number of new second homes and holiday lets is not without its implications. Such a policy cannot be retrospectively applied to existing development, and it will only be enacted by new development e.g. new builds, or conversions of existing buildings to residential therefore any change it brings about will be incremental over time. There is an acknowledgement that it can affect the viability of developments and therefore developers may ask for more development on a site to make their site viable. However, it has been introduced in a number of places including Southwold. Implementation of such a policy would be as follows:
- Principal residence is defined as main or sole residence and specifically excludes second homes.
  - The policy will be implemented through the imposition of a planning condition or legal agreement.
  - Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof on the request of the District Council.
  - Proof of residency can include being registered as an elector, and for local services such as health care.
- 7.47 The policy will operate within or immediately adjacent to the settlement boundary of Thorpeness as shown on Policies Map 60 of the Suffolk Coastal Local Plan (or any successor Plan). The policy will apply to the following developments:
- proposals for new dwellings.
  - proposals which would generate any net new additional dwellings on a site which have replaced a single property; and
  - proposals which would generate additional dwellings because of a conversion of a non-residential building.
- The policy will not apply to replacement dwellings unless the building to be replaced has been granted with a principal residence restriction
- 7.48 The purpose of a full-time Principal Residence policy, is not simply to ensure that people who wish to live in the area as full-time residents are able to obtain housing, but crucially to safeguard the sustainability of the settlement/local community by reducing the proportion of dwellings that are not used as a principal residence. Its purpose is to support a sustainable community and to safeguard the sustainability of the area, whose living and working community is being eroded through the number of properties that are not occupied on a permanent basis.
- 7.49 The majority of the second homes and holiday lets in the parish are in Thorpeness. Some of this may be as a consequence of its original creation as a holiday village in single ownership. However, the majority of dwellings in Thorpeness are now in the ownership of private individuals although some families will have owned properties for several generations. There is evidence of local support for such a policy for Thorpeness which has been demonstrated through the Neighbourhood Plan consultation exercises.

In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market, create new opportunities for people to live and work here, and to strengthen the community and the local economy. Consultation exercises have indicated to date that this is less of an issue in Aldringham currently although it is something that could be monitored by the Parish Council over time and re-examined as part of a future Neighbourhood Plan Review.

- 7.50 It is intended that such a policy will apply to new housing, and the policy will require that new dwellings must be used as the principal residence of the household living in it. This approach does not have the price controls of affordable housing or any local connection requirement. The effect of the policy is that there is likely to be a small reduction in the value of the dwelling compared with an unrestricted open market dwelling, the reduction is significantly less than with a local connection condition. Principal residence requirements will be secured through a planning condition and will be monitored by the District Council. The intention is that it will apply within the settlement boundary of Thorpeness and to any new open market development which may be permitted adjacent to the settlement boundary. It would not apply to affordable housing or replacement dwellings. If development is to take place in the parish, it is likely to be in Thorpeness which is designated as a small village and therefore more likely to see new dwellings than either Sizewell or Aldringham, both of which are currently without settlement boundaries and considered to be 'countryside'. The level of new development expected under the current adopted settlement hierarchy is likely to be limited for those settlements and therefore the impacts of additional second home ownership are likely to be limited.
- 7.51 It will be important to monitor the outcomes of this policy over the early years of the Neighbourhood Plan to see if it requires adjustment or geographical extension over time.

<b>Policy ACT3</b>	<p><b>Principal Residence</b></p> <p>Proposals for new market dwellings within or immediately adjacent to the settlement boundary of Thorpeness as shown on Policies Map 60 of the Suffolk Coastal Local Plan (or any successor Plan) will only be supported when it can be demonstrated that a planning condition and supporting Section 106 legal agreement will be imposed to guarantee that the dwelling concerned will be the occupants' sole or main residence (where the residents spend the majority of their time when not working away from home or living abroad).</p> <p>The relevant Section 106 Agreement will appear on the Register of Local Land Charges.</p>
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## 8. Natural Environment

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**Objective 2:** To respond to the effects of climate change, floodrisk sea level rise and the biodiversity crisis by requiring new development to adapt and mitigate to the environmental and constructional challenges arising.

- 8.1 The National Planning Policy Framework (NPPF 2024), makes it clear that the planning system should support the transition to net zero by 2050 and take account of all climate impacts including water scarcity, storm and flood risk and coastal change. This includes encouraging the reuse of existing resources, including the conversion of existing buildings and support for renewable and low carbon energy and associated infrastructure.
- 8.2 The NPPF goes on to explain that planning policies should help to increase the use and supply of renewable and low carbon energy and heat and provide a positive strategy for energy from these sources, that maximises the potential for suitable development and their future re-powering and life extension whilst ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts). The Government's 25-year Environment Plan outlines a broader commitment to reduce emissions from 1990 levels by 80% by 2050.
- 8.3 The Adopted Local Plan recognises that in respect of wind power, much of East Suffolk's environment is a sensitive one and needs protection. The Local Plan encourages the generation of renewable energy, most notably to serve local communities. Although generally encouraged, proposals will need to ensure they do not adversely affect the high-quality landscape, natural beauty and special qualities of the Suffolk Coast and Heaths National Landscape, wildlife populations or habitats and avoid noise pollution. East Suffolk Council produced a Supplementary Planning Document related to Sustainable Construction in 2022 which provides more detail on the contribution to net zero that can be made through new development.
- 8.4 The Local Plan recognises that multiple energy proposals could have potentially significant and cumulative impacts on the East Suffolk countryside and will be working closely with Government and other agencies to ensure issues related to the National Grid are considered comprehensively and not incrementally. **Figure 12** in Chapter 2

shows the routes and impacts of the of the multiple large scale energy projects located in and around the Neighbourhood Area.

- 8.5 Proposals for wind energy and energy from biomass or waste of more than 50MW installed capacity are defined as Nationally Significant Infrastructure Projects (NSIPs) and are determined by the Secretary of State. Policy relating to such proposals is contained in the National Policy Statement for Energy Infrastructure (EN-1 to EN-6). The major energy projects affecting the parish outlined in Chapter 2 and shown in **Figure 12** fall within this category and therefore the ability of this Neighbourhood Plan to influence such schemes is extremely limited.
- 8.6 The Policy Ideas Exhibition Results revealed a high level of concern from local residents about the scale and number of major energy projects proposed in and around the parish and concerns over the potential cumulative impacts on the natural and historic assets of the parish together with the potential to adversely impact residential amenity. This concern not only related to the major energy projects themselves (which are predominantly to be located offshore) but also to the associated infrastructure required to connect them to the National Grid for example, cables, connectors, pylons, converter stations etc. Given that the impact of energy projects in the parish will be cabling channels, for which the disturbance will be temporary – i.e. digging up the required channels, laying cables and then covering over the excavations, as long as the disturbed area is able to recover within a reasonable time, the emphasis must be on proper restoration. If the disturbance is longer-lasting or permanent, then policy of mitigating/compensating as close as possible to the affected areas is critical. The impacts on the valley of the River Hundred were also a key concern with a strong desire to see the valley restored as a priority once works are complete.
- 8.7 The Neighbourhood Plan, therefore, seeks to ensure that the cumulative impacts of multiple energy schemes on the Neighbourhood Area are taken into account by the relevant determining body. The Plan also seeks to ensure that where such energy schemes are identified as being likely to have adverse impacts on the parish, including the cumulative impacts from multiple schemes and their associated infrastructure) that those mitigations are prioritised and suitably located within the Neighbourhood Area. Whilst accepting that the determination of NSIPS lies outside of the remit of the Neighbourhood Plan, the principles of the mitigation hierarchy as applied to applications affecting biodiversity, namely Avoid-Mitigate-Compensate should be employed when considering the location of those mitigations.
- 8.8 There is scope for a policy to be developed which offers specific details with regard to wildlife and nature recovery, as well as the other impacts noted (landscape, natural environment, historic environment, and residential amenity). This could be achieved through the inclusion of the Statutory Biodiversity Metric to be used to demonstrate that, not only will there be no loss of the ecological value of habitats, but that a net gain will be provided. The statutory minimum net gain is 10% for most development, with Nationally Significant Infrastructure Projects not required to deliver net gain until at least 2025.

<b>Policy ACT4</b>	<p><b>Mitigating the impacts of large-scale energy projects</b></p> <p>Proposals for major energy projects should carefully address their impact, including any cumulative impacts, in combination with other schemes. Where works take place which have temporary impacts, the emphasis should be on timely restoration once works have been completed.</p> <p>Where mitigatory or compensatory measures are identified which are considered necessary to remedy the permanent or long-term impacts of major energy schemes on the landscape, natural environment, wildlife and nature recovery historic environment or the residential amenity of the parish, such measures should be provided in the parish wherever practicable. Where such mitigations are required in respect of biodiversity the standard biodiversity net gain metric of 10% should be applied.</p> <p>Additional biodiversity gain habitat creation and/or enhancement would also be required to meet the 10% gain requirement on the development.</p>
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## **Landscape**

**Objective 3:** To protect and enhance the parish's important wildlife habitats and landscape features.

- 8.9 As indicated earlier, the parish falls within the Suffolk & Essex Coasts & Heaths National Landscape Area. This area was formerly known as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.
- 8.9 The former AONB area was designated in 1970 with the purpose of conserving and enhancing the protected landscape. The area is characterised by wildlife rich estuaries, shingle beaches and heathland together with important agriculture and forestry land and attractive coastal towns. Tourism is a key driver of the economy with visitors attracted to the area, by its high-quality environment, accommodation and local food and drink. The area is noted for its relatively undeveloped, tranquil landscape and stunning natural and cultural history.
- 8.10 The Suffolk Coastal Landscape Character Assessment from 2018, indicates that the parish is covered by two specific Landscape character types – Estate Sandlands and the Coastal Broad and Marshes. These character types broadly reflect the two distinctive parts of the parish.

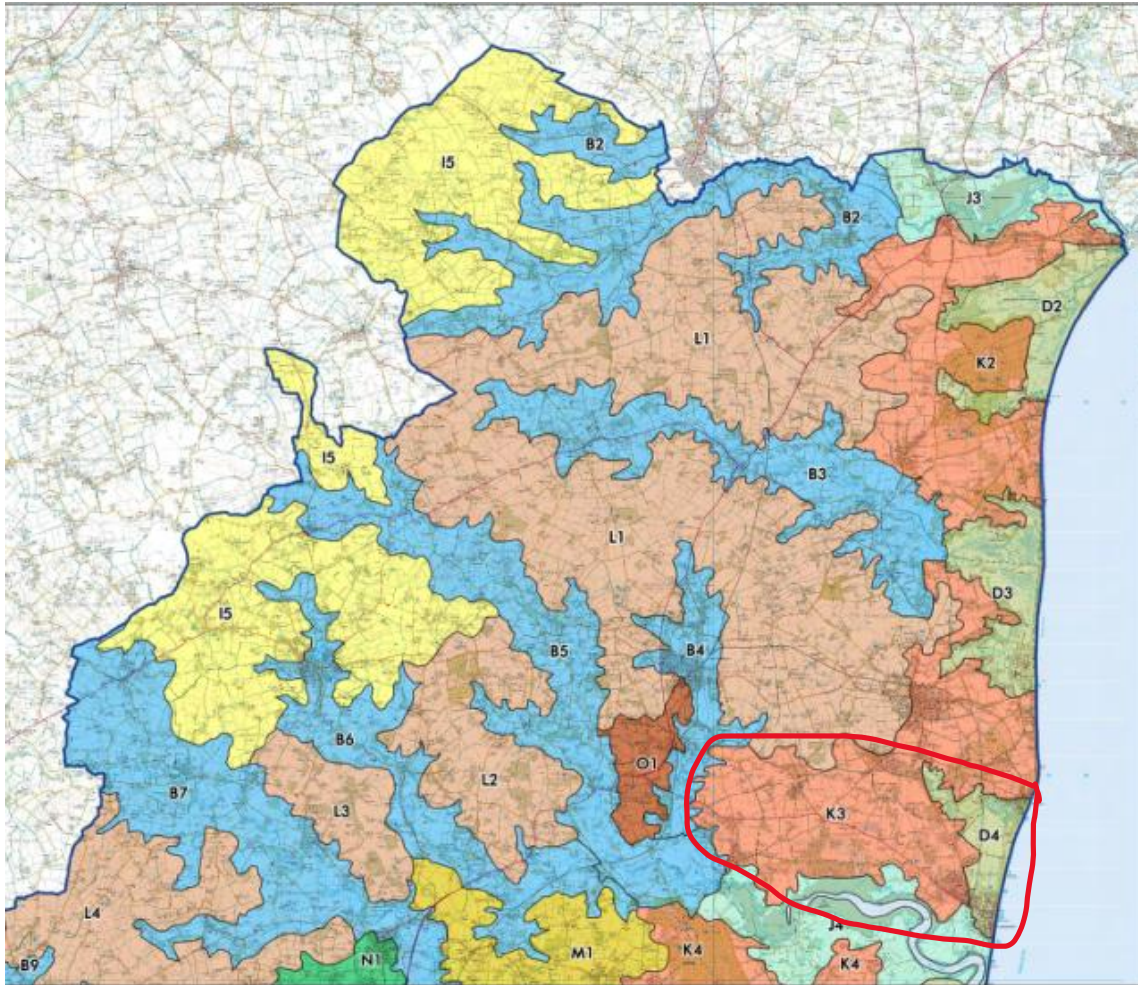


Figure 38: Suffolk Coastal Landscape Character Assessment 2018. Location of Neighbourhood Area shown in red.

### **Aldringham & Friston Sandlands Character Area K3**

8.11 Aldringham falls within the Aldringham & Friston Sandlands Character Area K3 as identified in Suffolk Coastal Landscape Character Assessment produced in 2018 to support the Local Plan.<sup>5</sup> The area is a coastal strip forming south of Minsmere to Thorpeness and Aldeburgh, then fans out to wrap under the south side of Leiston and spreads westwards to Knodishall, Friston and Snape. The edge of the Alde valley defines the area to the south and west. The area is entirely within the Estate Sandlands landscape type and is distinguished by its ‘Sandlings’ character and its relationship with the coast and its popular resorts. This is largely a flat and gently rolling farmland, regularly interspersed with small woodlands, and strips, and oak studded field boundaries. Pockets of heathland and woodlands exist alongside large-scale intensive agriculture, with leisure and tourism featuring heavily near the coast. It comprises the flat and gently rolling southern facing slopes that form the transition between the plateau of clay to the north and west, and the low-lying Coastal Levels and Valley Meadowlands of the Ore valley to the south. Land rises from just above sea level to the plateau edge at 15-20m AOD. The soils are the freely draining sandy

<sup>5</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/First-Draft-Local-Plan/SCDC-Landscape-Character-Assessment.pdf>

acidic soils found along the Suffolk Coast, overlying red crag which is formed of shelly-sand and silt deposits. Much of this landscape was previously managed as lowland heath, over many centuries, as it was too marginal to be of use to farming. It was used as common sheep grazing and for rabbit warrening. The landscape then underwent rapid change with the advancement of agricultural practices, such as irrigation, in the 20th century.

- 8.12 There is heathland at North Warren, Aldringham Common, The Walks, and Thorpeness Common, Names such as The Walks in Aldringham, references the old practice of walking sheep through the grasslands. These commons are varied in their composition. There are patches of sand sedge and heather, dispersed within acid grassland and associated flora, with gorse and bracken invading in some areas. The heaths are important for rare birds such as wood lark and night jar, and the woodlands support nightingale, bull finch, and tree pipits.
- 8.13 Tourism is contained at Aldeburgh and Thorpeness. Some related land uses spill into the countryside, such as car parks and the golf course. Along the Aldringham Road to the south low-density plots spread out either side along the B1122, continuously linking Aldringham to Aldeburgh. This road has a distinctive character whereby the ribbon development is set within the structure of the pine-heavy, wooded heath and has a strong vegetated character. The houses are well absorbed, yet feel somewhat intrusive within this distinctive, semi-natural Sandlings environment.
- 8.14 Sizewell nuclear power station is isolated from the landscape to the west, behind a series of marshes (in the Coastal Levels type), whose wooded edges provide screening from Leiston. The absence of water courses in the sandlands means settlement here was historically not very viable, but there are scattering of tumuli indicating the presence of ancient settlement here incusing Bronze age barrows in the vicinity of Aldringham Common. Traditional buildings tend to be subsumed within 20<sup>th</sup> century-built form, and hard to pick out. In the countryside only occasional cottages or farmsteads that predate this period are seen. These are a scattering of 17th century timber farmhouses, or roadside red brick cottages with plain tiles or pan tiles.
- 8.15 Detracting features include the double row of giant pylons that cross the area, carrying power away from Sizewell, passing north of Aldringham. They have a substantial impact in the more open areas, and they distort the sense of scale within the landscape. The white dome of Sizewell B has a similar effect on scale although is perhaps more an accepted and familiar sight, up and down the coastal zone. Visual experience and perceptions vary. The more semi-natural areas can feel scenic, feel rich in naturalness and provide enclosure in the woodland and wooded heaths. The farmland, where the structure of hedges and field boundary trees is sound, it can feel pleasant and looked after although expansive and windswept at times.
- 8.16 The settlements of Aldeburgh and Thorpeness are key components of this landscape. They have very different appearance and histories, exerting a significant influence on the overall character of the area and shaping people's experience and recreational focus.
- 8.17 The priorities for managing the impacts of development on this landscape type are identified in the landscape character assessment as:

- Protect remnant heathlands from any development that would result in their loss or reduction in area.
- Protect the sense of separation and openness between the settlements of Aldeburgh and Thorpeness and avoid ad hoc and incremental development which urbanises this coastal landscape, particularly along the open coast road.
- Manage AONB landscape to ensure its qualities are not harmed.
- Manage the heathlands to ensure retention and conservation of the remnants that remain.
- Consider how to prevent indirect effects resulting from adjacent land use changes such as increase in recreational pressure.
- Manage proliferation of further leisure and tourist related land uses (eg golf courses, caravan parks) especially in the quieter areas of the character area to avoid the profound direct and indirect impacts can result.
- Restore, maintain and enhance the network of pine lines, tree belts and pattern of small plantations found across much of this landscape type.
- Plan for the growth of settlement ensuring that the special qualities of Thorpeness, Aldringham and Aldeburgh are retained.

#### **Thorpeness to Aldeburgh Character Area D4**

- 8.18 This area comprises the stretch of coastline between the settlements of Thorpeness and Aldeburgh, and the shallow valley of the Hundred River, which stretches inland. The landscape is comprised of Estate Sandlands, Coastal Levels Sand dunes and shingle ridges along the coast and is an expansive, open and windswept landscape. The sense of scale strongly contrasts with the small-scale, sheltered character of the settlements of Thorpeness and Aldeburgh which represent important cultural and historical tourism features.
- 8.19 The flat, open valley floor of Hundred River, which comprises mainly reclaimed drained marshes used for grazing, is divided by regular, reed filled ditches and wetland areas, and dissected by a disused railway embankment which used to connect Aldeburgh with Saxmundham. Within the drained marshes, along the railway and around The Meare, are areas of scrub vegetation which provide visual structure. The open and unsettled area from the coast and landwards to the eastern side of the Fens is designated as part of the Leiston Aldeburgh SSSI as ‘a rich mosaic of habitats including acid grassland, heath, scrub, woodland, fen, open water and vegetated shingle. This mix of habitats in close juxtaposition and the associated transition communities between habitats is unusual in the Suffolk Coast and Heaths.’
- 8.20 Inland, where the railway line bisects the landscape, The Fens comprise part of the Sandlings SPA which is an area dominated by heathland developed on glacial sandy soils, exploited and lost during the 20th century when large areas of heath were planted with blocks of commercial conifer woodland and others were converted to arable agriculture. Remnant heath and those restored through conservation work support both acid grassland and heather dominated plant communities with dependent invertebrate and bird communities of conservation value. Woodlark and Nightjar have also adapted to breeding in the large blocks of conifer forest, as well as areas managed as open ground.



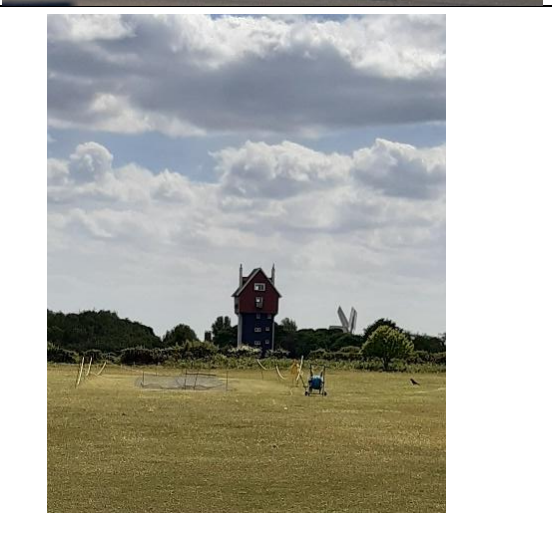
- 8.21 The area is known for the historic coastal settlements of Thorpeness and Aldeburgh, connected by a straight, unenclosed coast road offering views inland and out to sea. The beach comprises a shingle ridge, and close to Thorpeness, supports rare vegetation. There is a strong focus on recreation and coastal holidays, evident in the caravan parks and the 1900s planned seaside village of Thorpeness. Fishing boats and fresh fish outlets are scattered along Aldeburgh beach and coupled with wooded groynes and Victorian villas give rise to a more settled and urbanised coastal character contrasting with the character further north. There are open views across the water with boating activity focused on the fishing fleets and occasional views to distant container vessels in the North Sea.
- 8.22 The condition of this landscape is affected by the proximity of urban development and high numbers of visitors. Nevertheless, it retains a strong and intact character. Changes which are related to tourism can be seen in linear housing development along the coast, pressure for recreational development including caravan parks and access to the coast, and urbanisation of the seafront and beach between settlements. Vegetated shingle habitats are also suffering due to recreational disturbance and beach litter both from visitors and debris from the sea.
- 8.23 The priorities for managing the impacts of development on this landscape type are identified in the landscape character assessment as:
- Protect the sense of separation and openness between the settlements of Aldeburgh and Thorpeness and avoid ad hoc and incremental development which urbanises this coastal landscape, particularly along the open coast road.
  - Protect the natural character of the foreshore and its vegetated shingle.
  - Manage use of this area for recreation, protecting nature conservation value, facilitating appropriate access and channelling visitor pressure away from sensitive areas.
  - Manage areas of existing scrub and woodland, protecting the mosaic of habitats and variety of contrasting open and enclosed spaces found in this landscape.
  - Plan for the growth of settlement ensuring that the special qualities of Thorpeness and Aldeburgh are retained.

### **Thorpeness seafront**

- 8.24 The seafront area of Thorpeness represents a gentle transition from the built-up area to the open sea. This is achieved by several gaps allowing for views out to the sea from within the settlement, and by extensive open spaces and vegetation, which creates an open and inviting space for visitors and residents. Thorpeness was designed with access to the sea at its heart, and the many paths leading down to the beach are an important element of this area's specific character within the wider village. Proposals close to the seafront should consider the special atmosphere of this part of the settlement.

**Key Views**

8.25 Due to the areas of high-quality landscape in the parish, there are a number of important key views both within and between the two main areas of settlement.

<p>1: View from Aldeburgh Road (south of the Aldringham crossroads) looking west across the valley to the River Hundred. View over 'poppyfields' and a gently undulating landscape towards the treeline marking the River Valley.</p>	
<p>2: View from Aldringham crossroads looking north and east towards Elm Tree Farm. Looking across agricultural land towards the farm buildings and tree belt behind.</p>	
<p>3: View from Thorpeness Pavillion towards The House in the Clouds Long distance view across the open recreation field towards the iconic 'House in the clouds' set amongst a backdrop of trees with the sails of the windmill visible in the background.</p>	

4: View south of 'sheepwash crossing', looking south-west over Aldringham Fens. Long distance view across open fens towards woodland.



5: View from east of Little Beauties Wood looking north towards Aldringham Baptist Chapel. Narrow vista along the treed track towards the Chapel.



6. View from The Old School in Aldringham over the River Hundred valley. Wide long-distance view across heathland with groups of trees in dotted around the foreground and the river valley beyond.





Figure 39: Key views in Aldringham

### **Key Views in Thorpeness**

- 8.26 Due to the unique history and evolution of Thorpeness key views have a significant importance. Designed vistas in Thorpeness are an important feature of the settlement. Unlike many Conservation Areas, which developed over a long period, every detail at Thorpeness was planned which allowed buildings to be strategically placed, and long and short views to be included as part of the design process. Key views within Thorpeness fall largely into two categories; those focussed on landmark structures and those relating to landscape. These are shown on **Figure 40** below.
- 8.27 The Whinlands is a clear example of an axial route with the impressive form of The Almshouses providing a focus to the north, and The Meare being visible to the south. Lakeside Avenue is an example of a planned avenue with the Golf Clubhouse located on rising ground and in straight axis with the road. Views are also offered in the opposite direction towards The Haven. From the roundabout, as well as elsewhere along Lakeside Avenue, there are important views of both The Windmill and The House in the Clouds.
- 8.28 A similar effect is created on Westgate. The land rises to the east, and the line of structures either side of the road direct views towards Westbar. The Westbar also forms an impressive structure viewed from the east.
- 8.29 The curving form of The Haven, which heads south and becomes Aldeburgh Road, allows numerous views of The Meare as well as glimpsed shorter views towards The Emporium and the treed verges of the road. From The Whinlands, The Margaret Ogilvie Almshouses offers an impressive focal point.

- 8.30 From almost any point within the village, The House in the Clouds and the Windmill can be seen, although closer views of these and other structures, glimpsed between houses and over rooftops, are equally important.
- 8.31 Views of the coastline are best experienced from higher ground as the beach is largely obscured from view by dunes, houses, boundary walls, gardens, and scrub. However, there are important glimpses of the sea viewed from the end of Old Homes Road, The Coast Guards, The Benthills, the footpath between Killarney and Sans Souci and the boardwalk between The Shanty and The Cabin. The higher ground of The Benthills also provides clear views of Aldeburgh in the distance.
- 8.32 The open expanse of The Meare is a particularly good vantage point from which to enjoy views of the village and an opportunity to see the winding and climbing forms of The Haven and The Whinlands, as well as glimpses of the Golf Clubhouse and The House in the Clouds.
- 8.33 To the north, where the network of roads and paths are more informal, views are shorter and focussed on buildings and front gardens. These include views northwest up Beacon Hill Lane as well as east along Old Homes Road to The Old Barn. Facing west on Old Homes Road offers a view of both Ogilvie Hall and the village sign.
- 8.34 When approaching from the northwest, along the B1353, the crenelated top to Westbar can be seen over rooftops, and the side of Ogilvie Hall gradually comes into view. A belt of trees close to the north side of the road and behind a low wall largely restricts views of The Almshouses, whereas the gable end of The Dolphin Inn provides a clear focal point. The limited signage and lack of streetlighting and pavements make the views into the Conservation Area feel appealingly unspoilt.

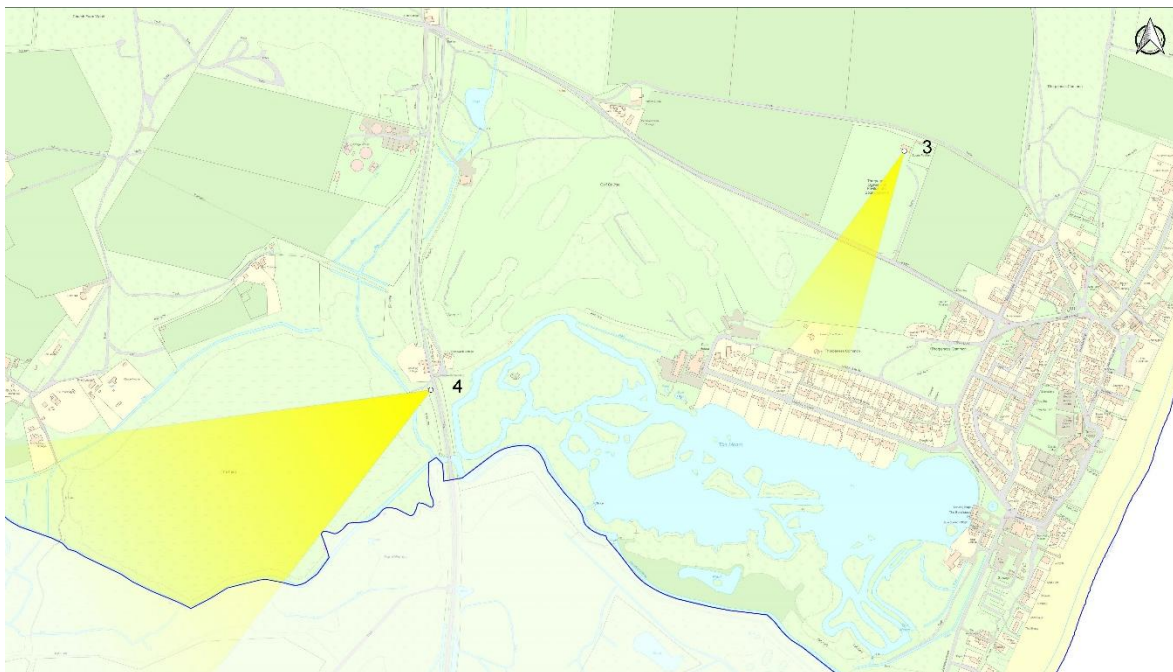


Figure 40: Key Views in Thorpeness

### Results of consultation with the community

- 8.35 It has been clear from consultation undertaken with the community to date that local residents, value their natural environment. Comments left at the policy ideas exhibition indicate that the community wished to protect the existing special views, the rural environment, flora and fauna, and landscape characteristics in the former Aldringham Special Landscape Area, which follows the route of the Hundred river. 53 of the exhibition attendees felt it was important to ensure that the current landscape breaks between the settlements of Aldringham and Leiston and Aldringham and Knodishall were maintained free from development and that connections including footpaths between various settlements should be improved for pedestrians and cyclists.
- 8.36 At the policy ideas exhibition, attendees were asked to identify important views. The Steering Group were mindful that any policy which sought to protect these views should focus on those that are 'important' to the overall landscape character of the parish and which can be enjoyed from publicly accessible locations, e.g., footpath, public highway, an existing open space, or through a gap between buildings or other public space. Many attendees commented that in addition to important views the approaches to the settlements were also important in terms of the rural feel of the area. This was particularly noted for Aldringham.



Figure 41a: Map from Policy Ideas Consultation Exhibition



Figure 41b – Entrance to Aldringham from the south along the B1122

8.37 Taking all of the above into account **Policy ACT5** has been developed.

**Policy ACT5**

**Landscape Character settlement gaps and important views:**

The visual scenic value and distinctive landscape character of the defined countryside within the parish will be protected from development which may result in significant adverse effects upon this character. In particular landscape features such as pine lines, areas of heathland, common and blocks of woodland which are synonymous with the Estate Sandlings and the Coastal Broads and Marshes landscape character types will be retained, restored and enhanced.

The existing landscape breaks that physically separate the distinctive settlements within the parish will be maintained as open countryside to prevent coalescence and loss of settlement identity and distinctiveness.

When considering applications for development high priority should be given to:

- Preserving the landscape break between Aldringham and Thorpeness.
- Protecting the sense of separation and openness between the settlements of Aldeburgh and Thorpeness and avoiding ad hoc and incremental development which urbanises this coastal landscape, particularly along the open coast road.
- Protect remnant heathlands from any development that would result in their loss or reduction in area.
- Protecting the natural character of the foreshore and its vegetated shingle.
- The open and undeveloped valley floor of the Hundred River to the southwest of Aldringham where development may have a material adverse impact on the qualities of the landscape that make it special.

- Including landscape improvements as an integral part of the development proposal.
- Ensuring that the special qualities and gaps between Thorpeness and Aldringham are retained.
- Maintaining a physical and visual gap between Aldringham and Knodishall and Aldringham and Leiston.
- Protecting the wooded landscape in the south of the parish including the preserved woodland adjacent to Aldringham Court and that on the eastern side of Aldeburgh Road which together form a wildlife corridor by the River Hundred.

### **Important Views**

The following views and vistas as shown on **(Figures 39 and 40)** above are identified as important public local views.

1. View from Aldeburgh Road (south of the Aldringham crossroads) looking west across the valley to the River Hundred.
2. View from Aldringham crossroads looking east towards Aldringham House.
3. View from Thorpeness pavilion looking south towards the House in the Clouds.
4. View south of 'sheepwash crossing', looking south-west over Aldringham Fens.
5. View from east of Little Beauties Wood looking north towards Aldringham Baptist Chapel.
6. View from The Old School in Aldringham over the River Hundred valley.

The scale, massing, and height of development proposals within or that would affect an important public local view should respond positively to the view concerned.

Development proposals which would have an unacceptable impact on the landscape or character of an important public local view will not be supported

**(See also Aldringham cum Thorpe Design Guidance and Codes)**

### **Biodiversity**

8.38 The parish includes some of the most important nature conservation sites in Suffolk and is around two thirds covered by the Suffolk & Essex Coast & Heaths National Landscape which runs parallel to the North Sea coast. The parish contains the Leiston Aldeburgh Site of Special Scientific Interest (SSSI), Sandlings Special Protection Area (SPA) and a small part of the North Warren RSPB Reserve. On the parish boundaries lie the Southern North Sea Special Area of Conservation and Outer Thames Estuary Special Protection Area. There are two sites of Geodiversity importance which are:

- Thorpeness County Geodiversity Site (CGS),
- Thorpeness Cliff CGS,

And three County Wildlife Sites

- Suffolk Shingle Beaches County Wildlife Site (CWS),
- Dower House CWS
- Aldringham to Aldeburgh Disused Railway Line CWS.

There is also a Local Nature Reserve at The Haven. Aldeburgh, which although not in the parish, restricts access to an especially important area of lagoons and reedbeds to the south of Thorpeness.

- 8.39 The Leiston Aldeburgh SSSI was established because of the complex mosaic of habitats in this location, including extensive reedbeds, lowland acid grassland, mudflats, lagoons, shingle, woodland and heath. The site supports the largest continuous stand of reed in England and Wales and contains a rare ecological transition zone between brackish and freshwater marshes. This supports nationally scarce plant species, invertebrates and birds. It is an important stopping point for migratory birds and is a breeding ground for many bird species. As mentioned in earlier chapters, the parish has a number of national and international wildlife designations. Aldringham Common is SPA and SSSI and is part of a large tract of wildlife habitat that forms the Leiston-Aldeburgh SSSI which contains a rich mosaic of habitats. Recent surveys carried out by energy developers have confirmed the presence of protected species in the Hundred River valley east of the Aldeburgh Road and these are to be formally included on the National Biodiversity Database. Furthermore, the waterway itself is critical to maintaining the ecological diversity at the RSPB reserve at North Warren.
- 8.40 The coastal area of the parish is valued for nature conservation, and the disused railway is a County Wildlife Site (CWS) for its species rich grassland. In addition, consideration should be given to the protection, restoration and enhancement of natural features where they are typical of the prevailing landscape character types, such as woodlands, tree belts and plantations, straight hedges etc and where development would damage their wildlife value.
- 8.41 The NPPF requires the planning system to contribute to and enhance the natural and local environment. This includes protecting and enhancing valued landscapes and minimising impacts on biodiversity and providing net gains in biodiversity. One of the principles to protect and enhance biodiversity in the NPPF states:
- “if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.*
- 8.42 The Environment Act 2021 makes provision for achieving a minimum 10 per cent biodiversity net gain (BNG) to be a condition of receiving planning permission. This provision came into force fully in April 2024 and is now mandatory on all new development except for a limited number of exceptions as set out in the NPPF.

**Visitor and recreational pressure**

- 8.43 Due to the presence of the designated sites in the parish any future development will need to be managed carefully particularly in respect of the potential impacts on those sites from increased recreational pressure from residents and from visitors.

- 8.44 The parish falls entirely within the Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)<sup>6</sup>. This has been prepared to provide a mechanism through which impacts from increased recreation can be avoided and mitigated via financial contributions towards the provision of strategic mitigation. Where mitigation is proposed to be provided through alternative mechanisms, applicants will need to provide evidence to demonstrate that all impacts are mitigated for, including in-combination effects. Natural England advises that consideration of ‘offsite’ measures (i.e., in and around the relevant European designated site(s)) is required as mitigation for predicted recreational disturbance impacts. Depending on the size and location of the development, additional measures such as Suitable Alternative Natural Green Spaces (SANGS) may be required as part of development proposals.
- 8.45 The RAMS applies to all forms of residential development and therefore consideration is given to the need to manage proliferation of further leisure and tourist related land uses (eg golf courses, caravan parks) especially in the quieter areas of the parish to avoid the profound direct and indirect impacts which can result. In addition, managing the use of this area for recreation, protecting nature conservation value, facilitating appropriate access and channelling visitor pressure away from sensitive areas is given high priority.
- 8.46 The Suffolk Local Nature Recovery Strategy (led by Suffolk County Council) was adopted in October 2025. The strategy identifies priority actions for nature and maps specific areas for improving habitats for nature recovery and will be used to inform both the review of the Local Plan but also future reviews of this Neighbourhood Plan.

**Policy ACT6** below has been developed taking all of the above into account.

<b>Policy ACT6</b>	<p><b>Biodiversity:</b></p> <p>All development proposals should avoid the loss of, or substantial harm to biodiversity habitats including but not limited to important pine lines, ponds hedgerows, blocks of woodlands, heathland, and other semi natural habitats in the parish.</p> <p>Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.</p> <p>The extent of any net gain in biodiversity should be in accordance with national policy and a minimum of 10% with an aspiration to deliver 20% net gain wherever practicable. Otherwise, acceptable development proposals, which deliver measurable biodiversity gains will be supported. Examples may include:</p> <ul style="list-style-type: none"> <li>• the creation of new natural habitats, including ponds,</li> <li>• planting additional native species of tree(s) and/or hedgerow(s) which reflect the character of the area,</li> <li>• restoring and reconnecting fragmented habitats and wildlife corridors, e.g. the River Hundred corridor.</li> </ul>
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<sup>6</sup> <https://www.eastsuffolk.gov.uk/planning/developer-contributions/habitats-regulations-mitigation-rams/>

## Coastal Protection

**Objective 4:** To encourage public and private initiatives to maintain sustainable land use and protect residents and properties from flooding, along the shoreline and low-lying inland areas, consistent with the existing Shoreline Management Plan

- 8.47 As mentioned in earlier chapters the eastern part of the parish is subject to coastal erosion with properties in North End Avenue under threat from demolition orders should the cliffs on which they are located become undermined.
- 8.48 The NPPF makes it clear that planning policies and decisions should take account of the UK Coastal Marine Policy Statement and relevant marine plans. Integrated Coastal Zone Management should be pursued across local authority boundaries. Until March 2025 the Neighbourhood Area was within the Coastal Partnership East (CPE) which was a partnership of East Suffolk Council and Great Yarmouth Borough, the Broads Authority and North Norfolk District. The NPPF also states that the risk from coastal change should be reduced by avoiding inappropriate development in vulnerable areas and not exacerbating the impact of physical changes to the coast.
- 8.49 East Suffolk together with its local authority partners produced a Supplementary Planning Document on the issue of Coastal Adaptation which was adopted in September 2023. The SPD aims to bring together the existing Local Plan and strategic policies governing this subject and provide some additional guidance to assist with their implementation at a practical level.
- 8.50 The SPD identifies the predominant trends which indicate accelerating sea-level rise, milder wetter winters, drier hotter summers, and an increase in extreme weather events such as storm surges. The effects of climate change are likely to accelerate rates of coastal erosion. There are particular implications for cliff instability as slips and slumps can be caused by groundwater changes due to periods of extreme winter precipitation and periods of drying. The resilience of risk management infrastructure, for example degradation through storm surge damage, is also a key impact. The extreme and accelerating nature of climate change is also increasing the uncertainty about the accuracy of coastal change predictions, which emphasises the importance of taking an appropriate approach to the application of climate change data.
- 8.51 East Suffolk Council applies a 30-metre risk zone landward of areas identified as a Coastal Change Management Area or Hold The Line (HTL) areas in order to ensure that developments take account of the coastal erosion risk in the general vicinity. Part of the Neighbourhood Area, i.e. the eastern extremity falls within this area and Thorpeness is classified as 'managed realignment'.
- 8.52 Within Short-term risk areas (up to 20-years' time horizon) of the CCMA: only a limited range of types of development directly linked to the coastal strip, such as beach huts, cafes/tea rooms, car parks and sites used for holidays or short-let caravans and camping may be appropriate. All would require time-limited planning permissions. Within the medium (20 to 50-years) and long-term (50 to 100-years) risk areas of the CCMA: a wider range of time-limited development, such as hotels, shops, office or leisure activities requiring a coastal location and providing economic and social to the community benefits (Nation Guidance expects these benefits to be substantial - Planning Practice Guidance Paragraph: 073 Reference ID: 7-073-

20220825 Revision date: 25 08 2022), may be appropriate. Existing buildings, infrastructure and land-use subject to the relevant planning permission could adapt and diversify to changing circumstances, where it reduces vulnerability, increases resilience and raises funds to facilitate subsequent relocation. Permanent new residential development (including through change of use) will not be appropriate within a CCMA.

- 8.53 East Suffolk has adopted local plan coastal policies that preclude planning permission for permanent new residential development within the identified CCMA. This also includes any proposals for replacement dwellings and changes of use of other buildings to permanent residential accommodation. Significant new build development of a permanent nature that is not associated with an existing building and/or use, is unlikely to be appropriate within the CCMA, whatever its proposed use. Essential infrastructure and community use that are fundamental to the normal functioning of a settlement can be considered appropriate within the CCMA, where it can be demonstrated that there is no other more suitable location that is feasible.



Figure 42: Coastal Change Management Area shown orange.

- 8.54 Adopted Local Plan Policy SCLP9.4, Coastal Change Rollback or Relocation sets out the position in respect of relocation and replacement of dwellings affected by coastal erosion and allows for permission to be granted in the open countryside subject to criteria ensuring the development replaces a permanent building which is within the Coastal Change Management Area, and it is forecasted to be affected by erosion within 20 years of the date of the proposal; the relocated dwelling should be in a location which exhibits a similar or improved level of sustainability with respect to access to services and facilities as the original dwelling; the relocated dwelling is

outside of the Coastal Change Management Area and the existing site is either cleared and made safe or put to a temporary use beneficial to the local community. The policy does not differentiate between second homes and those occupied on a permanent basis.

### **Coastal Erosion at Thorpeness**

- 8.55 Thorpeness' shoreline is relatively stable, and long-term average erosion rates are low compared to others in Suffolk. Rates and directions of sediment movement along the coast here are variable, but volumes are considerable. The general trend is for periods of normal beach levels fluctuation to be interrupted by spikes in erosion. The stability is provided by the influence of a geologically robust 'Coralline Crag' outcrop. Erosion pressure is temporally and spatially variable; reasons for this are poorly understood, but likely related. A significant part of Thorpeness village's appeal is owed to the coastline. The frontage accommodates several large properties of significant value, hence the community aspiration "to provide protection to property north of the Headlands to year 2060". Localised erosion has recently focused on the northern coastal frontage and in December 2022, The Red House on North End Avenue was demolished as a direct result of coastal erosion. There were sea defences in the form of gabions, made from rocks in wire baskets at the base of the cliff in front of the Red House, but these were ripped out by bad weather in February 2021. The owners of other properties in North End Avenue have spent considerable sums of money placing rock armour on the beach in front of their properties in an attempt to reduce the risk to their own properties. They formed a Community Interest Company in March 2021, for the purpose of raising funds to combat the coastal erosion.
- 8.56 In 2016 Mott MacDonald (MML) produced a Works Options Report for East Suffolk, which identified six potentially viable works options. Some of the options were technically unsuitable and financially unviable, particularly when the decommissioning costs were considered. The three remaining viable options required substantial intervention and are as follows:
1. Beach recycle/recharge monitoring and emergency planning. This requires the creation and maintenance of a beach wide enough to absorb losses from erosion events and would avoid excessive degradation of existing defences. This option works with inherent coastal processes, but sediment availability from local donor sites would be a long-term challenge.
  2. Small, low level rock revetment with end transitions. This option involves the strategic placement of ~30 tonnes of rock armour would provide a tried, trusted and robust cliff-toe defence. A rock slope could present an increasing challenge to safe public access over that of existing or alternative options.
  3. Medium, low level rock revetment with end transitions. The medium rock revetment option is larger in scale, potentially offering a higher level of coastal protection, but also instigating higher environmental impact and cost. The rock slope could be built in the space occupied by the geobags.
- 8.57 Public consultation on the identified options took place in 2019, and the most popular options were 3 (41%) and 2 (22%). The most recent estimates of the costs of such options range from £4-6m. There is currently no preferred scheme or design details available.
- 8.58 The Policy Ideas Exhibitions undertaken for the Plan revealed mixed views on this subject with some respondents indicating that this was the most important issue likely to affect the Thorpeness area of the parish over the Plan period and that it required

immediate addressing, with other respondents indicating that further coastal erosion was inevitable and resistance to it was futile. On 31 March 2025, Coastal Partnership East, the coastal management partnership of North Norfolk District Council, Great Yarmouth Borough Council and East Suffolk Council, was dissolved. The initial partnership agreement anticipated peaks and troughs of resource sharing at different times across the three councils. However, there has been a continual demand on each local authority to manage the effects of sea level rise and climate change. Therefore, the councils agreed to dissolve the partnership to allow the three individual councils a more flexible approach and ability to focus on their own specific coastal management needs. In this context East Suffolk Council will continue to support the residents of Thorpeness through its Coastal Management team. In addition, the Parish Council will support local initiatives to address coastal erosion in the parish where these are supported by public consultation.

### **Drainage and Surface Water Flooding**

- 8.59 Autumn and Winter 2023 were particularly noted for high levels of rainfall which resulted in numerous occurrences of flash flooding in a number of parishes in East Suffolk. Heavy and prolonged periods of rain also continued into 2024, and water tables remain high. Parts of the parish such as Aldringham Lane and Old Homes road in Thorpeness experienced severe localised flooding from surface water, however high rainfall and the storms that bring it have other potential impacts on the parish.
- 8.60 In the event of a storm surge causing flooding to the Aldeburgh marshes and Thorpeness Meare, it is likely that Thorpe Road would be inundated and access to Thorpeness village lost from that direction. That would leave Aldringham Road /B1353 as the remaining access over public highways.
- 8.61 There is a low point in Old Homes Road which is not highlighted in the flood risk maps. The predicted extreme sea levels could result in a breach at the beach access between Johnnygate and Tinkers End, resulting in quite extensive flooding of Old Homes Road. It is important therefore that where new development occurs it should have adequate drainage systems in place both for surface water but also for sewage. New development should not lead to the exacerbation of existing localised flooding problems or cause new ones. The use of well-designed and located Sustainable Drainage Systems (SuDS) will help to mitigate these risks as well as having the potential to provide other benefits for biodiversity and recreation. Suffolk County Council as Lead Local Flood Authority (LLFA) recommends the use of SuDS in all new development even minor developments and **Policy ACT7** has been developed accordingly.





Figure 43: Localised flooding on Aldringham Lane in December 2023 and Old Homes Road, Thorpeness in October 2023

**Policy  
ACT7**

**Drainage and surface water flooding**

As appropriate to their scale, nature and location, development proposals should use appropriate sustainable drainage systems which will mitigate and protect against pollution, provide drainage and wider amenity and, where appropriate, recreational and biodiversity benefits.

New sustainable drainage system should, meet the four pillars of sustainable drainage (Quality, Quantity, Biodiversity, Amenity) and be green and open. This includes raingardens, downpipe planted attenuation, swales, basins, rills, and other naturalised features. This approach should be prioritised over features that provide grate systems and widespread permeable paving. Development proposals should demonstrate through the submission of a drainage strategy to accompany the submission of a planning application how they will discharge surface water in accordance with lead local flood authority guidance to mitigate its own flooding and drainage impacts, whilst avoiding increases of flooding elsewhere.

Development proposals should be designed to avoid the exacerbation of existing localised flooding or create new areas of flooding. The following are identified as particularly vulnerable existing areas of localised flooding in the parish:

- a) Aldringham Lane
- b) Old Homes Road, Thorpeness
- c) Gipsy Lane, Aldringham.



## 9. Heritage, Design and Tourism

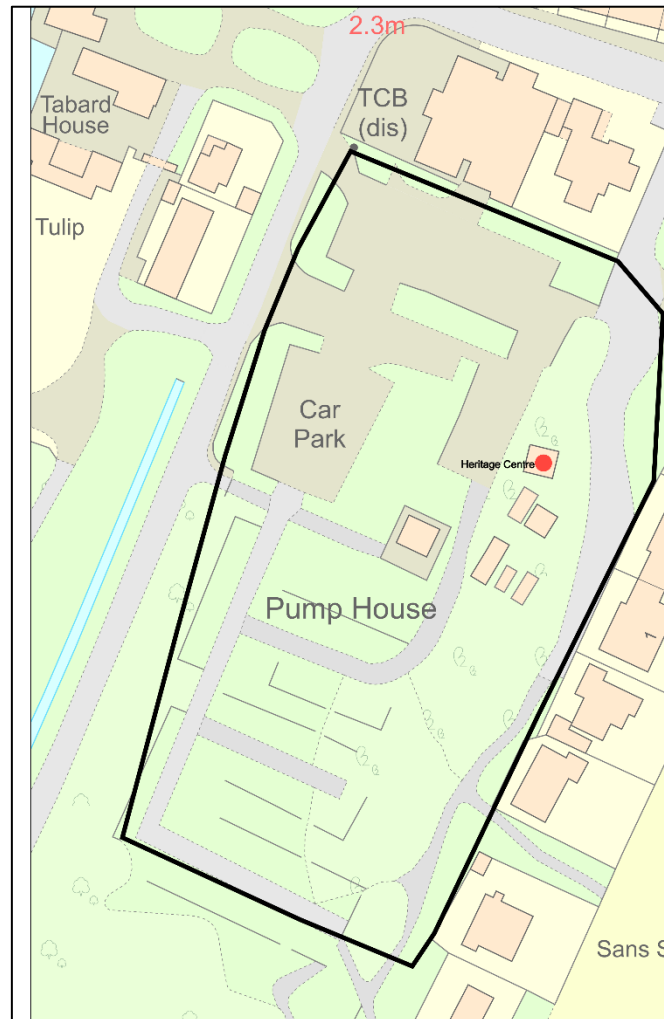
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**Objective 5** To encourage the provision of appropriate visitor facilities at key destinations, consistent with the protection and conservation of the environment, to facilitate enjoyment, recreation, research, education, involvement, and communication.

- 9.1 Given its historic and innovative origins, it is unsurprising that there is a strong cultural heritage within the parish with a thriving Thorpeness and Aldringham Heritage Group which exists to promote the rich history of the Parish and also to influence the evolution and development of Aldringham and Thorpeness for residents, businesses and visitors alike. There is a dedicated website and a well promoted and designed heritage trail. <http://www.thorpenessandaldringhamheritagegroup.co.uk/heritage-trail.html> .
- 9.2 The trail tells the story of how the former fishing hamlet of Thorpe developed into a unique holiday village from the early 20<sup>th</sup> century. The Heritage Group is based at the Thorpeness Heritage Centre which is located in the main public car park between the Meare and the beach. The centre or ‘hut’ as it’s known, is a small, black, wooden building with a pantiled roof. The Heritage Group have been considering the potential for either a new or improved building which would enable more space for exhibiting, information and interpretation and act as a greater attraction in its own right. This could be undertaken in conjunction with reconfiguration of the existing car park. A feature of the existing car park is the way in which the areas used for car parking is interspersed with areas of green space which help to soften the impact of the car parking use and helps to give it a rural feel at the edge of the settlement. Any proposed changes to the car parking arrangements in this location should retain these areas of greening which contribute to its rural character. There are currently no firm plans or funding in place, but should these develop over the course of this Neighbourhood Plan period, then policy support for an appropriate scheme is provided in **Policy ACT8 below**.



Figure 44: Thorpeness Heritage centre



**Policy  
ACT8**

**Heritage Centre (Thorpeness)**

Proposals for the enhancement or extension or appropriate redevelopment of the heritage centre including proposals for the centre of the car park will be supported, subject to compliance with the other policies in this plan relating to design and impact on nature conservation interests.

**Objectives 6:** To protect, conserve and enhance the parish's built heritage, both designated and non-designated

- 9.3 Any visitor to the parish will immediately be struck by the distinctiveness of the two main areas of settlement. Aldringham which is typical of a small Suffolk crossroads village, with older properties clustered around a green and Thorpeness with its unique design deliberately seeking to maximise its coastal potential.



Figure 45:  
Aldringham  
Crossroads

- 9.4 Thorpeness, originally a fishing hamlet, however, is an example of a 'planned' development. Ogilvie's vision was influenced by Ebenezer Howard's book 'Garden Cities of Tomorrow' (1898) and the author's radical views on town planning and healthy living. In sketching out the settlement Ogilvie avoided the ordinary, monotonous, and the coastal clichés of piers and promenades in favour of a more naturalistic setting for his development. With the building of Thorpeness, the old structures of Thorpe were retained to add character to Ogilvie's set piece settlement. The area around Beacon Hill Lane retains a strong sense of the former village. Houses, called bungalows, would be grouped around a new lake, and long or short-term lettings of fully equipped houses would be offered. The earliest houses were laid out in a formal and linear way, but in being set amongst the natural landscape, with scrub allowed to grow between properties and open boundaries, a picturesque quality resulted. Each house was subtly different, which added considerable interest to the evolving character and streetscape.



Figure 46: Housing development in Thorpeness

9.5 Thorpeness contains few listed structures, but those that have been statutorily recognised make an exceptional contribution to the area, including landmark structures such as the Windmill, The House in the Clouds, The Almshouses and Westbar; all structures that now define the village. The significance of some of the earliest and best-preserved houses facing The Meare has also been recognised not only for their architectural style but also the construction techniques employed, including the use of concrete and other fireproof materials.



Figure 47: Westbar, Thorpeness and Thorpeness Windmill

9.6 The oldest building in the parish is St Andrew's Church. The Church was probably built by Ranulph de Glanville who founded nearby Leiston Abbey. In the middle of the 15<sup>th</sup> century a sizeable flint tower was built against the west end of the nave. This originally contained three bells although two were later sold. The tower was struck by lightning and fell into ruins in the mid-17<sup>th</sup> century and has not been reinstated. The Church therefore remains towerless. A major northern extension was constructed in 2003.



Figure 48: St Andrew's Church northern extension.

- 9.7 The results of the Policy Ideas Exhibition revealed that the rural feel of all parts of the parish and the quality of the historic environment and the maintenance of traditional buildings were important to local residents. **Policy ACT9** below has been devised taking this into account.
- 9.8 The Government's National Planning Practice Guidance (NPPG) recognises that there are buildings, monuments, sites and places and areas of landscapes identified as having a degree of local significance meriting consideration in planning decisions, but which are not formally designated heritage assets e.g. Listed buildings. In some areas, local authorities identify some Non-designated Heritage Assets as 'locally listed'. The NPPG goes on to explain that these can be identified through Neighbourhood Plans (and Local Plans) and can be a positive way for the local authorities and the community to identify Non-designated Heritage Assets against consistent criteria to improve the predictability of the potential for sustainable development. This Neighbourhood Plan uses East Suffolk Council's published criteria for identifying NDHAs, which are set out in **Appendix C**.
- 9.9 The NPPF indicates that the effects of an application on the significance of a Non-Designated Heritage Asset should be taken into account in determining applications.
- 9.10 The results of survey work carried out by the Steering Group, the revised Conservation Area Appraisal and the Design Code have all contributed to identifying a number of potential Non-designated Heritage Assets as set out in **Appendix C**. In addition, the Neighbourhood Plan Policy Ideas Exhibition sought nominations for further suitable candidates that would be worthy of a form of local protection due to their contribution to the character of the Parish.
- 9.11 The Conservation Area Appraisal for Thorpeness completed in 2022 identifies several buildings within the Conservation Area boundary which make a positive contribution to its character and are in effect already identified as non-designated heritage assets (NDHAs) and would be treated in that way should a relevant application be submitted. This is shown in Figure 52 below. In this context the third criterion of the first part of the policy refers to those building identified within the Conservation Area Appraisal as positive buildings and NDHA 23 (Old Thorpe House) which is the only

NDHA inside the Conservation Area. As a further level of detail, the Steering Group have therefore concentrated their efforts in identifying NDHA which do not currently have any other form of protection and have not been previously identified. These are outside of the Conservation Area Boundary and within Aldringham.

9.12 All potential NDHA considered to be worthy of identification have been included in **Policy ACT9** below and are shown on Figures **49, 50 and 51** below

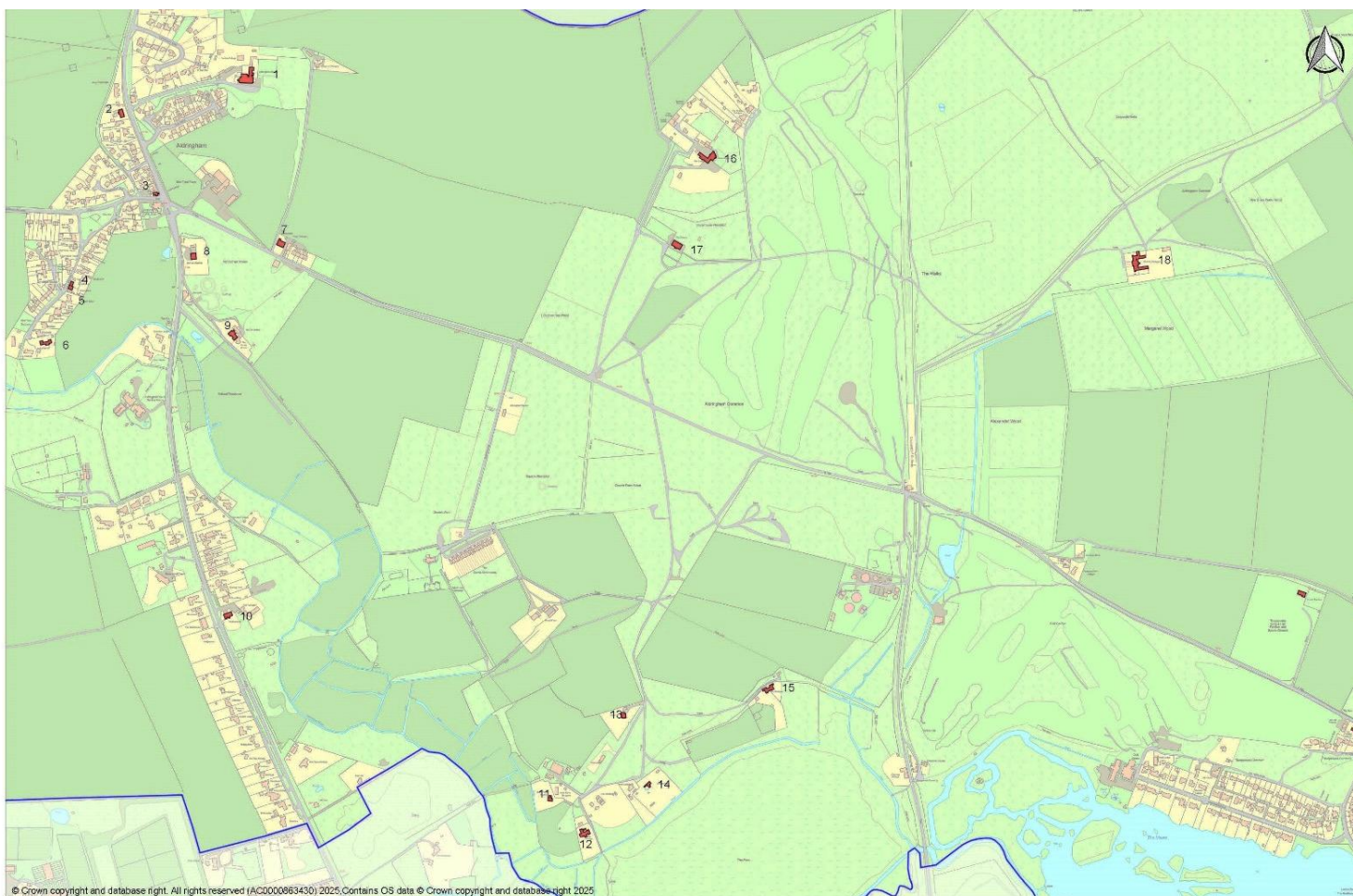


Figure 49: NDHA in Aldringham: Source Parish-online with own annotations. Parish boundary shown as blue line.

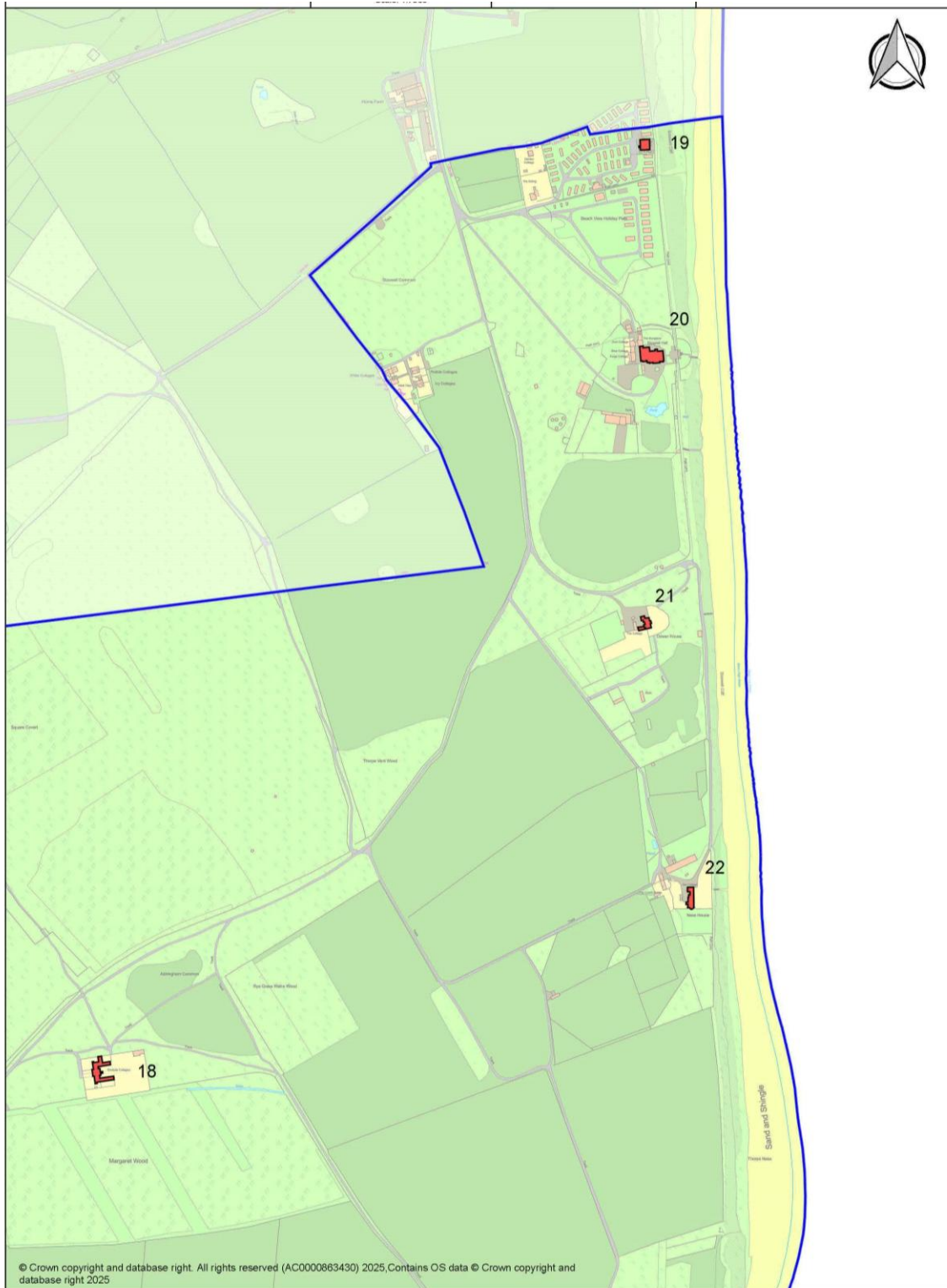


Figure 50: NDHA in Sizewell: Source Parish-Online with own annotations. Parish boundary shown as blue line.

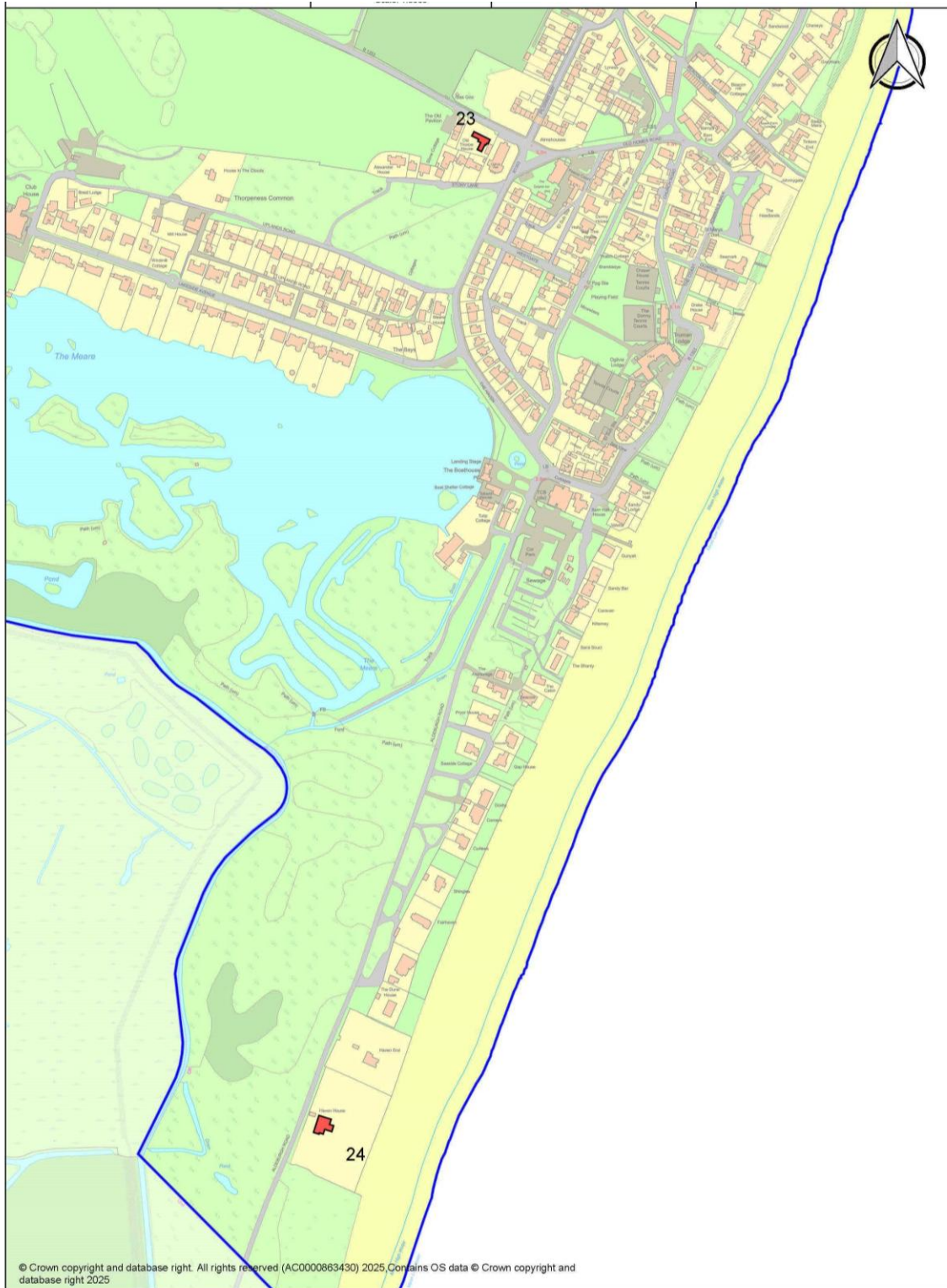


Figure 51: NDHA in Thorpeness outside of the Conservation Area. Source: Parish-online with own annotations. Parish boundary shown as blue line.

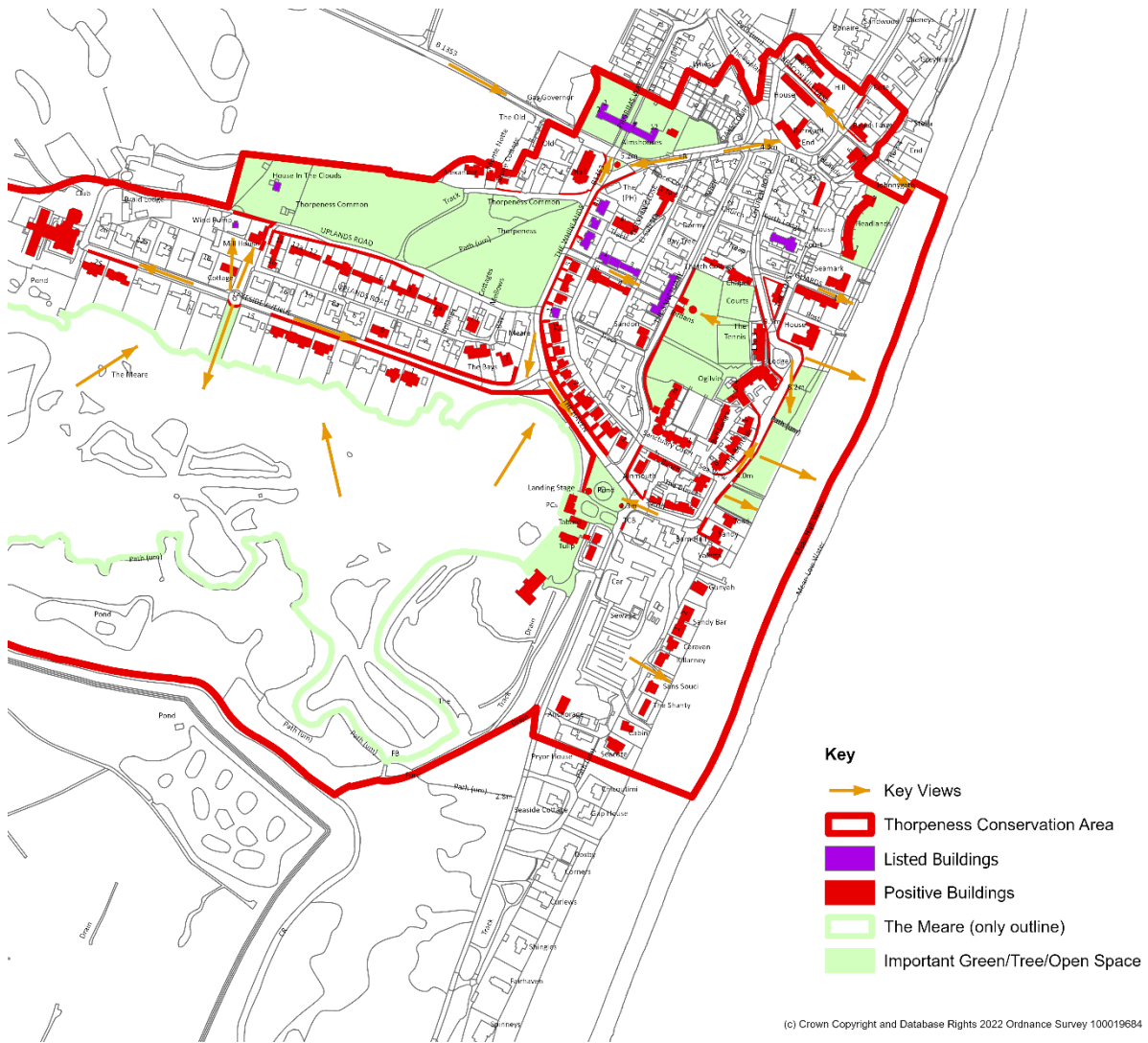


Figure 52: Extract from Thorpeness Conservation Area Appraisal showing positive buildings within the Conservation Area.

**Policy ACT9**

**Heritage Protection and enhancement**

As appropriate to their scale and nature, development proposals that would affect the character, significance and setting of the parish’s designated heritage assets, including archaeological assets, listed buildings, the historic park and garden at The Meare, and the Thorpeness Conservation Area should:

1. preserve or enhance the significance of the heritage assets of the parish, including the contribution made to their setting and the wider built environment.
2. take sufficient account of important views both into, within and out of Thorpeness Conservation Area particularly those focussed on landmark structures and those relating to landscape.
3. retain buildings and spaces within the Conservation Area, the loss of which would cause harm to the character or appearance of the surrounding area.

4. improve or bring a redundant heritage asset, e.g., a barn, boatshed or other unused building back into use provided that the proposal also satisfies other relevant policies in the Neighbourhood Plan.
5. contribute to the parish's local distinctiveness, built form and scale of its heritage assets through the use of appropriate design and materials in keeping with the local vernacular.
6. be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area's character, appearance, and its setting.
7. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, and provide clear justification, in a heritage statement, for any harm to the significance of the heritage asset.

### **Non-Designated Heritage Assets**

The heritage assets shown on Figures **49, 50 and 51** are heritage assets that are considered to be locally important to Aldringham cum Thorpe in terms of their local architectural, historical, or cultural significance and these will be treated as Non-designated Heritage Assets.

1. Aldringham House
2. Hill House, Aldringham
3. The Old Post Office
4. Millbrook
5. Willow Bank
6. Longcroft
7. The Old Blacksmith's
8. The Old Vicarage
9. The Old School
10. Heatherlands
11. Birds Farm
12. Pan Cottage
13. Colts Hill
14. Chapel House
15. 1-2 Fen Cottages
16. Stone House
17. The Old Baptist Chapel
18. 1-5 Shellpits Cottages
19. Hill House, Sizewell
20. Sizewell Hall
21. The Dower House
22. Ness House
23. Old Thorpe House
24. Haven House

Development proposals affecting these Non-designated Heritage Assets will be determined with regard to the scale of any harm or loss to their significance which may include its setting and relationship to its immediate surroundings and the contribution it makes to the character of the local area. Development proposals that would affect a non-designated heritage asset should be accompanied by a proportionate heritage statement.

## The Design of new development

**Objective 7:** To maintain a high-quality level of design and ensure that new development celebrates, respects and enhances the established character and distinctive architecture of all parts of the parish.

- 9.13 One of the determinants of whether any new development is successful or not will be dependent upon how well it is considered to integrate with its surroundings. Matters such as design, impact on local character, layout and scale are the most common issues that will cause the local community concerns about any proposed new development. If a community believes that it has been involved in and been able to influence the design of a development at an early stage, the higher the likelihood that the development will be considered to be acceptable.
- 9.14 Whilst to an extent design and impact on local character are subjective judgments, these can be influenced by breaking design elements down into component parts and attempting to address them. Whether a proposed new development relates well to and enhances the existing character and context, is one of the most common judgments to be made, yet there is often very little evidence or guidance to assist local people in making that judgement.
- 9.15 A key purpose of the Neighbourhood Plan is not only to help influence the designers and proposers of development at an early stage of formulating their proposals, but also to help promote an understanding of what elements make up the character of the area and what constitutes good design that respects local character.
- 9.16 Government guidance places considerable emphasis on achieving well-designed places. The NPPF describes it as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development proposals acceptable to communities. Effective engagement between applicants, communities and local planning authorities is essential.
- 9.17 The NPPF states ‘Design policies should be developed with local communities so that they reflect local aspirations and are grounded in an understanding and evaluation of each area’s defining characteristics.’ Neighbourhood Plans can play an important role in identifying the special qualities of an area and how they should be reflected in development.
- 9.18 In addition, the NPPF makes clear that local planning authorities should ensure that visual tools such as design codes and guides are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character and preferences. They should provide a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals. It also makes clear that the level of detail and degree of prescription within design codes and guides should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety where this would be justified.
- 9.19 Design coding is one tool available to local planning authorities, communities, and developers to define and deliver design quality, in addition to design guides, planning briefs, heritage characterisation studies, standards and masterplans as set out in the

NPPF and planning practice guidance. A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.

- 9.20 In Summer 2022, the Steering Group commissioned consultants AECOM to undertake Design Guidance and Codes for the Parish. The AECOM work was completed in November 2022 and is a supporting document to the Neighbourhood Plan. The work has been used to inform **Policy ACT10** below.
- 9.21 The Design Guidance and Codes cover the whole parish and provides guidance for the two distinctly different settlements of Aldringham and Thorpeness. This approach is consistent with the views of the community as expressed later through the Policy Ideas Exhibition where it was felt to be extremely important that the Design Code work reflected the difference in character between those two parts of the parish. The Design Code preparation involved a detailed analysis of the local character of the parish, a character overview of each of the settlements and then developed some strategic design guidelines and identified a palette of materials which should influence the design of future development. In addition, the report provides specific guidance for the Parish Council in the form of a checklist to use when assessing and responding to consultation in future planning applications for new development. **Policy ACT10** has been prepared using this guidance.



Figure 53: Examples of new development in the parish

**Policy  
ACT10**

**New design**

All new development in Aldringham cum Thorpe should reflect the local distinctiveness and rural character of the parish and seek to raise the overall quality and design of new buildings.

Proposals should have regard to the advice contained within the Aldringham cum Thorpe Design Guidance and Codes for the Neighbourhood Plan area and should be based on an understanding of the relevant geographical 'character' area within which the proposal falls (as highlighted in the Design Guidelines and Codes).

As appropriate to their scale, nature and location development proposals should accord with the following criteria:

**Aldringham:**

- a) Developments should preserve a sense of rural and a lower density feel by accommodating front gardens of at least 2 metres depth and soft boundary treatments consisting of trees and hedges
- b) Future building heights should not exceed 2 and a half storeys
- c) The proposed colour palette and materials should align with existing character which is brick or white or pastel render and clay pantiles for roofing
- d) Gaps and filtered views into the surrounding countryside between properties should be preserved as this contributes to the rural character
- e) Walking and cycling routes should be promoted wherever practicable
- f) Public Rights of Way should be carefully incorporated into any future Developments
- g) Where feasible, parking must be on plot and to the side or front to avoid cluttering the narrow lanes with vehicles.

**Thorpeness:**

- h) Development in the Conservation Area should respond sensitively to the significance of listed or landmark buildings and their settings.
- i) Retain the history and unique character of the area providing clear identifiable links between the design of a proposal and Thorpeness' architectural themes
- j) Avoiding obtrusive visual impacts on local natural features that form the backdrop for Thorpeness' historic and built environment such as The

**Meare**

- and the beach
- k) Landmark buildings can exceed typical heights in Thorpeness of 2-3 storeys if the design is of an exceptional quality
- l) Promotion of on-plot parking rather than on-street parking to reduce congestion on streets and preserve the rural aesthetic
- m) Promotion of walking and cycling with places to park bicycles at key local amenities



## 10. Access, Community and Recreation

**Objective 9:** To sensitively manage and improve access and public enjoyment of the key coastal landscape areas, including the shoreline, marshes, Sandlings and inland waterways by consolidating existing routes (such as footpaths and cycleways) and encouraging the provision of new routes.

- 10.1 Government guidance in respect of plan making and access and transport issues tends to focus on promoting sustainable transport. Plans are urged to consider at an early stage the impacts of development on transport networks, realise opportunities for improvement, promote walking and cycling and public transport use and ensure that any adverse impacts of traffic are mitigated. It is acknowledged that when designing new development, the pattern of movements, streets, parking and other transport considerations are integral to the design of schemes and contribute to creating high quality places accessible for all users. See also **Policy ACT11** and the Aldringham cum Thorpe Design Guidance and Codes.
- 10.2 National planning guidance encourages development proposals to provide for high quality walking and cycling networks and supporting facilities such as cycle parking. Such networks should be comprehensive and provide not only for recreational routes but also for meaningful routes that can be realistically used for commuting to work or school. In addition, new routes should connect to the existing network and be suitable for use by people with disabilities and reduced mobility. New cycling and pedestrian routes should be safe, secure and attractive, minimise the scope for conflict between pedestrians and cyclists, and respond to the character of the area and any relevant design standards. Encouraging and facilitating active and sustainable travel can reduce vehicles on the road, and therefore pollution and poor air quality, and can help to improve mental and physical health and create a stronger sense of place.

- 10.3 As shown earlier the parish is relatively well served by formal public rights of way although there are some gaps which can usefully be bridged.
- 10.4 The results of the community consultation exercise, including the Policy Ideas Exhibition revealed considerable support from local people for protecting and enhancing the existing rights of way network (42 responses), joining up existing routes in the parish and beyond (56 responses) and promoting new pedestrian and cycling routes. There was support for specific safe pedestrian and cycle schemes as follows
- o between Aldringham and Thorpeness via the pavilion
  - o between Aldringham and Leiston
  - o between Thorpeness and Aldeburgh

When taken together these three sections could provide a comprehensive route between Aldeburgh in the south and Leiston in the north. This is compatible with the recommendations contained within the East Suffolk Cycling and Walking Strategy<sup>7</sup> which identify a number of potential leisure routes in the area.

The Strategy contained the following relevant recommendations:

- I. **Aldeburgh to Thorpeness:** (LR11.1) This route aims to create an attractive cycling and walking route between Aldeburgh and Thorpeness situated close to the beach. There is an existing path that runs from Aldeburgh to the edge of the Aldringham cum Thorpe parish boundary. Further north of this path it is unsuitable for cycling due to the uneven terrain. Cyclists instead use Thorpe Road which while of a low traffic nature can be busy in peak tourist season and has a national speed limit and is therefore not suitable for cycling. In taking forward the recommendation consideration of and consistency with the emerging Aldringham Cum Thorpe Neighbourhood Plan will need to be demonstrated. Consideration will need to be given to ensuring the route is sensitive to the National Landscape, The Haven Local Nature Reserve, Leiston-Aldeburgh SSSI, Suffolk Shingles Beeches CWS, Thorpeness Conservation Area, and the Outer Thames Estuary SPA.

**Recommendation:** In improving cycling and walking between Aldeburgh and Thorpeness a number of solutions are possible. Potential solutions include:

- Resurface and extend the existing shared path to Thorpeness to accommodate both cycling and walking.
- Reduce the speed limit on Thorpe Road to facilitate safe on road cycling.
- Introduce a modal filter on Thorpe Road to restrict vehicle through traffic but allow - cycling and walking.

Consideration will need to be given to the suitability of this alternative recommendation in light of the resultant vehicle diversion between Aldeburgh and Thorpeness.

- II. **Leiston to Aldeburgh:** (LR10.1) This route aims to provide a predominantly traffic free cycling and walking connection between Aldeburgh and Leiston. In taking forward the recommendation consideration of and consistency with the emerging Aldringham Cum Thorpe Neighbourhood Plan, Leiston Neighbourhood Plan and Leiston Transport

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<sup>7</sup> <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/>

Strategy will need to be demonstrated. Consideration will need to be given to ensuring the route is sensitive to the National Landscape, Aldringham to Aldeburgh Disused Railway Line CWS, Leiston-Aldeburgh SSSI, and Sandlings SPA.

**Recommendation:** Re-purpose the existing disused railway line to create a cycling and walking route between Aldeburgh and Leiston, whilst avoiding loss of and harm to existing vegetation where possible. This area benefits from a good public rights of way network that link to the former railway line, which present opportunities for further cycling and walking routes.

The indicative routes are shown on this extract from the Walking and Cycling Strategy shown below.

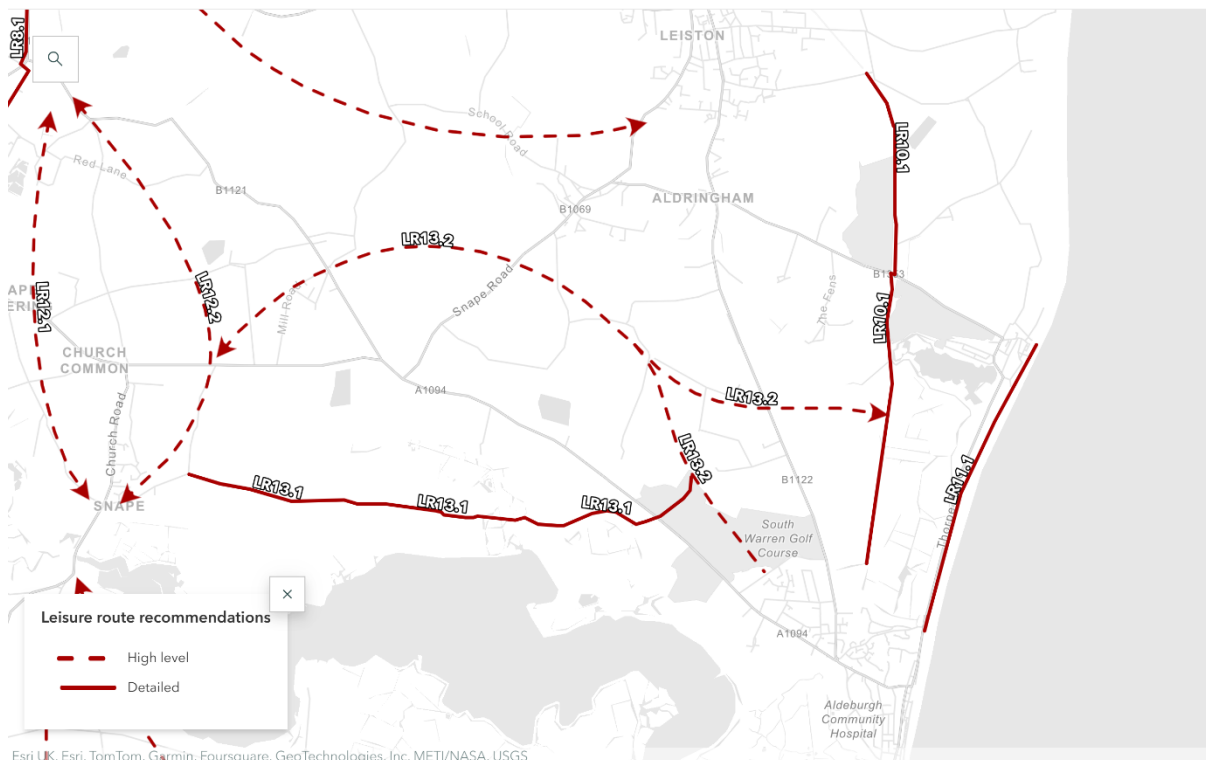


Figure 54: Extract from East Suffolk walking and cycling strategy

10.5 In addition, The Suffolk Green Access Strategy (2020-2030)<sup>8</sup> promotes the importance and the growing relevance of the public rights of way and green access network. The network provides the means for encouraging sustainable travel choices, such as walking or cycling to work, and enables people to live healthier lives by using the countryside for leisure. The Strategy details the reasons green access is so relevant to Suffolk’s population and its visitors. It focuses on how green access can benefit the quality of life of residents and encourages initiatives that positively impact on people’s physical and mental health.

10.6 When providing new facilities for cars, pedestrians and cyclists, car and cycle parking and storage should be provided in accordance with Suffolk Guidance for Parking (2023 or current version). New cycling and pedestrian routes should be compliant with

<sup>8</sup> <https://www.suffolk.gov.uk/roads-and-transport/public-rights-of-way-in-suffolk/green-access-strategy>

the Suffolk Design: Streets Guide (2022) and also be in accordance with guidance for Cycle Infrastructure Design (LTN 1/20)12.

- 10.7 For the creation of any new routes, landowner permission would be necessary to add these suggested routes as permissive paths in the first instance. The principle of greater connectivity between parishes is supported by this Neighbourhood Plan and **Policy ACT11** has been developed to address this issue. The potential footpath and cycle improvements are shown in **Figure 55** below.

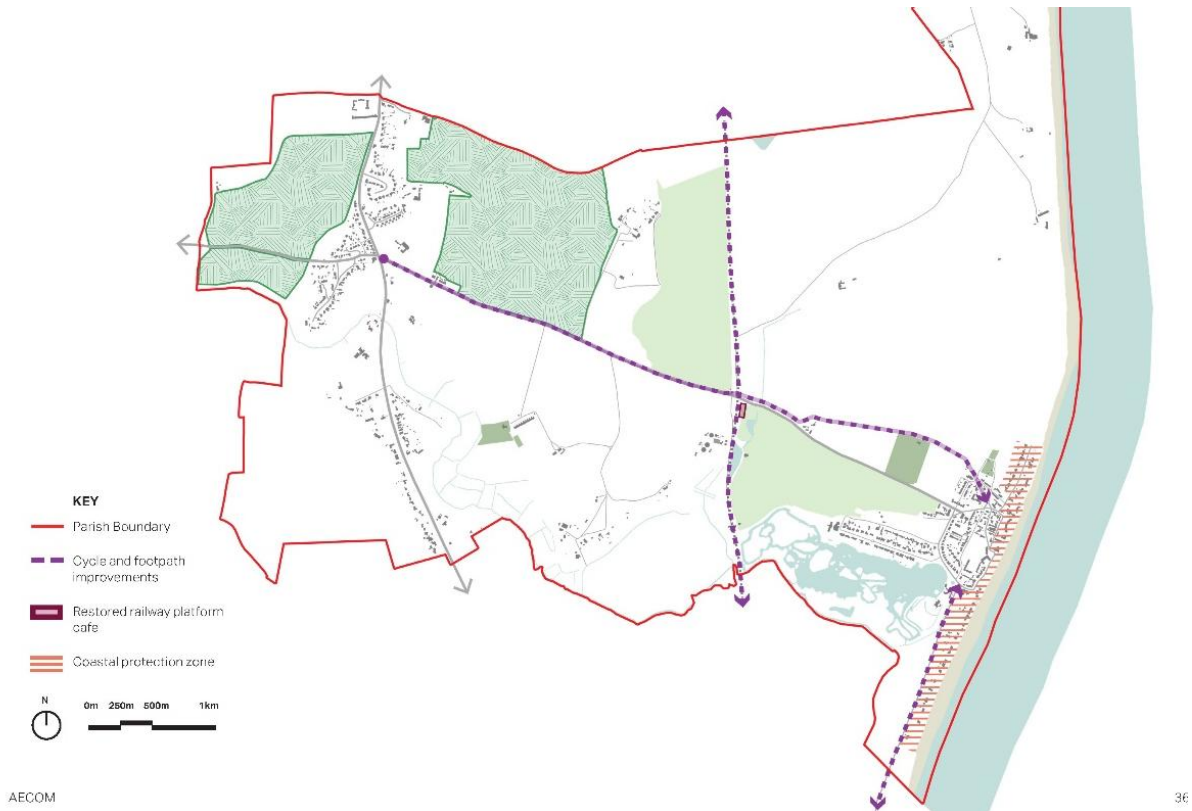


Figure 55: Potential footpath and cycle improvements.

**Policy ACT11**

**Accessibility and Connectivity.**

Opportunities will be sought to make the parish safer and more accessible, and to contribute to the health and well-being of residents. This will be achieved through the provision of new, safe and attractive pedestrian and cycle routes, public rights of way and crossings, suitable for all users which link new development with the village community facilities.

Development proposals that will improve or contribute to improved connectivity for pedestrians and cyclists will be supported where they otherwise comply with the development plan and they respond positively to any sensitive nature conservation sites. New routes could include:

- Footpath/ cycleway between the Aldringham and Thorpeness via the Pavillion
- connections between Aldringham and Leiston
- Footpath/ cycleway between Thorpeness and Aldeburgh

New routes, including new public rights of way, should form a cohesive network for users and allow for access by those with a mobility impairment. The design and surfacing of such routes should take into account the sensitive natural environment, including landscape and biodiversity.

Development proposals which will affect an existing Public Right of Way should incorporate the right of way sensitively into the scheme, preferably in a wide and open green corridor. Where this is not practicable, appropriate diversions or new routes should be provided that are more or at least, equally safe, accessible, and convenient for users. The development of any new public rights of way or any proposed works to existing public rights of way should be designed in accordance with current Suffolk County Council guidance and standards.

(See Figure 55)

### Public car parking

**Objective 10:** To improve existing accessibility and parking arrangements for all users through the promotion and provision of high quality and well-designed amenities.

- 10.8 The Design Code recognises that car parking, particularly on-street, car parking is an issue, especially in the summer and predominantly in Thorpeness, although there are also some issues in Aldringham. This is why the Design Code recommends private off-street parking is provided in new developments.
- 10.9 There are limited opportunities for additional public car parking in Thorpeness, and any additional provision would need to be balanced against the impacts on the protected nature conservation sites from the potential increase in visitor and recreational pressure that may be generated by additional parking and possible additional visitor numbers.
- 10.10 The Policy Ideas Exhibition sought feedback from the community on what additional car parks should seek to include in terms of facilities for users. The results indicated support for disabled parking, cycle parking and storage and gave indications as to the criteria that would help to determine the location and suitability of a proposed car parking site. These include highway safety considerations and accessibility by other modes of transport. The following **Policy ACT12** has therefore been devised to provide guidance for the determination of such applications.

#### Policy ACT12

#### Public car parking

Proposals that would provide safe and easily accessible off street, car parking in Thorpeness available for public use will be supported in principle. This could take the form of the provision of a new public car park.

Where such parking is proposed it should be well designed, located within close proximity to Thorpeness centre and with easy pedestrian access to it to ensure it provides a realistic, attractive and viable alternative to on street parking.

Where a public car park is proposed it should meet the following criteria:

- a) be located within reasonable walking distance of the centre of Thorpeness.

	<ul style="list-style-type: none"> <li>b) has easy, safe pedestrian connections.</li> <li>c) has safe access from the road network.</li> <li>d) be laid out to enable safe turning and manoeuvring.</li> <li>e) has permeable surface to ensure that issues of floodrisk are mitigated and that increased floodrisk is not caused elsewhere.</li> <li>f) include provision for electric charging points.</li> <li>g) makes appropriate provision for safe and secure lighting.</li> <li>h) includes soft site boundaries to enable assimilation of the car park to the streetscape/landscape.</li> <li>i) include provision for disabled drivers and passengers.</li> <li>j) includes appropriate levels of cycle parking and storage.</li> <li>k) includes appropriate, well-designed signage.</li> <li>l) include provision of 10 per cent biodiversity net gain through the incorporation of wildlife friendly measures.</li> </ul>
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## Recreation and Leisure

**Objective 11:** To encourage the enhancement of the parish’s existing outdoor sporting and leisure facilities and support the introduction of new facilities which cater for the widest possible range of skill, experience and excellence, and the widest participation across age groups.

- 10.11 As discussed in earlier chapters there are a range of leisure and recreational facilities in the parish although the majority of these are located in and around Thorpeness. The Meare provides a significant outdoor and water based recreational opportunities including boating and is extremely popular in the summer months.
- 10.12 Formal recreation provision is currently concentrated at the Ogilvie Pavilion which provides pitches for a range of sports including cricket, cricket nets, a croquet lawn and a shooting range. The sports pitches are also suitable for football, rugby or hockey. The Community Interest Organisation that operates the pavilion is keen to improve both the range and quality of facilities provided and planning permission has been granted for a new community building. There are plans to provide better changing and indoor recreation facilities. These proposals are locally well supported.
- 10.13. The Policy Ideas Exhibition posed a question about other facilities that might be required in the parish as a hotel and the most popular was the provision of a children’s play area in Thorpeness. The proposals at the pavilion include a new play area as part of the design.
- 10.14 **Policy ACT13** has been developed to provide in principle support for new recreation and leisure facilities both formal and informal.

<b>Policy ACT13</b>	<p><b>Leisure and recreational facilities</b></p> <p>The provision of new or improved leisure and recreation facilities including children’s play areas and spaces, sports pitches and outdoor meeting and amenity spaces will be supported. Such provision should be well connected in terms of safe access for users by walking and cycling.</p>
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## Cultural and Community facilities

**Objective 12.:** To support the continuity and enhancement of the parish’s existing cultural and community facilities and encourage the introduction of new facilities which consolidate or extend the range of cultural opportunities available to serve the community

- 10.15 The parish has a limited range of community and cultural facilities, and these are well valued by local residents. The Parrot and Punchbowl in particular is seen as a hub for the Aldringham community, and the Outdoor Inn is available for community hire and was used for the Neighbourhood Plan Exhibition. The Policy Ideas Exhibition results revealed support for the retention of the pubs in the parish and some regret over the loss of the shop in Thorpeness. There was some concern expressed that with population fluctuations and the potential for less full-time residents that some of the existing facilities may be vulnerable to change of use if they were no longer to be considered viable. The adopted Local Plan includes Policy SCLP8.1 which seeks to safeguard existing community facilities where their loss would be detrimental to the community.
- 10.16 In addition, the Policy Ideas Exhibition identified support for two specific new facilities – these were a meeting place or community hall in Aldringham and equipped children’s play space in Thorpeness. **Policy ACT14** below addresses these issues and provides in principle support for new facilities.

<b>Policy ACT14</b>	<p><b>Community Facilities</b></p> <p>Proposals including changes of use that would involve the potential loss of an existing community facility will not be supported except where an improved or equivalent facility can be located elsewhere in the parish in an equally convenient, safe, and accessible location or where there is no reasonable prospect of continued viable use.</p> <p>Proposals for new community buildings/facilities such as the following will be supported:</p> <ul style="list-style-type: none"> <li>• Community Hall or other public meeting place, which serves Aldringham</li> <li>• Green space or play space in Thorpeness</li> </ul>
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## Local Green Spaces

- 10.17 The National Planning Policy Framework 2024 at paragraphs 106-108 introduces the concept of Local Green Spaces which can be identified through Neighbourhood Plans by local communities and allows green areas identified as being of particular importance to be protected. Paragraph 108, sets out three broad criteria for identifying and designating such spaces as follows:

‘The Local Green Space designation should only be used when the green space is:

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

- 10.18 The NPPF at paragraph 107 goes on to state that ‘policies for managing development within a Local Green Space should be consistent with those for green belts’ and therefore affords them a very high level of protection. The NPPF outlines the importance that the Government attaches to Green Belts, the fundamental aim of which is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and their permanence. It is also clear that the designation of Local Green Spaces should not be used as a mechanism to try to block or resist development on agricultural land immediately adjacent to village development boundaries and that a successful designation must meet the criteria outlined above. Furthermore, Government Guidance contained in the Planning Practice Guidance Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented.
- 10.19 Such spaces can be viewed locally as equally as important as the landscape setting of an area. Such spaces are green spaces found within the built-up area that contribute to the character of a settlement. These can vary in size, shape, location, ownership and use but such spaces will have some form of value to the community particularly for benefits to mental and physical health and wellbeing giving opportunities for social interaction, space for recreation, habitat for wildlife and help define what makes that specific settlement what it is.
- 10.20 Both Aldringham and Thorpeness benefit from several open spaces the community can use. Aldringham has an attractive and historic village green at the west side of Mill Lane. A public footpath extends southwards from Mill Lane providing access to the River Hundred and woodlands to the south. A complex network of footpaths, lanes and tracks extend across the parish, enabling access to isolated properties and the remote St Andrew’s Church. Thorpeness has excellent access to open space, including the common, sports ground, golf club, The Meare and beach, along with a network of public footpaths extending inland.
- 10.21 The Policy Ideas Exhibition asked the community to identify potential Local Green Spaces for protection within the parish. A number of candidates were put forward, and these have been assessed against the criteria in the NPPF. The assessments are shown in **Appendix B**, and the final list is included in **Policy ACT15** below. Individual maps for each LGS are shown in the Appendix.

<b>Policy ACT15</b>	<p><b>Local Green Spaces</b></p> <p>The Plan designates the following Local Green Spaces:</p> <ol style="list-style-type: none"> <li>1. Land associated with The Country Club (Thorpeness)</li> <li>2. Land at the bottom of Lakeside Avenue (Thorpeness)</li> <li>3. Land in front of the boat house at Thorpeness</li> <li>4. Land at The Meare (behind Meare Café, Thorpeness)</li> <li>5. Land east of Aldeburgh Road (Thorpeness)</li> <li>6. Land adjacent to barn at Old Homes Road (Thorpeness)</li> <li>7. Land to the west of The Headlands (Thorpeness)</li> <li>8. Land east of Benthills and Country Club, Thorpeness</li> <li>9. Green and play area at Mill Hill in Aldringham</li> <li>10. Churchyard of St Andrews Church, Aldringham</li> </ol>
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- 11. Allotment Gardens at Aldringham
- 12. Land to rear of Oglivie Almshouses, Aldringham
- 13. Green area at Chandlers Way, Aldringham
- 14. Green area at Oak Drive/Acorn Close, Aldringham

Development proposals within the Local Green Spaces will not be supported other than in very special circumstances.

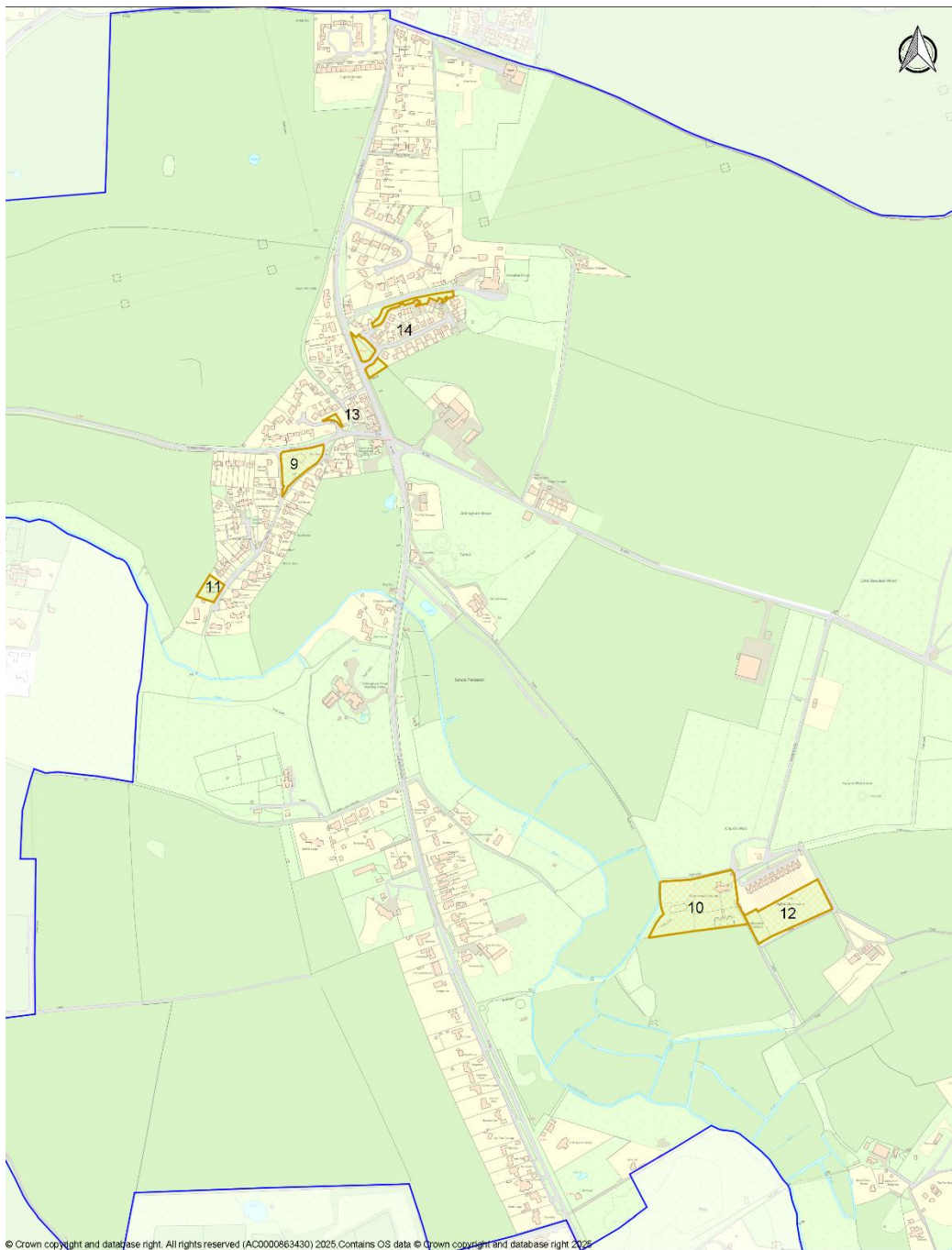


Figure 56: Local Green Spaces in Aldringham



Figure 57: Local Green Spaces in Thorpeness. Key: LGS edged orange; Site of Special Scientific Interest (SSSI) shown green.



## 11. Business and Employment

**Objective 12:** To encourage small scale businesses e.g., shops that serve both visitors and the community.

- 11.1 In addition to environmental and community roles that deliver sustainable housing growth and protect important assets, the third key role of Neighbourhood Plans is to deliver the economic objectives related to sustainable development that are set out in the National Planning Policy Framework (NPPF).
- 11.2 These are to help build a strong, responsive, and competitive economy by ensuring that sufficient land of the right types is available in the right places to support growth, innovation, and improved productivity by identifying and coordinating the provision of physical infrastructure.
- 11.3 The Neighbourhood Plan also has a role in considering the future employment needs of the Parish and the needs of existing businesses within the parish. As mentioned in earlier chapters, Aldringham cum Thorpe supports a variety of businesses, many of these are tourism or recreationally based including The Hotel and Golf Club, the Country Club, the public houses, the cafes and the campsite at Sizewell. There are non-tourist business such as the care home and the Kitchen Design business. Furthermore, there are also a number of holiday lets and individual rental businesses particularly in Thorpeness which contribute to the local economy by providing customers for the existing hospitality businesses in the parish but also through job creation for maintenance, cleaning and laundry etc.
- 11.4 The results of the household survey revealed some support in principle for new offices, small business park, small business units and a café, However the scale of any new employment or businesses uses was of local concern. Where there is not support it was because there were concerns over the potential impacts on the village in terms of amenity, changing the rural character and a feeling that

there are employment opportunities elsewhere and that the village should remain predominantly residential.

- 11.5 The Policy Exhibition results recognised that in a predominantly coastal, rural area, tourism enterprises and practices would be important contributors to the rural economy. Furthermore, it was recognised that these businesses were changing and would change further over the plan period. Therefore, there was some support a recognition that new uses for existing buildings that were no longer required for their existing use may need to be found.
- 11.6 The Policy Ideas exhibition captured a range of thoughts and ideas about some of the more notable businesses in the parish. It was acknowledged that the Hotel and Golf Club were looking to expand and enhance their offer and also provide some potential for onsite staff accommodation to aid staff recruitment and retention in what has been a difficult period for the hospitality sector. There was in principle support for proposals that would seek to improve and enhance the quality of accommodation and facilities available at the Hotel whilst recognising that this may increase employment opportunities within the parish. Proposals that would reuse or reconfigure the existing built footprint of the site would be preferred and proposals for expansion would need to be balanced against their impacts on the adjacent sensitive nature conservation sites and the wider protected landscape.
- 11.7 It is also recognised that with the future expansion that will be happening at Sizewell over the plan period and the offshore wind projects that there is likely to be a significant increase in employment opportunities in the area whilst that expansion takes place.
- 11.8 **Policy ACT16** below has been devised to reflect the survey results and provide guidance for future business, employment and energy proposals that may occur within the parish.

**Policy ACT16**

**Business and Employment**

Proposals for the expansion of existing businesses in the parish including small scale extensions will be supported where they do not have a significant adverse impact upon the character of the area, adjoining uses, or the amenity of local residents either through their built form, proposed use or traffic generated.

New small-scale businesses appropriate to a rural coastal area particularly those that result in the reuse of redundant or unused buildings, and new buildings to accommodate new business or tourist uses will be positively encouraged, provided that they do not have a significant adverse impact upon the character of the area, the amenity of residents or result in an unacceptable increase in traffic generation.

**Thorpeness Golf Club and Hotel**

Proposals for the enhancement, redevelopment or extension of the existing Golf Club and Hotel buildings which would result in the provision of enhanced tourism facilities, an increase in employment for the area and an environmental or visual

	enhancement to the overall character and appearance of the area will be supported subject to compliance with the other policies in this Plan.
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# 12. Implementation and Monitoring

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## Implementation

- 12.1 The Aldringham Neighbourhood Plan has been developed to assist with the planning of sustainable growth across the parish for a period up to 2036. The implementation of the Neighbourhood Plan will require the co-ordinated input and co-operation of relevant statutory and non-statutory agencies, private sector organisations and the local community.
- 12.2 The policies in this document shape the way in which development happens within the parish. Some policies included within the Neighbourhood Plan have a delivery element, often a requirement of development or 'planning obligation'. Planning obligations, (often referred to as section 106 agreements) are legal agreements negotiated between the Council and a developer or landowner (usually in the context of a planning application). Planning obligations are typically used to ensure that new developments:
- comply with planning policy - for instance, by requiring affordable housing or public open space to be provided; and
  - do not impose undue burdens on existing facilities - for instance, by requiring financial contributions to increase/improve local services such as schools, libraries or transport.
- 12.3 In order to see delivery realised, it will require the Parish Council and partner organisations to be proactive in getting the best results for the parish. Working in partnership with East Suffolk Council, Suffolk County Council and other partners will be particularly important regarding strategic matters such as addressing coastal protection, environmental issues including climate change, traffic and parking issues.
- 12.4 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, to help deliver infrastructure to support the development of the area. This revenue will be used to fund projects identified in the Neighbourhood Plan as well as other community priorities that may be identified during the plan period.

## Monitoring

- 12.5 There is no formal requirement or timetable for the review of Neighbourhood Plans. However, it is good practice to report on the use of the Neighbourhood Plan and monitor the use of its policies, ideally on an annual basis through a report to the Parish Council. This information would be used to identify the need for any formal reviews – either partial or in full. Any review process would need to be undertaken in consultation with the local community and East Suffolk Council.
- 12.6 Any review should be undertaken by the Parish Council to ensure that the Neighbourhood Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Parish Council will monitor development in the parish along with local and national planning policy and the appropriate legislative context. It is anticipated the Neighbourhood Plan will require review during its life and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time. A specific policy which will be monitored closely is the principal residence policy to see if this is having the desired effect and whether it requires extending geographically.

- 12.7 Any review will provide an opportunity to reassess the parish's housing and economic markets and to resolve some of the bigger issues surrounding development in and around the parish.



## **Appendix A: Steering Group Members**



- Eric Atkinson, local resident, former Parish Councillor, and Chairman of the Neighbourhood Plan Steering Group
- Maureen Jones, local resident and Chair of the Parish Council
- Denise Lupton, local resident and Parish Councillor
- Pippa McLardy, local resident, former Parish Councillor
- Sara Paulley, local resident and Parish Councillor
- Bill Seale, local resident and Parish Councillor
- Tony Wheeler, local resident and Parish Councillor



Supported by:

- Shirley Tilbrook, Parish Clerk
- Andrea Long, consultant from Compasspoint Planning

**Appendix B: Local Green Spaces**

The following have been assessed using the criteria in NPPF 2024, paragraph 108.

<b>1</b>	
<b>Description: Green areas The Country Club - Thorpeness</b>	
<b>In reasonably close proximity to the community, it serves</b>	Located within the main built-up area of the village, surrounded by development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This is at the centre of the original layout of the holiday village and is an important feature of that original layout contributing to its distinctive character. Space has amenity and communal value.
<b>Local in character and is not an extensive tract of land</b>	Area is 1.38 acres and therefore is not an extensive tract of land.
	

<b>2</b>	
<b>Description: Land at the bottom of Lakeside Avenue - Thorpeness</b>	
<b>In reasonably close proximity to the community, it serves</b>	Located within the main built-up area of the village, surrounded by development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the holiday village and is an important feature of that layout, providing an amenity area for Lakeside Avenue. Space has community and amenity value.
<b>Local in character and is not an extensive tract of land</b>	Area is 0.20 acres and therefore is not an extensive tract of land.
	

3

**Description: Land in front of the boathouse Thorpeness**

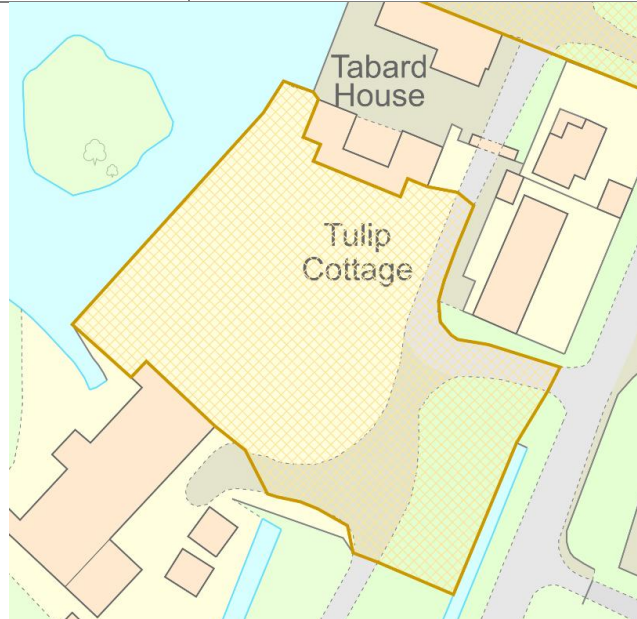
<b>In reasonably close proximity to the community, it serves</b>	Located within the main part of Thorpeness village. Development to the north, west and east. Meare to the south.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the holiday village and is an important feature of that layout. Serving the Meare café and the boat house, the space has a communal value.
<b>Local in character and is not an extensive tract of land</b>	Area is 0.89 acres and therefore is not an extensive tract of land.



4

**Description: Land by the Meare behind the Meare Café - Thorpeness**

<b>In reasonably close proximity to the community, it serves</b>	Located within the main part of the village with development to the north, east and south.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the holiday village and is an important feature of that layout. Serving the Meare café and the boat house and has a communal value.
<b>Local in character and is not an extensive tract of land</b>	Area is 0.88 acres and therefore is not an extensive tract of land.



5

**Description: Land east Aldeburgh Road - Thorpeness**

**In reasonably close proximity to the community, it serves**

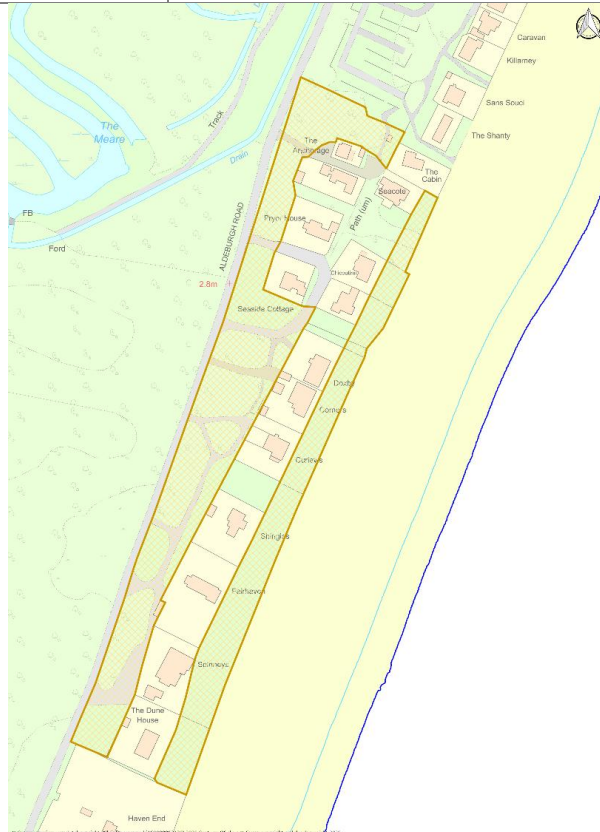
Land between the road and the beach front at the south of the village. Residential properties to the east.

**Demonstrably special to a local community and holds a particular local significance**

This is an open area behind the beach front properties and is important to maintaining the character of this part of the entrance to the village as you approach from the south. It has a visual amenity value.

**Local in character and is not an extensive tract of land**

Area is 2.70 acres and therefore is not an extensive tract of land.



6

**Description: All the land in front of the old barn, Old Homes Road - Thorpeness**

<b>In reasonably close proximity to the community, it serves</b>	Located within the main built-up area of the village, surrounded by development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the holiday village and is an important feature of that layout which contributes to the overall character. The space has an amenity and historic value.
<b>Local in character and is not an extensive tract of land</b>	Area is 0.25 acres and therefore is not an extensive tract of land.



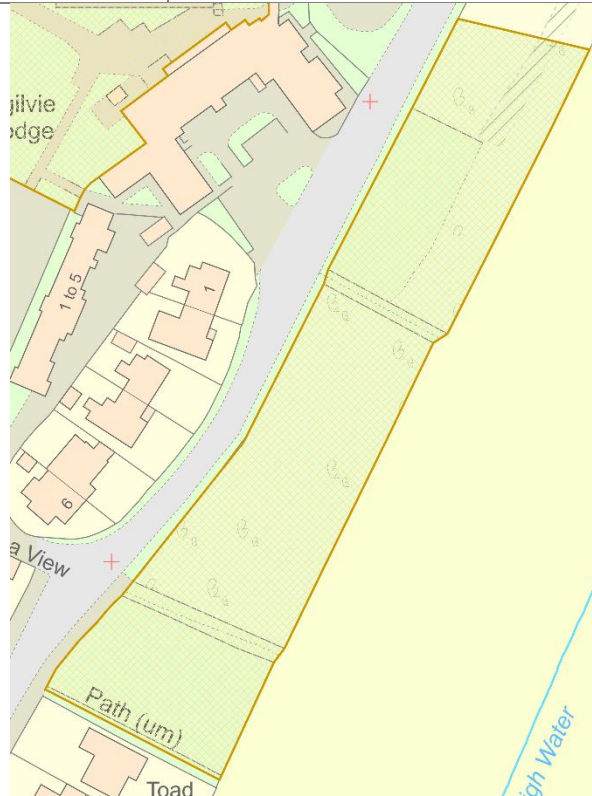
7

**Description: Land to the west of the Headlands - Thorpeness**

<b>In reasonably close proximity to the community, it serves</b>	Located within the main built-up area of the village, surrounded by development.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the holiday village and is an important feature of that layout and provides a green setting to the iconic 'Headlands' buildings. The space has a visual, amenity and community value.
<b>Local in character and is not an extensive tract of land</b>	Area is 0.42 acres and therefore is not an extensive tract of land.



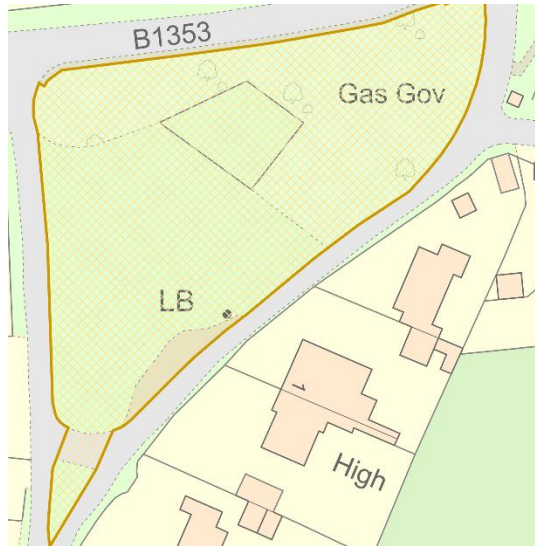
<b>8</b>	
<b>Description: Land to the east of the Benthills and country club (2 areas) - Thorpeness</b>	
<b>In reasonably close proximity to the community, it serves</b>	Located between the main built-up area of the village and the sea.
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area provides an important green buffer between the houses and the sea. Space has amenity and community value.
<b>Local in character and is not an extensive tract of land</b>	Area is 1.2 acres and therefore is not an extensive tract of land.



9

**Description: Green area and play area at Mill Green, Aldringham**

<b>In reasonably close proximity to the community, it serves</b>	Located close to adjacent residential development
<b>Demonstrably special to a local community and holds a particular local significance</b>	The area forms a village green and includes a children's play area. Space has visual amenity and community value.
<b>Local in character and is not an extensive tract of land</b>	Area is not an extensive tract of land. (0.3hectares)



10

**Description: Churchyard of St Andrew's Church - Aldringham**

<b>In reasonably close proximity to the community, it serves</b>	Located between Aldringham and Thorpeness, adjacent to the Almshouses
<b>Demonstrably special to a local community and holds a particular local significance</b>	The churchyard has a communal and historic value due to its use as a churchyard.
<b>Local in character and is not an extensive tract of land</b>	Area is not an extensive tract of land. (1.1 hectares) and has well defined boundaries which do not extend into open countryside.



11

**Description: Allotment Gardens at Aldringham**

<b>In reasonably close proximity to the community, it serves</b>	Located within the built-up area of Aldringham and close to residential development
<b>Demonstrably special to a local community and holds a particular local significance</b>	The area has a community value due to its use as allotments.
<b>Local in character and is not an extensive tract of land</b>	Area is not an extensive tract of land. (1 hectare approximately).

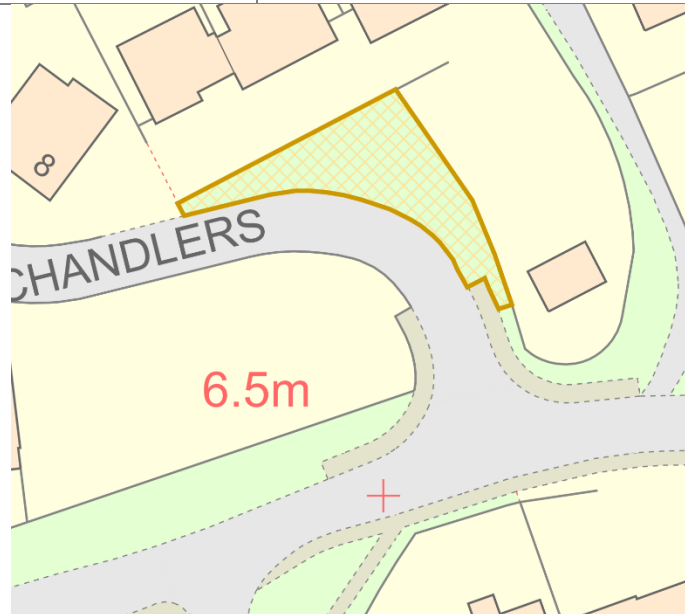




13

**Description: Green area at Chandlers Way - Aldringham**

<b>In reasonably close proximity to the community, it serves</b>	Located close to residential development at Chandler's Way
<b>Demonstrably special to a local community and holds a particular local significance</b>	This area is part of the original layout of the residential development and forms part of the open space and greening provision for the housing area. Has an amenity and communal value.
<b>Local in character and is not an extensive tract of land</b>	Area is not an extensive tract of land.



14

**Description: Green areas at Oak Drive/Acorn Close**

<b>In reasonably close proximity to the community, it serves</b>	Located adjacent to residential development at Oak Drive
<b>Demonstrably special to a local community and holds a particular local significance</b>	These areas form part of the open space, and landscaping provision of the new development at Oak Drive. They have amenity and communal value.
<b>Local in character and is not an extensive tract of land</b>	Areas are not extensive tracts of land. The three areas are less than 2.5 hectares in total.



## Appendix C: Justification for Non-Designated Heritage Assets

The tables below outlined the justification used by East Suffolk Council for the inclusion of important character buildings and historic features.<sup>9</sup> The criteria are in turn based on the 'Local Heritage Listing: Historic England Advice Note 7', page 9. For a building to be identified as a non-designated heritage asset it needs to meet at least two of the following criteria:

### Archaeological interest

Recorded in the Suffolk County Historic Environment Record Architectural interest – as an above ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Subsurface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.

### Architectural interest

**Aesthetic value** - the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.

**Known architect** - the building or structure will be the work of an architect of local, regional or national noteworthiness.

**Integrity** - the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.

**Landmark status** - the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.

**Group value** - the buildings or structures will have a coherent design or historic functional relationship as a group.

### Artistic interest

**Known designer** - the building or structure will be the work of a designer of local, regional or national noteworthiness.

### Historic interest

**Association** - the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.

**Rarity** - the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.

**Representativeness** - the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of


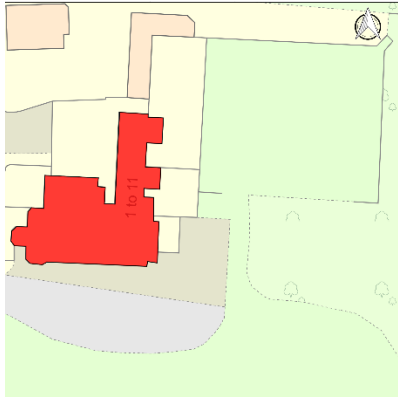
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<sup>9</sup> <https://www.eastsuffolk.gov.uk/planning/design-heritage-ecology-trees-landscape-and-rights-of-way/heritage/non-designated-heritage-assets/>


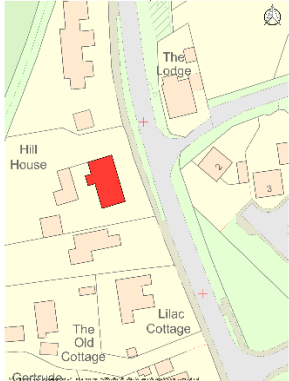
a particular individual, architect or designer, architectural or artistic movement, company or group in the past.



**Social and communal value** - the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.


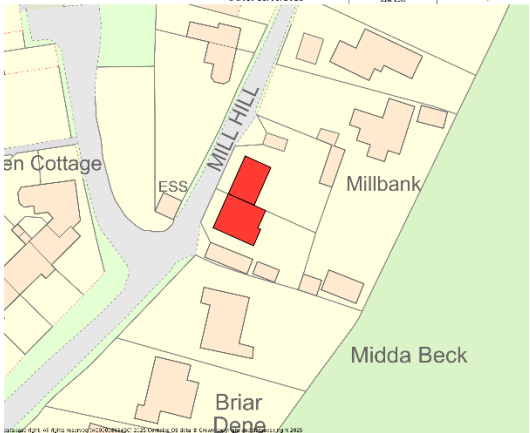
<b>1. Aldringham House, Aldringham</b>	
Archaeological Interest	None known.
Architectural Interest	High aesthetic value; Striking building and significant style and materials. Set in landscaped grounds. Remains significantly intact.
Artistic Interest	
Historic Interest	Important building and with local noteworthiness; shares its name with the parish


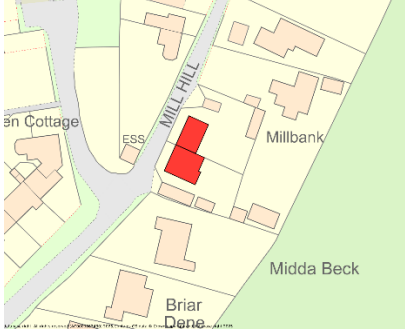
<b>2. Hill House, Aldringham</b>	
Archaeological Interest	None known
Architectural Interest	Highly visible building located close to the main road. Retains symmetry of two front bay windows and columns to the side of entrance door.
Artistic Interest	Associations with Ogilvie Family and Estate who are significant landowners in the parish.
Historic Interest	Built as part of the Ogilvie development in the parish. Rumoured to have originally been built as a public house.


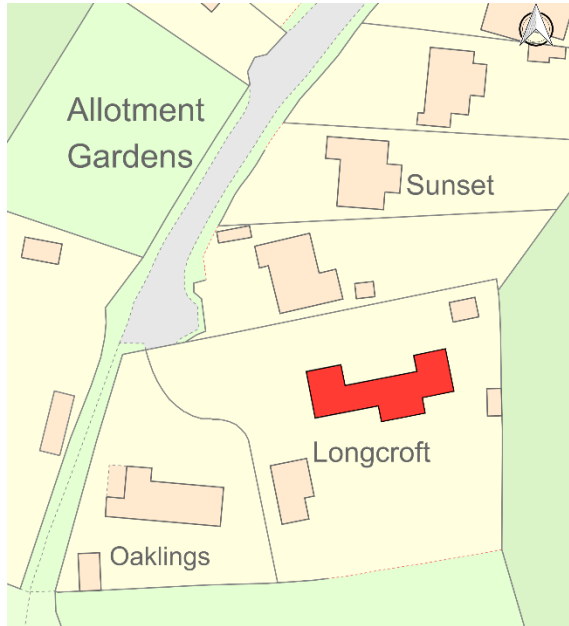
<b>3. Old Post Office, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Constructed of traditional red brick which is used throughout Aldringham	
Artistic Interest		
Historic Interest	Former village post office; part of the original cluster of building at the historic core of the village around the crossroads with similar materials.	


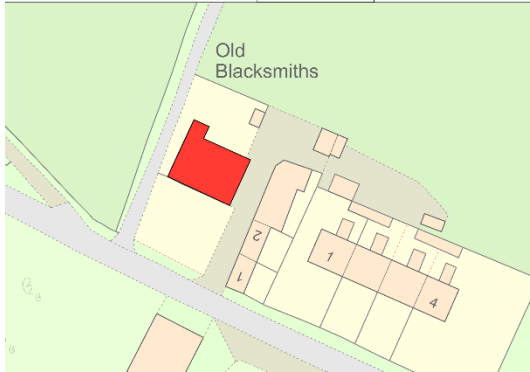
<b>4. Millbrook, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Constructed of traditional red brick which used throughout Aldringham	
Artistic Interest	Unusual, shaped window to the front; single flint elevation	
Historic Interest	Original village dwelling located in the core of the village	


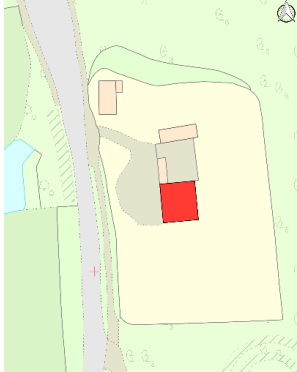
<b>5. Willow Bank, Aldringham</b>	
Archaeological Interest	None known
Architectural Interest	Striking blue rendered cottage located close to the roadside, arched window with brick surround to the front. Front entranceway has unusual window design
Artistic Interest	Current owners have added decorative planters to the front elevation.
Historic Interest	Village dwelling located in the historic part of the village.


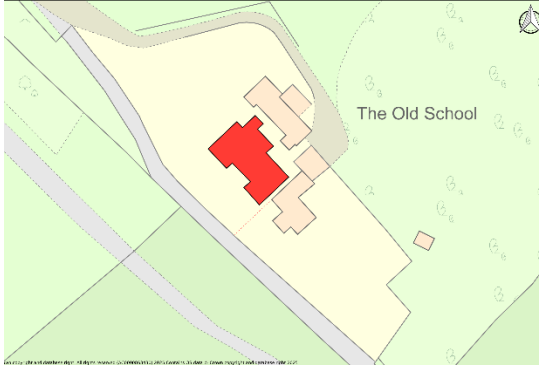



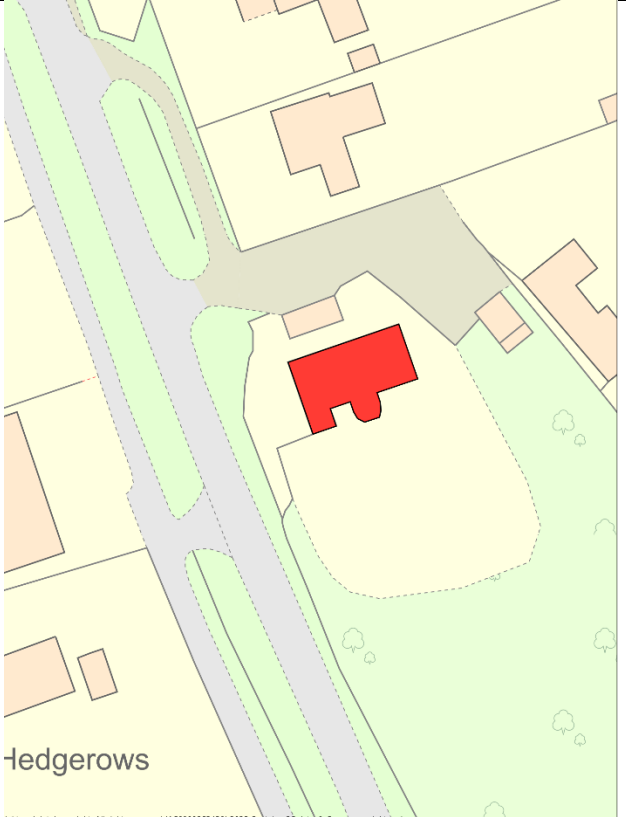
<b>6. Longcroft, Aldringham</b>	
Archaeological Interest	None known
Architectural Interest	Large house with red pantiles and grey render. Internal roof beams set in large gardens
Artistic Interest	None known
Historic Interest	Original village dwelling located in the centre of the village.


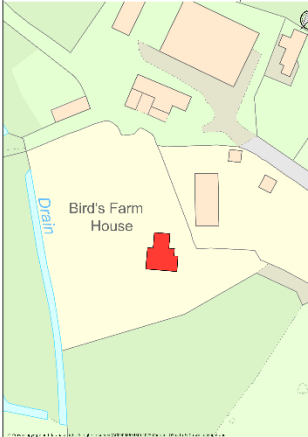
<b>7. The Old Blacksmith's, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Red brick with red pantiles and light timbered windows.	
Artistic Interest	Association with former use as village blacksmiths	
Historic Interest	Originally the village Blacksmiths. Located in the centre of the village among a wider cluster of former village services e.g. Post Office, Vicarage, School etc	

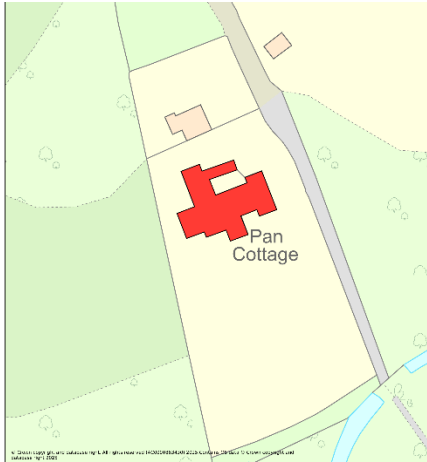

<b>8. The Old Vicarage, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Victorian vicarage set in mature well treed gardens. Red brick with grey brick gables	
Artistic Interest		
Historic Interest	Originally the Vicarage for the parish church, located in the centre of the village among a wider cluster of former village services e.g. Post Office, Blacksmiths, School etc	


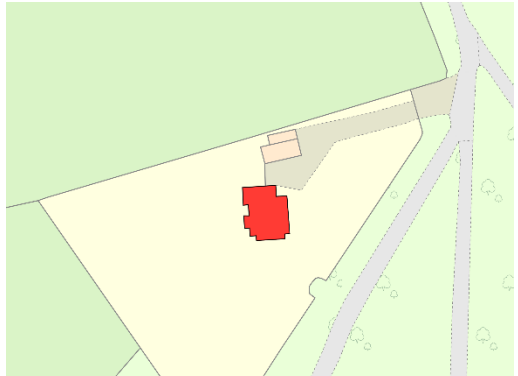
<b>9. The Old School, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Former schoolhouse for the village. Built in typical Victorian school style but with some ornate overhanging eaves to the front	
Artistic Interest	Cecil Lay's father was the Village Schoolmaster and taught at the school although Cecil did not attend it.	
Historic Interest	Originally the school for the parish, located in the centre of the village among a wider cluster of former village services e.g. Post Office, Blacksmiths, Vicarage etc	

<b>10. Heatherlands, Aldringham</b>		
Archaeological Interest	None Known	
Architectural Interest	Large red brick house with red pantiles typical of Aldringham, set in large well treed grounds	
Artistic Interest	None known	
Historic Interest	Likely to have taken name from edge of fen landscape position.	

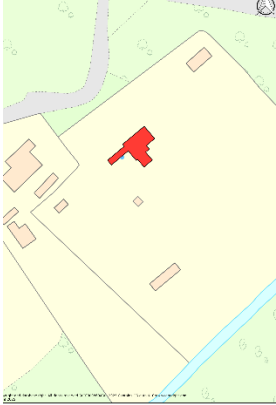

<b>11. Birds Farm, Aldringham</b>	
Archaeological Interest	None known
Architectural Interest	Red brick and render construction. Detailed brickwork arch over window on rendered elevation with decorative brickwork below. Cecil Lay was renowned for his use of window shapes and pargetting.
Artistic Interest	Designed by Cecil Lay, well known architect in the parish
Historic Interest	Unusual detailing rare in the village.


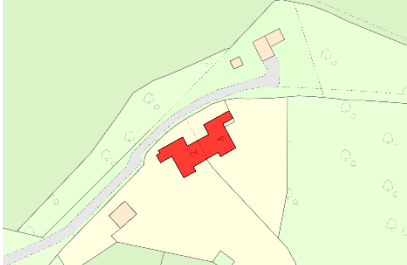
<b>12. Pan Cottage, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Red brick and red pantiled cottage set on the edge of the fens	
Artistic Interest	Designed by Cecil Lay, well known architect in the parish. Name likely to be taken from Peter Pan as there are strong associations with this and the parish.	
Historic Interest	One of the collections of Lay houses in the parish	

<b>13. Colts Hill, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Striking white rendered building set in large grounds consisting of lawns, hard surface tennis court and vegetable garden.	
Artistic Interest	Designed by Cecil Lay, well known architect who designed several properties in the parish. Lay renown for designing large private dwellings.	
Historic Interest	Rumoured to be once owned by Ogilvie family. A childhood account of life at Colts Hill features on the Parish Council website	



<b>14. Chapel House, Aldringham</b>	
Archaeological Interest	Oldest building in the fens part of Aldringham
Architectural Interest	Red brick construction typical of Aldringham and this part of the Fens. Set in large grounds
Artistic Interest	None known
Historic Interest	Potentially former fens chapel


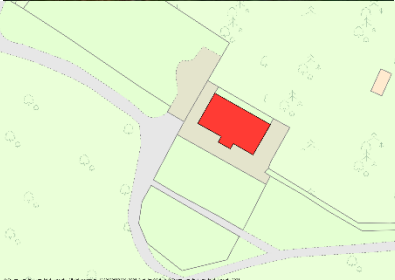

  
  



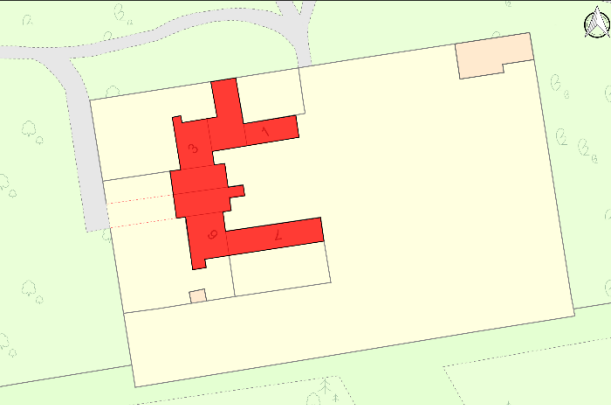
<b>15. 1 &amp; 2 Fen Cottages, Aldringham</b>	
Archaeological Interest	None known although located in the fens part of Aldringham.
Architectural Interest	Pair of former fen worker's cottages; flint elevations with some red brick and red pantile roofs. Decorative arches above first floor windows on gable end facing the fens. Original window shapes remain on one cottage.
Artistic Interest	None known
Historic Interest	Association with former fen workers as their original purpose.


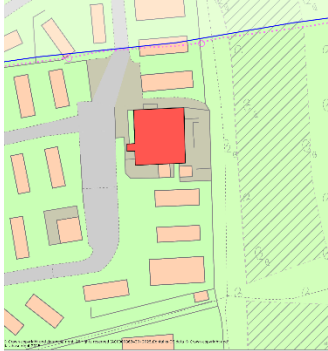
<b>16. Stone House, Aldringham</b>	
Archaeological Interest	None known
Architectural Interest	Visibly striking large house with stone (flint) elevations built in the Arts and Crafts style. Set in large grounds
Artistic Interest	None known
Historic Interest	One of the older properties in the village


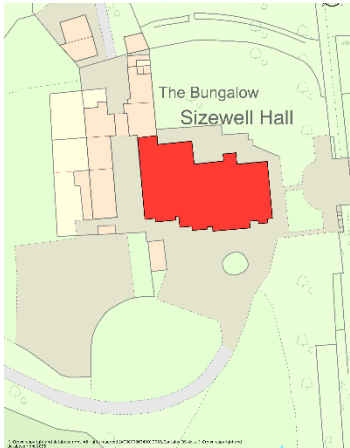
<b>17. The Old Baptist Chapel, Aldringham</b>		
Archaeological Interest	None known	 
Architectural Interest	Design incorporates tall narrow windows and pargetting typical of Cecil Lay design	
Artistic Interest	Designed by Cecil Lay, notable local architect	
Historic Interest	Former Baptist Chapel located outside of the main village	

<b>18. 1-5 Shellpits Aldringham</b>		
Archaeological Interest	Cottages named after the nearby crag pits mined for their fossil shells which used to be given to chickens to harden their eggs.	 
Architectural Interest	Set in an area of woodland owned by the Forestry Commission. Cottages are arranged in a courtyard style and constructed of flint and pebbles/shells from the nearby pits.	
Artistic Interest	Association with the original 'shell pits'	
Historic Interest	Cottages include ornate roof and eave details with circular decorations sometimes portholes on some elevations	


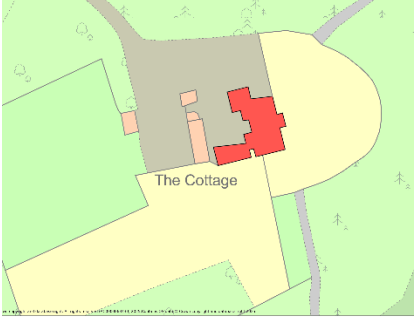
<b>19. Hill House, Sizewell</b>	
Archaeological Interest	Located close to the beach edge above 'Lowestoft till'.
Architectural Interest	Light brick with dark slate roof, set on brick and flint above the beach. Wooden and glass extension on seaward elevation.
Artistic Interest	None known
Historic Interest	Located on the beachfront at height with wide views of the sea and coastline. Original beachfront house with woodland to the rear, now a caravan park.


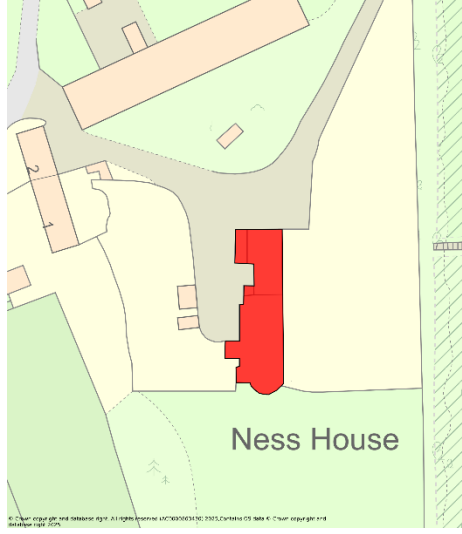
<b>20. Sizewell Hall</b>	
Archaeological Interest	Almost completely burnt down in 1920, rebuilt as a family home.
Architectural Interest	Originally built in the 19 <sup>th</sup> century in a gothic design.
Artistic Interest	Bought by Alexander Ogilvie in 1859 as a holiday home
Historic Interest	Original ancestral home of the Ogilvie family, owners of the Sizewell Estate. Commandeered by the army in WWII and later a boarding school. Now a conference centre.



<b>21. Dower House, Sizewell</b>	
Archaeological Interest	None known
Architectural Interest	Includes several features typical of Cecil Lay such as long and thin windows. A mix of red brick and light-coloured render typical of the parish
Artistic Interest	Originally owned by the Ogilvie Family, owners of Sizewell Estate
Historic Interest	Part of the Dower estate, located close to the beach with sea views.


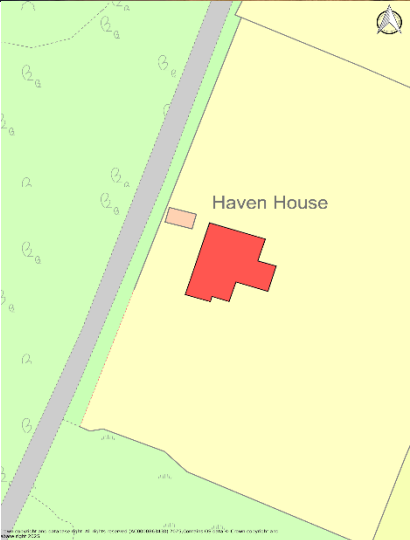
<b>22. Ness House, Sizewell</b>	
Archaeological Interest	None known. Sits on a layer of 'Lowestoft Till' above the cliffs.
Architectural Interest	The house is constructed of brick with shingle facing, distinct from the flints used elsewhere in East Anglia. The building material was traditionally collected from the more easily accessible beaches at Sizewell and Thorpeness, where it was manually sorted into piles of grades, a practice continued into the 1920s.
Artistic Interest	Association with Dr Fergus Ogilvie who was an ophthalmic surgeon practicing in London, an renown orchid grower and ornithologist. Museum was purpose built in 1902 to house his collection of Stuffed Birds.
Historic Interest	Originally a farmhouse with collection of cottages. Known as the Tea House between 1868 and 1945. House was requisitioned by the Army in World War II Now operated by the Wardens Trust as a holiday location for children and adults with disabilities. .

<b>23. Old Thorpe House, Thorpeness</b>	
Archaeological Interest	One of the original buildings from the fishing hamlet.
Architectural Interest	Red pantile and yellow render construction
Artistic Interest	One of the oldest properties in the parish
Historic Interest	One of the oldest buildings in the parish. Located on the edge of the Conservation Area.

<b>24. Haven House, Thorpeness</b>	
Archaeological Interest	Located close to the beach
Architectural Interest	Striking building at the southern entrance to the parish, located close to the beach. Red pantile and rendered appearance
Artistic Interest	None known
Historic Interest	Lands mark status as one of the first buildings you see entering the parish. Set apart from other buildings.

## Appendix D: Glossary

Glossary of terms used and/or relevant to the Aldringham cum Thorpe Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024 unless where stated.

**Affordable housing:** Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) **Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) **Other affordable routes to home ownership** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Brownfield land:** See Previously developed land.

**Build to Rent:** Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

**Climate change adaptation:** Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Community-led development:** A development taken forward by, or with, a not-for-profit organisation, that is primarily for the purpose of meeting the needs of its members or the wider local community, rather than being a primarily commercial enterprise. The organisation should be created, managed and democratically controlled by its members, and membership of the organisation should be open to all beneficiaries and prospective beneficiaries of that organisation. It may take any one of various legal forms including a co-operative society, community benefit society and company limited by guarantee. The organisation should own, manage or steward the development in a manner consistent with its purpose, potentially through a mutually supported arrangement with a Registered Provider of Social Housing. The benefits of the development to the community should be clearly defined and consideration given to how those benefits can be protected over time, including in the event of the organisation being wound up.

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

**Decentralised energy:** Local renewable and local low-carbon energy sources.

**Design code:** A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Design guide:** A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

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

**Developable:** To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Green infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

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

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Housing Delivery Test:** Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England annually.

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

**Irreplaceable habitat:** Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

**Local housing need:** The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

**Local Nature Partnership:** A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Natural Flood Management:** Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

**Nature Recovery Network:** An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**Neighbourhood plan:** A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non designated heritage assets:** Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest, but which do not meet the criteria for designated heritage assets.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Previously developed land:** Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

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

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

**Self-build and custom-build housing:** Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

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

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas:** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international

importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

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

**Spatial development strategy:** A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

**Stepping stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

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

**Strategic policies:** Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

**Strategic policy-making authorities:** Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

**Supplementary planning documents:** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable Drainage System:** A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** Sites not specifically identified in the development plan.

**E: Policy Map**

- Key:**
- Settlement boundary
  - Non Designated Heritage Assets
  - ▲ Important Views
  - Local Green Spaces
  - ☆ Community Facilities
  - - - Conservation Area
  - Listed Building Grade II
  - ▨ Registered Park and Garden
  - Floodrisk

