

Welcome



Thank you for visiting the Neighbourhood Plan Drop-in event today.

We would like to take this opportunity to provide you with information about neighbourhood plans and we'd like you to give us feedback on the work we've done so far

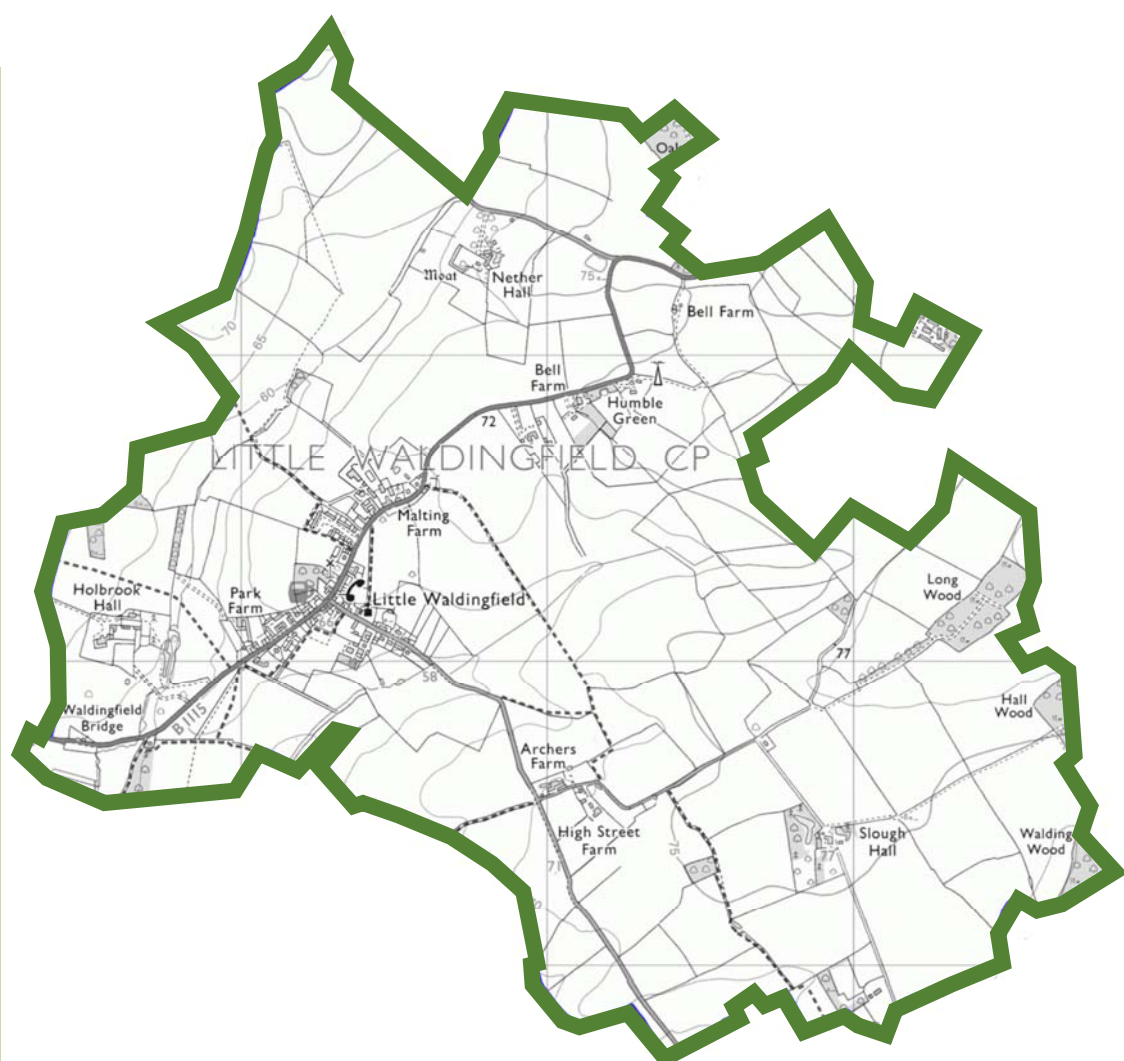
What is a Neighbourhood Plan?

It is a new kind of town planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the villages and can, for example, also identify proposals for:

- Improving areas
- Providing new facilities
- Sites for new development
- Protecting sites of environmental or historic quality

When complete, it will form part of the statutory development plan for the area, meaning that Babergh District Council and Planning Inspectors will have to take note of what it says when considering planning applications.

Community Engagement is a major part of the process of developing the Plan and it must be approved in a local referendum before it can be used.



Neighbourhood Plans have been produced for:
Lavenham
East Bergholt
Lawshall
and are underway at:
Great Waldingfield
Newton
Long Melford
and 10 other villages in Babergh

Why we're doing it

Our village is coming under increasing pressure for new development and preparing our own neighbourhood plan gives us the opportunity to shape the future by identifying areas that should be protected and areas where new homes could be built.

The alternative is for Babergh District Council to decide through their Local Plan.



The process

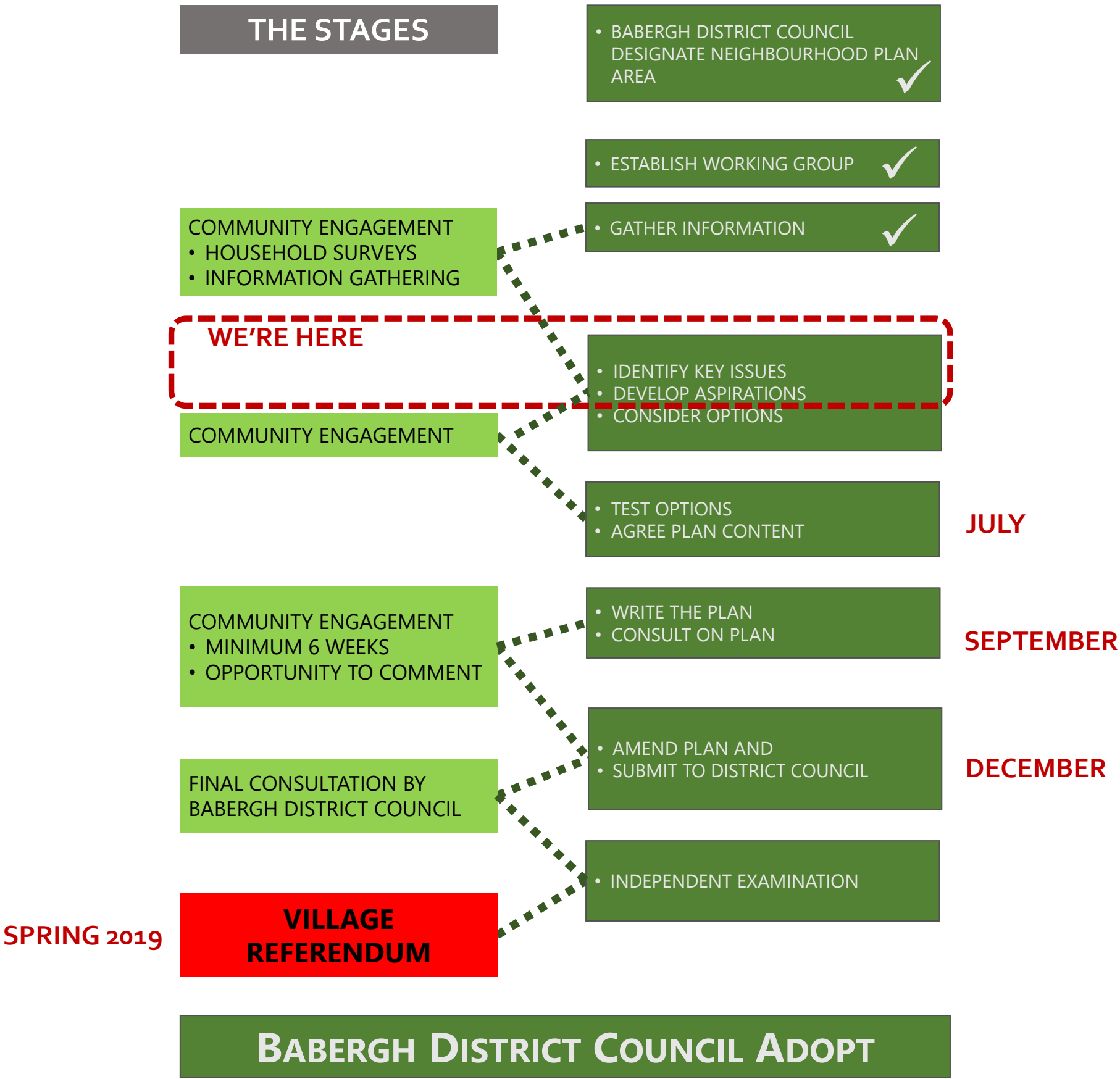


How it's prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Steering Group advised by specialists when necessary. We encourage YOU to get involved too, either with the Steering Group or at the various consultation stages like today.

At the end of the day, it's YOU that will decide whether the Plan should be approved.

Community Involvement is a major part of the process and it must be approved in a local referendum before it can be used.



Vision



The Neighbourhood Plan will cover the period through to 2036.
The Working Group has prepared a Draft Vision that will guide the content and proposals in the Plan.

In 2036 Little Waldingfield will be a
distinct vibrant rural village
accommodating limited sustainable development
together with facilities and services that:

- Meets the needs of the local community;
- Respects the high quality historic and natural environment; and
- Embraces new technology

Do you agree or disagree with the Draft Vision?

AGREE

Place one sticky in the appropriate box

DISAGREE

If you disagree, please use the sheets available to suggest amendments



Household Survey

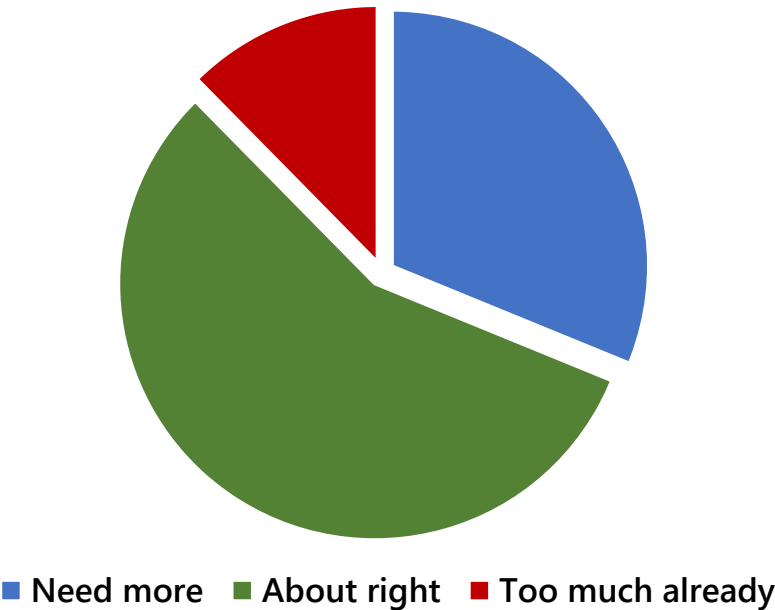


In November 2017 residents were asked to complete a survey distributed to all households in the parish.

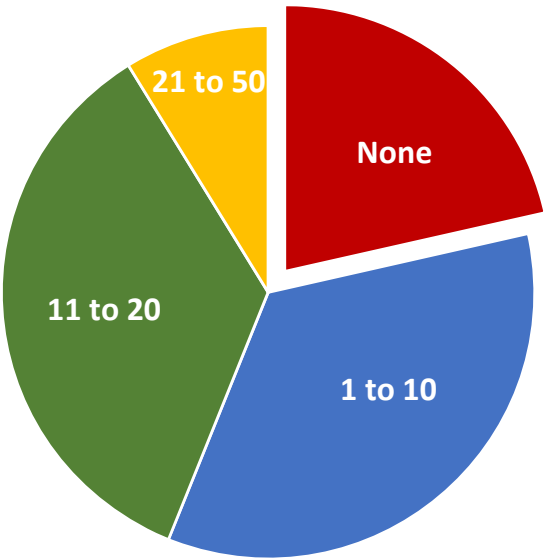
Two thirds of residents over the age of 11 completed the survey and the results have been posted on the neighbourhood plan pages of the parish council website.

The main results that will influence the planning content of the Neighbourhood Plan are illustrated on these boards.

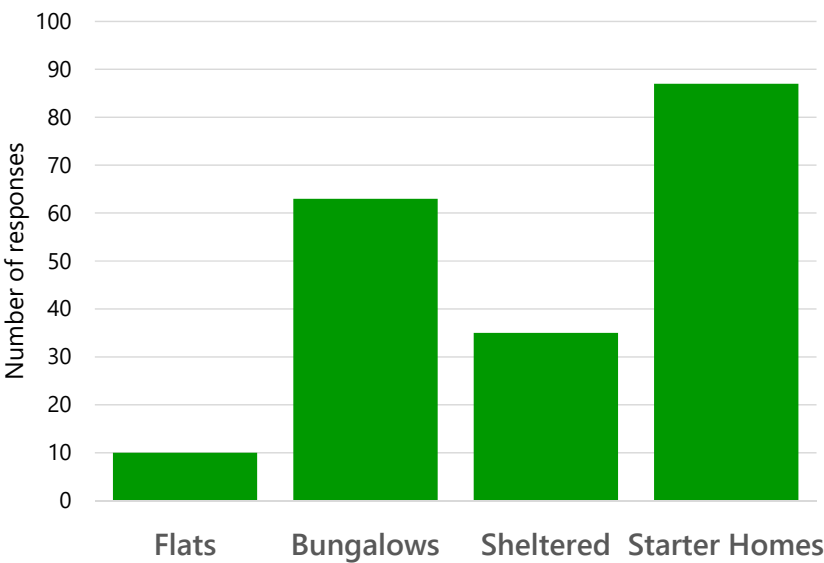
Amount of Additional Housing



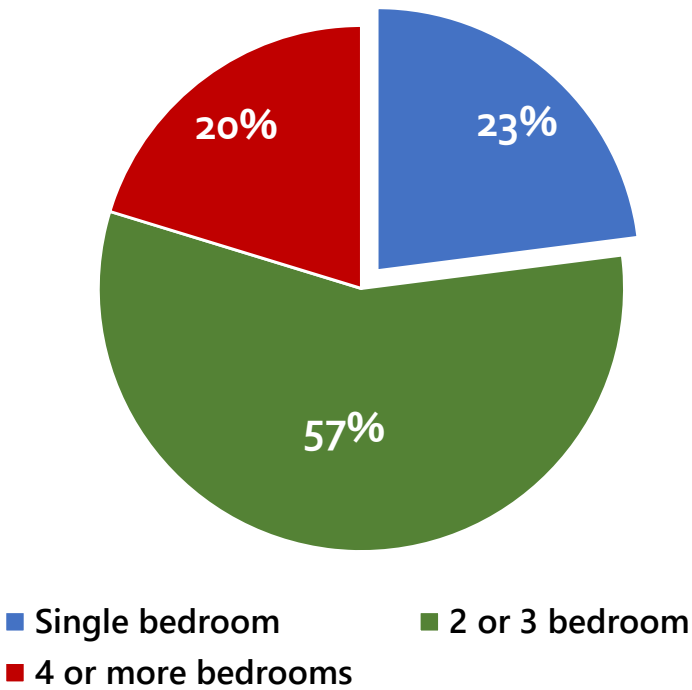
How much more Housing



What type of Housing is needed / very much needed?



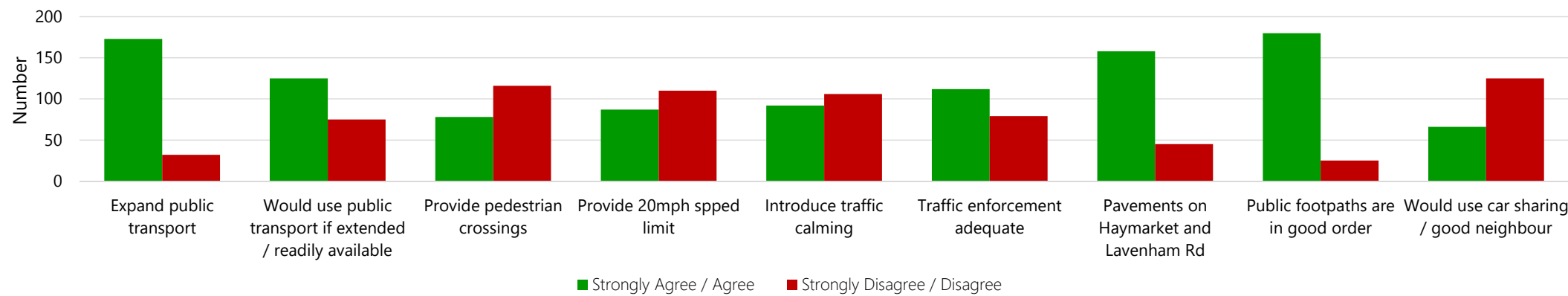
What size homes are needed / very much needed?



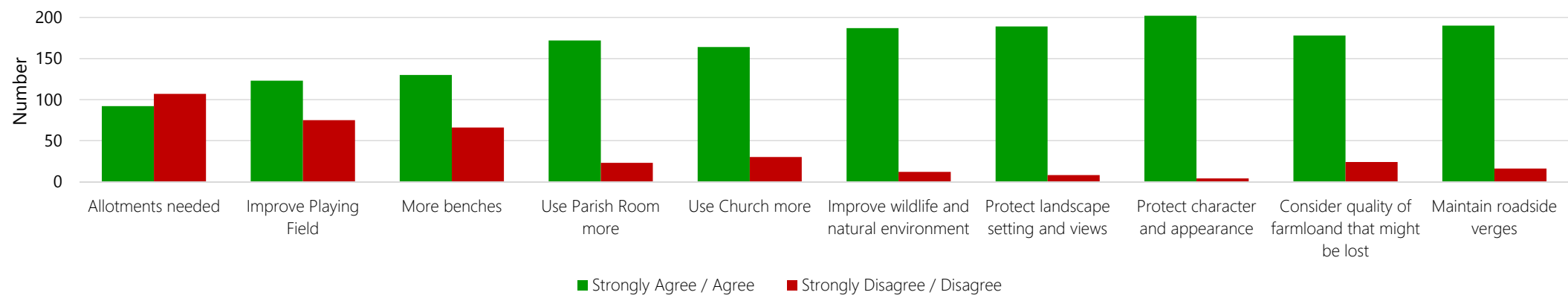
Household Survey



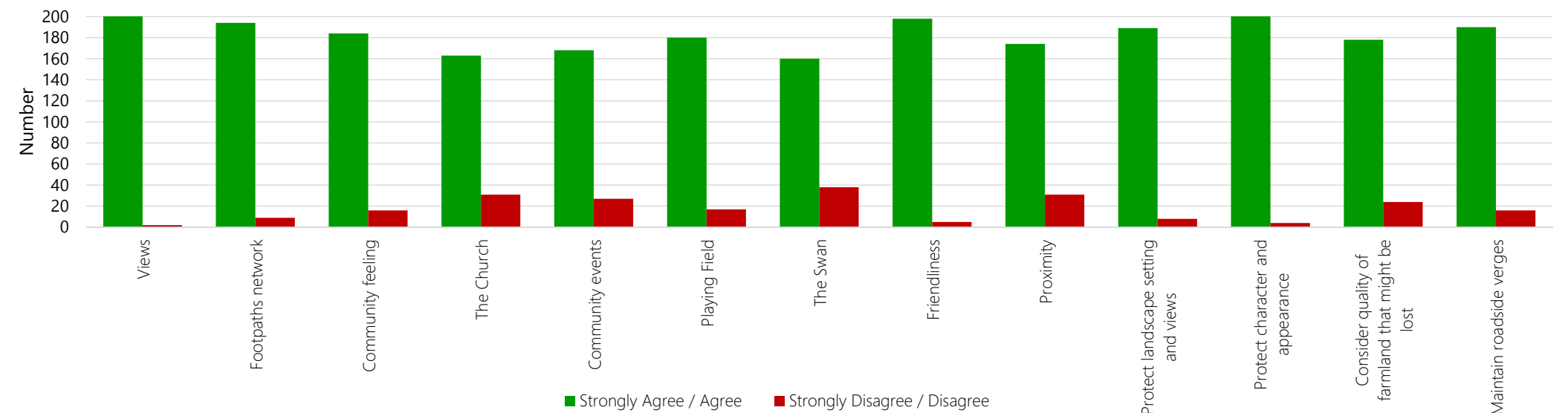
Out and About



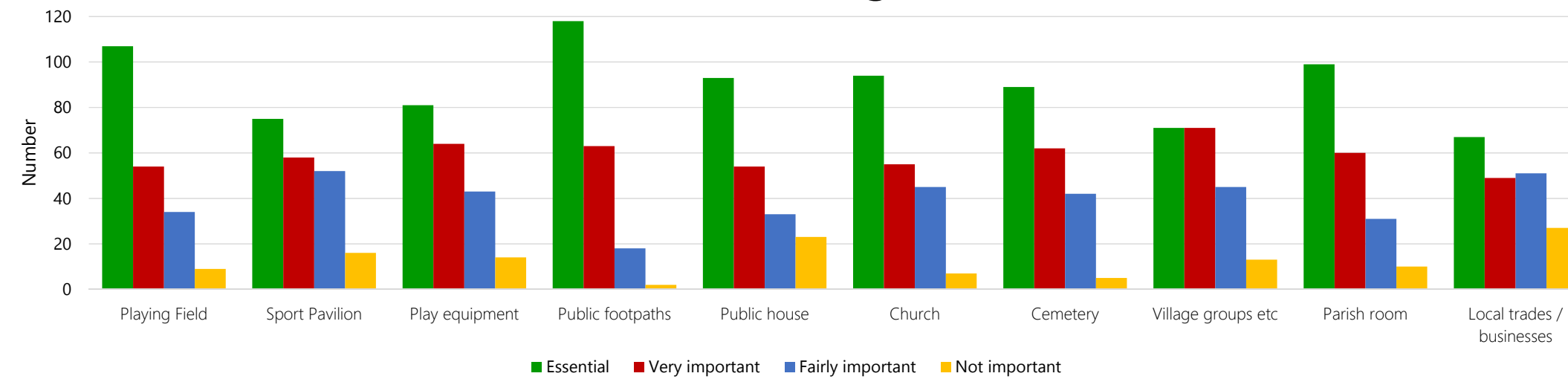
Environment



What's important about living in village



Preservation of village amenities



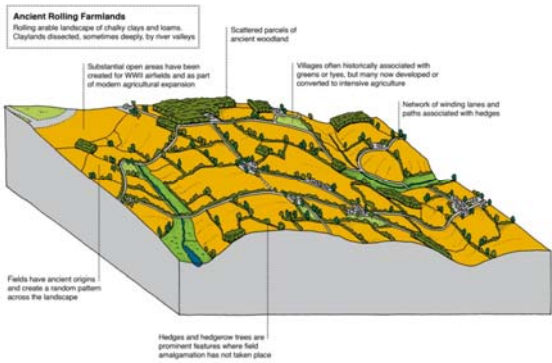
Character Appraisal



A draft Character Appraisal has been prepared by the Neighbourhood Plan Working Group to identify and describe the distinctive features, appearance and feel of Little Waldingfield.

Landscape setting of the village

- The village sits within an area classified as Ancient Rolling Farmlands, which are rolling clayland landscapes dissected, sometimes deeply, by river valleys.
- The landscape retains much of the organic pattern of ancient and species-rich hedgerows and associated ditches.
- The hedges are frequently high and wide and have a strong visual impact. There are however some areas of field amalgamation and boundary loss.
- The dissected form of this landscape has reduced the scope for the really extensive field amalgamation found in some other parts of the county.
- Ancient woodland is scattered throughout in blocks that are often larger than the surrounding fields.
- The settlement pattern is one of dispersed farmsteads of mediaeval origin interspersed with some larger hamlets and occasional villages. The farms are large but are mainly owner-occupied rather than estate owned.
- The farmstead buildings are predominantly timber-framed, the houses colour-washed and the barns blackened with tar. Roofs are frequently tiled, though thatched houses can be locally significant.
- Medieval moats surrounding the farmhouses are common in the northern parts of both areas, but are much less prevalent in the south.
- This area has a network of winding lanes and paths often associated with hedges that, together with the rolling countryside, can give a feeling of intimacy.
- However, the areas of field amalgamation have also created longer views of a rolling lightly wooded countryside.

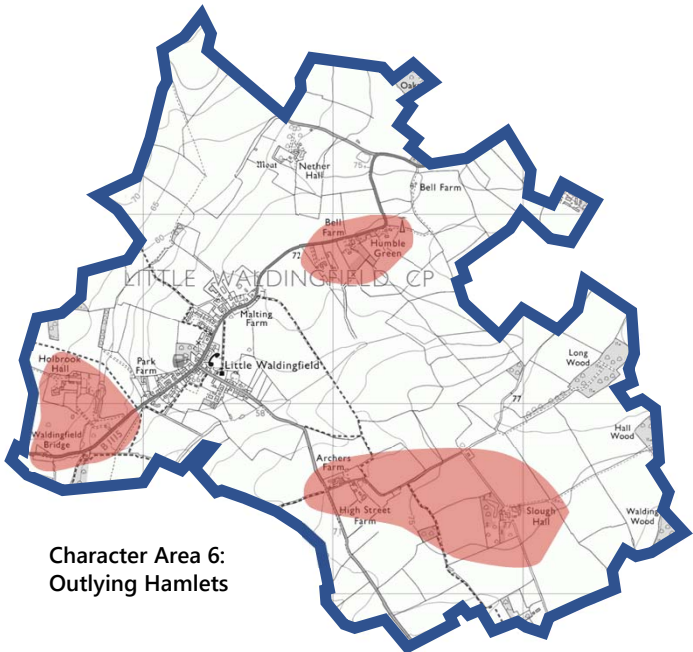
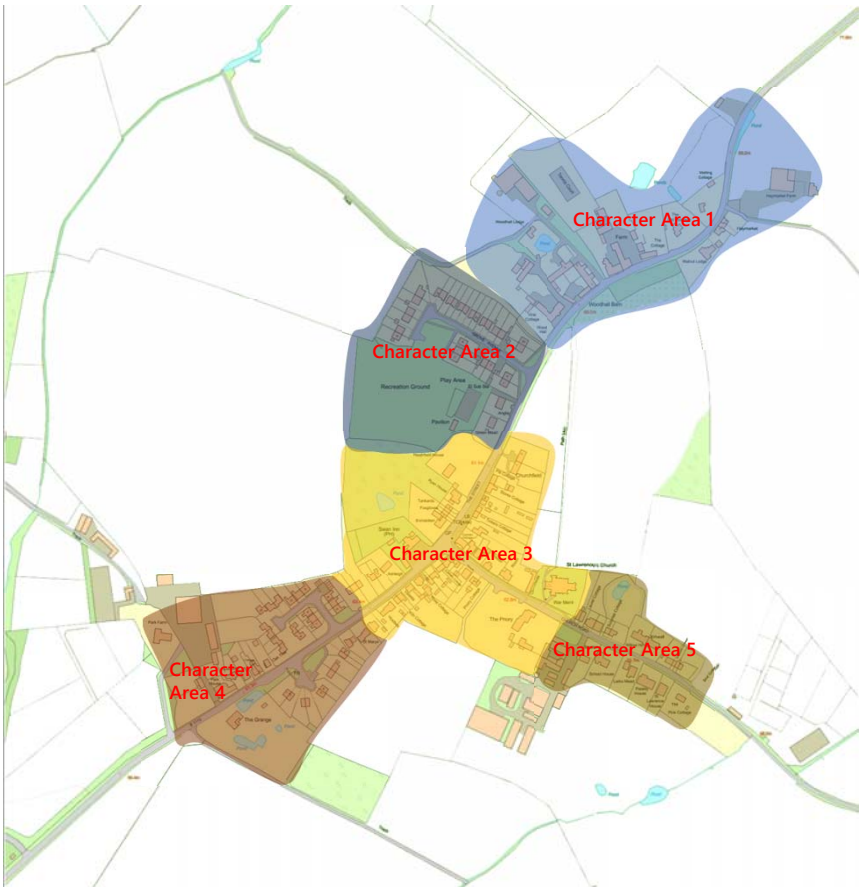


SOURCE: Suffolk Landscape Character Appraisal

The Village Character Appraisal

In January the Working Group, guided by our Neighbourhood Plan consultants, identified six distinct character areas of the built-up parts of the parish, as illustrated below. These areas were assessed by walking the roads and footpaths using the national Planning Aid guidance and template that covers:

- Topography
- Layout
- Roads, streets and routes
- Spaces
- Buildings
- Landmarks
- Green and natural features
- Streetscape
- Views



Character Appraisal



Character Area 1 – Nob End

Topography	Land Uses
<ul style="list-style-type: none">Flat with open views to right and leftHigher than top of Church Road	<ul style="list-style-type: none">Predominately residential properties now but barns had a range of agricultural uses over time.Agricultural land use now.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none">11 residential properties border road. 4 properties behind front row and 1 under constructionAll detached except three terraced at Haymarket. Woodhall Barn is 3 properties - Harvest Barn on the road with Hall Barn and Long Barn behind it.All wide individual plotsAll properties have wide driveway access. Some have frontage but only 2 have gardens at front.	<ul style="list-style-type: none">Main vehicular road in and out of village. Main through road from Monks Eleigh and Lavenham/Gt WaldingfieldNo footpath on road – dangerous walking to public footpathsPublic footpath access opposite Woodhall and next to Haymarket and further footpath access from the track/access road beside Harvest Barn and behind Woodhall Lodge.Bend and road narrowing make a potential hazard for vehicles turning in or out of properties.
Spaces	Buildings
<ul style="list-style-type: none">No public spaces in this area	<ul style="list-style-type: none">Each detached house has distinct and different features. Most are period build with 2 new builds at Walnut Lodge and Haymarket FarmMix of periods and finishes.Red brick and renderWoodhall – Grade II listed. One of the original manor houses in the parish. Early Victorian front white brick with heavily timbered and partly jettied elevations at rear. Slate roof. Portico entrance and Elizabethan cluster chimney stack – flint wall to roadside. Wide drive wayHarvest Barn – barn conversion. Originally called Woodhall Barn(s). Now converted to three dwellings (Harvest Barn on the road with Hall Barn and Long Barn behind it, all of same construction). Black wood boarded and red brick. Runs along roadside. Gates for vehicular access and gardenMaltings Farm – 15th Century timber framed. 19th Century Kiln turret at far end. Wide driveway to right of propertyOld Vicarage – Grade II listed Hall House – probably 1600'sWalnut Lodge – new build – rendered – garage – 3 differing roof lines.Haymarket cottages (2) Painted brick and coloured render. Some evidence of 17th century interiors. Gardens at rear. Parking to each side.Malting Cottage – Thatch – white render – high hedge – evidence of 14th century timbers in kitchen driveway slight rise to groundHaymarket Farm - New build in field – Modern traditional house design with garage. Large agricultural barn to side of property
Landmarks	Green and Natural Features
<ul style="list-style-type: none">Church is very visible from most propertiesOpen views across countryside	<ul style="list-style-type: none">Landscape views to village church and Gt Waldingfield Church
Streetscape	Views
<ul style="list-style-type: none">Overhead cablesRoad signs including 30 mph speed limit	<ul style="list-style-type: none">Stunning views to church and Church Road and beyond



- Character Area
- Conservation Area
- Listed Buildings
- Public Rights of Way
- Important Views
- Important Public Open Space
- Playing Field
- Important Trees and Hedgerows
- Landmark feature



Character Appraisal



Character Area 2 – Grove Avenue and The Playing Field

Topography	Land Uses
<ul style="list-style-type: none">The Avenue and the Playing Field sit on level ground.Outside and away from this area, farmland slopes away downwards both to the NW & SE.	<ul style="list-style-type: none">Residential & Recreational.Outside this immediate area is arable farmland (NW & SE). To NE & SW is residential.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none">The Avenue is 'L' shaped starting from the village road heading NW, turning left to complete the Avenue 'L' shape which leads on to the Playing Field.Each part is of linear development with consistent building lines.Dwellings are evenly spaced though narrowly spaced to single depth, mainly set back from the road with deep front gardens/driveways.Loose enclosure of space.	<ul style="list-style-type: none">2-way cul-de-sac with turning space at end. Standard kerbs and footpaths with some additional grass verge on one side.Access track from The Street to Playing Field.Public footpath access to north corner of Playing Field.
Spaces	Buildings
<ul style="list-style-type: none">At the 'L' shape of the Avenue is a grassed common area planted with mixed deciduous trees, this leads on to the Playfields of approximately 1 hectare.	<ul style="list-style-type: none">The 27 properties of Grove Avenue are a mix of single and double storey semi-detached of 1960's and 1970s construction. They are of uniform brick and block construction with partial render of varying colours and pitched roofs with concrete tiles.No listed buildings exist in this area, and there is no recommendation to put forward properties for listing
Landmarks	Green and Natural Features
<ul style="list-style-type: none">There are no remarkable features	<ul style="list-style-type: none">The wide front gardens with some lawns and private planting, and the grassed area at the end of the Avenue opening out on the Playing Field, give a feeling of openness and community living.The Playing Field measures approximately 1.25 hectares and is tree lined along the south and north-east boundaries. The remaining boundaries are bordered by residential properties. There are the remnants of a hard-surfaced tennis court with a children's play area alongside a wooden pavilion and storage sheds.
Streetscape	Views
<ul style="list-style-type: none">A grass bell-mouth on the village road leads to a metalled road with tarmac pavements each side giving a hard aspect with limited tree planting along the Avenue (lost in 1987 storm).	<ul style="list-style-type: none">When exiting the Avenue at the 'T' junction with the village road (facing east), there are exceptional views across open countryside/farmland interspersed with hedgerows out to a distance of ¾ mile when the topography rises to form a ridge.Views to the North and West from the Playing Field and back gardens of those properties at the end of the cul-de-sac, stretch to the Lavenham Road which comprise open arable land with hedgerows and small wooded areas



Character Appraisal



Character Area 3 – Village Core

Topography	Land Uses
<ul style="list-style-type: none">Along the Street (B1115): flat at Church road end and gently sloping down towards West.Top of Church Road: slopes down towards Church	<ul style="list-style-type: none">Residential; public house (with two B and B units); ecclesiastical
Layout	Roads, Streets, Routes
<ul style="list-style-type: none">All housing borders roads on both sides. Detached, semi-detached and terraced properties; fairly closely paced but spreads out at Church/Priory FarmDeep pavements to east of T-junction and east of Church road, down to the front of the Church. Otherwise shallow pavements and small gardens to the front of properties. More recent builds more set back.Parking area to front of pub.Church set in grounds with open and closed cemetery.Priory Farm set back behind wall fronting Church Road.	<ul style="list-style-type: none">B1115 road from Lavenham Road to Monks Eleigh. Church Road towards south.Pavements to left of road to start with, moving west. Both sides from Pub area to Croft Lea and then on right side only to Park house.Most houses on north side of B1115 have driveways.Most houses on left have on road parking or off road in front of property.Church Road wide pavements on Church side. Limited on Priory Farm side.Public footpaths to behind the Church and between The Priory 2 Priory Cottage
Spaces	Buildings
<ul style="list-style-type: none">To south of B1115 and east of T-junction, deep pavements; old listed phonebox and post box.Deep, grassed pavement to east of Church Road.Cemeteries around Church.Parking area to front of Pub..	<ul style="list-style-type: none">Predominantly a mix of semi-detached and detached; two-storey; red-brick, Victorian and modern copy properties, with pitched roofs, to south of B1115.Mix of property types to north of B1115, with listed Eniskillen and pub; two-storey with similar heights to properties to south of road.Red brick modern and Victorian towards Church in Church Road, changing to Almshouses (Elizabethan parts); The Priory (Elizabethan features) and Church itself.Casement windows.Victorian properties fronting The Street near T-junction of local importance and should be protected
Landmarks	Green and Natural Features
<ul style="list-style-type: none">Pub;Postbox;Telephone box (now information centre) along the Street;Almshouses;The Priory house;Church	<ul style="list-style-type: none">Hedges and trees to north of B1115.Green swath at entrance to Croft Lea, with bench to east.Grassed verges to east of Church Road.Church with surrounding cemeteries and grassed areas space to south.
Streetscape	Views
<ul style="list-style-type: none">Overhead wires, telegraph posts.Road signage.Bench at entrance to Croft Lea (east).Church notice board and village notice board	<ul style="list-style-type: none">Immediate views as pass along B1115 and Church Road and from adjoining pavements.Longer views as approach from south along Church Road and pavement to east.Views of the Church from Wood Hall footpath and surrounding footpaths. Distant views of Church from roads parts of road network, especially from south.



Key

Character Area

Conservation Area

Listed Buildings

Public Rights of Way

Important Views

Important Public Open Space

Playing Field

Important Trees and Hedgerows

Landmark feature



Character Appraisal



Character Area 4 – Wade Crescent and Croft Lea area

Topography	Land Uses
<ul style="list-style-type: none">Level ground.Beyond south-west residential area land slopes downhill to a tributary of the River Box.	<ul style="list-style-type: none">Residential. Outside the defined residential boundary is arable and grazing land.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none">Sporadic positioning of housing along the village road with no consistent theme.Wade Crescent and Croft Lea break linear development along the village road.	<ul style="list-style-type: none">B1115 is main thoroughfare through this section of the village.Croft Lea is a cul-de-sac with turning space at end.Wade Crescent provides a crescent shaped area serving eight properties.Standard kerbs and pavement only on northern side of village road until the end of Wade Crescent where kerbs and footpaths exist on both sides.Access to 2 public footpaths just beyond The Grange
Spaces	Buildings
<ul style="list-style-type: none">Development tight to the village road with the exception of Wade Crescent and Croft Lea. Wade Crescent enjoys its own green space.	<ul style="list-style-type: none">Eclectic mix of period and contemporary properties including listed thatched property, The Grange, with lathe and plaster rendering,Park House, early – mid 19th Century Regency farmhouse which is also listed.Towards centre of village is a mixture of post war contemporary housing.No additional properties warrant listing.
Landmarks	Green and Natural Features
<ul style="list-style-type: none">Village entrance sign	<ul style="list-style-type: none">Mixture of thinly spaced ash and lime trees adjacent to village road.Small green sward within Wade Crescent.
Streetscape	Views
<ul style="list-style-type: none">Overhead wires, telegraph posts.Village entrance sign.Formal boundaries on roadside of full height brick walls, formal hedgerows and picket fencing.Croft Lea and Wade Crescent have paving on both sides of feeder road.Croft Lea has a green bell-mouth on which sits an electricity substation/transformer.	<ul style="list-style-type: none">Limited views inwards to the centre and outwards along the village road.Extensive views of open countryside at the back of all properties on both sides of the village road.



Key

Character Area

Conservation Area

Listed Buildings

Public Rights of Way

Important Views

Important Public Open Space

Playing Field

Important Trees and Hedgerows

Landmark feature

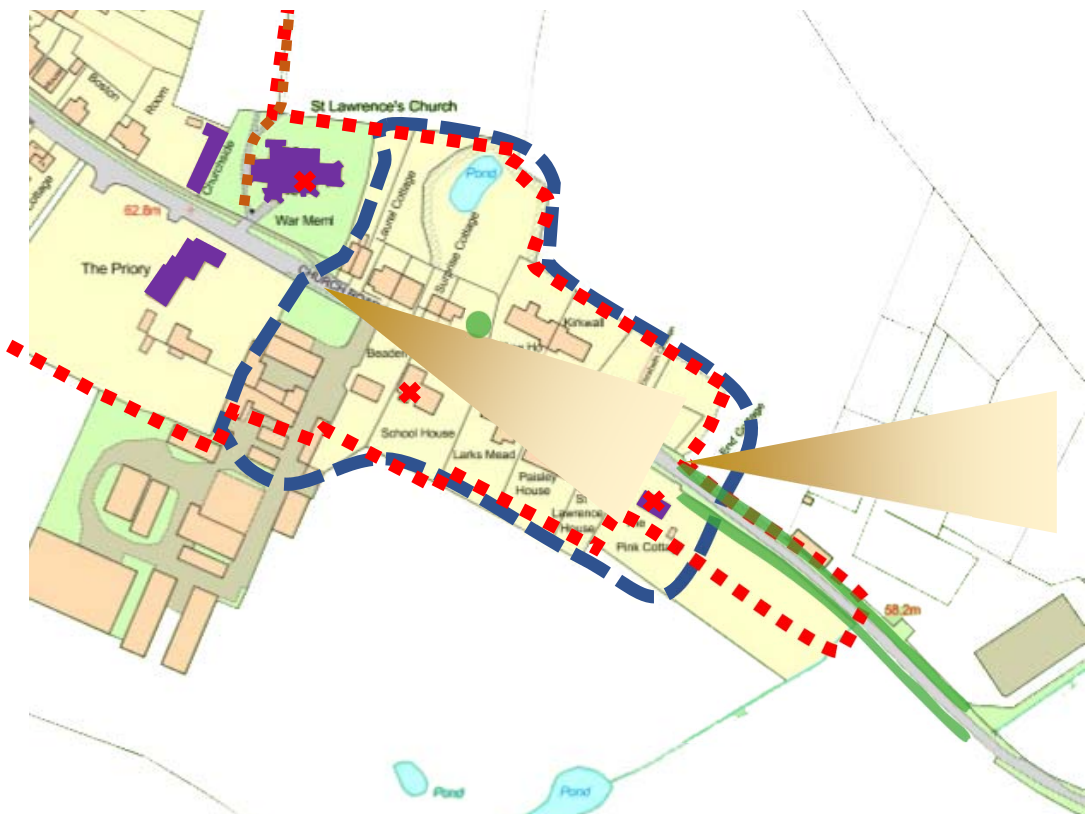


Character Appraisal



Character Area 5 – Church Road (East of the Church)

Topography	Land Uses
<ul style="list-style-type: none">Road slopes down hill with views towards Archer's Farm and Slough Hall	<ul style="list-style-type: none">Predominantly residential plus agriculture, light industry and community uses.
Layout	Roads, Streets, Routes
<ul style="list-style-type: none">Mix of detached and semi-detached plus a short terrace of dwellings.Detached dwellings stand in large plots with wide parking areas in frontAll properties back onto open countryside	<ul style="list-style-type: none">Narrow road with no footways and grass verges.High hedgerows as road leaves built-up area.
Spaces	Buildings
<ul style="list-style-type: none">Narrow grass vergesSignificant green space at entrance to Priory Farm	<ul style="list-style-type: none">Mix of building styles and materials that reflect the development that has taken place over many years.Predominantly red brick and cream coloured renderingThe old school building (School House) is a significant building in the street scene of local importance and should be protectedThe listed Pink House creates an important entrance feature to the villageMore recent dwellings are mainly single and 1½ storey
Landmarks	Green and Natural Features
<ul style="list-style-type: none">View to ChurchThe Pink HouseSchool House	<ul style="list-style-type: none">ChurchyardHigh hedgerow at southern endGreen space at entrance to Priory Farm
Streetscape	Views
<ul style="list-style-type: none">Overhead wires, telegraph posts.Road signs	<ul style="list-style-type: none">Distant views to Archer's Farm and Slough Hall and south through Priory Farm and west towards Great Waldingfield Church



Key

Character Area

Conservation Area

Listed Buildings

Public Rights of Way

Important Views

Important Public Open Space

Playing Field

Important Trees and Hedgerows

Landmark feature



Character Appraisal



Character Area 6 – Outlying Areas

Holbrook Hall Park	Humble Green	Archer's Farm
<ul style="list-style-type: none">• Small isolated group of mainly Victorian buildings dominated by a large manor house (now care home) in an ancient rural setting. Cluster of employment/commercial buildings sympathetically constructed to minimize its impact on the area. Pretty privately restored nature area.• Local Listing: The Hall and other residential buildings in the vicinity of the same era, should all be considered as a local listing(s).• Footpath from B1115 to Lavenham Road: commences through domestic field/meadow land towards the brook; elongated views towards the NE as approaches the brook; through arable land, slopping north on far side of brook. Minimal views of Little Waldingfield.	<ul style="list-style-type: none">• Mainly hidden collection of isolated properties along south side of a relatively busy through road.• The lack of footpaths presents a significant hazard to pedestrians.	<ul style="list-style-type: none">• A quiet hamlet in a rural setting above the main village with little traffic or noise pollution originally a farming settlement but now mainly residential.• Archer's Farmhouse and Slough Hall are listed buildings• Local listing - some older buildings may have historic/architectural merit which may justify local listing.• Public footpath links back to both ends of the village, to Great Waldingfield and Priory Green• Important panoramic views over the village



What next?



Your feedback from today will make a big contribution towards preparing the Neighbourhood Plan.

Our next task is to consider potential options for Policies and Proposals in the Plan.

We hope to be holding a further Drop-in event here on

Saturday 7 July

but we will notify residents of the exact date in due course

At the next Drop-in event we'll ask for your opinions and further feedback before we start writing the actual Neighbourhood Plan

