

# Welcome



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

We would like to take this opportunity to bring you up to date with progress on the Plan  
and ask you to assist us coming to some key decisions.

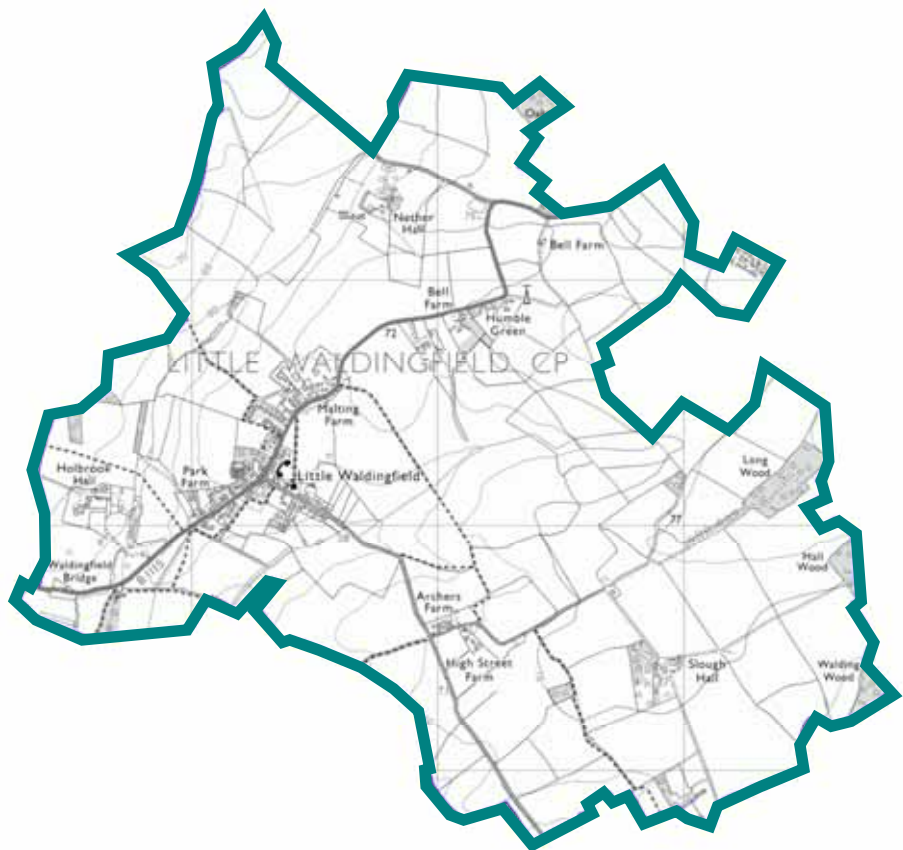
## What is a Neighbourhood Plan?

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:

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

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 Neighbourhood Plan and it must be approved in a local referendum before it can be used.



## Where it covers

The Neighbourhood Plan will cover the whole of the Little Waldingfield Parish as shown on the map.

## 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 or for developers to dictate where housing goes.

# The process

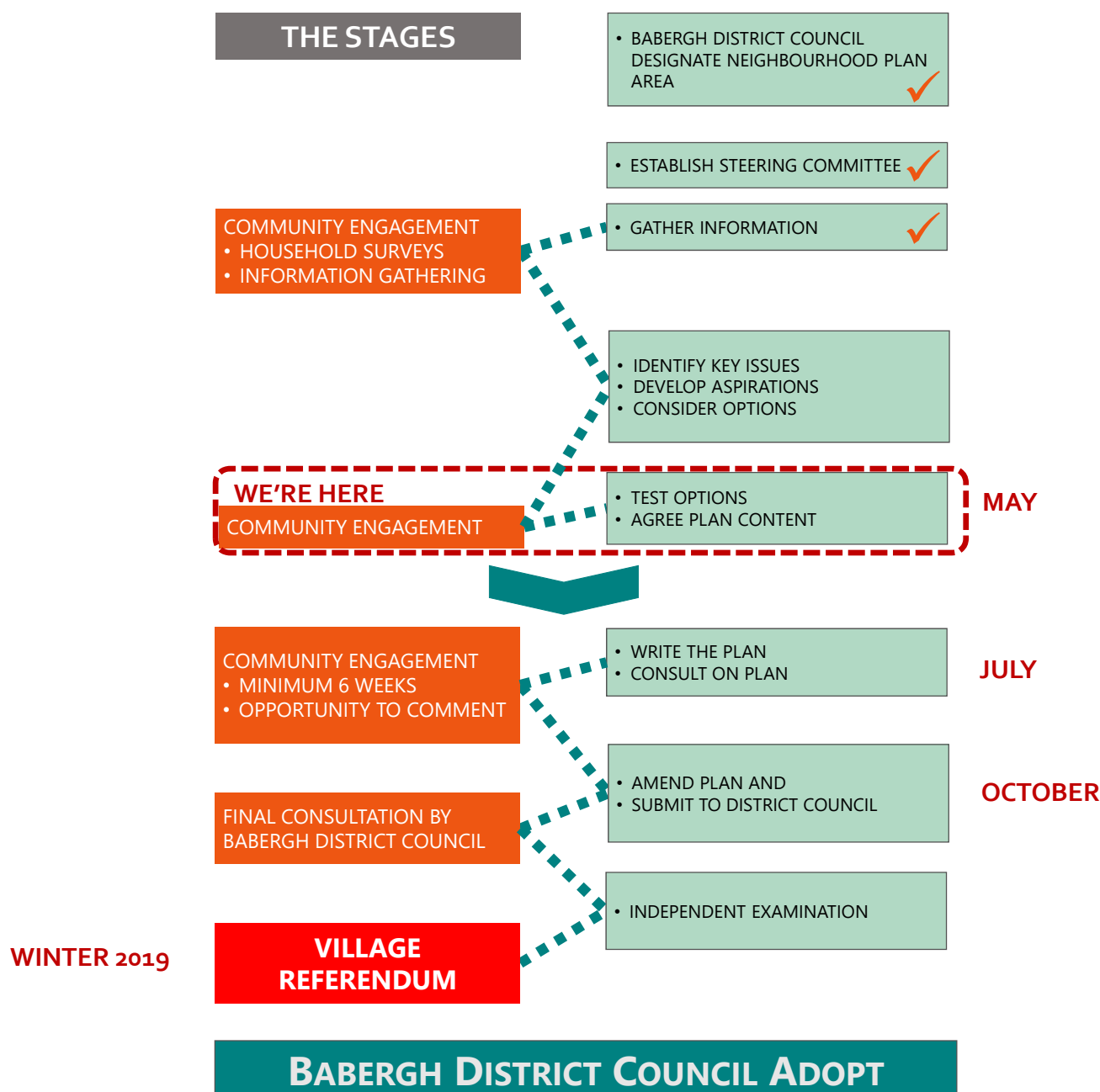


## How it's prepared

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 Neighbourhood Plan will be prepared by the Steering Committee advised by specialists when necessary. We encourage YOU to get involved too 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.



# Today



Before we complete work on the draft Neighbourhood Plan, we want to receive your feedback on matters that we're proposing to include in it.

In particular, we'd like your thoughts on:

- 1 - how we meet the housing needs of the village to 2036
- 2 - sites that could be suitable for providing part of this housing
- 3 - other possible designations in the Plan
- 4 - the topics to be covered by planning policies

There will be an open discussion on the Plan at 11.30 and 2.30



Please let us have your thoughts and provide feedback on the form provided. It will help us complete the Neighbourhood Plan and get it ready for the extensive consultation in July.

# Housing Provision



In order to stand up to potential future challenges from developers, the Neighbourhood Plan needs to identify how it meets the new housing requirement for the village to 2036

Across Babergh, the average number of new homes built every year over the last 18 years is 256

In the next 18 years, this figure is set to increase to 420 a year to meet predicted needs.

An independent Government funded assessment of Housing Needs for the village has identified what the likely housing requirement for the village will be, based on the potential distribution of housing proposed across Babergh in the 2017 Local Plan consultation.

The assessment concludes that between 7 and 21 new homes could be needed in the village between 2018 and 2036.

Option description	Percentage of district growth for all Hinterland Villages	Little Waldingfield Housing Need Figures
<b>Option BHD1</b> – County Town focused growth. This will see most development occur in the Ipswich fringe area and larger towns and provide opportunities for these areas to regenerate, whilst other areas will benefit from these improved centres.	5%	7
<b>Option BHD2</b> – Market Town/rural area balance. A mix of urban and rural development is seen as most sustainable, and has been historically been the growth pattern in the district.	15%	21
<b>Option BHD3</b> – Transport Corridor focused – Sustainable development should be achieved by exploiting existing transport connections that enable access to facilities and services across the district and beyond.	10%	14
<b>Option BHD4</b> – New Settlement focused – Rather than to expand existing settlements, this option would be to create new, stand-alone settlements.	5%	7

Given the lack of services in the village we consider that the appropriate amount of growth to plan for is 14 new homes.

Planning officers at Babergh have not objected to this approach.



# Housing Provision



## DELIVERING THE REQUIREMENT

The calculation below explains how we propose that the housing requirement should be provided.

### Requirement 2018 – 2036

14

New homes granted planning permission since 1 April 2018

3

Allowance for infill plots \* and “windfall”\* homes coming forward

6

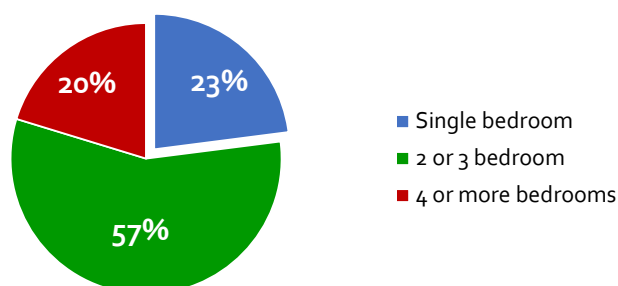
Site allocation/s in the Neighbourhood Plan

5

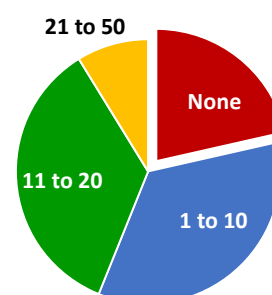
- Making a site allocation in the Neighbourhood Plan will mean that the Plan can be used to resist planning applications for housing that do not accord with our Plan if Babergh District Council cannot identify a 5 year’s supply of housing sites.
- Without an allocation we are vulnerable to rogue applications.
- We will need to demonstrate that any sites we include in the Plan are available for development and capable of being built by 2036

## LITTLE WALDINGFIELD HOUSEHOLD SURVEY FINDINGS

What size homes are needed / very much needed?



How much Housing?



## GOVERNMENT FUNDED HOUSING NEEDS ASSESSMENT FINDINGS

- about 45% of new homes should be between 1 or 2 bedrooms, while 50% should be 3 bedrooms and a further 5% 4 bedrooms.
- it is important to acknowledge that building slightly more 1 or 2 bedrooms will cater for the growing older population and allow older households to downsize.
- there is clear evidence of Affordable Housing need within the parish.
- only Market, Affordable and Social rent tenures, in addition to shared ownership homes at 50% and 25% are affordable to those that earn the average (total annual) income in Little Waldingfield.
- for those who earn within the Babergh’s lower quartile income (£19,821 per annum), the only tenure that is affordable is Social Rent.

\* Windfall housing is defined as new homes sites which become available for development unexpectedly and are therefore not included as allocated land. Barn conversions are a typical example.

\* Infill plots are sites within the defined Built-Up Area Boundary that are acceptable for housing and comply with planning policies and other considerations.





# Housing Provision



## Considering the Potential locations for new housing

Three sites had been put forward to Babergh District Council by landowners as being available for development, as illustrated below. The District Council assessed the sites and concluded that Sites 1 and 2 could be suitable for housing subject to overcoming constraints. They concluded that Site 3 was not suitable due to access issues to the site and poor connectivity to the settlement pattern.

We have had an independent assessment undertaken of the two sites as part of our Government funded support package for preparing the Plan.

The following illustrate the conclusions of the assessment and the matters that will have to be taken into account if housing is to go ahead at these locations.



- 1 Land rear of Enniskillen
- 2 Land to the south-east of The Street
- 3 Land to the north-west of The Street



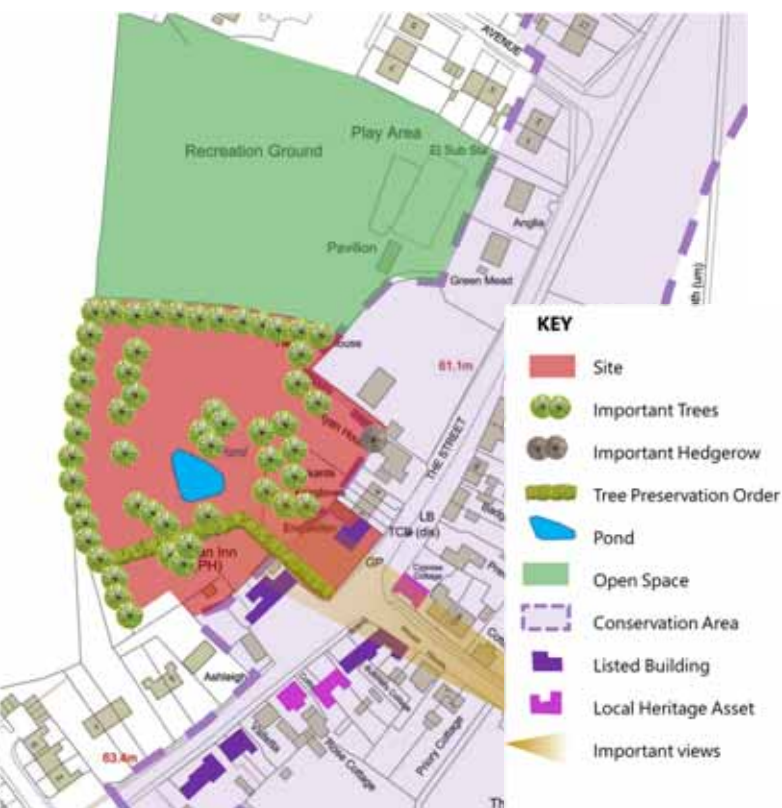
### Strategic Housing and Employment Land Availability Assessment

The primary purpose of the SHELA which local planning authorities are required to prepare is to:

- identify sites with the potential for housing or employment
- assess how many homes or floorspace they could provide
- assess when they could be developed.

It is a technical document and an important evidence source to inform decision making on future housing and employment development, but does not determine whether a site will be allocated. It includes a high level strategic overview assessment of the deliverability/developability of each identified site in terms of its suitability, availability and achievability.

# Site 1



The site is located to the rear of the Swan and has a number of important trees that contribute to the character of the village. Access to the site would be between two Grade II Listed Buildings, The Swan and Enniskillin.

## Babergh District Council desk-top assessment

Assessment Criteria	Findings
Net Site Area (ha)	0.8 Hectares
Existing Land Use	Orchard and residential garden
Access to site	Access possible from The Street / B1115. This will need further investigation/consultation with the highways authority.
Landscape, Strategic Gap and Agricultural Land	Agricultural land classification is partly Grade 2 to the north-east and Grade 3 to the south-west. No detrimental impact on local landscape identified.
Townscape	Partial or low density development of the site, may have a neutral impact on the townscape. However this would need further investigation to ensure any impact can be mitigated to protect the historic townscape.
Biodiversity and Geodiversity	Mature trees and woodland within the site.
Historic	The site is adjacent to and partly within the Little Waldingfield Conservation Area. The site is located to the rear of Grade 2 listed buildings. The site is also in proximity to County Historic Environment Records. The historic environment will need to be considered to ensure that the impact of the development could be mitigated.
Open Space	Development of the site would not result in the loss of open space. There is an Outdoor Sports Facility area immediately to the east of the site.
Availability	Site is under multiple ownership. Site was submitted by a planning agent on behalf of the landowners. Enquiries have been received for the site. Land available in 0-5 years.
Achievability	The submission confirms that the site could come forward in 0-5 years. The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability. The submission does not provide indication of the likely annual build out rate.
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment.
Estimated Dwellings Yield	Estimated Dwellings Yield: 8



## ASSESSMENT OUTCOMES



### Appearance, Layout and Relationship to Village Character

- Orchard and residential garden with potential access gained through the curtilage/garden of the Grade II listed 'Enniskillen House' to The Street.
- Largely constrained by trees, while access to the site has the potential to have an impact on the settings of two Grade II listed buildings (not only Enniskillen but also The Swan Pub) in very close proximity to the proposed access point.
- To minimise impact on the listed buildings, proposed residential development would have to be located to the rear of buildings along The Street, though even this does not rule out an impact on their settings.
- Backland development, the comprehensive development of land behind an existing frontage, can be found to be acceptable in principle if new housing is in keeping with the character and quality of the local environment.
- Unlikely that proposed development would provide a residential aspect onto The Street to integrate with and relate to the existing built form of the village without adversely impacting on the setting of the Grade II listed buildings and adjoining Conservation Area.
- Development has the potential to depart from the character of the settlement and existing housing schemes such as those at Croft Lea, Wade Crescent and Grove Avenue, which all provide residential aspects onto The Street.

### Means of Access

- Access through garden of a Grade II listed building
- Development of the access road would have to be sensitive to its setting.
- Proposed access would require the approval of the local Highways Authority.
- A Road Safety Audit may find potential access arrangements onto an existing T-junction to be unsafe.

### Landscape Impact and Scale

- Site screened from view by vegetation identified as 'important trees and hedgerows' in the Little Waldingfield Neighbourhood Plan Village Character Assessment.
- Although there are no tree preservation orders present on site, historically the site is an orchard and garden of a Grade II listed building.
- When considering the setting of the listed building and conservation area, and arboriculture sensitivities of this setting, the SHELAA considerably reduced the developable area of the site to estimate a lower yield of 8 dwellings.

### Assessment Conclusion

Housing on garden and orchard of and behind a Grade II listed building, has potential to adversely impact on setting of listed buildings, conservation area and character of village through development on what is considered as backland.

In accordance with Babergh Local Plan policies, proposals should be well related to existing settlement. Development of this site will not directly front onto The Street.

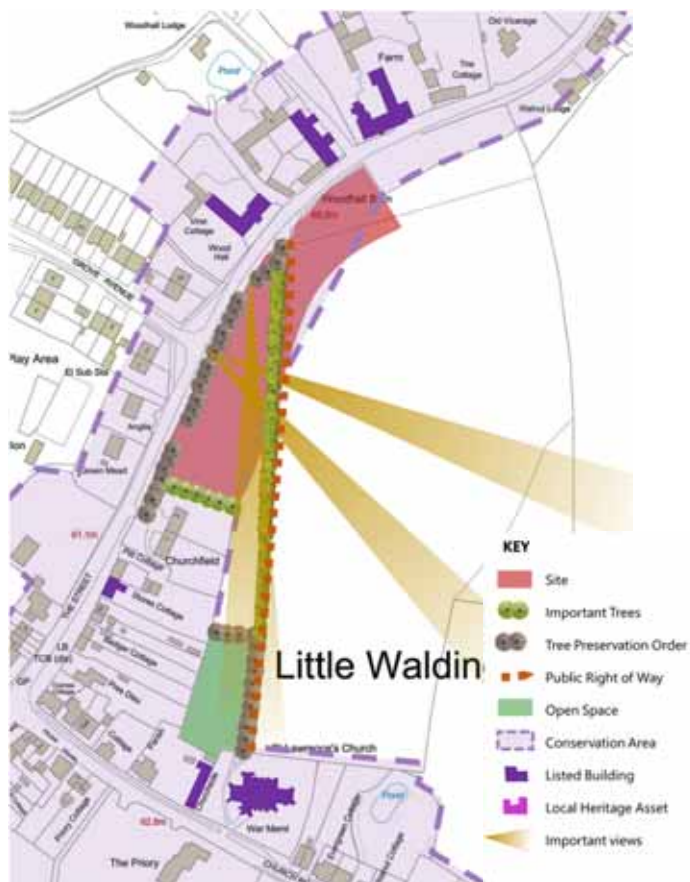
National and local policy encourage the preservation, enhancement and retention of a curtilage area and/or setting which is appropriate to the listed building and the relationship with its setting. In this respect development of this site would be contrary to Local Plan policy. National policy also requires that proposed development respects those features which contribute positively to the setting of a listed building.

Development would require a clear and convincing justification setting out where harm to the significance of listed buildings should be weighed against the public benefits of the proposal.

Proposed access has potential to have an impact on the setting of the Grade II listed building in addition to raising road safety concerns due to being located opposite a road junction. An upgraded access would require traffic safety measures such as traffic lights or roundabout to mitigate right of way and safety issues.



# Site 2



The site fronts onto The Street, is with the Conservation Area and contains a number of trees protected by Preservation Orders. The northern end of the site is opposite Listed Buildings and there are important views to open countryside and the Church

## Babergh District Council desk-top assessment

Assessment Criteria	Findings
Net Site Area (ha)	0.78 Hectares
Existing Land Use	Agricultural
Access to site	Access possible from The Street / B1115. This will need further investigation/consultation with the highways authority.
Landscape, Strategic Gap and Agricultural Land	Agricultural land classification Grade 2. TPO's are identified the length of the western boundary; therefore assessment of impact upon TPOs will be required.
Townscape	Partial development of the site, along The Street/B1115 only, may have a neutral impact on the townscape. However, this would need further investigation to ensure any impact can be mitigated to protect the historic townscape.
Biodiversity and Geodiversity	There are Tree Preservation Orders along the boundary of the site which runs along the B1115 / The Street.
Historic	The site is within the Little Waldingfield Conservation Area and fronts two Grade 2 listed buildings. The site is also in proximity to County Historic Environment Records. The historic environment will need to be considered to ensure that the impact of the development could be mitigated.
Open Space	Public right of way passes through the site.
Availability	Site is under single ownership - title deeds have been submitted. Site has not been marketed. Land available in 0-5 years.
Achievability	The submission confirms that there are no legal restrictions on the land and no known abnormal costs which would affect viability.
Suitability	Site is potentially suitable, but the following constraints have been identified which would require further investigation: - Highways – regarding access, footpaths and infrastructure required - Impact on the historic environment - Tree Preservation Orders along the boundary of the site which runs along the B1115 / The Street. Open Space - public rights of way passes through the site.
Estimated Dwellings Yield	Proposed Development: 23 dwellings Estimated Dwellings Yield: 12

# Site 2



## ASSESSMENT OUTCOMES



### Appearance, Layout and Relationship to Village Character

- Site is not without constraints, but presents opportunity to deliver housing need in line with the character of the village where the built form fronts onto the street.
- Largely a paddock within Conservation Area that is located adjacent to the villages' settlement boundary.
- Site exhibits high to medium landscape sensitivities from north to south respectively, as views of open countryside and the landmark Grade I listed St. Lawrence's Church dissipate to intimate and contained views of agricultural paddocks and hedgerows.
- Site has greater potential to achieve a coherent and legible built form that relates better to the village character when compared to Site 1.



### Means of Access

- Access plans would have to consider potential impacts on trees protected by Tree Preservation Orders along the shared boundary with The Street.

### Landscape Impact and Scale

- Neighbourhood Plan Village Character Assessment identifies important views from the Little Waldingfield Conservation Area across the northern tip to the Grade I Listed Church of St Lawrence. These views are intermittent of the church framed between trees, hedgerow and shelter belt as viewed from The Street across the northern half of the site.
- Views across the paddock and southern half of the site are contained by the shelter belt, mature trees and hedgerow.
- Public right of way follows a shelter belt that bisects the northern tip of the site, creating a natural boundary that allows views of the landmark building to be seen along the public path and from the northern half of the site.
- Views of the church and open countryside across the northern half of the site contribute to the village character, with views along the public right of way also of high landscape value.
- Shelter belt and public right of way form logical boundary that have potential to define the developable area to the southwest of the site, when important views across the northern part of the site are considered. This is in line with the SHELAA site conclusions, which considers the partial development of site to potentially deliver 12 dwellings.



### Assessment Conclusion

Part development is considered to be a more sustainable option when assessed against the core elements of achieving planning consent, namely impact on designated heritage assets, appearance and layout, means of access, landscaping, and scale.

Development would have to consider built and natural heritage implications of the site and surrounding setting.

Site contains views of listed buildings and the conservation area across the northern part of the site and multiple TPOs on the western boundary.

A reduced developable area, taking these significant heritage constraints into consideration, presents an opportunity to deliver housing need in line with the character of the village where the built form can front onto the street.

# Which site?



## **It's clear that each site has issues to overcome to make it suitable for housing development**

We need to allocate a site or sites that, in total, could deliver at least 5 houses

Each site has the capacity to deliver more homes than we need by 2036 but each has some restrictions which prevents it from being developed to full capacity.

We therefore consider that, if either or both of these sites are chosen for development, the developable area should be dictated by the built and natural environment.

We've therefore asked the Government Neighbourhood Plan support service to prepare indicative site development proposals to indicate how each could be developed while having regard to the restrictions that have been identified for each site.



# Development Design



## Analysis carried out by independent consultants

The Neighbourhood Plan aims to develop design guidelines for future development, to retain and enhance the character of the village and protect the rural, tranquil character and scenic beauty of the area as a whole.

As part of the Government funded Neighbourhood Plan support package, independent consultants have prepared a Design Guide for new development in the village.

Based on established good practice, the AECOM Design Report provides a number of questions (below) against which the design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development.

The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

**Using 5 red dots and 5 green dots identify what you consider to be the most important and least important criteria**



Key elements to consider when assessing applications: Do the		Most Important	Least Important
1	Harmonise and enhance existing settlement in terms of physical form, pattern or movement and land use		
2	Relate well to local topography and landscape features, including prominent ridge lines and long distance views		
3	Reinforce or enhance the established village character of streets, squares and other spaces		
4	Reflect, respect, and reinforce local architecture and historic distinctiveness		
5	Retain and incorporate important existing features into the development		
6	Respect surrounding buildings in terms of scale, height, form and massing		
7	Adopt appropriate materials and details		
8	Integrate with existing paths, streets, circulation networks and patterns of activity		
9	Provide adequate open space for the development in terms of both quantity and quality		
10	Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features		
11	Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other, to provide a safe and attractive environment		
12	Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours		
13	Use of energy efficient technologies		



# Plan Content



The Neighbourhood Plan will contain policies that will need to be taken into account when proposals for new development are considered.

The policies should not repeat those already contained in the Babergh Local Plan or National Planning Policies.

## Contents page

1. Introduction
  - *Why a Neighbourhood Plan for Little Waldingfield?*
  - *Purpose and Scope of Plan*
  - *How the Plan has been prepared*
2. The Neighbourhood Plan Area
  - *The designated area*
  - *The stages of preparation*
3. Little Waldingfield in Context
  - *History*
  - *Key Census data*
  - *Household Survey*
  - *Built and Natural Environment Designations*
  - *The Historic Built Environment*
  - *The Natural Environment*
  - *Current issues*
4. Planning Policy Context
5. The Neighbourhood Plan
6. Vision and Objectives
7. Planning Strategy
8. Housing
9. Historic and Natural Environment
10. Building Design
11. Facilities and Services



# Policies



The Neighbourhood Plan will contain policies that will need to be taken into account when proposals for new development are considered.

There are already planning policies in place at a national and at Babergh level and our Neighbourhood Plan policies can add local value to but should not repeat them.

## Affordable Housing on Exception Sites

*Small rural exception sites seek to address identified housing needs of the local community by providing homes in perpetuity for those who are either current residents or have an existing family or employment connection and cannot afford local open market house prices.*

## Housing Space Standards

*Small rural exception sites seek to address identified housing needs of the local community by providing homes in perpetuity for those who are either current residents or have an existing family or employment connection and cannot afford local open market house prices.*

## Area of Local Landscape Sensitivity

*Protecting an area of high landscape value in the north of the parish. It is already designated as a Special Landscape Area in the Babergh Local Plan but it's unclear whether this designation will continue in the new Local Plan.*

## Local Green Spaces

*Protects locally important green spaces from development.*

## Local Heritage Assets

*Identifies buildings which, although they're not listed, are important locally and where possible, should not be lost or harmed by inappropriate development.*

## Heritage Assets

*Protects listed buildings and other historic sites from inappropriate development.*

## Protecting existing services and facilities

*Seeks to prevent the loss of village facilities unless it can be demonstrated that:*

- *they are no longer viable to remain,*
- *there is no demand for them*
- *alternative and/or better facilities will be provided elsewhere in the village centre.*

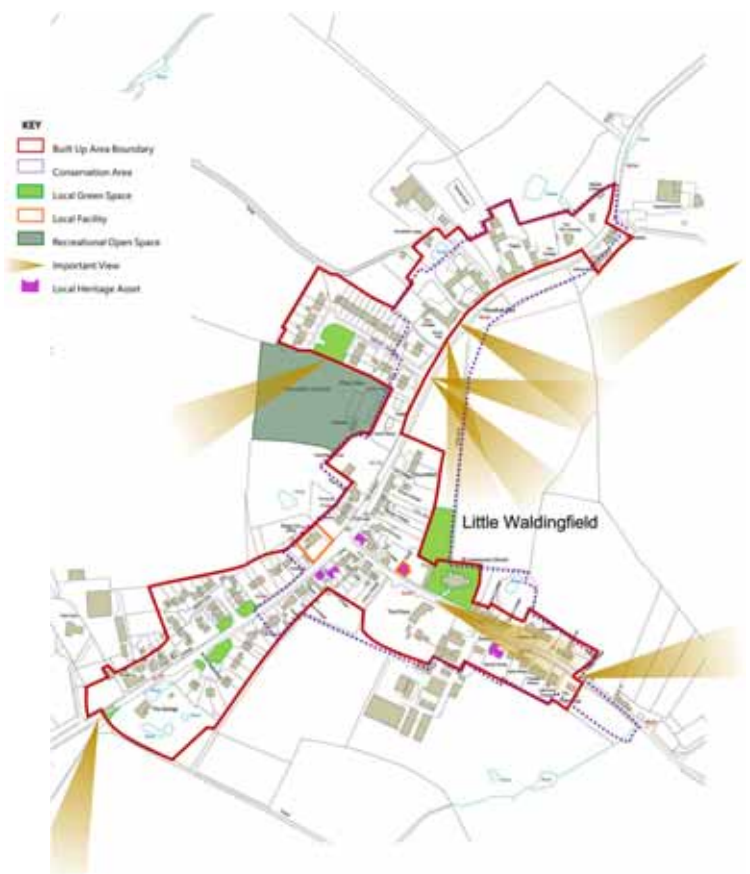
## Design Considerations

*Provides a list of criteria against which proposals for development will be assessed, including:*

- *the character of the area*
- *important views*
- *biodiversity including trees and woodland*
- *provision of energy saving considerations*
- *car parking and access.*

## Holbrook Park Special Character Area

*See next display board.*



# Special Character Area



Holbrook Park, including Brookwood Manor, contains a number of important buildings set within a parkland. The Hall is a large detached three storey Victorian manor house while the grounds were described as pleasure gardens and there was a brick bridge over the stream, near the fishpond, which was demolished in the 1950s.

However, none of the buildings are listed and that have no designations. We therefore propose to designate a "Special Character Area" to include the Hall and its grounds where proposals for new development will be required to have regard to the distinct characteristics of the site and not have a detrimental impact on the setting of the buildings.



# What next.....



Following today's event we'll be continuing the preparation of the Draft Neighbourhood Plan with a view to commencing the formal consultation on it in July.

This consultation will have to last for at least six weeks and will provide residents, government bodies and developers the opportunity to comment on the Neighbourhood Plan.

Following the completion of the consultation, the Neighbourhood Plan will be amended to take account of any required changes before it is submitted to Babergh District Council for them to complete the process.

We hope that you will feedback your views to us today by completing the Feedback Form and leaving it in the box as you leave.

We also invite you to stay for the short presentations at 11.30am and 2.30pm and the chance to raise any questions you may have.

## Thanks for your support