

Welcome



Our new Neighbourhood Plan

Thanks for sparing time to come and visit our event today

The exhibition that follows will explain:

- What a neighbourhood plan is
- The history of neighbourhood planning in Lawshall
- Why we need to review the Plan we completed in 2017
- What the new Draft Plan contains
- How you can comment on the new Draft Plan
- What will happen after today

Copies of the new Draft Plan are available to read while you have a cuppa

If you have any questions please don't hesitate to contact a member of the Team



Neighbourhood Plans



What is a Neighbourhood Plan?

It is a new kind of 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 village.

It 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, they form part of the statutory development plan for the area, meaning Babergh District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

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

The current Neighbourhood Plan

In October 2017 a Neighbourhood Plan for our parish was adopted by Babergh District Council

It was supported by over 90% of residents that turned out at a parish referendum.

The Plan was one of the first to be prepared in the Babergh district.

Neighbourhood Plans cannot block development, but our Plan has ensured that proposals that are not in keeping with our distinct characteristics have not been allowed to proceed.

Some additional new housing has been built in the last 5 years but it's the development that isn't built that marks its success. For example, since the Plan was adopted, it has been used to refuse proposals for:

- 5 homes north of The Street near Frithy Wood
- 15 homes opposite The Willows Nursing Home
- 2 homes in Shimpling Road
- 9 homes east of Melford Road



After five years, it is now necessary to build upon all the good work of the original team to bring the Plan up-to-date and in line with current national and local planning policies.

Neighbourhood Plans



The Review Process

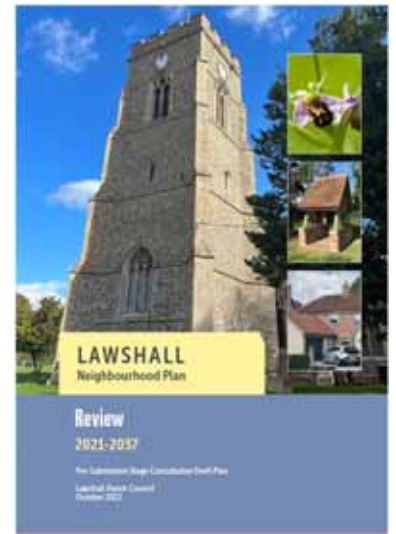
The Neighbourhood Plan Review takes the original Plan and all the good work that supported its preparation and adds further value to it to ensure that it remains relevant for Babergh District Council when they consider future planning applications in our parish.

The new Plan has a very different look and feel to the 2017 Plan, but we believe it remains one that is grounded in our villagers' desires to ensure that Lawshall remains a village that is not overrun with new development, but which retains its distinct natural and historic characteristics, and where the services and facilities have the capacity to meet our needs.

The 2017 Plan will be replaced once the review is complete and will ensure that our planning framework is up-to-date.

The Government regulations covering neighbourhood planning require that, where significant changes to a Plan are made, we have to take it through a full round of consultation and, if the scale of changes from the 2017 Plan deem it necessary, another referendum will have to be held to approve it.

We will not know if a new referendum is needed until the Independent Examiner looks at the new Plan in the Spring.



Over the next 6 weeks you have an opportunity to read the new Plan and submit your comments.

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS
BY 30 NOVEMBER**

How it's being prepared

As with the 2017 Plan, there are a number of stages that have to be completed, as illustrated.

These stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.

Draft Plan
Consultation

Submission to
Babergh DC and
further
consultation
Winter 2023

Independent
Examination
Early 2023

Referendum (if
deemed necessary)
Summer 2023

Adoption
Summer 2023

The New Plan



Context for change

Babergh District Council, along with Mid Suffolk DC, have been preparing a new Joint Local Plan for the last few years.

It is currently being “examined” by Government Planning Inspectors.

The Inspectors have proposed that the Joint Local Plan is split into two.

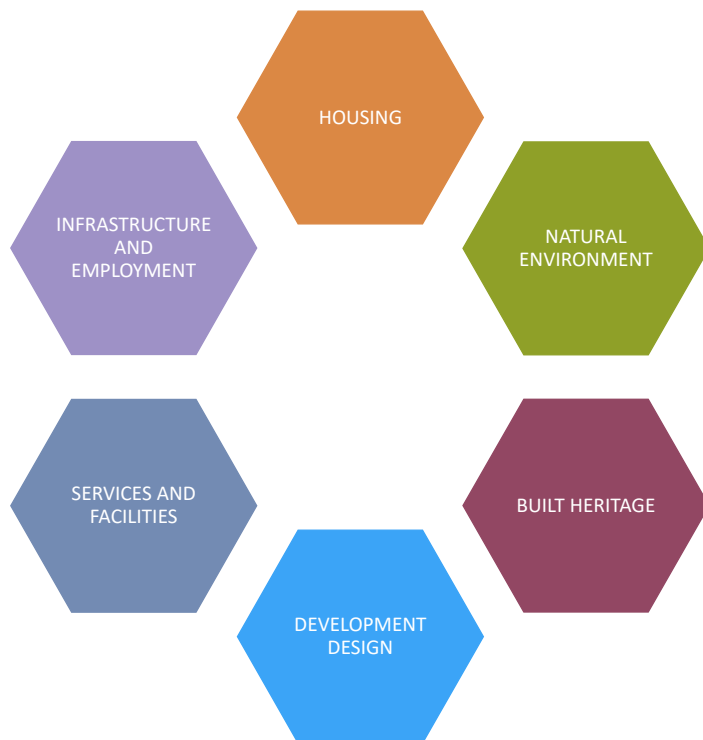
Part One will define the amount of housing growth required across the district to 2037 and a hierarchy of settlements. It is expected to be complete early next year.

Part Two will identify new housing sites across the district that are needed to deliver that growth.

At present we do not know whether the District Council will propose more sites in Lawshall but that is a matter outside the Neighbourhood Plan process.

Plan Themes

The new Plan reflects the themes of the 2107 Plan, albeit that Heritage and Development Design have now been split into separate topics



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns raised in preparing the 2017 Plan or that we've become aware of since.

Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

The New Plan



In a nutshell – the Plan content

The new still contains planning policies that will be used by Babergh District Council when making decisions of planning applications in the parish.

Many of the policies in the 2017 Plan have been retained and, where necessary, updated.

We've also included some new policies. This board provides some overall context for what has changed.

2017 Neighbourhood Plan Policy	Status in the new Plan
Policy LAW1 – Lawshall's Settlement Planning Policy	Policy revised to take account of emerging Babergh and Mid Suffolk Joint Local Plan – now Policy LWL1
Policy LAW2 – Housing Development within the Built-Up Area Boundaries	Policy revised to take account of emerging Babergh and Mid Suffolk Joint Local Plan – now Policy LWL2
Policy LAW3 – Housing Development outside the Built-Up Area Boundary	Policy deleted and matters addressed in Policies LWL1 and LWL2
Policy LAW4 – Housing Mix	Policy retained – now Policy LWL3
Policy LAW5 – Affordable Housing on Rural Exception Sites	Policy revised to reflect current national planning policy – now Policy LWL4
Policy LAW6 – Important Recreation and Green Space	Policy revised to designate original spaces as Local Green Space – now Policy LWL8
Policy LAW7 – Protecting Existing Natural Environmental Assets	Policy retained – now Policy LWL11
Policy LAW8 – Protecting and Maintaining Features of Biodiversity Value	Policy revised to provide more detail – now Policy LWL10
Policy LAW9 – Settlement Gaps	Policy retained – now Policy LWL8
Policy LAW10 – Area of Local Landscape Sensitivity	Policy retained – now Policy LWL7
Policy LAW11 – Protection of Heritage Assets	Policy revised to provide greater guidance and reflect national policy – now Policy LWL13
Policy LAW12 – Local Heritage Assets	Policy revised to identify buildings and structures of local significance – now Policy LWL14
Policy LAW13 – Design Principles	Policy revised to include greater guidance and reference to Lawshall Design Guide – now Policy LWL16
Policy LAW14 – Community Facilities and Services	Policy retained with minor amendments – now Policy LWL19
Policy LAW15 – Infrastructure	Policy retained – now Policy LWL21
Policy LAW16 – Flood Management	Policy revised to provide more robust requirements for new development – now Policy LWL17

The new Plan contains additional planning policies that cover:

- house extensions
- replacement homes in the countryside
- light pollution
- the designation of a "special character area" in The Street
- limiting the protection and improvement of Public Rights of Way
- encouraging appropriate opportunities for new business and employment
- managing opportunities for farm diversification

Our Vision and Objectives



Our Vision is that in 2037 Lawshall will be:

A community where the rural setting of its hamlets has been preserved while new development that has taken place meets identified local needs and has had regard to the natural and historic environment and, where feasible, complemented the facilities and services in Lawshall.

Our Vision will be delivered by these Objectives

Housing

- This will have not exceeded what can be comfortably absorbed without destroying the parish's rural fabric and character.
- It will have been built within or adjoining the defined built-up areas or as sensitive and proportional infillings within the identified clusters (hamlets).
- Those who wished to, will have been able to remain in the village - thereby ensuring that in 2037 there will still be a continuance of diverse demographics and a lively thriving village community enjoyed by all.

Natural Environment

- The rural nature of our village will have been preserved - with its winding lanes, rolling fields, wide views and distinct hamlets, some of which, as today, will still have their own greens.
- Family farms will still abound and the tranquil setting, dark night skies and rural feel will still be intact.
- Frithy Wood and the Lawshall Community Woodlands (Golden Wood & Crooked Wood) will be even more abundant with wildlife and boast even higher and more enviable biodiversity.

Natural Environment

- The school parking issues troubling today will long ago have been solved.
- Internet and phone communication systems will be up to speed and will have encouraged small rural set-ups and new local businesses.
- Solutions to flooding issues will have been achieved and flooding will be a problem of the past.

Built Heritage

- Preservation of our built heritage will still be of key importance, and this will be reflected in traditional features being incorporated into some of our new homes..

Development Design

- Residents will have been empowered to address the climate emergency and will have achieved net zero greenhouse gases emissions.

Services and Facilities

- Those amenities and services most valued today will still be 'alive and well' and, where appropriate, upgraded for everyone's benefit and enjoyment.
- Our sports and play facilities will have been improved and expanded.

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Planning Strategy



Location of Future Development

Our new Plan provides a framework for the location of new development, known as our Planning Strategy.

It identifies Settlement Boundaries in accordance with those identified in the emerging Joint Local Plan.

Local Plan Context

The 2017 Plan was based on the fact that Lawshall was designated as a “hinterland village” in the adopted Babergh Core Strategy which designated “Built-Up Area Boundaries” and “within which, development would be supported in principle. and allowed consideration of small scale development that met identified local needs outside but adjacent to the Built Up Area Boundary.”

The emerging Draft Joint Local Plan now identifies the main built-up areas of the parish as the “hamlet villages” of:

- Lawshall - Bury Road;
- Lawshall - Lambs Lane;
- Lawshall - Street; and
- Lawshall - Lawshall Green.

Each of these had a defined “Settlement Boundary” (taking over from Built-Up Area Boundaries), which “defined the extent of land which is required to meet the development needs of the [Local] Plan.”

Whereas the old Local Plan (Core Strategy) allowed for new housing to be built outside but adjoining the Built-Up Area Boundary, the new Local Plan does not support this.

We have amended the 2017 Plan to reflect this change.

POLICY LWL 1 - SPATIAL STRATEGY

The Neighbourhood Area will accommodate development commensurate with the settlement hierarchy defined in the Joint Babergh and Mid Suffolk Local Plan.

The focus for new development will be within the Settlement Boundaries, as defined on the Policies Map, where the principle of development is accepted.

Proposals for development located outside the Settlement Boundaries will only be permitted where they are in accordance with national and district level policies and where they:

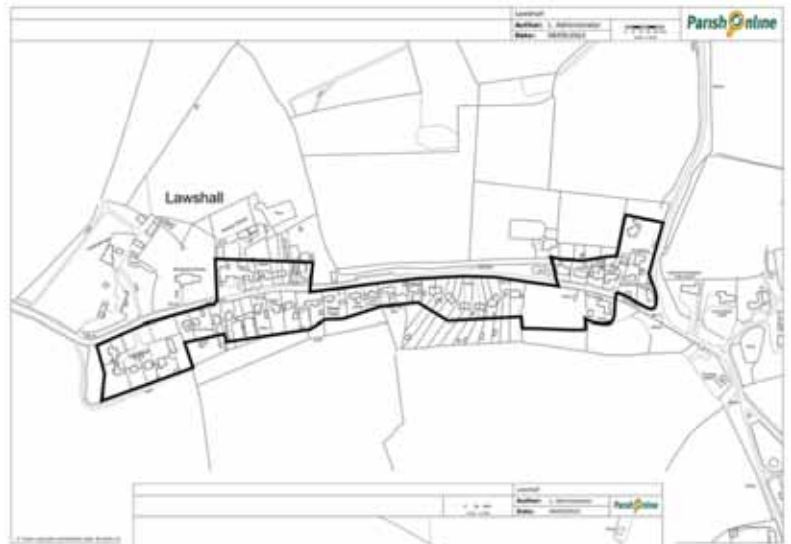
- would not have a detrimental impact on heritage and landscape designations; and
- would not undermine the important gaps between settlements as identified on the Policies Map.

DO YOU SUPPORT THIS POLICY?

Planning Strategy



New Settlement Boundaries



The proposed Settlement Boundaries reflect those in the Joint Local Plan (November 2020) but have been adjusted to take account of recent housing developments and current permissions

Housing



How much housing?

As at 1 August, there were permissions for 26 new homes in Lawshall that had yet to be finished. This figure provides us with the baseline for the amount of new housing to be built over the next 15 years.

The emerging Joint Local Plan housing requirements for Lawshall are being scrapped for the time being

So there is no need for the Neighbourhood Plan to identify further sites for housing development over and above those that have already got planning permission and which have yet to be completed.

There may, however, be occasional opportunities for additional dwellings to be built as "infill" plots of one or two dwellings or perhaps the redevelopment of existing "brownfield" sites within the defined Settlement Boundaries.

The new Plan supports the principle of such developments.

The development of new housing outside the Settlement Boundaries will only be supported in specific circumstances, such as through the conversion of suitable agricultural buildings or where it can be demonstrated that national or local policies support such a proposal.

The Neighbourhood Plan cannot say no to anymore housing, but it does limit any further expansion of housing outside the Settlement Boundaries illustrated on the previous board

POLICY LWL 2 - HOUSING DEVELOPMENT

This Plan provides for around 26 additional dwellings to be developed in the Neighbourhood Plan area between 2021 and 2037. This growth will be met through:

- i. The completion of existing planning permission as at 1 August 2022 (as identified in Appendix 1); and
- ii. The development of small brownfield "windfall" sites and infill plots of one or two dwellings within the Settlement Boundaries that come forward during the Plan period



House sizes

The 2017 Plan supported proposals that provided 2 and 3 bedroomed homes, and monitoring of permissions since that date identifies that almost 80% of permissions have been for such homes.

The 2017 Policy is retained in the new Plan.

POLICY LWL 3 - HOUSING MIX (RETAINED POLICY LAW4)

Housing development must contribute to meeting the existing and future needs of the Parish. Planning proposals will be supported where development provides a mix of housing types and sizes that reflects the needs of local people, particularly in the need for 2 and 3 bedroom dwellings for first time buyers as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.

DO YOU SUPPORT THIS POLICY?



Extending and Replacing Homes

Dwelling Extensions and Replacement

When a house extension becomes the dominant feature, it can have a detrimental impact on the character of the original dwelling and the local area. Such instances will not be supported.

The replacement of existing homes will generally be acceptable subject to there being no detrimental impacts on residential amenity and the characteristics of the local area.

The replacement of small dwellings outside the Settlement Boundary with significantly larger houses can radically change the character of a site and also reduce the supply of smaller dwellings in the village. Replacement dwellings should not result in a significant increase in the floorspace of the original dwelling.

POLICY LWL 4 - DWELLING EXTENSIONS

Residential extensions will be permitted, provided they meet all the following criteria:

- i. There should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries. The Council will have regard to the cumulative impact of extensions and outbuildings on the original character of the property and its surroundings;
- ii. The property design, siting, bulk, form and materials of the extension should be compatible with the original dwelling and character of the area;
- iii. Extensions will be required to be subordinate to the original dwelling in terms of bulk, height and position;
- iv. There should be no unacceptable adverse impact on the amenities of adjoining residential properties, including on privacy, overshadowing of light or an overbearing impact; and
- v. There should be no unacceptable adverse impact on any heritage asset or their setting.

POLICY LWL 5 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

Proposals for the replacement of existing dwellings outside the defined Settlement Boundary will be permitted where:

- i. The original dwelling has a lawful permanent residential use and is capable of residential occupation in its current condition and form;
- ii. The replacement dwelling would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or on heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design;
- iii. The replacement dwelling is positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified;

- iv. The size of the replacement dwelling is not significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site, and is appropriate to the countryside setting; and
- v. The development includes an acceptable landscape scheme to retain and improve the rural nature of the locality.

Applications for a replacement dwelling outside the Settlement Boundary would be expected to provide a detailed analysis of the visual impacts of the new dwelling on the landscape or countryside setting.

Increases in plot size to form additional garden, parking or amenity land will not be permitted.

Housing



Types of housing

Affordable Housing

Affordability of housing remains a significant barrier for many seeking their own homes. Government figures indicate that, in Babergh, average house prices are more than 10 times the average household incomes.

One mechanism for meeting locally identified housing needs is through “rural exception sites” located outside but adjoining the Settlement Boundary where housing would not normally be permitted.

To deliver affordable housing through the “exception sites” approach, the following would be required:

- A need established;
- A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
- A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

Such schemes are not normally built by a housebuilder in isolation and need a housing association and the Parish Council on board.

POLICY LWL 6 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 72 of the NPPF) on rural exception sites outside the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- Remains affordable in perpetuity; and
- Is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- Is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot otherwise be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need assessment, and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

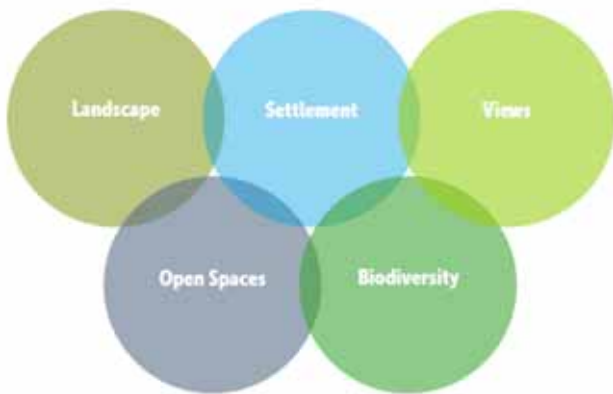
- That no other means of funding the construction of the affordable homes is available; and
- The market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

DO YOU SUPPORT THIS POLICY?



Our Landscape



Settlement Gaps

The 2017 Plan noted that the gaps are a treasured feature of Lawshall's distinctive character that should be protected.

The new Plan retains this approach and defines specific gaps between settlements which should be preserved from all but essential development that cannot be located elsewhere.

The landscape of the parish has played a significant role in shaping what Lawshall looks like today and how it functions.

The landscape is primarily classified as "Undulating Ancient Farmlands" in the Suffolk Landscape Character Assessment.

At a local level the Character Assessment prepared in support of the 2017 Plan identified a number of key landscape features that are of significance to the parish, and add detail to the wider Assessment.

Area of Local Landscape Sensitivity

Policy LAW10 of the 2017 Neighbourhood Plan designated an "Area of Local Landscape Sensitivity" and this designation is carried forward as Policy LWL7 of this Neighbourhood Plan.

POLICY LWL 7 - AREA OF LOCAL LANDSCAPE SENSITIVITY (RETAINED POLICY LAW 10)

Development proposals in the Lawshall Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i. protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- ii. are designed and sited so as to harmonise with the landscape setting.

POLICY LWL 8 - SETTLEMENT GAPS (RETAINED POLICY LAW9)

The generally open and undeveloped nature of the gaps separating the distinct settlements in the village, as identified on the Policies Map, will be protected from development in order to preserve the visual qualities of the landscape and to prevent coalescence and retain the separate identity of the settlements.

Development will only be permitted within the identified gap if:

- i. it would not undermine the physical and/or visual separation of the settlements; and
- ii. it would not compromise the integrity of the Settlement Gap, either individually or in combination with other existing or proposed development; and
- iii. the key features of identified important views will be protected.

DO YOU SUPPORT THESE POLICIES?

Natural Environment



Our Landscape

Important Views

The 2017 Plan identified important views that had been assessed in a separate Character Assessment. Those views were referred to in the Plan but are now the subject of a new policy.

A separate assessment of the key features of those views will be prepared to support the Plan through examination.

POLICY LWL 9 - PROTECTION OF IMPORTANT VIEWS

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not have a detrimental visual impact on the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views.



Local Green Spaces

The 2017 Plan identified important green spaces across the parish.

National Planning Policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans.

Such designations rule out new development other than in very special circumstances.

The new Plan identifies 10 spaces as meeting the Local Green Space definition.



POLICY LWL 10 - LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on the Policies Map:

1. The Foundry Meadow
2. The Glebe Open Space
3. Walcher's Meadow
4. Hall Mead Open Space
5. Churchill Close Meadow
6. Village Hall Open Space
7. Harrow Green
8. Hanningfield Green
9. Hibbs Green
10. Lawshall Green

DO YOU SUPPORT THESE POLICIES?

Natural Environment



Habitats and Biodiversity

Lawshall's seven main Natural Environment Assets were identified in the 2017 Plan, namely:

1. Frithy Wood - Site of Special Scientific Interest ancient woodland (15 hectares)
2. Golden Wood - community woodland (8.5 hectares)
3. Ponds - home to Great Crested Newt
4. Ancient hedgerows
5. Crooked Wood - community woodland (0.8 hectares)
6. Village greens
7. Wide verges

What we're doing to protect these assets:

- Green Light Trust is restoring part of Lawshall's SSSI woodland, Frithy Wood;
- Lawshall Community Woodlands (a Forest for Our Children) a village steering group, manages Lawshall's two community woodlands (Golden Wood and Crooked Wood); and
- community volunteers manage the two County Wildlife Sites (Hanningfield Green and Lawshall Green).

Improving Biodiversity

The Government's Biodiversity Action Plan sets challenging targets to preserve and increase the UK's fast-diminishing biodiversity.

In November 2021 The Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. Residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals.



POLICY LWL 11 – PROTECTING EXISTING NATURAL ENVIRONMENTAL ASSETS (RETAINED POLICY LWL 7)

The important woodland and ancient hedgerows, shown on the Policies Map, are valued highly by the community and are to be protected. Any development proposal which would result in their loss should demonstrate that exceptional circumstances exist that justify such a loss.

POLICY LWL 12 - BIODIVERSITY

Development proposals should avoid the loss of, or material harm to trees, hedgerows and other natural features such as ponds.

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.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Otherwise acceptable development proposals will only be supported where they provide a net gain in biodiversity through, for example:

- a. The creation of new natural habitats including ponds;
- b. The planting of additional native trees and hedgerows of local provenance (reflecting the character of Lawshall's ancient woodland and hedgerows); and
- c. Restoring and repairing fragmented biodiversity networks through, for example, including swift boxes, bat boxes and holes in fences which allow access for hedgehogs.

COMMUNITY ACTION 1 - BIODIVERSITY

The Parish Council will encourage and support community initiatives through funding made available by District and/or County Council or other Agencies, to maintain and increase Lawshall's biodiversity, natural habitats, and their long-term resilience as our climate changes. The Parish Council would seek to work in partnership with Babergh's Biodiversity Officer to address, at a local level, the global crisis in biodiversity loss.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTION?

Heritage



Lawshall has an impressive portfolio of both Listed Buildings and other buildings that are locally distinctive. Many are built using traditional and locally-sourced materials and display prominent details/features which reflect the era they were built in.

We have:

- 1 Grade I Listed Building (All Saints Church),
- 1 Grade II* Listed Building (Lawshall Hall),
- 25 Grade II Listed Buildings



Buildings and Structures of Local Significance

In preparing the 2017 Plan, the village Archive Group and a local timber-framed building specialist identified 33 unlisted buildings and structures of note.

The protection of these locally-significant buildings and features was identified as being of importance.

The creation of a local list of heritage assets would recognise the important contribution that these buildings make to the character of the village. A local heritage asset is not already statutorily listed, but is of significant architectural interest within Lawshall.

Refinement of the 2017 list has now identified 26 buildings and structures of local significance.

POLICY LWL 13 - HERITAGE ASSETS

To ensure the conservation and enhancement of designated heritage assets, proposals must:

- a. Preserve or enhance the significance of the designated heritage assets of the parish, their setting and the wider built environment;
- b. Retain buildings and spaces, the loss of which would cause harm to the character or appearance of the local area;
- c. Contribute to the parish's local distinctiveness, built form and scale of its heritage assets, as described in the Lawshall Design Guidance and Codes and the Lawshall Character Assessment, through the use of appropriate design and materials;
- d. Be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
- e. Demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. Provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a heritage statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on the heritage asset. The level of detail of the heritage statement should be proportionate to the importance of the asset, the works proposed, and sufficient to enable understanding of the potential impact of the proposal on the significance and/or setting of the asset.

POLICY LWL 14 - BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

The retention, protection and the setting of the following Buildings and Structures of Local Significance, as identified on the Policies Map, will be secured:

Rectory Corner

1. Crossways
2. Garden House
3. Bayleaf House
4. Wintles
5. Old Rectory
6. The Barn House

Golden Lane

7. Moat House
8. Moat Farm

Lawshall Green

9. Moss Cottage
10. Farm Cottage
11. Drake's Well
12. Pantiles

The Street

13. Corneys Cottage
14. Longstop Cottage
15. Pantile Cottage
16. Roselen, April Cottage & Mossford

Melford Road

- 17.. Coopers Farmhouse

Lawshall Road

18. Highlands
19. Warbanks Farm

Bury Road

20. Windsor House
21. Beechwood House
22. Beechwood Cottage
23. The Foundry
24. WW2 Memorial Stone

Harrow Green

25. Herbert Hall Cottages

Shimpling Road

26. Wingfield

DO YOU SUPPORT THESE POLICIES?

Heritage



Special Character Area

Although there is no designated Conservation Area in Lawshall, properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value.

The area is the main focus for the Parish's Listed Buildings and a number of the Buildings and Structures of Local Significance.

In the light of these special qualities, the Neighbourhood Plan designates the area, as identified on the map, as a Special Character Area. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.

POLICY LWL 15 - LAWSHALL STREET SPECIAL CHARACTER AREA

A Special Character Area is identified on the Policies Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

A proposal will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.



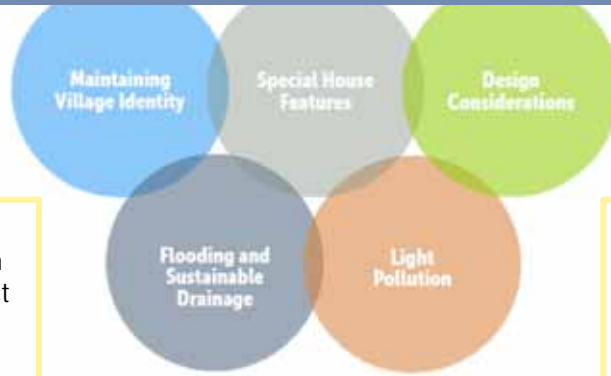
COMMUNITY ACTION 2 – CONSERVATION AREA

The Parish Council will approach Babergh District Council to ascertain whether the Special Character Area has a sufficient range and quality of buildings and features of architectural and historic interest to warrant the designation of a Conservation Area.



DO YOU SUPPORT THIS POLICY AND COMMUNITY ACTION?

Development Design



Village Identity

In the past, estate developments in the village have had a major impact on the village shape and structure, and some residents have felt that they are out of character with the nature of the other village settlements, which are typified by bespoke dwellings and small groupings.

The Neighbourhood Plan Character Assessment identified four key character areas across the parish.

The four character areas represent four distinctly different types of layout.



Special House Features

The Plan seeks to have new development to honour the traditional building styles, materials, techniques and decorative features used in both our Listed Buildings and local heritage assets.

Out traditional building materials include:

- traditional Suffolk pantiles (curved);
- peg tiles (flat);
- thatch;
- wattle and daub;
- oak timbers;
- lime wash and clay lump.

Design Considerations

New development in Lawshall should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents.

The Plan seeks to ensure that new development is of high quality and has regard to its surroundings.

As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Lawshall Design Guidance and Codes - September 2021). The Guidelines seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area.

As a starting point, the Design Guidance provides the following guidelines for all new development to consider

The Design Guidance provides a development design checklist which development proposals should seek to respond to. The checklist is attached as Appendix 5 of the Plan.

General design guidelines for new development:

1. Respect the existing settlement pattern in order to preserve the character. Coalescence - development should be avoided;
2. Integrate with existing paths, streets, circulation networks;
3. Reinforce or enhance the established character of streets, greens and other spaces;
4. Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
5. Retain and incorporate important existing features into the development;
6. Respect surrounding buildings in terms of scale, roofline, height, form, and density;
7. Enhance and reinforce the property boundary treatments;
8. Adopt contextually-appropriate materials and details;
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 spaces are well related to each other; and
12. Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

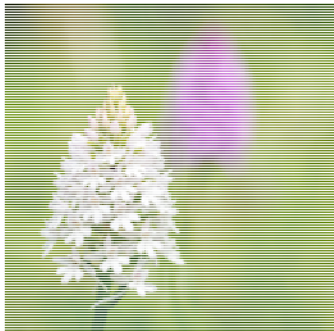
Development Design



Policy LAW13 of the 2017 Plan set out a number of criteria against which a development proposal would be considered.

That policy has been strengthened into the new Policy LWL 16 reproduced here.

It is a very long and complex policy and will be applied as relevant and depending upon the type of development.



POLICY LWL 16 - DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as described in both the Lawshall Character Assessment and the Lawshall Design Guidance and Code and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 5 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, proposals will be supported where they:

- a. recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and, where necessary, prepare a landscape character appraisal to demonstrate this;
- b. maintain the village's sense of place and/or local character, as identified in the Lawshall Design Guidance and Code;
- c. do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- d. taking mitigation measures into account, do not affect adversely and, where appropriate enhance:
 - i. any historic, architectural or archaeological heritage assets of the site and its surroundings;
 - ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii. identified important views into, out of, or within the village as identified on the Policies Map;
 - iv. sites, habitats, species and features with biodiversity and ecological interest;
 - v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- e. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- f. produce designs that respect the character, scale and density of the locality;
- g. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate, and include trees elsewhere within developments where the opportunity arises.
- h. produce designs, in accordance with adopted standards, that maintain or enhance the safety of the highway network, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;
- i. seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- j. wherever possible ensure that development faces on to existing roads;
- k. do not result in water run-off that would add to or create surface water flooding;
- l. where appropriate, make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- m. include suitable ducting capable of accepting fibre to enable superfast broadband; and
- n. provide one electric vehicle charging point per new off-street residential parking place created.

DO YOU SUPPORT THIS POLICY?

Development Design



Flooding and Sustainable Drainage

Lawshall has been subjected to surface water flooding at several locations: Bury Road near the bus stop, Lawshall Green and The Street. In addition, the junction of Melford Road and Lambs Lane, and the lowest point of Golden Lane, both flood regularly in winter and during heavy rain.

Proposals will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation.

For any development of 5 or more dwellings, the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and no run-off onto highways and public areas would be permitted.

Smaller developments must also incorporate measures to reduce run-off onto highways and into public areas.

Light pollution

Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.

Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

POLICY LWL 18 – ARTIFICIAL LIGHTING

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

POLICY LWL 17 - FLOODING AND SUSTAINABLE DRAINAGE

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily-accessible maintenance can be achieved.

Proposals that would involve the creation of new culverts or result in the loss of an open watercourse will not be permitted, unless the culvert is essential to the provision of an access and it can be demonstrated that the culvert will have no adverse impact on the ability to manage and maintain surface water drainage.



COMMUNITY ACTION 3 – FLOODING RISK

The Parish Council will approach Anglian Water to check that the facilities at Bury Road have been upgraded to cope with a similar event to that experienced in September 2014, and if not, to formally request them to do so.

The Parish Council will also check that the other pumping stations have adequate facilities, and to promote and request the maintenance and clearing of runaway ditches with local landowners, recognise landowners who do so, and consider enforcement action through Suffolk County Council Highways in cases where chronic lack of maintenance contributes to surface water flooding.



Sustainable Energy Consumption

Energy prices are increasing rapidly due to supply and demand issues on the global wholesale market.

While the Building Regulations can require new buildings to be more energy efficient, most of our housing is already built and is reliant on fossil fuels to provide heat and power.

COMMUNITY ACTION 4 – RENEWABLE ENERGY

The Parish Council will encourage and support community initiatives through funding made available by District and/or County Council or other agencies that pioneer renewable energy systems, energy conservation and energy diversity.

The objective would be to reduce energy costs, improve energy diversity and resilience, and promote zero or low-carbon alternatives in response to the Climate Emergency.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Services and Facilities



Community Facilities and Services

Lawshall's current amenities include All Saints CEVC Primary School, The Swan public house and Lawshall Village Hall.

Until June 2016 a village shop operated in The Glebe, but it has remained closed since that time and the premises were recently sold.

There are three places of religious worship: All Saints Church, Church of Our Lady Immaculate and St. Joseph and Lawshall Evangelical Free Church.

The policy in the 2017 Plan to support the retention of existing facilities is retained.

POLICY LWL 19 - COMMUNITY FACILITIES AND SERVICES (RETAINED POLICY LAW14)

The provision and enhancement of community facilities and services that serve the needs of Lawshall will be supported where they are in accessible locations, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including the village Pub and the Village Hall will only be permitted where:

- It can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- Alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

COMMUNITY ACTION 5 - SPORTS AND PLAY FACILITIES

The Parish Council will work with local organisations to explore ways of funding the improvement and extension of existing facilities including, where available, Community Infrastructure Levy income arising from relevant housing development in the village.



Public Rights of Way

Compared with other parishes, there is a generally limited network of public rights of way in the parish.

There are instances where landowners allow paths across their land to be used even though they're not part of the public rights of way network.

There may be further opportunities to create additional "permissive" paths to improve access to the countryside and prospects for walking to achieve healthy lifestyles.

COMMUNITY ACTION 6 - PUBLIC FOOTPATHS AND BRIDLEWAYS

Long term, the Parish Council will seek opportunities to extend existing and provide new public rights of way through discussion with landowners and the County Council Rights of Way team.

POLICY LWL 20 - PUBLIC RIGHTS OF WAY

Measures to improve and extend the existing network of public rights of way will be supported where:

- existing or new public rights of way are connected with neighbouring parishes to extend and develop the public rights of way network;
- new bridleways are created to support the local equestrian community;
- their value as biodiversity/wildlife corridors is recognised and protected and efforts are made to enhance biodiversity as part of the proposal; and
- comprehensive signage is provided to encourage community and visitor use of the public rights of way within the parish.



DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Infrastructure and Employment



COMMUNITY ACTION 7 - SCHOOL PARKING

As a matter of urgency, the Parish Council will support All Saints Primary School, the parents, and the local residents, in seeking to resolve the current parking problems at the school during drop-off and pick-up.

School Parking Issues

At the time of preparing the 2017 Plan, parking in the vicinity of the school at the beginning and end of the school day was highlighted by residents as being a major issue.

In the light of this, meetings involving the school's head teacher, the Chair of School Governors and residents of The Street were held at the time.

Additional meetings and conversations have been conducted with all interested parties.

A new footway on the northern side of The Street was constructed between Roselen and the Swan PH towards the end of the last decade, providing for safer access to the school from the east, and formal laybys opposite The Swan have also been installed.

However, the overall problem remains during term time. This is exacerbated by increasingly-large farm vehicles and the huge upturn in delivery vehicles pulled up on the verges.

In the long term the procurement of a piece of land in the vicinity of the school to provide school parking, together with on-road parking restrictions might make for a safer environment.

It is understood that the school would be supportive of this measure, but it will require a willing landowner and full cooperation of the District and County Councils.

POLICY LWL 21 - SCHOOL PARKING (RETAINED POLICY LAW15)

Any further development proposals at All Saints Primary School that result in additional children being accommodated on site will be supported, subject to the provision of convenient off-street parking for parents when delivering and collecting their children and the results of an appropriate and proportionate traffic impact assessment being acceptable.



Traffic and Movement Around the Village

Speeding traffic and pedestrian safety has been highlighted as an issue by residents.

The provision of additional pavements in certain areas would improve safe access to facilities such as the village hall and primary school, but careful consideration needs to be given to design and materials in order to ensure that Lawshall retains its rural feel.



COMMUNITY ACTION 8 - ROAD TRAFFIC ISSUES

The Parish Council will support the ongoing monitoring of traffic volume and speed, and any resulting consultation with Suffolk Police, including enforcement action if necessary.

DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Infrastructure and Employment



Communications

The enforced practice of home working during the COVID-19 Pandemic highlighted the importance of good-quality broadband for connectivity to data and for online meetings.

As this practice continues, it is essential that fibre broadband of at least 50 Mb/s is universally available to residents and businesses.

At the time the 2017 Plan was prepared there was a general dissatisfaction amongst residents with telephone and broadband services in the village.

This was identified in the village questionnaire.

A new base station has since been installed on Bury Road near the junction with Churchill Close.

Business and Enterprise

The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site.

It is envisaged that the employment premises would remain small in terms of their size and number of people employed on the site.

POLICY LWL 22 - NEW BUSINESSES AND EMPLOYMENT

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map, where they would not have an unacceptable impact on residential amenity, the natural environment, heritage assets and the highways network.

Outside the Settlement Boundaries, proposals will be supported where it relates to small-scale leisure or tourism activities or other forms of commercial / employment-related development or agriculture-related development of a scale and nature appropriate to a countryside location can be satisfactorily demonstrated.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character, highways, infrastructure, residential amenity, environment and landscape character as identified in the Neighbourhood Plan Character Assessment.



COMMUNITY ACTION 9 - MOBILE PHONE RECEPTION

The Parish Council will make contact with Telefonica (O2) and Vodafone regarding the base station near Churchill Close, establish if this is now operational on both networks, and if not, to ask both operators to bring this into operation as soon as possible, to improve the mobile phone coverage in the Lawshall area.

Farm Diversification

There may be some scope for commercial development utilising and converting agricultural buildings across the parish where they are well related to the main highway network and such a conversion for business use wouldn't have a detrimental impact on the natural and historic environment and the amenity of nearby residents.

Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area.

POLICY LWL 23 - FARM DIVERSIFICATION

Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

Re-use for economic development purposes is preferred, but proposals which would result in unacceptable harm to the rural economy or would adversely affect the character, highways, infrastructure, residential amenity, environment (including national and international designated sites) and landscape character as identified in the Neighbourhood Plan Landscape Character Assessment, will not be supported.



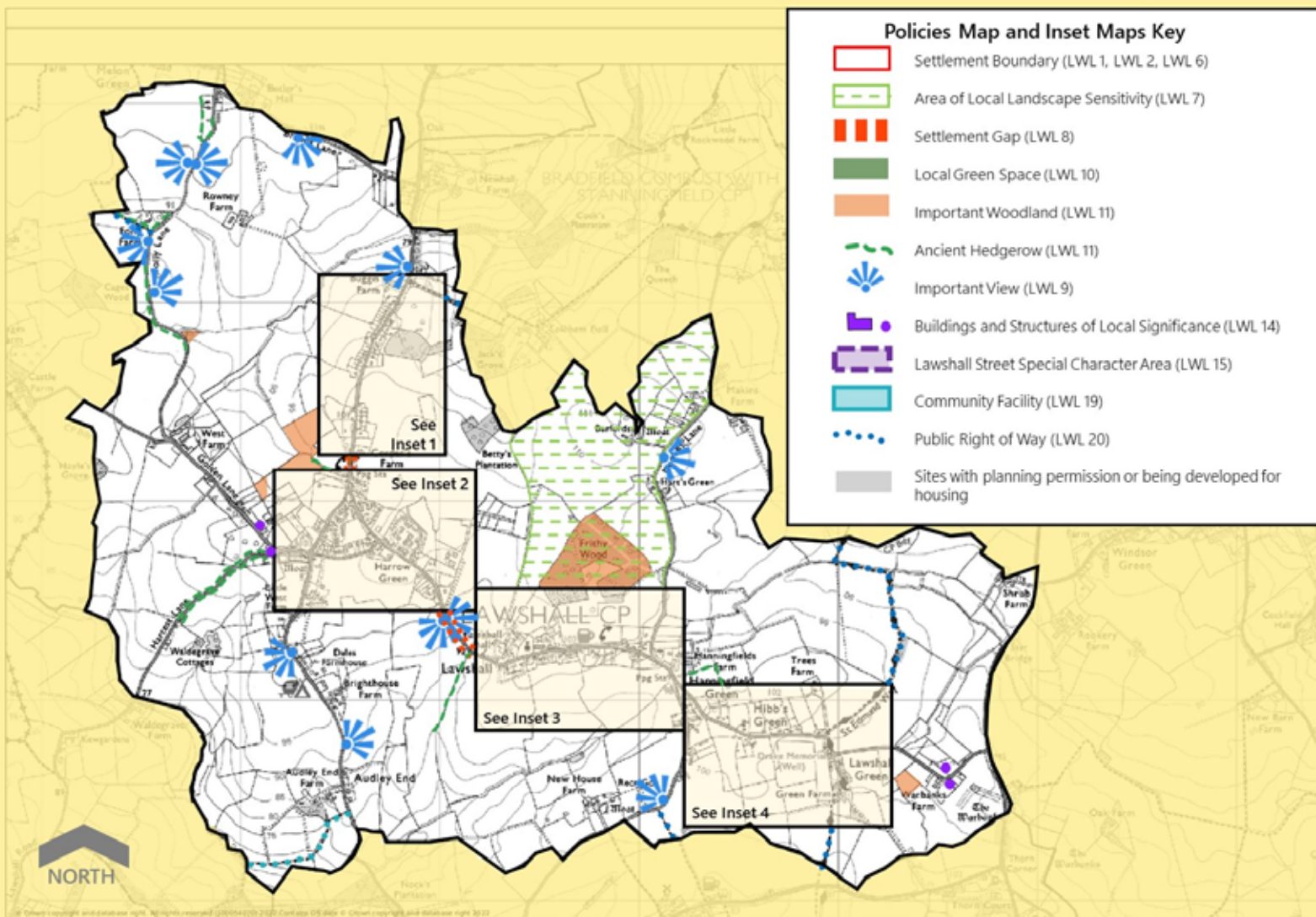
DO YOU SUPPORT THE POLICIES AND COMMUNITY ACTIONS?

Policies Maps

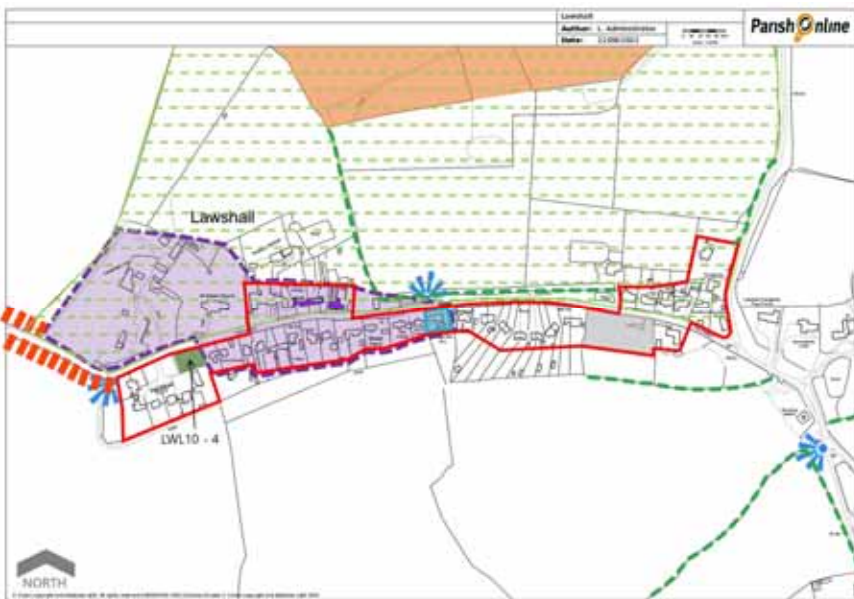


The Policies Maps illustrate matters that are referred to in the Planning Policies as they relate to things on the ground, such as the Settlement Boundaries. They provide a visual representation of those designations.

The Maps cover the whole of the parish with more detailed maps for the hamlets.



DO YOU SUPPORT THE POLICIES MAPS?



DO YOU SUPPORT THE POLICIES MAPS?

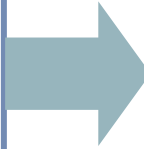
What next?



Consultation on the Neighbourhood Plan ends on 30 November

At the end of the consultation the Parish Council will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Babergh District Council.



Further Consultation

Babergh will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

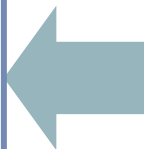


Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner will also decide whether the Plan, possibly with amendments, should be subject to another parish referendum or whether the new Plan changes are deemed such that one is not required.



Referendum

If the Examiner determines that a Parish Referendum on the Plan should take place, this will be organised and paid for by Babergh District Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online via the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Thank you for visiting the Neighbourhood Plan consultation event today