

# LAVENHAM NEIGHBOURHOOD PLAN 2



**REFERENDUM VERSION**

**2023-2037**

**PART A: POLICIES**



Document Prepared by Lavenham Neighbourhood Plan Group  
On behalf of Lavenham Parish Council

Planning Advisor Rachel Hogger MRTPI

Neighbourhood Plan Group:

Tom Butler

Lindsay Hadfield

Roy Mawford

Irene Mitchell (LPC)

Janice Muckian (LPC)

Mary Morrey (LPC)

John Ramsey

James Soane

Deborah Sullivan

Design by Project Orange 2024

Aerial photographs by Bryan Panton

General Photography by James Soane

# CONTENTS

	<b>Part A</b>
<b>Setting the Scene</b>	<b>Page</b>
Chapter One	Introduction 8
Chapter Two	Our Vision 10
Chapter Three	Community Engagement ‘We asked...You said...We listened’ 13
Chapter Four	The Neighbourhood Plan Area 14
Chapter Five	Key Themes 24
<b>Planning Policies</b>	
Chapter Six	<b>Responding to the climate change emergency</b>
	Objective One – New Build Energy Standards 28
	Objective Two – Upgrading Existing Buildings 31
	Objective Three – Renewable Energy Infrastructure 33
	Objective Four – Flood Events 34
	Objective Five – Extreme Weather Events 38
	Objective Six – Biodiversity Networks 39
	Objective Seven – Carbon Footprints 46
Chapter Seven	<b>A flourishing community, sustainable and resilient</b>
	Objective Eight – Settlement Boundary 48
	Objective Nine – Housing 51
	Objective Ten – Open Spaces and Outdoor Activities 57
	Objective Eleven – Community Facilities and Infrastructure 68
	Objective Twelve – Local Economy and Employment 74
Chapter Eight	<b>Protecting our heritage and landscape</b>
	Objective Thirteen – Conservation and Enhancement 78
	Objective Fourteen – Village Gateways 88
	Objective Fifteen – New Build, Replacement, and Infill 91
Chapter Nine	<b>Movement of people and vehicles</b>
	Objective Sixteen – Challenges within the Settlement Boundary 96
	Objective Seventeen – Parking 101
<b>Implementation</b>	
Chapter Ten	<b>Community initiatives</b> 102
Chapter Eleven	<b>Plan monitoring</b> 109
<b>Glossary</b>	110
<b>Appendices:</b>	
A1	Policies Map 116
A2	Completed development and development pipeline in Lavenham 118
A3	How LNP2 policies relate to previous LNP1 policies 122
A4	Schedule of LNP1 policies superseded by this plan 124
A5	Progress of LNP1 projects 126
A6	Protecting and strengthening the hedgerow corridor in Lavenham Parish 128
<b>Lavenham Design Guide 2023</b>	<b>Part B</b>
<b>Lavenham Landscape Character &amp; Sensitivity Assessment 2023</b>	<b>Part C</b>

# LIST OF POLICIES

LAV 1: Climate change mitigation and adaptation	28
LAV 2: Achieving zero carbon homes standards	30
LAV 3: Improving the environmental performance of our historic and traditional buildings	31
LAV 4: Improving the environmental performance of non-traditional buildings	32
LAV 5: Lavenham renewable energy and low carbon infrastructure	33
LAV 6: Managing surface water flood risk in Lavenham	34
LAV 7: Essential infrastructure for managing and mitigating extreme weather events	38
LAV 8: Biodiversity network enhancement and expansion zones in Lavenham	39
LAV 9: Lavenham sites of biodiversity value	42
LAV 10: Mitigation hierarchy and delivering biodiversity net gain in Lavenham	45
LAV 11: Sustainable life and work patterns in Lavenham	47
LAV 12: Broadband infrastructure	47
LAV 13: A spatial strategy for Lavenham	48
LAV 14: Housing mix – meeting local needs	51
LAV 15: Affordable homes for local people	52
LAV 16: Allocation of First Homes	52
LAV 17: Exception site housing	54
LAV 18: Housing for older people	55
LAV 19: Lavenham Local Green Spaces	57
LAV 20: Other Open Spaces of Value and informal green amenity spaces	58
LAV 21: New open space provision	63
LAV 22: Market Place	63
LAV 23: Public Rights of Way network	64
LAV 24: Allotments	67
LAV 25: Community facilities	68
LAV 26: Health facilities and services	69
LAV 27: Existing school site	69
LAV 28: Protecting and supporting public houses in the parish	70
LAV 29: Protecting and supporting Lavenham’s retail core	71
LAV 30: Visitor facilities	74
LAV 31: Land at 47 – 48 Water Street	75
LAV 32: Support for small business development and home-based workers	76
LAV 33: Designated heritage assets and their setting	78
LAV 34: Protecting and enhancing landscape character in Lavenham	80
LAV 35: Defined views	84
LAV 36: Protecting and strengthening settlement and landscape character at Lavenham’s village gateways	88
LAV 37: Design and character	91



LAV 38: Replacement dwellings and infill sites	95
LAV 39: Traffic movement in the village centre	96
LAV 40: Planning for active travel	97
LAV 41: Development and parking for motorised vehicles	100

## LIST OF MAPS

Map 1: The LNP area within its strategic context	16
Map 2: The LNP area	17
Map 3: Lavenham development history	23
Map 4: Surface water flood risk in Lavenham	37
Map 5: Opportunities for improving biodiversity in Lavenham	41
Map 6: Existing sites of biodiversity value	44
Map 7: Lavenham settlement boundary	50
Map 8: Lavenham Local Green Spaces	59
Map 8a: Lavenham Local Green Spaces North-East insert	60
Map 8b: Lavenham Local Green Spaces South-West insert	61
Map 9: Other Open Spaces of Value	62
Map 10a: Public Rights of Way - parish wide	65
Map 10b: Public Rights of Way - village inset	66
Map 11: Lavenham Retail Core Area	73
Map 12: Land at 47 – 48 Water Street	77
Map 13: Listed Buildings and Conservation Area Boundary	80
Map 14: Rural Character Areas	82
Map 15: Lavenham's Area of Local Landscape Sensitivity	83
Map 16: Defined Views and Conservation Area boundary	86
Map 17: Village gateways	90
Map 18: Walktime areas for a range of times and distances	98



Market Place



Market Place

# PREFACE

In 2020 a group of volunteers commissioned by Lavenham Parish Council began work on a revision of the 2016 Lavenham Neighbourhood Plan (LNP1). Neighbourhood Plans are planning documents which have a bearing on the way we live, now and in the future, as individuals and in communities. As we went through three years of the revision process we realised that the impact of climate change had to be our priority in a way that it had not been for LNP1. Our attention was continually drawn to the consequences of inaction, reinforcing our decision to place climate change as our key theme in the revised Lavenham Neighbourhood Plan (LNP2).

The Revision Group began reviewing the existing Lavenham Neighbourhood Plan 2016 (LNP1) during the first Covid lockdown, meeting by Zoom and optimistically thinking our lives would soon return to normal. The long-lasting Covid pandemic plus unexpected military conflicts mean that life has been changed not just in Lavenham, but around the world. At the time of writing (2023) the cumulative effects of these events plus climate change mean that, worldwide, the provision and distribution of many of the basics of life is having to be reconsidered: food, fuel, transport, communication, things that were previously taken for granted.

As part of the LNP1 revision we have had to consider how one small Suffolk village can take greater responsibility for its own future. Sustainability and resilience are keywords in our thinking, together with partnership with other key bodies in our planning system and with those who represent our interests in public life. From a focus on preserving the essence of our village while adapting to meet new needs such as using less energy we have moved to a wider, more strategic approach that recognises the impact of these wider changes in society.

The Revision Group responded positively to those issues where a Neighbourhood Plan could make a difference: access to good housing design and provision; better communications; secure and affordable energy that does not further damage the planet; safer and cleaner mobility; measures that help address the issues of reduced incomes and rising costs of daily life.

Lavenham has a long history of facing change, adapting to new circumstances, and reinventing how the community lives and works. The revised Neighbourhood Plan (LNP2) is a tool that can help us to make our way in changed circumstances, protecting the facets of the village that we cherish while developing new ideas and approaches.



*Note: Throughout this document the following abbreviations are used when referring to the Lavenham Neighbourhood Plan*

*LNP1 = 2016 Lavenham Neighbourhood Plan*

*LNP2 = Revised version of LNP1*

*Plan / the Plan = LNP2*





Aerial view of Market Place



# Chapter One: Introduction

- 1.1 The Lavenham Neighbourhood Plan (LNP2; the Plan) sets out the village's ambitions for its future. It has been developed through consultation with the local community.
- 1.2 In 2016 the Lavenham Neighbourhood Plan (LNP1) became the first to be formally adopted by Babergh District Council. LNP1 has proved its worth, aiding decisions on the size and number of new developments, supporting the village economy, following up on local projects and encouraging initiatives.
- 1.3 However, a lot has changed since 2016:
  - As emphasised by COP26, the 26th UN Climate Change Conference held in Glasgow in 2021, climate change is an issue that can no longer be ignored. Our Plan must consider future-proofing against its consequences, to which end Lavenham Parish Council, Babergh & Mid Suffolk District Councils and Suffolk County Council have all declared a Climate Emergency (see Glossary).
  - Government planning policy continues to be the subject of major reviews: Our Plan has to respond to these and has to be in general conformity with the National Planning Policy Framework (NPPF, most recently revised in December 2023), and the Babergh & Mid Suffolk Joint Local Plan (BMSJLP). Part 1 of BMSJLP was made (adopted) in November 2023 - this is known as JLP1, and Part 2 will be completed at a later date.
  - Covid altered our experience of Lavenham: the importance of access to shops for food and household goods, healthcare, footpaths for exercise, community support and having local family support, plus the absence of tourists, has changed our views on the value of these.
  - Lavenham itself has changed: more houses, more people, more pressure on infrastructure.
- 1.4 Together with JLP1, the changes in planning policy and the continuing needs of residents, be it for housing, transport, education, health services employment or leisure activities. LNP2 includes a Lavenham Design Guide and an updated Lavenham Landscape Character & Sensitivity Assessment. These look at the landscape setting of the village and provide a guide to the approach to protecting older buildings, updating homes and making judgements on planning proposals.
- 1.5 Together with the BMSJLP, the policies in LNP2 (the Plan) will provide the basis for the determination of planning applications (by Babergh District Council) in the Lavenham Neighbourhood Plan Area. With respect to minerals and waste planning, Suffolk County Council is the relevant planning authority. The Suffolk Minerals and Waste Local Plan (July 2020), therefore also applies and this document includes a policy that safeguards the wastewater treatment facility to the southeast of Brent Eleigh Road. Neighbourhood planning policies only influence development that requires a planning application and the Plan cannot therefore include policies that fall outside planning control. Many such issues were identified by residents in the course of consultation about the Plan; Chapter 10 sets out a range of Community Initiatives to address these issues.
- 1.6 The revised Lavenham Neighbourhood Plan (LNP2, the Plan) has been prepared with regard to the National Planning Policy Framework as well as guidance set out in the National Planning Practice Guidance. Due regard has also been given to both adopted and emerging planning policy at district level.
- 1.7 This is the referendum (see glossary) version of the Lavenham Neighbourhood Plan 2 (LNP2), following examination by an independent Examiner, who recommended modifications to the submission version of LNP2, all of which have been accepted and incorporated in the referendum version. LNP1 will remain part of the statutory development plan, until and unless adoption of LNP2 is supported in a referendum and the Plan is formally made by Babergh District Council.







# Chapter Two: Our Vision

## A Special Place

2.1 Lavenham is considered by many to be Britain's best preserved medieval village. Although the responsibility of maintaining Lavenham's heritage is a significant driver for the Plan, Lavenham is more than buildings and history; it is the community who live and work here, the people who visit, and the landscape in which the village sits. The Plan recognises that each of these elements must be respected and accommodated as all play a part in the retention of the essential qualities of Lavenham. The Plan will protect what is best about Lavenham and, whilst meeting the challenges of the 21st Century, help the village adapt to change in a way that enhances the quality of life for all people who live, work in, or visit the village.

## 2.2 Our Vision is built around four themes:

### Responding to the climate change emergency

2.3 Awareness of the impact of climate change on everyday life has been accepted by national, regional and local government, in turn creating a focus for Neighbourhood Development Plans. LNP2 recognises and anticipates the stresses of climate change and aims to be a beacon of good practice for sustainability and resilience. This is a particular challenge in the context of venerable and vulnerable structures where the desire to achieve net zero carbon emissions may conflict with their survival. To achieve our vision, following the lead of Suffolk County Council and Babergh District Council, Lavenham Parish Council has declared a Climate Emergency (see Glossary).

### A flourishing community, sustainable and resilient

2.4 We want to sustain a vibrant, resilient community, so the future of the village's shops, services and infrastructure is an integral part of the Plan. The hiatus caused by the Covid pandemic revealed the importance of a thriving local community and its support systems: shops, health services, local support groups, footpaths, transport. It stimulated a rethink of personal values and ways of working and showed the importance of technology to support 21st Century life. Learning from this, the Plan aims to ensure that the needs of residents, workers and visitors will continue to be met, and quality of life for all age groups will be enhanced.

### Protecting our heritage and landscape

2.5 Lavenham is renowned for its medieval charm, but many of its buildings also reveal its subsequent 19th century industrial history. More recently, since the mid 20th Century, the village has accommodated significant housing expansion. The Lavenham Design Guide 2023 (Part B of this Plan) shows how future development is expected to contribute to Lavenham's distinctiveness, respecting the existing built form and delivering high quality design. The Lavenham Landscape Character and Sensitivity Assessment 2023 (Part C of this Plan) reflects the importance the Plan places on Lavenham's special landscape and heritage characteristics which will be protected for future generations to treasure and enjoy.

### Movement of people and vehicles

2.6 Lavenham's growth since 2016 has exacerbated the tensions created between an inherited medieval street pattern and 21st century pressures. The village's historic core is inflexible when considering the needs of pedestrians and vehicles (private, commercial, agricultural) and the demands of parking for residents and visitors. The Plan seeks to mitigate this by encouraging thoughtful consideration of all movement of people within the village, whether wheeled or on foot, whether for leisure, domestic or commercial needs.



*Lavenham Church*



*Village Sign, Tenter Piece*



*Market Place*



*Entrance to Peek Close*

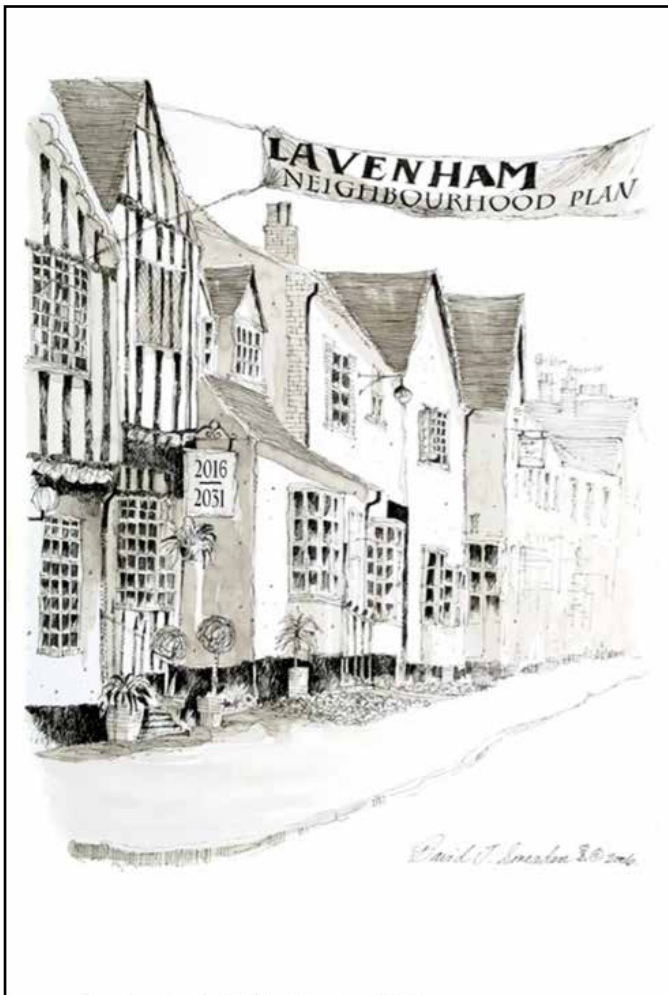




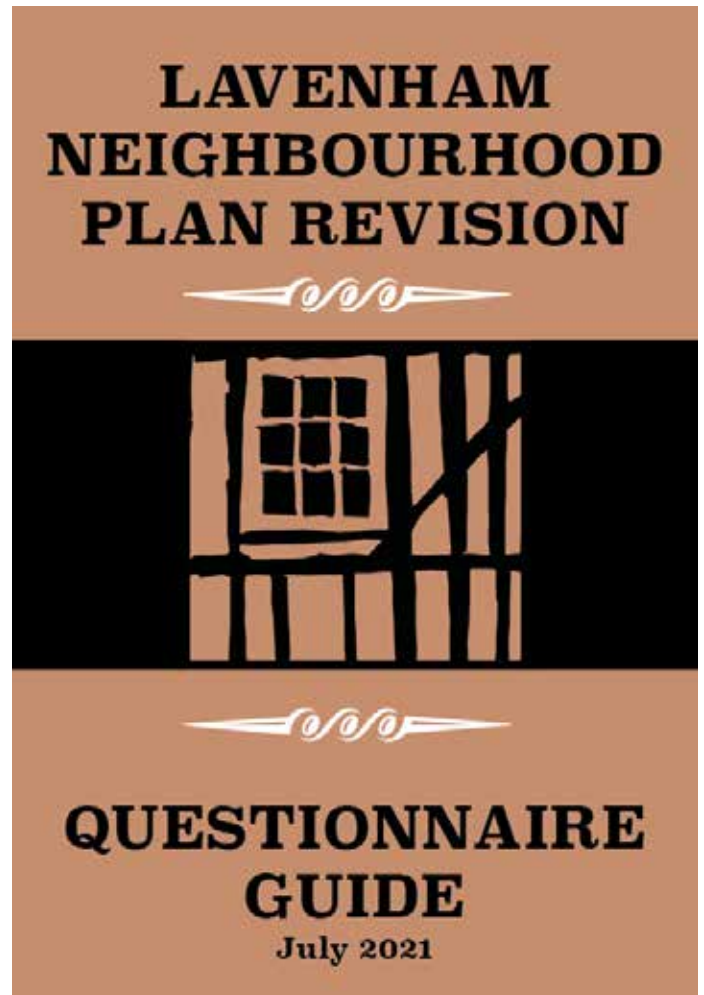
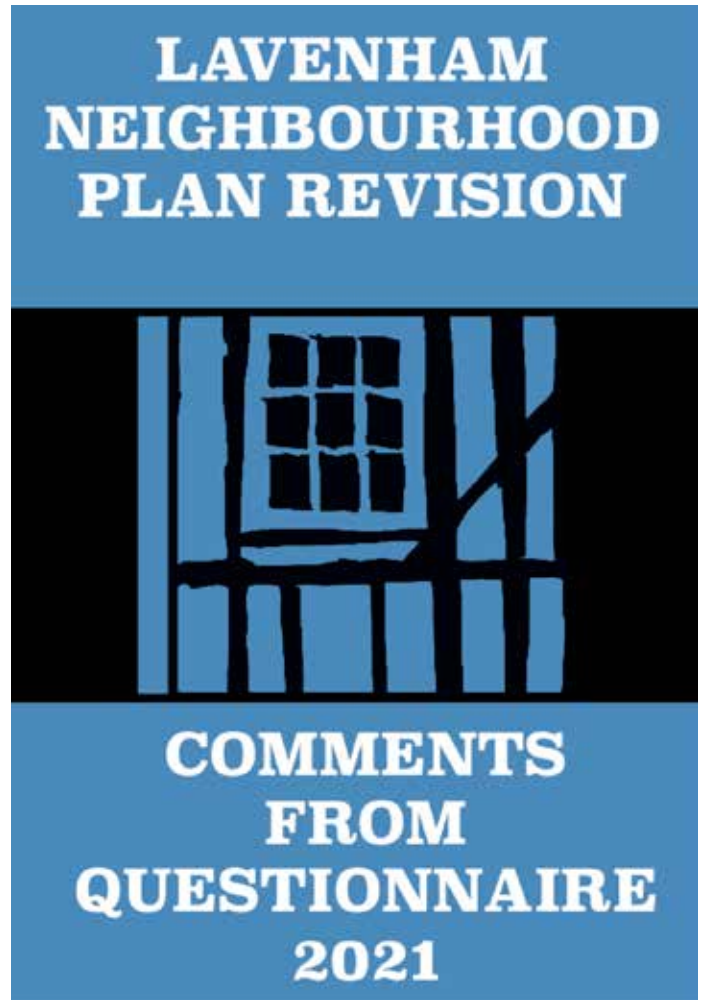
Community exhibition



Presentation to local MP



Lavenham Neighbourhood Plan 2016





## Chapter Three: Community Engagement

### ‘We asked, you said, we listened...’

3.1 The Neighbourhood Plan published in 2016 (LNP1) received wide support and approval from the Lavenham community. The referendum vote was 92.5% in favour. This is the foundation for the review and update to LNP2. The reviewers’ approach was built on a guiding principle: a commitment to inform Lavenham residents and those who work in the village, to ask for and listen to their views, and reflect these in the Neighbourhood Plan. ‘We asked ... You said... We listened’, summarises the community engagement activities.

3.2 The Revision Group was announced in Lavenham Parish Council’s Newsletter in December 2020, which also provided updates on many of the projects outlined in LNP1. Ongoing Covid restrictions meant the revision timetable had to be adjusted, but newsletters were hand-dropped to every household in February and May 2021 to keep the community informed. Local Facebook pages were used to monitor responses to our activity and a website was set up to cover and explain the Revision Group objectives.

3.3 The principal listening exercise was an online Questionnaire to establish the validity and success of LNP1. Recognising that people may not be familiar with the detail of LNP1, a summary was provided in a printed guide delivered to every home in the village, with further supplementary information available in the LNP2 website ([bit.ly/LNPhome](http://bit.ly/LNPhome)). Paper copies of the Questionnaire were provided for those without access to online facilities. A defining feature of the Questionnaire was to invite comments in addition to the ‘agree’ or ‘disagree’ answer options on specific policies and projects. These (nearly 1000) personal views give a valuable resource of heartfelt opinions on the future of Lavenham.

3.4 The feedback obtained from the Questionnaire was shared with the village in two public drop-in meetings. These were advertised by hand-delivered newsletter and through local Facebook page messages. At the meetings poster displays summarised the numeric and subjective responses, as well as the Revision Group’s assessments in a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) and an outline of future steps. Summaries of progress to date were also published in Lavenham Life and Village Edition. To attract the attention of younger families, who had the lowest participation in the Questionnaire responses, a durable banner was installed alongside the football site at the recreation ground carrying the message ‘Your Village Your Future’, and a QR code link to the LNP2 website. (Payment for this banner directly supported the Lavenham junior football teams.)

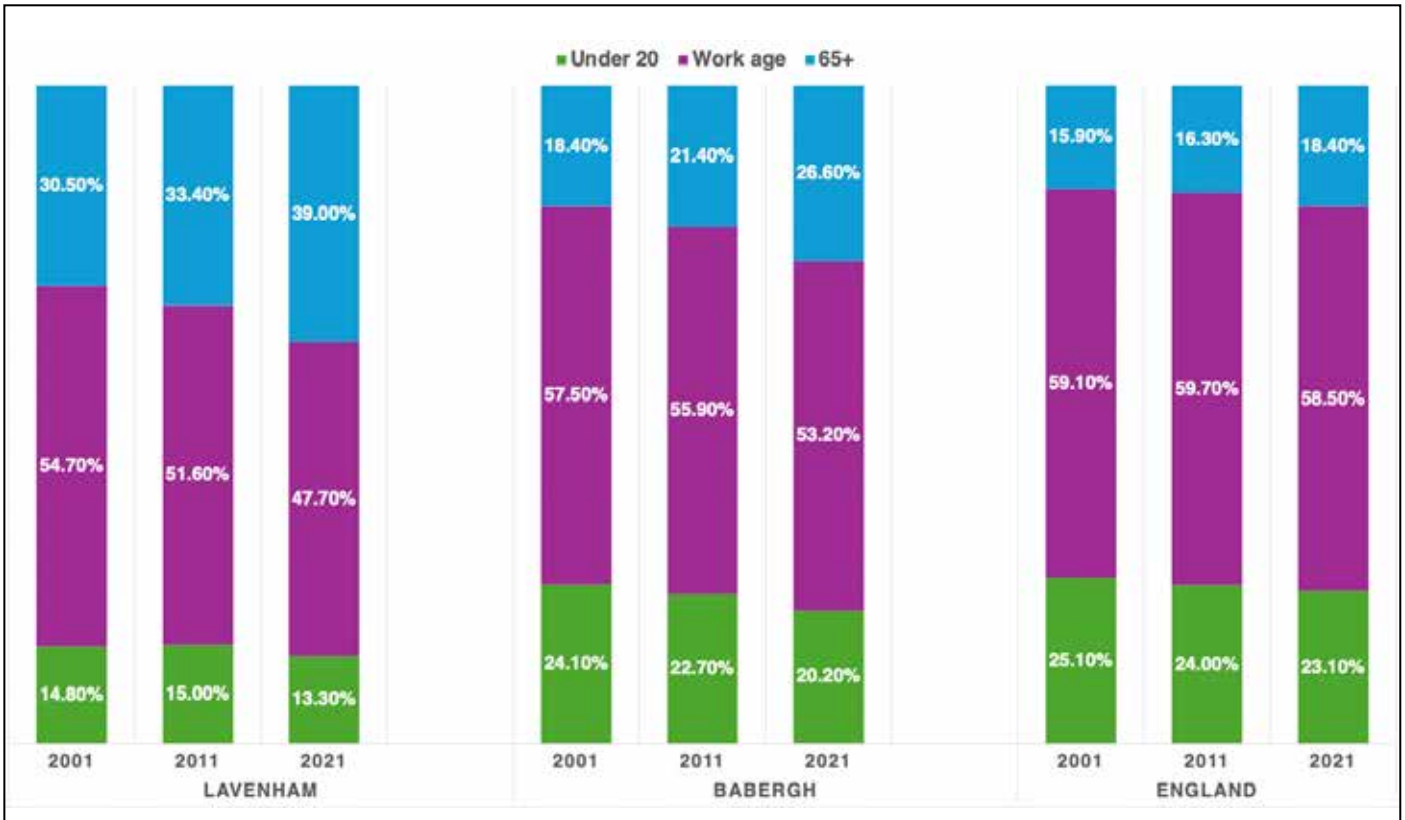
3.5 As well as village residents, we consulted local businesses and planning officers to get their views on LNP1. We also had meetings with key local representatives from Babergh & Mid-Suffolk District Council and representatives from Suffolk County Council.

3.6 LNP2 is about how to cherish and protect the best of Lavenham, which has evolved over more than 500 years. It is to make the village resilient for the future, in line with the community’s own aspirations.

**Without community engagement,  
there is no living plan,  
only a report on a shelf.**

# Chapter Four: The Neighbourhood Plan Area

- 4.1 The designated Neighbourhood Plan area is shown on Map 2. Map 1 shows this area in the context of Babergh District Council.
- 4.2 Lavenham is a rural parish in the west of Suffolk, within Babergh district, 11 miles from Bury St. Edmunds to the north-west and 6 miles from Sudbury to the south-west. It is an important example of a medieval village which retains its charming historic settlement form and many fine timbered buildings. As well as the quality and well-preserved nature of its architecture, its unspoilt rural setting contributes greatly to its character. It is a key destination in Suffolk and tourism plays a very important role in the local economy of the area. But although it is known and loved by many people it is not a museum piece; it is a working Suffolk village, home to over 1,900 people and many more people who come to work in its diverse economy.



Above: Chart showing Percentage Population by Age Group in 2001, 2011 and 2021 (sources: 2001, 2011 & 2021 Censuses)



Lavenham Guildhall



Prentice Street





*Corner of Bears Lane*



*Market Place*

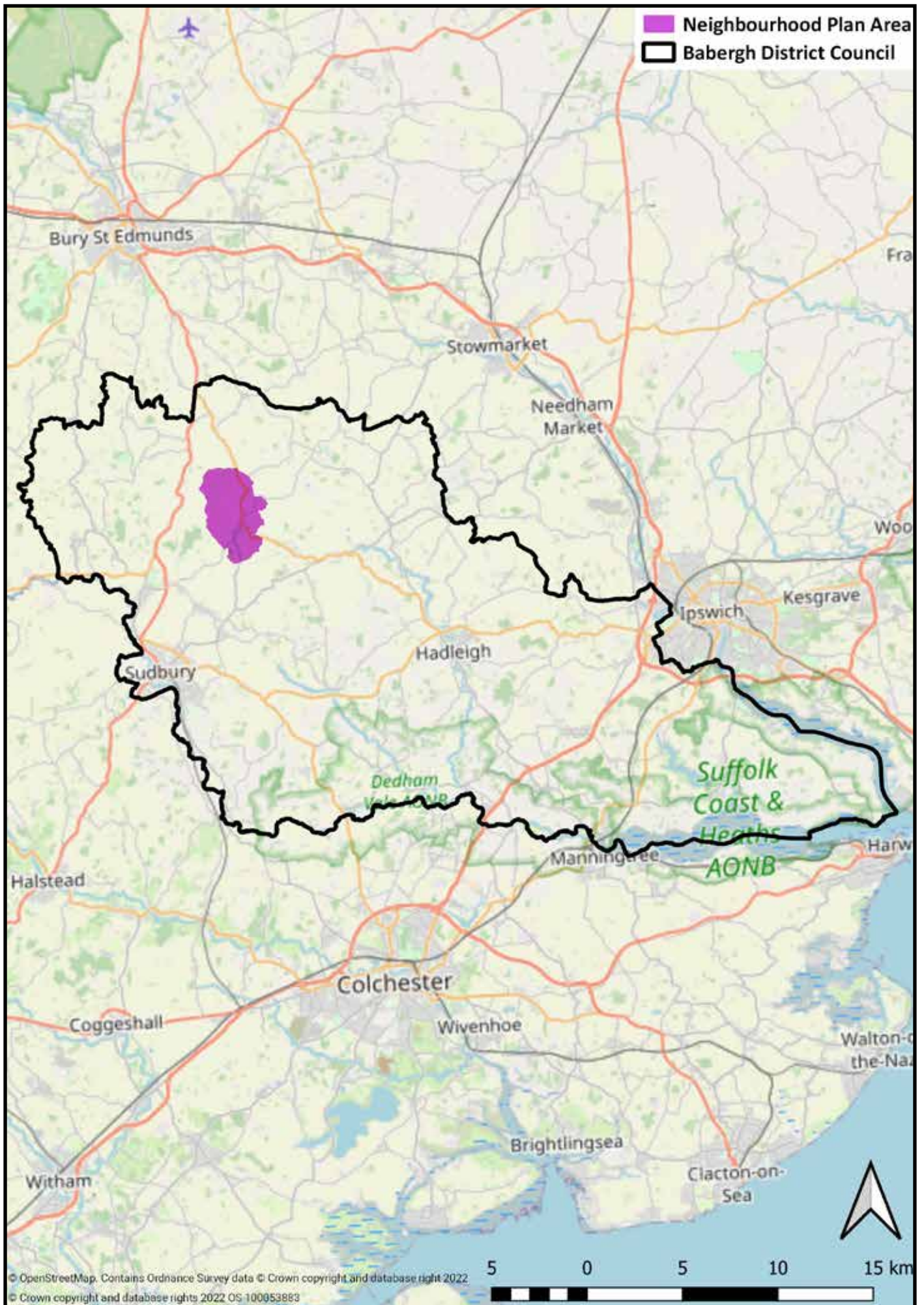


*High Street*



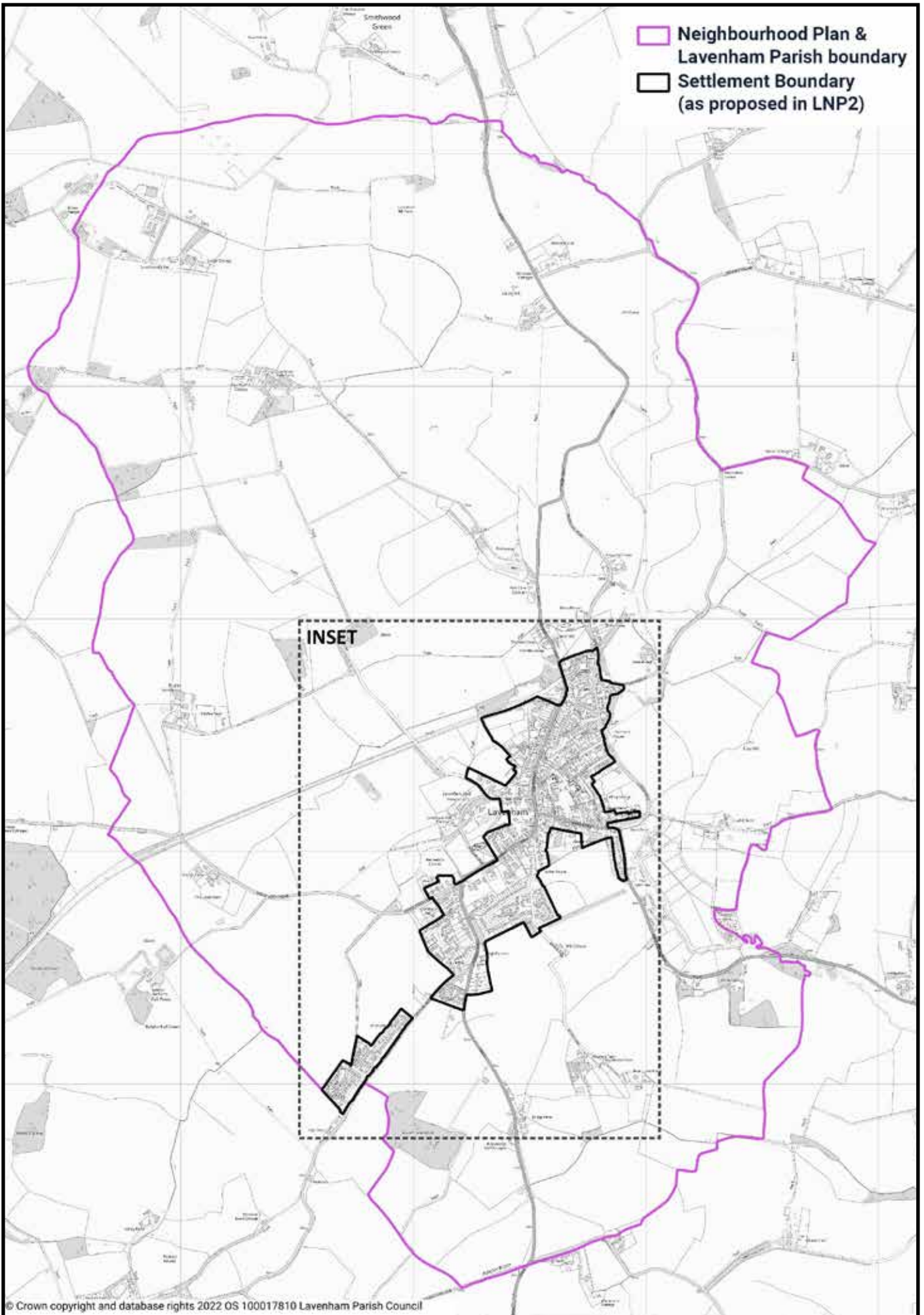
*Corner of Market Lane*





Map 1 The LNP area within its strategic context





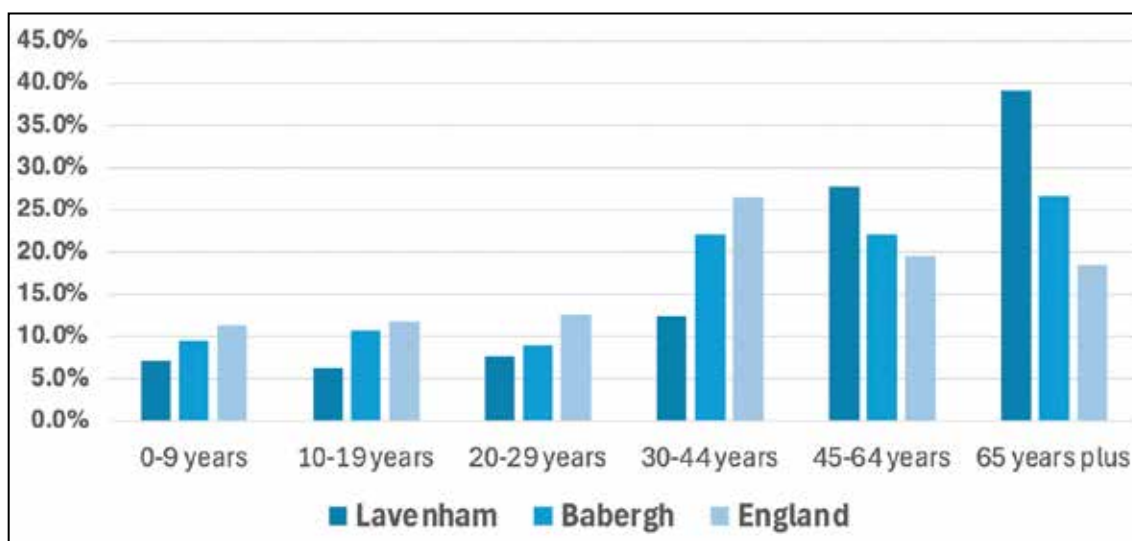
**Map 2** The Lavenham Neighbourhood Plan Area (for inset see Map 7 on page 50)

## Parish demographics

4.3 The Census provides an age profile of the parish which should inform the thinking about housing mix of future development schemes. The 2001 Census showed that Lavenham had 1,738 residents. By 2011, this had reduced to 1,722, a fall of 0.9%. By 2021, the population figure had increased to 1,921 people, a rise since 2011 of 11.6%, and an overall increase since 2001 of 10.5%.

4.4 For comparison, the 2001 Census showed that Babergh had 83,461 residents and that England had 49.1million. By 2011, these figures rose by 0.3% for Babergh, and by 7.9% for England. By 2021, the Babergh figures rose by 5.2% since 2011, with an overall increase of 10.6% since 2001 – while the England figures rose by 6.6% since 2011, with an overall increase of 15.0% since 2001. This means the populations of Lavenham and Babergh have both increased by a little over 10% in 20 years – but that is not typical of England, whose population has risen by nearly half as much again (15%) over the same period.

*Below: Chart showing Age Distribution in Lavenham compared with Babergh and England in 2021*



4.5 The above chart shows the 2021 differences in age distribution of residents between Lavenham, Babergh and England. As percentages of the total compared with Babergh, Lavenham has significantly more residents aged 45 and over, and significantly fewer aged under 45 – and the same comparisons, to a substantially greater extent, can be made between Lavenham and England.

4.6 In addition the chart shows:

- The proportion of residents under 20 in Lavenham and England has fallen slightly over the last 20 years, and by a bit more (by 4%) in Babergh.
- The proportion of residents aged 20 or over and under 65 in England has hardly changed over the last 20 years, but that proportion has fallen slightly in Babergh, and by 7% in Lavenham.
- The proportion of residents aged 65 and over has increased slightly (by 2.5%) in England over the last 20 years, but by about 8% in both Babergh and Lavenham

4.7 The above means that, compared with England over the last 20 years, the proportion of ‘working age’ Lavenham residents has been falling, and the proportion of older people has been rising. While compared with Babergh over the last 20 years, the proportion of Lavenham residents under 20 is not falling as fast, but that of ‘working age’ residents is falling faster.

## Household composition

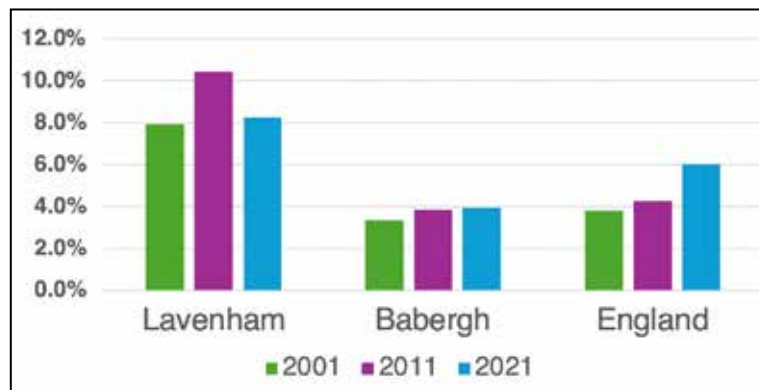
4.8 Information on household composition in the parish should inform future development proposals. Lavenham recorded a higher proportion of one person households at the 2021 Census (40.1%) than Babergh (28.3%) and England (30.1%). There were only marginal changes in the household composition proportions, compared with the 2011 Census.

	Lavenham	Babergh	England
<b>One person households:</b>			
Aged over 65	23.0%	15.6%	12.8%
Other	17.0%	12.7%	17.3%
<b>SUB-TOTAL</b>	<b>40.1%</b>	<b>28.3%</b>	<b>30.1%</b>
<b>One family households:</b>			
All aged over 65	18.1%	14.8%	9.2%
No children	16.2%	19.5%	16.8%
Dependent children	12.8%	22.7%	25.8%
All children non-dependent	9.7%	10.4%	10.5%
Other	0.5%	0.3%	0.8%
<b>SUB-TOTAL</b>	<b>57.2%</b>	<b>67.7%</b>	<b>63.0%</b>
<b>Other Householder Types</b>	<b>2.7%</b>	<b>3.9%</b>	<b>6.9%</b>

Composition of Households in Lavenham compared with Babergh & England 2021 (source: 2021 Census)

## Housing stock

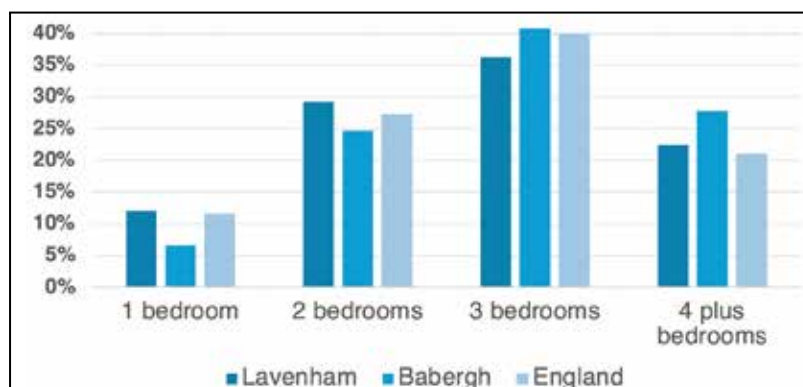
4.9 Information on existing housing stock in the parish should also inform future development proposals. The 2001 census showed that Lavenham had 951 dwellings. By 2011 this had increased to 987 dwellings and, in 2021, the figure was 1,089. Lavenham dwellings have increased by 138 (14.5%) in 20 years.



Dwellings with no usual residents

4.10 In 2021, Lavenham had 999 (91.7%) dwellings that accommodated at least one usual resident. There were 90 dwellings (8.3%) that had no usual residents. The chart above shows the Lavenham percentage is higher than the comparable figures for Babergh (3.9%) and England (6.0%). But Lavenham's percentage has only increased slightly over 20 years (from 8.0% to 8.3%), while Babergh has seen a modest increase (from 3.3% to 3.9%), and England has seen a more significant increase (from 3.8% to 6.0%).

4.11 There is little change in the chart below compared with 2011. Of the 999 occupied dwellings in Lavenham at the 2021 Census, 22.4% were four-bedroomed properties or larger.



Number of Bedrooms in our homes 2021

## New Housing Stock

4.12 Between 2001 and 2021, Census figures tell us that Lavenham's housing stock increased by 138 dwellings, nearly 75% of which (102) were built between 2011 and 2021. When asked as part of the 2021 Neighbourhood Plan Revision survey, 84% of residents responding to a question about housing told us they were either concerned or strongly concerned about the amount of recent development in Lavenham.

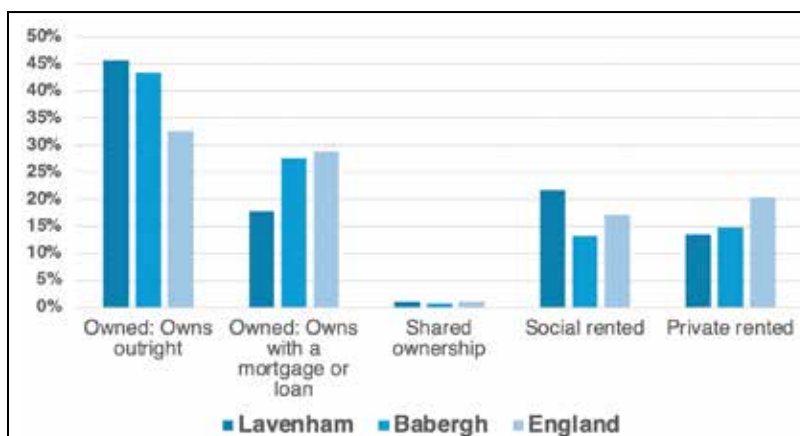
4.13 The housing stock built between 2011 and March 2022 (155 dwellings) is documented in Appendix A2 of this Plan. Of the dwellings completed over this period, the majority have been two- and three-bedroom properties with only a small number of four-bedroomed units.

4.14 Some of the completed dwellings have been brought forward as affordable housing (see glossary). These include 12 units in Meadow Court, 18 at Peek Close and 8 at Osier View.

## Housing tenure

4.15 The 2021 Census tells us that the largest tenure category was owned outright: 46% in Lavenham, compared with Babergh (43%) and England (32%). The second largest tenure category in Lavenham was social rented (21%). But the second largest tenure category in Babergh (28%) and England (29%) was owned with a mortgage or loan. This was the third largest tenure category in Lavenham (18%).

4.16 Comparison figures for Lavenham in 2011 were 44% owned outright, and 20% social rented.



*Tenure of dwellings  
2021  
(source: 2021  
Census)*

## Lavenham setting

4.17 The dominant building in Lavenham is the Parish Church of St Peter and St Paul, which can be seen from a distance of some miles when approaching the village. Set on a hill to the south, it is partnered on another hill to the north by the equally important Guildhall of Corpus Christi in Market Place. From this central point narrow streets drop down to roads along watercourses (in places now subterranean), and it is this undulating hilly interior that gives Lavenham much of its appeal, with the timber framed houses rising up the High Street featuring in countless films, photographs and paintings.

4.18 The historic core of the village is a Conservation Area. There are 204 listed buildings, 13 of which are Grade I listed. The village plan is much as it was when first laid out in 1257 by Lord of the Manor Hugh de Vere, Earl of Oxford. While the Market Cross, a Scheduled Ancient Monument, dates back 1502, similar status is given to Lavenham's cast iron Gas Holder dated to 1862.

4.19 The Village Hall (<https://lavenhamvillagehall.com>) is modern by Lavenham's standards, completed in 2005. It is a busy central meeting point for many clubs, societies and leisure activities - Lavenham has a club or society to meet almost every interest. It houses the Library, and hosts an award-winning Farmers Market every month. The village has a butcher, a baker, a pharmacy, 3 general stores, a variety of hospitality venues (some famed well beyond Lavenham) and retail outlets supporting the important tourist trade ([www.lovelavenham.co.uk](http://www.lovelavenham.co.uk)). It also has business units, a primary school and pre-school, a dental practice, doctors' surgery, playing fields, a tennis court, and several children's play areas.



4.20 The Lavenham Walk along the disused railway line is part of a substantial footpath network giving residents and visitors easy access to the countryside. The Lavenham Walk links to Dyehouse Field Wood, planted in 2005. This recent woodland space is an important contributor to Lavenham's biodiversity. It is the location for a forest school, a starting point for understanding the living environment for Lavenham's future generations. On the south side of the village Lavenham Wood is a protected Ancient Woodland.

4.21 The planning policies and community initiatives in Part A of this Plan are accompanied by two documents which set the village in its rural environment and amplify the importance of the local landscape and historic character identified in our Vision.

## **Lavenham Landscape Character & Sensitivity Assessment (LCSA 2023)**

4.22 The Assessment is Part C of this Plan. It describes in detail the landscape in which Lavenham sits, illustrating how it has influenced, and should continue to influence, the shape of the village. Seven different Landscape Character Areas around the built-up core are identified, ranging from level farmed uplands to the steep-sided River Brett valley. These show how different viewpoints give different perspectives to the village. There are also 12 Defined Views selected by villagers as important to their perception of Lavenham.

4.23 This is an updated version of the Lavenham Landscape Character Assessment that accompanied LNP1 and sits in close partnership with the Lavenham Design Guide.

## **Lavenham Design Guide (LDG 2023)**

4.24 The Design Guide is Part B of this Plan. It focuses on the built environment, identifying Village Character Areas in a similar fashion to the Landscape Areas in the LCSA 2023. It reflects the development of Lavenham, showing how this has accelerated in the past hundred years. The historic core, so important to Lavenham's prosperity in the past, and again today through tourism, gets appropriate focus. The guide also reveals how Lavenham's industrial past has been re-purposed, and how pressure on land is reducing the space allocated to individual buildings in modern developments, compared to those of post-WW2 era. Guidance and illustrations are provided on how to keep new buildings within the spirit of Lavenham.

## **Lavenham Development History**

4.25 Lavenham village has been built out in five distinct phases (see Map 3 for illustration).

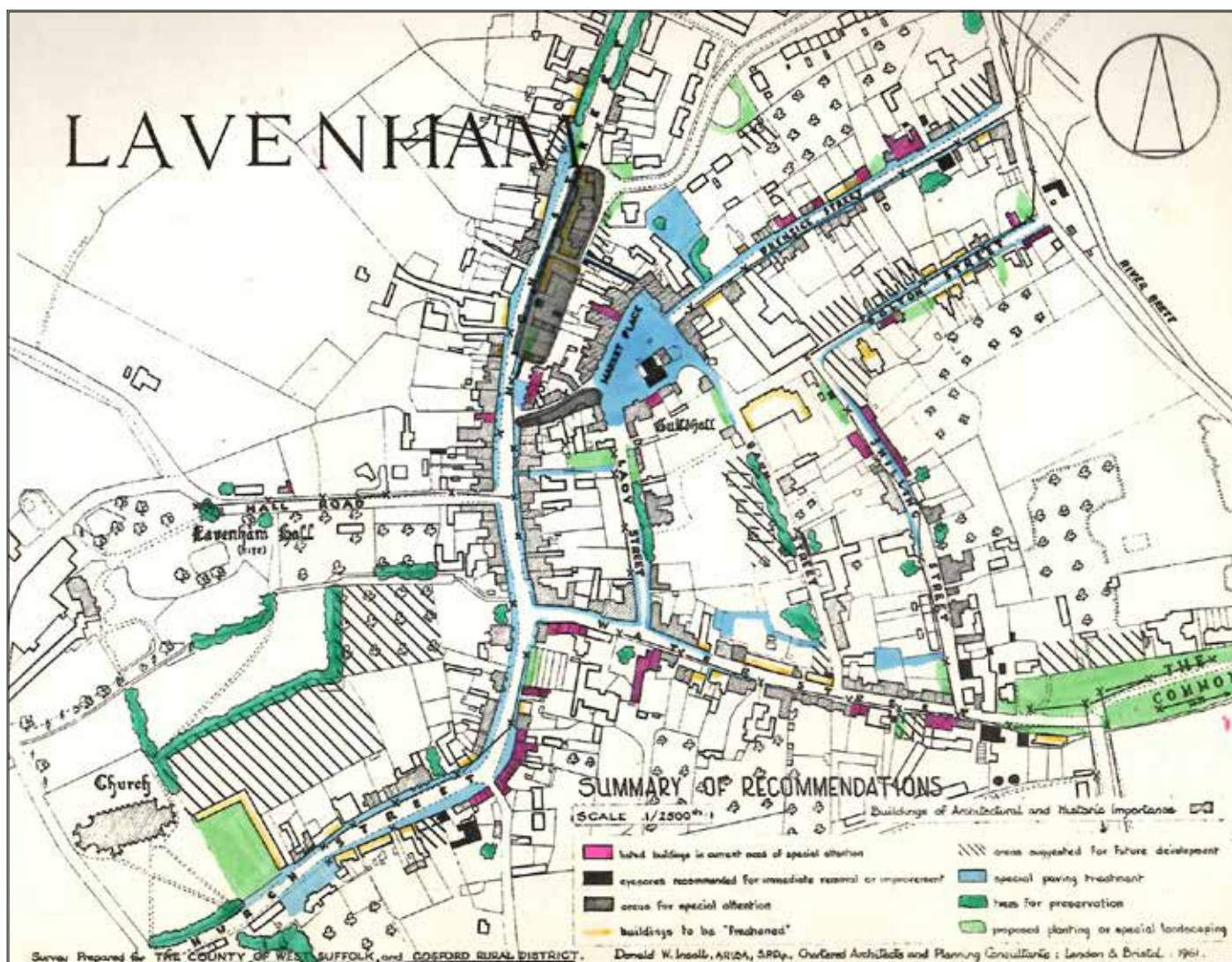
- a) Historic core of the village. Most of the present listed buildings were created during a medieval period of great wealth, ending in about 1530.
- b) Victorian period of infill in the historic core, comprising domestic and industrial properties, many of which have been converted to residential use.
- c) 20th Century, mostly Post-War period: open market housing, some infill, but also beginning the erosion of Lavenham's village gateways. Two estates of larger houses in Lower Road and The Glebe, plus social housing in substantial estates (Meadow Close, Spring Street, Harwood Place, Tenter Piece).
- d) 21st Century, pre-Neighbourhood Plan 2016: The Halt (44 homes, mixed housing). Further social housing in Bears Lane and Brent Eleigh Road. Also some smaller clusters of 3-5 houses (White Gates, Highfield Close).
- e) 21st Century Post Neighbourhood Plan: Peek Close (18 homes, all affordable), Osier View (24 homes, mixed housing), Indigo Fields (25 Homes, mixed housing), The Paddocks (25 homes, mixed housing) plus further small clusters on the main routes in from Bury St Edmunds and Sudbury.

4.26 Appendix A2 lists the completed development and development pipeline for Lavenham. 155 additional dwellings were built in the parish during the period 2011 to 31 March 2022. The vast majority of these were built since LNP1 was made (adopted), although a number of these were permitted prior to the LNP1 being made (adopted) and becoming part of the statutory development plan (see glossary).

4.27 The level of growth in recent years provides important context to the preparation of LNP2. As reflected in responses to the 2021 LNP2 Questionnaire (see Chapter 5), residents are very concerned about this level of growth and the impact it has had on the village. This is in part a result of planning applications being determined at a time when the District Council did not have a 5-year-land supply (see glossary) in place, meaning the planning policies in the Local Plan and the Neighbourhood Plan were given reduced status in the decision-making process. However, it is also a result of Local Plan policy itself.

4.28 The Babergh Core Strategy (see glossary), adopted in 2014 included a policy (CS 11) which opened up possibilities for market-led development outside but well-related to existing settlements like Lavenham. LNP1, whilst not being able to override the strategic policy in the Babergh Core Strategy, did its very best to mitigate the vulnerability of the Lavenham countryside through firstly, strengthening the status of the previous Built-Up-Area-Boundaries (BUABs) (see glossary) and secondly, through requiring all edge of settlement schemes to refer back to up-to-date evidence on landscape, townscape and heritage sensitivities, in particular the Lavenham Landscape Character Assessment (commissioned by Lavenham Parish Council for the purpose of supporting LNP1).

4.29 JLP1 constitutes a departure from the approach set out in the Babergh Core Strategy. This has presented the opportunity for LNP2 to define its own settlement boundary, outside of which there will be stricter presumption against market led residential schemes. This opportunity is a key component in the themes and objectives underpinning LNP2, as presented in the following chapter.



Plan of Lavenham, 1961





## Chapter Five: Key Themes

5.1 The responses to the Questionnaire referred to in Chapter Three provided the Lavenham Neighbourhood Plan Revision Group with two insights into the community's attitude to the Plan and its objectives. The first is through the numerical data provided by the responses to the questions; this is then amplified by opinions given at the end of each major section. While often revealing directly opposing views these free-text comments (nearly 1000) illustrate the depth of feeling for the essential qualities of Lavenham together with a concern about the number of developments that are starting to impact on the core of the village.

5.2 The questionnaire asked whether, taking all the policies and projects together, the 2016 Plan (LNP1) has been good for Lavenham. 77% responded YES.

5.3 The key issues identified in LNP1, sustainable development and preserving Lavenham's unique qualities, were still considered to be important. 78% responded YES to Key issue 1: Sustainable Development, while 95% responded YES to Key issue 2: Preserving Lavenham's unique qualities.

5.4 These two key issues from LNP1 now underpin each of the four themes on which Lavenham's Neighbourhood Plan 2 (LNP2) is based. Within these themes we established seventeen objectives which LNP2 addresses.

### Theme One: Responding to the climate change emergency

*"Climate change is real and we need to prepare for disruptive events (weather, flooding, food, migration etc)". Comment from residents' questionnaire.*

5.5.1 In answer to the question 'Should we be concerned about the impact of Climate Change on Lavenham?' 87% agreed or strongly agreed. Although there was only this one specific question, study of the responses to other sections show over 100 comments revealing an underlying level of concern. Typical were concerns about infrastructure for electric vehicles, the need for fast broadband, opinions for and against solar panels, worries about maintenance and heating of houses, both old and new, plus many views on the green spaces within and surrounding the village. Weather events and changes to farming practice were identified as problems associated with Lavenham Brook.

5.5.2 LNP2 recognises the dominance of climate change and Lavenham Parish Council is supporting Babergh District Council and Suffolk County Council by declaring a CLIMATE EMERGENCY. Our approach for Theme One (Climate Change) is formulated in the following objectives:

- One **New Build Energy Standards** - All new build to meet rigorous energy efficiency standards and achieve low carbon heating in order to minimise carbon emissions.
- Two **Upgrading Existing Buildings** – Lavenham will be a beacon for upgrading existing buildings (including historic buildings).
- Three **Renewable Energy Infrastructure** – To support new renewable energy infrastructure in Lavenham
- Four **Flood Events** – To minimise and improve our ability to deal with flood events.
- Five **Extreme Weather Events** – To improve our ability to cope with, and to mitigate the effects of, future extreme weather events.
- Six **Biodiversity Networks** – To strengthen and extend Lavenham's biodiversity networks.
- Seven **Carbon Footprints** – To develop infrastructure that enables our residents, workers and visitors to lower their carbon footprints.

## Theme Two: A flourishing community, sustainable and resilient

5.6.1 The Questionnaire provided clear direction for LNP2 on the future of Lavenham. When asked “Should we be concerned about the amount of recent housing development in Lavenham?” 84% responded YES, while 97% felt that open spaces should be safeguarded. 78% endorsed sustainable development; 95% want to preserve Lavenham’s unique qualities; 73% hoped for smaller developments, and 75% supported the need for affordable housing. Our vibrant and dynamic community was identified as one of Lavenham’s assets, important to retain and maintain. Over 95% of respondents felt that policies on existing facilities and services, including health care, were very important or important.

5.6.2 Theme Two has the following objectives:

- Eight **Settlement Boundary** – To retain Lavenham’s sense of place, scale and physical coherence as a vibrant village.
- Nine **Housing** – All changes to our housing stock to contribute towards making our community more resilient and balanced.
- Ten **Open Spaces and Outdoor Activities** – To safeguard and improve our open spaces and opportunities for outdoor recreation activities.
- Eleven **Community Facilities and Infrastructure** – Our ‘core village’ hub of shops, services and community infrastructure will continue to meet user needs – of local residents, workers and visitors, and of users from our hinterland villages.
- Twelve **Local Economy and Employment** – To encourage local employment, in tourism and other sectors, and working from home or close to home.

## Theme Three: Protecting our heritage and landscape

5.7.1 After studying the Questionnaire responses the Revision Group generated a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. This identified Lavenham’s heritage and the landscape in which the village sits as key strengths to be defended against the threats of climate change and inconsiderate building developments.

5.7.2 This theme has the following objectives:

- Thirteen **Conservation and Enhancement** – To protect Lavenham’s heritage and special landscape characteristics, for future generations to treasure and enjoy.
- Fourteen **Village Gateways** – To respect and strengthen the distinctiveness and sense of arrival at our village gateways.
- Fifteen **New Build, Replacement, and Infill** – All developments to contribute to Lavenham’s distinctiveness, to respect the existing built form, and to deliver high quality design.

## Theme Four: Movement of people and vehicles

5.8.1 Apart from housing, the topic in the questionnaire that generated enormous response was traffic. Lavenham’s residents and visitors have 21st century expectations in the way they travel, be it just for local shopping, or for a holiday tourist experience. The car dominates, leaving walking more a leisure activity than simply a means of getting from A to B.

5.8.2 Lavenham’s ancient street pattern is inflexible when considering the needs of pedestrians and vehicles (private, commercial, agricultural) and the demands of parking for residents and tourists. In much of the historic core, off-street parking for residents is limited. The Covid lockdowns introduced many people to on-line shopping which in turn increased the amount of delivery traffic. Commercial pressures mean bulk deliveries to local shops are made in larger vehicles; larger farm vehicles are needed to plant, service and harvest crops from larger field sizes.



5.8.3 Theme Four is supported by two objectives:

Sixteen	<b>Challenges within the Settlement Boundary</b> – To support measures that address challenges relating to: traffic volumes; oversized and heavy vehicles; obstructed and inadequate pedestrian routes; and inadequate provision for cyclists.
Seventeen	<b>Parking</b> – To support measures that manage the demand for on-street and public parking spaces, and that use most efficiently the current and potential supply of parking spaces.

**Policies and Community Initiatives**

5.9.1 The planning policies and community initiatives deliver the Plan’s themes and objectives. The planning policies are set out in Chapters Six, Seven, Eight and Nine.

5.9.2 The policy chapters are followed by Chapter Ten which presents a set of Community Initiatives. These are intended to be community-shared commitments for appropriate action to be taken outside the scope of the planning system (that is, whether or not planning applications are submitted).



*Guildhall in Market Place*



*Village Hall*



*View from Lower Road*



*GP Surgery*





*EV charging point*



*Listed gas holder*



*Lavenham Press, Water Street*



*Spring Street*



*Dyehouse Field Wood*



*Market Place on Jubilee 2022*



*Railway walk*



*Public WC's*



# Chapter Six: Responding to the climate change emergency

This chapter includes 12 planning policies, which sit under Theme One and are intended to help deliver objectives one to seven in the Neighbourhood Plan.

## **Objective One - New Build Energy Standards: All new build to meet rigorous energy efficiency standards and to achieve low carbon heating in order to minimise carbon emissions**

Through this objective, we:

- 1. Support and encourage the achievement of low, zero and carbon negative homes.*
- 2. Expect all proposals (e.g., residential, retail etc. where they require planning permission) to be designed with the aim of minimising carbon emissions and maximising energy efficiency levels.*
- 3. Expect new proposals (including permitted development) to be assessed for their impact on climate change and for all proposals to incorporate climate change adaptation and mitigation measures.*

There are two policies which sit under this Objective:

- Policy LAV 1 - Climate change mitigation and adaptation
- Policy LAV 2- Achieving zero carbon homes standards

## **Policy LAV 1: Climate change mitigation and adaptation**

- 1. To be supported, all new development proposals must embed the principles of climate change mitigation and adaptation in line with national and Local Plan policy. Development proposals are not required to incorporate energy efficiency measures beyond building regulations requirements. Proposals that go beyond these requirements are encouraged, while not being required to do so through this Plan.**
- 2. All major development proposals will be expected to be accompanied by a Sustainability Design and Construction Statement that outlines how a scheme:**
  - a. minimises demand for energy through site orientation and design**
  - b. maximises energy efficiency through design; and**
  - c. achieves carbon dioxide reduction through the above measures, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources.**
- 3. The Sustainability Design and Construction Statement should also describe:**
  - a. how the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable and repairable.**
  - b. the adaptability of the proposed buildings and associated spaces as climate continues to change (e.g. using water more efficiently, reducing overheating, introducing more water efficient fixtures and fittings, greywater recycling, rainwater harvesting, and sustainable drainage systems controlling high levels of rainwater run-off – see Policy LAV 6).**
- 4. For residential proposals, the completion of the Sustainable Homes Checklist 1 (as per Policy LAV 37 and Part B of this Plan) is required.**



## Policy intent:

6.1.1 The purpose of this policy is to ensure all proposals are supported by evidence that shows the principles of climate change mitigation and adaptation have been incorporated into the design and layout of the scheme.

## Important context to assist with implementing this policy:

6.1.2 This policy requires all proposals to design in, from the outset, the principles of climate change mitigation and adaptation.

## Minimising energy demand and energy efficiency through site orientation and design

6.1.3 New development projects provide opportunities (not available to retrofit projects) to ensure the orientation and massing of buildings are optimised to allow for useful solar gains and minimise overshadowing during the winter. The LDG 2023 provides guidance on this as do the following two resources:

- a) Site layout planning for daylight and sunlight: a guide to good practice (BRE, 2011)
- b) Passivhaus Design Easi Guide. <https://www.passivhaustrust.org.uk>

## Maximising energy efficiency through design and incorporating renewable energy and low carbon heat sources

6.1.4 Applicants are signposted to the following toolkits to assist with the planning, design and delivery of low carbon developments in the parish:

- a) **The 'Net Zero Carbon Toolkit'** <https://www.westoxon.gov.uk/netzerocarbon toolkit>, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants.
- b) **LETI Climate Emergency Design Guide** <https://www.leti.uk/cedg>

6.1.5 The approach taken in the Net Zero Carbon Toolkit is that net zero carbon buildings are supported by three core principles:

- a) **Energy efficiency.** Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances.
- b) **Low carbon heating.** Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network.
- c) **Renewable energy generation.** The toolkit states that (in order to achieve net zero carbon) renewable energy generation (e.g. through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building.

6.1.6 In addition, the toolkit looks at the embodied carbon in materials used in each development.



View along Hall Road



Owl box, Lavenham Church

## Policy LAV 2: Achieving zero carbon homes standards

1. Development proposals which deliver low, zero or carbon negative homes (for example construction to Passivhaus standard or applying the Net Zero Carbon Homes toolkit) and buildings are strongly supported.
2. Whilst not required to go beyond current building regulations requirements, applicants are encouraged to achieve the operational targets for both new and existing homes set out in Part B of this Plan, the Lavenham Design Guide 2023, and as described in the supporting text to this policy.

### Policy intent:

6.2.1 To support and encourage the achievement of low, zero and carbon negative homes, where they are otherwise permitted to be built.

### Important context to assist with implementing this policy:

#### Retrofitting existing dwellings

6.2.2 Some forms of household development, such as some types of householder extensions, do not need planning permission but do require a permit. This is known as permitted development (see glossary).

6.2.3 The Net Zero Carbon Toolkit provides guidance to homeowners looking to retrofit or extend their existing property on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach. Homeowners are encouraged to use this guide.

6.2.4 Carbon negative development is achieved when more carbon is removed from the atmosphere than is emitted into the atmosphere via a development. Carbon negative development is likely to be dependent on external factors, such as changes in the way power is generated at power stations.

6.2.5 The Lavenham Design Guide 2023 recommends the following energy use operational targets to be used when planning new homes:

Energy-use and efficient heating	35 kWh/m <sup>2</sup> /hr for homes
Space heating demand	15kWh/m <sup>2</sup> /hr
Electricity generation intensity (of renewables)	120kWh/m <sup>2</sup> fp/yr
Embodied carbon target	500kgCO <sub>2</sub> /m <sup>2</sup>
Overheating compliance	TM59/TM52
U-Values (thermal efficiency)	0.15 -0.08 W/m <sup>2</sup> .K (0.8 windows W/m <sup>2</sup> .K)
Wall/roof/floor thickness	600/450 mm – 1, 100mm/200 mm
Form factor	<1.5

*Note subject to change pending updated Building Regulations and codes*

6.2.6 Further information is provided in Chapter 5 of the Design Guide.

## **Objective Two – Upgrading Existing Buildings: Lavenham will be a beacon for upgrading existing buildings (including historic buildings)**

Through this objective:

- 1. We will support planning applications that improve the environmental performance of our historic building stock whilst also securing improvements in residential amenity and safeguarding special characteristics of the heritage asset.*
- 2. We will support Lavenham projects to upgrade existing (non-historic) building fabric.*

There are two policies which sit under this Objective:

**Policy LAV 3: Improving the environmental performance of our historic and traditional buildings**

**Policy LAV 4: Improving the environmental performance of our non-traditional buildings**

### **Policy LAV 3: Improving the environmental performance of our historic and traditional buildings**

- 1. Proposals relating to historic and traditional buildings and requiring planning permission, which enhance the environmental performance of these heritage assets and are consistent with other policies in the Plan, will be supported. In such cases, proposals will be expected to demonstrate they have adopted a whole building approach to their carbon footprint and the efficient use of energy. In addition, applicants are encouraged to introduce water efficiency measures (e.g. installing water efficient fixtures and fittings, introducing greywater recycling, rainwater harvesting and sustainable drainage systems).**
- 2. Proposals to erect renewable energy technology within the Conservation Area will be supported, subject to adherence with Policy LAV 5 and other policies in the development plan, and provided the proposal does not have an adverse impact on:**
  - a. the historic setting of Lavenham;**
  - b. the character or appearance of the Conservation Area, including the setting of nearby listed buildings; or**
  - c. the key features of the Defined Views into and out of the village.**

#### **Policy intent:**

6.3.1 This policy will apply to planning applications which affect heritage assets and other traditional buildings (usually built before 1919) and is aimed at improving the environmental performance of the heritage asset or traditional building. Please note that any proposal for the demolition, alteration or extension of a listed building will require listed building consent whether or not planning consent is also required.

#### **Important context to assist with implementing this policy:**

6.3.2 The Sustainable Traditional Building Alliance (STBA) and Historic England published guidance called 'Planning responsible retrofit of traditional buildings' in 2015. This is useful for owners in the parish of traditional buildings likely to have solid walls or solid timber who wish to improve the energy and environmental performance of their building.

<https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/>

6.3.3 The STBA and Historic England Guide (referenced above) highlights the many risks involved when seeking to retrofit traditional buildings for the purpose of enhancing the environmental performance of a building. These risks include:

- a) risks to building fabric and human health; *'inappropriate retrofit measures can lead to condensation and mould growth'*
- b) damage to historic fabric, impacting the community as a whole; *'both fabric and services measures can affect the internal and external appearance and heritage value of a building, sometimes a street or neighbourhood'*
- c) risks to achieving expected energy savings; *'measures to improve the performance of any one part need to consider adjacent parts and their effect on the whole building. For example, the effectiveness of internal wall insulation can be reduced by an increase in heat loss through window reveals if they are not also insulated'*.

6.3.4 The guide also flags up that the 'embodied impact of retrofit measure and work will reduce and may even outweigh the savings in use' and that 'when all these factors are taken into account often a more modest approach to retrofit is more beneficial to the environment'.

6.3.5 The STBA and Historic England Guide stresses the importance of taking a whole building approach to avoid pitfalls and the risks which are briefly summarised above. The whole building approach is a joined-up process focusing on achieving benefits to energy and the environment, heritage and community as well as the building health (benefitting people and the building fabric). The Design Guide sets out further guidance.

## **Policy LAV 4: Improving the environmental performance of non-traditional buildings**

- 1. Development proposals involving alterations to existing non-traditional buildings (see glossary) for the purpose of enhancing the environmental performance, will, in principle, be supported. Applicants will be required to adhere to the following two principles in their approach:**
  - a. A 'fabric first' approach to reduce heat demand of a building as much as possible and to ensure newly airtight homes are well ventilated and avoid issues with damp and humidity.**
  - b. Adopt a 'whole house approach to retrofit' to ensure retrofit plans for homes consider improvements to the fabric, services and renewable energy generation in a coherent way to minimise both risks and carbon emissions.**
- 2. In addition, applicants are encouraged to introduce water efficiency measures (e.g. installing water efficient fixtures and fittings, introducing greywater recycling, rainwater harvesting and sustainable drainage systems).**

### **Policy Intent:**

6.4.1 To encourage and provide guidance to applicants wishing to improve the environmental performance of their homes. It is acknowledged that not all retrofit proposals will require planning consent. Where planning consent is not required, applicants are nevertheless signposted to available toolkits including the West Oxfordshire Net Zero Carbon Toolkit (which includes a section on retrofit development), the Leti Climate Emergency Retrofit Guide <https://www.leti.uk/retrofit> and the EnerPHit Retrofit Plan.

### **Important context to assist with implementing this policy:**

6.4.2 Further information on implementing a 'fabric first' approach and a 'whole house approach to retrofit' can be found in the toolkits introduced above. A Publicly Available Specification (PAS) has been prepared by industry, creating the UK's first retrofit standard (PAS 2035). Applicants are advised to consult this.

## **Objective Three – Renewable Energy Infrastructure: To support new renewable energy infrastructure in Lavenham.**

*Through this objective, we adopt a positive policy stance on renewable energy infrastructure (e.g. wind turbines, solar panels, solar farms, community heat networks etc) where it does not adversely impact landscape character or heritage assets.*

There is one policy which sits under this Objective:

**Policy LAV 5: Lavenham renewable energy and low carbon infrastructure**

### **Policy LAV 5: Lavenham renewable energy and low carbon infrastructure**

- 1. Development proposals involving the creation of standalone renewable energy infrastructure or other infrastructure that will facilitate low carbon living in the Lavenham community will in principle be supported subject to adherence with Policies LAV3, LAV 13 and other policies in the development plan.**
- 2. Where proposals are located in Lavenham’s Area of Local Landscape Sensitivity (see Map 15) they will only be supported if they are small scale, minimising incursion into the open countryside and respecting the setting of the historic settlement.**

#### **Policy Intent:**

6.5.1 To adopt a positive stance on renewable energy infrastructure.

#### **Important context to assist with implementing this policy:**

6.5.2 This policy is consistent with JLP1 Policy LP25 Energy Sources, Storage and Distribution but adds detail applicable to Lavenham parish.

6.5.3 Renewable energy infrastructure projects supported under this policy might include a community-led solar farm or a community wind turbine. Low carbon community infrastructure would include communal electric vehicle charging facilities.

6.5.4 Some of this infrastructure could adversely impact Lavenham’s landscape and settlement character. Proposals will need to comply with applicable policies in the Neighbourhood Plan (Policy LAV 13: A Spatial Strategy for Lavenham; Policy LAV 34: Protecting and enhancing landscape character in Lavenham), JLP1 and national policy (NPPF).



## **Objective Four – Flood Events: To minimise and improve our ability to deal with flood events.**

Through this objective we seek to:

- 1. Promote and adopt policies to encourage sustainable drainage systems in new builds and existing development.*
- 2. Work with landowners and other stakeholders to improve the resilience of existing infrastructure and protect green infrastructure and other assets, where they are key to minimising future flood risk.*

There is one policy which sits under this Objective:

**Policy LAV 6: Managing surface water flood risk in Lavenham**

### **Policy LAV 6: Managing surface water flood risk in Lavenham**

- 1. Proposals in all locations, including small-scale (see 6.6.4) proposals, involving new build will be required to demonstrate that all surface water run-off will be accommodated within the site.**
- 2. Sustainable Drainage Systems (SuDs) are the preferred method for the disposal of surface water and should be incorporated, unless this can be demonstrated to be inappropriate. Applicants should refer to Suffolk County Council's Local Design Guide for Sustainable Drainage Systems (Appendix A to Suffolk's Flood Risk Management Strategy) as well as national guidance (CIRIA, C753 SuDs Manual or any update to this) when considering SuDs schemes for new developments. Above ground open SuDs should be installed where possible, to provide amenity and biodiversity value.**
- 3. SuDs systems which incorporate components that control surface water run-off as close as possible to where it falls (e.g. green roofs and rainwater harvesting) are strongly encouraged and systems should benefit biodiversity.**
- 4. Proposals located in areas of the parish that are at risk from surface water flooding (as documented in the most up to date Strategic Flood Risk Assessment) need to be accompanied by a site-specific flood risk assessment.  
Such proposals need to:**
  - a. direct development to the areas at the lowest risk of any form of predicted flooding and demonstrate the development shall be made safe for the lifetime of the development;**
  - b. be accompanied by a Surface Water Drainage Strategy;**
  - c. ensure all surface water is appropriately managed within the site through the use of sustainable drainage systems and include detailed proposals for the future maintenance of these; and**
  - d. be designed and constructed to reduce the overall level of surface water flood risk to the use of the site and elsewhere when compared to the current use.**

#### **Policy intent:**

6.6.1 This policy focuses on addressing surface water flood risk in the parish as opposed to fluvial flood risk. National and local planning policy is considered to adequately address the risks associated with fluvial water flood risk and there is no need to duplicate this.

6.6.2 National policy requires all major development proposals to be accompanied by a site-specific flood risk assessment regardless of their flood zone.

6.6.3 This policy responds to Lavenham-specific context, and is applicable to smaller development proposals (non-major) coming forward in Lavenham parish.

### **Important context to assist with implementing this policy:**

6.6.4 The NPPF sets out a definition for major development. Policy LAV 6 refers to small scale proposals, meaning residential development of less than 10 homes or with a site area of less than 0.5 hectares and non-residential development with a floorspace of less than 1,000 m<sup>2</sup> or a site of less than 1 hectare.

6.6.5 A majority of the built-up area lies in fluvial Flood Zone 1 (lowest probability of flooding). However, Lavenham village is situated on the western bank of Lavenham Brook (see glossary), which is part of the River Brett main river system, and some parts of the village sit on the alluvial floodplain adjacent to the river. Flood risk affects parts of Lower Road, including some residential properties, parts of Clay Lane and Preston Road where the risk of a flood event is high (each year there is a chance of flooding greater than 3.3%) or medium (each year there is a chance of flooding ranging from 1% to 3.3%). The Environment Agency is responsible for issuing flood warnings which include parts of Lavenham covering the Lavenham Brook area.

6.6.6 Larger parts of the village are at risk of surface water flood risk. These areas follow the topographical flow paths of existing watercourses, as shown in Map 4. Surface water flooding (see glossary) comprises flooding from sewers, drains, and ditches that occurs during heavy rainwater.

6.6.7 The Level 1 Strategic Flood Risk Assessment (Level 1 report, see glossary) undertaken for Babergh and Mid Suffolk District Councils in 2020 reports:

- a) Babergh and Mid-Suffolk has a long history of recorded flood events caused by multiple sources of flooding.
- b) Surface water flooding is the most frequent recorded cause of flooding in the districts.
- c) There have been 5 Anglian Water sewer flooding incidents in Lavenham during the period 2001 to 2019.
- d) As with most of the district, Lavenham lies in zone 3 of the groundwater protection zone. These are areas defined to protect areas of groundwater that are used for potable supply.
- e) Lavenham parish falls within the Lavenham Brook Water Framework Directive Catchment Area (see glossary) which is given a high flood risk score in terms of surface water in the report (see Section 9).

6.6.8 Sustainable drainage systems control surface water run-off close to where it falls and mimic natural drainage as close as possible.

The approach set out in Policy LAV 6 is consistent with work undertaken by the water and water recycling provider, Anglian Water. Anglian Water is responsible for preparing its own Drainage and Wastewater Management Plan (DWMP) and its own draft Water Resources Management Plan (WRMP). Both plans identify climate change impacts and ensure these are considered when planning for the long-term supply of water and water recycling across the region. The DWMP identifies that for the Lavenham water recycling catchment area, the medium-term strategy will be mixed network solutions, with the main solution being sustainable drainage systems (SuDS) to prevent surface water from inundating our network by utilising nature-based solutions where possible.

6.6.9 For all areas of land, regardless of whether they are identified as being in an area of flood risk (from any source), it is still essential that where new structures are built, they are designed so that surface water run-off is accommodated within the site. Sustainable Drainage Systems (SuDs) is the best method for minimising flood risk whilst also benefiting biodiversity. New development often removes natural vegetation and reduces the permeability of the land through the construction of roofs, roads, car parks and other areas of hardstanding, all of which can significantly increase the rate of surface water run-off.

6.6.10 The CIRIA C753 SuDS Manual provides up to date guidance on planning, design, construction and maintenance of SuDs. Due to Lavenham lying in a groundwater protection zone it is important that SuDs schemes are suitably designed, by following best practice such as that set out in the CIRIA SuDs Design Manual. <https://www.ciria.org>

6.6.11 Suffolk County Council is the lead local flood authority (see glossary) and is a statutory consultee for all major planning applications and will scrutinise surface water flood risk and sustainable drainage proposals. The Suffolk Flood Risk Management Strategy (see Appendix C: the Protocol, last updated 2018) also confirms SCC will engage on smaller applications in areas at risk of surface water flooding.

6.6.12 As part of its Local Flood Risk Management Strategy, Suffolk County Council have prepared a Local Design Guide for Sustainable Drainage Systems.

<https://www.suffolk.gov.uk/roads-and-transport/flooding-and-drainage/guidance-on-development-and-flood-risk>

6.6.13 This guidance includes local case studies of SuDs.

6.6.14 In its guidance on SuDs, Suffolk County Council advises that SuDs can be generally categorised into two groups:

- a) Open or above ground SuDs
- b) Closed or Underground SuDs

6.6.15 Closed SuDs resemble traditional drainage infrastructure but incorporate SuDs principles (e.g., soakaways, permeable pavement and geo-cellular systems). Open SuDs such as swales, basins, ponds and wetlands are above ground and offer multifunctional benefits such as greater amenity, improved water quality and biodiversity. Source control measures such as green roofs and rainwater harvesting are examples of managing surface water as close as possible to its source and any vegetated system has the benefit of improving water quality before the reaching the next stage in the wider SuDs management train (see glossary).

6.6.16 The Government has indicated that it will implement the provisions of Schedule 3 of the Flood and Water Management Act 2010, to make SuDS mandatory in all new developments in England. Provisions in Schedule 3 of the Act also:

- a) provide a framework for the approval and adoption of SuDS;
- b) provide for the creation of a SuDS approving body (SAB);
- c) provide national standards on the design, construction, operation, and maintenance of SuDS; and
- d) makes the right to connect surface water runoff to public sewers conditional upon the drainage system being approved before any construction work can start.

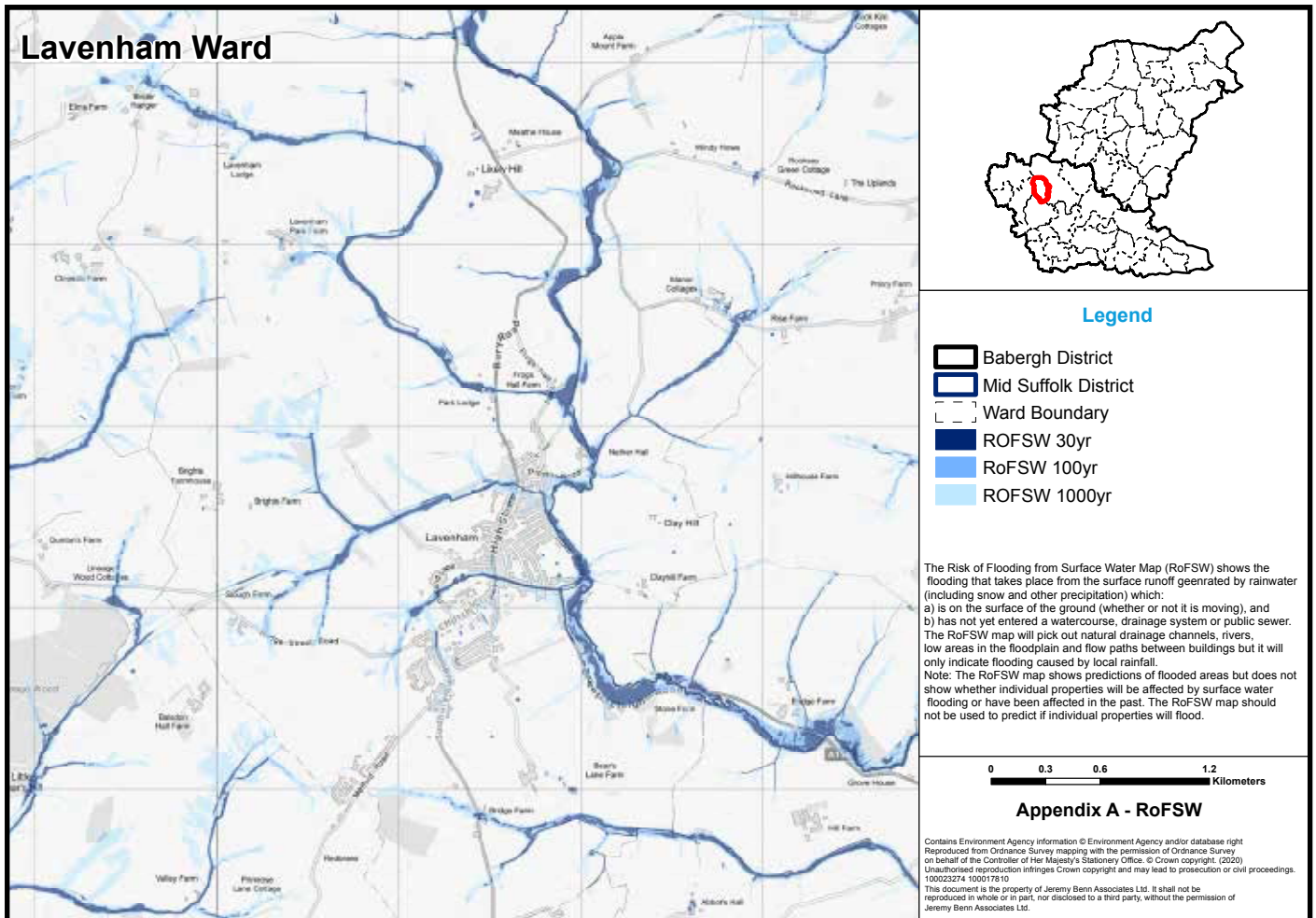


*Footpath up Clay Hill*



*Flooding along Lower Road*





**Map 4:** Surface water flood risk in Lavenham, Source, Strategic flood Risk Assessment for Babergh and Mid Suffolk 2022



*Flooding at the end of Prentice Street*



*Flooding along Lower Road*

## **Objective Five: Extreme Weather Events – To improve our ability to cope with, and to mitigate the effects of, future extreme weather events.**

*Through this objective we seek to identify and plan the provision of essential infrastructure needed to cope with extreme weather events (including ‘green’ infrastructure such as tree planting, to provide shading against extreme heat).*

There is one policy which sits under this objective:

**Policy LAV 7: Essential infrastructure for managing and mitigating extreme weather events**

### **Policy LAV 7: Essential infrastructure for managing and mitigating extreme weather events**

- 1. The existing tributaries to Lavenham Brook (including culverted and open water courses such as alongside Mud Lane) are recognised as essential infrastructure in the management and mitigation of extreme weather events in the parish. Proposals will not be supported if they would result in weakening the climate change resilience of the village as a whole due to harm to these tributaries.**

#### **Policy intent:**

6.7.1 To give recognition to specific assets in the parish which have a key role in protecting the village during extreme weather events. The planning policy alone will not protect or guarantee the continued functioning of other such assets. It is important that this policy is accompanied by community initiatives to specify these other assets, and define the significance or importance of their respective roles. Policy LAV 7 is intended to ensure that no harm will arise as a result of new development.

#### **Important context to assist with implementing this policy:**

6.7.2 The Lavenham Brook is part of the River Brett main river system (Lavenham Brook is often referred to as the River Brett) and is classified as a main river. This means the Environment Agency is responsible for managing flood protection from Lavenham Brook. Flood risk management may also require appropriate management of other assets in the parish such as the culverted and open waterways which feed into the Lavenham Brook.

6.7.3 The changing climate with warmer, drier conditions is also linked to an increased risk in fires. Through assisting with environmental cooling, both the waterways (including assets specified in Policy LAV 7) and green infrastructure have a role to play in decreasing this risk.

## Objective Six – Biodiversity Networks: To strengthen and extend Lavenham’s biodiversity networks

*Through this objective we seek to:*

1. *Recognise the value of Lavenham Wood, other wooded areas and hedgerows, and protect accordingly.*
2. *Identify other assets of biodiversity value and seek to strengthen networks (river corridor, hedgerows, trees).*
3. *Address current pollution and water quality issues in the Lavenham Brook.*

There are 3 policies which sit under this objective:

**Policy LAV 8: Biodiversity network enhancement and expansion zones in Lavenham**

**Policy LAV 9: Lavenham sites of biodiversity value**

**Policy LAV 10: Mitigation hierarchy and delivering biodiversity net gain in Lavenham**

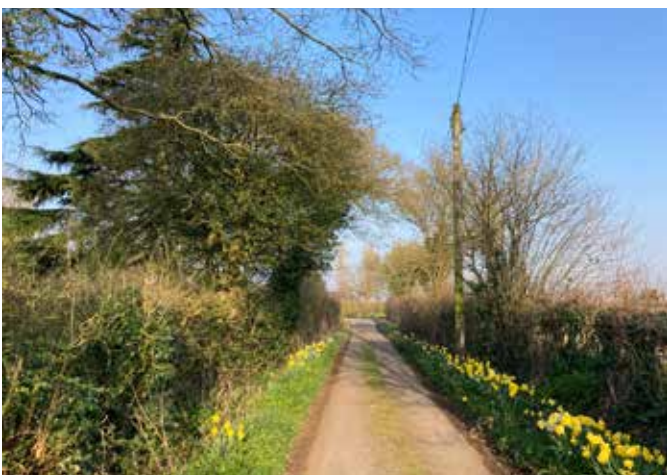
### Policy LAV 8: Biodiversity network enhancement and expansion zones in Lavenham

1. **Proposals coming forward within the network enhancement zone 1 and network expansion zone within the parish (shown on Map 5) or any updated version of this will be expected to demonstrate how opportunities have been taken to deliver additional green infrastructure that enhances existing Sites of Special Scientific Interest (SSSI) and the wildlife that depends on them.**

#### Policy intent:

6.8.1 The purpose of this policy is to highlight the opportunities that exist in the landscape to the west of Lavenham for biodiversity measures to be implemented which could complement the existing SSSI at the Lineage Wood & Railway Track.

6.8.2 It is acknowledged that much of the area lies in open countryside and the implementation of suitable ecological enhancement measures may therefore take place independently of the development management process.



Top of Bears Lane



View from Lower Road



## Important context to assist with implementing this policy:

6.8.3 A key statutory designation for biodiversity in Lavenham parish is the very eastern extent of the Lineage Wood & Railway Track Site of Special Scientific Interest (SSSI) which mostly falls in Acton Parish.

6.8.4 Through its MAGIC mapping tool, Natural England has developed a Combined Habitat Networks Map which include four different zones where action could be undertaken to build greater ecological resilience:

- a) **Zone 1:** Land within close proximity to existing habitat components that are more likely to be suitable for habitat re-creation for the particular habitat.
- b) **Zone 2:** land within close proximity to existing habitat components that are unlikely to be suitable for habitat re-creation but where other types of habitats may be created or land management may be enhanced.
- c) **Fragmentation Action Zone:** land immediately adjoining existing habitat patches that are small or have excessive edge to area ratio where habitat creation is likely to help reduce the effects of habitat fragmentation.
- d) **Network Expansion Zone:** Land within close proximity to the Network Enhancement Zones 1 & 2 that is more likely to be suitable for habitat creation for the particular habitat and identifying possible locations for connecting and linking up networks across the landscape.

6.8.5 Map 5 shows how the western part of the parish falls within Zone 1 and the Network Expansion Zone.



*View towards recreation ground*



*Lavenham Railway Walk*

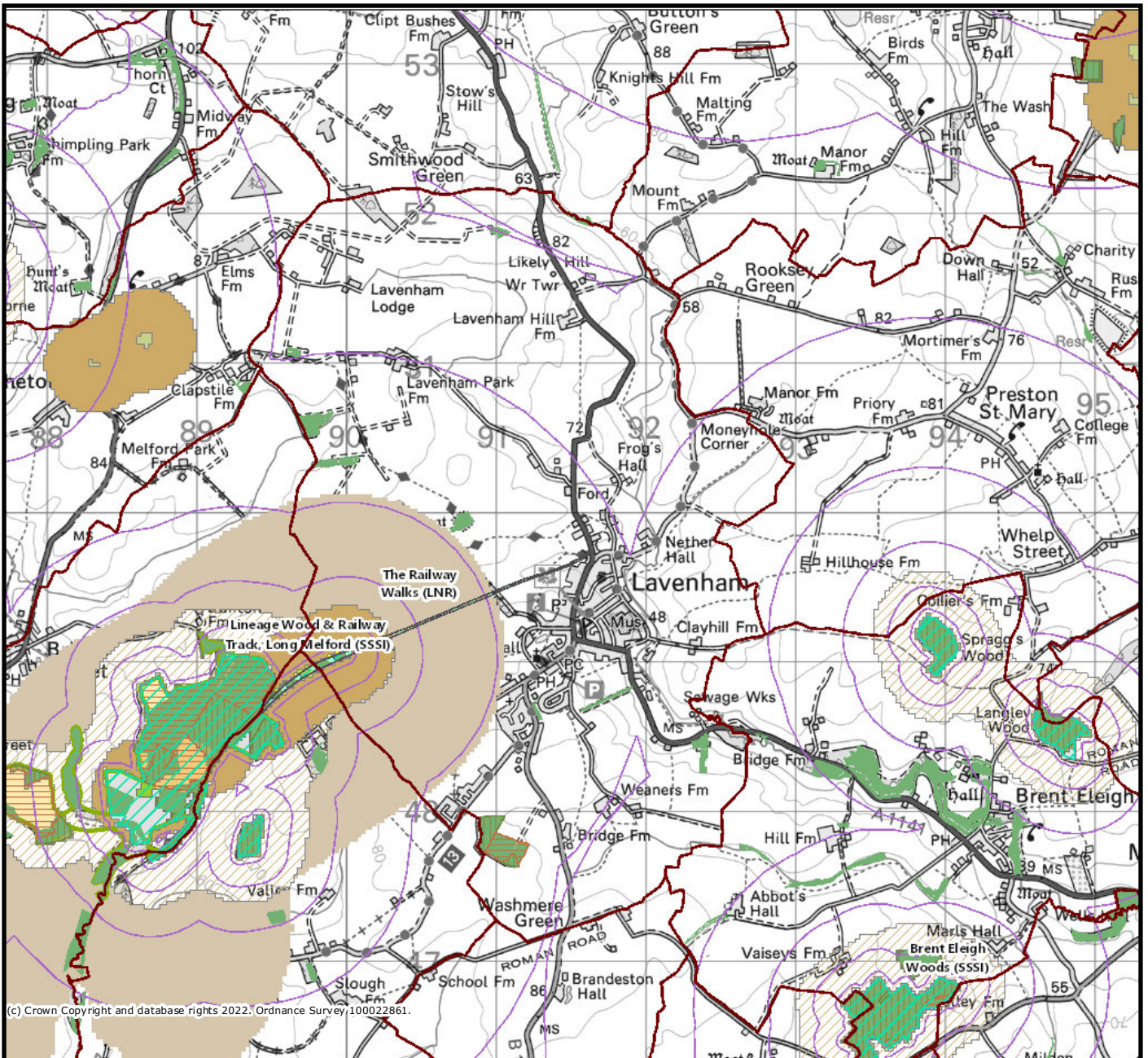


*View towards Lavenham Church*



*View towards Lavenham*





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**Legend**

- Parishes (GB)
- Local Nature Reserves (England)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Ancient Woodland (England)**
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)
- National Habitat Network All Habitats Combined (England)**
- Ancient woodland
- Blanket bog
- Coastal saltmarsh
- Coastal sand dunes
- Coastal vegetated shingle
- Lakes
- Limestone pavement
- Lowland calcareous grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland heathland
- Lowland meadows
- Lowland raised bog
- Maritime cliff & slope
- Purple moor grass & rush pastures
- Reedbeds
- Rivers
- Traditional orchard
- Upland calcareous grassland
- Upland flushes fens & swamps
- Upland hay meadow
- Upland heathland
- Wood pasture and parkland
- PHI\_Other
- Additional land within SSSIs
- Habitat Restoration-Creation
- Restorable Habitat
- Fragmentation Action Zone
- Network Enhancement Zone 1
- Network Enhancement Zone 2
- Network Expansion Zone

Projection = OSGB36  
 xmin = 584500  
 ymin = 246300  
 xmax = 598600  
 ymax = 253400

Map produced by MAGIC on 7 February, 2022.  
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



**Map 5 Opportunities for improving biodiversity in Lavenham (Extract taken from MAGIC 2022)**

## Policy LAV 9: Lavenham sites of biodiversity value

1. Proposals located close to or otherwise which could have impacts on a site of biodiversity value in the parish, as defined on Map 6, must take full account of the biodiversity value and follow the mitigation hierarchy as detailed in Policy LAV 10.
2. Any proposals resulting in the loss or deterioration of ancient woodland at Lavenham Wood (including proposals away from the site but nevertheless impacting the site) will not be supported.

### Policy intent:

6.9.1 To complement strategic level policies by providing parish level detail of known existing sites of biodiversity value in the parish.

### Important context to assist with implementing this policy:

6.9.2 The accompanying Map 6, defines the known existing sites of biodiversity value in the parish. They are:

**Lavenham Wood** (Protected ancient woodland and County Wildlife Site – ref. Babergh 79). No access.

6.9.3 The wood covers an area of 6.36 hectares. The County Wildlife Site (CWS) citation reads:

*Lavenham Wood, an ancient wood listed in English Nature's Ancient Woodland Inventory, is set amidst arable fields to the south of Lavenham. The wood still retains a sinuous boundary which is a characteristic feature of medieval woods. The semi-natural structure of the wood was destroyed in the 1930's when a large proportion of the wood was cleared and replanted with oaks and conifers. Since that time, the wood has been neglected with the exception of the thinning of some planted timber.*

*The remainder of the wood consists of derelict hazel coppice with ash and oak standards. In addition, there is an area of small-leaved lime coppice in the north-eastern corner. Due to the dense shade cast by the tree canopy, the field and shrub layers are rather impoverished. Flowering plants are generally restricted to the wide ride (approximately 10m across) and glade which cross the wood. These open areas also attract good numbers of butterflies.*

**Lavenham Railway Walk** (County Wildlife Site – ref. Babergh 78).

6.9.4 The Railway Walk covers an area of 3.31 hectares. The CWS citation reads:

*A section of the disused railway line which runs north west of Lavenham and through Lineage Wood has been designated as a Site of Special Scientific Interest (SSSI). The remainder of the dismantled line which extends from the SSSI boundary i.e. Bridge Street road bridge northwards to the A1141 road bridge is also of high conservation value and designated as a County Wildlife Site.*

*The embankments of the old line are colonised in part by species-rich dense scrub, mainly field maple, hazel, bramble and dogwood. These areas provide valuable breeding habitat for woodland birds in an intensively farmed landscape. Small glades are present amongst the scrub which support a good range of meadow plants such as perforate St John's-wort, bird's foot-trefoil, oxeye daisy, quaking grass, agrimony, and wild basil. Crested cow-wheat, a Nationally Scarce species, has been recorded here in the past.*

*The structural diversity of this site provides habitat opportunities for a range of invertebrates, particularly butterflies with a number of common species having been recorded here, as well as Priority species small heath. The sunny glade provides sheltered conditions and an abundance of foodplants for butterflies, as well as ideal basking areas for reptiles. Common lizard has been recorded here..."*



## Dyehouse Field Wood

6.9.5 Located to the east of the Railway Walk, this is a woodland area planted in 2005, linking up with an area of mostly ash and cherry planted by the original owners in the early 1990s. In November 2005 164 villagers planted some 1500 trees in one day, with species to reflect an ancient Suffolk woodland forest: oak, ash, dogwood, hornbeam, holly, field maple, spindle, hazel, birch, alder. It is managed by the Lavenham Woodland Project and is an important element in Lavenham's appeal as a village. It is cared for by local volunteers who work to ensure that it complements and supplements the biodiversity of the Railway Walk. <https://lwproject.wixsite.com/lavenhamwoodlandproj>

6.9.6 The National Trust Lavenham Woodland Walk description at point 2 says:

*Apart from ladybirds and grasshoppers, twenty-four species of butterfly have been recorded in Dyehouse Field Wood. One of the discoveries is the quite rare, (or perhaps, little observed) brown argus butterfly in an open area of the site, and so the volunteers are working to develop its preferred habitat. Many other species may also be seen along other sections of the walk. Badger, weasel, field vole, muntjac deer, grass snake, common lizard and slowworm are just some of the other animals that are present.*

<https://www.nationaltrust.org.uk/lavenham-guildhall/trails/lavenham-woodland-walk>

## Two areas of permanent pastureland

6.9.7 These two areas of land are recognised as having biodiversity value since they have been left as permanent grassland for a number of years.

## Other areas of deciduous woodland in the parish

6.9.8 These are identified by Natural England, in the MAGIC (Multi-Agency Geographic Information for the Countryside) mapping tool, as one of a number of priority habitats. (See map 6)

## The Lavenham Brook corridor

6.9.9 The Lavenham Brook is part of the River Brett main river system and is often referred to locally as the River Brett. As well as being essential to the functioning of Lavenham, it is an important corridor for protected and priority species.

## Key species in Lavenham

6.9.10 Several red and amber listed bird species have been recorded in the parish (as reported by Suffolk Biodiversity Information Service), including skylark, swift, greenfinch, bullfinch and dunnock. Other protected and priority species recorded in the parish include several bat species, reptiles including slow worm, common lizard and grass snake, hedgehog and water vole along the river corridor.



Railway walk



Entrance to Dyehouse Field Wood



# Policy LAV 10: Mitigation hierarchy and delivering biodiversity net gain in Lavenham

1. The hierarchy of mitigation should be embedded into the design of all proposals with the following steps implemented in order:
  - a. **Avoid impacts.** This means retaining habitats of value (including existing hedgerows, ponds, trees and any wildlife corridors and habitats) for enhancement and management and retaining species in situ.
  - b. **Mitigate impacts** where these have been found to be unavoidable through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary.
  - c. **Compensate** if mitigation measures are insufficient.
2. **Proposals will be required to demonstrate measurable net gains, equivalent of a minimum 10% increase, for biodiversity, and this should be achieved on site wherever possible and in accordance with BS8683:2021 Process for designing and implementing Biodiversity Net Gain (BNG). Appropriate measures for delivering BNG in the parish could include:**
  - a. **Creating new wildlife corridors** which link up with existing sites or corridors (see Maps 5 and 6).
  - b. **The planting of additional trees and hedgerows.**
  - c. **The restoration of existing habitats** (such as along the Lavenham Brook Corridor - see Map 6) and along Lavenham's extensive hedgerow network – see supporting text); or
  - d. **The creation of new natural habitats.**

*Footnote: Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments.*

3. **In identifying suitable biodiversity measures, applicants should note and accord, where applicable, with the requirements of Policy LAV 34 of this Plan.**
4. **All proposals should take opportunities to integrate biodiversity measures within a building through the provision of integrated bird and bat or insect boxes to be targeted at protected species (e.g. swift, sparrow, starling and pipistrelle bats). Integrated living, brown or green roofs are considered particularly suitable on brownfield sites to accommodate invertebrates that are displaced through the development.**

## Policy intent:

6.10.1 To provide a local policy in light of national planning policy and new legislative requirements to delivery biodiversity net gain and informed by LCSA 2023.

## Important context to assist with implementing this policy:

### Mitigation hierarchy and Biodiversity Net Gain (BNG)

6.10.2 The term 'mitigation hierarchy' refers to the requirements set out in paragraph 186 of the NPPF 2023 whereby if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort compensated for, then planning permission should be not supported. The mitigation hierarchy is explained in more detail in planning practice guidance where it is clarified that these steps need to be taken in order as set out in Policy LAV 10 above.



6.10.3 The Environment Act has mandated minimum measurable BNG for all developments. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a metric produced by DEFRA and the baseline value is calculated from the condition of the site before any intervention has occurred.

6.10.4 BS 8683 is a new British Standard that sets out a process for implementing BNG; an approach to development and land management that leaves biodiversity in a measurably better state than before.

6.10.5 BS 8683 is aimed at any class or scale of built environment development or land/estate management.

6.10.6 Appropriate measures will depend on the context of each specific site and surroundings, together with the details of the development proposed. Measures should be focused on supporting recognised nature conservation priorities and supporting or restoring existing habitats in the parish. See Maps 5 and 6.

6.10.7 In addition to the ecological networks shown on Maps 5 and 6, Lavenham has an extensive hedgerow network located along its many field boundaries. This network has been mapped by Suffolk Biodiversity Information Service (SBIS) using tree canopy polygon data that has been developed by Norfolk County Council (see Appendix A6). The mapping data provides important clues with respect to this important ecological corridor including the opportunities that exist to enhance biodiversity through restoring and reconnecting habitats.

6.10.8 Detailed information about designated sites and existing records of protected and priority species can be obtained through a data search from Suffolk Biodiversity Information Services: <http://www.suffolkbis.org.uk/> For major development (see Glossary), developers are expected to use the Defra Biodiversity Metric 4.0, or its successor for calculating the pre-development baseline and demonstrating a post development baseline.

6.10.9 For small scale developments (fewer than 10 residential units or an area of less than 0.5 hectares) and householder applications, the Defra “small sites” biodiversity metric should be used.

6.10.10 The LDG 2023 provides advice on landscape enhancement measures which could also assist with achieving biodiversity net gain (see Section 5.2.14 of the Design Guide).

## **Objective Seven – Carbon Footprints: To develop infrastructure that enables our residents, workers and visitors to lower their carbon footprint**

*Under this objective we seek to:*

- 1. Support the provision of a flexible work hub, providing office, studio or workshop space, to enable local people from Lavenham and hinterland villages to take advantage of flexible work patterns. See also Policy LAV 32 under Objective 12.*
- 2. Ensure new homes include home office space so as to accommodate flexible working patterns.*
- 3. Ensure adequate provision of electric charging facilities for motorised vehicles.*
- 4. Support in principle infrastructure that facilitates improved virtual communication.*
- 5. Explore options for providing drinking water points to reduce single use plastics.*

**There are two policies which sit under this objective:**

**Policy LAV 11: Sustainable life and work patterns in Lavenham**

**Policy LAV 12: Communications infrastructure**

## **Policy LAV 11: Sustainable life and work patterns in Lavenham**

- 1. All proposals will be expected to facilitate low carbon living by parish residents and workers. This means new residential buildings and buildings providing places of work need to be provided with:
  - a. dedicated facilities (including bays) for the purpose of charging electric vehicles and**
  - b. a secure area for storing bicycles (either an easily accessible bike shed or in an easily accessible garage).****
- 2. In addition, residential proposals are encouraged to be designed to incorporate a dedicated space or room for the purpose of facilitating home working or study.**
- 3. Where necessary to deliver sustainable development (see glossary) and where directly, fairly and reasonably related in scale and kind to the proposal, off-site contributions will be secured to deliver community-led renewable energy or low carbon infrastructure as supported through Policy LAV 5 of this plan.**

### **Policy intent:**

6.11.1 To ensure opportunities are taken through new development to create and/or improve infrastructure that helps facilitate sustainable work and life patterns in Lavenham.

### **Important context to assist with implementing this policy:**

6.11.2 Paragraph 3 in this policy will apply if, at the time a proposal is submitted, there is a proposed community initiative to deliver community-led renewable energy infrastructure as per Policy LAV 5.

## **Policy LAV 12: Broadband Infrastructure**

- 1. All proposals, which require planning permission and involve either new build or major refurbishment will be required to include the necessary infrastructure to allow for the delivery of ultrafast or gigabit broadband.**
- 2. Proposals, where planning permission is required, providing new or enhanced infrastructure which will result in improved communications infrastructure in the parish will, in principle and subject to other policies in the development plan, be supported.**

### **Policy intent:**

6.12.1 To require all proposals involving new build (residential new build, community uses and commercial etc.) to be provided with the necessary infrastructure so that future occupants can benefit, (if available and they so choose), from provision of the latest broadband technology.

6.12.2 The policy also supports, in principle, items of new infrastructure, in the case that planning consent is needed subject to other policies in the development plan (comprising the Lavenham Neighbourhood Plan and the District Council's Local Plan).

### **Important context to assist with implementing this policy:**

6.12.3 The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and homeworking. Fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments.

# Chapter Seven: A flourishing community, sustainable and resilient

This chapter includes 20 planning policies which sit under Theme Two and are intended to help deliver objectives eight to twelve in the neighbourhood plan.

## Objective Eight – Settlement Boundary: To retain Lavenham’s sense of place, scale and physical coherence as a vibrant village

*Through this objective we seek to:*

1. Clarify where the principle of new development is established in LNP2 area.
2. Provide a stronger context for all other planning policies in LNP2.

There is one policy that sits under this objective:

**Policy LAV 13: A spatial strategy for Lavenham**

## Policy LAV 13: A spatial strategy for Lavenham

1. Proposals within the Lavenham Settlement Boundary defined in Map 7 will be supported provided they accord with other provisions in the development plan (see glossary).
2. Outside the Settlement Boundary, development will be restricted to:
  - a. Rural exception sites that are well connected to the settlement and key services and community-led developments adjacent to the settlement, where such a scheme accords with Policy LAV 17 of this Plan.
  - b. Development for agriculture, horticulture, outdoor recreation, essential education infrastructure and other uses that need to be located in the countryside.
  - c. Replacement dwellings or residential extensions or annexes or conversions, allowed for in the Local Plan, but excluding infill developments.
  - d. Uses appropriate to supporting a rural economy (rural employment uses) where such uses need to be located in the countryside and where they comply with other provisions in the development plan.
  - e. Residential development that complies with one or more of the exceptional circumstances set out in paragraph 84 of the National Planning Policy Framework (NPPF) 2023 (see glossary).
3. In addition, standalone renewable energy infrastructure or other infrastructure that will facilitate low carbon living in the Lavenham community will be supported outside the Settlement Boundary. The following requirements will apply:
  - a. Landscape mitigation measures to be incorporated to ensure development is sensitively screened and assimilated into its surroundings in line with Policy LAV 34 of this plan;
  - b. Impacts to the setting of Lavenham’s historic core and Lavenham’s landscape character to be fully considered, demonstrated through the submission of a Townscape Impact Assessment/Built Heritage Statement as applicable and a Landscape and Visual Impact Appraisal. Proposals which will have an unacceptable impact on heritage assets and landscape character after considering mitigation will not be supported; and
  - c. Where proposals are located in the Lavenham Area of Local Landscape Sensitivity (see Map 15), they should accord with Policy LAV 5 of this plan.



## Policy intent:

7.1.1 To provide a strategic overview and clarity of the future direction of any growth in LNP2. This policy defines an updated settlement boundary for Lavenham village.

## Important context to assist with implementing this policy:

7.1.2 The community strongly prefers residential schemes to be no larger than 12 units, but in order for this Plan to contribute towards sustainable development, there may be instances where a greater number of dwellings will be appropriate.

7.1.3 The defined settlement boundary, shown on Map 7, is an important component of the neighbourhood plan. It defines the extent of land needed to meet parish development needs. In line with the NPPF (paragraphs 67 and 68), Babergh District Council has provided Lavenham NP with an indicative minimum housing requirement figure of 118 homes, to be developed during the period 1 April 2018 to 2037. As at 31 March 2022, 45 dwellings have since been completed, 21 were under construction and a further 23 were permitted but not commenced (see Appendix A2: Completed development and the development pipeline in Lavenham). This equates to 113 dwellings contributing to the Lavenham housing requirement.

7.1.4 The settlement boundary represents an up-to-date picture of the settlement's main built form pattern. It provides clarity as to where the principle of development is established, subject to compliance with other policies in the development plan (see glossary).



*Meadow Close*



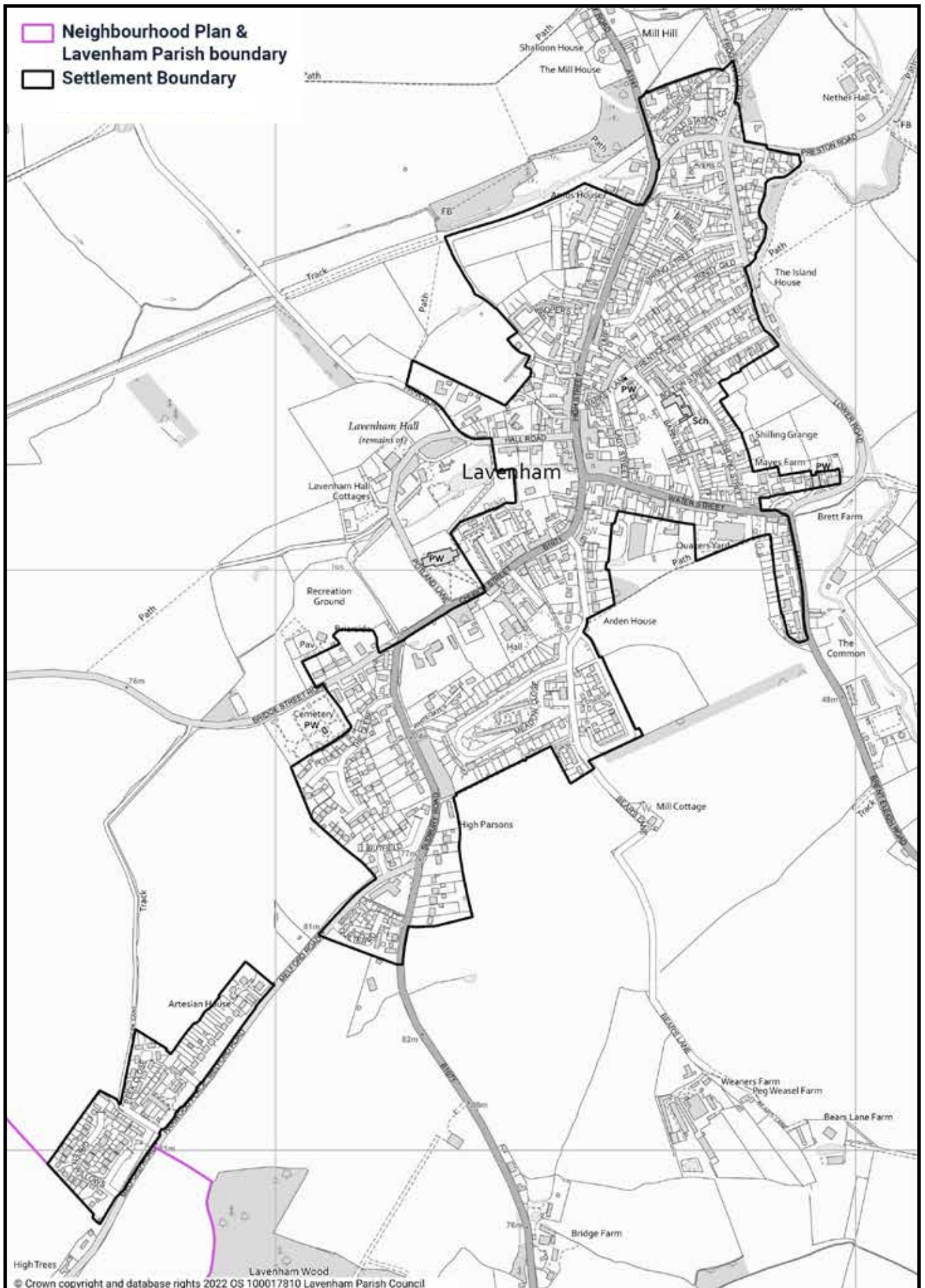
*Prentice Street*



*Market Place*



*Old Station Close*



**Map 7** Lavenham settlement boundary

## **Objective Nine – Housing: All changes to our housing stock to contribute towards making our community more resilient and balanced**

*Through this objective we seek to:*

- 1. Adopt a positive policy stance towards housing in sustainable locations and where it meets local needs in terms of affordability and size and tenure.**
- 2. Support the work of the Community Land Trust.**

There are five policies which sit under this objective:

**Policy LAV 14: Housing mix - meeting local needs**

**Policy LAV 15: Affordable homes for local people**

**Policy LAV 16: Allocation of first homes**

**Policy LAV 17: Exception site housing**

**Policy LAV 18: Housing for older people**

### **Policy LAV 14: Housing mix – meeting local needs**

- 1. Residential schemes must contribute to meeting the existing and future needs of the village. A mix in the size and type of housing will be required taking into account: the existing population profile (see Chapter Four); the needs of young people; the needs of an ageing population looking to downsize into homes suitable for lifetime occupation; and the latest evidence on housing needs.**
- 2. New dwellings will be encouraged to be built to the accessible and adaptable M4 (2) standard, other than where it can be demonstrated in a full open book financial appraisal that the application of the standard would make the development unviable.**

#### **Policy intent:**

7.2.1 New housing schemes should contribute towards meeting parish needs.

7.2.2 Considering the current population profile of the parish, together with the 2021 Lavenham Estate Agent survey (see paragraphs 7.2.4 and 7.2.5 below), new homes that meet accessibility standards and are adaptable to meet the needs of occupiers over time are strongly preferred.

#### **Important context to assist with implementing this policy:**

7.2.3 The justification for this strong preference in Lavenham parish is the older population profile in the parish when compared to Babergh district as a whole. Reflecting this demographic profile, local residents have set up the Lavenham Dementia Alliance.

#### **Current market demand for housing**

7.2.4 It is useful to consider the market demand for housing in the parish. In 2021, the Lavenham Neighbourhood Plan Revision Group engaged with local estate agents to seek an understanding as to where demand for housing in the parish was coming from and what the demand was for. Four estate agents participated.



7.2.5 The consistent messages that were conveyed from the survey were:

- a) There is high demand for bungalows and houses in the parish (both to buy and to rent).
- b) The demand for 3-bedroomed properties in the rental and to-buy market outstrips supply although the survey indicated demand from retired couples and second homeowners being higher than from families with children (both young and old).
- c) Demand for 4-bedroomed properties to buy outstrips supply.
- d) People looking to buy and rent in the parish come from both local areas (within a 10 mile radius) and further afield.
- e) Demand for properties to buy is highest from retired couples.
- f) The key features which particularly attracted people to live in Lavenham are ‘the village feel’, ‘an active village society’, ‘village amenities’, ‘the historic built environment’.
- g) Some estate agents also considered the proximity to a primary school, the countryside and access to a GP surgery were also selling features.

## **Policy LAV 15: Affordable homes for local people**

- 1. All affordable dwellings (refer to glossary) should be tenure-neutral in design and not be concentrated in any one part of a scheme lay-out.**
- 2. Residential development proposals which do not meet Babergh’s affordable housing requirement of 35% on greenfield sites and 25% on brownfield sites will only be supported if the proposals are justified by a full open book financial appraisal (see glossary).**

### **Policy intent:**

7.3.1 Policy LAV 15 applies to development proposals which include affordable homes. Affordable homes comprise housing for sale or rent, for those whose needs are not met by the market. It includes social rented and shared ownership properties. A full definition of affordable housing is provided in the glossary to this Plan.

### **Important context to assist with implementing this policy:**

7.3.2 JLP1 Policy SP02 requires all major residential schemes (for ten units or more or sites of 0.5ha or more) to achieve 35% affordable housing on greenfield sites and 25% on brownfield sites. The supporting text to Policy SP02 does allow for affordable housing requirements to be varied in exceptional circumstances for viability reasons where this is demonstrated through a viability assessment.

7.3.3 Babergh and Mid Suffolk District Councils used consultants Aspinall Verdi in 2020 to undertake a plan viability and Community Infrastructure Levy (CIL) review study. The results of the appraisal show that Babergh can achieve an overall level of 35% affordable housing on an area-wide basis (together with a CIL charge).

## **Policy LAV 16: Allocation of First Homes**

- 1. Where they are being provided, First Homes will normally be subject to a local connection, meaning that people with a local connection to the Parish and whose needs are not met by the open market will be first to be offered the chance to buy the property. In this context, a local connection means an applicant(s) who satisfies the criteria set out in the supporting text to Policy LAV 17.**

## Policy intent:

7.4.1 Both in response to the village survey (for LNP1) and when attending the public consultation meetings, residents have overwhelmingly expressed the desire and the need for affordable housing to be available for those born in or with connections to the village. This policy applies to First Homes only (see below). Together with Policy LAV 17, this policy provides a mechanism for prioritising new build affordable housing provision to address Lavenham specific needs.

Where other types of affordable housing is provided as part of market sites under local or national policy, Babergh District Council will administer the allocation of those dwellings to households in need of affordable housing using their published Allocations Policy, available here

<https://www.gatewaytohomechoice.org.uk/content/Information/AllocationsPolicyJuly2022>

## Important context to assist with implementing this policy:

### Current affordable housing needs

7.4.2 When asked as part of the 2021 Neighbourhood Plan Revision survey, 74% of respondents agreed with the approach taken in LNP1 on affordable housing.

### First Homes

7.4.3 A government ministerial statement issued on 24 May 2021 requires plan making bodies to take account of First Homes as an important affordable housing product. It states that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

7.4.4 First Homes are a specific kind of discounted market sale housing which must be discounted by a minimum of 30% against market value, sold to a person or persons meeting the First Homes eligibility criteria. On their first sale, these houses will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.

7.4.5 Average house prices in Lavenham ward (covers the four parishes of Cockfield, Lavenham, Little Waldingfield and Great Waldingfield) are high. For the year ending March 2022 average prices were £237,500 for a flat/maisonette, £347,500 for a terraced property, £372,500 for a semi-detached property and £447,500 for a detached property. These prices are above district and county averages for all types of property, particularly terraced housing (42% and 57% higher than the district and county averages) and flats/maisonettes (44% and 62% higher than district and county averages).

7.4.6 House prices are out of reach for those on local incomes. Even an entry level price of £210,000 for a flat would be out of reach for those with a 15% deposit and earning either a lower quartile full time salary for Babergh district (£23,759) or those with a 15% deposit and on median incomes (£31,143) for Babergh. The fourth column in the table below shows the level of annual income that would be required to be able to purchase different types of property in Lavenham.

	Lower Quartile House Prices in Lavenham Ward (year-to- Mar-22)	15% deposit	Annual Income Required (Based on mortgage lending principle of 3.5 times income)	Monthly Mortgage Payment (Based on repayment mortgage at 5% interest repaid over 25 years)
Detached	£359,995	£53,999	£87,427	£1,789
Semi-Detached	£320,000	£48,000	£77,714	£1,590
Terraced	£250,000	£37,500	£60,714	£1,242
Flats/Maisonettes	£210,000	£31,500	£51,000	£1,043
			Annual	Monthly
National Living Wage April 2023			£20,374	£1,698
Babergh Median Full-Time Annual Earnings 2022			£31,143	£2,595
Babergh Lower Quartile Full-Time Annual Earnings 2022			£23,759	£1,980

Sources: House Price Statistics for Small Areas, Office for National Statistics; Mortgage Calculator, Citizens Advice; Annual Survey of Hours and Earnings, Office for National Statistics.

7.4.7 Many young people and low-income households with a connection to Lavenham and looking to get onto the housing ladder would need significant support to set up home in their community. Applying a local connection requirement to First Homes properties is an important way to sustain the Lavenham community.

## Policy LAV 17: Exception site housing

1. **Proposals for small-scale affordable housing schemes on rural exception sites outside the Settlement Boundary that are well connected to the settlement and key services, and community-led developments adjacent to the Settlement Boundary where housing would not normally be permitted by other policies, will be supported provided that:**
  - a. **the proposal by virtue of its size, scale and type will not exceed the identified local need;**
  - b. **the types of dwellings to be provided are consistent with the needs identified in housing needs surveys undertaken for Lavenham Parish;**
  - c. **they are not significantly damaging to the Defined Views into and out of Lavenham and are not detrimental to the wider Parish landscape;**
  - d. **the proposal is appropriate to the size/scale and character of the village, and is acceptable in terms of other detailed considerations such as site location and circumstances, design, layout, materials, landscaping, biodiversity, impacts on the countryside, amenity and access, flood risk etc; and**
  - e. **the affordable housing is provided in perpetuity.**
2. **A local connection criterion will be applied to affordable housing coming forward under this policy. This means people with a local connection to Lavenham Parish, as defined in the supporting text to this policy, and whose needs are not met by the open market will be given priority of allocation (be first to be offered the tenancy or shared ownership of the home).**
3. **In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated that:**
  - a. **no other means of funding the construction of the affordable homes is available; and**
  - b. **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.**

### Policy intent:

7.5.1 The purpose of Policy LAV 17 is to adopt a supportive approach to the delivery of additional rural exception sites where it can be demonstrated that the scheme will meet Lavenham-specific needs for affordable housing. The definitions of rural exception sites, community-led developments and exception sites for community-led developments are set out in NPPF (December 2023) Annex 2 (see also glossary).

7.5.2: As noted in paragraph 7.1.2 above, the community strongly prefers residential schemes to be no larger than 12 units. But, in order for this Plan to contribute towards sustainable development, there may be instances where a greater number of dwellings will be appropriate.

7.5.3 For the purpose of Policy LAV 17 a local connection means an applicant(s) who:

- a) has lived in the parish for 2 of the last 3 years and is currently resident there; or
- b) who has previously lived in the parish for at least 3 of the last 5 years; or
- c) who has a contract of permanent employment in the parish; or
- d) whose parents, children or siblings are currently living in the parish and have at least 5 years continuous residency there.

Where no eligible applicant with a local connection to the parish takes up available affordable housing, prioritisation will then be given to eligible residents in adjacent parishes, before applying the district-wide local connection criteria set out in Babergh District Council's up to date Allocations Policy.



## **Important context to assist with implementing this policy:**

7.5.4 In the event that the Rural Exceptions Site is being delivered by the Community Land Trust or similar community-led housing body, a local connection means an applicant who meets the eligibility criteria published by that organisation (see <http://lavenhamclt.onesuffolk.net>).

7.5.5 The Peek Close development completed in 2020 by the Lavenham Community Land Trust is an example of a recently completed rural exception site.

### **Currently evidenced affordable housing needs**

7.5.6 An indication of current needs for affordable housing in the parish is provided by the number of households who have registered themselves as having a need with the district's allocation system at Gateway to Homechoice. Not everybody who is in housing need registers with the system. Housing need changes over time. From a snapshot in March 2023, there were 30 households registered, via the Gateway to Homechoice system, as being in housing need and with a local connection to Lavenham parish. Of these, 15 of these were looking for 1-bedroom properties, and 7 were looking for 2-bedroom properties. 14 of the applicants included household members aged 55 or over and 10 required a property with a level access shower and/or single storey living.

7.5.7 The Lavenham Community Land Trust carried out a Local Housing Survey in June 2022. Survey forms went to each of the 950 households in Lavenham. 248 forms were returned from households comprising a total of 500 residents. The survey identified 99 households seeking alternative accommodation, of which 52 needed affordable homes and 47 wanted market homes

7.5.8 Proposals for rural exceptions sites must be accompanied by evidence that there is a local need which the scheme would address. This is often demonstrated through a Housing Needs Survey. Policy LAV 17 provides a Lavenham specific Rural Exceptions Sites Housing policy in order to ensure that rural exception sites can come forward on appropriate sites where a need has been identified.

7.5.9 It is envisaged that further affordable housing will be delivered through the Community Land Trust which the Parish Council has been instrumental in forming in partnership with Babergh District Council.

## **Policy LAV 18: Housing for older people**

- 1. Proposals for housing specifically suitable for older people, which meet the needs of Lavenham residents or those of neighbouring parishes, will be supported where they are:**
  - a. sensitively and environmentally designed, and in accordance with other policies in this Plan**
  - b. designed to accommodate visitor, staff, and resident parking off-street**
  - c. located within the Settlement Boundary (see Map 7).**
- 2. Proposals will be supported where they are of a scale and density suitable to their surroundings. The housing units will also normally be subject to a Planning Obligation under Section 106 of The Town and Country Planning Act 1990, restricting occupation to persons over 60 years of age.**

### **Policy intent:**

- 7.6.1 To support housing developments of individual dwellings:
- a) that are specifically designed to enable people to maintain independent living;
  - b) that fall within Use Class C3;
  - c) where the accommodation is small scale and sensitively designed.

## Important context to assist with implementing this policy:

7.6.2 The population profile indicates that there will be an increasing need for housing provision for the ageing population in Lavenham. Many residents are content to continue into retirement in their current homes; others seek alternative housing in the village with needs falling into two general categories:

- a) Homes for those who wish to downsize and for surviving partners. Whilst the parish has a good stock of two-bedroom homes, there is a need for two-bedroom, high specification dwellings, mainly single storey and with modest gardens.
- b) Sheltered housing, for those capable of independent living with limited support. The existing provision in Lavenham is largely owned by Babergh District Council at Tenter Piece, Spring Street and Meadow Close. The Lavenham Charities for the Poor also provide six single storey alms houses in Church Street.

7.6.3 The NHS website defines sheltered housing as follows:

- a) Sheltered housing is for people who are normally able to live quite independently, but who need occasional help or support.
- b) Often, sheltered housing will have a warden who you can call in an emergency, as well as other security features like emergency alarm systems.
- c) Sheltered housing properties may also have communal facilities such as a laundry, lounge and garden, as well as offering social activities and events.
- d) The level of support on offer varies depending on the individual scheme.

7.6.4 The delivery of a large residential home or nursing home in Lavenham is not supported, for the following reasons:

- a) Such facilities tend to create gated communities that discourage communication between the village and the resident.
- b) Lavenham is not a transport hub, with a close and substantially populated catchment area, and so it is not a good location from which occupants of (and visitors to) a large facility would sustainably be drawn.
- c) The built form needed to accommodate a large residential or nursing home is unlikely to be in keeping with the existing village built form.

7.6.5 Consistent with the NHS agenda to move towards integrated care systems, housing schemes where occupants are regarded as parish residents, rather than care home residents, are supported.



*Housing along Brent Eleigh Road*



*Tenter Piece*

## **Objective Ten – Open Spaces and Outdoor Activities: To safeguard and improve our open spaces and opportunities for outdoor recreation activities.**

*Through this objective, we seek to:*

- 1. Protect our valued open spaces and seek improvements where needed. There are five policies which address this.*
- 2. Protect and enhance our rural routes for all to enjoy. There is one policy which addresses this.*

There are six policies which sit under objective ten:

**Policy LAV 19: Lavenham Local Green Spaces**

**Policy LAV 20: Other open spaces of value and informal green amenity spaces**

**Policy LAV 21: New open space provision**

**Policy LAV 22: Lavenham Market Place**

**Policy LAV 23: Public Rights of Way Network**

**Policy LAV 24: Allotments**

## **Policy LAV 19: Lavenham Local Green Spaces**

The green spaces listed below, identified on Map 8, are designated Local Green Spaces as defined in the National Planning Policy Framework.

**Local Green Spaces:**

- 1. Recreation ground on Bridge Street Road**
- 2. Recreation ground at First Meadow on Brent Eleigh Road**
- 3. The Village Hall recreation ground**
- 4. Green space at Meadow Close**
- 5. Green space adjacent to Meadow Court with trees**
- 6. Green space at the Glebe**
- 7. Green space at Butfield**
- 8. Green space at Harwood Place**
- 9. Green space at Green Willows**
- 10. Green space at Bears Lane (north)**
- 11. Green space at Bears Lane (south)**
- 12. Permanent pasture to the west of Potlands Lane**
- 13. Green space at Prentice Street car park**
- 14. Green space at Spring Street**
- 15. Green space at Deacon's Close**
- 16. Pond at junction of Bury and Preston Road**
- 17. Preston Road play space**
- 18. Dyehouse Field Wood**
- 19. The Common (next to First Meadow)**

**Policy intent:**

7.7.1 The purpose of policy LAV 19 is to apply the national Local Green Space (LGS) designation (see NPPF) to existing open spaces in the parish which are demonstrably special to the community and natural



environment they serve. These spaces are of special value in their current form. The LGS designation gives the area of land protection in the same way that Green Belt land is protected. The designation does not apply any new restrictions or obligations on landowners.

### **Important context to assist with implementing this policy:**

7.7.2 The Local Green Space designation gives a strong protection to these open spaces consistent with that in respect of Green Belt.

7.7.3 An assessment has been undertaken which demonstrates that the spaces listed in Policy LAV 19 meet the criteria for Local Green Space designation.

## **Policy LAV 20: Other Open Spaces of Value and informal green amenity spaces**

1. **Proposals which lead to the loss or erosion of Other Open Spaces of Value (see Map 9) or existing informal green amenity space in the parish not identified as Local Green Spaces will be resisted unless:**
  - a. **The proposal will result in overall improvements in streetscape delivering better residential amenity (for example through improving the quality of the landscaping).**
  - b. **Any loss can be justified through delivering significant community benefits (such as community-led affordable housing for local people, community facilities, better organisation of on-street parking, provision of communal electric vehicle charging facilities, street furniture or shading designed to accommodate climate change) and where this is the subject of meaningful engagement with residents and stakeholders impacted by the proposal.**

### **Other Open Spaces of Value:**

- A. Rectory Meadow
- B. The Riverside Recreation Area
- C. Osier View Public Open Space
- D. Riverside Footpath
- E. Permanent pasture to the north of Park Road

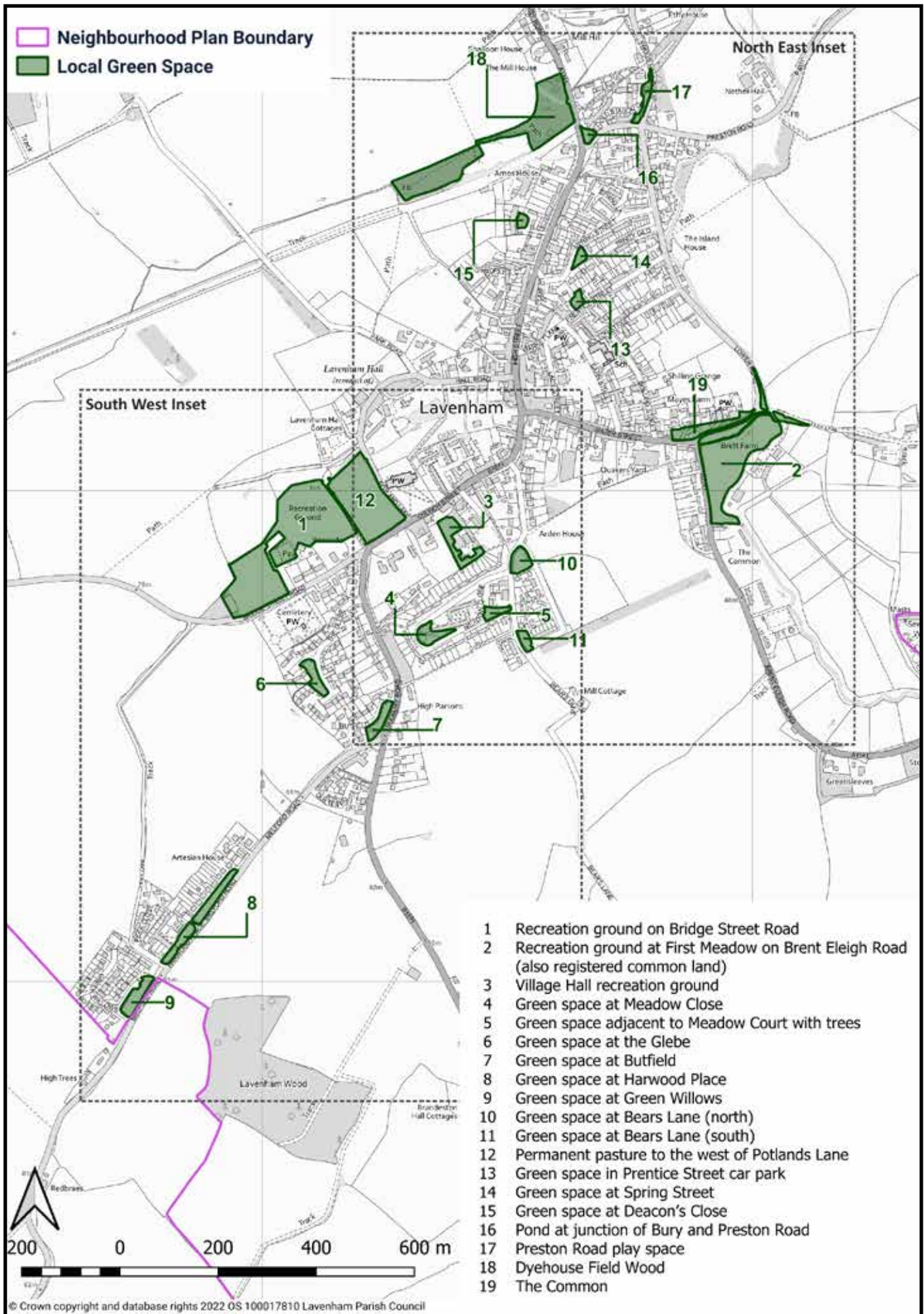
### **Policy intent:**

7.8.1 The intent of Policy LAV 20 is to recognise the value of all the other areas of amenity green space in the parish. In this case the Policy safeguards the spaces but allows for development schemes to result in changes or loss of part of these spaces if the proposal would deliver improvements in the amenity value or biodiversity value of the site, or if the proposal would deliver significant community benefits such as affordable housing for local people or community facilities.

### **Important context to assist with implementing this policy:**

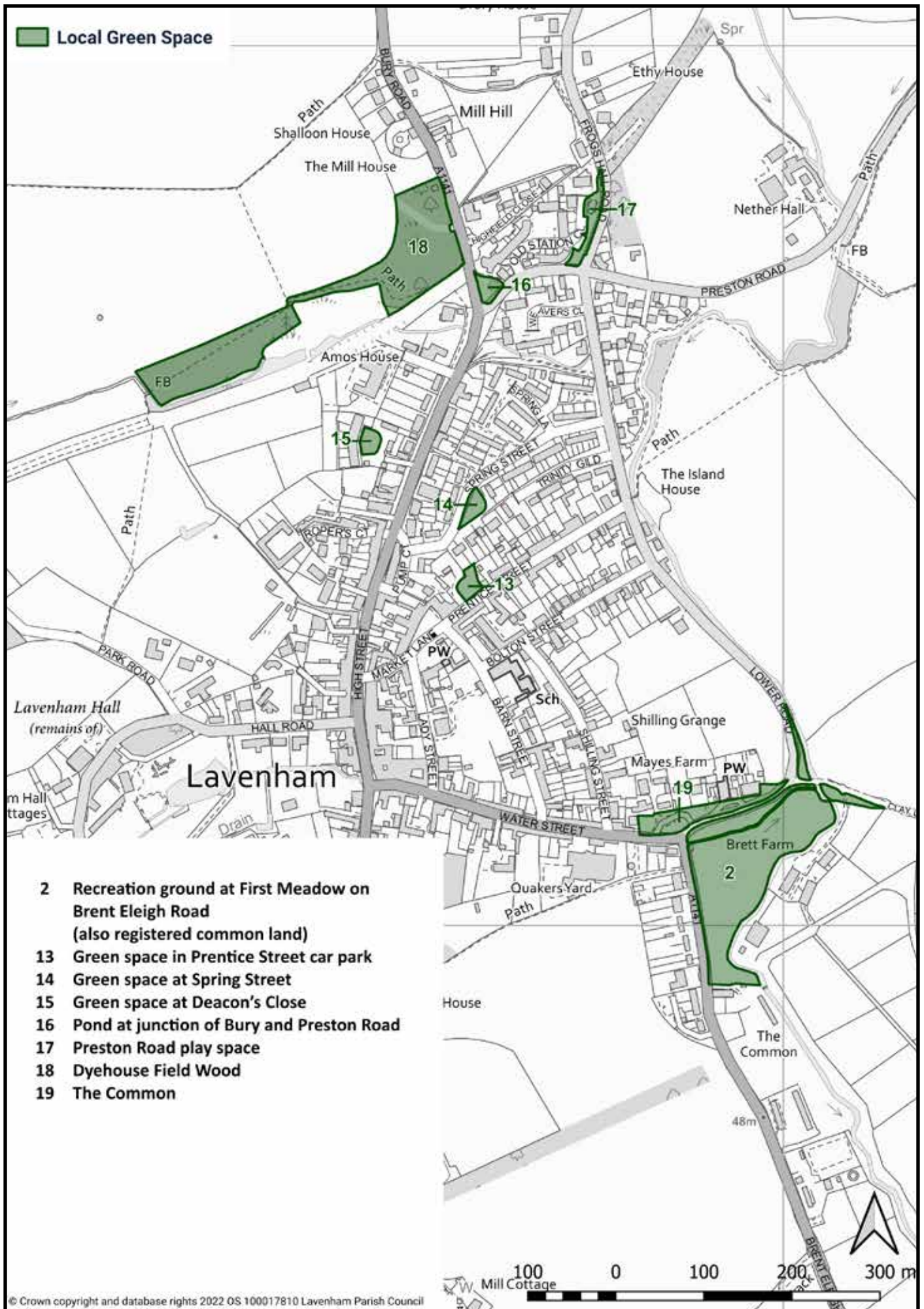
7.8.2 This policy is intended to apply to the many areas of amenity green space (not designated as Local Green Spaces or Other open spaces of value in this plan) open to free and spontaneous use by the public, but neither laid out or managed for a specific function such as a park, public playing field or recreation ground; nor managed as a natural or semi-natural habitat. These areas will vary in size and are likely to share the following characteristics:

- a) Unlikely to be physically demarcated by walls or fences
- b) Predominantly laid down to grass and unlikely to have identifiable entrance points
- c) They may have shrub and tree planting and occasional formal planted flower beds
- d) Often provided as part of a housing development.



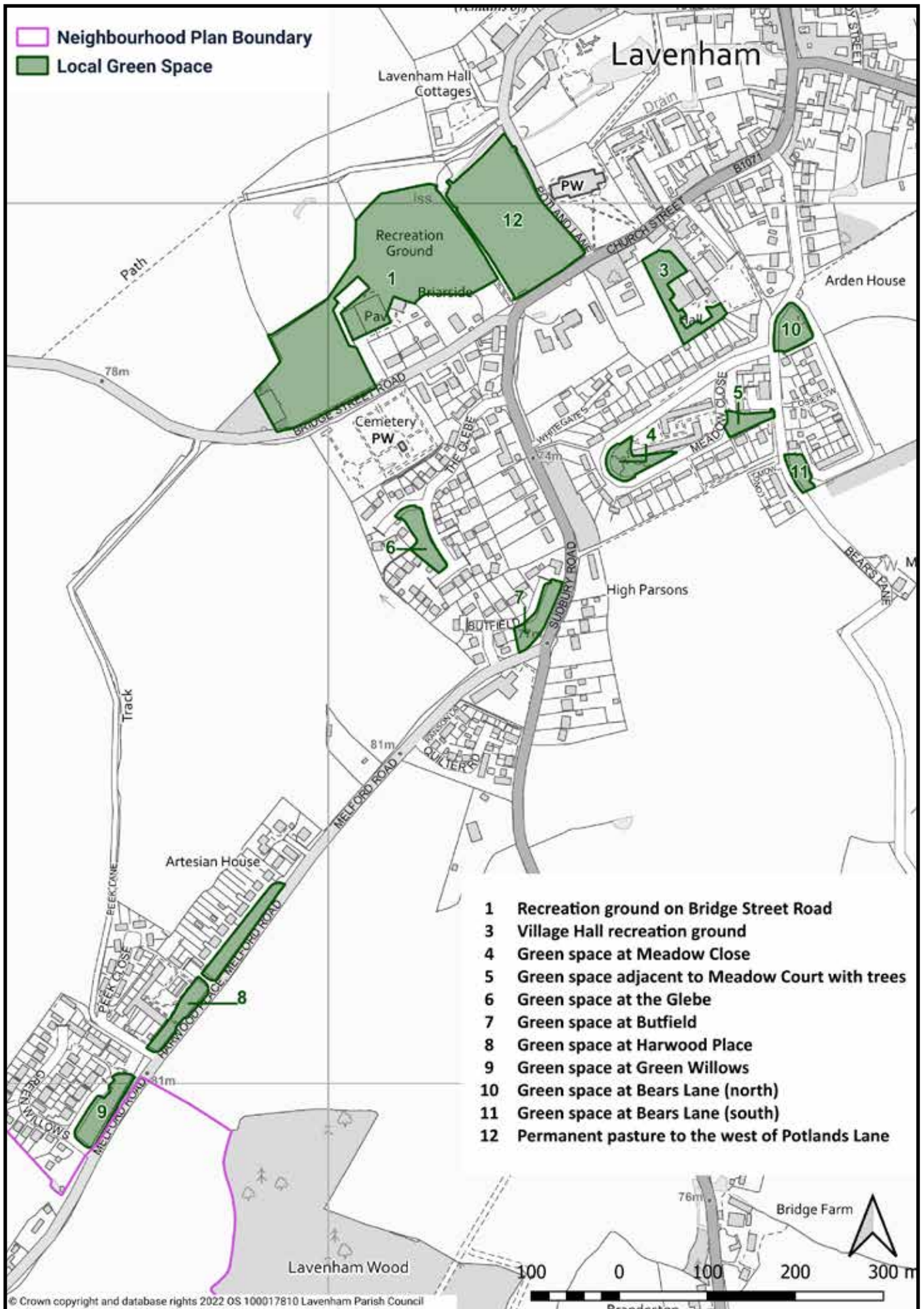
**Map 8 Lavenham Local Green Spaces**





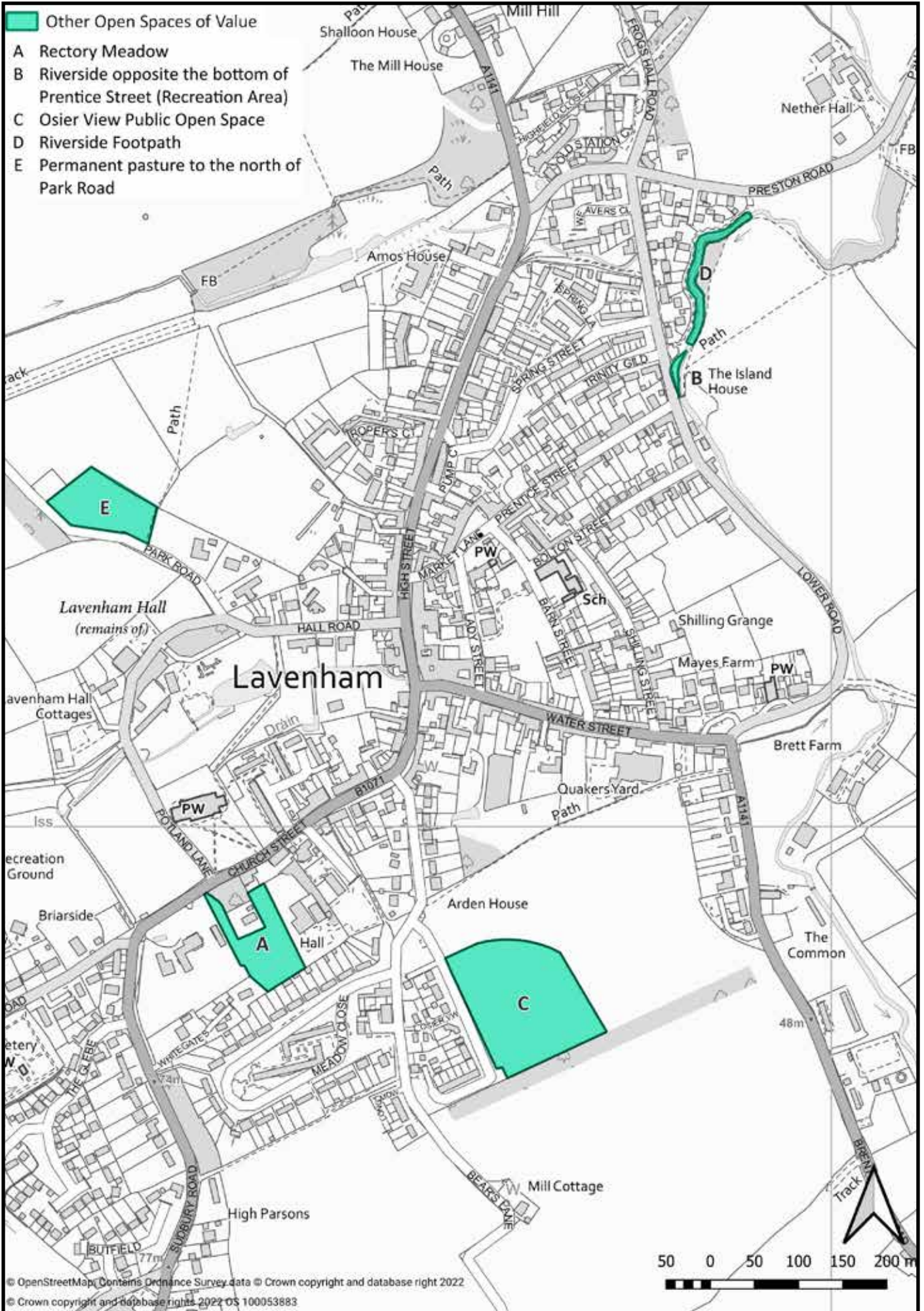
Map 8a Lavenham Local Green Spaces / North East





**Map 8b** Lavenham Local Green Spaces / South West





Map 9 Other Open Spaces of Value

## Policy LAV 21: New open space provision

1. New open space provision or improvements to existing open space provision will be required alongside new development where appropriate, and in line with the Local Plan (see glossary) requirements. Proposals should also be informed by recommendations about open space provision in Part B of this Plan, the Lavenham Design Guide 2023.
2. Other key considerations with the delivery of any new open space provision in Lavenham are:
  - a. taking opportunities to increase tree canopy, selecting native species suitable for the site whilst also assisting with climate change mitigation and adaptation.
  - b. taking opportunities to benefit parish biodiversity through appropriate planting schemes and hedgerow planting.
  - c. clearly defining public and private spaces.
  - d. ensuring spaces are overlooked from nearby properties.
  - e. ensuring provision of Public Open space has regard to the Fields In Trust guidance. <https://fieldsintrust.org/landowners/protect-your-park/protection-guidance>
3. Where the development is too small for on-site provision, a financial contribution to the Local Planning Authority towards existing facilities may be sought where appropriate.

### Policy intent:

7.9.1 To set out Lavenham specific requirements where developers are required to provide open space as part of new development proposals.

### Important context to assist with implementing this policy:

7.9.2 Schemes should comply with Local Plan standards on open space provision. Generally, all development resulting in the creation of new buildings will be required to provide or contribute towards the quantity and quality of public space provision in the village.

7.9.3 Part B of this Plan (LDG 2023) recommends, at paragraph 5.2.2, that all homes should be arranged to positively enclose generous open spaces that are designed to offer a distinctive identity using high quality materials and green infrastructure.

## Policy LAV 22: Market Place

1. Proposals that seek to enhance the amenity value of Market Place (see Map 11) by increasing its use for community and leisure purposes will be supported provided that:
  - a. Adequate parking arrangements to meet future needs can be made.
  - b. Proposals do not have an adverse impact on the character or appearance of the conservation area or on the setting of nearby listed buildings.

7.10.1 To support proposals which: (a) address enhancements to the public realm; (b) help residents and visitors (including those who are mobility-challenged) to enjoy and appreciate Market Place more; (c) improve the economic prospects of shops and businesses in Market Place; and (d) are compatible with the four themes of this Plan.

### Important context to assist with implementing this policy:

7.10.2 Market Place is home to some of the most important Grade I, Grade II\* and Grade II buildings in the village. It is also a focal point of the village and, as such, is busy with pedestrians, traffic and car parking.

7.10.3 Section 4.2.1 of Part B of this Plan (LDG 2023) provides recommendations to come forward for Market Place.



## Policy LAV 23: Public Rights of Way network

1. The rural surroundings are an important leisure asset and any opportunities for walking, cycling, horse riding and other outdoor pursuits will be encouraged.
2. The existing network of footpaths and bridleways shown on Map 10a and Map 10b will be protected. In order to maintain Lavenham's close links to the countryside development proposals will be expected to utilise opportunities to link into the wider footpath and bridleway network where applicable. Other enhancements to the network including measures designed to maintain or improve the biodiversity value of wildlife corridors along the routes may be sought from development proposals in the close vicinity to the network, where appropriate.
3. Development proposals coming forward on the settlement edge will be expected to incorporate good pedestrian and cycle permeability out into the countryside.

### Policy intent:

7.11.1 To highlight the importance of Lavenham's excellent network of rural routes and to require new proposals to take opportunities to link into this wider network. To clarify, the Public Rights of Way Network (PROW), comprises public footpaths, bridleways, restricted byways and byways open to all traffic.

### Important context to assist with implementing this policy:

7.11.2 Lavenham has an excellent network of public footpaths including the Railway Walk. Views of Lavenham, which include the dominant church tower, are a material element in the pleasure obtained by those using the paths. The St Edmunds Way, a cross-Suffolk footpath which runs from Flatford to Brandon (88 miles) utilises the Railway Walk from Long Melford to Park Road then turns north-west and leaves the Parish west of Lavenham Park Farm.

7.11.3 The continuing maintenance of the footpaths and in particular the Railway Walk is essential for the use and enjoyment of residents and visitors to the village. The Railway Walk, a designated Local Nature Reserve and, in part a Site of Special Scientific Interest (SSSI) is an example of a public right of way with biodiversity value.

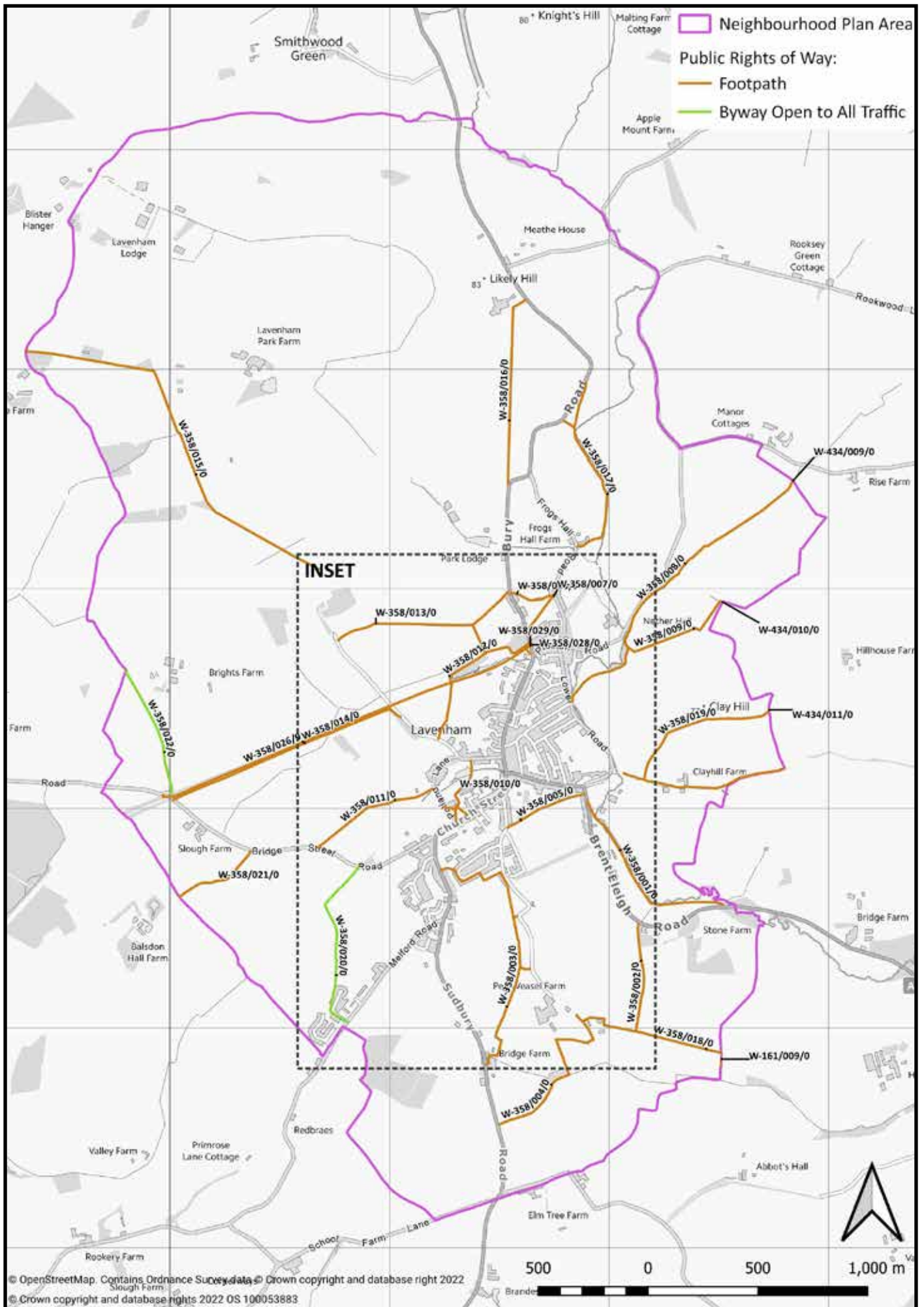
7.11.4 Suffolk County Council is responsible for preparing the Rights of Way Improvement Plan (ROWIP). As at 2023, the latest version of this is the Suffolk Green Access Strategy covering the period 2020 – 2030. This is applicable when considering required maintenance and improvements to the Public Rights of Way network.



Park Road



Park Road



Map 10a Public Rights of Way - parish wide







# Policy LAV 24: Allotments

Proposals that provide for provision of public allotments will be actively encouraged.

## Policy intent:

7.12.1 To support further provision of public allotments in Lavenham following delivery of allotments at land north of Norman Way.

## Important context to assist with implementing this policy:

7.12.2 Following a period with no public allotment provision, new allotments are being provided on land north of Norman Way. It is anticipated that demand for additional allotments will continue to grow, and new sites are being sought.



*Lower Meadow*



*Village Hall and Pre-School*



*Old Lavenham allotments*



*Old Lavenham allotments*

## **Objective Eleven – Community Facilities and Infrastructure: Our ‘core village’ hub of shops, services and community infrastructure to continue to meet user needs – of local residents, workers and visitors, and of users from our hinterland villages.**

*Through this objective, we seek to:*

- 1. Support in principle development proposals and initiatives which sustain, facilitate and ensure the continued success of our shops, services and community infrastructure.*
- 2. Recognise the value of our Retail Core and protect accordingly.*

There are five policies which sit under objective eleven:

**Policy LAV 25: Community facilities**

**Policy LAV 26: Health facilities and services**

**Policy LAV 27: Existing school site**

**Policy LAV 28: Protecting and supporting public houses in the parish**

**Policy LAV 29: Protecting and supporting Lavenham’s Retail Core**

## **Policy LAV 25: Community facilities**

- 1. Proposals that will result in either the loss or erosion of existing community facilities (as described in the supporting text to this policy) or in significant harm to community facilities will be strongly resisted, unless equivalent facilities are provided elsewhere capable of being accessed by all users including pedestrians and cyclists.**
- 2. Proposals that will enhance the viability of any community facility and which provide additional recreation and community facilities will be encouraged.**

### **Policy intent:**

7.13.1 This policy is intended to complement JLP1 Policy LP28, Services and Facilities within the Community, by identifying specific facilities in our parish.

### **Important context to assist with implementing this policy:**

7.13.2 There is strong community support for the safeguarding of important village assets. For a community of 1,921 residents, Lavenham is well served with community and recreational facilities.

7.13.3 The village enjoys the following community facilities:

- A substantial and modern well equipped Village Hall, opened in 2005
- The Church of Saint Peter and Saint Paul
- A modern and well-equipped Sports Pavilion on the Recreation Ground, opened in 2003
- A Community Library supported by SCC and friends group, within the Village Hall
- In Market Place, the Guildhall of Corpus Christi makes available its main hall and Ranson Room for the use of the villagers and village groups
- Other spaces for hire within the village include the school hall, a room in the Royal British Legion hall and The Salvation Army Hall
- Visitor Information Point and Post Office
- Lavenham Community Primary School and Lavenham Pre-School

- i) On-site car parking provision at the Recreation ground
- j) GP Surgery, Dental Surgery and Community Pharmacy
- k) The Jubilee Room at Tenter Piece

7.13.4 The Recreation Ground is owned by the Parish Council and leased to the Lavenham Community Council (LCC). The Sports Pavilion was erected and is owned by the LCC. The Village Hall was erected and is owned by the LCC, on land leased from the Diocese via the local Parochial Church Council.

## **Policy LAV 26: Health facilities and services**

**Proposals that will result in the loss of a health care facility (including the dispensing pharmacy) would only be supported where the facility is either replaced or re-located to a suitable location in Lavenham which is capable of being safely accessed by all users particularly pedestrians and cyclists and those using mobility scooters.**

### **Policy intent:**

7.14.1 To safeguard our existing health services, including the Lavenham branch of the Long Melford GP Practice located in the Cock Horse Inn Car Park (off Church Street), our local High Street Pharmacy and our local dental services.

### **Important context to assist with implementing this policy:**

7.14.2 The ageing population and expansion of the village has stretched local medical services. The District and County Councils health support for their ageing population is based around care in the community and home-based solutions. Policy LAV 18 Housing for older people (see page 55) addresses the potential for such development in Lavenham.

7.14.3 Lavenham Surgery operates every week day. Lavenham Parish Council will continue to support NHS England in ensuring suitable and sustainable provision of Primary Healthcare Services for the residents of Lavenham. The Parish Council, through support for the Good Neighbours Scheme and Dementia Alliance, will also encourage 'dementia friendly' arrangements where appropriate.

## **Policy LAV 27: Existing school site**

**Development proposals of Lavenham Community Primary school that meet the educational needs of the community will be supported where they are compatible with other policies in this Plan.**

### **Policy intent:**

7.15.1 To support Lavenham Community Primary School where planning permission is required for works needing to be undertaken.

### **Important context to assist with implementing this policy:**

7.15.2 Lavenham is proud of its village school and the proven good grounding it gives its children.

7.15.3 The school is a Suffolk County Council co-educational school for children aged 4+ to 11 years (Reception through to year 6, thus 7 years of education) mostly from the Parish and surrounding villages. In 2022 enrolment was 120, albeit that it has an overall capacity of 140 pupils. Pupil numbers are forecast to decrease in the next 5 years down to 110 by 2026/27. (Figures provided by County Council in March 2023).



7.15.4 The Plan recognises the school is currently housed on a cramped site, in the centre of the historic core of the village. There is no on-site parking provision for staff, visitors or parents dropping off their children. Safe parking is limited in narrow side streets and Market Place, with the concomitant hazard and danger to children, parents and pedestrians generally. However, the school is currently able to meet the current and projected demand.

7.15.5 It is possible the school may wish to address issues relating to its accommodation and the movement of vehicles. In the event that measures require planning consent, the neighbourhood plan would, in principle, support these.

## **Policy LAV 28: Protecting and supporting public houses in the parish**

- 1. Development proposals that would result in the loss or otherwise adversely impact the operation of Lavenham's public houses and drinking establishments will not be supported unless there is clear demonstration that the existing use is no longer commercially viable and that genuine attempts have been made to market the enterprise over a period of normally 6 months, on realistic terms first agreed with the Local Planning Authority.**

### **Policy intent:**

7.16.1 To recognise the community value attached to existing pubs, wine bars and other drinking establishments in the parish, and to protect them accordingly.

7.16.2 Six months is generally an appropriate length of time for a marketing exercise. But use of the word 'normally' in this policy (and in Policy LAV 29) is intended to ensure flexibility to vary the length of time upwards or downwards in some cases, where this would be considered helpful in achieving a successful and timely outcome.

### **Important context to assist with implementing this policy:**

7.16.3 Since government changes to the Use Classes Order (see glossary) and Permitted Development Regime (see glossary) many town-centre uses now fall within one land use category. This is category E (commercial, business and services). This broad category covers shops, restaurants and offices. Movement from one use to another within category E is not development and does not require planning permission. The LNP is therefore unable to influence these changes through planning policy.

7.16.4 Businesses and services in Lavenham which do not fall under land use category E are public houses, wine bars, drinking establishments and drinking establishments with expanded food provision, hot food takeaways and laundrettes. These have been placed into a Sui Generis land use category. This means that it is now necessary to apply for planning permission for proposals which will result in their change of use.

7.16.5 The public houses and drinking establishments in Lavenham provide an important means of people coming together to meet and interact, for either social or work purposes. This is a key part of supporting the Lavenham 'village hub' of shops, services and community infrastructure to meet the needs of residents, visitors and workers.

## **Policy LAV 29: Protecting and supporting Lavenham's Retail Core**

- 1. The vitality and viability of Lavenham's Retail Core Area must be protected and enhanced. The Retail Core Area is shown on the Map 11 and consists of:**
  - a. No. 1 High Street to 46 High Street and properties between No 60e High Street and The Swan Hotel**
  - b. Nos. 1 and 2 Church Street**
  - c. Nos. 71 to 76 Water Street, Nos. 8 and 12 Water Street and the Swan Hotel**
  - d. No. 10 Lady Street, The Village Information Point, Swan Hotel and Guildhall**
  - e. Market Place**
- 2. Where planning permission is required, change of use of ground floor shops or services to residential within the Retail Core Area will be resisted unless there is clear demonstration that a shop/service use is no longer commercially viable and that genuine attempts have been made to market the use over a period of normally 6 months, on realistic terms first agreed with the Local Planning Authority.**
- 3. Prior approval (rather than planning permission) proposals will be assessed for their impact on the character of the Conservation Area and proposals which fail to conserve or enhance the Conservation Area will be resisted.**
- 4. Proposals within the Retail Core Area that diversify and enhance the range of shops and services will be supported provided that:**
  - a. they are of an appropriate size in keeping with the existing character of the Retail Core Area;**
  - b. they will not lead to severe traffic congestion;**
  - c. adequate parking and servicing arrangements are available;**
  - d. proposals will not generate unacceptable noises, fumes, smells or other disturbance to neighbouring properties.**

### **Policy intent:**

7.17.1 To define a Retail Core Area in Lavenham village centre, to recognise and protect its value, and to support additional village centre uses in this area.

### **Important context to assist with implementing this policy:**

7.17.2 A key part of Lavenham's attraction is the abundance of listed buildings in the historic centre of the village. Another attraction is some 50 retail businesses, concentrated in the High Street, Market Place and the west end of Water Street. This concentration provides for a vitality and interest which should be retained and contrasts with the more leisurely feel of the other historic parts of the village.

7.17.3 Less than 5% of the retail premises belong to multiple site operators – which adds significantly to the character of the village and sets it apart from the bland uniformity often found in town centres. That 'unique selling point', created collectively by the existing owners and operators, is greatly valued. This Plan seeks to support those owners and operators, and thereby to retain and enhance the special feel of Lavenham's retail core.

7.17.4 As mentioned above, the Government introduced legislation in 2021 (further amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015) which amended the Town and Country Planning (General Permitted Development) (England) Order 2015. These changes allow for changes of use from Class E to residential (Class C3) without planning permission but subject to 'prior approval'. Importantly however, this new permitted development right does not apply to listed buildings.

Clause 2 in Policy LAV 29 will apply to existing Class E uses where the buildings are listed, together with pubs in the Retail Core.

7.17.5 The Government describes the prior approval process as a 'light-touch process which applies where the principle of the development has already been established (Planning practice guidance Paragraph 028 Reference ID: 13-028-20140306). Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. One of the elements which the local planning authority is required to consider is the impact of a proposal on the character of a conservation area.

7.17.6 Map 11 shows the Retail Core Area frontages. It should be noted that not all of these frontages relate to established retail premises. Some relate to established residential properties.



*High Street*



*Angel Pub*



*Swan Hotel*



*Co-Op supermarket*

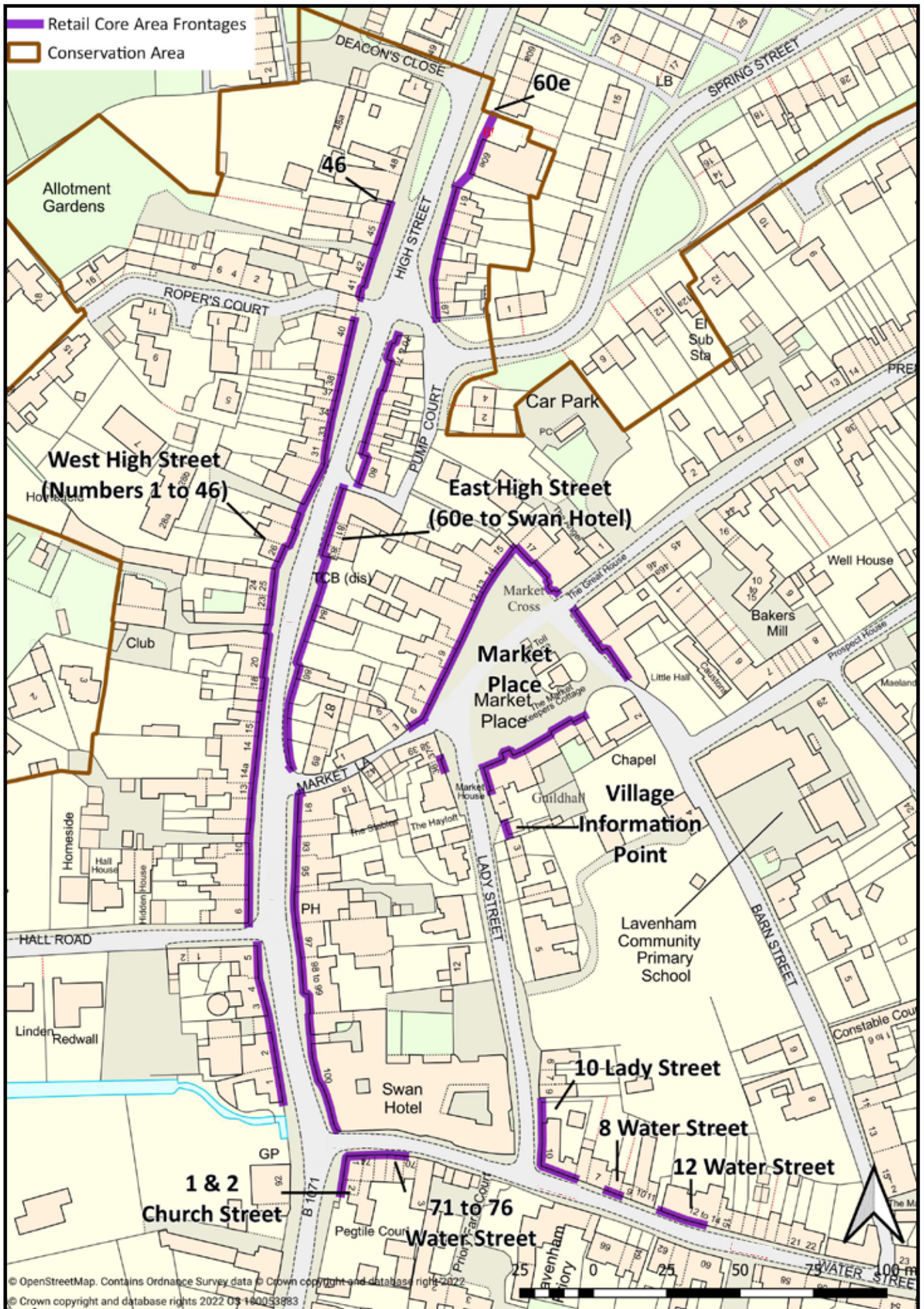


*Pharmacy*



*Bakers and Heeks*





Map 11 Lavenham Retail Core Area

## **Objective Twelve – Local Economy and Employment: To encourage local employment, in tourism and other sectors, and working from home.**

*Through this objective, we seek to:*

- 1. Continue to help tourism to thrive, and to provide local employment. It is recognised that Theme Three in the next policy chapter is a key part of this.**
- 2. Adopt a positive stance towards local jobs in other sectors.**
- 3. Support proposals for residents to work from home or close to home.**

There are three policies which sit under Objective Twelve:

**Policy LAV 30: Visitor facilities**

**Policy LAV 31: Land at 47 – 48 Water Street**

**Policy LAV 32: Support for small business development and home-based workers**

### **Policy LAV 30: Visitor facilities**

- 1. Proposals which maintain or enhance the visitor experience in the parish will be supported and encouraged subject to the proposals complying with other policies in the Plan. This means:**
  - a. Supporting, in principle, proposals which will help sustain or expand facilities as part of Lavenham Village Information Point.**
  - b. Safeguarding the public toilets.**
  - c. Supporting sensitive signage and sympathetic public realm improvements.**
  - d. Encouraging the provision of electric vehicle charging points.**

#### **Policy intent:**

7.18.1 To support, in principle, development proposals which protect or improve the visitor facilities in Lavenham.

#### **Important context to assist with implementing this policy:**

7.18.2 Lavenham's economy in recent years has largely been driven by tourism, although visitor numbers fell very slowly over the period 1998 to 2019. Tourism remains central to JLP1. The Covid19 pandemic has shown that tourism can be switched off, and that it can recover.

7.18.3 Apart from the attractions of its setting and the wealth of historic buildings, visitors to Lavenham are drawn by the existence of some high quality and nationally renowned hotels, restaurants and galleries along with a good selection of 'lifestyle' and gift shops. In addition, the day-to-day needs of residents and visitors are catered for by a number of well-established, mostly independent retailers.

7.18.4 Lavenham's economy is not totally dominated by tourism, and there are opportunities for non-tourism related economic activity to grow over time. Not all visitors to Lavenham are tourists but there is an important relationship between residents and visitors. Visitors help to sustain the local economy, including the village services and facilities used by both residents and visitors.

7.18.5 The Design Guide 2023 (Appendix B) finds signage is generally well designed and in keeping with the historic character of the area.

7.18.6 Facilities that visitors expect when they arrive in Lavenham include:

- a. Maps and information on where to go and what to do



- b. Catering for a wide range of tastes and pockets
- c. Clean and well-maintained public toilets
- d. Clear signage within the village
- e. Information on Lavenham's heritage and its many listed buildings
- f. A clean and attractive environment
- g. A range of interesting shops and galleries
- h. EV charging points (in car parks)

## **Policy LAV 31: Land at 47 – 48 Water Street**

**The site shown on Map 12 is safeguarded for employment use.**

- 1. Development proposals that help to sustain employment uses will be supported and encouraged subject to:**
  - a. residential amenity to neighbouring properties being protected, or where applicable, improved because of the proposal.**
  - b. new commercial, business and services uses being conditioned to remove permitted development rights that could allow change of use to residential without needing to apply for planning permission**
  - c. the scheme complies with other development plan policies applicable to this site, including those relating to design, car parking standards and the conservation and enhancement of heritage assets.**
- 2. Subject to any new residential development not prejudicing the primary function of the site as an employment site, limited residential development will be allowed where this is compatible with the employment uses and needed to make the development viable. Proposals involving new residential uses will be expected to provide a footpath connection, allowing direct access from the site to the wider public rights of way network.**
- 3. Proposals that would lead to the full or partial loss of employment use on the site will be required to demonstrate that the possibility of re-using or redeveloping the land for other employment use has been explored by a period of sustained marketing normally for 6 months on realistic terms first agreed with the Local Planning Authority.**

### **Policy intent:**

7.19.1 To recognise that this site may come forward for development during the plan period and to establish a supportive stance and guiding principles in the event that it does.

### **Important context to assist with implementing this policy:**

7.19.2 The site shown on map 12 has been occupied by Lavenham Press Ltd, a family run printing company, for several decades. The site is in a sensitive location with respect to surrounding heritage assets and with respect to surrounding residential uses. The site is inside the Conservation Area and there are numerous statutorily listed buildings along Water Street. This includes the Grade II listed building within the site at number 47, four Grade II buildings immediately adjacent to the site at 48-54 Water Street, and the Grade II\* listed Manor House immediately beyond this. To the east, the site is bounded by the Lavenham Gas works, a Scheduled Monument.

7.19.3 Employment uses on this site are supported, albeit it is acknowledged that employment activity, can, at times, adversely impact on residential amenity with respect to light pollution, noise pollution and disturbance through traffic movements in and out of the site.

7.19.4 The current occupiers of the site have expressed their intention to remain. The occupiers' expressed intention implies retention of active employment use on this site.

7.19.5 However, over the years, applications have been submitted involving proposals to develop the site



for residential use. This includes a 2021 planning application.

7.19.6 The local economy would be negatively affected if employment ceased on this site (unless a local replacement employment site were to be identified). Policy LAV 31 seeks to reduce the risk of employment ceasing, by indicating acceptable ways in which redevelopment could be made more financially attractive.

### **An area of archaeological potential**

7.19.7 The site shown on the map is in an area of archaeological potential recorded on the County Historic Environment Record. Where a development proposal is put forward, it is important close liaison takes place with the Suffolk County Council Archaeological Service. This will help ensure compliance with national, local and neighbourhood plan level policy applicable to heritage assets (including Policy LAV 33). Depending on the works being proposed, archaeological work will be required after the demolition of existing buildings but before the removal of foundations and before any remedial landscaping is undertaken.

## **Policy LAV 32: Support for small business development and home-based workers**

- 1. Proposals that encourage small/micro businesses will be supported consistent with other policies in the Plan and particularly where they:**
  - a. provide craft units, workshops or small industrial units (class E1 (g) or B2 units) within existing buildings away from the historic core of the village;**
  - b. support creative businesses; or**
  - c. provide serviced hubs, available for home-based workers and small/micro businesses to hire.**
  
- 2. New class B8 (see glossary) uses which create secure parking and storage facilities for small and micro businesses will be supported subject to traffic impacts being assessed as not triggering additional pedestrian safety or amenity issues in the village centre.**

### **Policy intent:**

7.20.1 To support development proposals that:

- a) will help existing local businesses thrive or new local businesses be set up
- b) provide options for residents to work from home or close to home
- c) provide parking and storage facilities for small and micro businesses

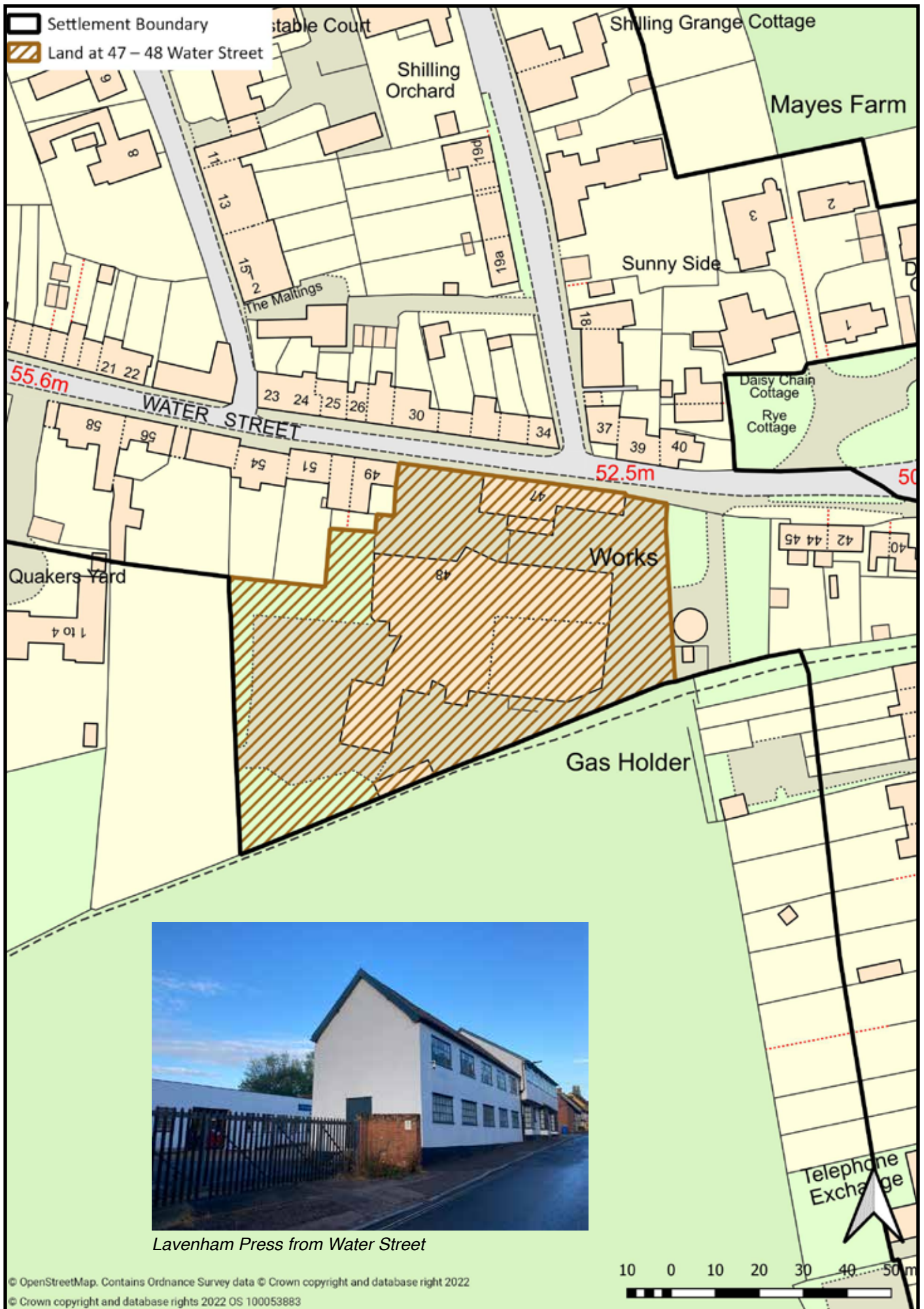
### **Important context to assist with implementing this policy:**

7.20.2 Sources of employment in Lavenham as well as tourism are:

- a) Building services, including self-employed tradesmen
- b) Professional services in such fields as accountancy, IT, landscape design, environmental and other consultancy
- c) Other professional services including fitness, tree surgeons, funeral directors, wellbeing and beauty
- d) Retail, light manufacturing, health and education services

7.20.3 More people could be encouraged to live and work locally, if more and better work facilities were to be provided. Covid19 caused many changes to the world of work and, although some changes may be temporary, others may be more permanent. Among these changes is the increase in remote working: either literally working from home, or working close to home, and no longer travelling to/from a remote 'big workplace'.

7.20.4 The implication for Lavenham is that modern technology, as well as suitable workspaces and facilities, could enable the number of residents working locally to grow significantly over time.



Lavenham Press from Water Street

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Map 12 Land at 47-48 Water Street

## Chapter Eight: Protecting our heritage and landscape

This chapter includes eight planning policies which sit under Theme Three and are intended to help deliver objectives thirteen, fourteen and fifteen in the neighbourhood plan.

### **Objective Thirteen – Conservation and Enhancement: To protect Lavenham’s heritage and special landscape characteristics, for future generations to treasure and enjoy**

*Through this objective, we seek to:*

- 1. Conserve and enhance the historic core.*
- 2. Compile a list of non-designated heritage assets, in order to similarly conserve and enhance these.*
- 3. Conserve the existing landscape character which contributes to the setting of the historic settlement and take opportunities for restoration and enhancement.*

There are three policies which sit under Objective Thirteen

Policy LAV 33: Designated heritage assets and their setting

Policy LAV 34: Protecting and enhancing landscape character in Lavenham

Policy LAV 35: Defined Views

### **Policy LAV 33: Designated heritage assets and their setting**

- 1. All development proposals in Lavenham will be expected to conserve or enhance its heritage assets (see Map 13) in a manner appropriate to their individual and collective significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.**
- 2. In order to ensure planning decisions are fully informed with respect to below ground heritage assets, reference should be made to Suffolk’s Historic Environment Record.**
- 3. Where a development proposal has the potential to impact on any heritage asset and/or the setting of a heritage asset the proposal must be accompanied by a Heritage Statement that:**
  - a. describes the significance of the asset**
  - b. describes the contribution to significance made by its setting (where a setting is impacted) and**
  - c. provides an assessment of the overall impact**

For the purpose of 3, the setting of heritage assets will include any areas of open land on the periphery of the settlement if the views of the landscape are found to contribute to the significance of heritage assets, including the collective significance of the historic core.

- 4. Any harm to, or loss of, the significance of a designated heritage asset either from its alteration or destruction, or from development within its setting will require clear and convincing justification in line with the NPPF.**



**5. Insensitive development proposals that erode the significance of Lavenham's historic core or any part of the surrounding landscape (this includes Lavenham's Area of Local Landscape Sensitivity) that is key to the setting of Lavenham as a collective whole will not be supported.**

**Policy intent:**

8.1.1 To ensure the impact of all development proposals on Lavenham's heritage assets are fully understood and assessed before they can be approved. As part of this, the Policy emphasises the importance of heritage settings (which could comprise an area of land physically removed from the location of a heritage asset but nevertheless part of the experience of a heritage asset) so that it is not overlooked in the decision-making in Lavenham.

**Important context to assist with implementing this policy:**

8.1.2 The built environment in Lavenham is undoubtedly unique. The village has an abundance of 15th Century and early 16th Century timber-framed listed buildings. The village consists of an historic core running north-eastwards from the church down Church Street and then a wider area between Water Street and High Street with roads running uphill to a central Market Place. Approaching Lavenham from most directions, the 43-metre-high church tower is visible from some distance.

8.1.3 The majority of the buildings in the High Street, Water Street, Church Street and Market Place are listed buildings. The historic core of the village is medieval and is a designated Conservation Area.

8.1.4 In and around the medieval core, areas of Victorian to post war developments merge into 20th century developments. In the main this eclectic mix works well and reflects the historical development of the village.

8.1.5 In total, the parish has 13 Grade I listed buildings, 24 Grade II\* listed buildings, 167 Grade II listed buildings and two scheduled monuments. These assets are an irreplaceable resource, and the neighbourhood plan has a key role in ensuring they are conserved.

8.1.6 Significance is defined in the NPPF as:

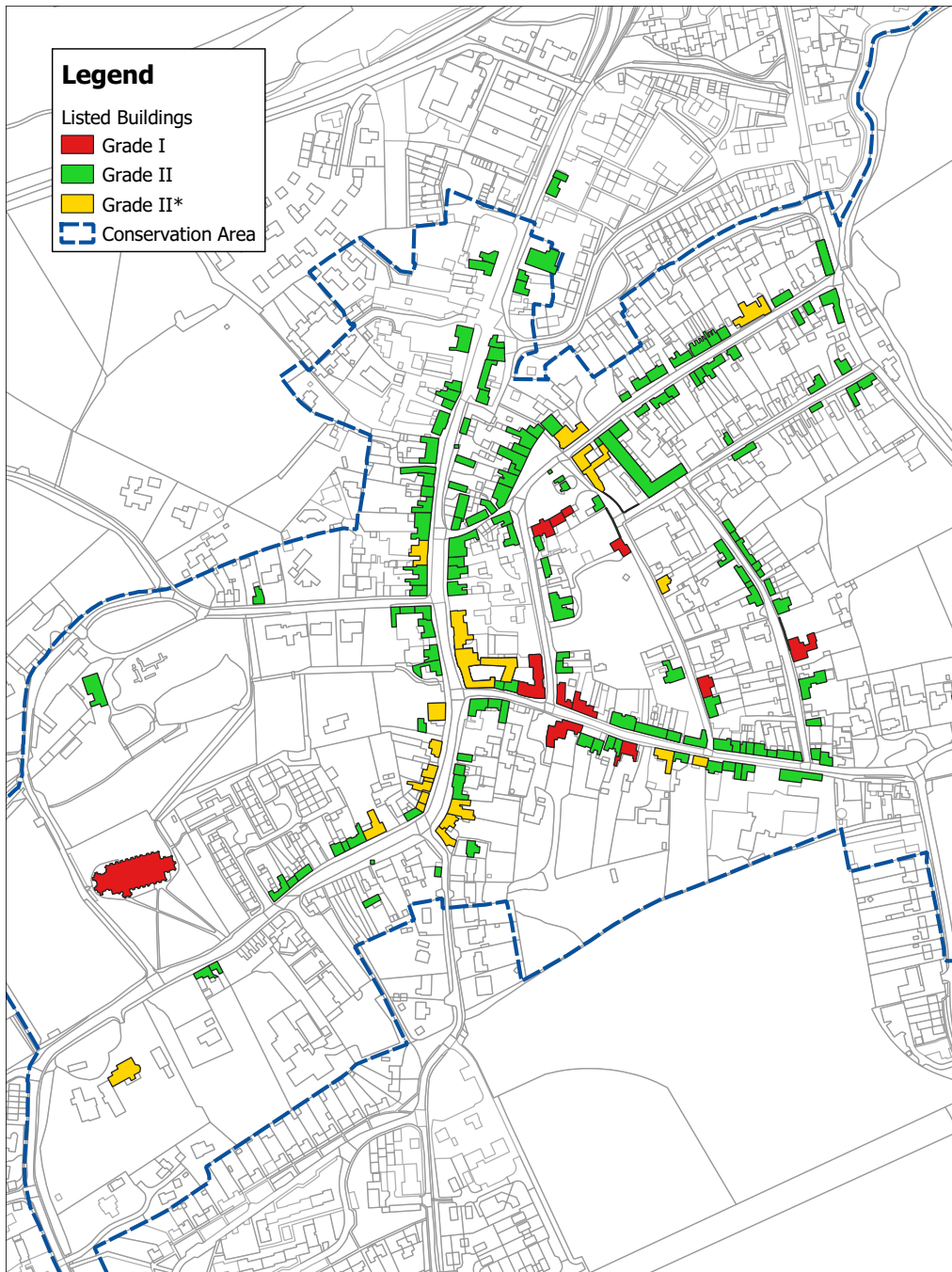
*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting...'*

8.1.7 The setting of a heritage asset is defined in the NPPF as:

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

**Below ground heritage assets**

8.1.8 Suffolk County Council manages the Historic Environment Record for the county. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service (SCCAS) advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework and Babergh & Mid Suffolk Joint Local Plan (Part 1) are complied with. Suffolk County Council Archaeological Service is happy to advise on the level of assessment and appropriate stages to be undertaken. SCCAS should be consulted for advice as early as possible in the planning application process. Lavenham's historic core is archeologically sensitive and important. Of particular note are Water Street culverts, which run beneath Water Street, with feeders from streets running down from Market Place.



**Map 13** Listed Buildings and Conservation Area Boundary

## **Policy LAV 34: Protecting and enhancing landscape character in Lavenham**

To be supported, development proposals must be sympathetic to the characteristics found in each landscape and settlement character area, as described in Part C of this Plan, the Landscape Character & Sensitivity Assessment 2023 (LCSA 2023).

1. Where potential impacts on Lavenham’s landscape and settlement character are identified, proposals should demonstrate they have been informed by an assessment of landscape and visual impacts (proportionate to the scheme proposed) and demonstrate, with reference to guidance and recommendations in the LCSA 2023, the following:
  - a. The scale and character of the proposal is sympathetic, and makes a positive contribution, to the adjoining townscape, landscape character, heritage assets and important spaces and defined views (see Policy LAV 35) into and out of the village;

- b. The proposal will have particular regard to any change management principles applicable to the Rural Character Area (see glossary and Map 14) in which the proposal is located;
  - c. Required landscape mitigation measures are incorporated to ensure development is sensitively screened and assimilated into its surroundings;
  - d. For edge of settlement locations, the creation of landscaped buffers (comprising native planting of hedges, trees and copses to frame and soften the village edges) will be required.
2. All development proposals, regardless of location, will be expected to retain or enhance existing features of landscape value (including trees, hedgerows and water features) within the site and work within the context of existing features of landscape value in its wider surroundings. Opportunities should be taken to introduce street trees and planting, particularly where they have been found to be lacking, having regard to guidance in the Suffolk Design Streets Guide or any successor document.
  3. Development proposals will be expected to include tree-lined streets unless in specific cases there are clear justifiable and compelling reasons why this would be inappropriate.
  4. Development proposals within the Lavenham Area of Local Landscape Sensitivity (ALLS) as defined on Map 15 should accord with other policies in the Plan. An assessment of landscape and visual impacts (proportionate to the scheme proposed) should demonstrate:
    - a. that development maintains or enhances the contribution the area makes to the significance of Lavenham’s historic core and
    - b. where available opportunities to deliver positive change (following the recommendations for change management for Rural Character Areas LR1, 4, 7 and 6) set out in Section 1 of Part C of this Plan (LCSA 2023) have been taken.

**Policy intent:**

8.2.1 The purpose of this policy is to ensure that all proposals that protect or enhance landscape and settlement character are informed by the recommendations and guidance set out in Part C of this Plan.

**Important context to assist with implementing this policy:**

8.2.2 This policy is supported by Part C, the LCSA 2023, which comprises three sections:

**Section 1** provides a character and sensitivity assessment of seven separate Rural Character Areas. See Map 14.

**Section 2** identifies four of these areas (Rural Character Areas 1, 4, 6 and 7) as falling in the Lavenham’s Area of Special Landscape Sensitivity, due to their high visual or landscape sensitivity.

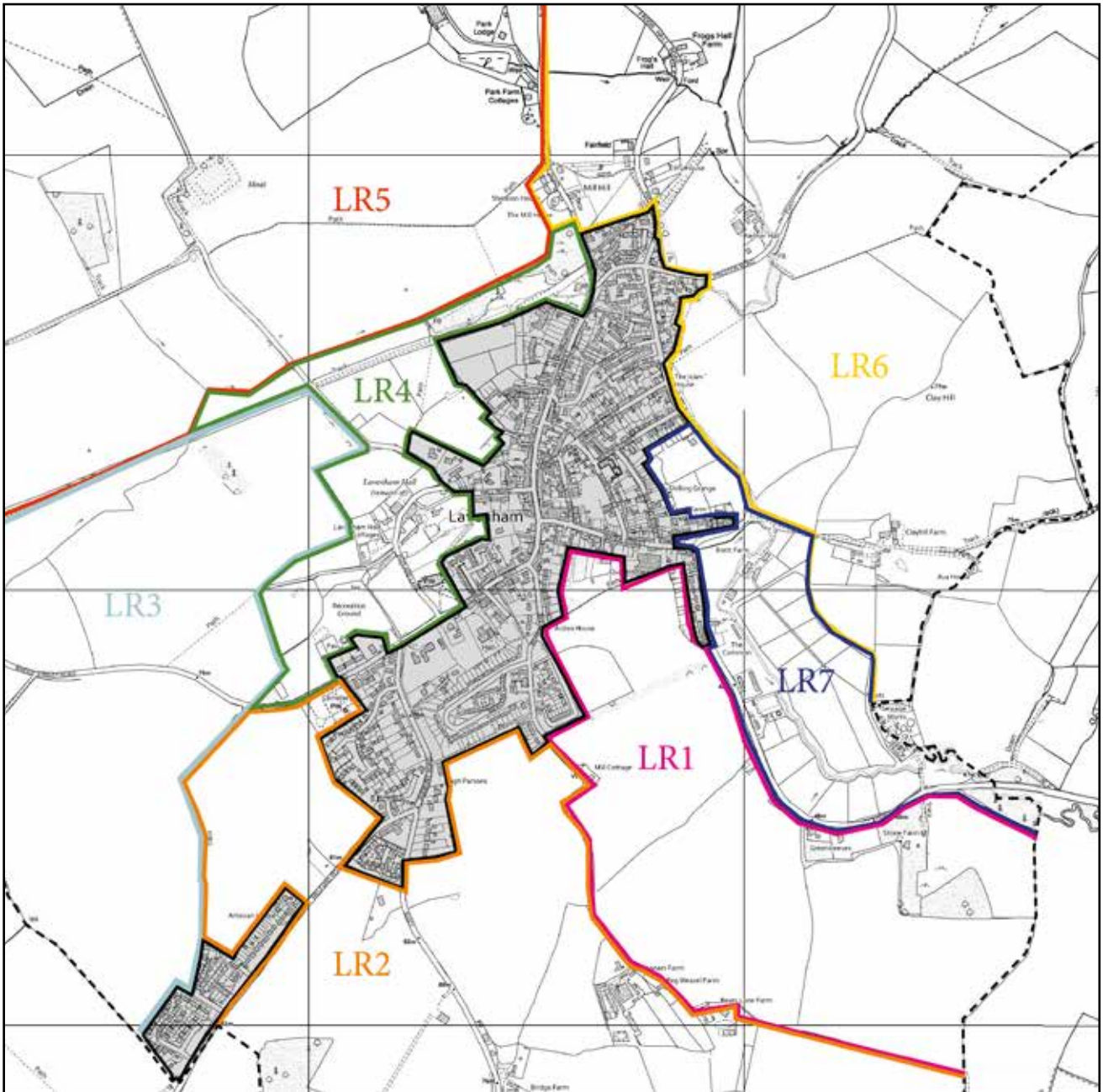
**Section 3** provides details of Defined Views into and out of the historic core.

8.2.3 Details on the visual and landscape sensitivity of Rural Character Areas 1, 4, 6 and 7 are found in Section 1 of the LCSA 2023.

8.2.4 For guidance on appropriate landscaping at the settlement edges, reference should be made to Part C (LCSA 2023), specifically the change management principles for the Rural Character Area in which their scheme is located.



8.2.5 Further guidance on introducing street trees can be found in section 5.2.16 of Part B, the Lavenham Design Guide 2023.












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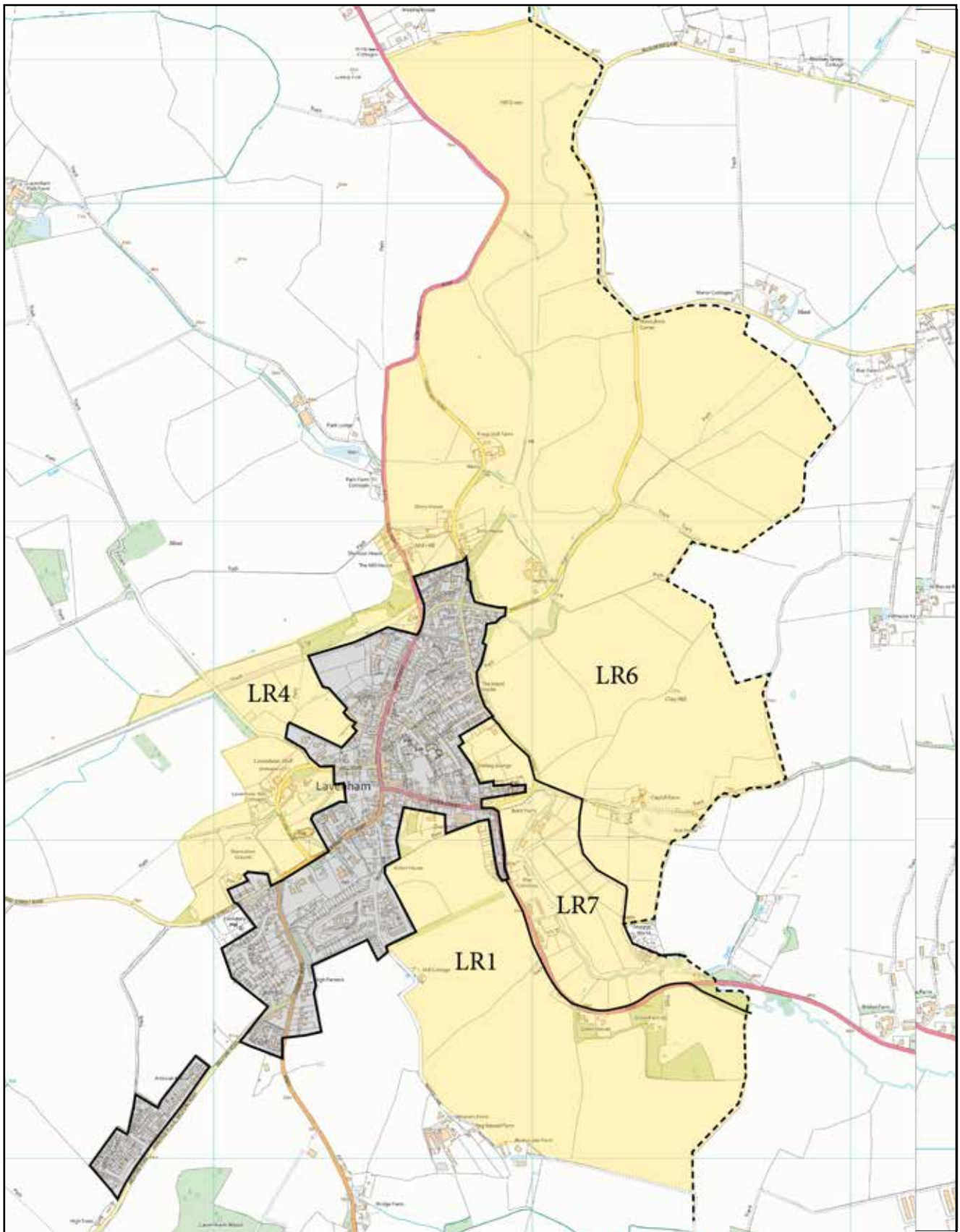
-  Lavenham village
-  Parish boundary

**Character areas:**

-  Rural Character Area LR1: Pit Meadow
-  Rural Character Area LR2: Lavenham Wood
-  Rural Character Area LR3: Bridge Street Road
-  Rural Character Area LR4: Western Meadows
-  Rural Character Area LR5: Brights Drift
-  Rural Character Area LR6: Clay Hill
-  Rural Character Area LR7: The Common



**Map 14 Rural Character Areas**



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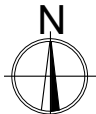
Lavenham village



Proposed Lavenham ALLS



Parish boundary



**Map 15** Lavenham's Area of Local Landscape Sensitivity

## Policy LAV 35: Defined Views

1. Development proposals must respect the defined views in and out of the village that contribute to the appreciation of the visual qualities of the historic core of the village and its valued surrounding landscape.
2. These defined views are listed below and shown on Map 16. The composition and key features of the views are described in detail in Section 3 of Part C of this Plan (LCSA 2023).
  1. Moneyhole Corner
  2. Clay Hill footpath
  3. Brights Lane
  4. Bridge Street
  5. Bolton Street (out historic core)
  6. The Common (out of historic core)
  7. The Lolls
  8. Prentice Street (out of historic core)
  9. Nether Hall Farm (into historic core)
  10. Shilling Street (in historic core)
  11. Church Street (in historic core)
  12. Lavenham Brook (River Brett)
3. Development proposals that adversely affect the composition or key features of these defined views will not be supported.

### Policy intent:

8.3.1 The purpose of this policy is to ensure locally significant views into and out of the village are respected or enhanced whenever new development takes place.

### Important context to assist with implementing this policy:

8.3.2 The remarkable views into and out from Lavenham are a very important aspect of the historic appeal of the village and emphasise the quality of the surrounding landscape and the value of the adjacent permanent grassland. The village setting is accentuated by the gentle undulating landscape rising to the Church and Market Place which afford open views of the surrounding countryside reminiscent of Constable.

8.3.3 Views of distinguishing features in a settlement is a key component of understanding visual sensitivity when assessing landscape value and sensitivity. The contribution of setting to the significance of a heritage asset is often also expressed by reference to views (Historic England 2017). Policy LAV 35 will assist with protecting and enhancing landscape and settlement character as well as conserving and enhancing the significance of heritage assets.

8.3.4 For each of the Defined Views in Part C of this Plan (LCSA 2023) includes a description of the key features, a justification and identifies objectives for future management.





*View down the Lolls*



*View down Shilling Street*

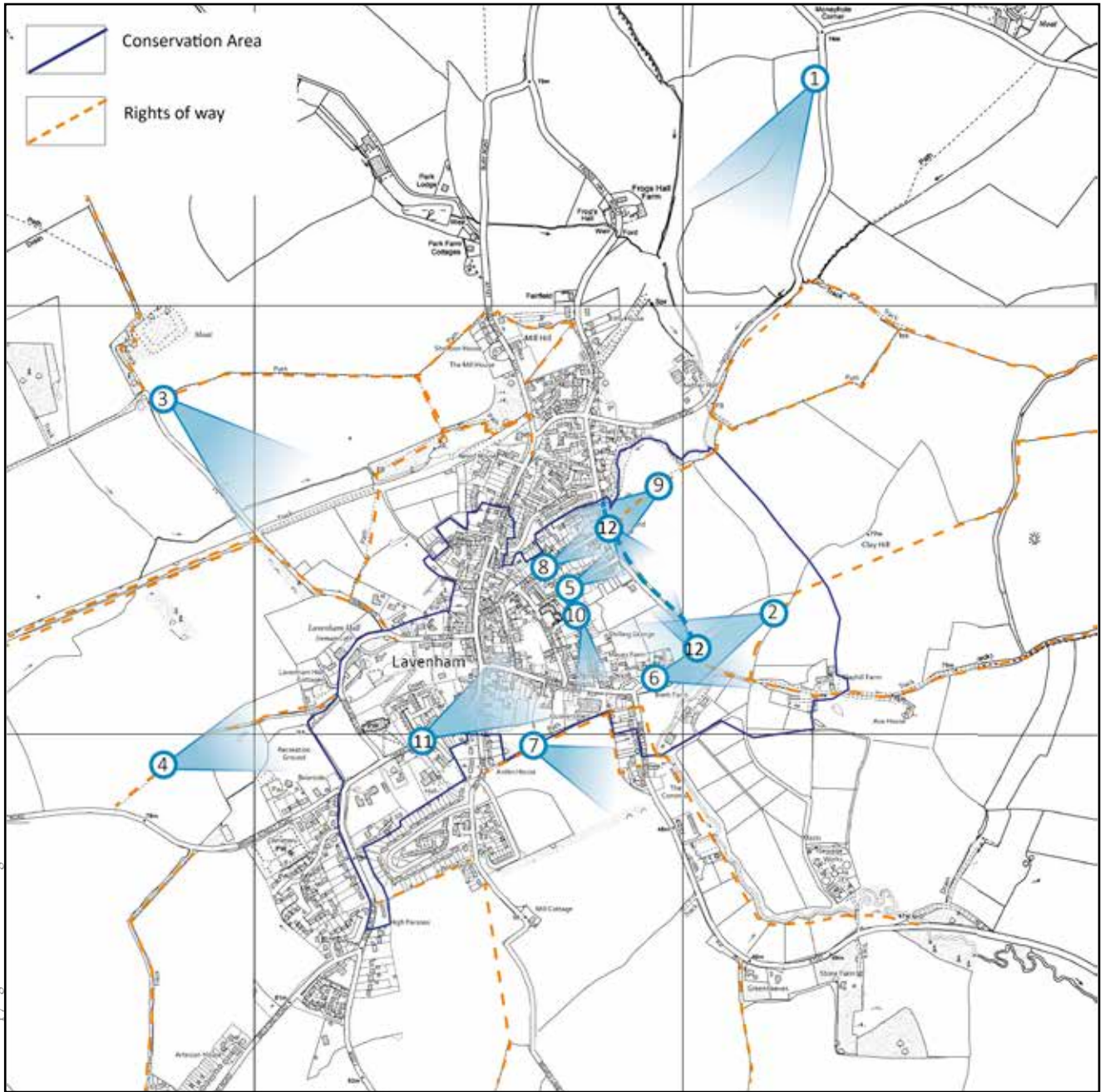


*View down Prentice Street*



*View from Clay Hill footpath*





Defined View location and direction of view

- View 1. Moneyhole Corner (Towards the southwest)
- View 2. Clay Hill footpath (Towards the southwest)
- View 3. Brights Lane (Towards the southeast)
- View 4. Bridge Street Road footpath (Towards the east)
- View 5. Bolton Street (Towards the east)
- View 6. The Common (Towards the east)
- View 7. The Lolls (Towards the east)
- View 8. Prentice Street (Towards the east)
- View 9. Nether Hall Farm footpath (Towards the west)
- View 10. Shilling Street (Towards the south)
- View 11. Church Street (Towards the east)
- View 12. River Brett (various, along blue dashed line)

**Map 16** Defined Views and Conservation Area boundary





*Aerial view of Lavenham*



## **Objective Fourteen – Village Gateways: To respect, and strengthen, the distinctiveness and sense of arrival at our village gateways**

*Through this objective, we seek to identify and set criteria for village gateways, making use of our Lavenham Design Guide and our Lavenham Landscape Character and Sensitivity Assessment.*

There is one policy which sits under this Objective:

**Policy LAV 36 – Protecting and strengthening settlement and landscape character at Lavenham’s village gateways**

### **Policy LAV 36: Protecting and strengthening settlement and landscape character at Lavenham’s village gateways**

1. Any development proposals which impact the Village Gateway points (Bury Road, Brent Eleigh Road, Sudbury Road, Melford Road, Bridge Street Road, Preston Road, Bears Lane, Park Road, Clay Lane and Frogs Hall Road), as shown on Map 17, should adhere to the following principles:
  - a. Due to its contribution in providing a rural interface with the historic village edge, keep intact the rural back drop provided by the valley side to the west of Brent Eleigh Road.
  - b. So as to successfully assimilate development comfortably into the existing settlement, ensure any development (that is otherwise acceptable) near to the village edges and gateways is design and landscape-led, taking its cues from the positive features in the predominant built form, scale and materials in surrounding plots.
  - c. Take opportunities to strengthen interface with the open countryside, where settlement character is poor or lacking at the village edges (Sudbury Road, newly created edges along Melford Road).
  - d. Where new edges are created, they must be assimilated by native planting of hedges, trees and copses to frame and soften the village gateway.
  - e. Protecting the tranquillity and rural character of the lanes at Bears Lane, Clay Lane and Park Road due to their role as important walking routes into the settlement.
2. Development resulting in obtrusive break into the countryside will not be supported.
3. Poor quality or insensitively designed schemes which do not respect their visually prominent position at or near the village edges will also not be supported.

#### **Policy intent:**

8.4.1 The purpose of Policy LAV 36 is to protect and enhance settlement and landscape character at the Village Gateway points where it is strong and to seek to strengthen those gateway points where character is lacking.

## Important context to assist with implementing this policy:

8.4.2 Village fringes are particularly sensitive at gateway/arrival points to a settlement. Part C of this Plan (LCSA 2023) gives village edges and gateways different ratings with respect to landscape value and sensitivity depending on a number of factors, summarised as follows:

- a) Highest value and sensitivity:
  - a porous edge to settlement breaks allows interface between settlement and countryside
  - buffered by historic landscape pattern
  - mature vegetation softens edges
- b) Moderate value and sensitivity:
  - Settlement edge varies and indistinct, some modern elements present
- c) Low value and sensitivity:
  - Abrupt interface between edge of settlement and countryside
  - Boundary vegetation absence or sparse
  - Aspects of modern development present

8.4.5 Lavenham has multiple arrival points by road and further arrival points by public rights of way. The arrival points by road are:

- a) Principal routes
  - Bury Road (A1141) from the north
  - Brent Eleigh Road (A1141) from the south
  - Sudbury Road (B1071) from the south
- b) Secondary routes
  - Melford Road (from the south)
  - Bridge Street Road (from the west)
  - Preston Road (from the north-east)

8.4.6 The arrival points by public rights of way/walking are via the following rural lanes:

- Bears Lane (from the south)
- Clay Lane (from the east)
- Park Road (from the north-west)

8.4.7 An additional arrival point into the village is via Frogs Hall Road, a rural lane to the north.

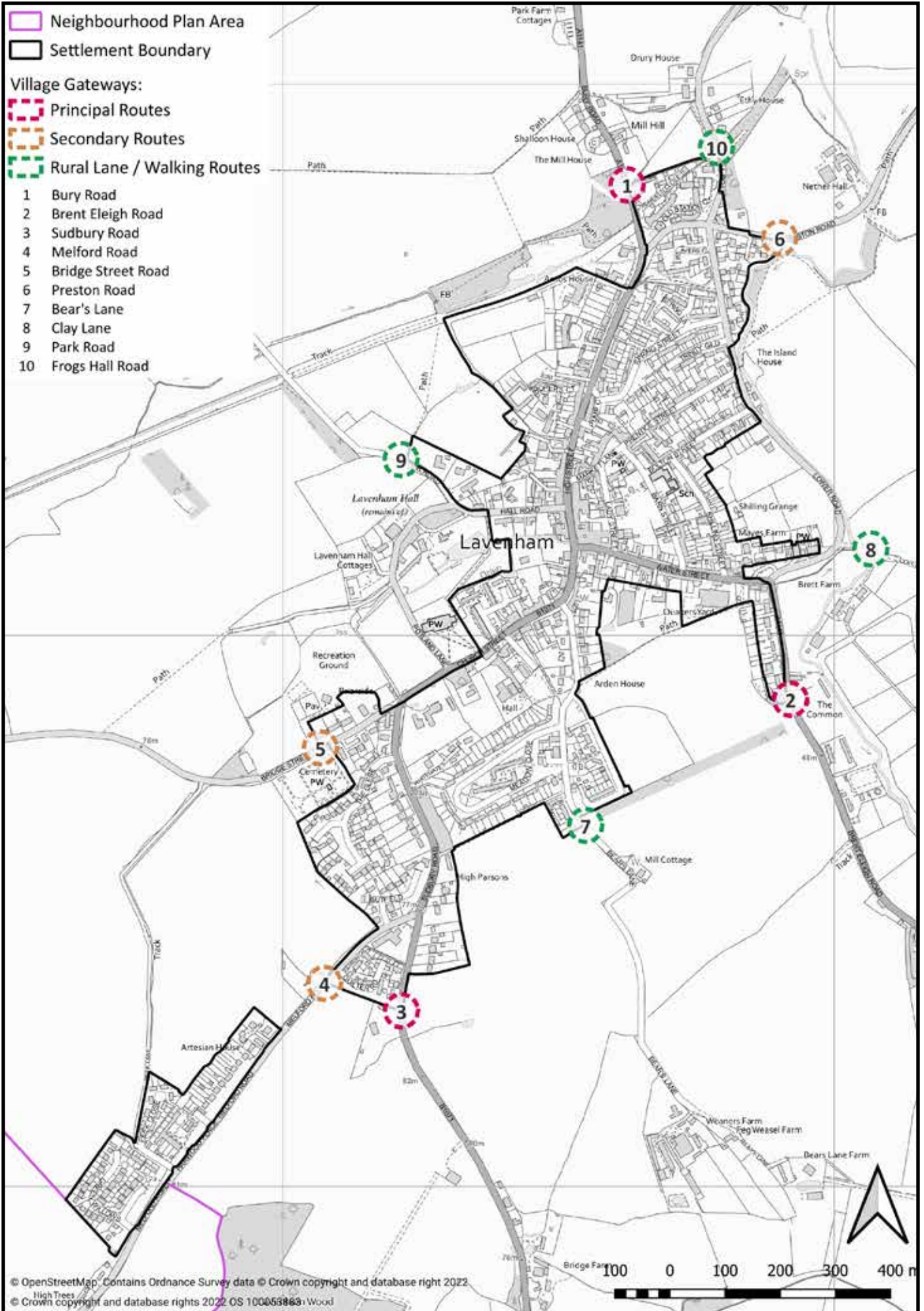
8.4.8 Further guidance on creating appropriate landscape buffers can be found in Section 5.2.15 of Part B of this Plan (LDG 2023).



*Arriving into Lavenham from Sudbury*



*Howletts Garage*



Map 17 Village Gateways



## **Objective Fifteen – New Build, Replacement, Extensions and Infill: All developments to contribute to Lavenham’s distinctiveness, to respect the existing built form, and to deliver high quality design**

*Through this objective, we seek to:*

- 1. Ensure that new development is design-led and responds sensitively and appropriately to site and village context.*
- 2. Adopt a negative policy stance to developments that are generic in appearance.*

There are two policies which sit under this Objective:

Policy LAV 37: Design and Character

Policy LAV 38: Replacement dwellings and infill sites

### **Policy LAV 37: Design and character**

- 1. All development proposals will be expected to preserve and enhance Lavenham’s distinctive character. To achieve this, development proposals should be:**
  - a. The result of a design-led process with respect to a scheme’s location, built-form, choice of buildings materials and density.**
  - b. Informed by the guidance and recommendations contained in Part B of this Plan, the Lavenham Design Guide 2023 (LDG 2023), demonstrating regard has been had to these through the completion of applicable checklists, as provided in chapter 5 of Part B.**
- 2. With respect to layout, height and massing, development proposals should:**
  - a. Not seek to stand out as statement buildings that are seen as being separate from the village, but rather help provide a composite picture of the village where the historic and modern work together in harmony.**
  - b. Respond appropriately to existing strong rooflines (often as a consequence of its relation to the prevailing slope) in the village.**
  - c. Respect the prevailing height and scale of development, in adjacent and nearby locations.**
  - d. Reflect existing densities in neighbouring plots but applying a lower density in edge of settlement locations to ensure an appropriate transition to the countryside.**
  - e. Where new streets are proposed, respond to the local topography and be laid out in gentle curves to provide variety and reveal serial views of the surrounding development, the wider village and the countryside.**
- 3. With respect to the Conservation Area, this means responding sensitively to Lavenham’s vernacular architectural heritage (as described in the supporting text to this policy paragraph 8.5.5) through choice of materials (traditional), height, scale, spacing, layout, orientation and design.**
- 4. With respect to materials:**
  - a. Outside the Conservation Area, choice of materials should complement those on buildings nearby and materials not typical of Lavenham should be avoided.**
  - b. In all locations, where designers are proposing innovative low carbon and Passivhaus construction (see Policy LAV 2), the use of non-traditional materials and techniques are acceptable where the designer can demonstrate the chosen materials do not negatively impact the setting of the conservation area, nearby heritage assets or the village setting.**

5. **With respect to residential development:**
  - a. **Proposals should be designed to reflect traditional house forms found in Lavenham. Contemporary designs will be supported subject to schemes integrating into the local context and are sympathetic to the local character. Standard generic house types which do not enhance the character or respond to the architectural vernacular of the village will not be supported.**
  - b. **Care should be taken to ensure new dwellings or residential extensions do not result in over development of individual plots or out of scale in relation to neighbouring buildings.**
6. **With respect to light pollution, requiring any external lighting schemes to be designed to be the minimum appropriate for its purpose, to be directed downwards to avoid spill up into the night sky and to avoid spillage beyond the area intended to be lit.**
7. **Applicants for major development proposals are required to actively engage in consultation with the Parish Council and the community, via the provision of a development brief - which should have regard to, as applicable, guidance provided in Part B (LDG 2023) and Part C (LCSA 2023), as part of the design process prior to any application being submitted.**
8. **Major residential development proposals (10 dwellings or more) should be accompanied by a Building for a Healthy Life assessment (as updated or equivalent) that demonstrates how a scheme contributes to the quality of Lavenham as a place to live.**
9. **All development proposals are expected to ensure acceptable levels of residential amenity of existing and future occupants of neighbouring properties and future occupiers of the proposal with respect to:**
  - a. **pollution that may arise from the development. This can include noise, smoke, fumes and lighting during construction and occupation**
  - b. **levels of general disturbance arising from the development through activities such as traffic movements to, from and within the site during construction and occupation**
10. **Additionally, whether to neighbouring properties or from neighbouring properties, proposals must not:**
  - a. **lead to unacceptable overlooking (leading to loss of privacy)**
  - b. **result in the obstruction of the immediate outlook of a property; or**
  - c. **lead to unacceptable overshadowing (through loss of daylight and sunlight)**

### **Policy intent:**

8.5.1 To ensure all development proposals are design-led and contribute positively to the built environment character in the parish. As part of this, they should be informed by the recommendations and guidance set out in Part B of this Plan (LDG 2023). For avoidance of doubt, this policy applies to all applications including smaller scale development such as extensions, conversions, alterations and outbuildings (where permission is required).

8.5.2 To ensure applicants follow the principles set out in Building for a Healthy Life when preparing residential schemes. Paragraph 8 in the policy is intended to replace content from Policy D2 in LNP1 in order to reflect the replacement of Building for Life 12 with Building for a Healthy Life.

### **Important context to assist with implementing this policy:**

8.5.3 Please note other policies in the neighbourhood plan area are relevant when considering the design

of a scheme, including LAV 1 (Climate change mitigation and adaptation), LAV 2 (Achieving zero carbon homes standards), LAV 34 (Protecting and enhancing landscape character) and LAV 35 (Defined views).

8.5.4 Part B of this Plan (LDG 2023), chapter 5, includes the checklists below, to assist with the implementation of Policy LAV 37.

<b>Design Guide Checklists</b>	<b>Notes</b>
<i>Sustainable Homes Checklist</i>	<i>Applicable for proposals to build or alter dwellings</i>
<i>Respect Lavenham’s built heritage</i>	<i>Applicable to all proposals which may impact a heritage asset (listed buildings, the conservation area non-designated heritage assets and area of open space which contributes to the setting of a heritage asset)</i>
<i>Strengthen Lavenham’s landscape Character</i>	<i>Applicable to all proposals</i>
<i>Create healthy streets and spaces</i>	<i>Applicable to all proposals</i>

8.5.5 The vernacular architectural heritage is a key contributor to Lavenham’s local distinctiveness. Detail on this is provided in Part B of this Plan (LDG 2023). A partial summary to assist with policy implementation is provided here:

- a) The palette of materials includes timber-framed steep plain tiled roofs and local soft red or white brick occasionally rendered and painted to blend in with the colour-washed local vernacular. Other less common materials include weather boarding and flintwork found as infill panelling on brick buildings. See section 5.2.9 in of Part B for further detail.
- b) The colour palette comprising: orange / red, cream / white and grey / black. In general roof materials of red / orange clay pantiles or black / grey slates should be selected that are darker than walls which should be more neutral in colour, brick and render.
- c) A great variety in roofscape created over a long period of incremental growth where small-scale extensions to original buildings have resulted in a pleasing informal layering of roof pitch and layout. See Section 5.2.8 of Part B for further detail.
- d) Strong rooflines as a consequence of Lavenham’s relation to the prevailing slopes.
- e) Medieval timber-framed plaintile roofed buildings are predominant but the area has many good examples of brick-built, slate roofed Victorian homes and community buildings.
- f) Roof orientation – Roofs are predominantly set parallel to the streets, but there are a number of exceptions where the buildings (or cross-wings) are set gable-on to the street.
- g) Location on plot – in the historic core buildings are sited tight to the back of the pavement, with buildings abutting directly to their neighbours. Further detail is provided in paragraph 5.2.2 of Part B.
- h) Window-to-wall ratios (more wall than window) - Lavenham’s windows and doors are typically constructed in timber. The LDG 2023 recommends that “All new development should have timber windows and door sets and existing uPVC windows should be replaced with timber as they reach their end of life.

8.5.6 Lavenham is a ‘living community’. New development will be scrutinised to ensure that it has regard to the principles and guidance provided in Part B (LDG 2023), contributes positively to the character found within its immediate vicinity, and does not detract from the distinctiveness of its historic core. Part B (LDG 2023) states, in paragraph 5.2.9:

*“All new development should be very well constructed with robust resilient detailing to meet the latest building regulations. But new development is encouraged to go beyond these regulations, in order to mitigate the multiple challenges of the climate crisis. The use of traditional materials and traditional techniques is accepted as being one way of integrating into the setting through paying careful attention to the specific character of Lavenham.”*

8.5.7 Part B also acknowledges that the use of non-traditional materials and techniques can be acceptable, subject to the chosen materials not adversely affecting heritage assets or their setting. Policy LAV 37 clarifies this position in Clause 4.



8.5.8 Due to the local, regional and national importance of Lavenham, Policy LAV 37 requires development briefs (see glossary) to be submitted alongside all major development proposals (see glossary for details) and requires developers to actively consult with the Lavenham community, and specifically with the Parish Council. Development briefs should be guided by the advice provided in Part B (LDG 2023) and Part C (LCSA 2023).

### Building for Healthy Life

8.5.9 Building for a Healthy Life is a government endorsed design code which sets out standards for well-designed homes and neighbourhoods. Building for a Healthy Life has been written in partnership with Homes England, NHS England and NHS Improvement.

8.5.10 The scheme identifies 12 considerations organised across 3 themes which are of key importance when a new proposal is coming forward.

<b>Integrated Neighbourhoods</b>	<b>Distinctive Places</b>	<b>Streets for all</b>
<i>Natural Connections</i>	<i>Making the most of what's there</i>	<i>Healthy Streets</i>
<i>Walking cycling and public transport</i>	<i>A memorable character</i>	<i>Cycle and car parking</i>
<i>Facilities and services</i>	<i>Well defined streets and spaces</i>	<i>Green and blue infrastructure</i>
<i>Homes for everyone</i>	<i>Easy to find your way around</i>	<i>Back of pavement front of home</i>

8.5.11 Further information on Building for a Healthy Life can be accessed here:

<https://www.designforhomes.org/project/building-for-life>



Corner of Water Street and Lady Street



Timber facade of The Priory



Prentice Street



Brent Eleigh Road

## Policy LAV 38: Replacement dwellings and infill sites

1. The replacement of existing dwellings and sub-division of existing residential plots and gardens to create new dwellings will be permitted provided that the proposal:
  - a. incorporates a good quality design which maintains or enhances the character and appearance of existing buildings, the street scene and surroundings;
  - b. conserves or enhances heritage assets in accordance with Policy LAV 33 of this plan;
  - c. does not have an unacceptable impact on the amenities of future occupiers of site or of existing and future occupiers of neighbouring properties (see Policy LAV 37);
  - d. does not impact significantly on the landscape setting or the conservation area.
  
2. Specifically, proposals must provide and maintain adequate:
  - a. private amenity and utility space;
  - b. access and parking, having regard to the Suffolk Guidance for Parking (2019) and Suffolk Design Streets Guide or any successor documents.
  - c. levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other sources of pollution (see Policy LAV 37)

### Policy intent:

8.6.1 Lavenham has an open, rural character with many open spaces that make an important contribution to its character. It is important that infill development does not destroy this essentially open character and does not adversely affect the landscape setting.

### Important context to assist with implementing this policy:

8.6.2 Applicants should refer to Part B of this Plan (LDG 2023) for further advice on infill development. Part B explains that buildings within Lavenham's historic core are typically arranged to enclose and overlook streets and public spaces. Outside the Conservation Area, infill development should be limited to a small number of properties and laid out around an accessible green public open space planted with trees.



Peek Close



Old Station Close

## Chapter Nine: Movement of people and vehicles

This chapter includes three planning policies, which sit under Theme Four and are intended to help deliver Objective Sixteen. Objective Seventeen also sits under this theme, although there are no planning policies helping in its delivery. Four community initiatives will help to deliver Objective Seventeen.

### **Objective Sixteen – Challenges within the Settlement Boundary: To support measures that address challenges relating to: traffic volumes; oversized and heavy vehicles; obstructed and inadequate pedestrian routes; and inadequate provision for cyclists.**

*Through this objective we seek:*

- 1. All development proposals in Lavenham parish both to include assessments of their predicted impacts on our congested village centre, and to identify measures to mitigate negative impacts.*
- 2. Engagement with district and county council planners to obtain similar assessments of developments in other locations for their impacts on Lavenham village centre (Community Initiative 4.5).*
- 3. All developments to include adequate infrastructure for non-motorised users.*
- 4. Opportunities to improve the quality of routes for non-motorised users.*
- 5. Opportunities to improve parking provision for mobility impaired people.*

There are three policies which sit under this objective sixteen:

Policy LAV 39: Traffic movement in the village centre

Policy LAV 40: Planning for active travel

Policy LAV 41: Development and parking for motorised vehicles

### **Policy LAV 39: Traffic movement in the village centre**

- 1. Development proposals coming forward in the parish should include assessments of their additional traffic movements and additional on-street parking usage, and the likely resulting impact on the village centre in terms of road safety and residential amenity (including associated village street scene environment and congestion issues). Reference should be made to the Suffolk Guidance for Parking (2019) or any successor document.**
- 2. Any significant development proposals should include a Transport Statement or Assessment, setting out and addressing all highway and transport related matters including mitigation where required.**
- 3. Proposals without the above assessments may not be supported, and those likely to have residual (following mitigation measures) unacceptable impacts on road safety and residential amenity will not be supported.**
- 4. To be supported proposals must: either mitigate their impact through on-site measures; or, where appropriate, contribute towards the implementation of Lavenham Village Core public realm enhancements; or must demonstrate that there will be no adverse impact on the village centre.**



## Policy intent:

9.1.1 To ensure the adverse impacts of motor vehicles on the village centre are fully recognised and appropriately mitigated.

## Important context to assist with implementing this policy:

9.1.2 Lavenham is located on the A1141, a through route from Bury St Edmunds to Hadleigh. The village centre suffers from traffic congestion. Due to the narrow streets and extent of on-street parking along the High Street it is often only possible for traffic to flow in one direction at a time. Particularly difficult problems arise when heavy goods vehicles (HGVs) pass through.

9.1.3 Traffic congestion in Lavenham village centre adversely impacts on the pedestrian environment, residential amenity and the setting on its historic core. Furthermore, the vibrations from heavy traffic risks damage to the structure of the historic buildings.

9.1.4 Much of the traffic is generated from outside the parish and it falls outside the scope of a neighbourhood plan to address this. It is within the influence of a neighbourhood plan, however, to ensure development schemes which come forward in the Plan area are assessed for their impact on the congested village centre.

9.1.5 Part B of this Plan (LDG 2023) comments that streets should be designed to address more than traffic capacity. It advises that street design should be aimed at delivering economic benefit, quality of place, safety and public health, ease of movement and inclusive access:

*“Development proposals and highway works (both capital and maintenance) should be shaped by the road user hierarchy principles where the needs of pedestrians are considered first and are prioritised over service vehicles and private cars. This aligns with Lavenham’s ambition to address climate change by prioritising sustainable and healthy travel.”* (Section 5.2.15)

9.1.6 Part B advises as well that a Movement Study should be undertaken, which should consider measures to reduce congestion, traffic speed and the dominance of vehicles. The study should develop public realm improvements that will protect and enhance Lavenham’s historic setting (Section 4.2.1).

## Policy LAV 40: Planning for active travel

1. **Development proposals will be expected to enable and facilitate active travel. This means:**
  - a. **Provision of safe and attractive paths and routes within the development site suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter. These should be designed to link up easily with existing pedestrian networks outside the development site, and to follow desire lines where practically possible in terms of accessing the village centre and other key services (such as schools, community centres and medical facilities).**
  - b. **Provision of safe and attractive routes for cyclists (including electric bike users) linking up, where practical to do so, with any existing cycle network within the village.**
  - c. **Designing streets in a way that encourages low vehicle speeds and allows them to function as social spaces, thereby contributing to the quality of the built environment.**
  - d. **Providing adequate storage space for mobility scooters and similar aides, and secure cycle storage, having regard to guidance in the Suffolk Guidance for Parking (2019) or any successor document.**

## Policy intent:

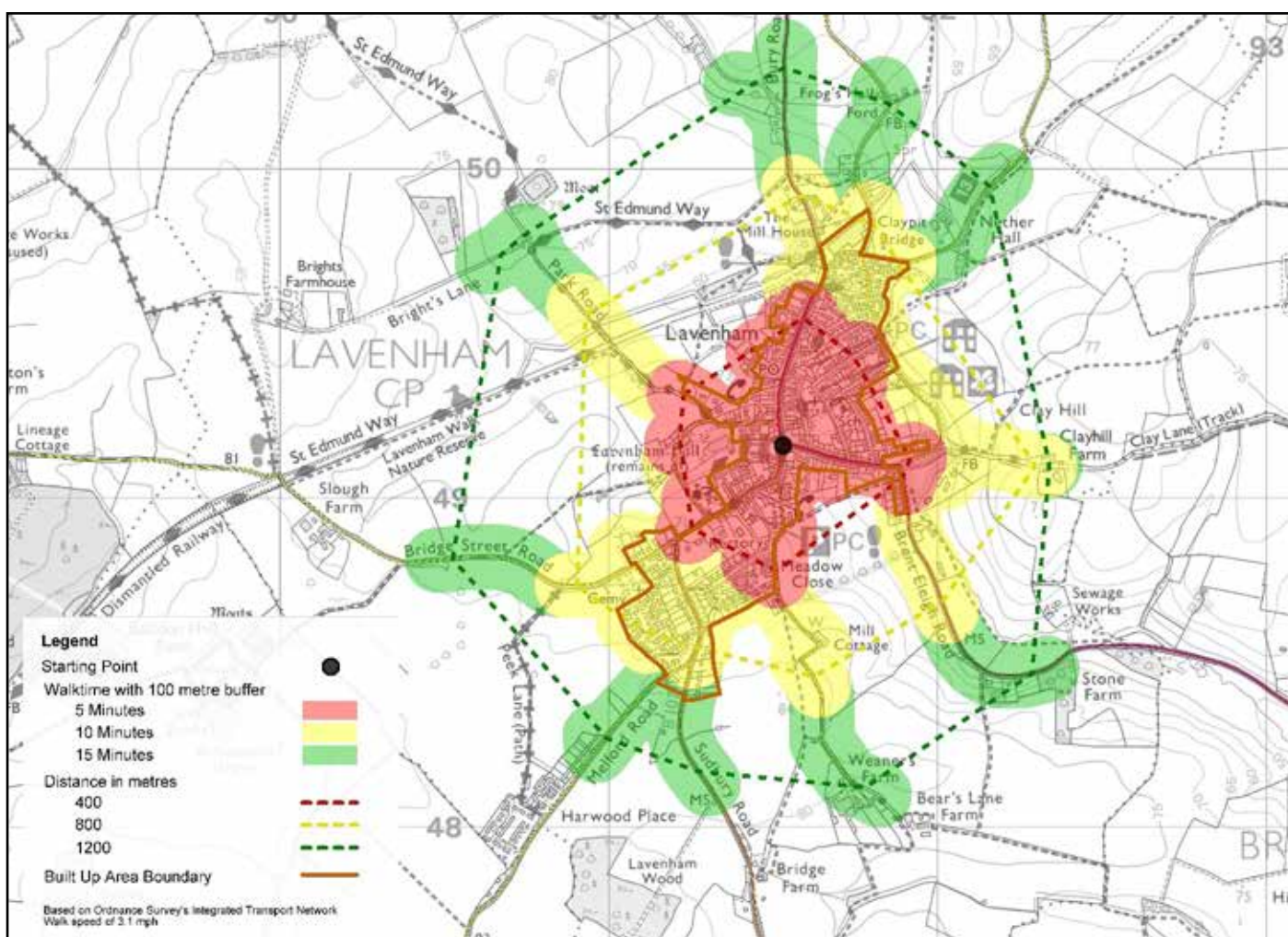
9.2.1 To ensure new development incorporates infrastructure to enable residents and users to use non-motorised forms for transport when moving in and around the village.

## Important context to assist with implementing this policy:

9.2.2 As stated under Theme One, achieving net zero carbon status is not just about the technical specifications in the design of our homes and buildings. It is also about how our homes and buildings help parish residents to reduce their carbon footprint in everyday activities such as working, shopping and meeting friends and family. Lavenham is a relatively compact settlement with shops and services focused on the village centre. This provides plenty of opportunities for active travel, which it is important that new development is designed to facilitate as much as possible.

9.2.3 Part B of this Plan (LDG 2023) provides further advice on designing streets which encourage low vehicle speeds and allows them to function as social spaces.

9.2.4 This policy is supported by Map 18 which shows the walk time areas for a range of times and distances from the junction of the High Street and Water Street.



Map 18 Walktime areas for a range of times and distances





Historic Architecture of Lavenham



## **Policy LAV 41: Development and parking for motorised vehicles**

- 1. Where relevant, development proposals will be expected to include adequate off-street provision (including electric vehicle charging capability) to meet any increased parking needs arising from the proposal. All parking should be provided in line with Local Plan requirements and have regard to the guidance set out in the Suffolk Guidance for Parking (2019) or any successor document.**
- 2. Where development proposals involve the creation of new streets, the Lavenham Design Guide 2023 and the Suffolk Design Streets Guide should be referenced. A design and landscape-led approach should be taken to accommodating any likely need for associated on-street parking. This means allowing for plenty of trees and planting to balance the visual impact of parked cars.**
- 3. Where development proposals involve the creation or reconfiguration of public realm spaces which also includes public parking, this should provide for safe and secure parking of bicycles as well as motorised vehicles. It is crucial that open space, landscaping and public parking elements are designed to relate well to each other, making full use of landscaping opportunities to soften the visual presence of vehicles and avoid the Lavenham street scene being dominated by motor vehicles.**
- 4. Where new areas of off-street parking are being provided, opportunities to manage surface water run off should be taken, in line with Policy LAV 6, and through incorporating permeable surfaces and green infrastructure wherever feasible.**

### **Policy intent:**

9.3.1 To take full account of the needs of those dependent on motorised vehicles for moving in and around the village whilst ensuring the adverse impacts of motor vehicles are fully recognised and appropriately mitigated.

9.3.2 Policy LAV 11: Sustainable work and life patterns in Lavenham, under Objective Seven, addresses the need for charging facilities for electric vehicles and the need for secure parking facilities for bicycles for non-public realm schemes.

### **Important context to assist with implementing this policy:**

9.3.3 Part B of this Plan (LDG 2023) provides further guidance on parking in section 5.2.4, and Paragraph 2 in Policy LAV 41 accords with healthy streets and spaces checklist 4 (Part B page 80).

9.3.4 Reflecting the national priority to decarbonise the transport sector, the Building Regulations: Part S includes requirements for EV charging infrastructure in all new homes.

9.3.5 This neighbourhood plan does not seek to offer solutions for parking, or movement of people and vehicles more generally, but it does offer a framework in which consideration of these matters could take place. The Parish Council has set up a Traffic Working Party to consider some of these issues.

## **Objective Seventeen – Parking: To support measures that manage the demand for on-street and public parking spaces, and that use most efficiently the current and potential supply of parking spaces.**

There are no planning policies which sit under this objective. But the following Community Initiatives are linked to Objective Seventeen:

- 4.6 – Employee Parking
- 4.7 – Coach Parking
- 4.8 – Residents and Visitors Parking
- 4.9 – Residents Parking Off-Street

All Community Initiatives are detailed in Chapter Ten.



# Chapter Ten: Community Initiatives

## Introduction

*“The challenge of entirely eliminating carbon emissions within the current generation requires rapid, far-reaching and unprecedented changes in all aspects of society, and must therefore inform the background to policy formation across all policy areas in your Neighbourhood Plan.”*

From Neighbourhood Planning in a Climate Emergency

10.1 The long-term effects of human intervention in the Earth’s climate must be urgently addressed. Fundamentally we need to move from mitigation to change and adaptation. In 2022 38% of global energy-related greenhouse gas emissions are attributable to the built environment. Climate change isn’t just hotter weather. Warmer temperatures also mean there’s more moisture in the air, which means more severe storms and flooding.

10.2 Currently our global production model is to Take, Make and Dump. We need to turn this cycle into a positive feedback loop where there is no such thing as rubbish. Sustainable design is about mitigating negatives (making things less bad), while Regenerative design is about striving for positive impacts and taking long term responsibility. Decarbonising our society will require our transport and heating systems, currently largely reliant on fossil fuels, to be electrified.

10.3 Further to the 2021 community consultation process, undertaken during preparation of the revised LNP2, there are many new initiatives and suggestions that contribute to this change. While they are distinct from planning policy, they form an essential part of our vision for the village. These serve to offer a framework for future action by the community in collaboration with the Parish Council.

10.4 The Community Initiatives set out in this document follow-on from Projects described in LNP1. These Projects related to issues of concern to be addressed in 2016. LNP1 explained that their implementation could have an important bearing on the quality of life for Lavenham’s residents.

10.5 The LNP1 Projects are listed in Appendix A5. Their progress is outlined and, where these occur, their links to Community Initiatives in this document (LNP2) are identified.

10.6 The LNP2 Community Initiatives are described below, grouped under our four main themes, and listed within themes under the objectives to which they relate.

## Theme One – Responding to the climate change emergency

**Objective One – New Build Energy Standards: All new build to meet rigorous energy efficiency standards and to achieve low carbon heating in order to minimise carbon emissions.**

***Community Initiative 1.1 – Carbon Zero: Support research and education programmes to measure and explain the village’s carbon footprint.***

10.7 The Parish Council actively supports the decarbonisation of our energy supply and the implementation of the highest building standards that relate to energy efficiency, water conservation, insulation and onsite energy production both for new-builds and existing buildings. This will also lower energy bills. Part B (the Lavenham Design Guide 2023) provides further information on retrofitting traditional and newer buildings to improve their carbon performance.

**Objective Two – Upgrading Existing Buildings: Lavenham will be a beacon for upgrading existing buildings (including historic buildings).**

***Community Initiative 1.2 – Upgrading of existing buildings: Provide and disseminate guidance (including examples of local successful projects) on retrofitting both historic and modern buildings to improve their carbon performance***



**Objective Three – Renewable Energy Infrastructure: To support new renewable energy infrastructure in Lavenham.**

*Community Initiative 1.3 – Renewable Energy: Work with stakeholders and local landowners to pursue community low-energy/renewable energy infrastructure*

10.8 The use of heat pumps and solar panels is encouraged along with measures to reduce overheating in increasingly hot summers.

**Objective Four – Flood Events: To minimise and improve our ability to deal with flood events.**

*Community Initiative 1.4 – Flooding and Water Management:*

- a. *Work with the lead local flood authority (Suffolk County Council) –*
  - *to formulate and implement a flood management plan that improves resilience of existing infrastructure, encourages sustainable drainage solutions, and protects green infrastructure and other assets (including the Water Street medieval culvert) where they are key to minimising future flood risk*
  - *to improve water quality in Lavenham Brook, particularly by upgrading treatment facilities for recycling water into the Brook*
- b. *Appoint and train a volunteer community flood warden and acquire flood signage that can be quickly and easily deployed.*

10.9 Currently, Lavenham Brook is polluted with phosphates and sewage discharge. This initiative will support improved maintenance of the waterway, in order to mitigate against flooding, to increase biodiversity and to ensure a healthy water environment.

**Objective Five – Extreme Weather Events: To improve our ability to cope with, and to mitigate the effects of, future extreme weather events.**

*Community Initiative 1.5 – Extreme Weather Events:*

- a. *Promote tree planting in places where shading against extreme heat would be useful, and improved insulation in properties poorly protected against extreme cold.*
- b. *To work with Babergh’s Climate Change Officer and/or Environmental and Climate Change Task Force and other stakeholders such as Suffolk County Council and the Environment Agency, to identify green infrastructure assets that have a significant role to play in managing rainwater and environmental cooling.*

**Objective Six – Biodiversity Networks: To strengthen and extend Lavenham’s biodiversity networks.**

*Community Initiative 1.6 - Wilding and Tree Planting:*

- a. *Support Wilding schemes that enable increased biodiversity, including tree and hedge planting.*
- b. *Support re adoption of areas that serve as nature reserves, and work with stakeholders to improve the amenity and diversity of those spaces.*

10.10 Dyehouse Field Wood is an exemplary project that has created a new area of diverse woodland. Further initiatives will be supported, in order to increase the area of tree and hedge coverage – which is recognised as assisting climate mitigation and improving biodiversity.

**Objective Seven – Carbon Footprints: To develop infrastructure that enables our residents, workers and visitors to lower their carbon footprint.**

*Community Initiative 1.7 – Electric Vehicle Charging: Open more electric vehicle charging points as demand increases.*

10.11 The Parish Council recognises the challenge of meeting the Government's 2030 target to reduce our use of fossil fuels and to introduce electric cars. This will have a profound effect on our infrastructure and habits – which will need careful integration and management to ensure that all residents have access, and that the installations are sensitively integrated into the village.

*Community Initiative 1.8 – Promoting a 'Circular' Economy: Explore options for localised sharing of resources – such as a village composting programme, a village store for reclaimed building materials, and a village seedbank.*

10.12 The implementation of a village wide composting and recycling programmes would minimise waste collection, and so reduce resource use and pollution. Setting up a building materials store, tool library and repair café which acts as a resource for reclaimed materials that can be deposited and re-used by residents, would have a similar benefit – as would setting up a seedbank to collect and share seeds, in order to promote growing and bio-diversity.

*Community Initiative 1.9 – Drinking Water Points: Explore options for setting up a network of public drinking water points.*

10.13 The village has a network of historic water pumps. This suggests that drinking water points could be installed across the village to reduce the need for plastic water bottles.

## **Theme Two – A flourishing community, sustainable and resilient**

**Objective Eight – Settlement Boundary: To retain Lavenham's sense of place, scale and physical coherence as a vibrant village.**

*Community Initiative 2.1 – Sense of Place: Support research and education programmes that explore how a sense of place develops, and the factors that can enhance or diminish this sense over time.*

10.14 This Neighbourhood Plan includes a Spatial Strategy for Lavenham, which defines the village's settlement boundary. This is considered necessary, but almost certainly not sufficient, in order to retain a sense of place. Other conditions may also need to be satisfied, in order to retain this sense.

**Objective Nine – Housing: All changes to our housing stock to contribute towards making our community more resilient and balanced.**

*Community Initiative 2.2 – Affordable Housing: Support another Affordable Housing scheme, following on from the Community Land Trust's successful Peek Close project.*

10.15 The Lavenham Community Land Trust aims to provide well designed, high quality and energy efficient affordable homes. It also provides other community assets to help employment, skills and to help our community remain sustainable. It is actively looking for new opportunities within the village.

**Objective Ten – Open Spaces and Outdoor Activities: To safeguard and improve our open spaces and opportunities for outdoor recreation activities.**

*Community Initiative 2.3 – Footpaths and Byways:*

- a. Identify opportunities to improve Lavenham's network of footpaths, including on roads where footways are not provided, and work with landowners to secure these improvements, in order to enhance non-vehicular routes around the village, and thereby to enable safe access and increased mobility.*
- b. Working with the highway authority, downgrade those 'byways open to all traffic' to 'restricted by-ways', in order to stop unsuitable vehicles from using footpaths.*

10.16 The Parish Council continues to support the extensive network of statutory footpaths, sections of which form part of the long-distance St Edmund's Way as well as the Lavenham Walk. This will ensure continuity of safe access for the public as well as encouraging biodiversity of flora and fauna.

10.17 An expanded footpath network would help to keep pedestrians safe from vehicle traffic, particularly on those roads where footways are not provided. Any 'lost' footpaths should be restored.

10.18 Possible new footpaths/footways include:

- a) Melford Road/Green Willows
- b) Preston Road, from Lower Road to connect with the riverside footpaths;
- c) In Bridge Street Road from Church Street to the Cemetery (by narrowing the vehicle carriageway)
- d) To/from Lavenham Studios on Brent Eleigh Road, and footpath to Bears Lane Farm

***Community Initiative 2.4 – Market Place: Bring forward environmental improvement plans for Market Place, to create a high-quality public space that is commensurate with the quality of its historic townscape.***

**Objective Eleven – Community Facilities and Infrastructure: Our 'core village' hub of shops, services and community infrastructure will continue to meet user needs – of local residents, workers and visitors, and of users from our hinterland villages.**

***Community Initiative 2.5 – Assets of Community Value: Apply to designate as an ACV Lavenham GP Surgery, and consider applying to designate other buildings of importance to the community, as the need arises.***

**Objective Twelve – Local Economy and Employment: to encourage local employment, in tourism and other sectors, and working from home.**

***Community Initiative 2.6 – Visitor Education and Cultural Provision: Encourage visitor attractions (National Trust, Little Hall, Church, etc.) to work together to provide visitor information and create educational initiatives.***

10.19 If the opportunity arises, development of a new village museum should be encouraged.

***Community Initiative 2.7 – Small Businesses: Support new infrastructure for small businesses in Lavenham – including premisses, parking provision, public access and IT.***

***Community Initiative 2.8 – Friends of Lavenham Airfield (FOLA): Support the work of FOLA in preserving the legacy of Lavenham Airfield.***

***Community Initiative 2.9 – Events Programme: Keep up-to-date, co-ordinate and publish a Lavenham programme of events.***

## **Theme Three – Protecting our heritage and landscape**

**Objective Thirteen – Conservation and Enhancement: To protect Lavenham's heritage and special landscape characteristics, for future generations to treasure and enjoy.**

***Community Initiative 3.1 – Stewardship of Heritage Assets: Support research and education programmes that develop and share best practice in the stewardship of heritage assets.***

10.20 The Parish Council believes that preservation of Lavenham's historic core and conservation of its surrounding countryside are pre-requisites to the village's economic and cultural prosperity. Their sustainability is critical to ensure the built and natural environments and the community continue to thrive.



10.21 The Parish Council actively supports the conservation and improvement of the existing countryside hedgerows and small areas of woodland, some of which are of biodiversity and historic value, and all of which are essential elements in the Lavenham landscape.

***Community Initiative 3.2 – Non-Designated Heritage Assets: Compile a definitive list of the village’s Non-Designated Heritage Assets.***

***Community Initiative 3.3 – Green Spaces:***

- a. ***Continue to maintain existing green spaces, and take opportunities to create new green spaces, which offer amenity for residents/visitors and support biodiversity.***
- b. ***Explore the provision of composting toilets (in locations where regular toilets would not be appropriate, such as First Meadow), to improve resident/visitor amenity.***

***Community Initiative 3.4 – Verges and Mowing: Review best practice in creating walkable and safe verges, which also allow wildlife to flourish.***

10.22 Mowing frequencies can be reduced, and dead wood can be left to encourage invertebrates.

***Community Initiative 3.5 – Allotments and Community Growing:***

- a. ***Identify potential new allotment sites, and work with landowners to secure new allotment provision.***
- b. ***Support new sites providing plots for larger projects that create opportunities for community food growing initiatives.***

***Community Initiative 3.6 – Community Facilities: Take opportunities to enhance the viability of any community facility, and to provide additional recreation and other facilities.***

10.23 Possible new scheme: an equipped Play Area at Harwood Place.

***Community Initiative 3.7 – Formalise and raise the profile of the Parish Council’s ‘Keep Lavenham Tidy’ schemes, in both the village and its surrounding countryside.***

**Objective Fourteen – Village Gateways: To respect, and strengthen, the distinctiveness and sense of arrival at our village gateways.**

10.24 Part C of this Plan (Lavenham Landscape Character & Sensitivity Assessment 2023) provides an understanding of Lavenham’s ‘sense of place’ and points to a number of critical areas of concern, such as the adverse effect of new development on the entrances to the village, and the threats to the ‘defined views’ in and out of the village from surrounding land.

10.25 It suggests ways of mitigating and managing changes to the landscape, for example by using trees to enhance the entrance routes into the village, providing additional woodland cover, replacing lost hedgerows, and the removal of invasive species. These objectives will also provide better biodiversity and contribute to Lavenham’s Climate Change aims.

**Objective Fifteen – New Build, Replacement, and Infill: All developments to contribute to Lavenham’s distinctiveness, to respect the existing built form and to deliver high quality design.**

10.26 Part B of this Plan (Design Guide 2023) advises on proposed development at all scales, including new build and adapting older and historic buildings for modern living. In pursuit of Objective Fifteen above, proposals are guided to respect Lavenham’s unique built and natural environment – leading to better quality, locally distinctive, sustainable schemes.

10.27 Chapter 5 of Part B offers advice and checklists. Relating to proposals for sustainable homes Checklist 1. For respecting Lavenham’s built heritage Checklist 2. Complementing Part C of this Plan (the LCSA 2023 - see paragraphs 10.24 and 10.25 above), Part B offers additional advice and Checklist 3 for strengthening Lavenham’s landscape character, where development is proposed at the edges of Lavenham. Also, for creating healthy streets and spaces see Checklist 4.

## Theme Four – Movement of people and vehicles

**Objective Sixteen – Challenges within the Settlement Boundary:** To support measures that address challenges within Lavenham’s settlement boundary relating to: traffic volumes; oversized and heavy vehicles; obstructed and inadequate pedestrian routes; and inadequate provision for cyclists.

*Community Initiative 4.1 – Speed Limit: In conjunction with the highway authority (Suffolk County Council), design and implement 20mph speed limit in Lavenham’s central area.*

*Community Initiative 4.2 – Safe Crossings: In conjunction with the highway authority, provide pedestrian safe crossings at key locations (High Street, Bears Lane and First Meadow entrance, for example).*

*Community Initiative 4.3 – Heavy Goods Vehicles: In conjunction with the highway authority, consider options for further restrictions on heavy goods vehicle traffic through Lavenham.*

*Community Initiative 4.4 – Cycle Parking: Provide more cycle parking, encouraging residents and visitors to travel by bike rather than car – noting also the increasing popularity of electric bikes and the requirement for mobility scooters.*

10.28 The Parish Council will work with the highway authority to reduce traffic dominance, improve safety and provision for cyclists, enable easier access for young people and those with visual and mobility impairments, and facilitate the provision of seating and street trees. A Lavenham ‘Movement & Car Parking Strategy’ will be formulated.

*Community Initiative 4.5 – Village Centre Congestion Impact Assessment: Engage with district and county council planners to obtain assessments of developments in other locations for their impacts on Lavenham village centre.*

10.29 Development proposals coming forward in Lavenham should include assessments of their predicted impacts on our congested village centre, and to identify measures to mitigate negative impacts. But some proposals coming forward in other Babergh parishes could also have congestion impacts on Lavenham village centre.

**Objective Seventeen – Parking:** to support measures that manage the demand for on-street and public parking spaces, and that use most efficiently the current and potential supply of parking spaces.

*Community Initiative 4.6 – Employee Parking: Reconsider Business Owner and Employee Parking schemes (separate from public car parks).*

*Community Initiative 4.7 – Coach Parking: Reconsider Out of Village Coach Parking.*

*Community Initiative 4.8 – Residents and Visitors Parking: In conjunction with the highway authority and Babergh District Council, consider options for the provision and regulation of parking on-street, and of parking off-street in car parks open to the public.*

*Community Initiative 4.9 – Residents Parking Off-Street: Encourage where possible the provision of parking/EV recharging spaces on private hard-standing within the curtilage of dwellings (thereby avoiding the use of electric vehicle charging cables on-street).*

10.30 Babergh District Council owns the two largest public car parks in Lavenham (at the Cock Horse Inn, off Church Street, and at Prentice Street), although these are operated on its behalf by the Parish Council. The Parish Council owns and operates a smaller public car park (at Water Street).

10.31 Babergh & Mid Suffolk Councils have adopted a long-term Parking Strategy, which aims to achieve the appropriate level of parking provision and better parking experience, and to support economic growth and sustainable modes of travel. The Parish Council is engaging with the District Council in relation to aspects which affect Lavenham.

10.32 The highway Authority (Suffolk County Council) is responsible for on-street parking. Options for regulation include parking time limits and residents parking schemes.



*High Street 2023*



*Historic view down High Street 1924*



# Chapter Eleven – Plan Monitoring

11.1 The Neighbourhood Plan adopted in 2016 (LNP1) received wide support and approval from the Lavenham community. The referendum vote was 92.5% in favour. And when asked in 2021 whether, taking all its policies and projects together, LNP1 has been good for Lavenham, 77% responded YES.

11.2 Complete information on the delivery of LNP1 is not available. The Neighbourhood Plan Revision Group wish to make sure that it will be possible to monitor the delivery of Lavenham's second plan (LNP2). Two new processes are required to achieve this aim.

## **First process:**

11.3 Babergh District Council (BDC) consults Lavenham Parish Council (LPC) about every Lavenham planning application. LPC established in 2023 a continuous record of:

- a) the recommendations it makes to BDC about approval or rejection of these planning applications;
- b) and whether these recommendations are agreed or rejected by BDC.

11.4 The spreadsheet tool will be extended to include the part played by the Neighbourhood Plan in formulating its recommendations. This will create a continuous record as part of the normal minute keeping. Over time this approach will create a data base providing a rich picture of decision making and the role of the Neighbourhood Plan in recommendations on planning applications.

## **Second process:**

11.5 LNP2 includes many Policies and Community Initiatives. LPC plans to set up a small LNP2 Audit User Group of some councillors and other Lavenham residents. This Group would take on the task of developing an evaluative framework for each of the policies, community initiatives and other 'opportunities' arising from the plan, by undertaking three specific tasks:

- a) Identify delivery programmes and timescales for Community Initiatives and other 'opportunities', through joint work with the organisation or team of volunteers that takes on each 'project' (where this has not already been agreed).
- b) Identify appropriate milestones and longer-term outcomes for each LNP2 Objective, in consultation with other Lavenham Parish Councillors.
- c) Draft an annual Audit User Group Evaluation Report (AUGER) for LPC on delivering LNP2, including:
  - A review of LPC's use of LNP2 Policies in the preceding 12 months – in particular, to formulate recommendations on whether Lavenham planning applications should be approved or refused
  - A 12-month progress review of Community Initiatives and other opportunities, with recommendations for future delivery timescales
  - A 12-month review of LNP2 Objectives against milestones and longer-term outcomes, with recommendations on next steps to progress each Objective

11.6 Neighbourhood plans are important because they are integral parts of the statutory planning framework in this country. Each plan also matters as it provides a vehicle for local people to have an active say in what they want to see happen to their area, arising from planning decisions. To do this effectively, access to up-to-date and accurate information on planning matters is needed. The AUGER process described above would provide a structured approach for monitoring the progress of reviewing, and thereby helping to deliver, LNP2.

# Glossary

## Affordable Housing

Defined in the NPPF 2023 as: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

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

**b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

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

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

## Babergh District Council

The district within which the parish of Lavenham sits.

## Babergh Core Strategy

The Babergh Core Strategy was adopted in 2014. It replaced many of the policies in the Babergh Local Plan (2006) The Core Strategy and the 2006 Local Plan were replaced in 2023 by Part 1 of the new Joint Local Plan for Babergh and Mid Suffolk districts.

## Babergh & Mid Suffolk Joint Local Plan (BMSJLP)

The BMSJLP, known as the Joint Local Plan (JLP). The document provides a strategy for growth across the two districts. It sets out what and where development will take place up to the year 2037.

Part 1 of the JLP (JLP1) was made (adopted) in November 2023, and Part 2 will be completed at a later date. JLP1 is now part of the statutory development plan for the two districts. This means it is being used to determine planning applications.

## Built-Up-Area-Boundaries (BUABs)

These identify the areas in the District of primarily built form, rather than countryside.

## Catchment Area

An area of land that serves to catch water. The Environment Agency has defined catchment areas for main rivers.

## **Community Infrastructure Levy (CIL)**

CIL is a mechanism which allows Local Authorities to levy clear and unambiguous costs on developers to fund infrastructure development.

### **Class B2**

One of the Use Classes defined in the Use Classes Order for England: Class B2 means General Industry.

### **Class B8**

One of the Use Classes defined in the Use Classes Order for England. Class B8 means storage and distribution.

## **Climate Emergency**

A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.

## **Community-led developments (NPPF, December 2023, Annex 2)**

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

## **Community Land Trust (CLT)**

A non-profit organisation that develops and manages assets in perpetuity on behalf of the community. Primarily used for owning and managing local needs housing.

## **Development Brief**

A document that usually deals with specific ideas/requirements for the development or redevelopment of a particular site.

## **Development Plan**

Section 38 of the Planning and Compulsory Purchase Act 2004 defines “development plan”. It includes adopted local plans and adopted neighbourhood plans. The development plan provides the basis for the determination of planning applications.

## **Development Proposal**

The Town and Country Planning Act 1990 (as amended) defines development as meaning “the carrying out of building, engineering, mining or other operations in, on, over or under land, or the marking of any material change in the use of any buildings or other land”. Very broadly speaking this covers two types:

i. building works normally undertaken by a builder (although it does not include works to the interior of a building or which do not materially affect the external appearance of a building).

ii. a change in how a building or area of land is used (e.g. a dwelling being changed to a shop).

When the term “development proposal” is used in this document it could include any type of development (e.g. office, retail, residential, community building etc).

Development does not always require planning permission. In some cases (for example, many types of householder applications such as loft conversions and small extensions) development will be permitted under national permitted development rights. There is a range of exclusions which apply to permitted development rights including for sites located in the conservation area. The Planning Portal contains a number of mini-guides on popular projects which householders can refer to <https://www.planningportal.co.uk>



## **Exception sites for community-led development (NPPF, December 2023, paragraph 73)**

These are sites that would not otherwise be suitable as rural exception sites, and should:

- be on land which is not already allocated for housing
- include one or more types of affordable housing – a proportion of market homes may be allowed on the site at the local planning authority's discretions, for example where essential to enable the delivery of affordable units without grant funding
- be adjacent to existing settlements, proportionate in size to them – that is, not be larger than one hectare in size or exceed 5% of the size of the existing settlement
- not comprise the protection given to areas or assets of particular importance in this Framework
- comply with any local design policies and standards

### **First Homes:**

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

[Source: https://www.gov.uk/guidance/first-homes](https://www.gov.uk/guidance/first-homes)

### **Fluvial Flood**

Flooding from rivers or the sea.

### **Historic Core**

An area that includes the Lavenham Conservation area and beyond to include the historic features of Lavenham and their setting.

### **Lavenham Brook**

Lavenham Brook flows from Cockfield to Lavenham, along the eastern edge of the village (adjacent to Lower Road), through the Recreation Ground and then follows the direction of the Brent Eleigh Road (A1141) towards Monks Eleigh.

Lavenham Brook is classified as a main river. This means the Environment Agency (EA) has responsibility for managing flood protection from it. The EA has permissive powers to carry out maintenance, improvement or construction work on main rivers to manage flood risk. Lavenham Brook is part of the River Brett main river system and is often referred to locally as the River Brett (including on Ordnance Survey maps).

### **Lavenham Brook Water Framework Directive catchment area**

This is geographic area around the Lavenham Brook known also as the Lavenham Brook Water Body. The extent can be viewed here:

<https://environment.data.gov.uk/catchment-planning/WaterBody/GB105036040770>

The Lavenham Brook collects water from areas in the catchment area.

### **Lavenham Design Guide (LDG)**

A document prepared in 2023 to support LNP2. The Design Guide focuses on the built environment and provides guidance and illustrations on how to keep new buildings within the spirit of Lavenham. It has been incorporated as Part B into LNP2.

### **Lavenham Landscape Character & Sensitivity Assessment (LCSA)**

A document initially prepared in 2015 to support LNP1 and subsequently updated in 2023 to support LNP2. It is an evidence-based resource to help protect sensitive areas of the parish (in landscape terms), and where development

is allowed to come forward, to promote context-sensitive design responses. It has been incorporated as Part C into LNP2

### **Lavenham Neighbourhood Plan 1 (LNP1)**

Part of the statutory development plan, Lavenham Neighbourhood Plan 1 was adopted in 2016. It will remain in place until Lavenham Neighbourhood Plan 2 is adopted by Babergh and Mid-Suffolk District Council's.

### **Lavenham Neighbourhood Plan 2 (LNP2)**

This document. Once adopted this document will be part of the statutory development plan in Lavenham.

### **Lead Local Flood Authority (LLFA)**

A name given to an organisation who has lead responsibility for reducing the risk of flooding from surface water, ground water and ordinary watercourses and to work closely with other organisations. Suffolk County Council is the Lead Local Flood Authority (LLFA) across Suffolk.

### **Local Plan**

A plan for the future development of a local area, drawn up by the local planning authority. In Lavenham's case, this is Babergh District Council.

### **Major Development (NPPF, December 2023, Annex 2)**

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

### **National Planning Policy Framework (NPPF)**

The NPPF sets out the government's planning policies for England and how these are expected to be applied. LNP2 must be appropriate having regard for the policies in the NPPF. The NPPF was last revised by government in December 2023.

### **Neighbourhood Plan 2021 Questionnaire**

The residential questionnaire distributed to all households in 2021 for the purpose of informing LNP2.

### **Non-traditional Buildings**

Non-traditional buildings are generally defined as those built after 1919.

### **Open Book Financial Appraisal**

Open book assessment of viability: Where the applicant shares in confidence with the local planning authority and, where appropriate Lavenham Parish Council (as a statutory consultee) the assumptions that have been used in determining development viability.

### **Permitted Development / Permitted Development Regime**

Development does not always require a planning application. For example, many types of householder applications such as loft conversions and small extensions will be permitted under national permitted development rights. Some exclusions which apply to permitted development rights including for sites located in the conservation area.

Some types of permitted development (including some changes of use and the erection of new agricultural buildings) require prior approval. This means the developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed.

Permitted development rights are subject to change and were last amended by Government in 2021. To receive formal confirmation of whether a development type is permitted development, an application for a certificate of lawful development can be submitted to Babergh and Mid-Suffolk District Council.

## Referendum

A Neighbourhood Planning Referendum is held once the Local Planning Authority (Babergh District Council) has formally decided that a draft Neighbourhood Plan (LNP2) meets the 'basic conditions'. The LNP2 Examiner has concluded that, subject to her recommended modifications, the draft LNP2 does meet these basic conditions. A person who lives in Lavenham Parish, and who meets the eligibility criteria to vote in local elections in Lavenham, is entitled to vote in the LNP2 Referendum. If a majority of those who vote are in favour of the draft LNP2, then it will be made (adopted) by BDC.

## Regulation 14

This refers to Regulation 14 in the Neighbourhood Planning (General) Regulation 2012 (as amended). Regulation 14 requires the draft neighbourhood plan to be the subject of a pre-submission consultation before it is submitted to the local authority for independent examination. It includes specific requirements on how the consultation should be undertaken.

## Rural Character Areas

A term given to seven areas of land surrounding Lavenham Village in the Lavenham Landscape Character & Sensitivity Assessment 2023.

## Rural exception sites (NPPF, December 2023, Annex 2)

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

## Strategic Flood Risk Assessment (SFRA)

The government requires local planning authorities to produce Strategic Flood Risk Assessments for their area. The purpose of the SFRA is to ensure flood risk is fully understood when making decisions about the design and location of development and flood risk management features and structures.

## Statutory Development Plan

The Development plan is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.

## Suds Management Train

Also referred to as a treatment train, a Suds management train is a term used to describe an integrated sequence of measures included in a Suds scheme, which taken together, controls the volume of run off and reduces the pollution before discharge.

Figure 1 in the Suffolk County Council's Local Design Guide for Sustainable Drainage Systems includes an illustration of a Suds management train.

<https://www.suffolk.gov.uk/asset-library/2023-sf3967-scc-suffolk-flood-risk-appendix-a2.pdf>

## Surface Water Flooding

Surface water flooding includes:

- a) pluvial flooding: flooding as a result of high intensity rainfall when water is ponding or flowing over the ground surface (overland surface runoff) before it enters the underground drainage network or watercourse or cannot enter it because the network is full to capacity;
- b) sewer flooding: flooding that occurs when the capacity of the underground water conveyance systems is exceeded, resulting in flooding inside and outside of buildings. Normal discharge of sewers and drains through outfalls may be impeded by high water levels in receiving waters which may cause water to back up and flood around buildings or in built up areas. Sewer flooding can also arise from operational issues such as blockages or collapses of parts of the sewer network; and
- c) overland flows entering the built-up area from the rural/urban fringe: includes overland flows originating from ground water springs.



## Sustainable Development

The NPPF 2023 (paragraph 8) states:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

## Traditional Buildings

A building built prior to 1919 with solid walls constructed of moisture-permeable materials. As defined by the Sustainable Traditional Buildings Alliance, <https://stbauk.org/stba-research/>

## Use Classes Order

Government legislation known as the (Use Classes Order 1987) puts uses of land and buildings into various categories known as ‘Use Classes’. Depending on the specifics of any proposed change of use, including any buildings work associated with the proposal, it may require a planning application or prior approval. The Use Classes Order 1987 was significantly amended on 1 September 2020.

Amongst other categories, the Use Classes Order includes:

### Class E Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and ‘indoor sport’ from D2(e):

E(a) Display or retail sale of goods, other than hot food

E(b) Sale of food and drink for consumption (mostly) on the premises

E(c) Provision of:

E(c)(i) Financial services,

E(c)(ii) Professional services (other than health or medical services), or

E(c)(iii) Other appropriate services in a commercial, business or service locality

E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)

E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)

E(f) Creche, day nursery or day centre (not including a residential use)

E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes

E(g)(iii) Industrial processes

### Class B2 – General industrial

Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

### Class B8 – Storage or distribution

This class includes open air storage.

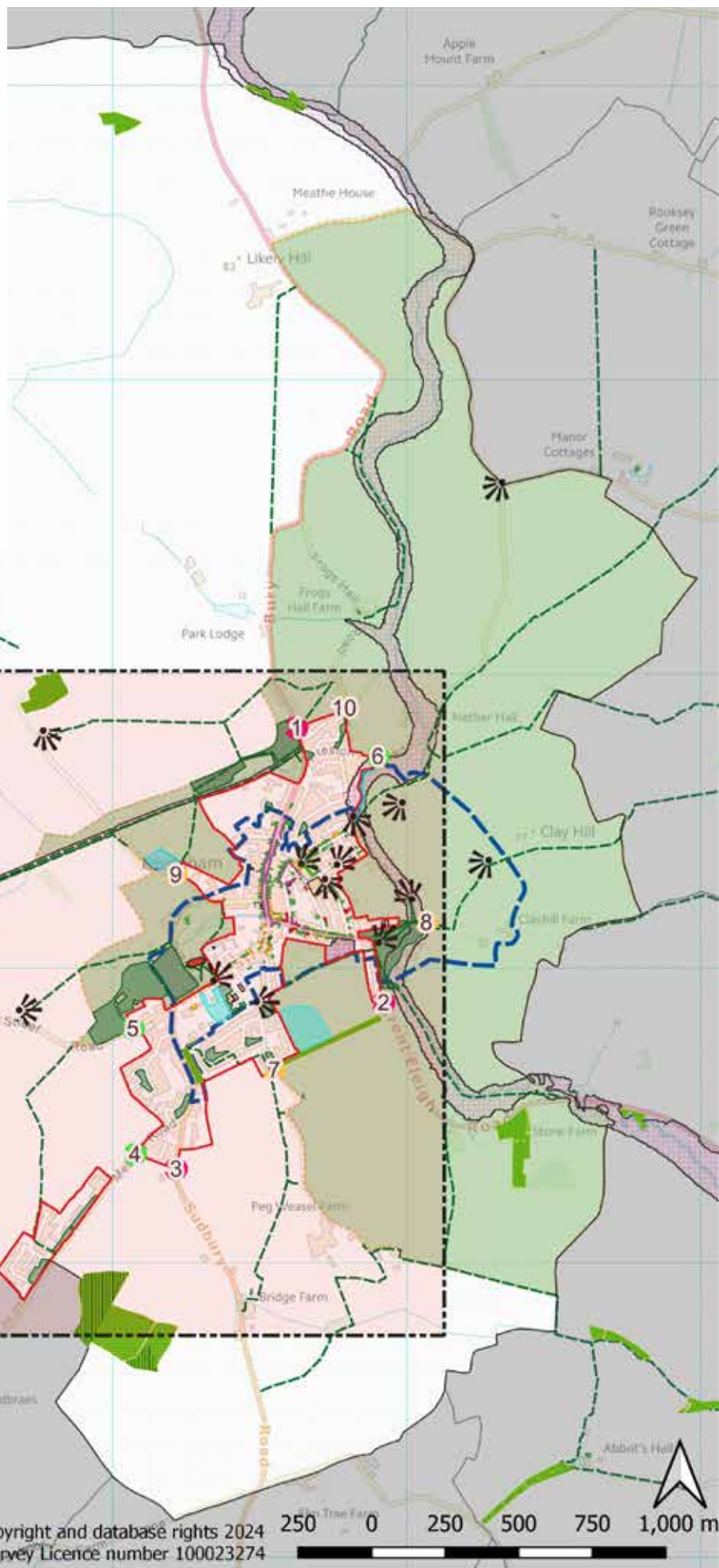
## 5-year-land supply

Sites identified within the 5-year supply must be deliverable in accordance with definitions set out in current NPPF.

# Appendix A1 - Policy Map

## Legend

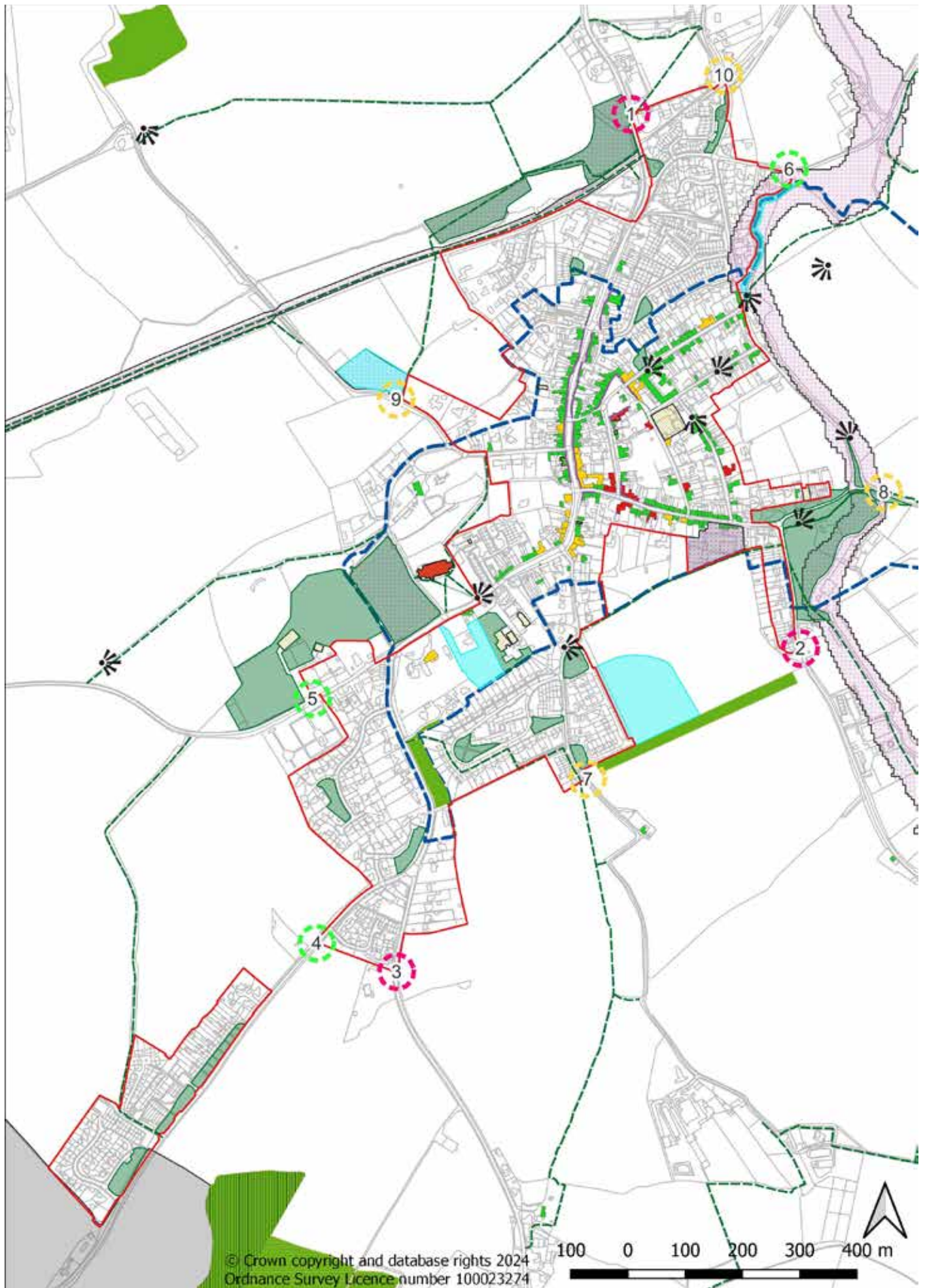
- LAV8 - Sites of Specific Scientific Interest
- LAV9 - Ancient & Semi-Natural Woodland
- LAV9 - Ancient Replanted Woodland
- LAV9 - Deciduous Woodland
- LAV9 - Other sites of existing biodiversity value
- LAV9 - Traditional Orchard
- LAV13 - Settlement Boundary
- LAV19 - Local Green Spaces
- LAV20 - Other open spaces of value
- LAV23 - Public Rights of Way
- LAV25 - Community Facilities
- LAV29 - Retail Core Area Frontages
- LAV31 - Land at 47-48 Water Street
- LAV33 - Conservation Areas
- LAV33 - Listed Buildings
  - Grade I
  - Grade II
  - Grade II\*
- LAV34 - Area of Local Landscape Sensitivity
- LAV35 - Defined Views
- LAV36 - Village Gateways
  - Principal Routes
  - Rural Lane / Walking Routes
  - Secondary Routes
- Lavenham Neighbourhood Plan Area
- Neighbouring Parishes



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# Appendix A1 - Policy Map inset





# Appendix A2 - Completed development and development pipeline in Lavenham

This appendix contains two schedules:

## Schedule 1 - Dwellings completed from 2011 to March 2022.

The purpose of this is to document the 155 dwellings have been built in the parish during the period 2011 to March 2022.

## Schedule 2 - Development schemes meeting Lavenham's housing requirement:

The purpose of this schedule is to record how many dwellings can be counted towards the housing requirement given to Lavenham Parish Council by Babergh and Mid Suffolk District Councils, for the purpose of preparing a revised Lavenham Neighbourhood Plan. The revised Plan needs to demonstrate that the requirement will be met.

The first part of the schedule monitors the progress of the schemes, comprising 96 dwellings, which had already been identified by the District Councils in 2018 when their draft Joint Local Plan was submitted for examination (excluding schemes where planning permission has expired).

The second part of the schedule identifies new schemes, comprising 17 dwellings (as at March 2022) that have come into the development pipeline between submission of the Local Plan for examination and March 2022.

This schedule shows that a total of 113 dwellings (as at March 2022) were in the development pipeline.



*Houses along Bury Road*



*Osier View*



*The Glebe*



*Indigo Fields*

**Schedule 1:** This table is a record of dwellings completed 2011 to March 2022

Address	Reference	Date of approval	New dwellings	Completion date	1 bed	2 bed	3 bed	4 bed	Affordable numbers
<b>Completions 2011 up to NP1 adoption</b>									
White Gates, Sudbury Rd	B/11/00720/FUL	02/08/2011	1	24/09/2011	0	0	0	1	
The Garden House, Hall Road	B/10/01165/FUL	02/12/2010	1	05/04/2012	0	0	1	0	
Land E of White Gates, Sudbury Rd (See notes: B12/692 also refers)	B/10/00786/FUL	27/05/2011	4	25/01/2013	0	2	0	2	
Greensleeves, Brent Eleigh Rd Brent Eleigh Road CO10 9PE	B/10/00829/FUL	20/09/2010	1	22/02/2013	0	0	1	0	
Laneham Yard, South of Laneham Hse, Church St	B/10/01340/FUL	04/03/2011	1	19/03/2013	1	0	0	0	
Stone Farm, Brent Eleigh Rd	B/08/00678/FUL	04/07/2008	1	22/08/2014	0	0	1	0	
22-24 Shilling Street	B/08/00622/FUL	28/05/2008	2	01/04/2015	0	2	0	0	
<b>Subtotal</b>			<b>11</b>						
<b>Completions since adoption of NP1</b>									
Land S of 81-86 Meadow Close (BDC Aff Hsng Scheme)	B/15/00490/FUL	14/10/2015	12	08/03/2017	12	0	0	0	12
Clayhill Farm, Clay Lane	B/11/00604/FUL	11/09/2012	1	31/03/2017	0	0	1	0	
Pound Field, Park Road	B/11/01487/FUL	19/01/2012	1	31/03/2017	0	0	3	0	
32 Church Street	B/12/00034/FUL	03/04/2012	2	31/03/2017	0	2	0	0	
Former Armorex Site, Preston Rd	B/12/00748/FUL	14/11/2013	44	31/03/2017	0	30	14	0	8
The Old Rectory, Church St	B/13/00417/FUL	07/06/2013	1	31/03/2017	0	1	0	0	
Highfield House, Bury Road	B/16/00529/RES	15/03/2016	3	30/08/2017	0	0	0	3	
Adj 19 Bolton Street	B/15/00888/FUL	22/10/2015	1	15/12/2017	0	0	1	0	
Constable Court,	B/13/01447/PAA	24/01/2014	6	31/03/2018	2	3	1	0	
18 High Street Lavenham Sudbury CO10 9PT	B/16/00340/FUL	23/05/2016	1	01/04/2018	1	0	0	0	

Address	Reference	Date of approval	New dwellings	Completion date	1 bed	2 bed	3 bed	4 bed	Affordable numbers
Oak Tree House Church Street Lavenham Sudbury CO10 9QT	B /15/00653/FUL	01/09/2015	1	31/03/2019	unkn own				
Brett Farm Clay Hill Lane Lavenham Sudbury Suffolk CO10 9PG	DC/19/04538/FUL	21/11/2019	1	21/11/2019	0	0	0	1	
(Land adj) Great House Hotel, Market Place Lavenham Sudbury CO10 9QZ	B/15/00860/FUL	16/12/2015	1	05/02/2020	0	1	0	0	
(Land rear of) The Crooked House 7 High Street Lavenham Sudbury CO10 9PR	B/13/00974/FUL	05/11/2013	1	12/02/2020	0	1	0	0	
Plot 1 Land Adjoining Windwards Bury Road Lavenham Sudbury Suffolk CO10 9QG	DC/19/04286/FUL	19/11/2019	1	08/07/2020	0	0	0	1	
Land Adjacent To Bears Lane Lavenham	DC/17/04024/FUL	29/03/2018	24	07/10/2020	0	8	16	0	8
Bears Lane Farm Bears Lane Lavenham Sudbury	DC/18/03068/FUL	04/09/2018	1	08/02/2021	0	0	0	1	
Plot 2 Land Adjoining Windwards Bury Road Lavenham Sudbury Suffolk CO10 9QG	DC/19/04285/FUL	19/11/2019	1	12/02/2021	0	0	0	1	
Hidden House Hall Road Lavenham Sudbury Suffolk CO10 9QU	DC/20/04680/FUL	21/12/2020	-1	21/12/2021	0	1	0	0	
Former Highways Depot Melford Road Lavenham	B /16/01559/FUL	24/02/2017	18						18
The Granary, Mill Hill, Bury Road	DC/17/05210/FUL	13/12/2017	1	06/2022					
Land South of Howlett of Lavenham	DC/19/03185/RES Note: as at 31 March 2022 2 of permitted 25 units not yet started	16/01/2018	23	31/03/2023					
Sub total (2016 to March 2021)			144						
<b>Total (2011 to March 2022)</b>			<b>155</b>						



**Schedule 2:** This table is a record of the development schemes that can be counted as contributing (as at 31 March 2022) towards Lavenham's housing requirement figure during the period 2018 to 2037.

Address	Reference number	Date of approval	Status at 31 March 2022	New dwellings	Mix/other notes
<b>Schemes in page 43 of submitted Local Plan<sup>1</sup></b>					
(Land rear of) The Crooked House, 7 High Street	B/13/00974/FUL	5 November 2013	Completed February 2020	1	
Oak Tree House, Church Street	B/15/00653/FUL	1 Sept. 2015	Completed March 2019	0	No net dwellings outstanding at 01 04 2018
(Land adj) Great House Hotel, Market Place	B/15/00860/FUL	23 May 2016	Completed February 2020	1	
18 High Street	B/16/00340/FUL	23 May 2016	Completed April 2018	1	
Bears Lane Farm, Bears Lane, CO10 9RX	B/16/00627/FUL Superseded by DC/18/03068/Ful	27 June 2016	Completed February 2021	0	No net dwellings outstanding at 01 04 2018
The Old Piggery, Slough Farm, Bridge Street Road CO10 9SJ	B/16/01556/AGD superseded by DC/20/02739/Ful	16 January 2017	Not started.	1	
Stone Farm, Brent Eleigh Road	B/16/01463/FUL	23 February 2017	Completed 14 March 2019	-1	
Former Highways Depot, Melford Road	B/16/01559/FUL	24 February 2017	Completed	18	
Land off Norman Way	B/16/00437/OUT Superseded by DC/18/03615/RES	28 September 2017	18 under construction (7 not started)	25	
The Granary, Mill Hill, Bury Road	DC/17/05210/FUL	14 Dec. 2017	Completed	1	
Land South of Howlett of Lavenham	DC/17/03100/OUT Superseded by DC/19/03185/RES	16 Jan. 2018	23 completed (2 not started)	25	
Land adj to Bear's Lane	DC/17/04024/FUL	29 March 2018	Completed 15 May 2019	24	
<b>Total:</b>				<b>96</b>	
<b>New schemes in development pipeline since 1 April 2018</b>					
Land to rear of No's 42 to 45 High Street, CO10 9PY	DC/19/00816/FUL	27 June 2019	Not started	4	Not known
Plot 1 Land Adjoining Windwards Bury Road, CO10 9QG	DC/19/04286/FUL	19 November 2019	Completed July 2020	1	4 bed
Plot 2 Land Adjoining Windwards Bury Road, CO10 9QG	DC/19/04285/FUL	19 November 2019	Completed Feb 2021	1	4 bed
Brett Farm Clay Hill Lane, Lavenham	DC/19/04538/FUW	21 November 2019	Completed November 2019	0	Removal of occupancy restriction. So no dwelling
Drury House, Frogs Hall Road Lavenham	DC/20/01371/FUL	10 July 2020	Not started	3	Not known
Hidden House, Hall Road Lavenham	DC/20/04680/FUL	21 December 2020	Completed 21 December 2021	-1	Loss of dwelling to architects studio
Howlett Of Lavenham, Sudbury Road Lavenham	DC/20/05776/FUL	07 May 2021	Not started	5	Not known
The Black Barn, Hall Road Lavenham	DC/20/00697/FUL	22 May 2020	Under construction	3	
Land adjacent to 45 High Street, CO10 9PY	DC/21/06797	17 March 2022	Not started	1	
<b>Total</b>				<b>17</b>	
<b>Total Development Pipeline</b>				<b>113</b>	

<sup>1</sup> Excluding expired permissions (as at 31 March 2022)

# Appendix A3 – How LNP2 policies relate to LNP1 policies

## Chapter Six - How do these policies relate to LNP1?

Policies **LAV 1** and **LAV 2** are both new policies for LNP2.

Policy **LAV 3** is largely a new policy for LNP2, although it does bring forward some elements from Policy ENV2 (Protection of Roof-scape) from LNP1.

Policy **LAV 4** is a new policy.

Policy **LAV 5** brings forward but amends LNP1 Policy ENV 4 (Renewable Energy projects).

Policy **LAV 6** is largely a new policy for the purpose of LNP2, although it does update a component of Policy D2 (High Quality Design) from LNP1 which required proposals to minimise surface water run-off and incorporate sustainable drainage systems (SuDs) where appropriate.

Policy **LAV 7** is a new policy.

Policies **LAV 8**, **LAV 9**, **LAV 10** and **LAV 11** are all new policies.

Policy **LAV 12** brings forward elements of LNP1 policies C7 (Communications Infrastructure) and C8 (Connectivity). In addition to LAV 12, Policy LAV 32 (Support for small business development and home-based workers) supports development proposals that would:

“1c. provide serviced hubs, available for home-based workers and small/micro businesses to hire.”

## Chapter Seven - How do these policies relate to LNP1?

**Policy LAV 13** is a new policy for the purpose of LNP2. It does however bring forward elements of Policy H1 (Scale and location of new development) which related to the Built-up area Boundary (BUAB), which was first drawn up by Babergh District Council approximately 20 years ago.

Policy H1 in LNP1 also sought to focus development within the BUAB. Although, due to strategic level Local Plan policy, H1 was required to refer to circumstances in which edge of BUAB development would also be allowed. But Policy LAV 13 is based on an up-to-date boundary and adopts a much stronger stance against unsuitable development outside this boundary.

Policies **LAV 14**, **LAV 15**, **LAV 17** and **LAV 18** have been carried over from LNP1 Policy H2 (Housing Mix – meeting local needs), Policy H3 (Affordable Homes), Policy H4 (Allocation of Affordable Homes), Policy H5 (Affordable Housing on Rural Exception Sites) and H6 (Homes for Elderly People) – with some updates.

The most important update is a change to Policy LAV 18 (which brings forward H6), which no longer refers to schemes outside the built-up area boundary. This is to reflect a changed Local Plan context but also that Lavenham’s settlement boundary has been updated and defined through this plan. The information supporting the policies has also been updated to ensure the evidence still supports the policies, and to reflect specific changes in circumstances – for example, the completion of over 150 homes (see schedule 1 in Appendix A2) since the adoption of LNP1, and an up-to-date Local Plan context. The 2021 LNP2 Questionnaire indicated high levels of support to the approach taken in LNP1 on meeting local housing needs and affordable housing.

Policy **LAV 16** is new. Whilst being consistent with Policy H4 from LNP1, it has been included to apply to a type of affordable housing introduced by government in 2021.

Policies **LAV 19** and **LAV 20** will replace Policy C2 (Open Spaces and Recreation Areas) in LNP1 which identified ten open spaces for safeguarding and nine recreation areas to be maintained or enhanced for the benefit of the community.

Policy **LAV 21** is a new policy.

Policies **LAV 22**, **LAV 23** and **LAV 24** have been updated and carried forward from Policies ENV3 (Market Place), C3 (Footpath and Bridleway Network) and C4 (Allotments) in LNP1.

Policies C1 (Community Facilities) and C5 (Health Care) have been brought forward from LNP1 to create Policies LAV

**25 and LAV 26** respectively. But Policy LAV 26 does not refer to specialist housing (unlike Policy C5 from LNP1).

Policy C6 (Existing School Site) has undergone considerable amendments to create Policy LAV 27. LNP2 does not carry forward the explicit aspiration to relocate the primary school to a different site. Capacity at the school is projected to meet forecast demand.

National legislative changes in the land use classes order and permitted development rights has resulted in:

- The creation of new Policy, **LAV 28**, to give land use protection to existing pubs in the parish
- The updating of Policy **LAV 29** from LNP1 Policy C9 (Lavenham's Retail Core) so that it works within the context of the changed legislative context.

Policy **LAV 30** brings forward Policy E1 (Tourist Information Centre) from LNP1, although updated to reflect changes in circumstances.

Policy **LAV 31** is a new policy drafted in response to a 2021 planning application that proposed changing the site from its current employment use to a site for retirement living accommodation. The policy seeks to safeguard the site at 47 – 48 Water Street for continued employment use.

Policy E2 (Support for Small Business Development) has been carried forward from LNP1 in the form of Policy **LAV 32** but amended to incorporate new requirements relating to serviced hubs.

## **Chapter Eight - How do these policies relate to LNP1?**

Policy **LAV 33** is a new policy which focuses on the conservation and enhancement of precious heritage assets in the parish. These policies bring forward aspects from Policy D1 (Design and Character) of LNP1, where they relate to heritage assets.

Policy **LAV 34**, whilst being a new policy that focuses on landscape character, also brings forward elements from Policy H1 (Scale and location of new development), D2 (High Quality Design) and ENV1 (Defined Views and Special Landscape Areas) from LNP1. The policy has been informed by the Lavenham Landscape Character & Sensitivity Assessment (LCSA 2023).

Policy **LAV 35** is brought forward from Policy ENV1 (Defined Views and Special Landscape Areas) in LNP1, although it has undergone minor amendments.

Policy **LAV 36** is a new policy developed specifically for LNP2 Objective Fourteen (to respect, and strengthen, the distinctiveness and sense of arrival at our village gateways).

Policy **LAV 37** has been brought forward from LNP1 Policy D1, although it has been updated to reflect guidance in the 2023 Lavenham Design Guide. It has also been amended to reflect replacement of Building for Life 12 with Building for a Healthy Life, and publication of the National Design Guide in 2021.

Policy **LAV 38** has been brought forward, albeit updated, from LNP1 Policy D3 (Replacement dwellings and infill development within the built-up area).

## **Chapter Nine - How do these policies relate to LNP1?**

Policy **LAV 39** is a new policy for the purpose of LNP2.

Policy **LAV 40** has been largely brought forward from Policy D2 (High Quality Design) in LNP1.

Policy **LAV 41** is a new policy for LNP2, although it includes a small element relating to landscaping and car parking from Policy D2 (High Quality Design) in LNP1.



## Appendix A4 – Schedule of LNP1 policies superseded by this plan

LNP1 Policy	To be superseded by...
Policy H1: Scale and location of new development	Policy LAV 13: A spatial strategy for Lavenham Policy LAV 33: Conserving Lavenham's heritage assets including setting which contributes to their significance Policy LAV 34: Protecting and enhancing landscape character in Lavenham
Policy H2: Housing Mix – meeting local needs	Policy LAV 14: Housing mix – meeting local needs
Policy H3: Affordable Housing	Policy LAV 15: Affordable homes
Policy H4: Allocation of Affordable Housing	Policy LAV 16: Allocation of affordable housing
Policy H5: Affordable Housing on Rural Exception Sites	Policy LAV 17: Affordable housing on rural exception sites
Policy H6: Homes for Elderly People	Policy LAV 18: Supported housing
Policy D1: Design and Character	Policy LAV 33: Conserving Lavenham's heritage assets including setting which contributes to their significance Policy LAV 37: Design and character
Policy D2: High Quality Design	Policy LAV 6: Managing surface water flood risk in Lavenham Policy LAV 34: Protecting and enhancing landscape character in Lavenham Policy LAV 36: Protecting and strengthening settlement and landscape character at Lavenham's village gateways Policy LAV 37: Design and character Policy LAV 40: Planning for active travel Policy LAV 41: Development and parking for motorised vehicles
Policy D3: Replacement dwellings and infill development within the built up area	Policy LAV 38: Replacement dwellings and infill sites
Policy C1: Community Facilities	Policy LAV 25: Community facilities
Policy C2: Open Spaces and Recreation Areas	Policy LAV 19: Local Green Spaces Policy LAV 20: Other open spaces of value and informal green amenity spaces
Policy C3: Footpath and Bridleway Network	Policy LAV 23: Public Rights of Way Network
Policy C4: Allotments	Policy LAV 24: Allotments
Policy C5: Healthcare	Policy LAV 26: Health facilities and services
Policy C6: Existing School Site	Policy LAV 27: Existing school site
Policy C7: Communications Infrastructure	Policy LAV 12: Superfast broadband and communications infrastructure
Policy C8: Connectivity	Policy LAV 12: Superfast broadband and communications infrastructure
Policy C9: Lavenham's Retail Core	Policy LAV 29: Protecting and supporting Lavenham's retail core
Policy ENV1: Defined Views and Special Landscape Areas	Policy LAV 35: Defined views
Policy ENV 2: Protection of Roofscape	Policy LAV 37: Design and character
Policy ENV 3: Market Place	Policy LAV 22: Market Place

Policy ENV 4: Renewable Energy projects	Policy LAV 5: Lavenham renewable energy and low carbon infrastructure
Policy E1: Tourist Information Centre	Policy LAV 30: Visitor facilities
Policy E2: Support for Small Business development	Policy LAV 32: Support for small business development and home-based workers

**LAVENHAM  
PLAN REVISION  
WE ASKED..YOU SAID**



**15**



Visit the LNP2 website  
[bit.ly/LNPHome](http://bit.ly/LNPHome)

**Lavenham Neighbourhood Plan Revision Questionnaire Section 9: Our Neighbourhood Plan's Overall Approach**

**The questionnaire asked:**

Taking all policies and projects together, do you agree that the plan has been good for Lavenham?

**77% say YES**

Thinking about each of the two key issues identified in our 2016 Plan, sustainable development and preserving Lavenham's unique qualities, tell us whether they remain key issues.

**Key issue 1: Sustainable development.**

**78% say YES.**

**Key issue 2: Preserving Lavenham's unique qualities.**

**95% say YES**

Text replies pointed out that the plan has not always been successful though there is broad support.

**People re-iterated the view that there has already been too much new housing and that it is of poor quality, often because it is developer-led.**

"Why have a plan if the council override it? Our village our future. The plan should be binding"

"Well done. I know places that don't have NPs have struggled in the face of relentless largely unchecked development"

"It would be interesting to know if it has been effective? There have been a lot of poor developments over the past 5-10 years and more in the pipeline. Why?"



# Appendix A5 – Progress of LNP1 projects

Progress is listed by LNP1 project or policy number

There were a range of 'projects' in LNP1, which were issues of concern to be addressed. LNP1 explained that their implementation could have an important bearing on the quality of life for Lavenham's residents. These included projects relating to: parking, traffic, open spaces, toilet provision, footpaths, landscape management and Lavenham Brook (River Brett).

Many of these projects have been completed, as follows:

**P1: Limit HGV traffic using A1141** – Restrictions eastbound on Water Street, including temporary traffic calming measures implemented 2019. Design in progress for permanent installation. Traffic instructional signage review initiated 2023 signage and discussions underway with Highways for further improvement.

*Other schemes to limit HGV traffic could be considered as future community initiatives (CI 4.3)*

**P2: Extend existing Car Parks** – Reconfiguration of Prentice Street Car Park and installation of six electric vehicle (EV) charging points (not commissioned due to substantial energy cost increases). Completed 2021 Discussions underway to commission and transfer all EVs to Suffolk CC

**P3: Employees car parking** – Discussions held but no practical scheme yet identified.

*Possible scheme should be reconsidered as future community initiative (CI 4.6).*

**P4: Coaches parking outside village** – No suitable site identified. But coach parking in the Cock Horse Inn (Church Street) Car Park reconfigured (increased car spaces available).

*Possible coach parking schemes should be reconsidered as future community initiatives (CI 4.7).*

**P5: Additional Car Parks** – Water Street Car Park (former gasworks) opened in June 2022. Gas Holder (scheduled monument) restored with new information board AND six EV charging points installed.

**P6: On-Street Traffic Management** – 20mph speed limit recently approved by Suffolk County Council. To be implemented subject to design and funding.

*Definite community initiative to be carried forward (CI 4.1).*

**P7: Community Facilities** –

- Replacement of toilets at the Cock Horse Inn Car Park completed 2022
- Replacement of toilets Prentice Street Car Park completed 2022
- New Street cleaning contract implemented 2019
- Street lighting replaced with energy efficient LED units
- Tenter Piece common room enlarged and modernised 2022. Organisations such as the Good Neighbours Scheme and dementia and bereavement groups, offer activities and support for residents in the space.
- New Parish Council notice board installed 2023 and a programme of refurbishment established in six further locations around the village
- Refurbishment of and provision of additional cast iron litter bins 2023
- Kissing Gate replaced 2023
- External generator hook-up installed at the Village Hall funded through CIL award 2023
- Replacement bridge connecting First Meadow to Lower Road action initiated 2023

*Further community facilities schemes should be considered (CI 3.7)*

**P8: Visitor Education** – Visitor information point and Post Office established at 2 Lady Street 2019

Two listed telephone boxes approved in 2023 for full restoration to display community and visitor information

*Further visitor education scheme(s) should be considered (CI 2.6)*

**P9: Tourism Season** – Improvement of visitor opportunities, including longer opening seasons, extended opening hours and programme of activities.

*Future community initiative: development of a coordinated events programme (CI 2.9)*

**P10: Footpaths** – Mud Lane flooding alleviation works carried out in 2021

Plans well advanced for new footway with street light to connect Green Willows to village network



New footway to connect Meadow Close to the Cock Inn Car Park under active consideration  
*Future community initiatives: new footpaths (CI 2.3)*

**P11: Landscape Management –**

- Responsibilities for Landscape areas and verges in village clarified between Suffolk County Council, Babergh District Council and Parish Council
- New 350 metre hedge planted 2023
- Jubilee Trees Planted in First Meadow 2023
- Programme of soil improvement and infestation management on Box Bushes in Churchyard established 2023
- Rewilding has been implemented in a number of selected areas from 2023

*Community Initiative 1.6 already underway*

**P12: Lavenham Brook (River Brett) –** There are ongoing conversations with SCC Highways and the Environmental Agency over flooding issues. A group of volunteers has cleared away Japanese Knotweed.  
*Future community initiative(s): flood mitigation and management scheme(s) (CI 1.4)*

**P13: World Heritage List –** Not pursued due to the high costs and timescales involved, the onerous conditions that it would place on village infrastructure, and the unlikely chance of success in our case.

**P14: Non-designated heritage assets –** The Lavenham Society has undertaken initial work to identify, describe and photograph assets. The Society is looking to pick up this work, now that pandemic restrictions have been removed.

*Definite community initiative to be carried forward (CI 3.2)*

**C4: Allotments –** Partial replacement on a site off the Lavenham Walk of previously available allotments.  
*Future community initiative(s): further allotment provision scheme(s) (CI 3.5)*

**C5: Assets of Community Value –** GP surgery identified, but not yet progressed.  
*Definite community initiative to be carried forward. (CI 2.5)*

**ENV2: Renewable Energy Projects –** Peek Close development included triple-glazed windows, roof overhangs to reduce solar gain, air tight construction, higher insulation levels than building regulations, and heat recovery systems in all properties.

*Future community initiative(s): further renewable energy scheme(s) (CI 1.3)*

**ENV3: Market Place –** New planters and bike racks have been installed in Market Place.  
*Future community initiative(s): further Market Place scheme(s) (CI 2.4)*



*Jubilee Celebrations June 2022*

# Appendix A6 - Protecting and strengthening the hedgerow corridor in Lavenham Parish

The Suffolk Biodiversity Information Service (SBIS) has prepared a series of maps to help the Lavenham Parish Council and its stakeholders understand the hedgerow corridor network in the parish. Two of these maps are shown opposite and further maps are available at:

<http://lavenhamnp2.onesuffolk.net/assets/Parish-field-boundaries/Lavenham-Parish-field-boundaries-variation-in-height-of-trees.pdf>

<http://lavenhamnp2.onesuffolk.net/assets/Parish-field-boundaries/Lavenham-Parish-field-boundaries-tree-volume-per-metre.pdf>

<http://lavenhamnp2.onesuffolk.net/assets/Parish-field-boundaries/Lavenham-Parish-field-boundaries-tree-and-gap-sections.pdf>

<http://lavenhamnp2.onesuffolk.net/assets/Parish-field-boundaries/Lavenham-Parish-field-boundaries-mean-height-of-trees.pdf>

<http://lavenhamnp2.onesuffolk.net/assets/Parish-field-boundaries/Lavenham-Parish-field-boundaries-length-with-trees.pdf>

The maps are based on tree canopy polygons, which themselves were based on survey work undertaken between 2017 to 2020. The polygon data is available to view here:

<https://norfolkcc.maps.arcgis.com/apps/webappviewer/index.html?id=bc454c4b70bc481fbc7bf11adeea099>

The maps provide an understanding of the extent of existing important ecological corridors, comprising tree-lined hegerows throughout Lavenham Parish. The work provides important clues as to the best opportunities to strengthen these important networks, and build resilience for species and habitats as our climate continues to change.







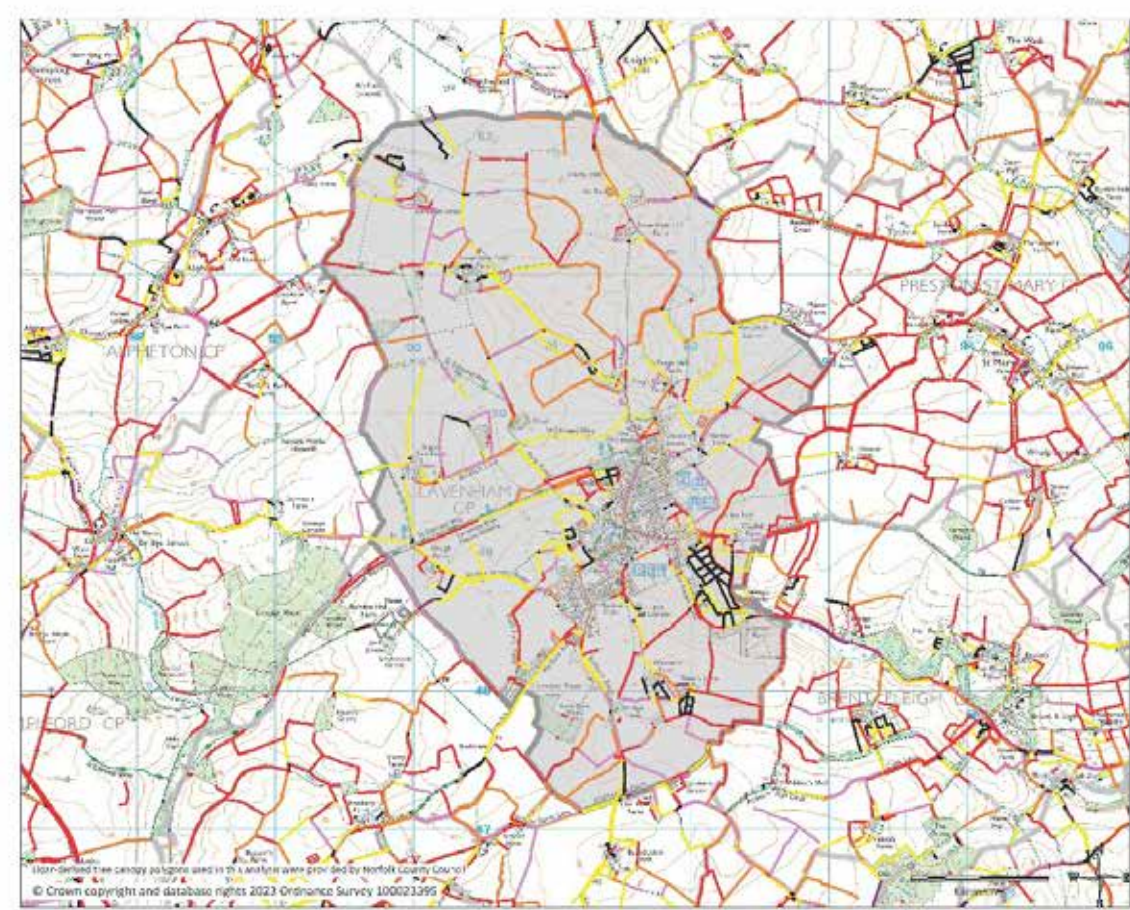
- Legend**
- 767 field boundaries in Lavenham
  - Tree sections
  - Gaps
  - Field boundary with no trees  $\approx$  2m high
  - ▭ Parish boundary

Tree polygons used to classify field boundaries were derived from Environment Agency Lidar data by Norfolk County Council - they were surveyed between 2017 and 2020. Minimum height of trees was 2m. Field boundaries were extracted from Ordnance Survey MasterMap and defined as Constructive Features adjacent to agricultural land but not to woodland or gardens.



Date: 10/01/2023 | Drawn by: Jane Mason

**Lavenham Parish field boundaries - tree and gap sections**



- Legend**
- 767 field boundaries in Lavenham
  - % boundary with trees
  - 75 to 100
  - 50 to 75
  - 25 to 50
  - 0 to 25
  - Field boundary with no trees
  - ▭ Parish boundary

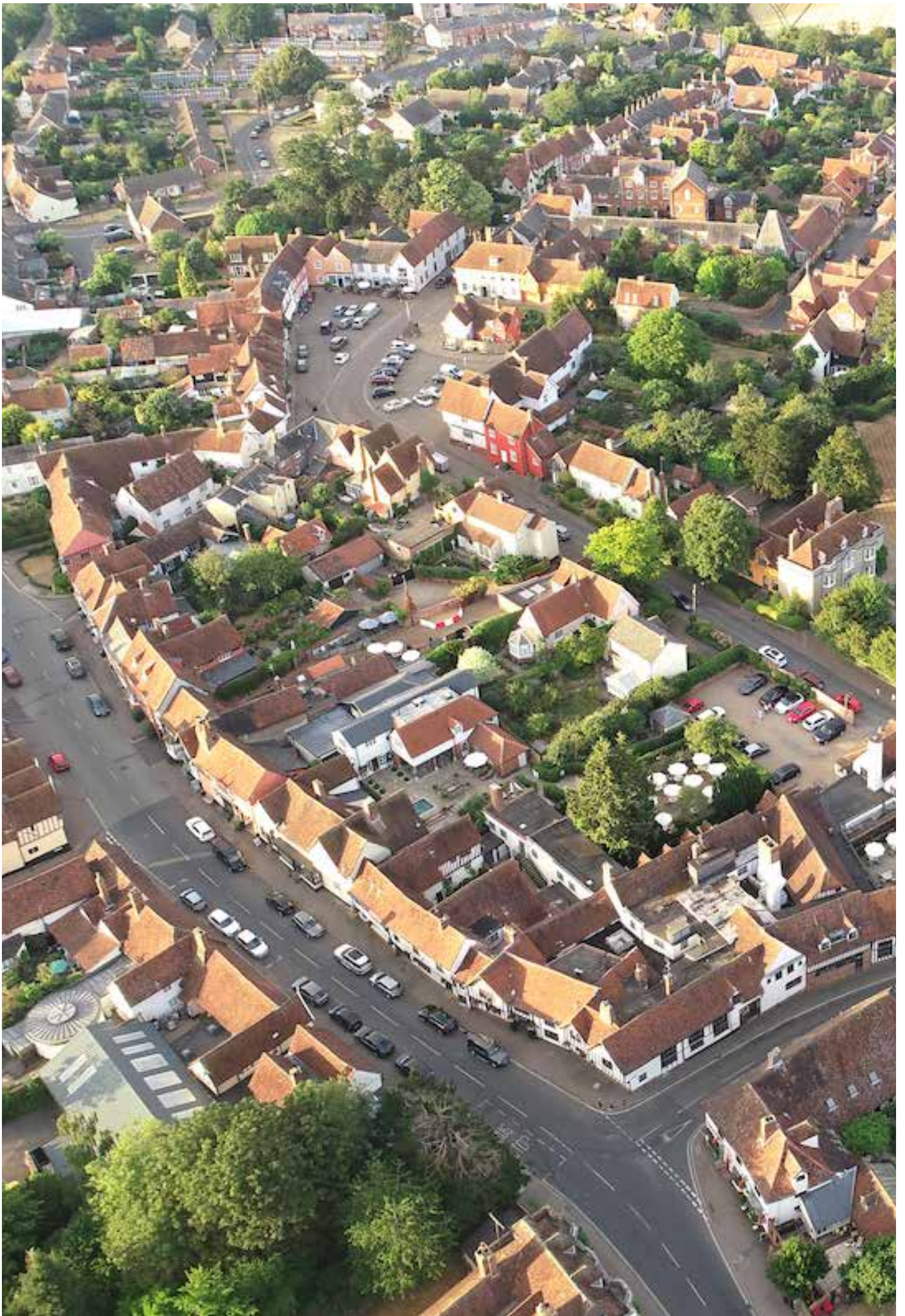
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Date: 10/01/2023 | Drawn by: Jane Mason

**Lavenham Parish field boundaries - % length with trees**







**LAVENHAM  
DECLARES A  
CLIMATE  
EMERGENCY**



**LOOKING AFTER  
OUR VILLAGE  
FOR THE NEXT  
500 YEARS**

**Special thanks to:**

Christopher Ash

Lucy Batchelor-Wylam

Jane Bellward

Paul Dodd

Jane Gosling

Richard Jackson

Carroll Reeve

Bryan Panton

Tony Sheppard

Andrew Smith (Parish Clerk)



This document has been produced by the Neighbourhood Plan Revision Group  
For further information please refer to our website [bit.ly/LNPhome](https://bit.ly/LNPhome)