



Leavenheath

Our 'Planning' priorities for
the future of the Village

September 2011

Purpose

To encourage effective protection and enhancement of local assets and appropriate development of the Village.

To represent the priorities of the Villagers.

To guide the Local Planning Authority in determining Planning Applications in Leavenheath.

To contribute to the Local Development Framework.

To guide property owners, business leaders and potential developers

Context

Leavenheath is generally well placed as a residential village, with close to 1400 residents, in a good environment, but with limited services. Despite categorisation as “unsustainable”, the village has strong social and community sustainability. It is highly dependent on personal transport and interdependent with surrounding villages and towns.

The Church, the Village Hall and the Village Green are all important centres of a diverse village social life .





Local businesses of some size include Stanton Farms, The Stoke by Nayland Hotel, Golf and Spa, PepsiCo Copella (immediately adjacent to the Parish), Boxford Suffolk Farms, St Christopher's garage, Leavenheath Joinery, David Burr (Estate Agents) and two pubs - The Hare and Hounds and The Lion. The SESAW Animal Rescue is an important refuge, serving a wide area.

There is no shop within easy walking distance, no school, no GP surgery and no fuel station. There is extensive commuting to work to local towns and to London, an hourly bus service (very indirectly) to Colchester and to Sudbury.



Proposals for a modest affordable housing development are so far thwarted by the lack of a site which meets the requirements

There may be opportunities for diversification of farm buildings. There is a range of sizes in the housing stock. Some additional capacity for residents to downsize may be appropriate in the future.

Broadband speeds are, like many parts of Suffolk, limited by the local infrastructure (achieving typically 3-4Mbps) and are a disincentive to home working or any community based business hub. Improving the speed is a high priority.

Services in local demand include [child minding](#), care for the elderly (who are most affected by lack of local services), house and garden maintenance.

Royston Community Woodland is developing as a community facility eg for cubs, scouts, dog walkers, community events.



Planning

The position of the village partly within, and adjacent to the Dedham Vale Area of Outstanding Beauty should be taken into account in all Planning assessments.

In making improvements, through development, modifications and renovations, we will work with the following planning priorities:

1. **Resist development outside current limits, except for affordable housing.** Affordable housing should be modest in numbers and scale, and in keeping with surrounding properties. Any Affordable Housing proposal will go before the village, for comment and approval, before it proceeds to a planning application.

2. Prefer incremental change. Avoid over-development* , overbearing proposals, overlooking and loss of privacy.

* [Over- development will be taken to involve one or more of the following:

- A significant reduction of on-site car parking potential;
- A significant reduction in the amount of external amenity space on the property;
- A close proximity of buildings on the site to the full length of all of its site boundaries;
- An overall cramped development in relation to the size of the site;
- The height and dominance of external walls negatively impacting upon the visual amenity of an area;
- The height and dominance of external walls dominating and causing loss of light to neighbouring property, and any external windows overlooking neighbouring private amenity space.]

- 3..Protect mature hedgerows, trees, verges and ecological habitats – Spouse’s Vale, Royston Wood/ Tree Warden activity/ Golf Course. Use native trees for tree planting. Encourage property boundaries to be appropriate to the local character.

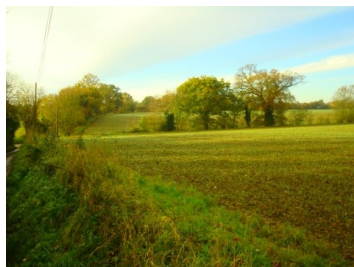
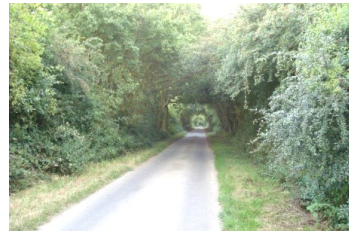


4. Protect open spaces (including Village Green, Royston Wood, open verge near entrance to Wright's Way, the openness of Maple Way, wide verge at the Village sign)



5. Protect space between buildings and our open frontages.
- 6 Appearance of developments to be appropriate / in keeping with their surroundings
- 7 Position on travellers – In view of known concerns about provisions for travellers, issues which involve travellers will be the subject of wide consultation
8. Substantial development in back gardens will not be encouraged.
9. Green field development will be discouraged
10. Protect historical assets and views – eg. Honey Tye from upper Radley's Lane, over the golf course, west across the orchard to the East side of Edies Lane. Restrain further damage to views by overhead wires/pylons.





11. Enhance the value of natural environments eg. Spouse's Vale, Royston Wood, Ponds, Breach Grove



12. Where practical, cycle connections should be strengthened
13. Open minded about new retail in the village, most likely along the A134. Encouragement will be given to realistic plans to open a village shop or post office or other effective retail services
14. As the village is not an industrial or commercial centre, its character and facilities are not appropriate for any substantial expansion of local business, or the import of large businesses. Should circumstances modify this view, such expansion should only be permitted in collaboration with the wishes of the village community, prioritising local employment and protecting the environmental and social capital of the village.
15. Although the village has limited street lighting, it is not intended that this should increase, unless substantial safety concerns require it.

[Although not directly a Planning matter, we intend to support work to enforce speed limits and provide road safety with fewer signs]



Leavenheath Parish Council is committed to close collaboration with the District Planning Authority, not only to care for the village, but also to connect into partnerships with adjacent parishes to enhance any local planning development of high quality.

