

1. Welcome

The story so far

In 2017 the Parish Council agreed to prepare a Neighbourhood Plan for the village. Since that time a small Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover.

We've now reached an important stage in its preparation and are consulting on the Draft Plan.

What is a Neighbourhood Plan?

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

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

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

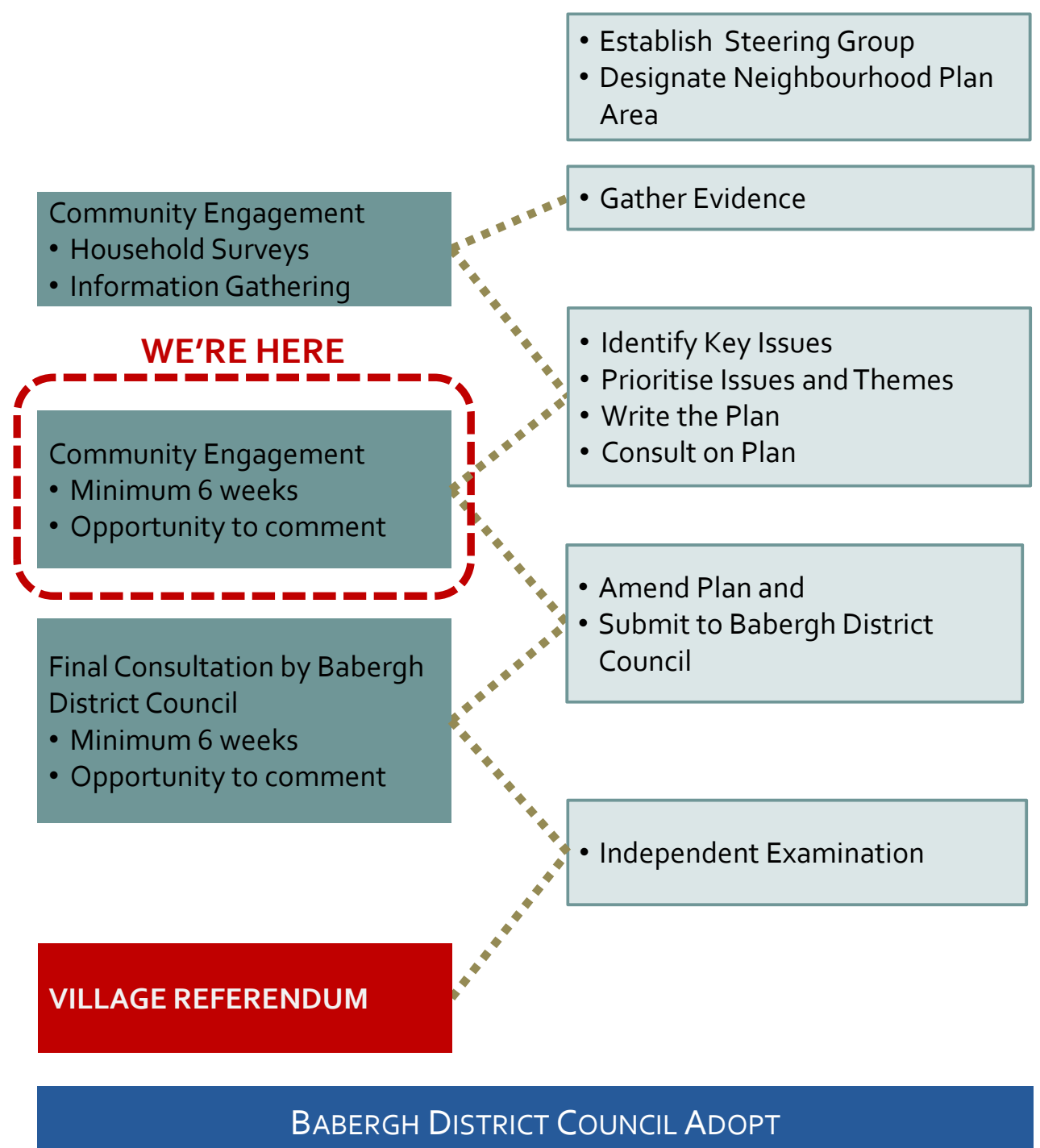
Community Involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

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

WE NEED YOUR VIEWS

How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut



2. The Draft Plan

ELMSETT
NEIGHBOURHOOD PLAN
2017-2036

Contents

- Introduction
- The Plan Area
- Elmsett in Historical Context
- Planning Policy Context
- The Plan
- Vision and Objectives
- Planning Strategy
- Housing
- Historic and Natural Environment
- Infrastructure, Jobs and Facilities
- Proposals Maps

Supporting Documents

- Important Views
- Local Green Spaces
- Housing Site Assessments

The Plan contains:

Planning Policies

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

Community Actions

Local proposals that are not necessarily town planning related but could improve life or facilities in the village

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES AND COMMUNITY ACTIONS



3. Our Vision & Objectives



Arising from the outcomes of the research and surveys, the Plan’s over-arching is:

In 2036 Elmsett will be a thriving rural village and will have balanced the provision of housing growth with the need to maintain existing village services and minimising the impact of growth on both the local environment and infrastructure

The Vision is supported by three topic areas, each with objectives that will contribute to the delivery of the Vision.

Housing Objectives

- 1. Housing growth is appropriate in scale to the role of the village.
- 2. New homes are designed to meet the long terms needs of local residents.
- 3. New development is of a high-quality design, eco-friendly and of a scale that reinforces local character

Historic and Natural Environment Objectives

- 4. Conserve and enhance the heritage assets of the parish.
- 5. Protect and improve the features which contribute to historic character
- 6. Maintain the village’s rural setting
- 7. Protect the important green spaces, woodland and countryside
- 8. Protect important views and links to the wider countryside

Infrastructure and Facilities

- 9. Improve and sustain high quality local facilities for existing and future residents.
- 10. Encourage opportunities for home working and local employment



4. Planning Strategy

THE PLAN

- ✓ *Identifies the amount of housing growth in the village for up to 2036*
- ✓ *Focuses the growth on the existing built-up areas of the village*
- ✓ *Enables low cost affordable housing to meet local needs to be built next to the Boundary*
- ✓ *Protects the Playing Field from development*
- ✓ *Protects other important spaces as Local Green Space*
- ✓ *Protects and maintains features of Landscape and Biodiversity Value*
- ✓ *Identifies important views that should be protected from the impact of development*
- ✓ *Protects the landscape outside the built-up areas*
- ✓ *Seeks to maintain the village characteristics*
- ✓ *Seeks to retain existing employment sites and services and facilities*

- The Neighbourhood Plan has been prepared taking into account the content of both the National Planning Policy Framework and the adopted local plan documents for Babergh.
- The current local plan defines a Built-Up Area Boundary for the main village centre.
- The Neighbourhood Plan has revised the Built-Up Area Boundary to take account of recent changes and planned locations for development referred to in the Neighbourhood Plan.
- A new and separate "Settlement Boundary" is proposed at Rookery Road, where limited infill housing plots may be allowed if the proposal fits in with its surroundings.
- Proposals for development outside these boundaries will be treated as being in the countryside and will have to demonstrate exceptional circumstances in order to be allowed.

Policy EMST1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Elmsett's designation of a Hinterland Village. The focus for new development will be within the defined Built-Up Area Boundary, as defined on the Proposals Map. Limited infill development may also be permitted within the Rookery Road Hamlet identified on the Proposals Map.

Unless specifically identified elsewhere in the Plan, land outside the Built-Up Area Boundary is defined as countryside, where development will only be allowed for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside.



DO YOU SUPPORT THIS POLICY?



5. New Housing

Amount of new housing

In September the government published revised National Planning Guidance that states that “the ‘policies and allocations’ in the plan should meet the identified housing requirement in full.

There is a need for around 8,000 new homes in Babergh by 2036. Although most of this new housing will be built in the larger towns of the district, there is an expectation that villages with a level of services such as schools and shops will accommodate some growth.

The Plan makes provision for the construction of 60 new homes between 2017 and 2036, including the homes that we already know have planning permission but have yet to be built. 43 new homes have been built in Elmsett between 2001 and 2017.



Potential housing sites

We used the Government Neighbourhood Plan Support Programme to have known potential sites assessed for their suitability for development.

The sites are illustrated below



Site Ref.	Site Address	Land Type
SS0212	Land east of Hadleigh Road	Greenfield
S0230	Land to the north of The Street	Greenfield
SS0232	Land south of Whatfield Road	Greenfield
SS0233	Land north east of Ipswich Road	Greenfield
SS0644	Land south of Hadleigh Road	Greenfield

The location of new housing in Elmsett

Although the potential housing sites that have been assessed could deliver more homes than are needed, we do not need to identify any new sites for housing over and above those we already know about.

The new homes will therefore be delivered as follows:

- 1 **Hadleigh Road** **41 homes that already have planning permission**
- 2 **Whatfield Road** **7 homes that already have planning permission**
- 3 **Small infill plots within the Built-Up Area Boundary or Rookery Road Settlement Boundary that come forward during the next 18 years. There are already planning permissions for five homes that have not been completed.**

So we already know where 53 of the 60 homes will be built.

The remainder are expected to be built on small sites of less than 10 homes within the built-up area of the village that are likely to emerge during the next 18 years.

The sites at Hadleigh Road and Whatfield Road are allocated for development in the Neighbourhood Plan as they hadn’t been granted planning permission as at 1 April 2017 (the Neighbourhood Plan base date).

Because they have been granted planning permission since that date, we cannot overrule the permission in the Neighbourhood Plan.

DO YOU SUPPORT THIS AMOUNT OF GROWTH?



6. Housing Sites

East of Hadleigh Road

The site is located south of Garrards Road and has an area of 2.5 hectares. An outline planning application for 41 dwellings was submitted to Babergh District Council in April 2017.

The site provides an opportunity to provide a mix of housing to meet both market and affordable housing needs in the village.

A plan that accompanied the application set out the following schedule of dwelling sizes:

2 Bedroom semi-detached cottages:	10
3 Bedroom semi-detached cottages:	8
3 Bedroom bungalows:	6
3 Bedroom terraces:	9
4 Bedroom detached houses:	3
4/5 Bedroom detached houses:	5

Of these, 15 would be affordable dwellings for rent and five would be for shared ownership tenure.

The planning application was approved in June and, given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed.

It is important that a number of matters are addressed in order to make the development acceptable and reduce any impact on the environment and infrastructure. This includes:

- Protection of existing trees and hedgerows, including those covered by TPOs.
- Additional planting to reinforce the existing boundary trees and hedgerows.
- The creation of new wildlife habitats within the development.
- The provision of passing places on the narrow roads of Ipswich and Flowton Roads.
- Improvements to the highways frontage on Hadleigh Road.
- The provision of play areas and parking spaces in accordance with adopted standards.

Policy EMST3 – Land at Hadleigh Road

A site of 2.5 hectares east of Hadleigh Road is allocated for:

- a) 41 dwellings including 15 affordable dwellings.
- b) public open space including an area of community woodland.
- c) improvements of the existing footways on Hadleigh Road to provide an improved link to the village centre.
- d) equipped play area.
- e) enhancements to the public footpath running through the site.
- f) enhanced tree and hedgerow planting.
- g) new wildlife habitat areas.

The development is required to ensure that:

- i) improvements are undertaken to the Hadleigh Road frontage to include road widening, resurfacing, kerbing, highway and land drainage, new frontage footway, new pedestrian footbridge over the ditch, street lighting that will limit light pollution and safety fencing as may be required.
- ii) a series of passing bays are provided on Ipswich Road and Flowton Road, in accordance with the highway authority's requirements.

South of Whatfield Road

The brownfield site is located south of Whatfield Road and has an area of 0.35 hectares. Planning permission was granted in November 2017, for seven homes and a new footway along its frontage with Whatfield Road.

The approval includes a legal Section 106 Planning Obligation for the developer to pay for the construction of a footway along the south side of Whatfield Road from the pond to the Hadleigh Road junction.

Given that the site is in the early stages of development, it is allocated in the Neighbourhood Plan to provide certainty in the longer term should the development not proceed.

Policy EMST4 – Land south of Whatfield Road

A site of 0.35 hectares south of Whatfield Road is allocated for 7 dwellings.

The development should ensure, through planning obligation, that a new footway is provided to the east of the site between the pond on Whatfield Road and the junction with Hadleigh Road in order to provide safe pedestrian links between the development and village services.



Policy EMST4 – Land south of Whatfield Road



Policy EMST3 – Land at Hadleigh Road

DO YOU SUPPORT THESE POLICIES?



7. Housing Policies

Affordable Housing

Although 11 of the houses at the Hadleigh Road site will be classified as “affordable”, we want to have the ability to provide additional affordable housing to meet the needs of local residents during the lifetime of the Plan.

Policy EMST5 allows, as an exception, affordable housing to be constructed outside the Built-Up Area Boundary to meet an identified local need. Any housing built under this approach would, in the first instance, be offered to those with a demonstrated local connection.

Policy EMST5 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the main village Built-Up Area Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i) remains affordable in perpetuity;
- ii) is for people that are in housing need by virtue that they are unable to buy or rent properties in the villages at open-market prices;
- iii) is offered, in the first instance, to people with a demonstrated local connection.

Where there is no local connection, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

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

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

In exceptional circumstances, a small number of market homes will be permitted where demonstrated that these are financially essential to facilitate the delivery of affordable units.

This policy will not apply to the Rookery Road Settlement Boundary.

House Sizes

The 2011 Census identified that Elmsett has a higher proportion of three and four bedroomed homes than Babergh as a whole. It is important that new homes constructed in Elmsett are designed to address the need for smaller homes in accordance with identified requirements, both to enable small families to live independently and, if space standards are met, allowing shrinking households to downsize but remain in the village. This is especially important on larger developments where there are opportunities to make a significant difference to redressing imbalances.

Housing Space Standards

We’re aware that some new homes can be too small for many peoples needs, especially if they’re downsizing from larger properties. We want to make sure that new homes are big enough and have included a policy to require them to meet the government recommended minimum space standards. Currently housebuilders do not have to meet these government standards unless they’re in a planning policy.

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Minimum Space Standards (square metres)

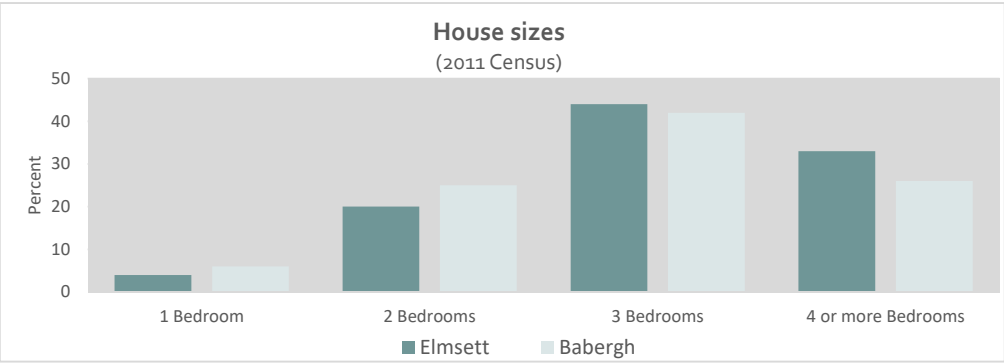
In addition, we think that new homes should meet the needs of modern day requirements by ensuring that they’re capable of being connected to superfast broadband and that electric car charging points are provided for new homes.

Policy EMT6 – Housing Space Standards

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of wheelie bins and cycles and meet the current adopted car parking standards.

In addition, all new homes shall provide:

- i) suitable ducting capable of accepting fibre to enable superfast broadband; and
- ii) one electronic vehicle charging point per off-street parking space.



EMT7 – Housing Mix

Housing development must contribute to meeting the existing and future needs of the Plan Area. In new housing developments of 10 or more homes, a minimum of 47% of the development should be one or two bedroomed dwellings unless it can be satisfactorily demonstrated that such provision and other site requirements would make the development unviable.

DO YOU SUPPORT THESE POLICIES?



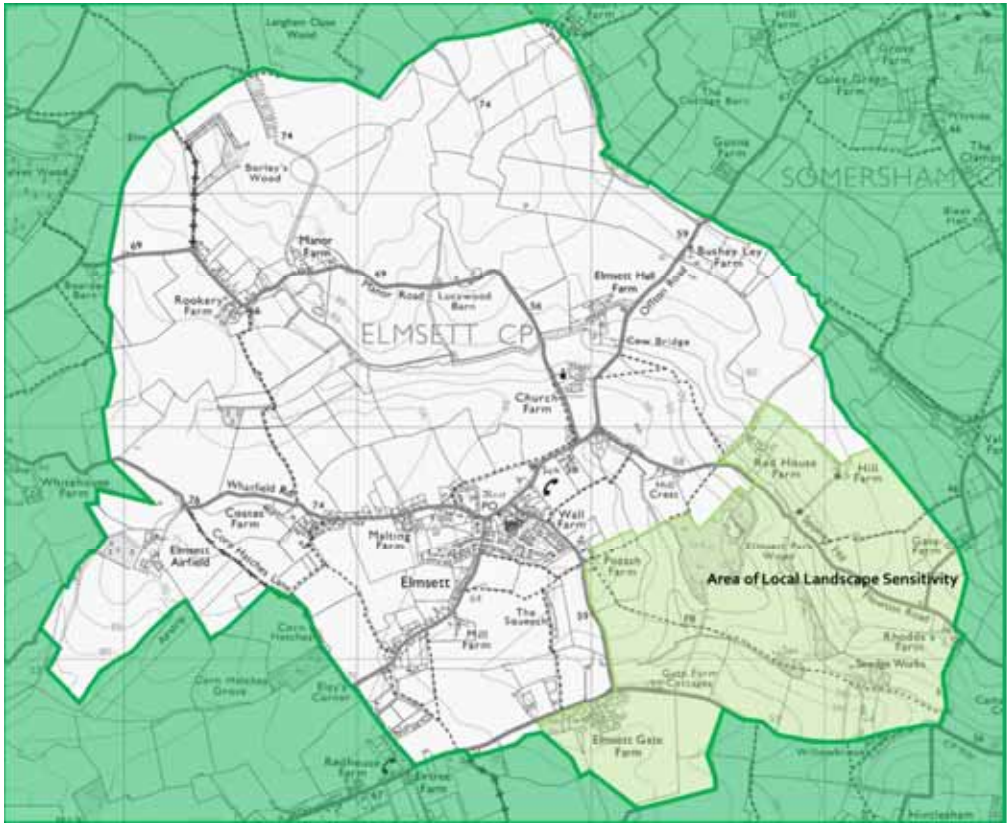
8. Historic and Natural Environment

Elmsett's Landscape Setting

Land to the east and southeast of the village is currently designated in the local plan as a Special Landscape Area (SLA). There is the prospect of the SLA not being retained in the new Joint Local Plan.

Given the importance of this high-quality landscape, a new local designation, the Area of Local Landscape Sensitivity, is made in the Plan. The boundary has been refined to follow field boundaries rather than, as in the original SLA designation follow undefined boundaries.

The designation does not, in itself, stop development taking place, but it does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.



Policy EMST8 – Area of Local Landscape Sensitivity

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

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



Local Green Spaces

There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation.

The National Planning Policy Framework enables neighbourhood plans to designate these as Local Green Spaces. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

A number of sites in the village qualify as Local Green Spaces and are proposed for designation in the Neighbourhood Plan which means that development on these spaces is restricted to that which is essential to these sites, such as that required for utility service providers such as telecommunications equipment.

It is not appropriate to designate the Recreation Ground as Local Green Space as this would restrict the ability to construct changing rooms or equipment stores on the site.

See the later board for details on how the site is protected.



Policy EMST9 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Proposals Map.

1. Buckles Wood
2. The Squeech
3. The Green
4. Green at Windings Road
5. Green at Church View
6. Community Open Space at Hazelwood
7. Green at Mill Lane

Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

DO YOU SUPPORT THESE POLICIES?



9. Historic and Natural Environment

Important Views

Elmsett's position on a relatively high plateau means that views into and out of the village are of high importance to its character and sense of rurality.

An assessment of views from public areas has been undertaken to determine which are most important in terms of the setting of the village in the landscape. The most significant views that need to be protected are identified on the maps below.

Inconsiderate development could have a detrimental impact on the landscape setting of the village and will not be supported. When proposals for development in the village are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape.



Policy EMST10 – Protection of Important Views

Distinctive views from public vantage points either within the built-up area or into or out of the built-up areas to the surrounding countryside shall be maintained. Proposals for new buildings outside the BUAB will be required to be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- can be accommodated in the countryside without having a detrimental impact, by reason of the buildings scale, materials and location, on the character and appearance of the countryside and its distinction from the Built-Up Area; and
- conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the Suffolk Landscape Character Appraisal.

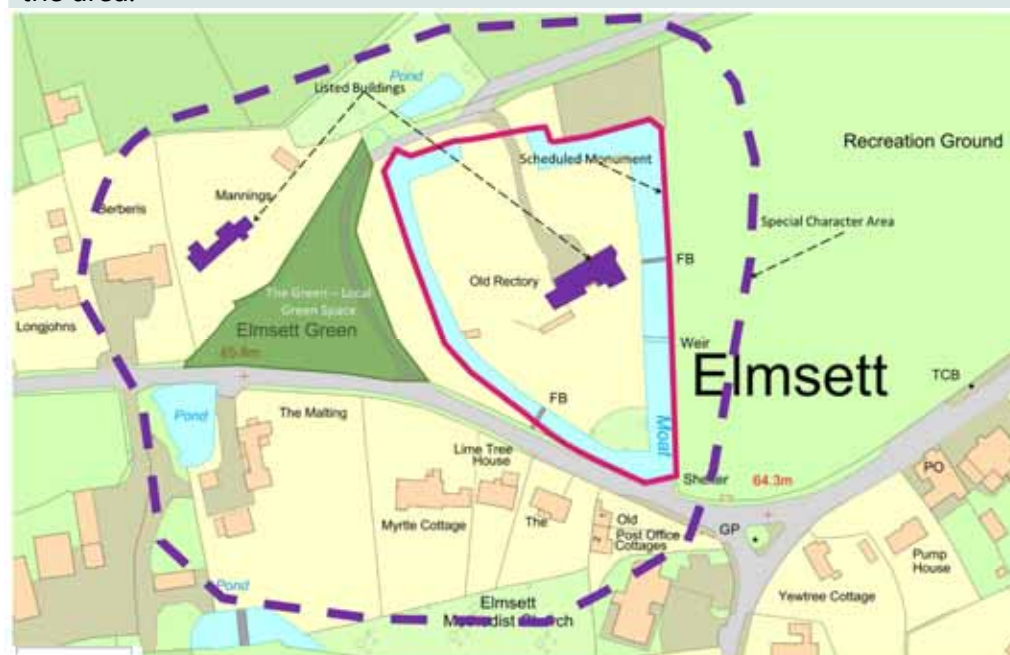


The Built Environment

Although there is no designated Conservation Area in the village, there are a number of distinctive historic assets that, in combination, are essential to maintain and preserve to reflect the local character of Elmsett.

In particular, the area around The Green on Whatfield Road is of significant local importance, containing a designated Ancient Monument, Listed Buildings, a designated village green and important trees, hedgerows and other natural features.

The Neighbourhood Plan proposes designating the areas as a Special Character Area within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.



Policy EMST11 – Elmsett Special Character Area

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

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

Heritage Assets

Across the Plan Area, there are a number of designated and non-designated heritage assets including Listed Buildings, the Moat Scheduled Monument in the Special Character Area, and archaeological sites. It is important that these are preserved and enhanced for the enjoyment and benefit of residents.

Policy EMST12 – Heritage Assets

To ensure the conservation and enhancement of Elmsett's heritage assets, proposals should:

- preserve or enhance the significance of the heritage assets of the village;
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that would lead to harm or substantial harm to a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

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

DO YOU SUPPORT THESE POLICIES?



10. Building Design

Elmsett has grown and evolved over many years and, as a consequence, the village building characteristics, including designs and materials varies accordingly. The household survey raised a number of concerns about the design of new buildings and their impact on the village, as well as the potential impact of new development on views into or out of the village.

New development should respect the scale, layout and massing of existing development in the vicinity of the site. To reflect the traditional styles of housing in the village, new housing development should not be higher than two storeys and the inclusion of a mix of single storey, 1½ storey and two storey dwellings in developments is encouraged.

In addition, where street furniture (bollards, benches, street nameplates etc) is required in development, their placement should not clutter the street scene but be in keeping with the rural nature of Elmsett.

Policy EMST13 – Development Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in Elmsett and create and contribute to a high quality, safe and sustainable environment.

Proposals should, as appropriate:

- a) recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, on sites located outside the Built-Up Area Boundary, submit, as part of the planning application, a landscape character appraisal to demonstrate this;
- b) maintain or create Elmsett's sense of place and/or local character;
- c) not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of that part of the village;
- d) incorporate sustainable design and construction measures and energy efficiency measures;
- e) taking mitigation measures into account, not affect adversely:
 - i) any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - ii) important landscape characteristics including trees and ancient hedgerows and other prominent topographical features;
 - iii) identified important views into, out of or within the village as identified on the Proposals Map;
 - iv) sites, habitats, species and features of ecological interest;
 - v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- f) not site sensitive development where its users would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- g) produce designs that respect the character, scale, density of the locality, restricting new dwellings to a maximum of two storeys in height;
- h) produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot; and
- i) not result in water run-off, that would add-to or create surface water flooding.



DO YOU SUPPORT THIS POLICY?



11. Infrastructure, Jobs & Facilities

Communications Technology

It will be important to ensure that future broadband provision in the village keeps pace with improvements to technology.

Mobile phone signals are surprisingly poor given the village's elevated position. The location of mobile phone masts can have a detrimental impact on the character of the countryside and this can cause a conundrum between trying to improve mobile phones signals and protecting the character of the village.



Policy EMST14 – Communications Technology

Proposals from mobile phone network operators to improve mobile coverage will be supported where:

- the apparatus is designed and sited to minimise intrusion and visual impact" and proposals will need to be accompanied by a landscape and visual assessment.
- the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network; and
- proposals have been sited and designed to minimise the impacts on the rural character of Elmsett, having particular regard to the important views identified on the Proposals Map



Jobs

Elmsett is not expected to make provision for a large number of jobs as these would be expected to be provided in places such as Hadleigh, Needham Market or Ipswich. The 2011 Census that identifies that the majority of residents in employment travel between 10 and 20 kilometres to work.

However, just under a third of residents work either at home or travel less than five kilometres to work, which demonstrates that there are local employment opportunities available.

Of particular local importance is the cluster of business units located at Poplar Hall adjoining Elmsett Airfield and at Gate Farm on Ipswich Road. A range of buildings at each location provide opportunities for a range of jobs and services. At Poplar Hall, these are partly, but not solely, associated with aircraft servicing and restoration.

The protection and retention of these employment opportunities is supported and the loss of employment opportunities on the sites to other uses will be resisted unless particular circumstances prevail that justify such a loss.

Policy EMST15 – Employment Sites

The retention and intensification of employment uses at Poplar Hall and at Gate Farm, as identified on the Proposals Map, will be supported provided such proposals do not have a detrimental impact on the local landscape character or will generate unacceptable levels of vehicular traffic on local roads.

Proposals for non-employment uses that are expected to have an adverse effect on employment generation, will only be permitted where one or more of the following criteria has been met:

- evidence can be provided that genuine attempts have been made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;
- the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;
- an alternative use or mix of uses would assist in regeneration and offer greater benefits to the community in meeting local business and employment needs;
- it is for an employment related support facility such as employment training/education, workplace crèche or industrial estate café;
- an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.



Policy EMST15 – Gate Farm



Policy EMST15 – Poplar Hall (airfield)

DO YOU SUPPORT THESE POLICIES?



12. Infrastructure, Jobs & Facilities

Village Services and Facilities

The village benefits from a good range of premises and facilities that provide for some day-to-day needs of residents. These include the Village Hall, the Rose and Crown pub, the adjoining Post Office and shop, the Methodist Church Hall, and the Primary School. It is therefore vital that these services and facilities are protected and enhanced for the use of current and future residents.

However, it is recognised that demands change over time and it would be unreasonable to require the retention of these facilities if there is no longer a proven need or demand for them. In such circumstance it might be appropriate for those uses to be lost where specific criteria can be met.



Policy EMST16 – Community Facilities and Services

The provision and enhancement of community facilities and services that serve the needs of Elmsett will be permitted where they contribute to the quality of village life and improve the sustainability of the village.

Proposals that will result in the loss of existing valued facilities (or premises last used for such purposes), including:

- the Rose and Crown Pub;
- the Post Office;
- the Village Hall;
- the Methodist Church;
- the Primary School

will only be permitted where:

- a) it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- b) it can be demonstrated that there is insufficient local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c) alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Village Playing Field

The village Playing Field provides an important resource capable of accommodating two football pitches and a cricket wicket as well as providing a separate children's play area adjoining the village hall. It is essential that these are maintained and improved as the village continues to grow over the coming years. In this respect, the Neighbourhood Plan seeks to protect the playing field from being lost unless equally good or better pitches are provided in an equally accessible location in the village.



Policy EMST17 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in the Development Plan. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

- a) it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
- b) replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.

DO YOU SUPPORT THESE POLICIES?



13. Community Actions

Community Actions do not form part of the formal “development plan” but identify local initiatives to address issues and concerns raised during the community engagement undertaken in preparing the Plan. The community actions are identified differently from the planning policies to avoid confusion.

Community Land Trust

One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). This is a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.



Community Action 1 – Community Land Trust

The Parish Council should explore the establishment of a Community Land Trust for Elmsett with a main aim of delivering, and securing for the long term, affordable housing that meets the needs of residents that need it.



Improved Broadband and Mobile Signals



Broadband and Mobile Communications are important to the sustainability of Elmsett. Broadband speeds are generally good but not everywhere and mobile phone signals are poor given the open nature of the countryside around the village.

Community Action 3 – Communications Technology

We will actively monitor, lobby and influence improvements to optimise communications technology infrastructure within the parish.

DO YOU SUPPORT THE
COMMUNITY ACTIONS?

Overhead Wires

Within parts of the village centre, especially within the Special Character Area, overhead power and telephone wires have a detrimental impact on the quality of the area.

It is possible to get these placed underground, especially with the use of today's transmission methods and their removal, where possible would significantly improve the environment.



Community Action 2 - Overhead wires

Opportunities will be sought to lobby and persuade the electricity and telephone infrastructure providers to remove overhead wires in the built-up area of the village and place them underground.

The Village Hall

The Village Hall has been in continuous use for almost 40 years now and is showing its age so the Village Hall Management Committee (VHMC) are consulting regular users of the hall village along with interested people, as to its future. The question is whether there should be a new build or extensions to the hall to accommodate the uses envisaged.

The consultation is in full swing involving an external architect and no decisions can be reported yet. However, the VHMC are aware that they will need to justify whatever action they propose with a costed business case.



Community Action 4 – Village Hall

The Village Hall Management Committee will seek to establish a Working Group to investigate opportunities for the improvement of the existing village hall or the possible construction of a new village hall for the village in full liaison with residents and the users of the existing facility.



14. What next?

Consultation on the Neighbourhood Plan ends on 30 November

At the end of the consultation the Steering Group will review all the submitted comments, including those from organisations such as Suffolk County Council, Natural England, Historic England and the District Council, before deciding if any amendments to the Plan are required.

At the same time a Consultation Statement and a document known as the "Basic Conditions Statement" will be prepared and all of these documents will be submitted to the District Council with the Final Draft Plan – known as the "Submission Plan".

Further Consultation

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

Examination

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

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

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the village.

Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised by the District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online at <http://elmsett.onesuffolk.net/parish-council/> or, if you don't have the internet, by completing a comments form and sending it to the address on the form

Neighbourhood Plan Steering Group

Alan Newman - Group Chairman (Parish Council)
Jeremy Francis - Group Secretary
Amanda Bishop (initial stages)
Stan Coram (Parish Council)
Ian Chambers

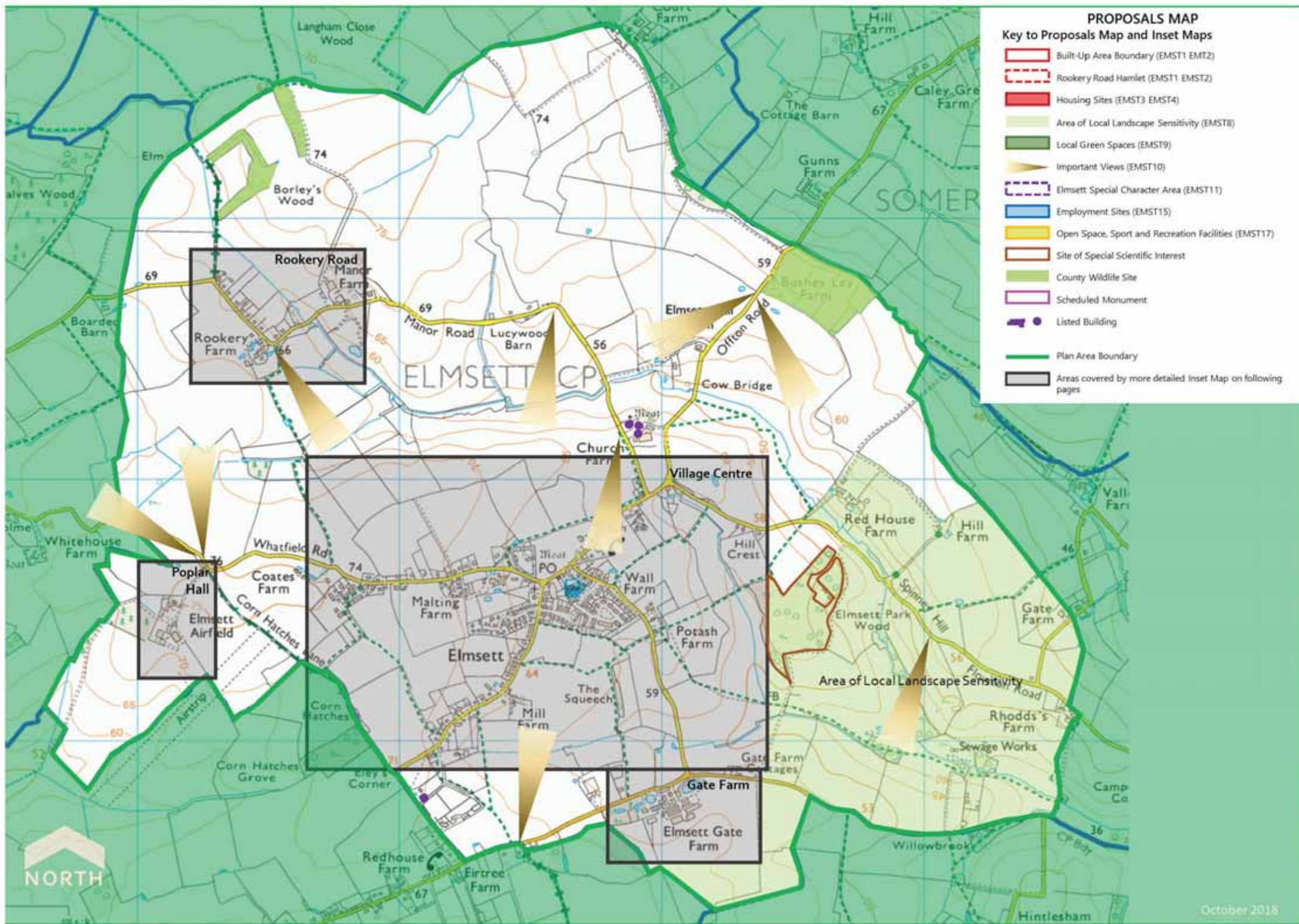
James Crabtree
David Ford
Andrew Morton
Allan Mountfield
Andrew Woodgate (Parish Council)

The Steering Group are supported by their consultant,
Ian Poole,
Places4People
Planning Consultancy.



Thank you for visiting the Neighbourhood Plan consultation event today





Village Centre Inset Map

