

Incorporating Examiner's Modifications July 2016

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All documents are available at [www.lavenhamneighbourhoodplan.co.uk](http://www.lavenhamneighbourhoodplan.co.uk)

## 1 Introduction

1.1 A Neighbourhood Development Plan (the Plan) can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area and the policies and proposals contained within it will be used as a basis for the determination of planning applications. The plan must be in conformity with the Government's National Planning Policy Framework and must satisfy the Basic Conditions which are;

- Do the policies have regard to national policies and advice contained in guidance issued by the Secretary of State?
- Does the plan contribute towards the achievement of sustainable development?
- Are the policies in general conformity with the strategic policies in the Local Plan?
- Is the plan compatible with or otherwise not in breach of EU obligations?

1.2 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. The policies in the Plan are in general conformity with the strategic policies in Babergh District's Local Plan. The Plan will commence in 2016 and run until 2031.

1.3 Babergh District Council, which is the Local Planning Authority, publicised the application from the Parish Council and advertised a consultation period beginning on 4th July 2013 and closing on the 28th August 2013. Under the Neighbourhood Planning (General) Regulations 2012, Babergh District Council confirmed the designated Neighbourhood Plan Area in September 2013. A notice to this effect can be viewed on the Babergh website.

1.4 Lavenham Parish Council confirms that this is the only Neighbourhood Plan for the Parish of Lavenham.

1.5 Lavenham is a vibrant and self-reliant community of around 1,800 people fortunate to live in what has often been described as England's finest medieval village. It is designated as one of ten 'core' villages by Babergh, having a good range of shops, services and facilities. Lavenham is also an important and prestigious tourist destination. The opportunity to prepare a Neighbourhood Plan was considered vital by the Parish Council because whilst the environment of Lavenham's special character needs protecting the balance of our community is threatened by an ever increasing divergence between age groups. A principle objective of the Plan is therefore to achieve a better balanced community.

1.6 Together with the Local Plan, the policies in the Neighbourhood Plan will provide the basis for the determination of planning applications (by Babergh District Council) in the Lavenham Neighbourhood Plan Area. Neighbourhood planning policies only influence development that requires a planning application and the Plan cannot therefore include policies that fall outside planning control. In the course of consulting our residents about the Plan plenty of other issues arose that perhaps could and should be included. These are dealt with in the 'Projects' section of the plan and although policies dealing with these cannot be delivered by a Neighbourhood Plan they are considered by the Parish Council as equally important to pursue.

1.7 The background data on which the Plan is based is in separate Base Evidence documents and is available on line at [www.lavenhamneighbourhoodplan.co.uk](http://www.lavenhamneighbourhoodplan.co.uk)

## 2 Key Issues

2.1 The principal objective of the Plan is to provide for the sustainable development of Lavenham through the achievement of a better balanced community. Over the years the trend towards an increasing ageing population has accelerated and continues to do so. We need to increase the proportion of young people living within the village and will seek to do this by ensuring that any future developments put the emphasis on affordable, smaller homes capable of meeting well established local needs. This should also enable older residents, who wish to downsize, to stay in the village.



2.2 Lavenham's economy is underpinned by tourism. This provides employment, not only for those engaged in tourism related businesses but also the many local tradesmen who help to maintain property. The preservation of Lavenham's historic core within the conservation area and the importance of its setting within the surrounding countryside are key factors in maintaining Lavenham's position as an important tourism destination. The opportunities for employment and the need for more young people are closely linked and both depend on preserving Lavenham's unique qualities.

## 3 Consultation

3.1 The Plan is based on continuous engagement with the local community. An initial open day was held in the Village Hall in October 2012 to announce the intention of preparing a Neighbourhood Development Plan and to solicit residents' opinions on its priorities. Over 200 residents attended and 44 volunteered to help produce a detailed questionnaire which was developed over the ensuing 6 months. This was circulated to all residents in the summer of 2013 and achieved a remarkable 68% response. The survey results were summarised to residents in a feedback letter and two further open days were held to display the results of the survey in November 2013. A detailed analysis of the survey results is to be found on the Lavenham NP web site at [www.lavenhamneighbourhoodplan.co.uk](http://www.lavenhamneighbourhoodplan.co.uk).

Further open days were held in March and October 2014 to enable residents to see and comment on the emerging vision of the plan as it developed.

3.2 Further, more detailed information about the consultation process is in a separate Consultation Document at [www.lavenhamneighbourhoodplan.co.uk](http://www.lavenhamneighbourhoodplan.co.uk).

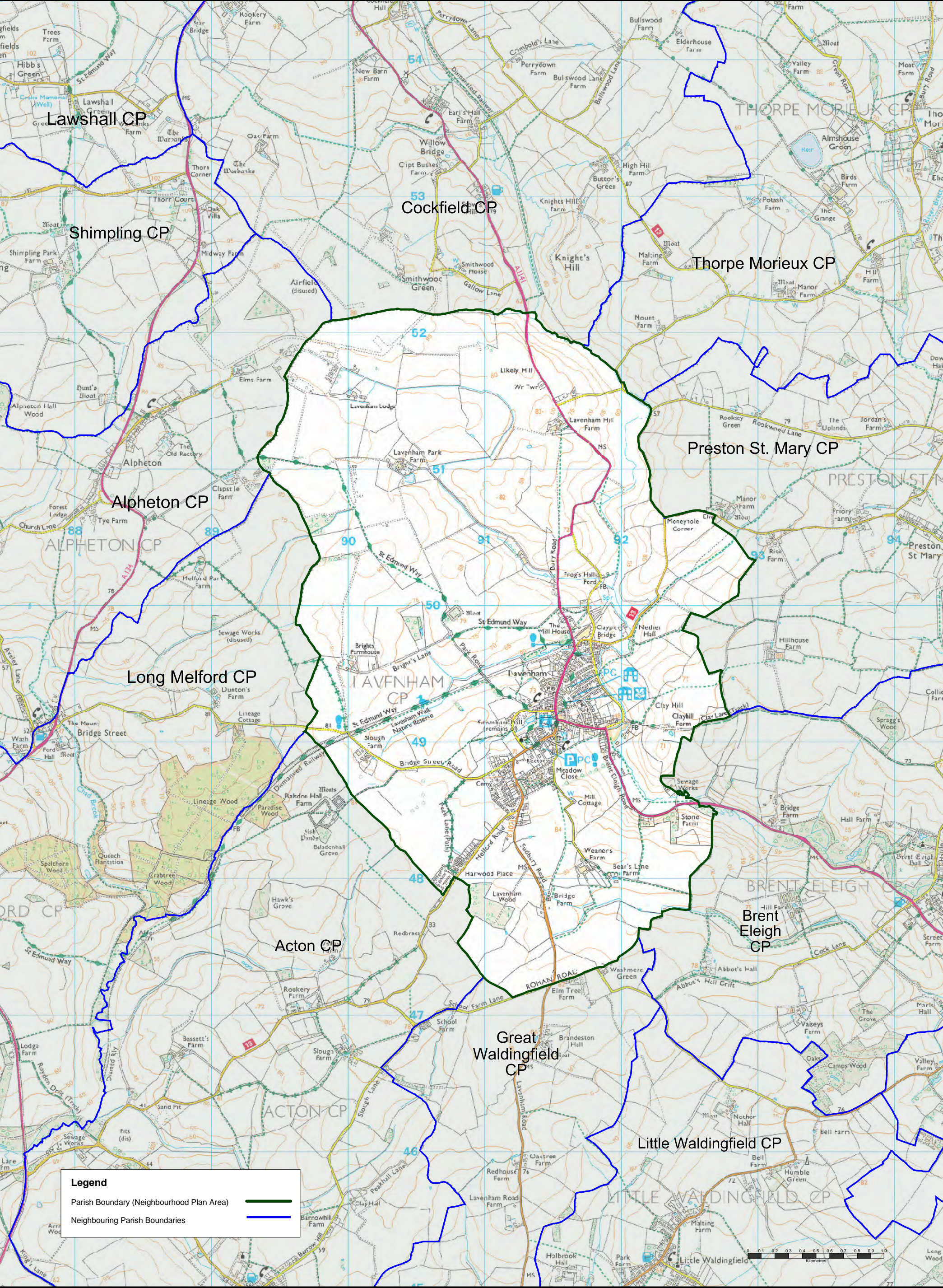
## 4 The Neighbourhood Area

Map 4.1 Babergh District Council area





Map 4.2 Lavenham Parish Area



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**Lavenham and Surrounding Parishes**

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## About The Neighbourhood Area

Lavenham's setting amongst gently undulating countryside contributes greatly to the amenity value of the village. The Parish boundary and the historic core are much the same as they were in Tudor times and the sharp distinction between town and country offers outstanding views both into and out of the village. Hedges and small areas of woodland break up the fields surrounding the village. Watercourses create the grain of the landscape separated by high undulating land.

View of Lavenham roof-scape from the South

Lavenham is characterised by its many timbered buildings which date back to its period as one of the leading woollen cloth towns of the 15<sup>th</sup> century. The Guildhall of Corpus Christi, the Little Hall and the splendid church of Saint Peter and Saint Paul all bear testimony to Lavenham's proud history. There are 201 listed buildings, 13 of which are Grade 1 and 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.



The Guildhall of Corpus Christi



The Swan Hotel

Lavenham's population of around 1,800 has remained relatively constant since medieval times. Today, Lavenham is popular as a tourist destination and this enables its relatively vibrant economy to support some fine hotels, restaurants, galleries and shops. Indeed, for its size, Lavenham could be said to be quite self-sufficient with independent grocers, butchers, bakers, a newsagents and a pharmacy as well as two co-operative stores, a doctor's surgery, two dentists and a highly regarded Primary School.



Lavenham Village Hall and Events Centre

There is plenty to do in Lavenham. Clubs and societies abound and the facilities offered by the Church, the Guildhall, the Village Hall and the Market Place provide superb venues. A number of established events include a Literary Festival, an Arts Festival and an annual Christmas Festival. Some measure of this activity can be seen at [www.discoverlavenham.co.uk](http://www.discoverlavenham.co.uk) by visiting the 'what's on' section.



## 5 Objectives

5.1 The purpose of this plan is to make Lavenham a more sustainable community and to formulate and define the policies that are required to achieve this.

5.2 Investment in more affordable housing for younger people will be the main driver of this and, as the total population increases, the community will become more sustainable with a larger proportion of working age people with young families. This population increase, taken together with The Halt development already underway, could well take the total number of Lavenham residents from around 1,800 to over 2,100 and the village infrastructure, particularly the capacity of the Lavenham Community Primary School, will need to be improved to take account of this. The plan reflects the preference expressed in the residential survey to create a modest number of small developments with the emphasis on 2 and 3 bedroomed units. This type of development will also appeal to those who wish to downsize to a smaller house and yet stay within the village. Improving the housing choice for the older generation is another key driver in this plan.

5.3 Lavenham's economy will continue to depend on tourism and preservation of the historic core is central to this. The large historic core will continue therefore to dominate the settlement as it does today. Heavy traffic through the village is a problem and the Neighbourhood Plan aspires to re-designate the A1141 to a B road with a weight limit which will have a major impact on quality of life for residents in the main thoroughfares. The need for additional car and coach parking facilities is also an aspiration to direct traffic away from the centre of the village and there will be some traffic-free and shared space areas. The historic core of the village will have a less congested and more relaxed feel to it.

5.4 Lavenham's unique character will be retained and enhanced. This means being supportive of new development so long as it contributes positively to the character found within its immediate vicinity and doesn't detract from the distinctiveness of Lavenham's historic core. It also means ensuring that Lavenham's residents and visitors will continue to enjoy the surrounding countryside. The close juxtaposition of Lavenham's buildings to the adjacent grassland and fields is an important component of the character of the village. By adding to the attractions of the village for visitors it contributes to the economy as well as the quality of life for Lavenham's residents.



Lavenham Little Hall – headquarters of The Suffolk Preservation Society

5.5 Employment in Lavenham will continue to grow in tourism related industries but additional jobs will be created in education, care for the older generation and in high-tech design fields. Because conservation will continue to be high on the list, the numbers of self-employed and small businesses involved in building maintenance services are likely to continue to flourish. An increase in the affordable housing provision should enable more people to live and work within the village with a consequent reduction in commuter traffic and parking.



## Sustainable development

5.6 A requirement of Neighbourhood Plans is that they contribute towards the achievement of sustainable development. This means that “economic, social and environmental gains should be sought jointly and simultaneously through the planning system” (NPPF paragraph 8). The table below articulates how, taken as a whole, this Neighbourhood Development Plan contributes towards the achievement of sustainable development:

SD Component	NP Objective	Policy
An economic role	Local economy to continue to be underpinned by tourism. <ul style="list-style-type: none"> <li>- Employment to grow in tourism related industries</li> <li>- Additional jobs will be created in education, older generation care and high-tech design fields</li> </ul>	H6, ENV3, C5, C6, C7, C9 C8, E1, E2
	Supporting tourism	Projects P2-P9
A social role	A more sustainable and balanced community <ul style="list-style-type: none"> <li>- Increase affordable housing for younger families/people</li> <li>- Increase housing supply including smaller properties for younger families/people</li> <li>- Enable more people to live and work within the village</li> <li>- Improve the capacity of the Lavenham Community Primary School</li> </ul>	C1 – C5 H1, H2, H3, H4, H5  C6
	Providing housing choice for the older generation <ul style="list-style-type: none"> <li>- Increase and improvements in care home provision</li> <li>- Increase in properties suitable for the older generation (homes meeting lifetime homes standards and bungalows and ground floor flats)</li> </ul>	H2, H4, H6, C6 D1-D3
An environmental role	Preservation of the historic core <ul style="list-style-type: none"> <li>- The historic core will continued to dominate the settlement as it does today</li> <li>- The historic core will have a less congested and more relaxed feel to it</li> </ul>	H1, H7, ENV2, ENV3, ENV4 Projects P1, P13, P14
	Retention and enhancement of Lavenham’s unique character <ul style="list-style-type: none"> <li>- Lavenham’s residents and visitors will continue to enjoy the surrounding countryside</li> <li>- Supporting new development which contributes positively to Lavenham’s existing character</li> <li>- Preserve the countryside setting of the village</li> </ul>	H1, ENV1, ENV2 ENV3 ENV4 D1, D2, D3, ENV1, C1, C2, C3, C4, P10, P11, P12, P14

## 6 What does this plan do?

6.1 This plan does not allocate sites for housing or other forms of growth. The plan assumes however a delivery of a limited number of additional homes during the plan period as a contribution towards the 1050 housing target set out in the 2014 Babergh Core Strategy for the ten core and 43 hinterland villages.

6.2 The 2006 Local Plan Saved Policies includes policies relating to the Built-up Area Boundaries. The BUAB for Lavenham is part of the 2006 Local Plan Saved Policies and is also shown in the Map 6.1 below. The 2014 Babergh Core Strategy however changes the role of the BUAB as it no longer functions to contain development within these boundaries. Policy CS11 intentionally provides greater flexibility for appropriate development beyond the BUAB, subject to specified criteria set out in the policy as well as in Policy CS15 of the 2014 Babergh Core Strategy.

6.3 As required, the Neighbourhood Plan works within the strategic context provided by CS11 in the Babergh Core Strategy and therefore anticipates that development will come forward outside the existing BUABs and it is clear from Strategic Housing Land Availability Assessments that there are potential housing sites which can help deliver additional homes. Policy H1 of the Plan therefore provides further detail and guidance to applicants as to what development will be permitted both within the BUAB and beyond the BUAB.

6.4 Policies H1, H5, H6, D1, D2, D3, C1 – C9, ENV1, ENV2, ENV3, ENV4, E1 and E2 specifically provide further context as to how development proposals can meet the following criteria set out in Policy CS15 of the Babergh Core Strategy:

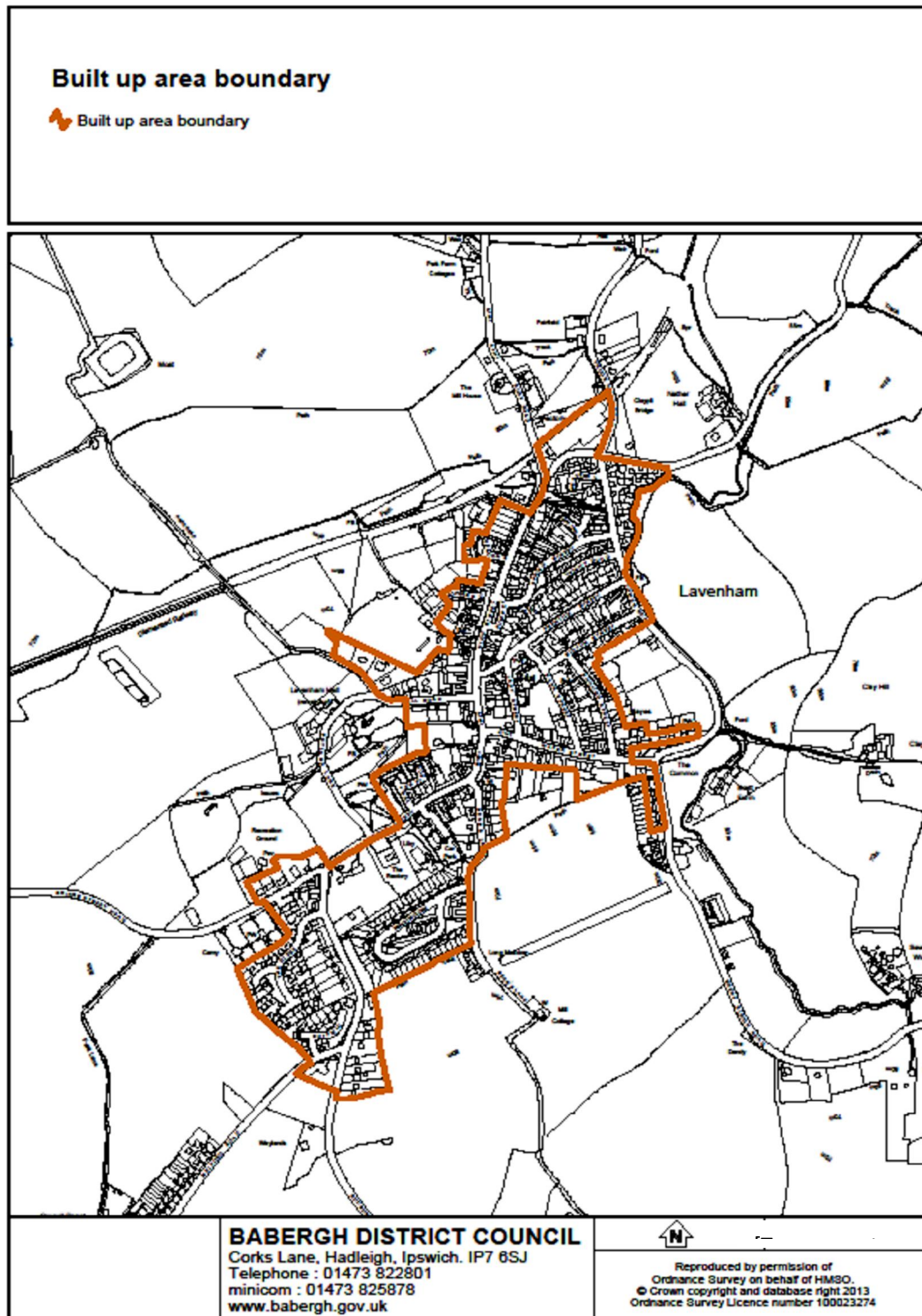
- Respect the landscape, landscape features, streetscape / townscape, heritage assets, important spaces and historic views;
- Make a positive contribution to the local character, shape and scale of the area;
- Protect or create jobs and sites to strengthen or diversify the local economy particularly through the potential for new employment in higher skilled occupations to help to reduce the level of out-commuting, and raise workforce skills and incomes;
- Ensure an appropriate level of services, facilities and infrastructure are available or provided to serve the proposed development;
- Retain, protect or enhance local services and facilities and rural communities;
- Consider the aspirations and level and range of support required to address deprivation, access to services, and the wider needs of an ageing population and also those of smaller rural communities.



## What does the Lavenham Neighbourhood Plan do?

	NP Policy	What does it do?
Housing	H1	Provides Lavenham specific criteria as to where new residential development can come forward both within the built up area boundary and without.
	H2	Requires residential developments to include an appropriate housing mix ensuring delivery of smaller homes for younger families and homes suitable for those wishing to downsize.
	H3	Requires development schemes which do not deliver 35 % affordable housing to justify this through an open book assessment.
	H4	Ensures people with strong local connection to the local community are given priority for new affordable housing coming forward in the parish.
	H5	Provides a Lavenham specific rural exception sites policy.
	H6	Provides the policy framework for the delivery of care homes and housing for elderly people.
Design	D1 – D3	Provides Lavenham specific policies on design, construction site requirements and infill development.
Community	C1 – C5	Establishes which community facilities (including open spaces) are protected and where new infrastructure is sought.
	C6	Earmarks the existing primary school site for future residential to meet the needs of the older residents (in the event that school is successfully relocated to a better site).
	C7 – C8	Sets parameters for communications infrastructure to be delivered alongside new development.
	C9	Defines a retail core area in Lavenham where new shops and services are to be focused and losses of ground floor shops and services are resisted.
Environment	ENV1	Identifies the important views and special landscape area of which new development proposals must respect.
	ENV2	Provides policy context for protecting Lavenham's roof scape and street scene.
	ENV3	Supports proposals to enhance Lavenham's market place.
	ENV4	Provides a Lavenham specific policy framework for small scale renewable energy projects.
Economy	E1	Seeks development to improve the tourist information facilities.
	E2	Seeks development which will enable small businesses to thrive.
	<b>Projects</b>	
		<p>P1 Limit heavy through traffic on A1141 , Projects P2 to P6 Parking</p> <p>Projects P7 to P9 Visitor services</p> <p>P10 Footpaths</p> <p>P11 Landscape Management</p> <p>P12 River Brett,</p> <p>P13 UK Tentative List</p> <p>P14 Non designated heritage assets</p>

Map 6.1 – Lavenham's Built up area Boundary



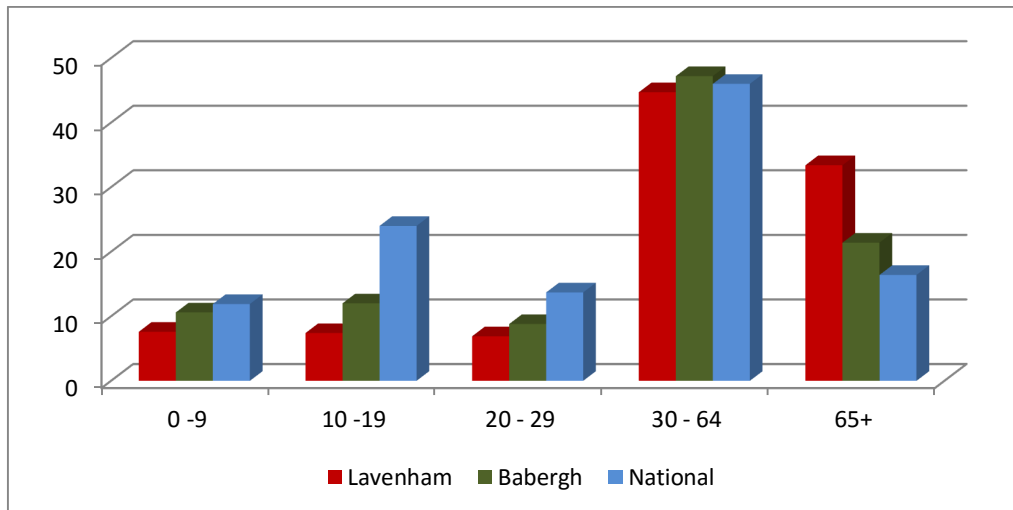


## 7 Housing Strategy and Policies

### 7.1 Issue1: Demographics and Housing Stock

7.1.1 The 2011 census records that out of a population of 1,722 in Lavenham the percentage of people aged over 65 in 2011 was 33.4% compared to 16.4% nationally and the number under 30 was 21.9% compared to 37.6% nationally. This imbalance is increasing and threatens the sustainability of the community. It places extra, and different, demands on local health, education, transport and housing.

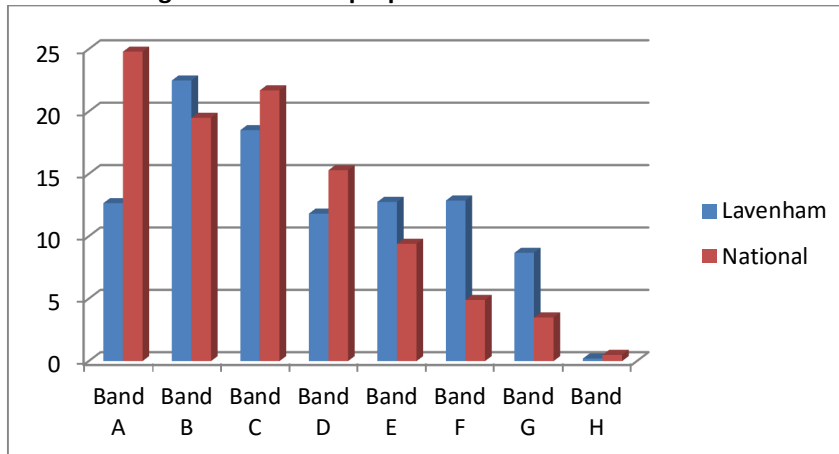
**Chart showing the age distribution in Lavenham compared with Babergh and Nationally**



Source 2011 census

7.1.2 The Lavenham housing stock has 22 % of four bedroomed and larger dwellings: the national proportion is 15%. Council tax bandings for properties of bands F, G and H is 22% compared to 9% for England as a whole. In addition, Lavenham has a high proportion of listed dwellings, totalling 321 (201 listed buildings) which are inherently expensive, out of a total housing stock of 987. This equates to over 32% of all housing in Lavenham.

**Chart showing distribution of properties in each Council Tax band – Lavenham and Nationally**

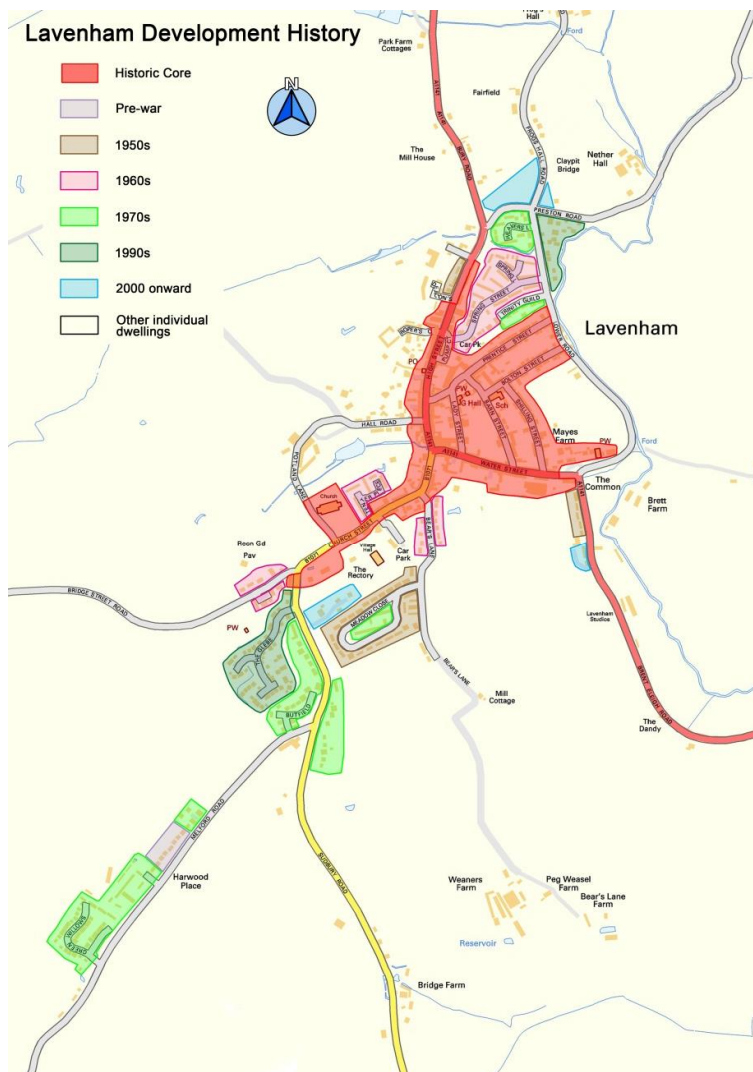


Source Babergh District Council

## 7.1.3 The development of Lavenham's housing stock has taken place in 4 distinct phases;

- A medieval period of great wealth ending in about 1530 in which most of the present listed buildings were created. This comprises the historic core of the village.
- A Victorian period with infill in the historic core of mainly two bedroomed terraced properties and also the Lavenham Community Primary School, the Church Rooms, Ropers Court and Bakers Mill.
- A Post War period of Social housing and the building of Meadow Close, Spring Street, Spring Lane, Tenter Piece and Harwood Place plus open market housing in Weavers Close, Green Willows and some infill.
- A recent phase in which comprises two estates of larger houses in Lower Road and the Glebe, White Gates, some further social housing in Bears Lane and Brent Eleigh Road and now the development of 44 further homes on the former Armorex factory site now known as 'The Halt'.

The Map below shows how the built up area of Lavenham has developed over the years.



7.1.4 Twenty per cent of homes in Lavenham are socially rented, compared with 13.1 % in Babergh, 14.8% in Suffolk and 17.7% in England. Conversely, 44.2% of properties are owned outright within the neighbourhood plan area compared to 39.6% in Babergh and 35.7% in Suffolk.

7.1.5 Lavenham has a high proportion (10.4%) of dwellings (census 2011) that are not permanently occupied and probably used for weekends, occasional use and holiday lets. (In Suffolk this figure is 3% and England 4.3%)

7.1.6 The latest Housing Needs Survey undertaken for the Lavenham Neighbourhood Plan area indicates, together with the Babergh District Council list, a need for 55 additional affordable homes. Over the last 20 years of the 103 speculative/developer led houses built in the village, only one was provided in the affordable social sector. Of the 44 units currently being developed at The Halt only 8 will be for the affordable sector, which is significantly less than the District Council's policy requirement. This Plan supports the District Council strategy in the Local Plan by proposing that a minimum of 35% of new housing units in the village should be in the affordable sector. Without strict adherence to this requirement the objective of the Plan to achieve a better balanced community will be undermined.

## 7.2 Issue 2; How much growth should take place in Lavenham?

### *Community Consultation Results*

7.2.1 The 2013 Residential Survey distributed to all householders in September 2013 and resulting in a 68% response rate came back with the following results to the question "What do you think about the amount of housing currently available in Lavenham":

Option	Response
Need a lot more	15%
Need a few more	53%
About right	25%
Too many already	7%

7.2.2 In response to the following question "In your opinion how many new homes should be built in the village in the next 20 years?":

Option	Response
0	9%
1 – 50	42%
51 – 100	31%
101 – 200	13%
201+	5%

7.2.3 In summary 68% of the respondents considered that more housing is needed in Lavenham and 82% don't consider more than a 100 is needed.



## *Local Plan Context*

7.2.4 Policy C3 of the Babergh Core Strategy commits the district to make provision for 5,975 new dwellings between 2011 and 2031. It states the housing target will be achieved by:

- Existing commitments as identified in the trajectory;
- Allowing for a windfall figure of 1,640 dwellings;
- Making provision for 2,500 new dwellings to be built in specific locations broken down between Sudbury and Great Cornard (850), Hadleigh (250), Ipswich Fringe (350) and the Core and Hinterland Villages (1050).

7.2.5 The 2014/2015 Annual Monitoring Report published by Babergh District Council in June 2015 reports that during 2011/2012, 2012/13, 2013/2014 and 2014/2015 net residential completions in the Core and Hinterland villages totalled 116, 95, 132, and 95 units. It is unclear however how much the total of 438 contributes towards the overall figure of 1050 as some of the completed schemes may have come forward as windfall (i.e. contributing towards the 1,640 figures) or as existing commitments identified in the housing trajectory. Table 5 in the 2014/2015 Annual Monitoring Report shows that a considerable proportion (approximately 50%) of housing delivery in Babergh has come forward as part of the windfall. Notwithstanding the above, there has been noticeable delivery of housing schemes within the Core and Hinterland Village (117 over the last four years within the functional cluster of Lavenham) since 2011 and this delivery will have contributed towards the overall need for 1050 additional new homes.

7.2.6 Paragraph 2.8.5.4 of the Babergh Core Strategy makes clear that the 1050 sum should not be viewed as a sum simply to be divided equally or randomly between the number of villages listed. Instead the approach to the distribution of new dwellings within Policy CS3 is to be driven by the function of the villages, their role in the community, and the capacity for a particular level of growth which will be guided by many factors and which will result in a different level of development being identified as “appropriate” in different settlements. Paragraph 2.8.5.3 states that, “the amount of new development and locations for growth in each of these settlements will be considered in detail with local communities at the site allocations stage and will depend on a thorough analysis of local needs, opportunities, environmental, physical and social infrastructure constraints.” Since the adoption of the Babergh Core Strategy no further work has been undertaken by the District or County Councils to ascertain the appropriate level of growth for each of the Core and Hinterland Villages. This work however has been necessary to inform the neighbourhood plan. The table below provides the Lavenham specific context to each of the criteria referred to in paragraph 2.8.5.3 of the Babergh Core Strategy.

Table 7.2 How does Core Strategy Criteria for Core Villages relate to Lavenham?	
Core Strategy Criteria	How this relates to Lavenham
Locally identified need – housing and employment	<p><b>Housing Core Strategy requirement:</b> Housing number across the ten Core Villages and the 43 Hinterland villages is proposed by the Core Strategy to be 1050 during the plan period 2011 – 2031. This requirement is in addition to assumptions for windfall in the Core and Hinterland villages and any homes that were already committed as per the housing trajectory to the Core Strategy. A total of 438 homes have been delivered in the Core and Hinterland villages since 2011 and some of these will have contributed to the overall figure of 1050 homes.</p> <p><b>Other housing needs:</b> Lavenham does not have assisted living or nursing home facilities for older residents despite the fact that over a third of its residents are aged over 65.</p> <p><b>Employment needs:</b> According to the Census 2011, 64% of Lavenham residents are economically active compared to 69.9% England average. This low proportion is explained by the high retired population at 25.9%. 7% of people work from home in Lavenham compared to 3.5 % in England. 17.6% of people are self-employed compared to 9.8% in England. 2.5% of working age adults in the NP area are claiming job seekers allowance compared to the 3.8% England average.</p>
Specific local need such as affordable housing	<p><b>Local Affordable Housing need:</b> Regular housing needs surveys have been carried out for Lavenham by Community Action Suffolk. The latest indicates a need for 55 units in the Lavenham Neighbourhood Plan area. The Halt development currently under construction will provide for 8 of these. Babergh District Council has submitted plans for a further 12 units as a redevelopment of the garages on the council-owned Meadow Close Estate. The establishment of the CLT (see para 7.9.4.) and the acquisition of the former County Council depot in Melford Road should provide for a further 18 dwellings. Taken together, these developments cater for 38 of the 50 units indicated by the survey. Based on Babergh District Council's policy of a minimum of 35% of new housing being affordable it can be seen that development of 34 new homes would provide for the present affordable housing need.</p>
Flood risk	<p>A majority of the built up area lies in Flood Zone 1 (lowest probability of flooding). Lavenham is situated on the western bank of the River Brett. The lower parts of the village sit on the alluvial floodplain adjacent to the river. This places a constraint on housing delivery in this part of the village.</p>
Nature conservation constraints/designated areas and implications for an Appropriate Assessment under the Habitats Directive (where appropriate)	<p>Within the NP there are the following designations:</p> <ul style="list-style-type: none"> <li>- Lavenham Walk Local Nature Reserve providing a popular walk on the edge of Lavenham</li> <li>- Lineage wood &amp; railway track Site of Special Scientific Interest.</li> <li>- Environmental Sensitive Area (Suffolk River Valleys). One of a range of agri-environment schemes operating under the England Rural Development Programme. Incentives are offered to farmers to adopt agricultural practices which will safeguard and enhance parts of the country of particularly high landscape, wildlife or historic value.</li> </ul> <p>Outside the NP area there are Special Protection Areas (SPAs). The nearest</p>

Table 7.2 How does Core Strategy Criteria for Core Villages relate to Lavenham?	
Core Strategy Criteria	How this relates to Lavenham
	<p>is 23 km to the south east of Lavenham, a Special Areas of Conservation (SAC) (closest is 26 km from Lavenham), a Ramsar Site (23 km south east of Lavenham) and the Dedham Value Area of Outstanding Natural Beauty (10 km south east of Lavenham).</p> <p>The HRA screening report and Sustainability Appraisal for the Babergh Core Strategy concluded that the Core Strategy would not lead to significant adverse effects.</p>
Landscape considerations and the designated sites (particularly the AONBs)	<p>Lavenham's setting within open countryside affords spectacular views into and out of the village. The historic core dominates the settlement and the surrounding countryside makes a very significant contribution to its setting. The Parish has an undulating topography which places constraints on development coming forward but also increases the sensitivity of the village and its heritage assets to the impact of new development.</p> <p>Detailed information on landscape character and landscape sensitivity is set out in the Lavenham's Landscape Character Assessment 2015. This shows that the majority of land parcels abutting the built up area boundary are either highly or moderately sensitive (combined landscape and visual sensitivity) to large estate development, small estate development, small group development and low rise development.</p> <p>The village is situated on a ridge on the western bank of the River Brett. The ridge is intersected by two small valleys, breaking it into three parts; the church is located atop the southernmost section, the marketplace on the central part, while the northernmost section is topped by the remains of a windmill.</p> <p>The Brett Special Landscape Area covers the south east of the Parish whilst the Stour Valley Special Landscape Area adjoins the Parish boundary to the west.</p> <p>The Dedham Vale AONB lies 10 km south east of Lavenham The MAFF (1998) Agriculture Land Classification indicates that there are areas of Grades 2 and 3 soils in the Parish. Grade 2 (very good agricultural land) accounts for some 25% of the area with the remainder Grade 3 (good to moderate quality agricultural land). The higher quality land is situated north of the old railway line running towards Lavenham Park Farm and south of Bridge Farm. Small areas of permanent grassland are mainly situated adjacent to the village where they are used for sheep and horse grazing and form an important element of the outstanding views into and out from Lavenham.</p>
Historic character and heritage assets	<p>Much of the built up environment of Lavenham is covered by conservation area. It has 201 listed buildings, 13 of which are grade 1. (these together comprise over 300 listed dwellings) The setting of the historic core is characterised by its close link to the countryside and the spectacular views</p>



Table 7.2 How does Core Strategy Criteria for Core Villages relate to Lavenham?	
Core Strategy Criteria	How this relates to Lavenham
	into and out to the surrounding countryside. The historic core of the village contributes greatly to the economic life and wellbeing of the village.
Infrastructure needs (e.g. transport, open space, leisure facilities) and access to services and facilities	<p>Lavenham is well served with shops, open spaces (but no provision of public allotment space) and other community facilities such as the Village Hall, pubs and restaurants but suffers from traffic congestion and difficulties with parking at busy times. Lavenham does not have assisted living or nursing home facilities for older residents despite the fact that over a third of its residents are aged over 65.</p> <p>The primary school: The School is currently operating over capacity with an enrolment of 112 despite a theoretical capacity of 105 pupils. Furthermore, at the existing location, in the centre of the village and at the heart of the historic core, scope for expansion is limited. Notwithstanding this the pre-school, which operates mornings only in the dining hall, is planned to relocate to the Village Hall site. This move may allow for some expansion in pre-school numbers but is unlikely to have an effect on the overall capacity of Lavenham Community Primary School.</p> <p>Lavenham does not have a good public transport service. Overall Lavenham suffers from the lack of an integrated system of public transport. It has an hourly bus service to Bury St Edmunds and an hourly bus service to Sudbury and Colchester. Lavenham is located 6 miles from Sudbury Railway Station which links via Marks Tey with an hourly train to London Liverpool Street. Bury St. Edmunds is 11 miles away and links via Cambridge with London and to Ipswich, via Stowmarket. By road, Stansted airport is 28 miles away and Southend airport is 37 miles away.</p>
Availability of brownfield land	The Halt development was built on one of the last remaining sites of brownfield land in Lavenham. SCC Highways site on Melford Road acquired by CLT.

### Conclusions on the above

7.2.6 As far as strategic housing requirements as expressed in the adopted local plan there is a need for a minimum of 1050 homes to be delivered across the Core and Hinterland Villages. This number is reduced once completed and permitted schemes are taken into consideration. 438 homes have to date been completed across the Core and Hinterland villages. Assuming 50% of these have come forward as windfall, a fair assumption can be made that up to 219 homes out of the required 1050 have been delivered. As far as specific needs for Lavenham the housing needs surveys suggest a minimum of 34 homes would deliver the current affordable housing requirement.

7.2.7 The proportion of this growth which Lavenham could take is currently constrained by the limited primary school capacity. Were this constraint to be lifted for example through a re siting of the primary school to an edge of settlement site the overall level of growth sustainable for Lavenham would be constrained by:

- the sensitivity of the Lavenham's setting (in particular the setting of the historic core) within the open countryside which affords spectacular views into and out of the village
- the sensitivity of the Lavenham's heritage assets having particular regard also to the social, cultural and economic benefits which these assets bring to the village
- the quality and sensitivity of the landscape which surrounds Lavenham
- The quality of the surrounding agricultural land

7.2.8 It is outside the scope of the Lavenham Neighbourhood Plan to compare how Lavenham performs against the criteria set out in the table above to how the other villages compare to the criteria. Were such a comparative assessment undertaken, it is unlikely that Lavenham would come out with a disproportionate capacity for growth higher than other Core villages in the district. Lavenham's historic core currently dominates the settlement and is characterised by its countryside setting with its spectacular views. It would be very damaging to the historic core were new developments through their scale, size, and location to detract from the way in which the historic core dominates the settlement. It would also be damaging to the historic core were the close links to its countryside setting be broken through for example the loss of an existing viewpoint.

7.2.9 In the absence of data to suggest the contrary therefore, a premise of this plan is that Lavenham should, on the one hand, deliver a minimum number of homes of 35 in order to ensure delivery of required affordable homes, and on the other hand deliver additional homes in order to contribute towards the district needs of 1050 homes across all the Core and Hinterland villages. This number is likely to be less than an equal share of the numbers required from Core Villages due to the constraints on Lavenham created by limited education infrastructure, sensitivity of the landscape and its heritage assets and Lavenham's unique topography. Delivery of any development coming forward in Lavenham is dependent on the capacity issue at the existing primary school being overcome.

## 7.3 Issue 3; How should new development come forward?

### *Community Consultation*

7.3.1 Amongst other things the 2013 Residential Survey concluded that;

- There is a need to provide a more balanced housing stock with smaller houses.
- More affordable housing should be provided.
- Housing suitable for older people should be provided.
- Housing should be provided at a scale which is appropriate to the character of the village and will enable new residents to integrate easily into village life.
- There should be provision for those with a strong local connection to have preferential access to housing.
- New development must be small and be integrated into the community rather than creating communities within the community.

7.3.2 When asked what type of housing was needed in Lavenham 79% of respondents' want 2/3 bed-roomed dwellings. In addition, 75% consider the affordable rented sector a priority.

7.3.3 Lavenham needs more young people and families for the community to improve its age balance but the current shortage of affordable housing denies young people and families the opportunity to live in the village. The village also needs smaller homes for elderly villagers wishing to downsize and remain in Lavenham. The popularity of Lavenham as a tourist destination has attracted investors to purchase many of the smaller properties for second and holiday homes thus reducing the available and more affordable stock of smaller dwellings. Any increases in Lavenham's housing stock must therefore be orientated towards meeting these needs.

7.3.4 A large majority of residents do not wish to see major new housing developments in Lavenham which would inevitably lead to a significant change in the character of the village.

7.3.5 Large scale development is not acceptable to the community. The Neighbourhood Plan Residential Survey distributed to all householders in September 2013 and resulting in a 68% householder response rate came back with the following results to the question *"If additional housing were to be built, which would you prefer? Please rank in order of preference, where 1 is your first choice, and 4 is your least favourite choice"*



	1	2	3	4
One large estate	4.47%	9.11%	20.27%	66.15%
A number of smaller developments	59.28%	21.99%	17.53%	1.20%
Individual released plots	28.87%	52.75%	15.64%	2.75%
Garden infill development	7.39%	16.15%	46.56%	29.90%

Source: Lavenham Neighbourhood Plan Residential Survey results 2013

7.3.6 The consensus is that any new housing should be delivered through several smaller sites. Size and scale of any development is also necessary to ensure that it integrates into the village and does not become an adjunct. Past errors in too large a development in both Lavenham and elsewhere in Babergh District need not be repeated. Indeed the local plan recognises the role of villages as communities and that any development throughout the plan period, in any settlement, is in scale with that settlement.

## *Appraisal of growth options*

7.3.7 The options presented to the community during the September survey (one large estate, number of smaller developments and individual released plots) have been appraised against the NP plan objectives and are set out in the table at Appendix 2. The appraisal set out in Appendix 2 demonstrates that a number of smaller developments is more consistent with the plan's vision and objectives than delivery through one large housing estate because:

- Number of smaller developments can more easily be integrated into the existing structure and fabric of the village without detracting from the historic environment which itself is important to tourism and therefore the local economy;
- Number of smaller developments will avoid any concentration of affordable housing in any one location whereas one large estate may;
- Number of smaller developments provides greater scope for the ageing population to be part of the community where as delivery through one large estate may result in the older generation being located on the fringe of the village; and
- Smaller developments can more easily be integrated into the existing structure and fabric of the village and the existing special setting of Lavenham amongst gently undulating countryside whereas one or several large developments with views into and out of the village will more likely remain intact.

7.3.8 It is important that the growth strategy is one that can contribute towards the delivery of homes in line with strategic requirements as per the adopted Babergh Core Strategy. The individual released plots option whilst being an option favoured by the community and one which performs well against the appraisal set out in Appendix 2 is not likely to achieve the required number of new homes during the plan period.

7.3.9 The option to limit individual development proposals to a limited number of units per scheme is one which can be supported by the community, will deliver the required number of homes and is the most appropriate solution in order to achieve the plan's overall vision and objectives.

7.3.10 The Lavenham Landscape Character Assessment assesses the landscape and visual sensitivity of seven landscape parcels adjacent to Lavenham village. The work shows there is only one land parcel which has low landscape sensitivity to low rise residential development and this is located to the south of the village. The work specifically tests the landscape and visual sensitivity of the land parcels against the following development scenarios: small group residential development (defined as circa 10 dwellings), small estate residential development (20 – 25 dwellings) and large estate development (50 – 60 dwellings). The results show that:

- Large estate development: 3 Land parcels to the north, east and west have high sensitivity (combined landscape and visual sensitivity), two land parcels have moderate-high sensitivity, 1 land parcel has moderate to low sensitivity and one land parcel has low sensitivity.
- Small estate development: 2 Land parcels to the north, east and west have high sensitivity (combined landscape and visual sensitivity), 2 land parcels have moderate-high sensitivity, 1 land parcel has low sensitivity, 1 land parcel has moderate to low sensitivity and one land parcel has low sensitivity.
- Small group development: 1 land parcel has high sensitivity to small group development, 2 moderate – high sensitivity, 2 moderate sensitivity and 1 moderate sensitivity and 1 low sensitivity.

7.3.11 The figure of 24 units per scheme has been identified following consideration of the number and size of the potentially available sites adjacent to the built up area boundary as well as the sensitivity of Lavenham's landscape setting and Lavenham's historic setting. It is however recognised that schemes which are a little larger than 24 units which are sensitively designed may also be acceptable and could potentially perform well against the plan's vision and objectives. Policy H1 has been carefully worded asserting that only smaller schemes at 24 units or less are likely to be acceptable.

## **7.4 Issue 4: What criteria should be used for assessing applications coming forward in Lavenham.**

7.4.1 Babergh District Council produced in 2014 a Supplementary Planning Document (SPD) on Rural Development & Core Strategy Policy CS11. This was produced in order to provide guidance on the interpretation and application of Policy CS11. The SPD clarifies that all development proposals outside BUABS will need to demonstrate compliance with all the criteria set out in CS11 and further explains that proposals should have regard to;

- site location and relationship to settlement
- sequential approach to site selection
- scale of proposal in relation to existing settlement
- cumulative impact taken with existing commitments or other proposals
- local needs
- availability of services and facilities, their ability to expand and the contribution which development would make to their long-term viability

- social and economic benefits of development
- constraints and impacts

7.4.2 In terms of site location and relationship to settlement, paragraph 10 of the Rural Development and Core Strategy Policy CS11 (SPD) states that development proposals should be well related to the existing settlement and states the starting point for assessing this is whether or not the site adjoins the BUAB of the village. It also asserts the point that even though a site may adjoin a BUAB the sites may not be well related to the village and a judgement will need to be made taking into account a range of issues including the scale, character and density of the proposal in relation to the existing adjoining development.

7.4.3 In terms of scale of proposal in relation to existing settlement Policy CS11 does not set out any upper or lower limits for proposals. Paragraph 12 of the SPD states that proposals for Core Villages *“will need to demonstrate the development can be accommodated without adversely affecting the character of the village and that the services, facilities and infrastructure have the capacity to accommodate it or will be enhanced to accommodate it”*

7.4.4 The Lavenham Neighbourhood Development Plan is focused on Lavenham only and it is therefore appropriate that it elaborates further on Policy CS11 by providing locally specific policies (Policy H1) with respect to scale and site location of any development taking place outside of the BUAB. The Neighbourhood Plan also provides locally specific policies on local needs (See policy H2) and constraints and impacts (see policies D1, D2 and ENV1 and ENV2).



## Policy H1: Scale and location of new development;

Residential development proposals will be permitted subject to them either being located within or adjacent to the built up area boundary of Lavenham and where the scheme can be clearly demonstrated to be well related to the existing pattern of development in Lavenham.

The scale and nature of all schemes must ensure an appropriate level of services, facilities and infrastructure including primary school capacity are available or provided to serve the proposed development.

Where proposals are being put forward outside the existing built up area boundary of Lavenham, they will be permitted where they have regard to the findings and recommendations set out in the Lavenham Landscape Character Assessment. All proposals should be accompanied by a completed CS11 assessment checklist, which takes into account any cumulative impact taken with other existing commitments in the village and demonstrates:

- that the scale and character of the proposal respects the landscape, landscape features, streetscape/town scape, heritage assets and important spaces and historic views into and out of the village;
- the proposal will make a positive contribution to the local character, shape and scale of the area; and
- new housing will be located within walking distances to the village centre\* and where it can be demonstrated that the development (for example through its scale) will not detract from the existing focal points provided by the village centre and the historic core.

Where design and access statements are submitted alongside planning applications they shall include a Townscape Impact Assessment and a Built Heritage Statement where appropriate.

A landscape and visual impact appraisal will be required for all development proposals outside the existing settlement unless they are located in an area of low landscape and visual sensitivity as shown in the Landscape Character Assessment. In all areas outside the settlement, development proposals would have to demonstrate due regard to the particular sensitivities identified in the Landscape Character Assessment and seek ways to effectively mitigate against potential harm. In areas with higher sensitivity, where there is low capacity for development, this is particularly critical.

Based on an overriding objective to preserve the integrity of Lavenham, the community strongly prefer smaller development schemes of up to 24 units. Larger schemes are also less likely to be acceptable due to the landscape and visual sensitivity of the majority of land parcels surrounding the village.

7.4.5 The CS11 checklist can be found at Appendix 4 to the Rural Development and Core Strategy Policy CS11 Supplementary Planning Document.

7.4.6 Applicants will be expected to refer to the Lavenham Conservation Character Appraisal and the Lavenham Village Design Statement when demonstrating compliance with Policy H1.

7.4.7 For development proposals coming forward on land adjacent to the built up area boundary, applicants will be expected to have regard for the findings of the Landscape Character Assessment including the recommended design guidelines set out for each specific land parcel.

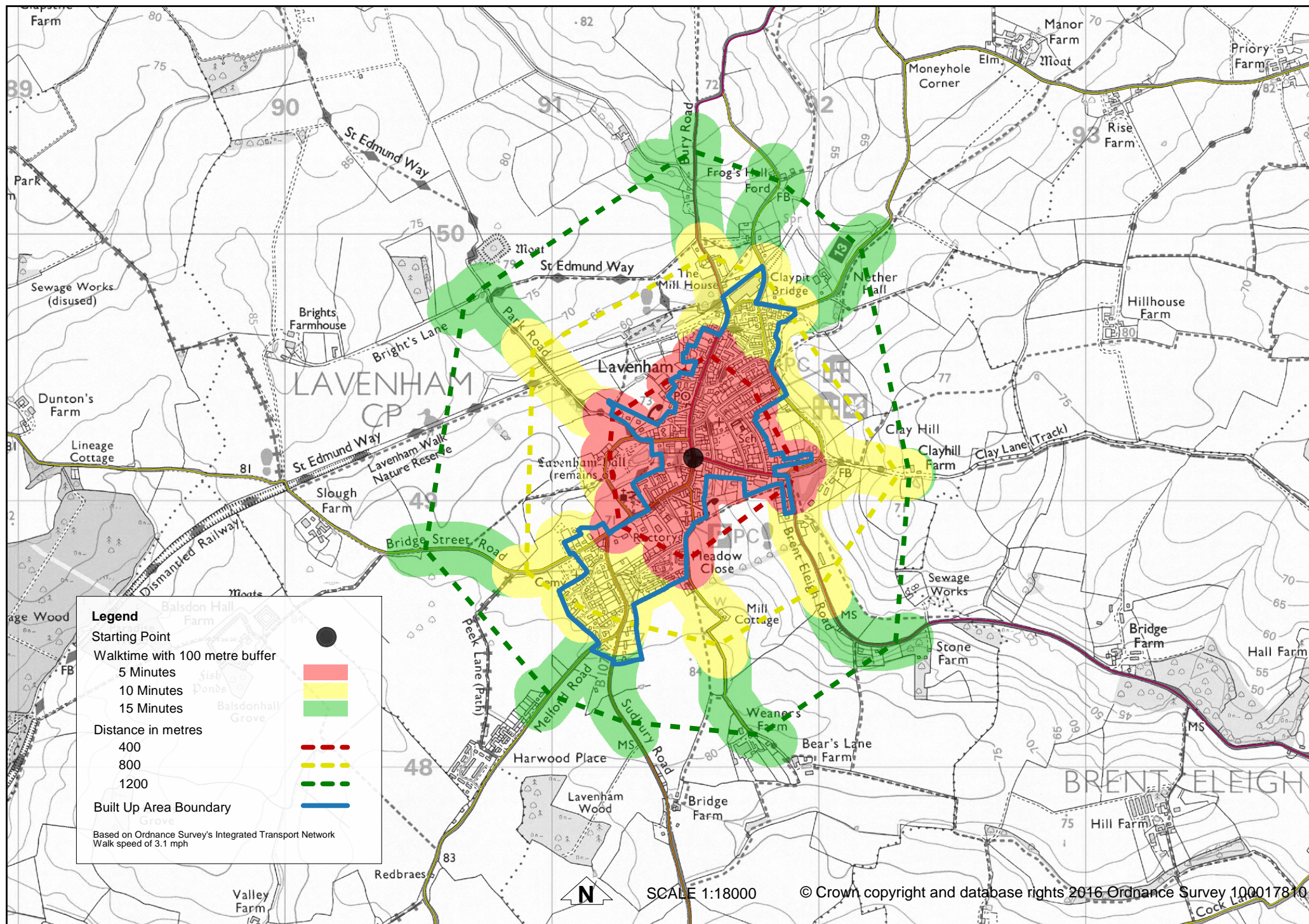
\* For walking distances the following thresholds should be used:

Desirable – 400 metres

Acceptable – 800 metres

Preferred maximum – 1200 metres

**Map 7.4 Walking times to the centre of the village**





## 7.5 Housing Mix

7.5.1 In the medium to long term, the sustainability and balance of the community is threatened because young people wishing to work and move here are forced to live elsewhere as the village is unable to meet their housing needs.

7.5.2 Lavenham Parish Council would welcome proposals for housing on sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market. This will not be a condition of granting planning permission but could give some initial priority to young people who have grown up, and want to set up home in Lavenham and older residents in under-occupied properties to downsize whilst remaining in their community.

### Policy H2: Housing Mix –meeting local needs;

Housing development 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 in to account the needs of young people looking for 2 and 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes.

## 7.6 Affordable Homes for Local People

7.6.1 Affordable homes comprise social rented and shared ownership provided to eligible households whose needs are not met by the open market.

7.6.2 In response to the expressed needs in Lavenham, any affordable housing as a priority has to address the requirement for starter and family homes with adequate gardens and/or shared green space. The properties may be for rent, to buy or shared ownership.

7.6.3 In order to ensure a cohesive community in Lavenham it is important that affordable housing units are integrated fully into any development and into the village as a whole.

### *Development viability:*

7.6.4 Policy CS19 of the Babergh Core Strategy requires of all residential schemes to achieve 35% affordable housing. Where viability is a proven issue, Policy CS19 states that “The onus is on developers to provide documentary evidence to support cases where development viability is a proven issue, and where such cases are accepted the local planning authority will determine an appropriate proportion of affordable homes, tenure mix and/or appropriate levels of commuted sums on a site-by-site basis.”

7.6.5 BDC used consultants Lambert Smith Hampton (LSH) for the specific purpose of assessing viability and reasonableness of the then proposed affordable housing policy, taking account of the housing proposals and associated infrastructure to be put forward for the then draft Babergh Core Strategy. The results of the appraisal show that Babergh can achieve an overall level of 35% affordable housing on an area-wide basis. There is some variability however, where some development typologies can achieve greater than this amount and some will not, most notably the small rural brownfield sites (1 - 3 units), which have a more limited ability to deliver affordable housing.



7.6.6 Babergh District Council and Mid Suffolk District Council appointed Peter Brett Associates to assess development viability in their areas and recommend in their report of April 2014, CIL charging rates accordingly. This study demonstrated that a 20% profit margin could be delivered within the CIL environment within Babergh District at the strategic level.

7.7.7 Where the proportion of affordable housing is lower than 35% due to viability, Babergh District Council may apply overage clauses to ensure that any unexpected uplift in values achieved is captured in order to fund delivery of affordable housing in the district.

#### Policy H3: Affordable Housing;

In order to facilitate a cohesive community affordable housing must be designed to be integral to the development as a whole.

Residential proposals which do not meet Babergh's affordable housing requirement of 35% will only be supported if the proposals are justified by an open book assessment of viability.

### 7.7 Local Connections Policy

7.7.1 Both in response to the village survey 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 strong connections with the village.

7.7.2 In the last 20 years a number of housing surveys specific to Lavenham have been carried out. Community Action Suffolk (and its predecessor Suffolk ACRE) has carried out 3 and a fourth survey has now been completed. Two further housing surveys were included in the Village Appraisal of 1999 and in the NP Residential Survey of October 2013. These show a need for housing for local people and people with a strong local connection.

#### Policy H4: Allocation of Affordable Housing;

All new affordable housing in Lavenham will normally be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s) who satisfies Babergh District Council's Local Connection Criteria for Local Housing Needs Schemes

### 7.8 Exception Site Affordable Housing

7.8.1 The Babergh District Council Core Strategy provides for rural exception sites for affordable housing where the development meets an identified local need. Policy CS20 provides a criteria-based policy for affordable homes on rural exception sites and requires rural affordable homes to be developed adjacent, or well related to the settlement development boundaries of Core and Hinterland villages and for sites to be well related to existing villages, and acceptable in relation to site location, design, layout, landscaping etc. The Core Strategy does not however address the conflict with this created by the wording of Policy CS11 that allows for development to come forward beyond the Built Up Area Boundaries (BUAB) of Core Villages. In other words, Policy CS11 prejudices the delivery of rural exception sites that come forward under Policy CS20 in Core Villages.

7.8.2 Policy H5 therefore departs slightly from the approach taken in Policy CS20 and 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.

7.8.3 Subject to proven local need, a limited amount of affordable housing could be provided within the Parish on small rural exception sites, adjacent or close to the built area of the village, where proposals for housing would not normally be permitted.

#### **Policy H5: Affordable Housing on Rural Exception Sites;**

Proposals for the development of small-scale affordable housing schemes on rural exception sites on the edge of the village where housing would not normally be permitted by other policies will be supported provided that :

- the proposed development by virtue of its size, scale and type will not exceed the identified local need;
- the types of dwellings to be provided are consistent with the needs identified in the housing needs survey undertaken for Lavenham Parish;
- they are not significantly damaging to the Defined Views into and out of Lavenham and are not detrimental to the wider Parish landscape;
- the proposed development 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
- the affordable housing is provided in perpetuity.

#### *Affordable Housing Delivery*

7.8.4 It is envisaged that some affordable housing will also be delivered through the Community Land Trust which the Parish Council has been instrumental in forming in partnership with Babergh District Council and Hastoe Housing Association. A general invitation has been made to land owners to submit details of sites that may be suitable for inclusion in the Trust. One such site which has already come forward is the Suffolk County Council gritting site adjacent to Harwood Place. This has been offered on the basis that it should be included in the CLT and available for local need housing.

### **7.9 Retirement Housing Provision**

7.9.1 Demographics outlined above indicate 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 three general categories:

- Homes for those who wish to downsize and for surviving partners. The stock of smaller houses has been much reduced over the last thirty years as many have been acquired as second or holiday homes. There is a need for two-bedroom, high specification dwellings, mainly single storey and with modest gardens.

- Sheltered housing, for those capable of independent living with limited support. The existing provision in Lavenham is largely owned by Babergh District Council at Tenterpiece, Spring Street and Meadow Close. The Lavenham Charities for the Poor also provide six single storey alms houses in Church Street.
- Care home provision for those no longer capable of independent living - Lavenham does not have a care home and residents must move to Sudbury or Hadleigh, for specialist care.

7.9.2 Policy HS39 and Policy HS40 of the 2006 Local Plan deal with specialist housing; they are however out of date in that they do not take account of CS11 which allows for development beyond the existing Built Up Area Boundary. Policy H6 below therefore builds on these saved policies and updates them with particular regard to the circumstances of Lavenham.

## Policy H6: Homes for Elderly People

Development proposals for a residential care home, for a sheltered housing scheme or other specialist housing that will meet the needs of the older generation will be permitted provided that proposals are either located within or adjacent to the built up area boundary of Lavenham and where the scheme can be clearly demonstrated to be well related to the existing pattern of development in Lavenham.

Where proposals are being put forward outside the existing built up area boundary of Lavenham, they will be supported where they are accompanied by a completed CS11 assessment checklist, which takes into account any cumulative impact taken with other existing commitments in the village and demonstrates:

- that the scale and character of the proposal respects the landscape, landscape features, streetscape/townscape, heritage assets and important spaces and historic views into and out of the village;
- the proposal will make a positive contribution to the local character, shape and scale of the area;
- the scheme will be located within walking distances to the village centre and where it can be demonstrated that the development (for example through its scale) will not detract from the existing focal points provided by the village centre and the historic core;
- the development provides an adequate amount of accommodation for warden/staff;
- the development incorporates usable, attractive areas of communal garden and
- adequate car parking is provided.

Where permission is granted for an institutional use (Class C2 of the Town and Country Planning (Use Classes) Order 1987 as amended) the permission will be restricted to the use permitted only.

Where permission is granted for sheltered housing, it will 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.

7.9.3 For walking distances the thresholds set out below should be used and the Map 7.4 should be referred to

Desirable – 400 metres

Acceptable – 800 metres

Preferred maximum – 1200 metres



## 8. Design

### 8.1. Design and Character

8.1.1 The built environment in Lavenham is undoubtedly unique. The village has an abundance of 15<sup>th</sup> Century and early 16<sup>th</sup> 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.

8.1.2 The majority of the buildings in the High Street, Water Street and Market Place are listed buildings. Overall the village has 201 listed buildings (13 of which are grade 1). The historic core of the village is medieval and is a designated Conservation Area.

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

8.1.4 The historical importance of Lavenham is fully recognised by the Neighbourhood Plan steering group and indeed a priority identified by the Neighbourhood Development Plan is to seek World Heritage Status for the village. This is a long-term project, perhaps extending over 20 years and which will first require entry to the UK tentative list. (See Project at section 12.4)

8.1.5 The vernacular architectural heritage is a key contributor to Lavenham's local distinctiveness. This includes:

- The palette of materials (timber frame and render, flint, gault clay and soft red brickwork, plain tiles and welsh slate).
- The relationship between roof pitch and roofing material – plain tiles are used on steeply pitched roofs (around 45 degrees) while slate appears on shallower pitched roofs (around 30 to 35 degrees).
- 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.
- Location on plot – in the historic core buildings are sited tight to the back of the pavement, with buildings abutting directly to their neighbours.
- Scale and massing – Predominantly two storey, but with some accommodation provided within steeply sloping roof voids, and the use of projecting jetties at first floor on timber-framed buildings.
- Window-to-wall ratios (more wall than window).
- Window proportions (an overall horizontal emphasis in mediaeval buildings, but with the windows made up of a series of vertically proportioned elements, and with vertically proportioned sash windows to later Georgian and Victorian buildings).

8.1.6 Lavenham is however a 'living community'. We must 'look to the future whilst continuing to act as the temporary stewards of our unique heritage' (Lavenham Village Design Statement, 2002). This means being supportive of new development so long as it contributes positively to the character found within its immediate vicinity and doesn't detract from the distinctiveness of its historic core.

8.1.7 The soft landscaping of the village is also a key contributor to Lavenham's local distinctiveness. Vegetation from gardens and the remaining grass verges break up the built environment and this balances the variety of the hard and soft character of the village and leads to the varied experience of the village scene.

8.1.8 Lavenham's wider landscape is addressed in Chapter 10.

8.1.9 Due to the local, regional and national importance of Lavenham, Policy D1 below requires development briefs to be submitted alongside all major development proposals (10 units or for non-residential 1,000 square metres floor space or more) and requires developers to actively consult with the Lavenham community as represented by the Parish Council and the other interested local groups in a participative residents' review panel. In this respect 'development brief' is as defined in Core Strategy CS15.

## **Policy D1: Design and Character;**

All development proposals will be expected to preserve and enhance Lavenham's distinctive character.

- In the Conservation area this means recognising and reinforcing Lavenham's vernacular architectural heritage (as described in the supporting text to this policy) through choice of materials, height, scale, spacing, layout, orientation and design.
- Outside the Conservation area this means contributing positively to the street scene where choice of materials complements those on buildings nearby and by being of a height and scale that is in keeping with the neighbouring buildings.
- All development proposals must be sympathetic to the setting of any individual heritage asset as well as the historic core of the village itself.
- All development proposals will be expected to retain and enhance vegetated boundaries as much as possible, particularly those of intact hedgerows and trees. Opportunities should be sought to restore local landscape structure through appropriate planting – any unavoidable loss of trees and hedges must be more than adequately offset by new planting.

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, as part of the design process prior to any application being submitted.

8.1.10 Major development proposals should be accompanied by a Townscape Impact Assessment, a Heritage Statement, and a Landscape Visual Impact Assessment. Development proposals less than 10 units should be accompanied by Heritage Statement where heritage assets (designated or non-designated) are affected. A Townscape Impact Assessment will be required on smaller infill proposals.

8.1.11 As set out under policy H1, a visual impact assessment will be required for smaller development proposals outside the existing settlement unless they are located in an area of low landscape and visual sensitivity as shown in the Landscape Character Assessment.

## 8.2 High Quality Design

8.2.1 The Babergh Core Strategy Policy CS15 *Implementing Sustainable Development in Babergh* states that where appropriate to the scale and nature of the proposal development proposals should;

- Address climate change through design, adaptation, mitigation
- Protect and enhance biodiversity, prioritise the use of brownfield land for development ensuring any risk of contamination is identified and adequately managed, and make efficient use of greenfield land and scarce resources
- Minimise the demand for potable water in line with, or improving on government targets, and ensure there is no deterioration of the status of the water environment in terms of water quality, water quantity and physical characteristics

8.2.2 Sustainable design and construction standards are a priority for the community of Lavenham due to the unique character of the built environment inherited from the past periods of development and the eclectic mix enjoyed today.

8.2.3 This Neighbourhood Plan recognises the above criteria as priorities for Lavenham. The design of all new buildings must reflect the design principles of their time so that the richness and varied character will extend into the future. It follows that the quality of design must ensure that new buildings contribute positively to the historic character of the area. Listed buildings and their setting and the setting of the Conservation Area will thus be preserved and enhanced to underline the quality and character of Lavenham.

8.2.4 Policy D2 builds on Policy CS15 of the Babergh Core Strategy by setting out Lavenham specific requirements.

## Policy D2: High Quality Design;

Development proposals which are designed to a high quality will be permitted. For all development proposals this means;

- minimising surface water run-off and incorporating sustainable drainage systems (SuDs) where appropriate;
- 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 so as to link up easily with existing pedestrian networks outside the development site and follow desired lines where practically possible in terms of accessing the town centre and other key services such as schools, community centres and medical facilities;
- provision of safe and attractive routes for cyclists linking up, where practical to do so, with the existing cycle network within the village;
- 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;
- designing streets to accommodate on-street parking and to allow for plenty of trees and planting to balance the visual impact of parked cars; and
- considering the specific needs of different groups in the community such as older people and applying the principles of a 'lifetime neighbourhood' to new development.

For residential development proposals, this means

- the completion of a Building for Life 12 assessment alongside the planning application where the development proposals scores green against the criteria unless a lower score can be justified in terms of local circumstances and viability;
- ensuring any allocated residential parking which is not provided within the curtilage of the home is built to Secured by Design standards and in locations which are clearly visible from the front of the proposed homes; and
- providing adequate storage space for bins and recycling, as well as vehicles and cycles.

For development proposals coming forward on the edge of the built up environment:

- incorporating good pedestrian and cycle permeability out into the countryside;
- applying a lower density to ensure an appropriate transition to the countryside; and
- avoiding hard edges directly into open farmland and creating landscaped buffers.



## 8.3 Light Pollution and Urbanisation

Lavenham is a rural community and many residents want to maintain the rural nature of the village and prevent light pollution and increasing urbanisation.

## 8.4 Crime Prevention and Reduction

The Core Strategy seeks to establish that planning permission will only be granted for new development that is of a high quality and inclusive design that is designed to create safe communities and reduce the likelihood and fear of crime.

## 8.5 Infill

8.5.1 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.

8.5.2 A small infill site could provide an opportunity for a small number of self-build homes to be constructed in Lavenham.

8.5.3 Lavenham historic core is archaeologically sensitive and where there is potential for sensitive archaeology, applicants of infill development proposals should be aware that there may be time and cost implications involved. Sites should be assessed at an appropriate stage in the planning process, in accordance with paragraphs 128 and 129 of the National Planning Policy Framework. Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Babergh Local Plan policies are met.

### Policy D3: Replacement dwellings and infill development within the built up area;

Within the built up area 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:

- incorporates a good quality design which maintains or enhances the character and appearance of existing buildings, the street scene and surroundings; and
- does not have an unacceptable impact on the amenities of neighbouring occupiers or impact significantly on the landscape setting or the conservation area.

Specifically, proposals must provide and maintain adequate:

- private amenity and utility space;
- access and parking; and
- levels of amenity with reasonable access to light and privacy, free from unacceptable noise or other sources of pollution.

## 9 Community and well-being

### 9.1 Community Facilities

9.1.1 There is strong community support for the safeguarding of important village assets. These are listed in full in the separate Evidence Base document on the Lavenham NP web site.

For a community of 1,722 residents, Lavenham is well served with community and recreational facilities which is why it is designated a Core Village under the Local Plan.

9.1.2 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 the 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
- Tourist Information Centre
- Tennis courts, and dedicated football and cricket pitches and on-site car parking provision at the Recreation ground
- Play equipment for children of all ages -LEAP 17 standard at First Meadow (adjacent to the Common and owned by the Parish Council)
- Play equipment at Meadow Close
- Play equipment on the Recreation Ground

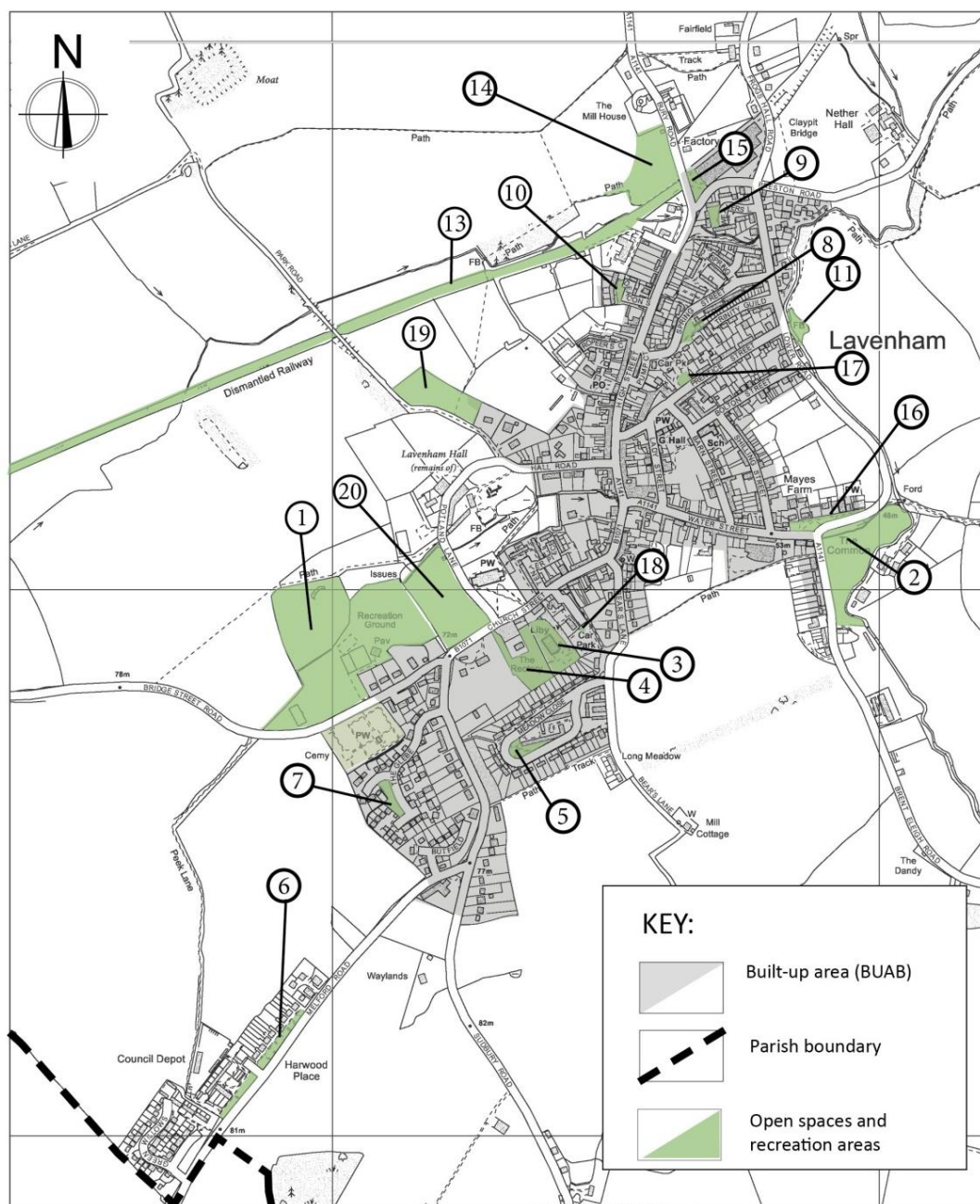
9.1.3 The Recreation Ground is owned by the Parish Council and leased to the Lavenham Community Council (LCC) The Sports Pavilion was erected and owned by the LCC. The Village Hall was erected and owned by the LCC, on land leased from the Diocese via the local Parochial Church Council.

#### Policy C1: Community Facilities;

Proposals that will result in either the loss or erosion of existing community facilities 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. Proposals that will enhance the viability of any community facility and which provide additional recreation and community facilities will be encouraged.

## 9.2 Open Spaces and Recreation Areas

Map 9.2 Lavenham's open spaces and recreation areas



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1. Recreation ground on Bridge Street Road (Recreation area)
2. Recreation ground at First Meadow on Brent Eleigh Road (Recreation area)
3. The Village Hall site (Recreation area)
4. Rectory meadow (Recreation area)
5. Green space at Meadow Close (Open space)
6. Green space at Harwood Place (Open space)
7. Green space at the Glebe (Open space)
8. Green space at Spring Street (Open space)
9. Green space at Weavers Close (Open space)
10. Green space at Deacons Close (Open space)
11. Riverside opposite the bottom of Prentice Street (Recreation area)
13. The Lavenham (Railway) walk (Recreation area)
14. Dye House Wood (Recreation area)
15. Pond at the junction of Bury and Preston Roads (Recreation area)
16. The Common (Recreation area)
17. Green space in Prentice Street car park (Open space)
18. Green space in Church Street car park (Open space)
19. Permanent pasture to the north of Park Road (Open space)
20. Permanent pasture to the west of Potlands Lane (Open space)

9.2.2 As set out later in this chapter, the primary school is currently housed on a cramped site in the historic core of the village. The neighbourhood plan supports the relocation of the school to an alternative more suitable site. The Parish Council is currently seeking a solution in partnership with the County Council, the school and other stakeholders in this plan. In the meantime, it is appropriate to plan for the future by recognising that the range of potential sites on the edge of the built up area boundary with good access and adjacent to green spaces may affect an existing open space.

## Policy C2: Open Spaces and Recreation Areas;

The open spaces identified above will be safeguarded.

The recreation areas will be maintained or enhanced for the benefit of the community.

An exceptional circumstance will apply where the development of an existing open space is necessary to facilitate the successful relocation of the existing primary school to a more suitable site. In such a case, a new equivalent or better type or quality of open space should be provided and in determining this particular consideration should be given to current and projected needs and demands for open space and whether the overall access to and quality of open space is improved.

Additional open space or green infrastructure will be provided as part of new development in line with Core Strategy requirements.



## **9.3 Sports and Leisure Facilities-Footpath and Bridleway Network**

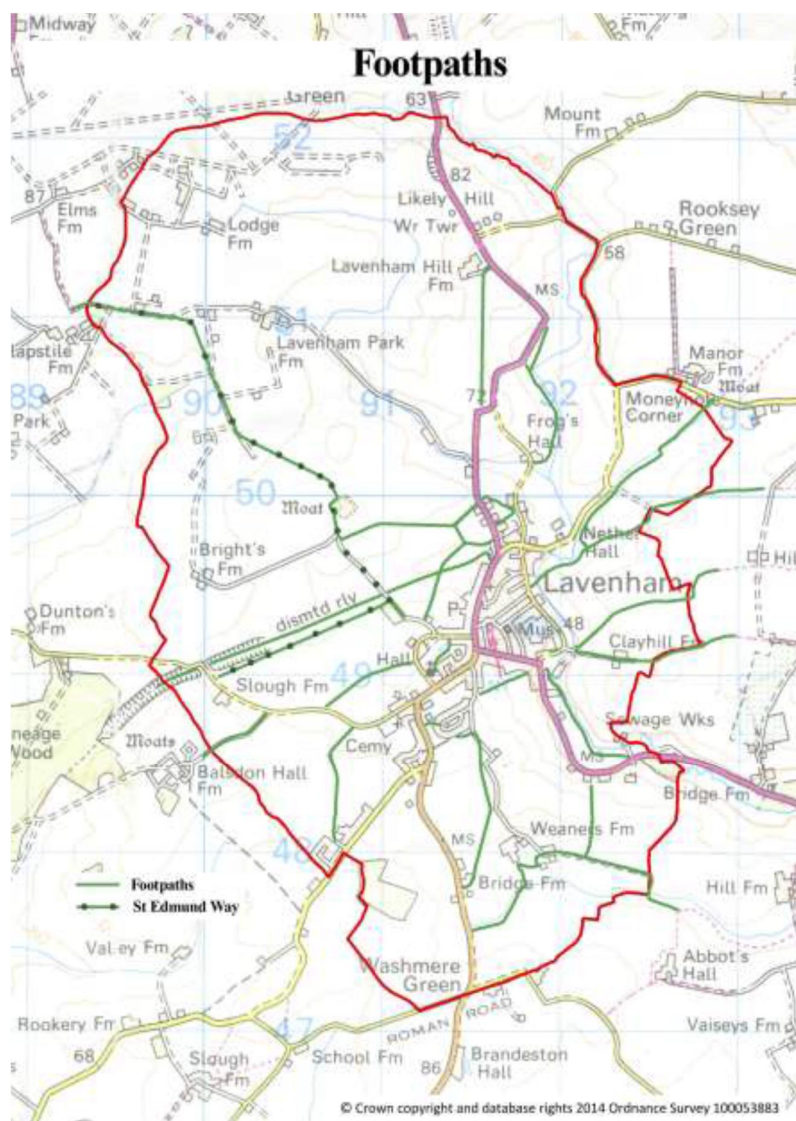
9.3.1 Lavenham has an excellent network of public footpaths including the Railway Walk leased to the Parish Council from Suffolk County Council. Views of Lavenham, which include the dominant church tower, are a material element in the pleasure obtained by those using the paths. The St Edmunds Way, a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

## Policy C3: Footpath and Bridleway Network;

The rural surroundings are an important leisure asset and any opportunities for walking, cycling, horse riding and other outdoor pursuits will be encouraged.

The existing network of footpaths and bridleways shown on map C3 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.

**Map C.3 – Footpath & Bridleway Network**



## 9.4 Allotments

9.4.1 Lavenham currently does not have public allotment provision and in the Neighbourhood Development Plan questionnaire 75% of residents expressed a view that these would be desirable.

### Policy C4: Allotments;

Proposals which provide for provision of public allotments will be encouraged

## 9.5 Community Infrastructure Provision

9.5.1. Lavenham is well provided with a range of shops, services and open spaces. It does however have some key areas of infrastructure deficiencies including primary school capacity, limited public transport infrastructure and no provision of public allotment space. Development proposals will be expected to ensure an appropriate level of services, facilities and infrastructure are available or are provided in order to serve the development.

9.5.2. Communities with a Neighbourhood Plan will receive 25% of the Community Infrastructure Levy (CIL). This is a new charge that Local Authorities can levy on new developments in their area. The charges are set by the local council and are based upon the size and type of development. The money raised from development and made available to the Parish Council in Lavenham would be used in improving existing facilities and developing any additional facilities of proven need.

9.5.3 Babergh District Council has now put in place the machinery to apportion the CIL monies collected and to be shared with Parish Councils. The priorities for Lavenham will be implemented by the projects listed in Chapter 12 and include;

- Local Education needs
- Village appearance and housekeeping
- Local transport and visitor management needs and facilities
- Health and well-being
- Recreational amenities including allotments
- Improvements to pedestrian and cycle networks
- Waste reduction, recycling and ecological needs
- Local Needs Housing
- Development of small business units

## 9.6. Health and wellbeing

9.6.1 The ageing population and expansion of the village will seriously strain 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. When an individual becomes too frail to live alone however and the need arises to enter institutional care the only option within the public sector is to find a place in either Sudbury or Hadleigh. Private sector options are also distant from the village. An alternative solution within the village would be welcomed by residents (80% of respondents in the NP questionnaire), albeit that a suitable site may contradict the desire not to develop greenfield sites close to the village as any site would require good mobility access to the centre of the village.

9.6.2 The 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 will also encourage 'dementia friendly' arrangements where appropriate.

## Policy C5: Health Care;

Development that will result in the loss of a health care facility would only be permitted where the facility is either replaced or re-located to a suitable location which is capable of being safely accessed by all users particularly pedestrians and cyclists and those using mobility scooters.

The Parish Council will support the provision of buildings for institutional care that meet the needs of the older generation, provided that the proposals are located within the built up area boundary and where the schemes can be clearly demonstrated to be well related to the existing pattern of development in Lavenham. Where permission is granted for such institutional use (Class C2 of the Town and Country Planning (Use Classes) Order 1987 as amended) the permission will be restricted to the use permitted only.

## 9.7 Education – Lavenham Community Primary School

9.7.1 Lavenham is proud of its village school and the proven good grounding it gives its children. This is borne out by the 'Outstanding' report granted by Ofsted in its latest 2010/11 report.

9.7.2 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. Until recently the County operated a three tier system with children leaving the school in their eighth year. It has a current enrolment of around 112, albeit that it has an overall theoretical capacity of 105 pupils.

9.7.3 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 by narrow side streets and the Market Place, with the concomitant hazard and danger to children, parents and pedestrians generally. If faced with an increase in demand for places, resulting from the planned housing growth, the school will not be able to meet the future needs of the village. Indeed, during the course of the consultation process issues arose concerning the ability of the school to grow and provide for the demands of existing families within the village and additional children from new family homes, both in Lavenham and surrounding villages, let alone any rise in the birth rate.

9.7.4 The School premises also house a pre-school facility catering for children from ages 2 to 4. The pre-school operates in the school's dining rooms and is able to operate mornings only until the space is required at lunch time. Plans to build a new facility for the pre-school on the Village Hall site are currently in preparation.

9.7.5 The Neighbourhood Plan therefore supports the relocation of the school to an alternative site in the Neighbourhood Plan area in order to

- Increase the capacity of the school
- Reduce congestion in the village centre
- Enable the school to be nearer to playing fields

9.7.6 There are a number of potential sites for this with good access and adjacent to green open spaces and the built up area. The Parish Council has already initiated a dialogue with the School and the Education Authority and whilst it is acknowledged that there are many obstacles to achieving

this aim there is a willingness to develop a business plan for the project which could come to fruition in the fullness of time.

9.7.7 The Plan cannot propose land-use policies at this time to resolve this important local issue but it does recognise the urgent need to support the school and plan for the future. Lavenham Parish Council has begun this consultation at the earliest possible opportunity with a view to formally advancing proposals relating to the educational use of land in the village. The Parish Council welcomes the opportunity to work with the school and the County Council in reaching a timely resolution to this major village issue. Funding constraints on the County Council and any impact of national educational policies should not be seen as an obstacle in resolving this.

9.7.8 The present school buildings in the centre of the village could well represent an ideal place for retirement living. The buildings are eminently suitable for conversion and are on high ground thus obviating the need to climb hills in order to access central village amenities. The conversion of these buildings into a combination of retirement living/assisted retirement living and care home, all of which Lavenham lacks at the moment, could be achieved once the new school has been created.

9.7.9 The demolition of the existing purpose built Victorian school building would not be supported due to the unique contribution the building makes to this part of the Conservation Area.

#### **Policy C6: Existing School Site;**

Change of use of existing school site to meet local retirement and care home needs would be supported in the event of the school being successfully relocated to an alternative, more suitable, site in the village.

Residential development proposals would be permitted provided that the existing building was retained and that small dwellings capable of accommodating more elderly residents wishing to downsize were provided.

## **9.8 Communications Infrastructure**

9.8.1 The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and home-working. Currently Lavenham's broadband speeds are patchy but in places achieve 8mbs. BT already plans to improve this to a minimum of 15mbs by the end of 2015. 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.

#### **Policy C7: Communications Infrastructure;**

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and views of the village and in particular appearance of the historic core and the setting of listed buildings.



**Policy C8: Connectivity;**

All new dwellings should incorporate ducting capable of accepting fibre to enable Superfast Broadband.

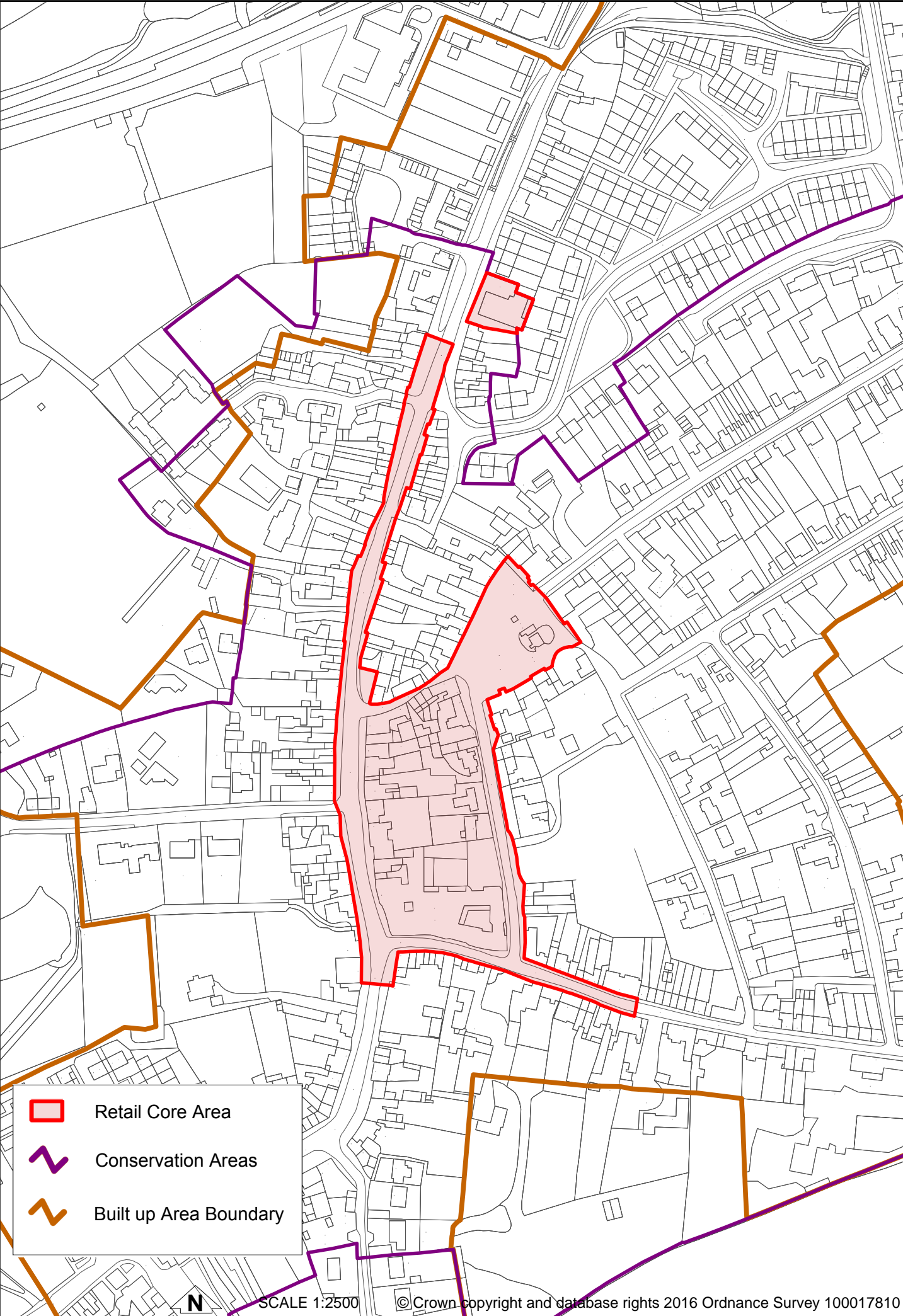
## **9.9 Shopping**

9.9.1 A key part of Lavenham's attraction is the abundance of listed buildings and their juxtaposition in the historic core of the village. Within this some 50 retail businesses are concentrated in the High Street, the 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.

9.9.2. With the exception of the two Co-op stores, all the retail premises are independently owned or operated. This adds significantly to the character of the village and sets it apart from the bland uniformity often found within town centres. The arrival on the scene of a large multiple retailer or the branch of a fast food chain would almost certainly be resisted by the village and the Parish Council would do its utmost to help protect the existing retailers and the village from any such developments.

9.9.3 Saved Policy SP04 from Babergh's 1996 Local Plan provides a strong approach towards retaining all shopping opportunities in villages. The Neighbourhood Plan builds on this approach defining the core area where retail activity is and should continue to focus.

Map 9.9 - Lavenham's Retail Core Area



## Policy C9: Lavenham's Retail Core;

The vitality and viability of Lavenham's Retail Core Area must be protected and enhanced. The Retail Core Area is shown on the Map 9.9 and consists of:

- No. 1 High Street to 46 High Street and properties between No 60c High Street and The Swan Hotel.
- Nos. 1 and 2 Church Street
- Nos. 71 to 76 Water Street, Nos. 8 and 12 Water Street and the Swan Hotel
- No. 10 Lady Street, The Tourist Information Centre, Swan Hotel and Guildhall
- The Market Place

Change of use of ground floor shops or services to residential within the core retail area will only be considered favourably if the business has been marketed diligently at a fair market price and continuously for at least one year.

Proposals within the Retail Core Area that diversify and enhance the range of shops and services will be supported provided that proposals are of an appropriate size in keeping with the existing character of the Retail Core Area; will not lead to severe traffic congestion; adequate parking and servicing arrangements are available; proposals will not generate unacceptable noises, fumes, smells or other disturbance to neighbouring properties.

9.9.4 Services referred to in this policy include all A1 retail, community facilities, health facilities and the tourist information centre.



Victorian Cottages – now holiday lets -



and The Great House Restaurant in The Market Place

## 10. Environment

### 10.1 Defined Views and Special Landscape Areas

10.1.1 "Lavenham; an almost unspoilt example of a mediaeval town is charmingly situated on the crown and side of an eminence, west of a pretty valley in which flows the Brad, a tributary of the River Brett" wrote Lingard Ranson in 1950"

10.1.2 The landscape is gently undulating, comprising boulder clay soils over chalk which has resulted in land of high agricultural quality. Hedges with hedgerow trees and small areas of woodland break up the fields surrounding the village. Watercourses create the grain of the landscape separated by higher undulating land, which offer slopes to the streambeds. These winding watercourses are often lined with wooded bank vegetation contributing to the varied patchwork of ecological community types as well as the visual appeal of the countryside.

10.1.3 This is an attractive landscape of high visual and historic quality and the countryside setting of Lavenham contributes to the amenity value of the village. 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.

10.1.4 Whilst acknowledging the need to meet future development in Lavenham it is necessary that this is achieved with the least interference to the outstanding visual appeal of the historic core of the Village and the valued surrounding landscape. The Neighbourhood Plan sets out to provide a balance between these objectives by seeking to protect the views into and out from the village which residents and visitors particularly enjoy and form a substantial part of the historic attraction of Lavenham.

10.1.5 Fourteen proposed significant views into and out from the Village were initially identified by a group of parishioners and formed part of a Neighbourhood Plan Workshop held in March 2014 for the residents of Lavenham. Residents were asked to prioritise using a form shown in the Evidence Base Document 2 photographs of the views which they considered necessary to be protected from future developments on a range of 1 to 5 with 1 being very important to 5 being the least important.

10.1.6 The results of the study are shown in Evidence Base Document 2. The views prioritised by the community fall into two categories; those into and out of the historic core and other locally important views valued by the community. Policy ENV1 recognises the need for an appropriate balance to be drawn between any development needs and ensuring the most important visual qualities of the village and its setting are retained. Visual illustrations of all views are shown in Appendix 3.

## Lavenham Defined Views - In



### 1 - Moneyhole Corner

South West view towards Lavenham comprising a relatively tranquil open arable landscape within the Special Landscape Area. The fields are defined by hedges and in particular hedgerow trees providing a salient middle distance view of the mediaeval core of Lavenham dominated by the Church Tower which forms the focal point of the Village settlement.

### 2 - Brent Eleigh Road

A view from the east towards the village emphasising the high visual quality of the open countryside adjacent to the built up area boundary

### 3 - Bright's Lane

An important south easterly view from Park Road towards Lavenham initially over extensive arable fields but leading to a rising enclosed permanent grassland landscape. The fields are dominated by well defined hedgerows and tree groups, with the Church Tower proving a focal point for the Village setting.

### 4 - Bridge Street

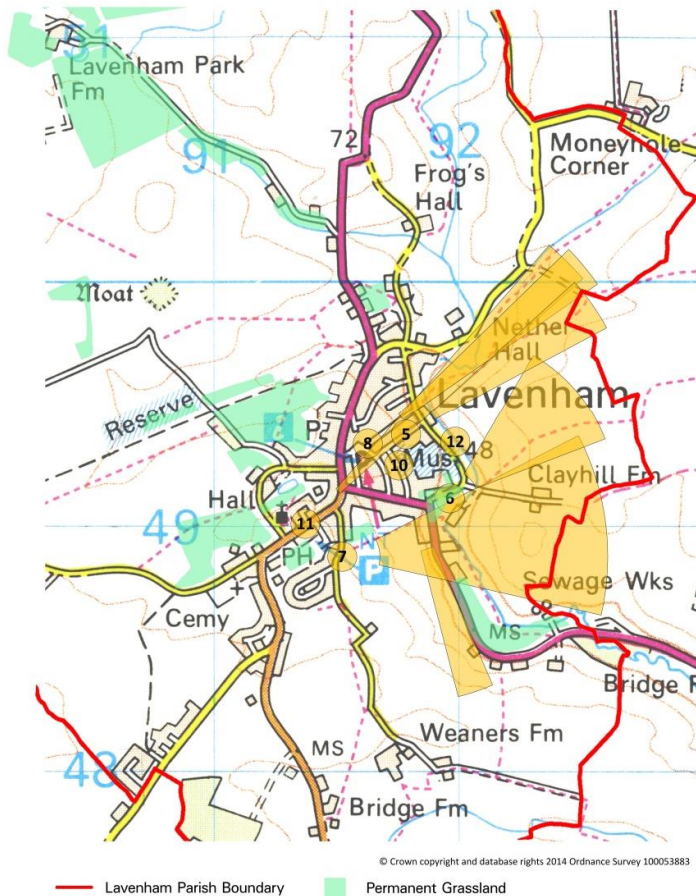
Easterly view from Bridge Street providing an exceptional view of the Church Tower across permanent grassland with tree groups forming the enclosure vegetation. The scene is one of remoteness and tranquillity with the Tower providing evidence of the associated settlement.

### 9 - Nether Hall Farm

This south westerly view from Nether Hall Farm and the associated footpaths looks directly into Prentice Street leading up to the Market Place providing the visual relationship of the historic houses including the roofscapes with the mediaeval street plan of the Village. This view encapsulates the scenic quality of the settlement within the landscape.



## Lavenham Defined Views - Out



### 5 - Bolton Street

North Easterly view looking out from Bolton Street towards a skyline rising from the River Brett valley and forming part of the Special Landscape Area. The predominate arable landscape structure is defined by isolated blocks of trees, and provides one of the several outstanding views from streets of Lavenham to the surrounding historic landscape.

### 6 - The Common

North East enclosed view from the lower ground at the start of the Brent Eleigh Road towards arable land within the Special Landscape rising from the River Brett to a contained ridgeline. The arable fields are bounded by hedges and hedgerow trees providing a typical land pattern and emphasising the setting of Lavenham in the countryside.

### 7 - The Lolls

Easterly view from Bears Lane across high plateau arable land bisected by the river valley and then rising to the wooded skyline. The house roofs on the Brent Eleigh Road are visible in the valley bottom. This view encapsulates arable farming on "high Suffolk" and provides an important contrast to the more enclosed views from Lavenham.

### 8 - Prentice Street

North Easterly view from Prentice Street to undulating arable landscape initially rising from the River Brett valley and forming part of the Special Landscape Area. The landscape is enhanced by the random blocks of trees, and is bisected by several footpaths which provide views into the historic core of the Village. This exceptional view from Prentice Street is outstanding and emphasises the setting of the Village in the landscape.

### 10 - Shilling Street

An important view from Shilling Street to open countryside rising to a skyline defined by small blocks of woodland. These arable fields provide a changing panorama with the seasons and emphasise the ancient relationship between the land and Village. The historic buildings framing the street provide a visual pathway to the countryside.

### 11 - Church Street

The north east view down Church Street is dominated by medieval houses and as the street descends the view to open countryside over the roofs becomes visible. This farmed landscape has a skyline of mature trees and provides an important backcloth to the street scene emphasising the relationship of the Village to the land.

### 12 - The River Brett

See Appendix 3 for views of the River Brett.

10.1.7 The land to the east and south of Lavenham is designated a Special Landscape Area in the saved policy CR04 of the 2006 Babergh Local Plan. Due to the unique qualities of the special landscape area (as described in the Landscape Character Assessment) within the parish of Lavenham, the Neighbourhood Plan carries this designation forward. Special care is required on development proposals coming forward in the Special Landscape Areas.

## Policy ENV1: Defined Views and Special Landscape Areas;

Development proposals must respect 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.

Development proposals must have regard to the findings of Lavenham's Landscape Character Assessment. They will not be supported if they adversely affect the key views into and out of the historic core. In addition, particular regard will be given to the additional valued views listed below. The defined views are shown on Maps X and Y and in detail on the visual illustrations in Appendix 3.

### Key views into and out of the historic core:

5. Bolton Street
8. Prentice Street
6. The Common
9. Nether Hall Farm
10. Shilling Street
11. Church Street

### Additional valued views:

1. Moneyhole corner
2. Brent Eleigh Road
3. Brights Lane
4. Bridge Street
7. The Lolls
- 12 River Brett

Development proposals in the Special Landscape Area to the east of Lavenham will only be permitted where they:

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

## 10.2 Protection of Roof-scape

10.2.1 To maintain and improve the built environment consideration needs to be given to removing overhead cables, poles and wires in the historic centre of the village and forming policies to improve the street scene which includes signage, road markings, car parking including traffic management, notice boards and enhancement of the Market Place.

## Policy ENV 2: Protection of Roof-scape;

Proposals to erect solar panels, satellite dishes and aerials within the Conservation Area will be supported provided they do not have an adverse impact on:

- the historic setting of Lavenham;
- the character or appearance of the conservation area, including the setting of nearby listed buildings; or
- the Defined Views into and out of the village.

## 10.3 The Market Place

10.3.1 The Market Place is the focal point of the village and is home to some of the most important Grade 1 Grade 2\* and Grade 2 buildings in the village. It is also the hub of the village retail activity and, as such, is busy with pedestrians, traffic and car parking.

### Policy ENV 3: Market Place;

Development proposals which seek to enhance the amenity value of the Market Place by increasing its use for community and leisure purposes will be permitted provided that adequate alternative parking arrangements can be made and that they do not have an adverse impact on the character or appearance of the conservation area including the setting of nearby listed buildings.

## 10.4 Renewable Energy Projects

10.4.1 Renewable energy development proposals affecting the historic quality of the Village and the Parish landscape must demonstrate that any environmental impact has been minimised through consideration of location, scale and design.

### Policy ENV 4: Renewable Energy projects;

Renewable energy projects will be supported where they are located to avoid any significant adverse effects on the defined views (see Policy ENV1) or the historic core of the village.

## 11. Economy

### 11.1 Introduction

11.1.1 Lavenham's economy is now largely driven by tourism and is estimated to be worth between £20 and £25 million per annum (NP business survey extrapolation). Its businesses contribute some £0.5m a year in business rates. Apart from the attractions of its setting and the wealth of historic buildings, visitors 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 to this, the day-to day needs of residents are catered for by a number of well-established mostly-independent retailers.

Lavenham's popularity as a tourism destination shows no sign of diminishing and, at the time of writing, substantial new investments are being made, all of which are likely to increase the number of visitors and impose additional strains on the village infrastructure. These developments include forty four new houses at the Halt, a new East of England Co-op store, a new spa at The Swan Hotel and refurbishment of the Guildhall Museum.

11.1.2 The overriding objective of the Neighbourhood Development Plan is to provide for the future sustainability of Lavenham by building a better balanced community. There is thus an important balance to be struck between the needs and aspirations of residents and the attractiveness of Lavenham to entrepreneurs and investors who wish to capitalise on the relative vibrancy of Lavenham's economy. The latter has been evidenced by the recent spate of new investments and also the increasing proportion of Lavenham's smaller properties which are being purchased as holiday letting accommodation.

11.1.3 Facilities that visitors expect when they arrive in Lavenham are;

- Maps and information on where to go and what to do
- Catering for a wide range of tastes and pockets
- Clean and well maintained public toilets
- Clear signage within the village
- Information on Lavenham's heritage and its many listed buildings.
- A clean and attractive environment.
- A range of interesting shops and galleries

#### **Policy E 1: Tourist Information Centre;**

Proposals will be supported to extend and improve Tourist Information Centre facilities.

### 11.2 Employment

11.2.1 The Lavenham Business Survey carried out by the Parish Council and the Lavenham Merchants' Guild in 2010 indicated that between them Lavenham businesses employed a total of 545 people. This is a 12% increase on the numbers employed when the survey was previously carried out in 2000. To this can be added numbers employed in the School, Library service, Doctors' surgery and Tourist Information Centre. The new Village Co-op store and other investments will add an estimated further 35 full time equivalents and thus it is reasonable to suppose that altogether Lavenham supports the employment of well over 600 people of which some 70% are employed in retail or tourism related activities.

Business Category	2000 Survey			2010 Survey			%+ -
	Full time	Part Time	Totals	Full Time	Part Time	Totals	
Hotel/Pub/Restaurant	71	63	134	87	44	131	-2.3%
General Shops	49	14	63	43	75	118	+87%
Food Shops	14	15	29	15	20	35	+20.6%
Galleries/Antiques	15	10	25	10	16	26	+4%
Professional Services	34	6	40	41	25	66	+65%
Health/Hair/Beauty	10	10	20	14	19	33	+65%
Building Services	52	5	57	25	5	30	-47%
Industrial	60	15	75	48	7	55	-26.7%
Farmer	19	4	23	10	5	15	-35%
B&B/Holiday let	5	10	15	10	21	31	+106%
Others	1	4	5	3	2	5	
Totals	330	156	486	306	239	545	+12.1%

11.2.2 Within the total numbers employed there has been a general shift over this period away from manufacturing towards service industries and an increase in the proportion of part time work. The figures thus reflect national trends. They do show however the buoyancy of Lavenham's economy through a period in which trading has been very difficult at times and this reflects the continuing efforts of the Parish Council and other local groups to encourage trade and investment. The 2011 census records a total of 742 residents in employment although many of these will travel to work outside Lavenham just as many of those employed within Lavenham travel here (mostly by car) from outside the village.

11.2.3 Whilst some of the increase in employed numbers might be met from outside the village it is vital that steps should be taken within the plan to significantly increase the numbers that are able to work and live within the village. This will help to create a better balanced community by increasing the proportion of younger residents. It will also reduce the amount of car traffic into the village and the consequent need for car park spaces

11.2.4 Continued investment in Lavenham's stock of buildings has generated a healthy business for quite a number of self-employed tradesmen in building services activities, many of whom live in the village. This element is an important component of the local economy and could be helped with the provision of some better organised secure parking and storage arrangements.

11.2.5 The other main sources of employment are;

- Professional services in such fields as landscape design, IT and consultancy
- Printing
- Health, education and wellbeing services



## Policy E 2: Support for Small Business development;

Proposals that help to encourage the development of small businesses will be supported consistent with other policies in the Plan and particularly where they:

- provide craft units, workshops or small industrial units within existing buildings away from the historic core of the village;
- create secure parking and storage facilities for small builders and building services tradesmen; and
- support creative businesses along with the infrastructure (including high speed broadband) required to support such activities.

## 11.3 Job Creation

11.3.1 Within the life of the plan it is expected that additional numbers will be employed as follows;

- New and larger school premises meeting the needs of the village and surrounding area for primary education and possibly some adult education.
- Provision of new facilities for care of the older generation in assisted retirement and nursing accommodation.
- Tourism support activities such as car park management, village guides, and tourist information.
- Some expansion in service industry activity particularly in the design and creative fields as access to faster broadband speeds becomes available.

## 12 Projects

### 12.1 Introduction

The consultation process that we have engaged in to help with the preparation of the Plan revealed a number of issues of concern to the village which need to be addressed. Their implementation could have an important bearing on the quality of life for Lavenham's residents. Policies relating to these issues are discussed and proposed in this projects section.

### 12.2 Traffic Management

12.2.1 Preservation of the historic core of the village is crucial and HGV through traffic causes congestion and damage and deterioration to the structure of the buildings. The Parish Council will initiate discussions with Suffolk County Council Highways department and the other Parishes that may be affected to examine alternative routes for HGV traffic so as to obviate the expense of a by-pass which may be the only other option.

**Project 1: Limit HGV traffic using the A1141;**

Arrangements to limit HGV access to the historic core of the village would be supported.

12.2.2 The increasing numbers of visitors that arrive by car and coach each day in Lavenham are often more than can be accommodated by the present public car parks and available on-street parking. Without better arrangements for visitor management Lavenham risks gaining a reputation of somewhere that is best avoided on busy days. If the economic objectives of the plan are to be realised then an increase in the number of visitors will need to be accommodated and more car parking space will need to be available at peak times. Apart from car parks, the village has an abundance of on-street parking which, in through traffic areas such as Church Street and the High Street has a traffic calming effect. This is important from a road safety aspect and should be retained unless full pedestrianisation or safe shared-space usage can be introduced.

**Project P2: Extension of existing Car Parks;**

Proposals to extend or re-design existing car parks to accommodate additional cars would be supported.

**Project P3: Employees' car parking;**

Proposals to create a reserved parking area for employees of Lavenham businesses would be supported.

**Project P4: Coaches;**

Proposals for coaches to use existing bus stops and to park out of the village would be supported.

**Project P5: Additional Car Parks;**

Proposals to create additional car park(s) would be supported provided that they do not occupy space that might otherwise be available for affordable housing or re-location of the school, impinge on the views of the village from the surrounding countryside and have arrangements for easy access to the village.

**Project P6: On-Street Parking;**

On-street car parking within the main thoroughfares of the village inhibits speeding and any proposals to introduce additional primrose (yellow) lines would be resisted on safety grounds. unless part of a pedestrianisation/shared space scheme.

**Project P7: Open Spaces, Toilets etc;**

Continuing support will be given by the Parish Council to the maintenance and development of open spaces, public toilets, street cleaning and other services.

**Project P8: Visitor Education;**

Support will be given to the development of educational facilities about Lavenham's heritage with a particular emphasis on appealing to younger visitors.

**Project P9: Tourism Season;**

Support will be given to any arrangements likely to extend the visitor 'season' by encouraging a year round programme of activities, openings and events.

## 12.3 Environmental Projects

### 12.3.1 Footpaths and Landscape Management

An integral part of the countryside is an excellent network of public footpaths including the Railway Walk much used by residents and visitors but requiring ongoing maintenance.

**Project P10: Footpaths;**

The Parish Council will ensure that the extensive network of statutory footpaths, sections of which form part of the long distance St Edmund Way, in the Parish is adequately sign posted, regularly inspected and maintained. Should further divestment of the responsibility for these footpaths take place then the Parish Council will use its best endeavours to ensure continuity of safe access for the public.

**Project P11: Landscape management;**

The conservation and improvement of the existing countryside hedgerows and small areas of woodland, some of which are of biodiversity and historic value are essential elements in the Parish landscape and the Parish Council will support local action to ensure the landscape quality is maintained. With the agreement of the landowners the important elements of the landscape including the fauna and flora need to be recorded and suitable management, including enhancement undertaken.

12.3.2 The River Brett is a significant landscape feature forming a clear eastern boundary to the Village and providing the main water habitat for wildlife in the Parish.

**Project P12: River Brett;**

The Parish Council will continue to engage with the Environmental Agency and encourage them to carry out regular work maintenance work and improve the River Brett's conservation value.

## 12.4 Long Term Preservation

The preservation of Lavenham's historic core is a pre-requisite to Lavenham's continuing and future economic success and its sustainability will assume increasing importance as time goes on. Freedom from HGV through-traffic, pedestrianisation of some areas and the effective management of an increased number of visitors will contribute much to improving the quality of life for Lavenham's residents and the visitor experience. These arrangements (which already exist in many historic villages and towns elsewhere in the UK and Europe) will require considerable investment likely to be beyond the resources of the village or the local authorities and will need to attract UK and EU funding. One way of attracting sufficient funds may be for Lavenham to become a UNESCO World Heritage Site, a lengthy process that will involve much further consultation and the support of local government and Central Government bodies. A pre-requisite for this is for Lavenham to be added to the UK tentative list of places that can be considered by UNESCO for world heritage status.

### **Project P13: UK Tentative list;**

The Parish Council will encourage consultation on the feasibility of Lavenham being added to the UK's tentative list for recognition as a UNESCO World Heritage Site and will take steps to achieve this if appropriate.

### **Project P14: Non-designated Heritage Assets;**

Lavenham Parish Council will support the compilation of a list of Non-designated Heritage Assets.

## Appendix 1: Glossary

Acronym	Subject	Explanation
	Affordable Housing	Affordable housing includes social rented, affordable rented and intermediate housing - shared equity interest, provided to eligible households whose needs are not met by the market. It does not include low cost open market housing.
	Affordable Rented Housing	Rented housing let by registered providers of affordable housing to households who are eligible for social rented housing. Affordable rent is not subject to national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent.
AQMA	Air Quality Management Area	Areas where the objectives of the Air Quality Regulations 2000 will not be met by the relevant deadlines.
BDC	Babergh District Council	The district council district within which Lavenham sits.
	Biodiversity	The variety of life in the world or in a particular habitat or ecosystem.
BREEAM	Building Research Establishment Environmental Assessment	A nationally recognised standard for sustainable design and construction.
	Business survey	Business survey carried out by LPC and Lavenham Merchants Guild.
CAS	Community Action Suffolk	A voluntary body to strengthen and champion community action in Suffolk by supporting the voluntary and community sector in its work.
CIL	Community Infrastructure Levy	CIL is a charge, brought into being by the Planning Act 2008, which allows local authorities to levy clear and unambiguous costs on development to fund infrastructure development.
CLT	Community Land Trust	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.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.



Acronym	Subject	Explanation
CS	Code for Sustainable Homes	The code set out levels (1 to 6) specifying the sustainability performance of a house to reduce the environmental impact of homes.
	Core Strategy	The Development Plan Document adopted by Babergh District Council, setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the district.
	Design and Access Statement	A short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by potential users.
	Development Brief	A document that usually deals with specific ideas/requirements for the development or redevelopment of a particular site
	Exception Sites	Exception sites or rural exception sites are sites outside the village settlement area, where local needs housing maybe developed.
	Floodplain/Flood Risk Zones	Flood risk areas identified by the Environment Agency, as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
	Green Belt	Designated land around a town or city to be kept permanently open and where there is a strong presumption against inappropriate development.
	Heritage Statement	A statement which describes the significance of any heritage assets (including any contribution made by their setting) affected by a development proposal. The level of detail should be proportionate to the importance of the assets and should be sufficient to provide an understanding of the potential impact.
	Historic core	An area that includes the Lavenham Conservation Area and beyond to include the historic features of Lavenham.
	Infilling	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.
	Intermediate, or Intermediate Affordable Housing	Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products and other low cost homes for sale and rent.

Acronym	Subject	Explanation
LVIA	Landscape and Visual Impact Appraisal	An assessment used to identify and assess the effects of change resulting from development both on the landscape and on people's views and visual amenity. It helps inform site design and identify appropriate measures for mitigating any adverse effects predicted.
LPC	Lavenham	Parish of Lavenham in the County of Suffolk.
	Lavenham	Lavenham Parish council
	Lifetime Homes	Guidance incorporating 16 design criteria to be applied to new homes at minimal cost to add to the comfort and convenience of the home and support the different needs of occupants as they age.
	Listed Buildings	Buildings and structures which are listed by English Heritage as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation.
LEA	Local Educational Authority	The term Local Education Authority is no longer in official use, but it is still sometimes used informally to refer to the department of a local authority that deals with education.
	Open or Market Housing	Private housing for rent or for sale, where the price is set in the open market.
	Major Development	Major development is defined in legislation and includes residential development of 10 or more units and for non residential where floorspace being created is 1,000 square metres or more.
NP	Neighbourhood Plan	A plan forming part of the development plan prepared by Town or Parish Councils.
NPPF	National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied.
	Parish	Parish of Lavenham.
NPRQ	Neighbourhood Plan Residential Questionnaire	The residential questionnaire distributed to all households in October 2013 and outcomes.
	Open Book appraisal of Viability	Where the applicant shares with the local planning authority the assumptions that have been used in determining development viability.

Acronym	Subject	Explanation
	(the) Plan	The Lavenham Neighbourhood Development Plan.
	Renewable Energy	Energy generated from the sun, wind, oceans, plants, the fall of water, biomass and geothermal heat.
	Social Rented (Affordable) Housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.
SA	Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and Supplementary Planning Documents. See also SEA Directive.
SEA	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents.
SHLAA	Strategic Housing Land Availability Assessment	A study (usually carried out by the local authority) to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.
SCC	Suffolk County Council	The county within which Babergh is a part.
SuDS	Sustainable Drainage Systems	Management practices and control structures designed to drain surface water in a sustainable manner.
	Sustainable Development	Paragraphs 18 to 219 of the National Planning Policy Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. Paragraph 8 of the NPPF states <i>that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.</i>
TIA	Townscape Impact Assessment	A technical process which assesses the character of a settlement's townscape/built environment and the impact of new development.
	Village	The parish village of Lavenham.

## Appendix 2: Appraisal of site size options against the Plan objectives

	Plan Objective	One large estate	Number of smaller developments	Individual released plots/infill
An economic role	Local economy to continue to be underpinned by tourism. <ul style="list-style-type: none"> <li>- Employment to grow in tourism related industries</li> <li>- Additional jobs will be created in education, older generation care and high tech design fields</li> </ul>	One large estate may detract from the existing high quality of the built environment which in turn and over time may impact on visitor numbers. <b>(- LT) -Indirect</b>	Number of smaller developments can more easily be integrated into the existing structure and fabric of the village without impacting adversely on the historic environment. <b>N</b>	This strategy will limit numbers of homes that can be delivered and is unlikely to impact adversely on the quality of the historic environment <b>N</b>
	Supporting tourism	Ditto  <b>(- LT) -Indirect</b>	Smaller developments blend into the existing fabric of the village. <b>+LT +direct</b>	Smaller developments blend into the fabric of the village. <b>N</b>
A social role	A more sustainable and balanced community <ul style="list-style-type: none"> <li>- Increase affordable housing for younger families/people</li> <li>- Increase housing supply including smaller properties for younger families/people</li> <li>- Enable more people to live and work within the village</li> <li>- Improve the capacity of the Lavenham Community Primary School</li> </ul>	One large estate may ghettoise by putting in one area affordable housing element.  <b>(-LT)</b>	Should avoid any concentration of affordable housing.  <b>+LT +direct</b>	Should avoid any concentration of particular housing types.  <b>N</b>
	Providing housing choice for the older generation <ul style="list-style-type: none"> <li>- Increase and improvements in care home provision</li> <li>- Increase in properties suitable for the older</li> </ul>	Provision for the older generation needs to be centrally located and not on the fringe of	Gives greater scope for older generation to be a part of the community.	Gives greater scope for older generation provision to be a part of the community.

	Plan Objective	One large estate	Number of smaller developments	Individual released plots/infill
	generation (homes meeting lifetime homes standards and bungalows and ground floor flats)	the village. (- LT)	+LT +direct	N
An environmental role	Preservation of the historic core <ul style="list-style-type: none"> <li>- The historic core will continue to dominate the settlement as it does today</li> <li>- The historic core will have a less congested and more relaxed feel to it</li> </ul>	One large estate would detract from the existing high quality of the existing built environment.  (-LT)	Smaller developments can more easily be integrated into the existing structure and fabric of the village without impacting adversely on the historic environment.  +LT direct	This strategy will limit numbers of homes that can be delivered and is unlikely to impact adversely on the quality of the historic environment.  N
	Retention and enhancement of Lavenham's unique character <ul style="list-style-type: none"> <li>- Lavenham's residents and visitors will continue to enjoy the surrounding countryside</li> <li>- Supporting new development which contributes positively to Lavenham's existing character</li> <li>- Preserve countryside setting of the village</li> </ul>	One large estate would more likely detract from the existing views into and out of the village and break the close relationship of the historic core to its surrounding countryside setting;  (-LT)	Smaller developments can more easily be integrated into the existing structure and fabric of the village and the views into and out of the village, without impacting adversely on the historic environment.  +LT direct	Smaller developments can more easily be integrated into the existing structure and fabric of the village and the views into and out of the village, without impacting adversely on the historic environment.  N

#### Key to symbols

N = neutral

+ ST = positive short term

(- ST) = negative short term

-Indirect = indirect negative

+ LT = positive long terms

(- LT) = negative long term;

Indirect = indirect positive