LAWSHALL
Neighbourhood Plan

Review
2021-2037

Pre-Submission Stage Consultation Draft Plan

Lawshall Parish Council
October 2022

Prepared by Lawshall Parish Council
Supported by Places4People Planning Consultancy

PLACES 4 PEOPLE
PLANNING CONSULTANCY P4P

FOREWORD
OUR PAST, OUR PRESENT, OUR FUTURE

In October 2017 a Neighbourhood Plan for our parish was adopted by Babergh District Council after it was supported by over 90% of residents that turned out at a parish referendum.

The Plan was one of the first to be prepared in the Babergh district and put us in a strong position to ensure that planning decisions reflected the local priorities expressed in our Plan. However, the world of planning continuously changes and, after five years, it is now necessary to build upon all the good work of the original team to bring the Plan up-to-date and in line with current national and local planning policies.

We acknowledge that some additional new housing has been built across the parish in the five years since the original Plan was adopted. Neighbourhood Plans cannot block development, but our Plan has ensured that proposals that are not in keeping with our distinct characteristics have not been allowed to proceed. As with all plans of this nature, it's the development that isn't built that marks its success. For example, since the Plan was adopted, it has been used to:

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

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

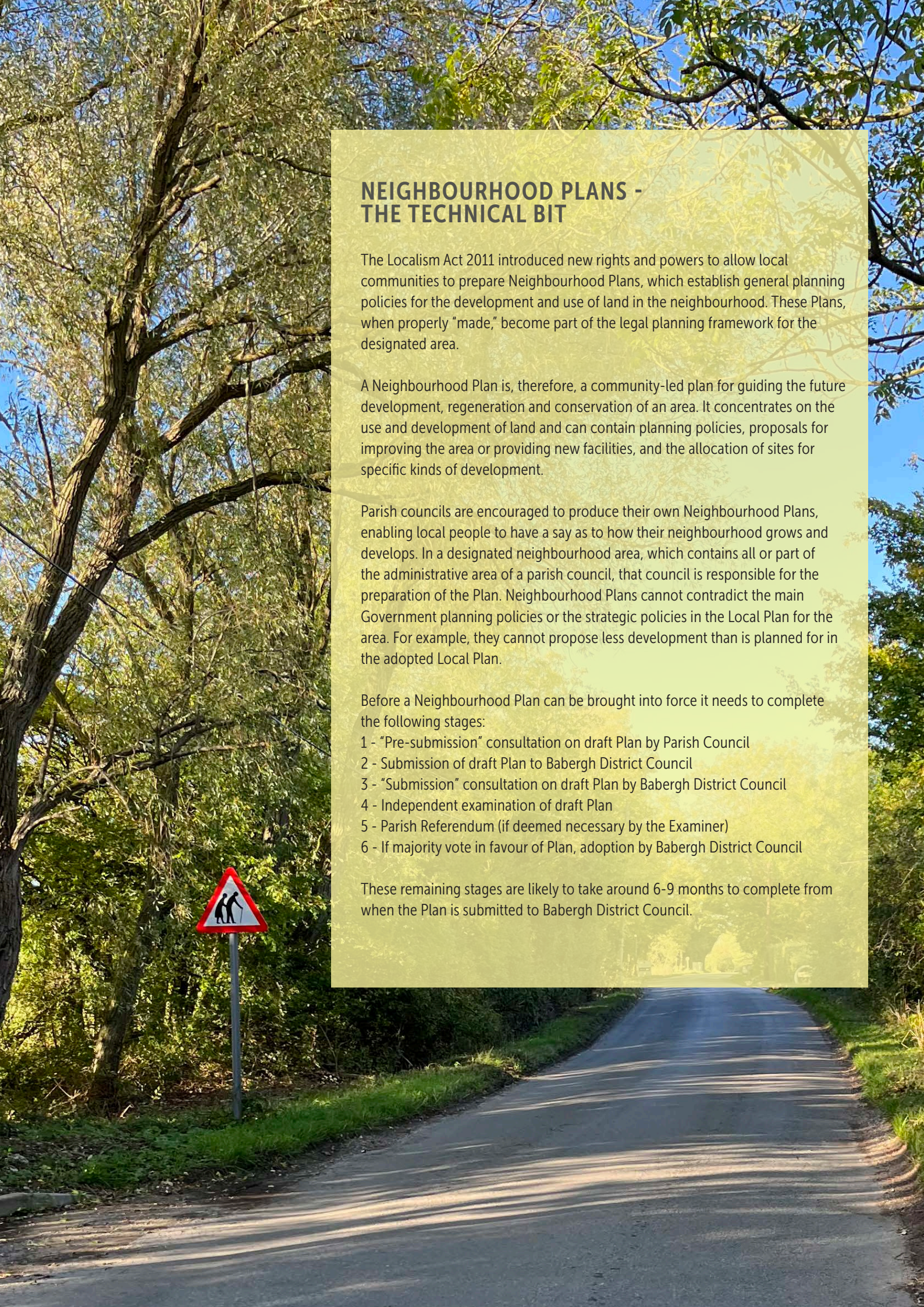
The new Plan has a very different look and feel to the 2017 Plan, but we believe it remains one that is grounded in our villagers' desires to ensure that Lawshall remains a village that is not overrun with new development, but which retains its distinct natural and historic characteristics, and where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

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

We hope you will understand our reasons for reviewing the Plan and continue to support it.
Karen Whordley, Chair, Lawshall Parish Council

2017 Neighbourhood Plan Team

Cathy Acheson
Bryan Adams
Amber Brouder (to Aug '16)
Emily-Rose Debenham - (from Sept '16)
Ric Edelman
Andy Irish
John Kent
Lucy Kent
Laura McClelland
Tom McClelland
Claire Osborne
David Page
Debbie Thomas
Jamie Whatley
Karen Wilcox
Laura Williams



NEIGHBOURHOOD PLANS - THE TECHNICAL BIT

The Localism Act 2011 introduced new rights and powers to allow local communities to prepare Neighbourhood Plans, which establish general planning policies for the development and use of land in the neighbourhood. These Plans, when properly "made," become part of the legal planning framework for the designated area.

A Neighbourhood Plan is, therefore, a community-led plan for guiding the future development, regeneration and conservation of an area. It concentrates on the use and development of land and can contain planning policies, proposals for improving the area or providing new facilities, and the allocation of sites for specific kinds of development.

Parish councils are encouraged to produce their own Neighbourhood Plans, enabling local people to have a say as to how their neighbourhood grows and develops. In a designated neighbourhood area, which contains all or part of the administrative area of a parish council, that council is responsible for the preparation of the Plan. Neighbourhood Plans cannot contradict the main Government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.

Before a Neighbourhood Plan can be brought into force it needs to complete the following stages:

1 - "Pre-submission" consultation on draft Plan by Parish Council
2 - Submission of draft Plan to Babergh District Council
3 - "Submission" consultation on draft Plan by Babergh District Council
4 - Independent examination of draft Plan
5 - Parish Referendum (if deemed necessary by the Examiner)
6 - If majority vote in favour of Plan, adoption by Babergh District Council

These remaining stages are likely to take around 6-9 months to complete from when the Plan is submitted to Babergh District Council.

CONTENTS

1. Introduction 6
2. Lawshall past and present 10
3. Planning Policy Context 12
4. Vision and Objectives 13
5. Planning Strategy 15
Policy LWL 1 - Spatial Strategy 18
6. Housing 19
Policy LWL 2 - Housing Development 20
Policy LWL 3 - Housing Mix (Retained Policy LAW4) 21
Policy LWL 4 - Dwelling Extensions 21
Policy LWL 5 - Replacement Dwellings in the Countryside 22
Policy LWL 6 - Affordable Housing on Rural Exception Sites 23
7. Natural Environment 25
Policy LWL 7 - Area of Local Landscape Sensitivity (Retained Policy LAW 10) 26
Policy LWL 8 - Settlement Gaps (Retained Policy LAW9) 27
Policy LWL 9 - Protection of Important Views 27
Policy LWL 10 - Local Green Spaces 29
Policy LWL 11 - Protecting Existing Natural Environmental Assets (Retained Policy LAW7) 31
Policy LWL 12 - Biodiversity 31
8. Built Heritage 33
Policy LWL 13 - Heritage Assets 34
Policy LWL 14 - Buildings and Structures of Local Significance 35
Policy LWL 15 - Lawshall Street Special Character Area 36
9. Development Design 39
Policy LWL 16 - Design Considerations 42
Policy LWL 17 - Flooding and Sustainable Drainage 43
Policy LWL 18 - Artificial Lighting 44
10. Services and Facilities 45
Policy LWL 19 - Community Facilities and Services (Retained Policy LAW14) 46
Policy LWL 20 - Public Rights of Way 47
11. Infrastructure and Employment 49
Policy LWL 21 - School Parking (Retained Policy LAW15) 50
Policy LWL 22 - New Businesses and Employment 51
Policy LWL 23 - Farm Diversification 52
Policies Maps 53
Inset 1 - Bury Road 54
Inset 2 - Harrow Green / Lambs Lane 55
Inset 3 - The Street 56
Inset 4 - Hanningfield Green, Hibbs Green & Lawshall Green 57
Appendix 1 - Housing Planning Permissions 58
Appendix 2 - Designated Heritage Assets 59
Appendix 3 - Lawshall's Buildings and Structures of Local Significance 60
Appendix 4 - Lawshall's Special House Features 61
Appendix 5 - Development Design Checklist 63
Glossary 65

1. INTRODUCTION

1.1 In October 2017, following a successful Parish Referendum, the Lawshall Neighbourhood Plan was adopted by Babergh District Council. It was the culmination of two years' work by a team of volunteers working on behalf of the Parish Council. During this time the team had prepared background documents, conducted surveys and written and consulted on the form and content of the Plan.

Original Neighbourhood Plan (NP) Timeline

Designation of Neighbourhood Area	December 2015
First formal draft NP consultation begins (6-week period)	October 2016
Submission of revised NP to Babergh	January 2017
Final round of consultation	February 2017
Independent examination	April 2017
Referendum	October 2017

1.2 While there is nothing wrong with the original Neighbourhood Plan (referred to as the 2017 Plan in the remainder of this document) the planning scene nationally and locally has moved on in the six years since it was formulated. It's therefore important to make sure that our Plan remains up-to-date and tackles the local issues that now exist. The Parish Council has therefore decided to update the Neighbourhood Plan to ensure that it remains relevant to Lawshall parish.

1.3 The Parish Council's aim in preparing the original 2017 Plan was to ensure that it was 100% community led. Thus, everything was built on the comments, views, concerns and wishes of everyone who participated in the process. Supported by the results of the initial community consultation in 2017, the following issues are considered to remain in 2022. Some even echo matters that were raised in the Village Appraisals of 1979 and 1991.

NATURAL ENVIRONMENT:

- Strong desire to maintain our open spaces, woodlands, hedgerows, biodiversity and much-loved views.
- Concern at lack of public footpaths.

BUILT HERITAGE:

- Strong desire to protect our Listed Buildings and other locally distinctive buildings of note.

HOUSING:

- Major concern over the number of houses the village will be expected to accommodate.
- Strong reluctance towards large blocks of new housing.
- Majority vote not to increase our designated Built-Up Area Boundaries (BUABs).
- Concern that future expansion will damage the village's key characteristics.
- Need for smaller family homes.
- Need for improved housing provision for young people and the elderly.

AMENITIES AND SERVICES:

- Major concern at the recent loss of our much-valued shop (Glebe Minimarket).
- Need for better sports facilities and play areas.
- Strong feelings both for and against street lighting.

INFRASTRUCTURE AND BUSINESSES:

- Lack of parking for recently enlarged primary school .
- Occurrences of serious flooding to properties.
- Lack of adequate internet/phone communications.

1.4 In response to these issues, the original Neighbourhood Plan team undertook several valued pieces of work to gather more information to inform the appropriate direction of the Plan. These include a Housing Needs Survey and a Character Assessment.

Monitoring and Implementing the 2017 Neighbourhood Plan

1.5 Since 2017 there has been an independent Lawshall Neighbourhood Plan "Watchdog", the main function of which is to advise the Parish Council (when such advice is requested) on whether a planning application is in keeping with all the policies in the Plan, and with the supporting Character Assessment. Whether and how the Watchdog's comments contribute to the Parish Council's response to a Planning Application is at the discretion of the Parish Council. The post of Watchdog has been held by between one and three volunteers at a time, none of whom have been Parish Councillors. There is no current intention to discontinue the Watchdog following this Review.

The Review

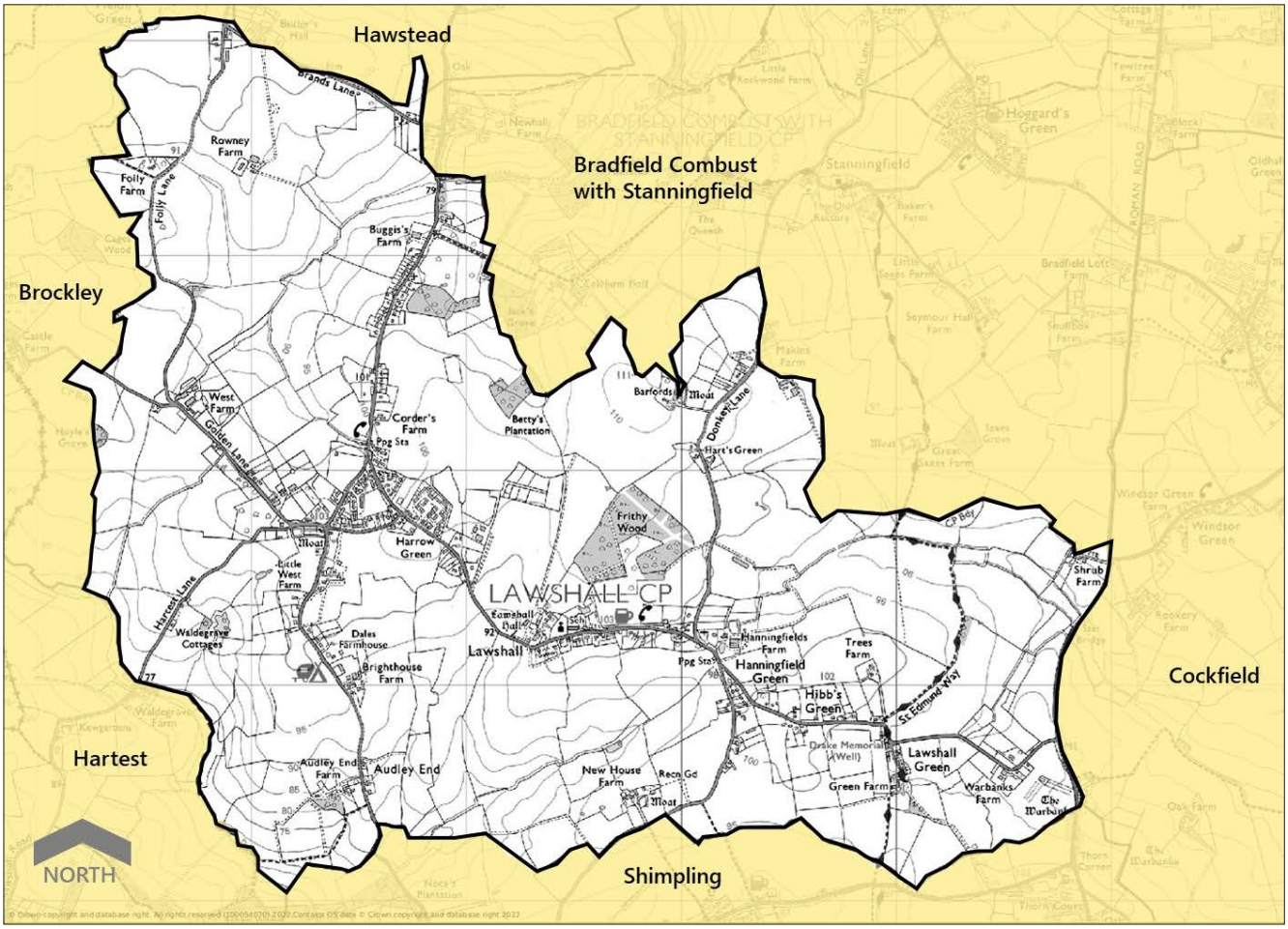
1.6 The starting point has been to appraise whether the policies in the 2017 Plan remain fit for purpose, given the national and local planning policy changes. We have also assessed whether there are gaps in the Plan that should now be addressed. In essence, the 2017 Plan has not been torn up and discarded. Rather, it forms the basis and structure for the Review. It continues to cover the whole parish as designated by Babergh District Council in December 2015. The parish boundary has not changed in this time and the area covered is illustrated on Map 1.

1.7 The context for the review is:

i. Babergh District Council is at an advanced stage in the preparation of a new Joint Local Plan covering Babergh and Mid Suffolk districts. When complete, it will replace the policies in the current Local Plan and those in the 2017 Plan;

ii. a new National Planning Policy Framework was published in July 2021 setting new national planning requirements; and

iii. new legislation covering biodiversity and habitats has been approved by the Government.



Map 1 - The Designated Neighbourhood Plan Area

1.8 The 2017 Plan contains 16 policies and the status of these in this new version of the Plan is set out below:

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

1.9 The new Plan also contains additional planning policies that cover:

i house extensions;
ii. replacement homes in the countryside;
iii. the designation of a "special character area" in The Street;
iv. limiting light pollution;
v. the protection and improvement of Public Rights of Way;
vi. encouraging appropriate opportunities for new business and employment; and
vii. managing opportunities for farm diversification.

The inclusion of these additional matters has been informed by a consideration of the original issues that the 2017 Plan addressed and the preparation of additional evidence to support the Plan. This additional evidence is referenced in the appropriate sections later in the Plan.

1.10 The Plan notes, in each topic chapter, what the 2017 Plan said. These notes will remain in the Draft Plan until it reaches the final adoption stage, at which time the references will be removed to reflect the fact that the Plan Review replaces the 2017 Plan. The planning policies in the Plan are identified by the prefix LWL and are in distinct blue shaded boxes. The policies also define where 2017 Plan policy is retained.

1.11 The 2017 Plan also contained Community Actions; proposals which would not be relevant in the determination of planning applications, but which residents identified as matters and initiatives that should be pursued locally. Given that the Community Actions in the 2017 Plan are now five years old, they have been reviewed and those that remain relevant have been carried forward and, where necessary, updated.

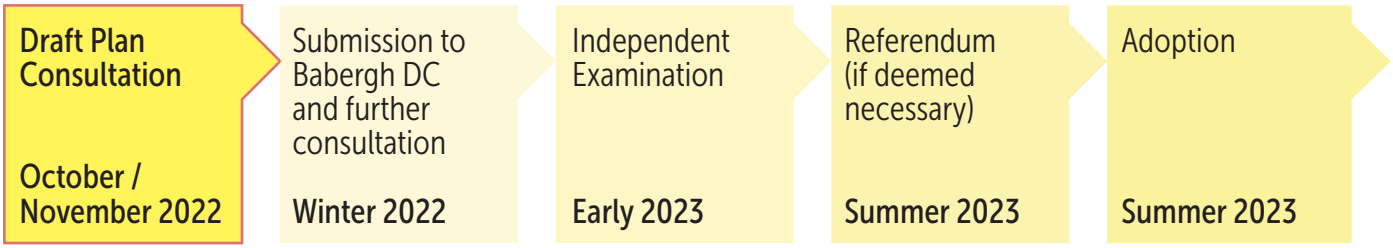
1.12 The new Plan covers the period 2022 to 2037, an end date which coincides with that of the new Babergh and Mid Suffolk Joint Local Plan. That doesn't mean that, once complete, the Plan will not be reviewed again for 15 years. To ensure that the Neighbourhood Plan remains current it will be important to appraise the Plan on a regular basis to ensure that its planning policies, in particular, remain appropriate for Lawshall.

Plan-making Process

1.13 Because of the extent of the changes from the 2017 Plan, the new Neighbourhood Plan has to go through all the statutory stages again. This is the first draft Neighbourhood Plan Review document. It has been prepared by the Parish Council with input from some members of the original team and with support from Places4People Planning Consultancy, the same consultants that supported us with the preparation of the 2017 Plan.

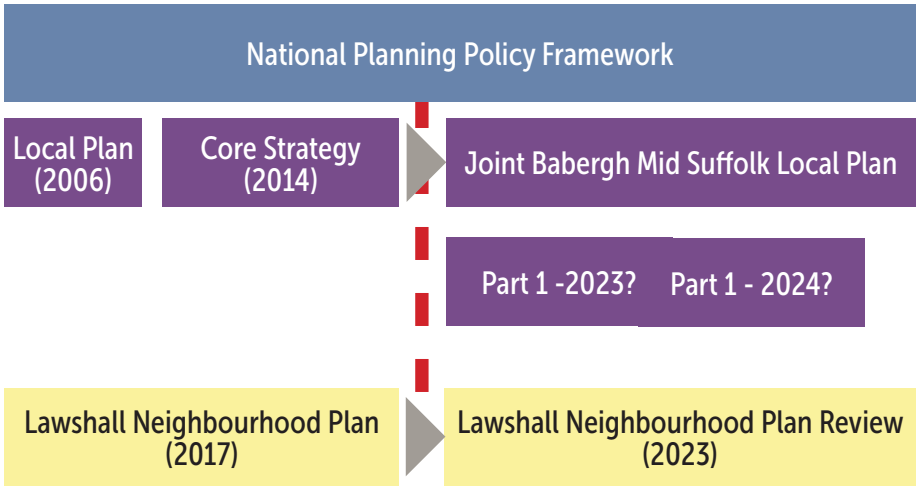
1.14 Following this round of consultation, the comments received will be considered and any necessary amendments will be made ahead of the Plan continuing its journey towards examination, referendum and eventual adoption.

The anticipated timetable is:



The Plan in Practice

1.15 Currently the 2017 Plan is used alongside the Babergh Core Strategy (2014) and Babergh Local Plan (2006), as well as the National Planning Policy Framework, when Babergh District Council consider planning applications. With changes to the planning policy framework at Babergh, the current adopted Local Plans will be replaced and some of the planning policies in the 2017 Plan will also be superseded. It is therefore timely that the Neighbourhood Plan is reviewed to be in accordance with the new Joint Local Plan strategic policies and the 2021 version of the National Planning Policy Framework, as illustrated alongside. Currently the timeframe for completing the new Joint Local Plan is unclear.



The current and emerging planning policy framework for Lawshall

2. LAWSHALL PAST AND PRESENT

2.1 It's not clear where the original settlement stood, but the name derives from the Old English Hlawsele or Gesell, meaning 'a dwelling or shelter by a mound or hill'. Historic reference indicates prehistoric habitation and there are remains of a pre-Roman defence system at 'Warbanks'; a late Bronze Age sword discovered there is in Moyse's Hall Museum, Bury St Edmunds. The village of Lawesselam is recorded in some detail in the Domesday Book (1086), which also included the first record of a Church. The C15th All Saints Church once held a substantial library. The Church bells were silenced for 90 years after their removal during the Civil War. A major restoration was undertaken in the 1850s restoring the windows and chancel. A Roman Catholic school - the oldest Catholic Mission in Suffolk - was built in 1870, adjacent to Our Lady Immaculate & St Joseph's Church on Bury Road.

2.2 An important family headed by Sir William Drury became owner of Lawshall Manor (known today as Lawshall Hall) in 1547. The connections to royalty brought about the famed visit of Queen Elizabeth I on her 'Royal Progress' tour in August 1578. The Lawshall Parish Register records: "It is to be remembered that the queens highnesse, in her progresse, ... dined at Lawshall Hall, to the great rejoycing of ye said Parish..."

2.3 The Rookwoods of Coldham Hall - said to be linked to Lawshall Manor by a secret tunnel - were staunch Catholics, so suffered persecution under Elizabeth I. Ambrose Rookwood was involved in the Gunpowder Plot and was captured, imprisoned in the Tower and executed. The growth of the village population in the 19th Century - up to 925 (a little less than today!) - reflects the raised living standards in a period of greater prosperity. Local industry thrived with the arrival of the railways to nearby Cockfield. The Horsehair factory in The Street became a major industry, producing mainly fabric & upholstery stuffing. Mechanised farming methods brought the threshing machine, artificial fertilisers and advances in land drainage. Later came the enlargement of fields, the grubbing out of a section of Frithy Wood (our ancient woodland) and the gradual decline of our pubs from 5 to just 1!

2.4 The coins on the oak beam in the Swan Inn are a sad reminder of the loss of 24 Lawshall men in World War 1; they were placed by them to be collected when they returned. A reminder of World War 2 is the impressive memorial stone to a Dutch Airman who crashed close to Bury Road.

Lawshall today

2.5 Lawshall is a working agricultural village with an estimated mid-2020 population of 1,022 (Office for National Statistics). It lies 7 miles equidistant from Bury St Edmunds and Sudbury off the A134. Our uncommonly-large land mass of 2,900 acres (10th largest parish in Babergh) provides the space for our unique string of hamlets, several with their own greens, and all separated by rolling farmland. Lawshall is no picture postcard or tourist trap, but we relish our sweeping views and enjoy a rural quiet and friendly ambience, highly valued by all.

2.6 Today we still boast a high number of working farms with a sizeable portion of land now converted to organic management and, unusually for West Suffolk, animal husbandry, as well as crop growing and even a donkey sanctuary. In contrast, we also have a central 'hub' delineated by the main Built-Up Area Boundary and home to about 45% of the population. This includes well laid out enclaves and closes, again surrounded by farmland and built between 1930s and 2000s.

2.7 Our valued amenities include:

- Well-furbished village hall.
- Popular pub The Swan with a large garden much used for village meetings & socials.
- Acclaimed All Saints Primary School.
- A weekly fresh produce market plus social cafe initiated in 2020 during the pandemic.
- Football ground (privately owned).
- Fenced play area with play equipment.
- 3 churches.
- Lawshall Community Woodlands (Forest for Our Children, Golden Wood and Crooked Wood) community woodland project of 23 acres, planted and managed by and for the community.

2.8 Also important is our Site of Special Scientific Interest (Frithy Wood), an ancient woodland of 37 acres. Above-average biodiversity abounds, with additional havens provided by the greens, the woods, many private habitat conservation areas and an extensive network of ancient hedgerows. Footpaths are scarce, but landowners allow us to walk their land by personal permissions - showing the goodwill and community spirit of the village. This is further demonstrated by many villagers' involvement in the excellent Village Appraisals produced in 1979 and 1991.

2.9 Reliance on agriculture for employment has, like in so many Suffolk villages, receded over the last 100 years and most now travel out of the village for work (only 4% of working residents are in agriculture). However, within the parish, there is an increasing employment base including Willows Residential Care Home, Swan Inn, Brighthouse Farm B & B, Moat Farm Riding Centre and Corner Farm MGT Storage & Transport, as well as home-based workers and businesses. Furthermore, All Saints Primary School, since its recent expansion, is also a major local employer. On the downside, we sadly lost our village shop in 2017, and travel to and from the village is no longer supported by a bus service.

2.10 Since our Neighbourhood Plan was adopted in October 2017, 16 new homes have been built and 3 larger developments refused. Despite the identified need for bungalows and smaller homes (Housing Needs Survey 2016) only 2 new 2-beds properties have been built to date.

2.11 Finally, Lawshall is home to environment and education charity Green Light Trust, founded in 1990. Inspired through a link with the rainforest people of Papua New Guinea, the Trust has guided the creation of over 60 woodland/wild space projects throughout the region (starting with our own!). It is also the East of England training provider for Forest Schools and offers conservation-related courses to vulnerable and disadvantaged young people as well as flagship programmes in mental health and wellbeing. Recently the Trust has expanded its site with new ecologically-sound classrooms and successfully transitioned to net-zero emissions.

3. PLANNING POLICY CONTEXT

3.1 The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Plan. In July 2021, the Government published changes to the NPPF, and the Neighbourhood Plan has been prepared within the context of the July 2021 version.

National Planning Policy Framework

3.2 The NPPF sets out the Government's high-level planning policies that must be taken into account in the preparation of development plan documents and when deciding planning applications. In July 2021 the Government published a revised NPPF which includes a presumption in favour of sustainable development.

3.3 Paragraph 11 of the NPPF states:
"Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

   i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

   ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

The Local Plan

3.4 At a more local level, the Neighbourhood Plan has been prepared in the context of the current Babergh Local Plan, which comprises the Core Strategy (2014) and the "saved policies" of the 2006 Babergh Local Plan. For present purposes, these documents will be collectively referred to as "the Local Plan". The Local Plan provides the current strategic planning framework for Lawshall which the Neighbourhood Plan has had regard to.

3.5 The adopted Core Strategy identifies a hierarchy of settlements ranked according to their size and the services they provide. It recognises that there are several larger villages (core villages) that provide a range of services and facilities for a cluster of villages around them (a functional cluster). Lawshall is designated as a "hinterland village" which "will accommodate some development to help meet the needs within them" while recognising that the larger centre of Long Melford will provide greater levels of jobs, services and facilities.

3.6 Babergh District Council is currently in the final stages of preparing a new Joint Local Plan with Mid Suffolk District Council, that will provide a planning framework for the management of growth across the two Districts up until 2037. In November 2020 the District Council published the "pre-submission" Joint Local Plan for a final round of consultation ahead of its submission to the Secretary of State and the subsequent examination by the Planning Inspectorate. That examination commenced in 2021, but in December 2021 the Inspectors wrote to the District Council proposing that policies concerning the distribution of new housing and the allocation of new housing sites across the districts are deleted and addressed in a new Part 2 Local Plan. The Inspectors also proposed that the Settlement Boundaries should revert to those in the adopted Development Plan which, for Lawshall, is contained in the 2017 Neighbourhood Plan. Those proposed "modifications" to the Joint Local Plan are likely to be the subject of a public consultation later in 2022 or early in 2023, and it is now unlikely that Part 1 of the emerging Joint Local Plan will be adopted until 2023, a matter that has been taken into account in preparing the new Neighbourhood Plan.

4. VISION AND OBJECTIVES

4.1 The 2017 Neighbourhood Plan contained 13 elements of a "living vision" which would reflect how Lawshall would look in 2036. Those elements have been reviewed and updated to provide a vision statement accompanied by objectives to deliver that vision.

4.2 Our Vision is that in 2037 Lawshall will be:

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

4.3 To deliver the Vision, the Plan has the following objectives. These in turn link to the planning policies and community aspirations in the topic sections that follow.

NATURAL ENVIRONMENT:

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

AMENITIES AND SERVICES

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

HISTORIC ENVIRONMENT

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

HOUSING

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

INFRASTRUCTURE

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

DEVELOPMENT DESIGN

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

WHAT THE 2017 PLAN SAID :

- THE PLANNING STRATEGY WAS BASED ON THE 2014 BABERGH CORE STRATEGY.
- BUILT-UP AREA BOUNDARIES WERE DEFINED FOR THE AREA AROUND LAMBS LANE AND LAWSHALL ROW, BURY ROAD AND THE STREET, WITHIN WHICH DEVELOPMENT WOULD BE SUPPORTED, AND OUTSIDE BUT ADJACENT TO WITHIN WHICH SMALL-SCALE DEVELOPMENT WOULD BE SUPPORTED.
- "CLUSTERS" OF DWELLINGS WERE DEFINED AT HARROW GREEN, HANNINGFIELD GREEN, HIBBS GREEN, LAWSHALL GREEN AND AUDLEY END, WHERE SMALL-SCALE DEVELOPMENT WITHIN THEIR CONFINES WOULD BE SUPPORTED.

5. PLANNING STRATEGY

Background

5.1 The overall planning strategy in the 2017 Neighbourhood Plan was based on the fact that Lawshall was designated as a "hinterland village" in the adopted Babergh Core Strategy. It also noted that Core Strategy Policy CS11 designated "Built-Up Area Boundaries" within which development would be supported in principle, and allowed consideration of small-scale development that met identified local needs outside but adjacent to the Built-Up Area Boundary.

5.2 The November 2020 Draft Joint Local Plan took a different stance to Lawshall's position in the district settlement hierarchy, identifying the main built-up areas of the parish as the "hamlet villages" of:

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

Each of these had a defined "Settlement Boundary" (taking over from Built-Up Area Boundaries), and Policy SP02 stated that these "defined the extent of land which is required to meet the development needs of the Plan."

5.3 However, these Settlement Boundaries are not being taken forward because of the outcome of the examination of that Plan in 2021 and the Planning Inspectors' recommendation to revert to those in the adopted Development Plan. For Lawshall, this means those in the 2017 Neighbourhood Plan.

A new planning strategy

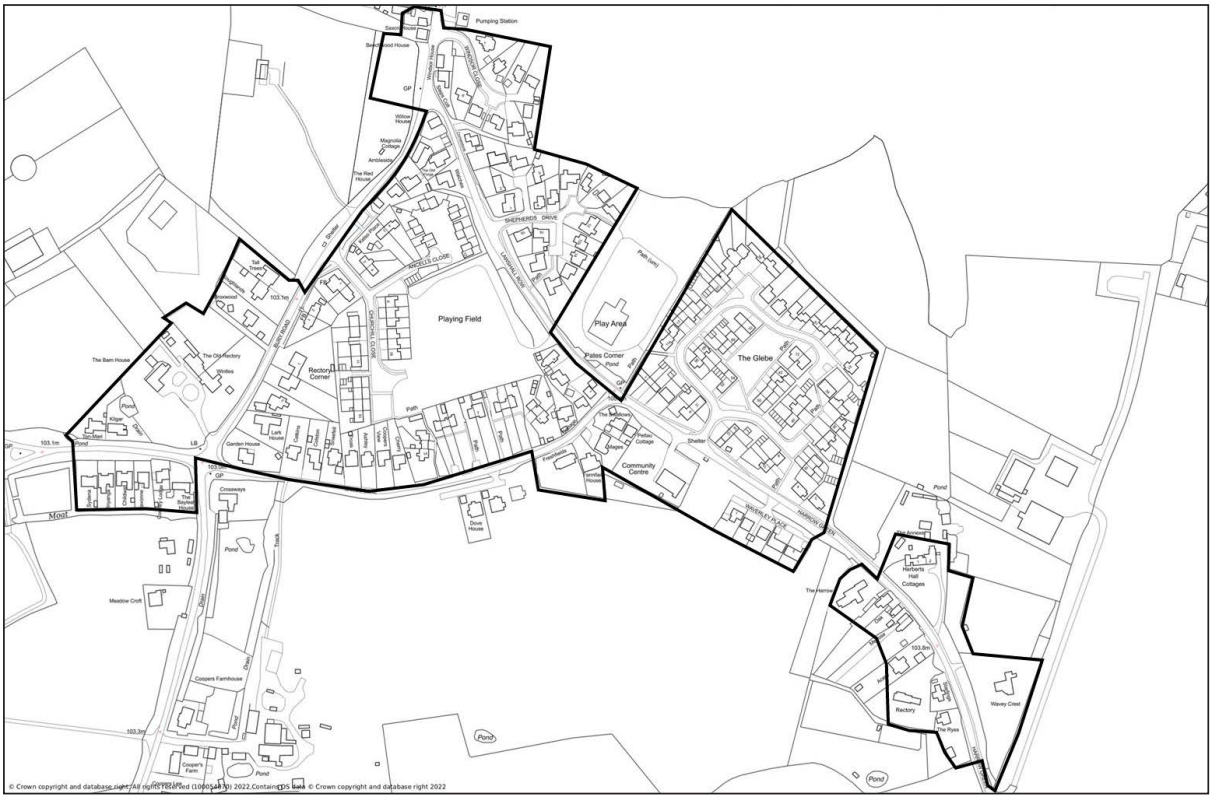
5.4 The Local Plan Inspectors' decision concerning Settlement Boundaries was linked to the recommended removal of new sites that had been allocated for housing development. For Lawshall, to a large extent, this has no significant implication, as the sites that the Joint Local Plan had identified for housing have since received planning permission. With this in mind, the new Neighbourhood Plan defines Settlement Boundaries that are in accordance with those in the November 2020 Draft Joint Local Plan but bring them up-to-date to take account of housing permissions granted since the 2018 base date of that Plan.

5.5 Settlement Boundaries are therefore defined for:

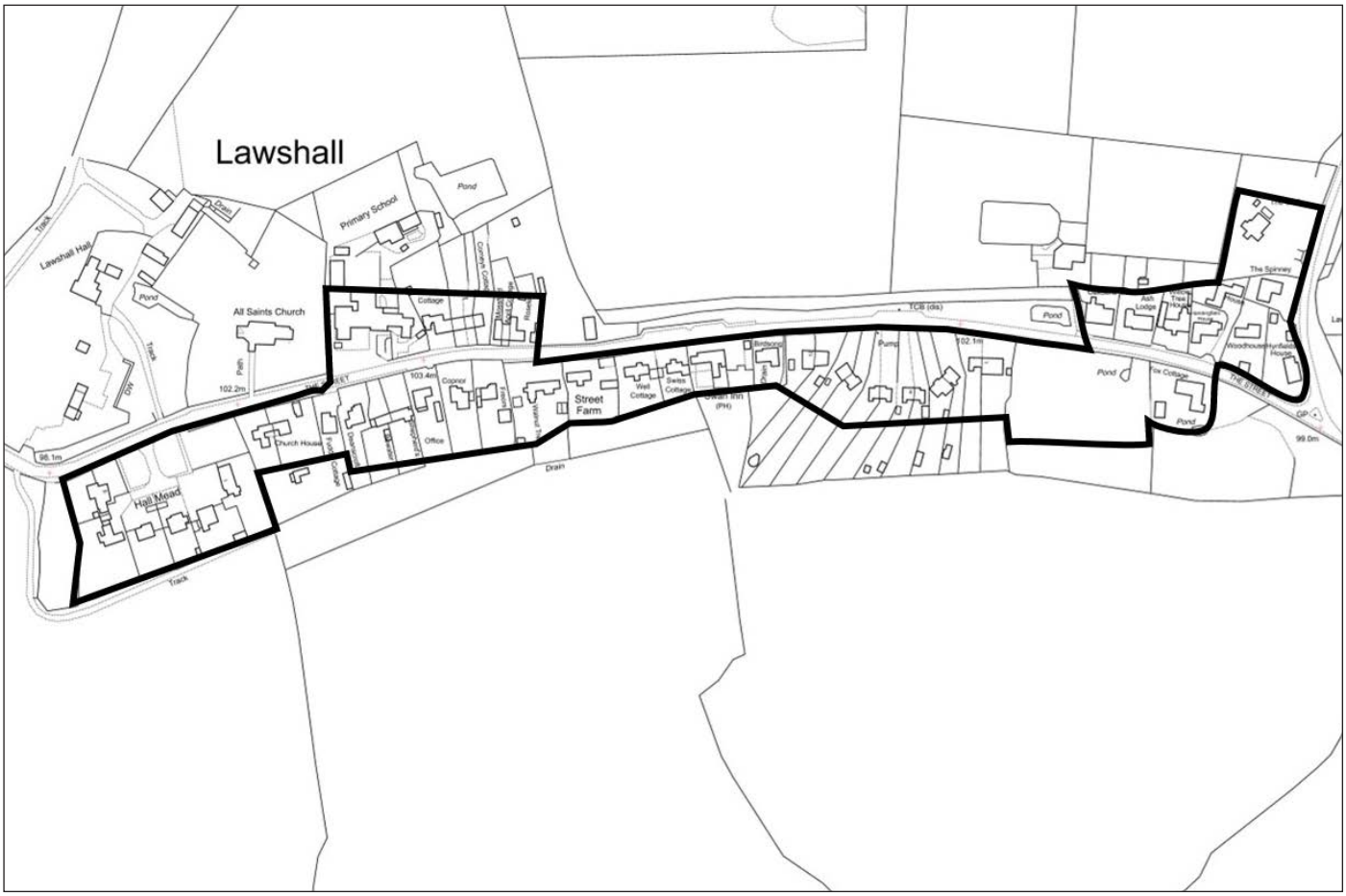
- Bury Road;
- Lambs Lane / Harrow Green;
- The Street;
- Lawshall Green; and.
- Hanningfield Green.

The extent of these is shown on the maps on this and the following page.

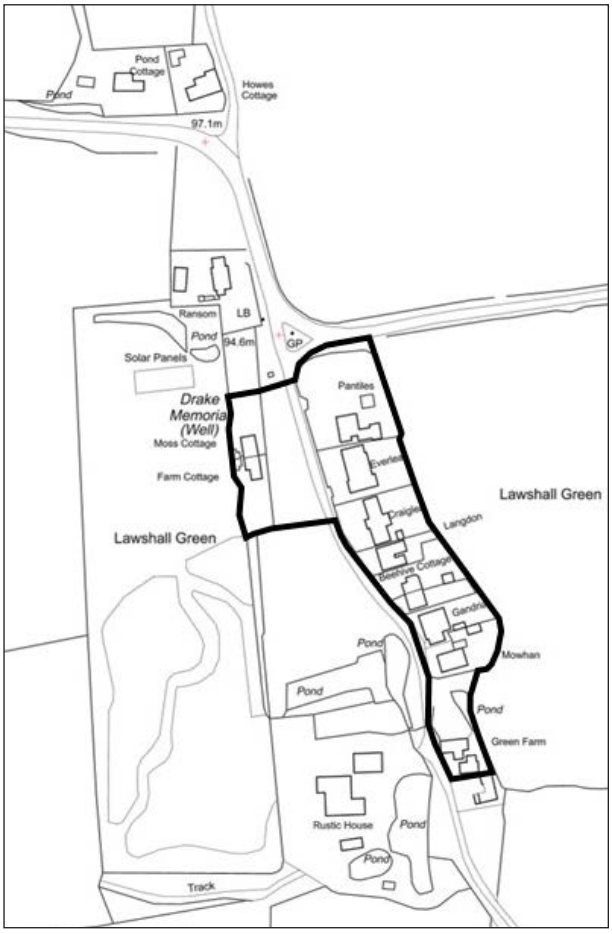
Bury Road Settlement Boundary



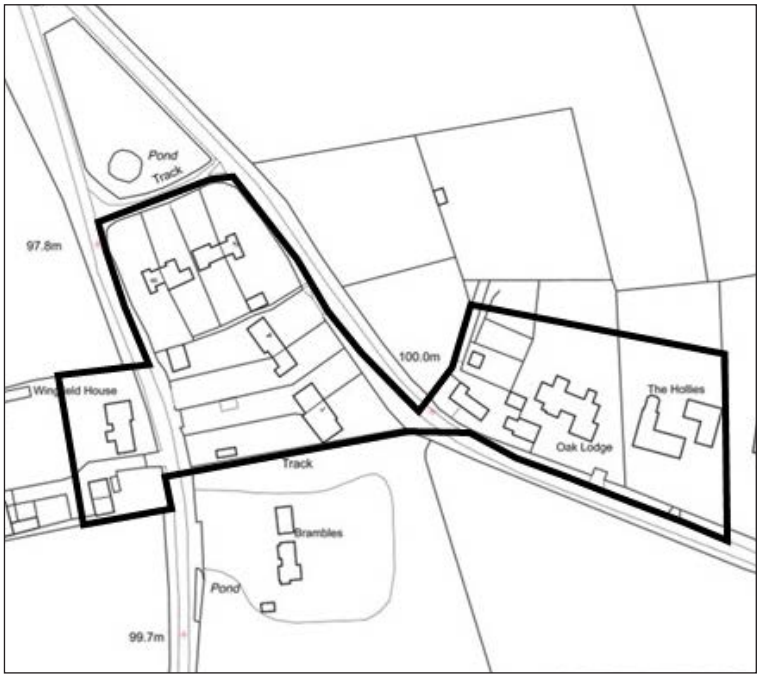
Lambs Lane / Harrow Green Settlement Boundary



The Street Settlement Boundary



Lawshall Green



Hanningfield Green

5.6 As with the November 2020 draft Joint Local Plan, and in order to achieve sustainable growth, it is essential that development is primarily focused on the existing built-up areas of the parish. This will ensure that the important landscape and built character of the parish is protected from inappropriate development. As such, within the defined Settlement Boundaries there is a presumption in favour of development, subject to there being no unsatisfactory impacts on the environment, infrastructure and neighbouring properties.

5.7 Outside the Settlement Boundaries new development will not generally be supported, unless proposals can be demonstrated to accord with the requirements of the NPPF and Joint Local Plan relating to development in the countryside. In such instances, the impact on the landscape and any heritage assets must be minimised and proposals should demonstrate that adequate road and infrastructure exists or is capable of being provided in a timely manner. Notwithstanding regulations concerning permitted changes from agricultural buildings to residential, the re-use of redundant farm buildings for business or tourism development is preferred over new development. However, careful consideration should be given to the placing of incidental buildings and car parking in such developments, in order not to have a detrimental impact on the countryside.

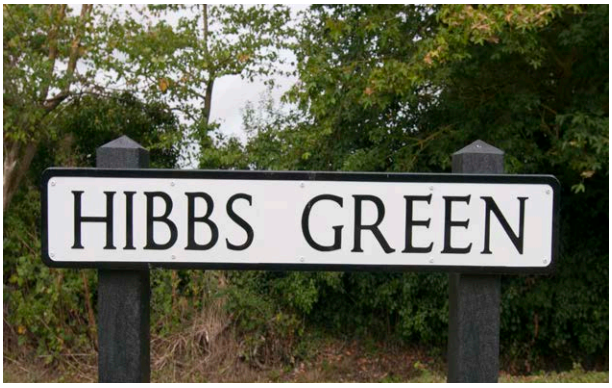
POLICY LWL 1 - SPATIAL STRATEGY

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

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

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

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



6. HOUSING

What the 2017 Plan said

- It supported:
  - residential development in the form of single dwellings and small groups of up to five dwellings within the Built-Up Area Boundaries;
  - development outside, but adjacent to, the Built-Up Area Boundary in the form of single dwellings and small groups of up to 5 dwellings;
  - development of one dwelling or a pair of semi-detached dwellings on an undeveloped plot adjacent to or fronting an existing highway and within a cluster identified in Policy LAW1.
- It required that, for all schemes, an appropriate level of services, facilities and infrastructure, including primary school capacity, are available or can be provided to serve the proposed development.
- It encouraged a mix of housing types and sizes that reflects the needs of local people particularly in the need for 2 and 3 bedroom dwellings for first time buyers as well as the needs of an ageing population looking to downsize.
- It supported the provision of affordable housing to meet local needs on sites outside the Built-Up Area Boundary.

Background

6.1 Neighbourhood Plans have the potential to play an important role in identifying and delivering locally-specific housing requirements of the area. As already noted, the Lawshall Neighbourhood Plan must be in general conformity with the strategic policies of the adopted Local Plan and, in respect of housing requirements and development proposals, have regard to the content and stage reached of the emerging Joint Local Plan. The preparation of the Neighbourhood Plan does provide scope for tailoring housing provision to address locally specific issues.

6.2 The emerging Joint Local Plan (November 2020) set a minimum housing requirement of 23 new homes for the Lawshall Neighbourhood Plan Area for the period between 2018 and 2037. However, the recommendation of the Planning Inspectors to delete allocations without planning permission means that the housing requirement no longer has any standing, as it was made up of planning permissions and allocations.

6.3 Of those 23, 3 homes had planning permission but had yet to be built as at 1 April 2018. Policy LS01 of the same draft of the emerging Joint Local Plan identified the following three sites for housing development in Policy LS01:

i. Land west of Bury Road - 15 dwellings
ii. Land south-west of Harrow Green - 5 dwellings
iii. Land west of Melford Road - 5 dwellings

6.4 The status of these allocations, as at 1 August 2022, is described below:

Land west of Bury Road: part of the site was granted planning permission for 5 dwellings in April 2020. The application accounted for a large part of the draft Joint Local Plan allocation. The remainder of the allocation now has no status given the status of the draft Joint Local Plan.

Land south-west of Harrow Green: this site had already been granted planning permission for five houses and bungalows in May 2018 and the development (Waverley Place) is now complete.

Land west of Melford Road: this site appeared in the emerging Joint Local Plan as an allocation but was not shown on the Lawshall Place Maps. The online Policies Map published subsequently by the District Council indicates that the site is between "The Bayleaf House" and "Meadow Croft". Clearly it was not intended to allocate the site in the Joint Local Plan as, if there had have been an intention, the housing requirement for Lawshall would have been 28 houses. There are no planning permissions on the site.

6.5 As well as the three dwellings with planning permission, a further 32 new homes in the parish have been granted planning permission since that date, albeit that some permissions have lapsed and may not be granted approval should new planning applications be submitted. Some of the permissions have subsequently been built and, as at 1 August 2022, there were permissions for 26 new homes in Lawshall that had yet to be finished. Details of all of these permissions are contained in Appendix 1. This information demonstrates that the draft Joint Local Plan provision for 23 new homes in Lawshall between 2018 and 2037 has already been exceeded. Based on the fact that the emerging Joint Local Plan seeks to meet the housing requirement for the district to 2037, and that 32 additional dwellings have either been built or are in the pipeline, there is no need for the new Neighbourhood Plan to identify new sites for housing.

Joint Local Plan Examination Implications

6.6 The outcome of the Joint Local Plan examination, referred to above, is that allocations in that Plan which have yet to be granted planning permission are not being carried forward in the new Part 1 document. The implication of this for Lawshall is that the site west of Melford Road will not be an allocation in the Joint Local Plan and neither will the residual of the site west of Bury Road which has not got planning permission. The Settlement Boundary referred to in Policy LWL 1 reflects this situation.

Future Housing Development

6.7 Given the status of the Joint Local Plan there is no need for the Neighbourhood Plan to identify further sites for housing development over and above those that have already got planning permission and which have yet to be completed. There may, however, be occasional opportunities for additional dwellings to be built as "infill" plots of one or two dwellings or perhaps the redevelopment of existing "brownfield" sites within the defined Settlement Boundaries. Such proposals are, by their nature, likely to be small in scale and will be supported if they can be demonstrated to be in accordance with planning policies of this Neighbourhood Plan, the Joint Local Plan and the NPPF. The development of new housing outside the Settlement Boundaries will only be supported in specific circumstances, such as through the conversion of suitable agricultural buildings or where it can be demonstrated that the need for the dwelling is supported by the NPPF and/or district level planning policies.

POLICY LWL 2 - HOUSING DEVELOPMENT

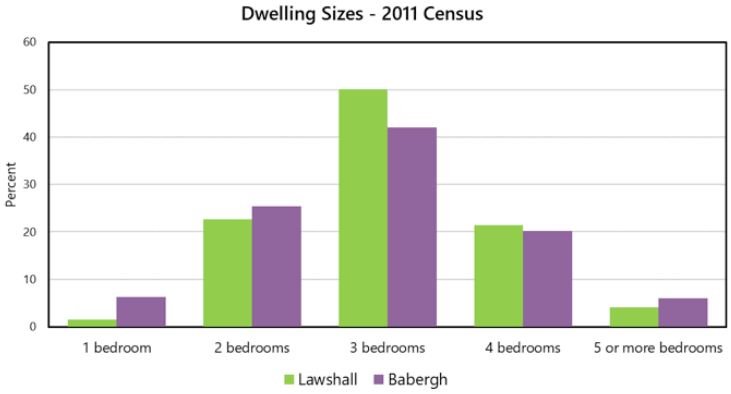
This Plan provides for around 26 additional dwellings to be developed in the Neighbourhood Plan area between 2021 and 2037. This growth will be met through:

i. The completion of existing planning permission as at 1 August 2022 (as identified in Appendix 1); and

ii. The development of small brownfield "windfall" sites and infill plots of one or two dwellings within the Settlement Boundaries that come forward during the Plan period.

Meeting Local Housing Needs

6.8 The 2017 Neighbourhood Plan noted that there were no significant differences in the size of houses in Lawshall compared with Babergh as a whole. This is demonstrated in the results of the 2011 Census, although it is clear that there are a higher proportion of three bedroomed homes in Lawshall than across Babergh as a whole and that smaller homes are at a premium.



6.9 2011 Census data also shows that one-third of Lawshall's homes with four or more bedrooms only had one or two occupants, perhaps suggesting a need for smaller homes in the parish to enable people to downsize while being able to remain in Lawshall.

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

POLICY LWL 3 - HOUSING MIX (RETAINED POLICY LAW4)

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

Dwelling Extensions and Replacement

6.11 Within the defined settlement boundaries, extensions to existing dwellings can normally be accommodated subject to appropriate consideration of the impact of the extension on the quality of life of neighbours and the character of the area within which the property sits. In many instances, minor extensions can be constructed without the need for planning permission, although it is always advisable to check before work is carried out. However, when the extension becomes the dominant feature, it can have a detrimental impact on the character of the original dwelling and the local area. Such instances will not be supported.

POLICY LWL 4 - DWELLING EXTENSIONS

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

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

6.12 Situations can arise where the replacement of an existing house is more economic than the cost of repairing or altering an existing building. As the principle of development is established by the existing dwelling, wherever it is located in the parish, its replacement will generally be acceptable subject to there being no detrimental impacts on residential amenity and the characteristics of the local area. However, given the imbalance in the local housing sizes, it is considered essential that proposals for replacement dwellings should not result in a significant increase in the floorspace of the original dwelling. In this respect, the objectives of Policy LWL 3 (Housing Mix) and LWL 16 (Design considerations) will apply to proposals for replacement dwellings within the Settlement Boundary.

6.13 The replacement of small dwellings outside the Settlement Boundary with significantly larger houses can radically change the character of a site to one of a more suburban nature, and also reduce the supply of smaller dwellings in the village. When clearly disproportional to the original, a replacement dwelling can be equivalent in its impact to that of a new dwelling and can therefore undermine both national and local policies on restriction of new development in the countryside. Even where a site is well screened there is a wider concern to maintain the essential rural nature and qualities of the area.

POLICY LWL 5 - REPLACEMENT DWELLINGS IN THE COUNTRYSIDE

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

i. The original dwelling has a lawful permanent residential use and is capable of residential occupation in its current condition and form;
ii. The replacement dwelling would not have a more harmful impact, or be more intrusive in the landscape, or countryside setting, or on heritage assets and their settings, than the original dwelling, by virtue of its siting, scale, height, character and design;
iii. The replacement dwelling is positioned on or close to the footprint of the existing dwelling, unless design, landscape, highway safety, residential amenity or other environmental grounds indicate that a more appropriate location on the plot can be justified;
iv. The size of the replacement dwelling is not significantly larger than the original dwelling, irrespective of any outbuildings demolished on the site, and is appropriate to the countryside setting; and
v. The development includes an acceptable landscape scheme to retain and improve the rural nature of the locality.

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

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

Affordable Housing

6.14 The latest government figures identify that median house prices in Babergh District are equivalent to 9.5 times the median gross annual earnings of residents. This disparity has a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the Village but are unable to access open market housing. The adopted emerging Joint Local Plan policy for affordable housing requires new developments, on sites of over ten houses, to provide up to 35% of the total as housing that meets the "affordable" definition (see Glossary).

6.15 However, the strategic planning policies of the emerging Joint Local Plan would not facilitate developments of ten or more homes in Lawshall given the general requirement for new development to be located within the Settlement Boundaries. National planning policy enables an alternative mechanism for meeting locally identified housing needs through "rural exception sites" located outside but adjoining the Settlement Boundary where housing would not normally be permitted. This has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. On occasions the cost of delivering affordable housing, even with discounted land costs, can exceed the grant money that is available to construct such schemes. In such instances, Government policy allows consideration of providing the bare minimum market housing on the site to make the development viable. It must be stressed that market housing would only be considered when there are viability issues for the deliverability of the affordable housing, and this would need to be proven through assessment by the District Council when considering the planning application.

6.16 To deliver affordable housing through the "exception sites" approach, the following steps would be required:

1. A local need has to be established, usually through a detailed parish housing needs survey; and
2. A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
3. A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

6.17 A housing needs survey has not recently been carried out in Lawshall, but having a planning policy in place does facilitate the exploration of a scheme at any point in the future. The emerging Joint Local Plan (November 2020) contains only very limited policy guidance (Policy LP08) for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter in more detail should a local need be identified during the period up to 2037.

POLICY LWL 6 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

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

i Remains affordable in perpetuity; and

ii. Is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and

iii. Is offered, in the first instance, to people with a demonstrated local connection, as defined by the Babergh District Council Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

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

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

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

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

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

a. That no other means of funding the construction of the affordable homes is available; and

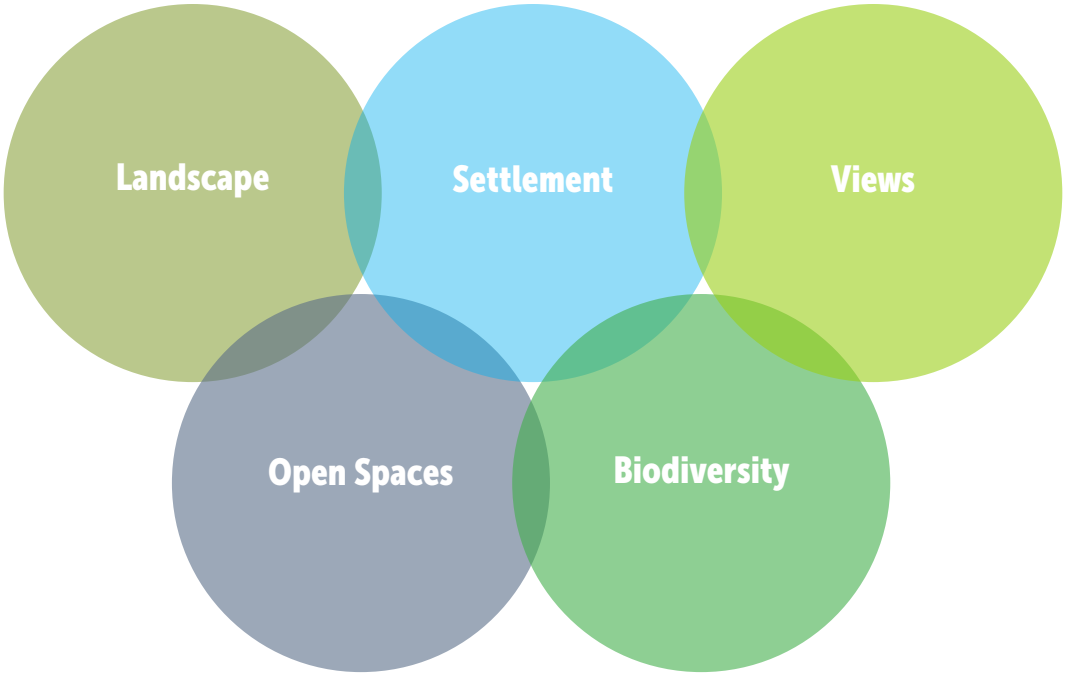
b. The market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

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

WHAT THE 2017 PLAN SAID :

- IT IDENTIFIED 10 IMPORTANT RECREATIONAL AND GREEN SPACES FOR PROTECTION.
- IT PROTECTED IMPORTANT WOODLAND AND ANCIENT HEDGEROWS.
- IT SOUGHT THE PROTECTION OF FEATURES OF BIODIVERSITY VALUE.
- GAPS BETWEEN THE DISTINCT SETTLEMENTS WITHIN THE PARISH WERE PROTECTED FROM DEVELOPMENT.
- AN AREA OF LOCAL LANDSCAPE SENSITIVITY WAS DESIGNATED.

7. NATURAL ENVIRONMENT



Our Landscape

7.1 The landscape of the parish has played a significant role in shaping what Lawshall looks like today and how it functions. The landscape is primarily classified as "Undulating Ancient Farmlands" in the Suffolk Landscape Character Assessment that has been carried out jointly by all the Suffolk District Councils and the County Council. That Assessment identified the following characteristics for Undulating Ancient Farmlands:

- Undulating arable landscape.
- Field pattern generally a random ancient pattern with occasional areas of regular fields associated with former mediaeval deer parks.
- Oak, ash and field maple as hedgerow trees.
- Substantial open areas created for airfields and by post-WWII agricultural improvement.
- Studded with blocks of ancient woodland.
- Dispersed settlement pattern of loosely-clustered villages, hamlets and isolated farmsteads.
- Villages often associated with greens or former greens.
- Rich stock of mediaeval and Tudor timber-framed and brick buildings and moated sites.
- A large-scale landscape with long undulating open views - trees, either in hedges or in woods, are always a prominent feature.
- In the undulating landscape, crop production, especially oilseeds, can be visually prominent.

7.2 The Assessment noted the following key forces for change in this landscape area:

- Expansion of garden curtilage.
- Change of land use to horse paddocks and other recreational uses.
- Settlement expansion eroding the characteristic form and vernacular styles.
- Conversion and expansion of farmsteads for residential uses.
- Impact of deer on the condition of woodland cover.
- Large-scale agricultural buildings in open countryside.
- Development of wind turbines.

7.3 While the Landscape Character Assessment typology covers a large area of land, predominantly between the A134, A143 and A1092, at a local level the Character Assessment prepared in support of the 2017 Plan identified a number of key landscape features that are of significance to the parish, and add detail to the wider Assessment.

7.4 A Special Landscape Area near and including Frithy Wood has been designated in Babergh Local Plan documents for a number of years and is currently referred to in Policy CS15 of the adopted Babergh Core Strategy. It extends north to join up with the Special Landscape Area in the adopted St Edmundsbury Local Plan. It also borders on to one of the most iconic views that looks out from Donkey Lane across a wide dip of open fields towards Lavenham.

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

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

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

i. protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and

ii. are designed and sited so as to harmonise with the landscape setting.

7.6 As noted in the description of Undulating Ancient Farmland, hamlets are a common feature of this landscape, and Lawshall is a good example of this. Lawshall's hamlets originally sprang up, it is believed, as tiny settlements for the shepherding of flocks of sheep and then for the workers on the many village farms. The gaps between these hamlets are still largely intact today and provide Lawshall with a distinctiveness that is so valued by its residents.

7.7 The 2017 Plan noted that the gaps are a treasured feature of Lawshall's distinctive character that should be protected. The saved policies of the 2006 Babergh Local Plan include Policy CN03 which protects important open space, visually important gaps in the street scene and recreational facilities within villages. However, such a specific policy to protect gaps is not carried forward in the emerging Joint Local Plan (November 2020) and the policies of the 2006 Local Plan will soon be no more.

7.8 Lawshall's distinct character of a number of small settlements separated by open countryside has been identified as a feature that residents especially wish to preserve. While Policy LWL1 promotes most development being located within the defined Settlement Boundaries, it does not rule out development outside them in exceptional circumstances. With this in mind, the Neighbourhood Plan defines specific gaps between settlements which should be preserved from all but essential development that cannot be located elsewhere.

POLICY LWL 8 - SETTLEMENT GAPS (RETAINED POLICY LAW9)

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

Development will only be permitted within the identified gap if:

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

Important Views

7.9 Given Lawshall's layout as a string of hamlets across a stretch of High Suffolk, it's not surprising that there are many far-reaching views. Seen from public highways and public rights of way, they take the eye over traditional landscapes of fields and woods - often towards our neighbouring villages of Hartest, Shimpling, Cockfield and Lavenham. Equally, views into the built-up areas of the parish are also important and reflect just how well these areas blend into the landscape.

7.10 Many favourite views were identified and photographed in the preparation of the Neighbourhood Plan Character Assessment (January 2017). A separate Assessment of Important Views has been produced in support of the Neighbourhood Plan Review which identifies the views and their key features.

7.11 Inconsiderate development could have a significant and unwanted detrimental impact on the landscape setting of the parish and will not be supported. When proposals for development in the parish are being prepared, it will be necessary to take account of the impact on views and demonstrate how the buildings can be satisfactorily accommodated within the landscape. Landscape Visual Impact Assessments (LVIA) are a recognised tool that specifically aims to ensure that all possible effects of change and development both on the landscape itself and on views and visual amenity are considered in decision-making.

POLICY LWL 9 - PROTECTION OF IMPORTANT VIEWS

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

Open Spaces

7.12 Lawshall is fortunate to have several accessible open spaces that are available for public use and recreation, in addition to its village greens and community woodlands. The Lawshall Community Woodlands are managed by local residents and provide recreation and education for the wider community as well as for village residents.

7.13 In preparing the 2017 Neighbourhood Plan, residents were asked to identify the features they value most in the parish. The "village landscape with its greens and open spaces" was the third-most-valued feature, to which 80% of respondents "strongly agreed".

7.14 The six most valued open spaces at the time were:

1) The Foundry Meadow - used for accredited Forest School training and outdoor courses for young people; also a haven for Bee and Pyramidal orchids.
2) The Glebe open space - central grassy landscaped area to our largest housing development; highly valued by the residents.
3) Walcher's Meadow - recreation space between the enclaves of the central 'hub'; includes a fenced play area, seating and walkways.
4) Village Hall open space - provides attractive green setting to highly-valued amenity; used for sport by youth club etc.; also as outdoor extension to community events
5) Hall Mead open space - grassy landscaped centre to small one-storey development, opposite our Grade 1 listed church and site of our distinctive village sign.
6) Churchill Close Meadow - large grass area in middle of central 'hub'; used for sport and highly valued by residents as rural backdrop to housing.

7.15 In addition, the following greens were also identified as being significant in terms of their contribution to the provision of accessible open space in the village:

7) Harrow Green - narrow strip of green with Jubilee bench.
8) Hanningfield Green - triangular green designated a County Wildlife Site with wide variety of flora and managed for conservation by residents.
9) Hibbs Green – two narrow strips of green that provide an attractive wide verge.
10) Lawshall Green – the largest green also with wide variety of flora and managed for conservation by residents.

7.16 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in Neighbourhood Plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

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

It is recognised that the designation of Local Green Spaces should not be used simply to block development.

7.17 A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan Review, which demonstrates how the spaces previously identified meet the criteria in paragraph 102 of the NPPF. These are also identified in Policy LWL 10 and are illustrated on the Policies Map. The open space at the Village Hall has been excluded from designation as it would compromise the potential for the future expansion of the Hall, or potential for the provision of additional parking facilities.

7.18 The identification of these spaces as Local Green Spaces means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

POLICY LWL 10 - LOCAL GREEN SPACES

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

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

7.19 On Shimpling Road we also have an excellent football ground, also used as a cricket pitch until 2018. This is privately owned and made available to local cricket and football clubs through special and very generous arrangement with the landowner, who does not wish it to be designated and is therefore not shown on the maps.

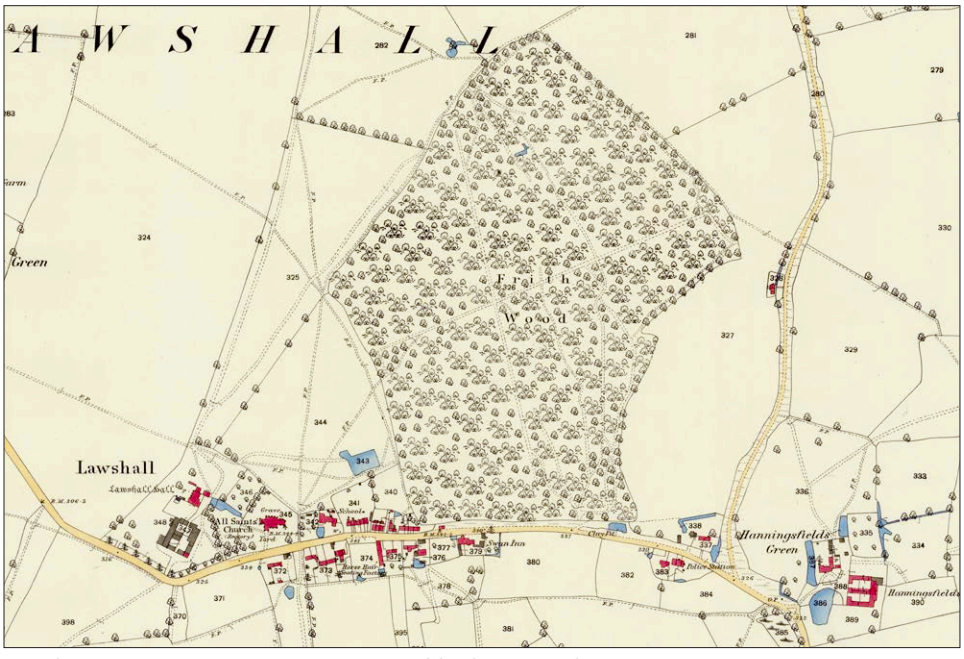
Natural Environment

7.20 Lawshall is a particularly large rural parish in terms of acreage, so it is not surprising that Natural Environment Assets can be found locally. However, some of these Natural Environment Assets stand out due to their historical value, the information already collected and the quality of research available for them. Other assets are notable due to the fact that they have been created and developed from scratch by the local community.

7.21 Lawshall's seven main Natural Environment Assets were identified either through meetings with residents during the preparation of the 2017 Plan, brainstorming sessions at Neighbourhood Plan Team meetings, or from feedback at consultation events. At the time the 2017 Plan was prepared, the following seven assets, in order of residents' preferences, were:

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

7.22 Of the seven, the jewel in the crown has to be Frithy Wood, a 15 hectares ancient woodland designated as a Site of Special Scientific Interest (SSSI). This woodland sits in a central position in the village and is open to the public in parts. It is surrounded by the Area of Local Landscape Sensitivity (Policy LWL 7) and was rated the most important Natural Environment Asset at a consultation event during the preparation of the 2017 Neighbourhood Plan. The southernmost woodland bank runs alongside The Street and represents the 1611 boundary of the wood until it was partially cleared in the 1960s. The previous extent can be seen in Map 2 which is an extract from the 1885 Ordnance Survey map of the area. Inappropriate development in its vicinity could have detrimental impact on this important wildlife site.



Map 2 - Frithy Wood as identified on the 1885 Ordnance Survey map

7.23 Lawshall also has the benefit of two community woodlands, Golden Wood and Crooked Wood, which have been planted and managed by local people since 1993. These woods are now maturing and providing increasing benefit to wildlife and community.

7.24 Lawshall is quite unusual in having retained an above-average number of smaller farms with smaller fields. The hedgerows around these fields were surveyed in 2012 as part of the Suffolk Hedgerow Survey. Many were already known to date from before 1611 following research by Oliver Rackham ("Trees and Woodland in the British Landscape, 1990"). His map has been useful to strengthen data collected in 2012. The ancient hedgerows have been identified as a Natural Environment Asset and worth protecting.

7.25 There are six greens in Lawshall, of which four still have traditional village green spaces managed by the Parish Council and local residents as hay meadows. At Hanningfield Green the half-acre triangle is a Designated County Wildlife Site as is the larger Lawshall Green which has a wide variety of species. Some are designated as Local Green Spaces in Policy LWL10.

7.26 A few wide grass verges can be found in the village, especially along Donkey Lane, and are noted as Natural Environment Assets in reports from the village walk carried out by volunteers as part of the preparation of the 2017 Plan. Consultation leading to the preparation of the 2017 Neighbourhood Plan noted that the grass verges are 'Very Important' or 'Quite Important' and, as part of the rural character and wildlife habitat sites, are deemed highly worthy of protection. Some harbour small populations of uncommon wildflowers such as Sulphur Clover.

7.27 A number of different-size ponds are scattered throughout the village and were voted the third-most-valued Natural Environment Asset during the preparation of the 2017 Neighbourhood Plan - perhaps because ponds are widely recognised as valuable wildlife habitats (e.g. for the rare and locally found Great Crested Newt). Narrow-leaved Water Plantain is recorded in one pond, this being very rare away from the Waveney Valley. It is very likely that other uncommon species would appear if pond restoration work were to be carried out - an aspiration for the future.

Biodiversity

7.28 The Government's Biodiversity Action Plan sets challenging targets to preserve and increase the UK's fast-diminishing biodiversity. When the County Council's then BAP officer visited Lawshall in 2010, she commended Golden Wood very highly for its contribution to increasing biodiversity. Lawshall's extensive network of Natural Environment Assets provide the perfect habitat for some of the UK's rare and declining species. After a visit in 2022, Babergh's Biodiversity Officer wrote: "What struck me most is that the parish values the existing natural habitats, seeking to manage them to retain and increase their biodiversity value – and is proactive in creating new habitats. This demonstrates your strong commitment to protecting the species you have and encouraging new ones to appear and colonise, thereby helping to create and maintain more resilient oases for biodiversity across the parish. The ideal would be to also work with local landowners to improve connectivity across the landscape". Another aspiration for the future.

7.29 Green Light Trust, an environmental education charity based in the village, is restoring part of Lawshall's SSSI woodland, Frithy Wood; Lawshall Community Woodlands (a Forest for Our Children) a village steering group, manages Lawshall's two community woodlands (Golden Wood and Crooked Wood) community volunteers manage the two County Wildlife Sites (Hanningfield Green and Lawshall Green); there are a host of smaller private sites managed specifically for wildlife. In addition, a number of local residents record and monitor species, so the data sets available for Lawshall are valuable.

7.30 In Frithy Wood, several rare species have been recorded including the White-letter Hairstreak, a red list butterfly, the rare Purple Emperor butterfly in 2022, as well as the Barbastelle bat. Nesting bird surveys have been regularly carried out in both Frithy Wood and Golden Wood to build a clear picture of the health and value of the woods to common bird species. 15 red list birds have been recorded in and around Golden Wood and all those depicted in The Golden Wood Painting have already been recorded bar one, despite the wood having been agricultural land until 1994.

7.31 Lawshall has a diverse range of flora. Most notable species include Adder's Tongue Fern and four notable varieties of orchid. Woodland species include Nettle-leaved Bellflower, Herb Paris, Oxlip and extensive carpets of Wood Anemone. The first group of these thrive on managed grassland and are sensitive to being swamped by uncut grass or compacted ground. The second group are dependent on traditional woodland management and their habitat remaining intact.

7.32 Regular surveys of our flora and fauna are carried out and the results are published in the Lawshall Biodiversity Record on the Parish Council's website.

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

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

7.33 Paragraph 174 d) of the NPPF notes that decisions should "contribute to and enhance the natural and local environment by.....minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures". The National Planning Practice Guidance notes that; "Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures." In Lawshall, development proposals that deliver such improvements will be particularly supported. The Guidance states that examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat, specifically hedgehog tunnels in any new development.

7.34 In November 2021 The Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. In August 2021 a British Standard for Biodiversity Net Gain was published (BS8683) to provide a standard for designing and implementing such requirements. The timing of the introduction of the minimum requirement is unclear at present but within the Neighbourhood Plan Area, residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals.

POLICY LWL 12 - BIODIVERSITY

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

Where such losses or harm are unavoidable, adequate mitigation measures or, as a last resort, compensation measures will be sought. If suitable mitigation or compensation measures cannot be provided, then planning permission should be refused.

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

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

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

COMMUNITY ACTION 1 - BIODIVERSITY

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

WHAT THE 2017 PLAN SAID :

- IT RECOGNISED THE IMPORTANCE OF THE HISTORIC BUILDINGS AND CHARACTER OF LAWSHALL.
- A POLICY WAS PUT IN PLACE TO ENSURE THE CONSERVATION AND ENHANCEMENT OF LAWSHALL'S HERITAGE ASSETS.
- BUILDINGS AND FEATURES THAT AREN'T "LISTED" WERE IDENTIFIED AND THE PLAN SOUGHT TO PROTECT THESE FROM BEING LOST OR DAMAGED.
- THE POTENTIAL TO DESIGNATE A CONSERVATION AREA IN PART OF LAWSHALL WAS CONSIDERED.

8. HERITAGE

8.1 Lawshall has an impressive portfolio of both Listed Buildings and other buildings that are locally distinctive. Many are built using traditional and locally-sourced materials and display prominent details/features which reflect the era they were built in. Over time, these 'details' and 'features' have played an important part in forming Lawshall's 'character' (as described in the Neighbourhood Plan Character Assessment – January 2017). However, there is no designated Conservation Area to protect wider areas of special architectural or historic interest.

8.2 The Listed Buildings and other buildings of local significance are scattered across the parish, with many gracing the hamlets or perched on the country lanes, while others lie in the built-up areas on Bury Road and The Street.

Designated Heritage Assets

8.3 Lawshall has one Grade I Listed Building (All Saints Church), 1 Grade II* Listed Building (Lawshall Hall), and 25 Grade II Listed Buildings fairly evenly dotted around the parish. Details of the Listed Buildings are set out in Appendix 2.

8.4 The famous Tudor Lawshall Hall has only one wing remaining today and, after years of standing vacant, is currently being painstakingly renovated. Also of particular interest and possibly the oldest building, is Keepers Cottage (1400s), with indication still apparent that it was originally a medieval 'open hall' house. In addition, the moated site close to New House Farm, Shimpling Road is a scheduled monument.

8.5 Lawshall also has some interesting features: a pre-Roman defence system at Warbanks Farm where a late Bronze Age sword was discovered, and interesting deep wide ditches surrounding and traversing the oldest part of Frithy Wood. Following an archaeological landscape survey led by Angus Wainwright (2014 - 2016) these were identified as having been dug to keep deer out and originally had hedges or fences along the top of the inside bank. As mentioned in the Natural Environment chapter the southernmost ditch, still very distinct, runs alongside The Street. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.

POLICY LWL 13 - HERITAGE ASSETS

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

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

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

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

Buildings of Local Significance

8.6 In preparing the 2017 Neighbourhood Plan, the village Archive Group and a local timber-framed building specialist identified 33 unlisted buildings and structures of note. These all have histories and/or features considered highly worthy of protection. Through community consultation on the 2017 Neighbourhood Plan, residents stated that they were keen to recognise the important contribution that these buildings make to the built environment.

8.7 Of particular interest is Bay Leaf House, circa 1420; older residents can remember visiting it when it was Lawshall General Stores. Two non-residential buildings of note are:

- The Foundry, Green Light Trust's RIBA award-winning headquarters; this carbon-neutral restoration of a 19th century farm building was once used to repair agricultural steam machinery.
- Drake's Well, dedicated to naturalist and explorer, Charles Frederick Drake (1846 - 1874), and now a favourite resting spot for the walkers on the St Edmund Way.

8.8 The protection of these locally-significant buildings and features was identified as being of importance during the preparation of the 2017 Neighbourhood Plan. With this in mind, the creation of a local list of heritage assets would recognise the important contribution that these buildings make to the character of the village. A local heritage asset is not already statutorily listed, but is of significant architectural interest within Lawshall. An asset may be included on the list for its architectural qualities alone, or because it has additional historical or social interest. Assets may be important in the social, political, industrial, economic or architectural history of Lawshall or have a strong connection with a notable person. The NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.

8.9 A proposed list of Local Heritage Assets was compiled and included in the 2017 Plan. This is currently being reassessed with the aim of putting it forward to the District Council for consideration. The criteria for choosing the 'local list', as agreed with our

timber-frame specialist, are described in Appendix 3. The initiative will continue to be explored through the Parish Council working with the Heritage Team at Babergh District Council with a view to the District Council establishing a local list for Lawshall. While the Parish Council appreciates that the Heritage Team does not require permission from house owners, for dwellings to be included in a 'local list', in Lawshall we will only put forward dwellings that do have agreement from the house owners. This will be reflected following this consultation on the draft Neighbourhood Plan.

POLICY LWL 14 - BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

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

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

Golden Lane
7. Moat House
8. Moat Farm

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

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

Melford Road
17. Coopers Farmhouse

Lawshall Road
18. Highlands
19. Warbanks Farm

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

Harrow Green
25. Herbert Hall Cottages

Shimpling Road
26. Wingfield

Proposals for any works that would lead to the loss of or substantial harm to a non-designated heritage asset should be supported by an appropriate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset.

Special Character Area

8.10 Although there is no designated Conservation Area in Lawshall, properties along The Street and the environment in which they sit do, in combination, have distinct qualities that are of high environmental value. The area is the main focus for the Parish's Listed Buildings and a number of the Buildings and Structures of Local Significance identified in Appendix 3 are also present.

8.11 In the light of these special qualities, the Neighbourhood Plan designates the area, as identified on Map 3, as a Special Character Area. The designation does not have a statutory status but development proposals that do not take account of the built and natural qualities of this area could have a significant wider impact on its character and will not be supported.

Map 3 - Special Character Area

POLICY LWL 15 - LAWSHALL STREET SPECIAL CHARACTER AREA

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

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

8.12 Given the range and quality of buildings and features of architectural and historic interest in the Special Character Area, it is considered that further work could be initiated, outside the Neighbourhood Plan process, to establish whether a Conservation Area could be warranted. Conservation Areas are designated under separate legislation (The Planning (Listed Buildings and Conservation Areas) Act 1990) and the Parish Council would need to start this process through discussions with Babergh District Council, but ultimately it is the responsibility of the District Council to undertake the designation process.

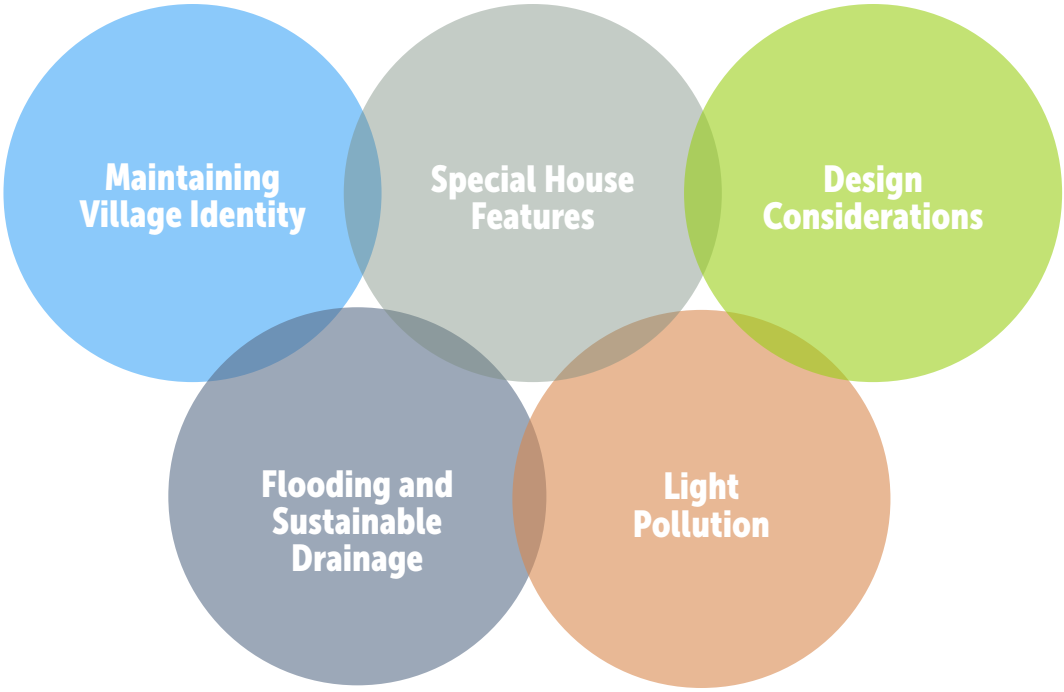
COMMUNITY ACTION 2 - CONSERVATION AREA

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

WHAT THE 2017 PLAN SAID :

- IT PROVIDED A DESIGN PRINCIPLES POLICY AGAINST WHICH THE DESIGN OF ALL DEVELOPMENT WOULD BE CONSIDERED.
- SURFACE WATER FLOODING WAS HIGHLIGHTED AS AN ISSUE IN SOME LOCATIONS.
- PROPOSALS FOR THE CREATION OF CULVERTS OR LOSS OF AN OPEN WATERCOURSE WOULD NOT BE SUPPORTED UNLESS THERE IS NO IMPACT ON SURFACE WATER DRAINAGE.

9. DEVELOPMENT DESIGN



Maintaining Village Identity

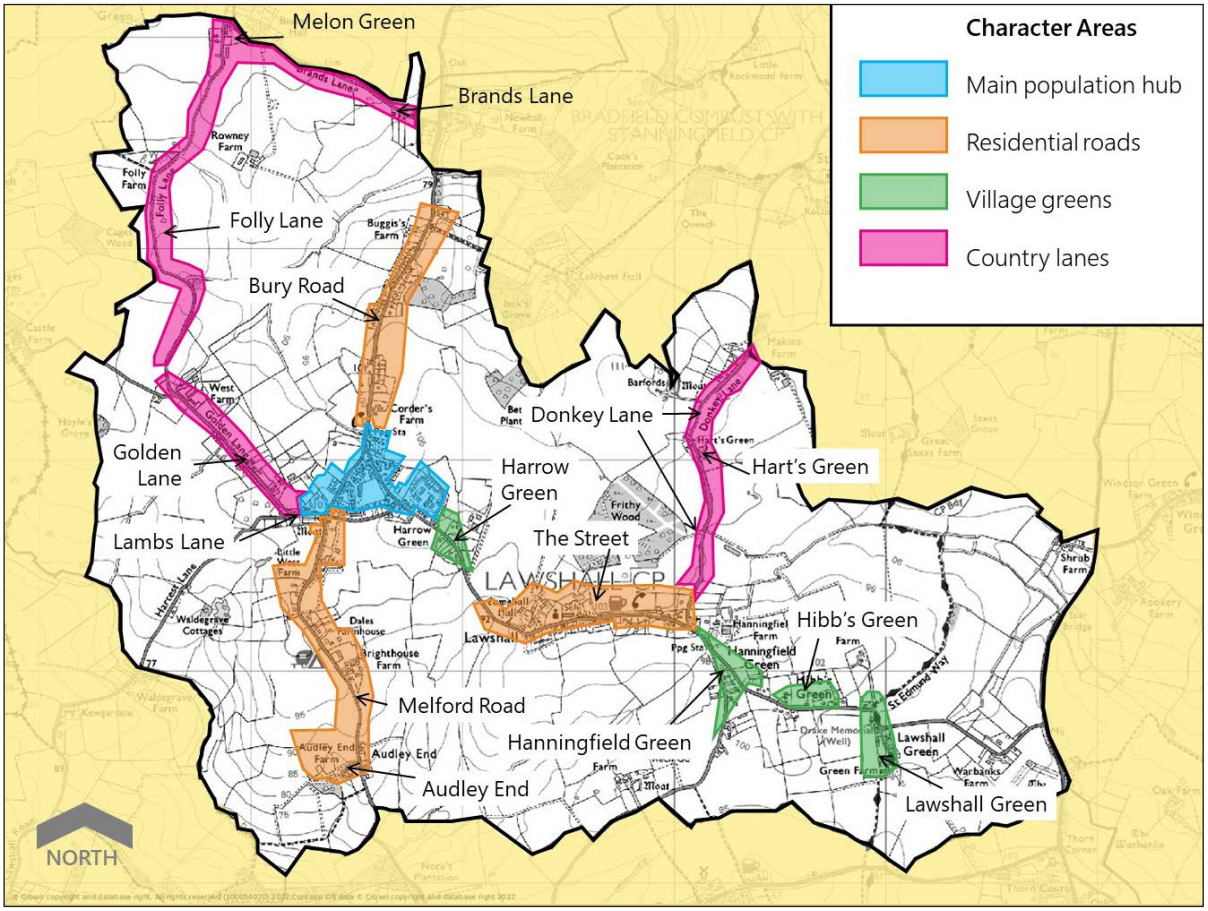
9.1 In the past, estate developments in the village have had a major impact on the village shape and structure, and some residents have felt that they are out of character with the nature of the other village settlements, which are typified by bespoke dwellings and small groupings.

9.2 The Glebe was one such area but today it has moulded well into the physical landscape, with its many planted trees now reaching maturity and its open spaces and gardens well cared for. Nevertheless, as demonstrated in the village questionnaire that supported the 2017 Neighbourhood Plan, today, the majority strongly opposed any further development of similar magnitude.

9.3 Other concerns expressed by residents in the preparation of the 2017 Neighbourhood Plan around maintaining village identity included:

- the conversion of small traditional homes into far larger and very different properties;
- the positioning of new-builds directly behind other dwellings;
- the development of properties on disproportionately small pieces of land and, where permission was granted for a modest dwelling, the granting of subsequent planning applications to extend the property to one much larger or considerably different to that originally permitted.

9.4 The Neighbourhood Plan Character Assessment (January 2017) identified four key character areas. Unlike the character areas identified by most character assessments, which focus on adjacent blocks of a parish, for Lawshall and because of its particular spread-out nature, the four character areas represent four distinctly different types of layout. These comprise the main population hub, the residential roads, the village greens, and the country lanes, as illustrated on Map 4.



Map 4 - Character Areas

Special House Features

9.5 Lawshall is keen to honour the traditional building styles, materials, techniques and decorative features used in both our Listed Buildings and local heritage assets. To do this, it is important to understand and evaluate what these features and details are so that architects, developers and residents can be shown appealing examples of them to inspire their use and ensure that our past is creatively reflected in our future, and that the character of the village continues.

9.6 Following strong interest in this idea during the preparation of the 2017 Plan, a subgroup sought advice from Lawshall's timber-frame specialist. They explored the key features which form and denote the character of our traditional buildings. These include roof pitch, size and style of windows and window panes, gable ends and flint plinths. Traditional building materials include:

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

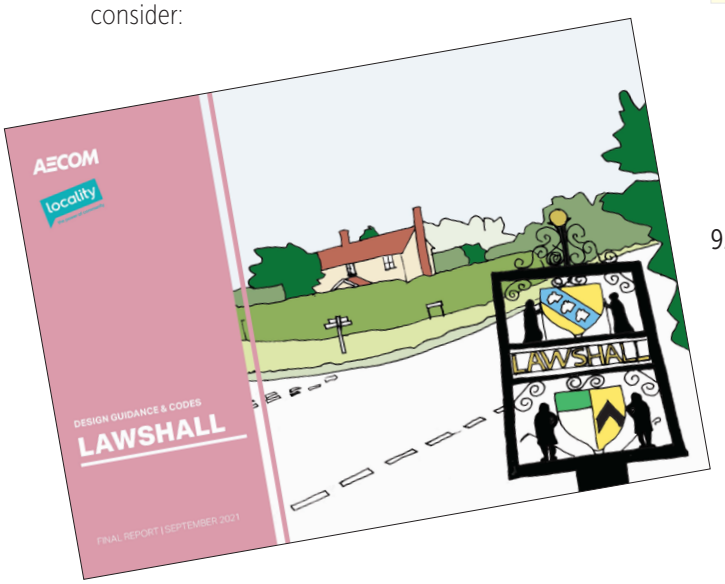
(See Appendix 4 for more detail)

Design Considerations

9.7 The NPPF makes it clear, in paragraph 124, that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' In January 2021 the Government published the National Design Guide to illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It 'provides a structure that can be used for the content of local design policies, guides and codes, and addresses issues that are important for design codes where these are applied to large scale development on single or multiple sites.' This was followed up in July 2021 by the more detailed National Model Design Code which sets out guidance for what could be included in a Design Code for sites and places.

9.8 New development in Lawshall should achieve a high-quality design that enhances the unique characteristics of the village and ensures a better quality of life for residents. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings.

9.9 As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared by AECOM Consultants (Lawshall Design Guidance and Codes - September 2021). The Guidelines are published as supporting evidence to the Neighbourhood Plan and seek to inform the design that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. As a starting point, the Design Guidance provides the following guidelines for all new development to consider:



General design guidelines for new development:

1. Respect the existing settlement pattern in order to preserve the character. Coalescence - development should be avoided;
2. Integrate with existing paths, streets, circulation networks;
3. Reinforce or enhance the established character of streets, greens and other spaces;
4. Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
5. Retain and incorporate important existing features into the development;
6. Respect surrounding buildings in terms of scale, roofline, height, form, and density;
7. Enhance and reinforce the property boundary treatments;
8. Adopt contextually-appropriate materials and details;
9. Provide adequate open space for the development in terms of both quantity and quality;
10. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
11. Ensure all components e.g. buildings, landscapes, access routes, parking and open spaces are well related to each other; and
12. Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area whilst also integrating them with future development.

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

9.10 The emerging Joint Local Plan contains policies concerning the design of development, including new housing, across the District and the need for 50% of dwellings in new developments of ten or more homes to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Developments in Lawshall are encouraged to exceed these minimum requirements, both in terms of the minimum number on a development and the percentage.

POLICY LWL 16 - DESIGN CONSIDERATIONS

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

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

In addition, proposals will be supported where they:

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

Flooding and Sustainable Drainage

9.11 Lawshall has been subjected to surface water flooding at several locations: Bury Road near the bus stop, Lawshall Green and The Street. In addition, the junction of Melford Road and Lambs Lane, and the lowest point of Golden Lane, both flood regularly in winter and during heavy rain. The worst case was at Bury Road in September 2014 when the pumping station was unable to cope and which resulted in two houses being majorly flooded with sewage. A flood investigation report prepared by Suffolk County Council reported that four main parameters led to the flooding:

- overloading of the pumping station.
- a lack of proper road drainage.
- poorly maintained water courses and.
- historical culverting of open watercourses.

9.12 New developments in Lawshall must be designed to not make further contributions to surface water flooding. As such, proposals will be required, where appropriate, to make provision for the management of surface water run-off in order not to exacerbate the situation. For any development of 5 or more dwellings, the attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) that might include on-site rainwater and stormwater harvesting and greywater recycling, and no run-off onto highways and public areas would be permitted. Smaller developments must also incorporate measures to reduce run-off onto highways and into public areas.

9.13 With any housing developments, it is important that appropriate infrastructure is in place to cope with heavy rainfall events, including sufficient capacity of the pumping stations (there are three in the village). The Parish Council will complete the following actions within one year of the adoption of the Neighbourhood Plan:

- Approach Anglian Water to check that the facilities at Bury Road have been upgraded to cope with a similar event to that experienced in September 2014, and if not, to formally request them to do so;
- Check the other stations have adequate facilities; and
- Promote and request the maintenance and clearing of runaway ditches with local landowners, recognise landowners who do so, and consider enforcement action through SCC Highways in cases where chronic lack of maintenance contributes to surface water flooding.

POLICY LWL 17 - FLOODING AND SUSTAINABLE DRAINAGE

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

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

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

COMMUNITY ACTION 3 - FLOODING RISK

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

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

Light Pollution

9.14 Paragraph 180 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

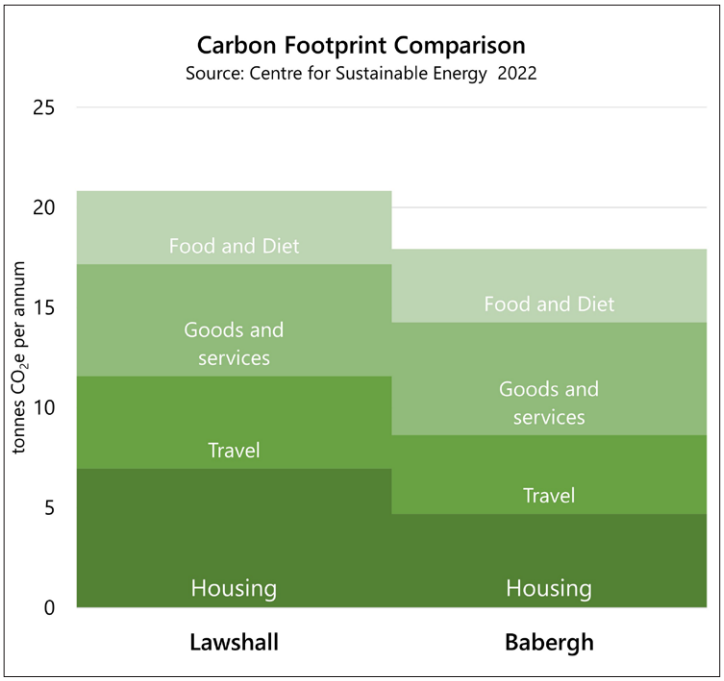
POLICY LWL 18 - ARTIFICIAL LIGHTING

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

Sustainable Energy Consumption

9.15 At the time of preparing the Neighbourhood Plan Review, energy prices are increasing rapidly due to supply and demand issues on the global wholesale market. While the Building Regulations can require new buildings to be more energy efficient, most of our housing is already built and is reliant on fossil fuels to provide heat and power. The Centre for Sustainable Energy has developed a tool for the calculation of a community's carbon footprint at a parish level. It assesses consumption through housing, travel, goods and services, food and diet and waste and, usefully, enables comparison with other areas.

9.16 For Lawshall, as illustrated on the chart below, the biggest area of consumption is housing which is almost 50% higher than for Babergh as a whole. Travel is, not surprisingly, also higher than Babergh but the choices of alternative, sustainable, modes of transport are severely limited in Lawshall.



COMMUNITY ACTION 4 - RENEWABLE ENERGY

The Parish Council will encourage and support community initiatives through funding made available by District and/or County Council or other agencies that pioneer renewable energy systems, energy conservation and energy diversity. The objective would be to reduce energy costs, improve energy diversity and resilience, and promote zero or low-carbon alternatives in response to the Climate Emergency.

10. SERVICES AND FACILITIES

WHAT THE 2017 PLAN SAID :

- EXISTING SERVICES AND FACILITIES WILL BE PROTECTED FROM BEING LOST.
- PROPOSALS FOR NEW SERVICES AND FACILITIES WILL BE SUPPORTED.

10.1 In producing the 2017 Neighbourhood Plan, the views of residents were sought in terms of which amenities were valued and what improvements were thought to be needed. Lawshall's current amenities include All Saints CEVC Primary School, The Swan public house and Lawshall Village Hall. Until June 2016 a village shop operated in The Glebe, but it has remained closed since that time and the premises were recently sold. There are three places of religious worship: All Saints Church, Church of Our Lady Immaculate and St. Joseph and Lawshall Evangelical Free Church.

10.2 The Parish Council owns Walcher's Meadow, and this community space includes a children's play area. There is also a football pitch on ground privately owned on Shimpling Road, and another open space used for sport behind Churchill Close. Policy LWL7 designates some of these as Local Green Spaces. Lawshall is served by a limited bus service. The County Council's Mobile Library persists, and one of the redundant telephone boxes has been transformed through local initiative into a book swap shop and information point.

10.3 There is currently no doctor's surgery in the village and people have to travel to obtain health services. Whilst the constraints on the NHS budgets are recognised, ensuring access to suitable and sustainable provision of Primary Healthcare services for Lawshall residents remains a priority.

10.4 Consultation during the preparation of the 2017 Neighbourhood Plan identified the importance of the village shop and the significant distress at its closure, plus some weight of opinion for further shops such as a cafe, post office, hairdressers or butcher. Many considered the village hall, the primary school and the village pub to be valuable assets.

10.5 The same consultation noted a strong consensus that public transport was very poor/in need of improvement and that there was a shortage of public footpaths and bridleways. Sports facilities and play areas were also identified as in need of expansion.

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

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

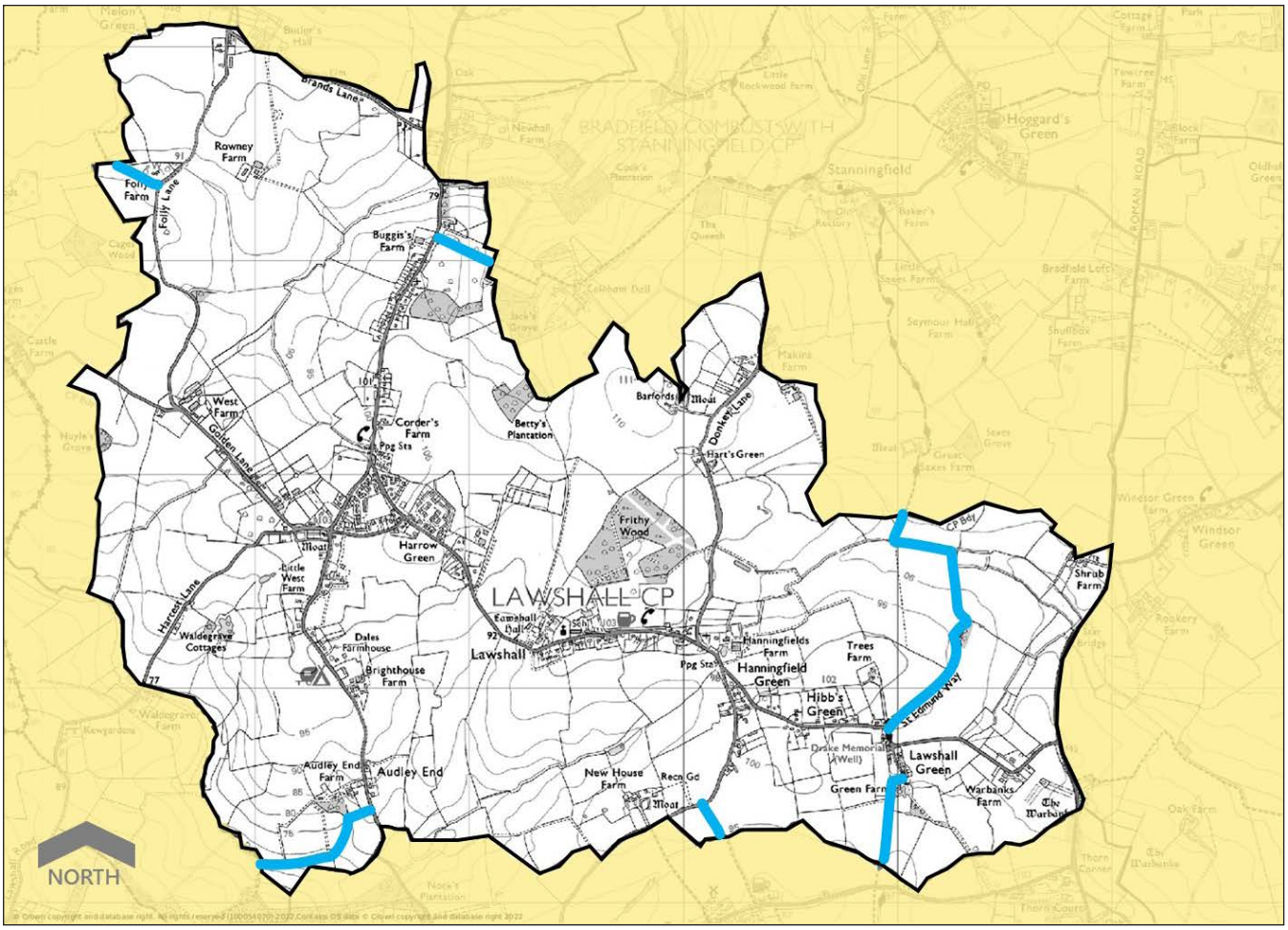
Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) including the village Pub and the Village Hall will only be permitted where:

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

COMMUNITY ACTION 5 - SPORTS AND PLAY FACILITIES

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

10.6 Compared with other parishes, there is a generally limited network of public rights of way in the parish. The current network of public rights of way is illustrated on Map 5. There are instances where landowners allow paths across their land to be used even though they're not part of the public rights of way network. There may be further opportunities to create additional "permissive" paths to improve access to the countryside and prospects for walking to achieve healthy lifestyles.



Map 5 - Existing Public Rights of Way

POLICY LWL 20 - PUBLIC RIGHTS OF WAY

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

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

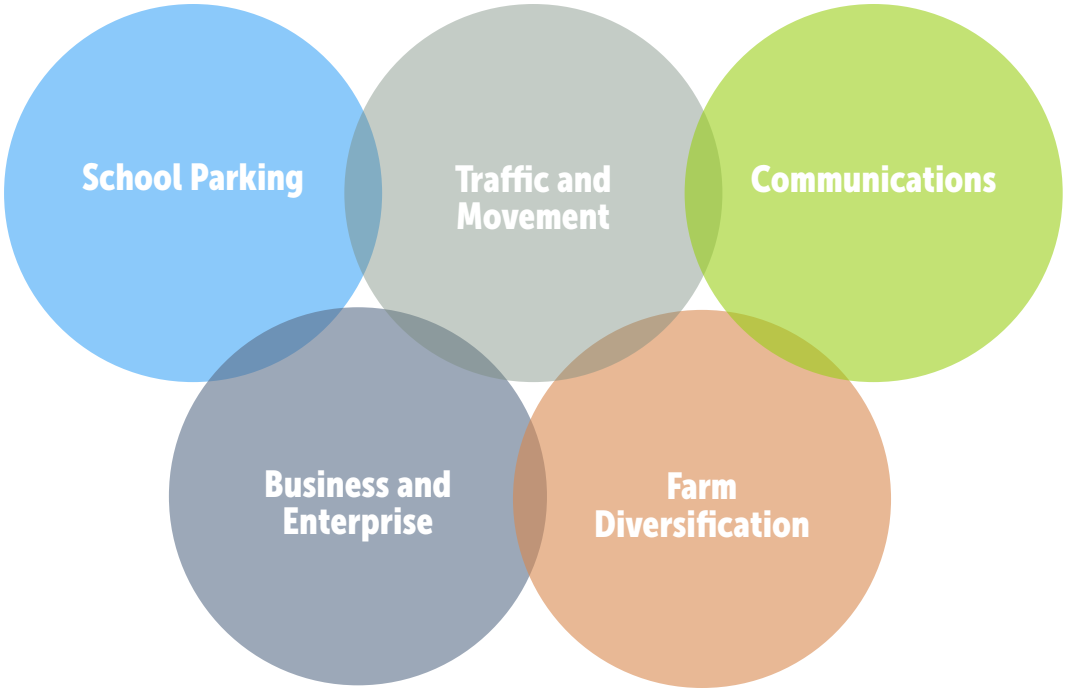
COMMUNITY ACTION 6 - PUBLIC FOOTPATHS AND BRIDLEWAYS

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

WHAT THE 2017 PLAN SAID :

- PARKING ISSUES AT THE PRIMARY SCHOOL WOULD NEED TO BE ADDRESSED IN ANY FUTURE EXPANSION PROPOSALS.
- TRAFFIC SPEEDS AND PEDESTRIAN SAFETY IN THE VILLAGE WAS SEEN BY MANY VILLAGERS AS AN ISSUE.
- SURFACE WATER FLOODING.

11. INFRASTRUCTURE AND EMPLOYMENT



School Parking Issues

11.1 All Saints' Church of England Voluntary Controlled Primary School is a valued part of the community and is officially rated "outstanding" by OFSTED. In recent years it has taken in two further year groups following the reorganisation of schools in the west of Suffolk from three tier to two. The closure of middle schools has impacted Years 5 and 6 at All Saints'; they have been large classes from the outset. At the time of preparing the Plan, a consultation was underway to close the remaining two middle schools in Bury St Edmunds. This is likely to go ahead, although All Saints' currently only sees one or two children leave at Year 4 to go to middle school. The County Education Department predicted that the school roll would be 139 in 2020/21. The current school roll in 2021/22 is 171 with a waiting list for a couple of full classes. All Saints' continues to attract children from out of catchment. Currently 44% of children are out of catchment, a total of 75 children. The published admission number (PAN) at All Saints' is 27 with a possible maximum total capacity of 189. In 2022/23 it is anticipated that the roll will be a minimum of 175. In addition to the 171 pupils on the school roll, Lawshall pre-school sits behind the school building within the grounds and has a maximum of 18 children per session and 4 staff. Although a separate business to school, they also have staff and children attending daily with similar drop off and collection times.

11.2 At the time of preparing the 2017 Plan, parking in the vicinity of the school at the beginning and end of the school day was highlighted by residents as being a major issue. In the light of this, meetings involving the school's head teacher, the Chair of School Governors and residents of The Street were held at the time. Additional meetings and conversations have been conducted with all interested parties.

11.3 At these meetings, the cause and effect of the parking issue were explored, possible solutions were put forward, and suggestions were given for possible short-term actions that could be taken. These included:

- Placement of yellow lines around the bend near Hall Mead;
- 'No Parking' notices and a fence to be erected on the Green at Hall Mead; and
- Moving waste containers near the pub to another location and install grass-crete or similar to reinforce the verge opposite the pub where damage is already visible.

11.4 A new footway on the northern side of The Street was constructed between Roselen and the Swan PH towards the end of the last decade, providing for safer access to the school from the east, and formal laybys opposite The Swan have also been installed. The work was well received and the continuation of the path provides a safe transit for pupils who live in Swanfields. The parking bays have, however, reduced the capacity of vehicles able to park in the space. Prior to the work being carried out, cars parked 'nose in' enabling many more cars to park in the same space than the six able to park nose to tail.

11.5 However, the overall problem remains during term time. This is exacerbated by increasingly-large farm vehicles and the huge upturn in delivery vehicles pulled up on the verges. In the long term the procurement of a piece of land in the vicinity of the school to provide school parking, together with on-road parking restrictions might make for a safer environment. It is understood that the school would be supportive of this measure, but it will require a willing landowner and full cooperation of the District and County Councils.

POLICY LWL 21 - SCHOOL PARKING (RETAINED POLICY LAW15)

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

COMMUNITY ACTION 7 - SCHOOL PARKING

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

Traffic and Movement Around the Village

11.6 Speeding traffic and pedestrian safety has been highlighted as an issue by residents. The provision of additional pavements in certain areas would improve safe access to facilities such as the village hall and primary school, but careful consideration needs to be given to design and materials in order to ensure that Lawshall retains its rural feel. Traffic-calming measures can also have detrimental impacts on the environment unless sensitively designed. The County Council are responsible for the installation of any such initiatives, and there is scope for the Parish Council to open a dialogue to achieve carefully-designed improvements.

An example of sensitively-designed traffic calming in a village

COMMUNITY ACTION 8 - ROAD TRAFFIC ISSUES

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

Sewers

11.7 There is limited capacity at the Shimpling Water Recycling Centre and, at the time of making a planning application, applicants may be asked to provide information about how the proposed development will be drained and wastewater dealt with.

Communications

11.8 The enforced practice of home working during the COVID-19 Pandemic highlighted the importance of good-quality broadband for connectivity to data and for online meetings. As this practice continues, it is essential that fibre broadband of at least 50 Mb/s is universally available to residents and businesses. While the main towns continue to receive investment in this infrastructure, the roll-out to villages such as ours is imperative to enable connectivity and economic benefits.

11.9 At the time the 2017 Plan was prepared there was a general dissatisfaction amongst residents with telephone and broadband services in the village. This was identified in the village questionnaire. A new base station has since been installed on Bury Road near the junction with Churchill Close. This is a shared site between Telefonica (O2) and Vodafone. There is good coverage for O2 now in most parts of the village and the Vodafone coverage map suggests that this is now similar. Given the number of potential customers in Lawshall, it is extremely unlikely that another mobile operator would consider installing another base station.

COMMUNITY ACTION 9 - MOBILE PHONE RECEPTION

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

Business and Enterprise

11.10 The Neighbourhood Plan supports the creation of additional jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. It is envisaged that the employment premises would remain small in terms of their size and number of people employed on the site. Major development would not be appropriate in the parish, as more sustainable locations exist in nearby Bury St Edmunds and Sudbury where access by sustainable travel modes such as buses, walking and cycling can be readily achieved.

POLICY LWL 22 - NEW BUSINESSES AND EMPLOYMENT

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

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

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

Farm Diversification

11.11 Some of the farms in the area have also expanded with the development of large-scale barns for storage, while older buildings have been renovated and converted to business use. There may be some scope for further commercial development utilising and converting agricultural buildings across the parish where they are well related to the main highway network and such a conversion for business use wouldn't have a detrimental impact on the natural and historic environment and the amenity of nearby residents.

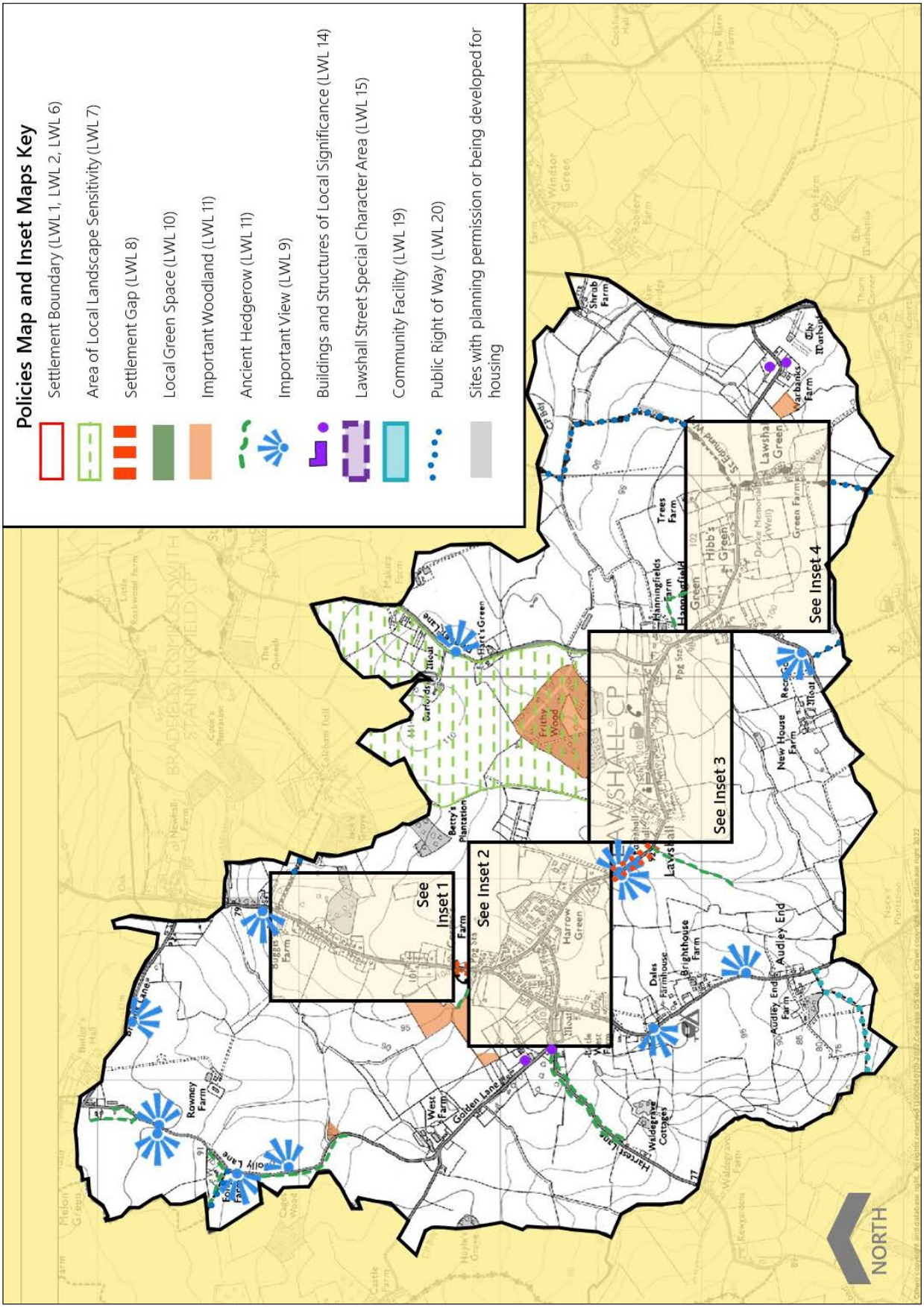
11.12 Where new buildings are proposed as part of such a diversification scheme, it is important that they reflect the rural and agricultural building styles typically found in the area. It will be particularly essential to have regard to the character of the area identified in the Neighbourhood Plan Character Assessment in respect of whether the proposal can overcome potential landscape impacts through appropriate siting, design and impact-mitigation measures.

POLICY LWL 23 - FARM DIVERSIFICATION

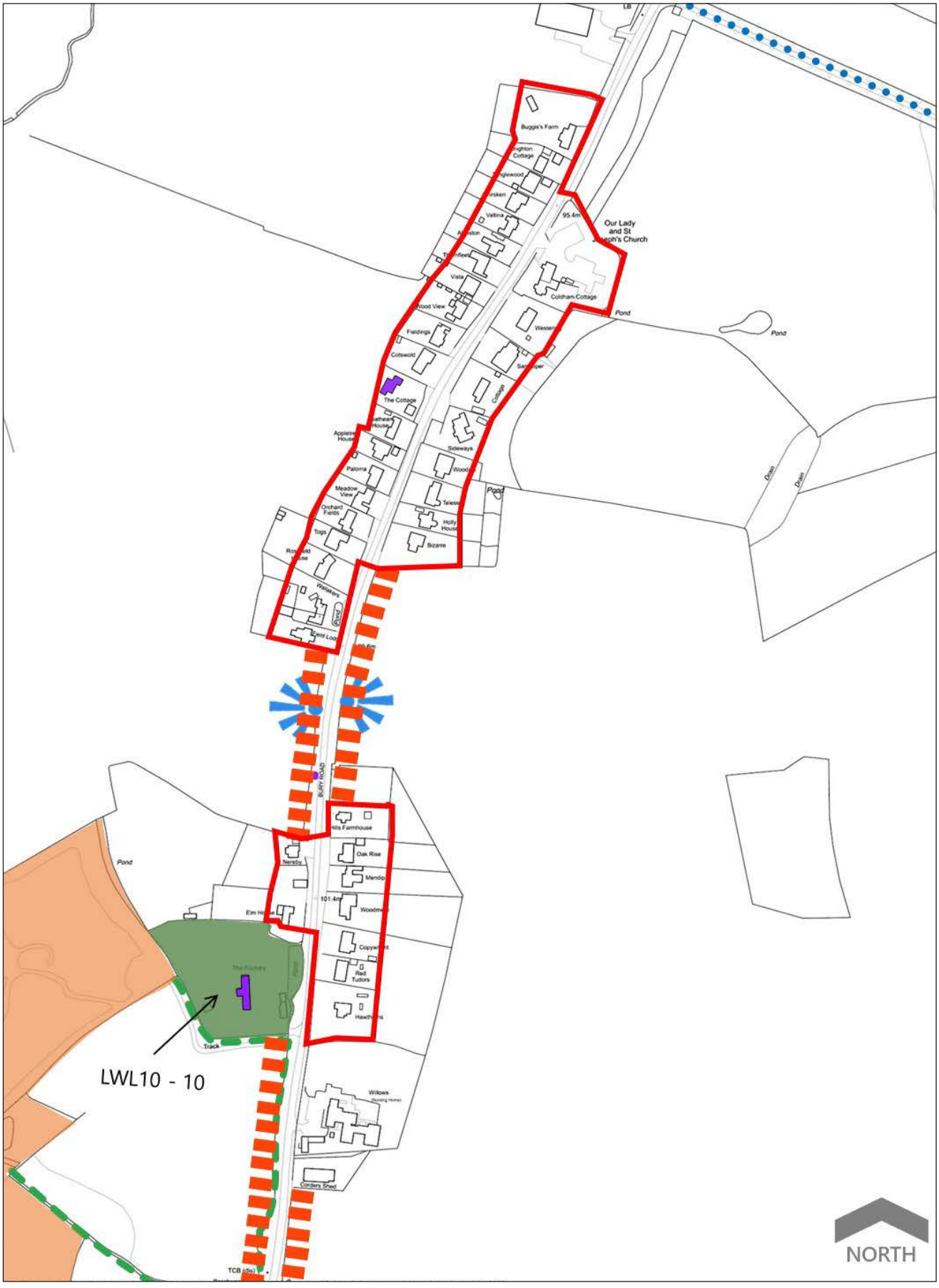
Applications for new employment uses of redundant traditional farm buildings and other rural buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming.

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

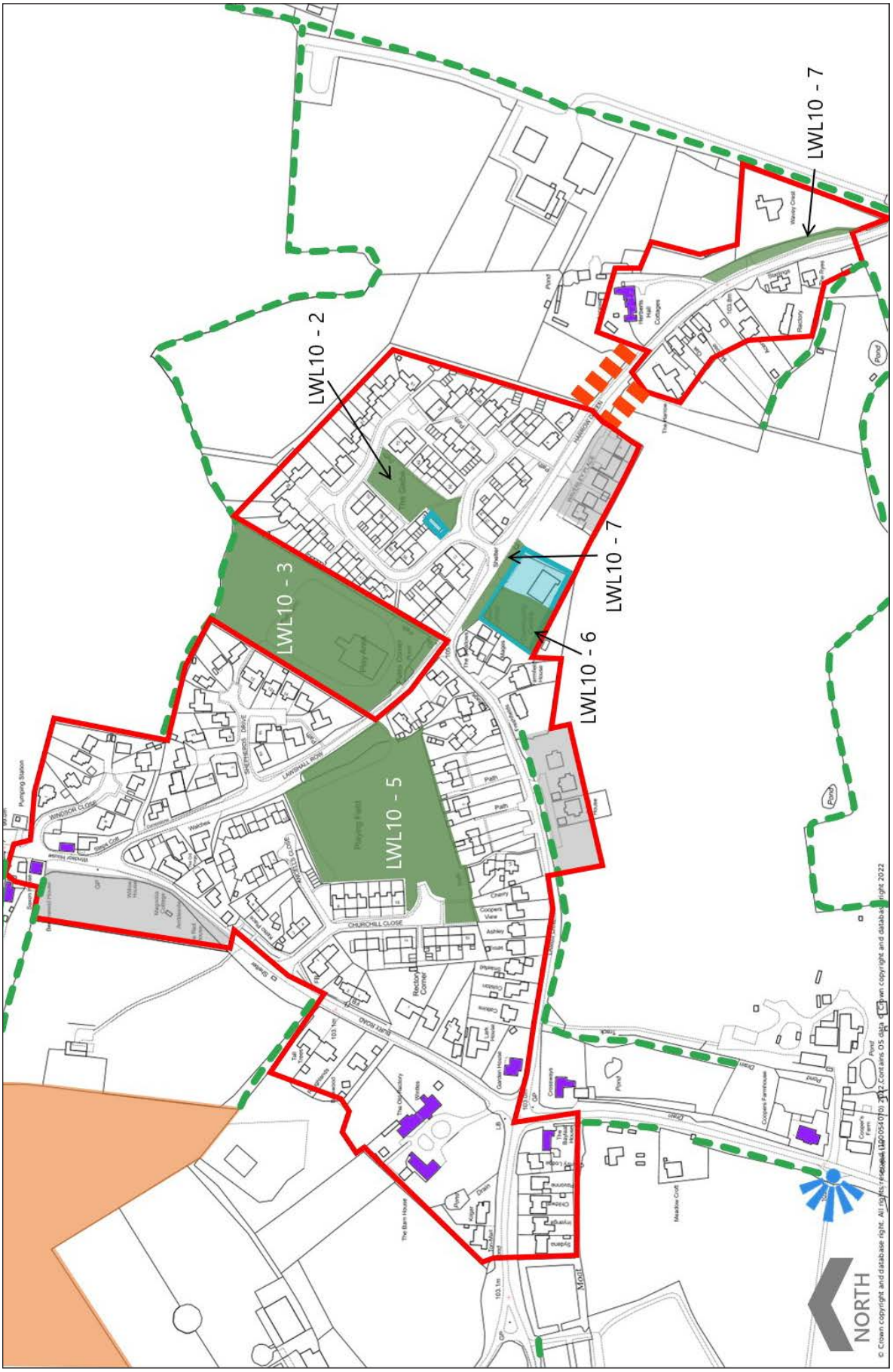
POLICIES MAPS



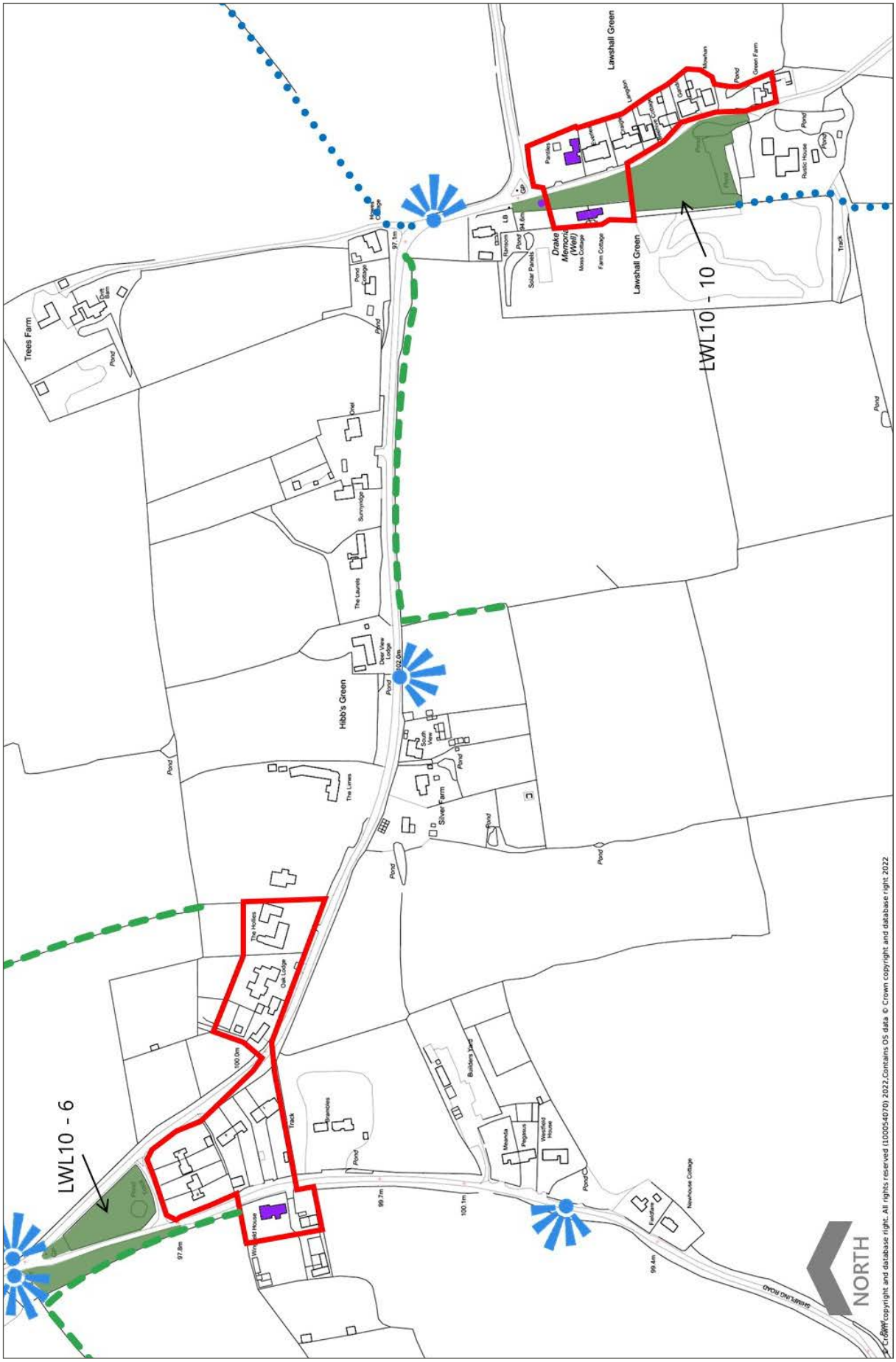
INSET 1 - BURY ROAD



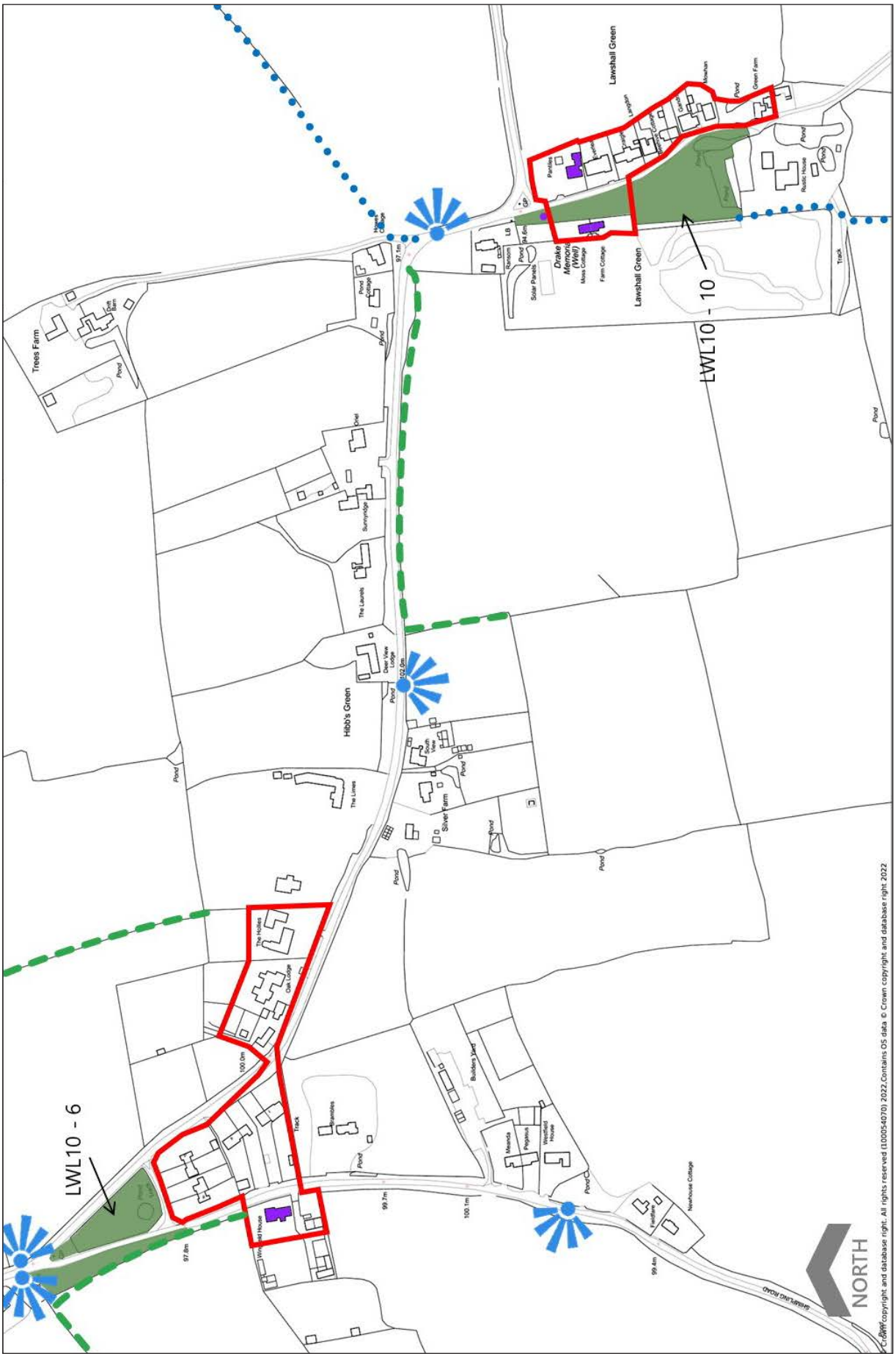
INSET 2 - HARROW GREEN / LAMBS LANE



INSET 3 - THE STREET



INSET 4 - HANNINGFIELD GREEN, HIBBS GREEN & LAWSHALL GREEN



APPENDIX 1 - HOUSING PLANNING PERMISSIONS

Situation with housing planning permissions in the parish as at 1 August 2022

Address	Proposal	Planning reference	Net dwellings	Remaining to be built	Status at 1 August 2022
West Of Fox Cottage, The Street	5 detached dwellings	DC/21/04154	5	5	Not started
South side of Lambs Lane	5 dwellings	DC/18/02155	5	5	Under construction
Land West Of Sydena, Lambs Lane	2 detached dwellings	DC/21/00111	2	2	Not started
Leathean House, Bury Road	Demolition of existing dwelling and garage and erection of a new replacement dwelling and garage	DC/20/04506	0	0	Under construction
East Of Woodhouse, Hanningfield Green	1 dwelling	DC/20/03606	1	0	Complete
1-2 Waldegrave Cottages, Hartest Lane	1 dwelling (following demolition of two existing dwellings and outbuildings),	DC/20/03418	-1	-1	Under construction
South Of Beechwood House, Bury Road	Erection of 5 dwellings	DC/19/05806	5	5	Under construction
South Of Appleberry House, Folly Lane	Erection of 4 dwellings	DC/19/05767	4	4	Not started
Green Farm Barn, The Green	1 dwelling	DC/19/05618	1	1	Under construction
Hurdles Barn, Melford Road	Replacement dwelling	DC/19/00261	0	0	Complete
Gate And West Farm, Golden Lane	Agricultural dwelling *	DC/18/03920	0	0	Complete
Barn To The South Of The Willows Residential Home, Bury Road	Conversion of barn to 1 dwelling	DC/18/01758	1	0	Complete
Willows Residential Home, Bury Road	Outline Planning Application. Erection of up to three dwellings	DC/17/06274	3	0	Permission has now lapsed
Harrow Green	5 dwellings	DC/17/06174	5	5	Under construction
Between Bayleaf House And Meadow Croft, Melford Road	1 dwelling	DC/17/05458	1	0	Complete
			32	**26**	

* Agricultural dwellings do not count towards meeting overall housing requirements in a district.

APPENDIX 2 - DESIGNATED HERITAGE ASSETS

As at August 2022
Source - Historic England's Register of Listed Buildings
https://historicengland.org.uk/listing/the-list
The entries below are as they appear in the Historic England list. Where properties are now known by different names from those used in this list, the local names are included in square brackets.

Scheduled Monument
Moated site immediately south east of New House Farm

Grade I Listed Building
Church of All Saints, The Street

Grade II* Listed Building
Lawshall Hall, The Street

Grade II Listed Buildings
New House Farmhouse, Shimpling Road
Keepers Cottage, Bury Road
Pond Cottage, The Green
Hanningfields Farmhouse, Hanningfields Green
The Ryes, Harrow Green
Silver Farmhouse, Hibbs Green
Bowaters and Shepherds Cottage, The Street
Post Office, The Street
Street Farmhouse, The Street
Hills Farmhouse, Bury Road
Barfords, Harts Green [Donkey Lane]
Church House, The Street
Swan Inn, The Street
Fox Cottage, The Street
Elm House, Bury Road
Sunnyridge, Hibbs Green
Walnut Tree Cottage, The Street
The Cottage and Harts Green Cottage, Donkey Lane
The Howes, The Green
Trees Farmhouse, The Street
Carpenters Cottage, Donkey Lane
Coldham Cottage and attached Church of Our Lady and St Joseph, Bury Road
Folly Farm, Folly Lane
Dales Farmhouse, Melford Road
Little West Farm, Melford Road

APPENDIX 3 - LAWSHALL'S BUILDINGS AND STRUCTURES OF LOCAL SIGNIFICANCE

The purpose of recording these special buildings of note is to raise the built heritage profile of Lawshall. Inclusion would in no way restrict the buildings but would help to secure their long-term protection and help to ensure that their settings are not disturbed or infringed upon by new development.

To be included in the schedule, the building or structure would need to fulfil at least one of the following:

- have records or signs of historic interest/significance;
- display architectural features of interest/unusualness/particular masterly craftsmanship;
- be distinctively individual/unique /characterful/curious/charming;
- show features/materials/building methods indicative of and/or special to Lawshall and/or the local area; and
- overall, enhance the character of the village which is a mix of old and new, listed and unlisted houses and buildings in scattered hamlets, along the main through roads, in a central 'hub', and along our winding lanes.

In support of the Neighbourhood Plan, a separate Assessment of Lawshall's Buildings and Structures of Local Significance will be published to demonstrate how they meet the Historic England guidance on Local Heritage Listing (January 2021). This will assess the building's archaeological, architectural, artistic and historic interest.

Proposed list of possible buildings for consideration:

This Neighbourhood Plan recognises that these buildings could satisfy the criteria to be listed Non-designated Heritage Assets.

The possible list was displayed during community consultation leading up to the preparation of the 2017 Plan and was deemed 'Very Important' by those present. The dwellings and other buildings and structures are grouped together as follows:

Rectory Corner

Crossways - part timber-framed, Victorianised.
Garden House - (not Farm), core 16th century timber-framed, later Georgianised.
Bayleaf House - 15th Century, possibly a former open hall house, mullion windows.
Wintles, Old Rectory & the Barn House - all three old and worthy of note.

Golden Lane

Moat House - timber-framed at front, encased in brick late.
Moat Farm - 16th century timber-framed house at front, later period extensions to rear.

Lawshall Green

Moss Cottage - Victorian//Edwardian, tied cottage until 1993.
Farm Cottage - 16th century, timber-framed and largely un-modernised.
Drake's Well - 19th century timbered memorial to naturalist, Charles Frederick Drake (1846 - 1874).
Pantiles - Quaint 2 up 2 down Victorian cottage with sympathetic 1980's extension. It was the home of Lawshall's last milk maid, Eva Maud Rose.

The Street

Corneys Cottage - Victorian/Georgian.
Longstop Cottage - timber-framed.
Pantile Cottage - timber-framed.
Roselen, April Cottage, Mossford - distinctive Victorian terrace.

Melford Road

Coopers Farm House - timber-framed.

Lawshall Road

Highlands - Elegant period house. Victorian/Georgian.
Warbanks Farm - timber-framed.

Bury Road

Windsor House - Victorian house with cellar, formerly one of Lawshall's 5 pubs.
Beechwood House - Period Victorian house.
Beechwood Cottage - secluded clay lump cottage, one of only 2 in the village
The Foundry - carbon neutral renovation of a 19th century farm building.
WW2 Memorial Stone - to Dutch airman who crashed nearby.

Shimpling Road

Wingfield - Period house, possibly old timber-framed core.

APPENDIX 4 - LAWSHALL'S SPECIAL HOUSE FEATURES

As described at the 2nd community consultation for the 2017 Plan, many dwellings in Lawshall have been built using traditional techniques and locally-sourced building materials. These prominent and highly valued features have helped to form Lawshall's 'character' (as described in our Character Assessment).

Proposals for new development within the village will be encouraged to support and contribute to the character of the village, by creating high-quality builds which are sympathetic to Lawshall's identity and reflect its rich and varied past.

Traditionally, neutral lime wash would probably have been the most prominent (and cheapest!) colour for rendered properties, but today other popular colours include Suffolk pink and varying shades of ochre and terracotta. Traditional materials already described in the Development Design chapter include oak timbers, flints, clay, thatching and lime plaster. The images below show more of the special architectural features found in the parish along with a couple of traditional building methods/ techniques and examples of where traditional features have recently been successfully adapted to suit new dwellings.

Wavy Gable

Mullion Windows

Crooked Chimney Stack

Decorative Moulding

Pantiles (curved tiles)

Peg tiles (straight/flat tiles)

Building Methods / Techniques

Wattle and Daub

Clay Lump

Modern Examples of Built Heritage

The Street

Rectory Corner

Please refer back to Policy LWL14 - Buildings and Structures of Local Significance and Policy LWL16 - Design Considerations to see how these lovely and distinctive features have been built into the structure of the Neighbourhood Plan and hopefully will continue to grace our village and help maintain its distinctiveness for many years to come.

APPENDIX 5 - DEVELOPMENT DESIGN CHECKLIST

Source: Lawshall Design Guidelines and Code – September 2021 (AECOM)

Street grid and layout:

- Does it favour accessibility and connectivity over one cul-de-sac models? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

Local green spaces, views and character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal affect the character of a rural location?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how will this be used by the new owners and how will it be managed?

Gateway and access features:

- What is the arrival point; how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

Buildings layout and grouping

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?

Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of a side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?

Building materials and surface treatment

- What is the distinctive material in the area, if any?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?

Car parking solutions

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?

Architectural details and design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently-high-enough quality, and does it relate specifically to the architectural characteristics and scale of the site?

GLOSSARY

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market including affordable rented and starter homes. Eligibility is determined with regard to local incomes and local house prices.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Built-up Area Boundary: These are defined in the Babergh Local Plan 2006 and the policies in the Babergh Core Strategy 2014 also refers to them. They are a planning term that do not necessarily include all buildings within the boundary.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Development plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

Heritage asset: A term that includes designated heritage assets (e.g. Listed Buildings, World Heritage sites, Conservation Areas, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens and Battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Babergh District Council.

Local Plan: The plan for the future development of the local area, drawn up by the Local Planning Authority in consultation with the community.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

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

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

Wildlife corridor: Areas of habitat connecting wildlife populations.

STREET FARM AND OLD VILLAGE HALL (FORMERLY HORSE HAIR FACTORY)

c. 1960

SWAN INN AND COAL HOUSE c. 1940

Review

2021-2037

Pre-Submission Stage Consultation Draft Plan

Lawshall Parish Council
October 2022