

## **Notes of Meeting with Ian Poole, Consultant, Neighbourhood Plan Thursday 9<sup>th</sup> December 2021, 7 pm**

Present: David Page (Review Chair), Ric Edelman, Nigel Hughes, Ian Poole, Andy Irish (PC Chair), Dorothy and David Griggs, Karen Whordley, Susanne Ricketts, Trevor Elmer, Simon Haffenden, Greta Irving

### **1. Current position regarding BMDSCs new Local Plan.**

1. Babergh Mid Suffolk District Councils' revised Local plan is currently subject to examination by the Planning Inspectorate.  
<https://www.midsuffolk.gov.uk/planning/planning-policy/new-joint-local-plan/>  
Virtual meeting Thursday 16<sup>th</sup> December 10 am  
<https://www.youtube.com/channel/UCOEeG6C0zFZIY8W19YM5tHQ/featured>
2. It may be sometime before these issues are resolved and several months before the New Local Plan is in place.
3. Ian's advice is to continue with updating the Lawshall NP as planned as it is of benefit to have it up to date while BMSDCs seek to resolve the issues with the Local Plan.
4. DP asked if there is any precedence for this kind of delay with a local plan? IP said that East Cambs had a similar issue a few years ago and NP's continued regardless.
5. Lawshall will have 4 Settlement Boundary areas in place of the BUAB areas. Bury Rd, Main Population Hub, The Street, Hibbs & Lawshall Green. The Local Plan is calling these 4 Hamlets.

### **2. Ian's Proposed Policies for the Revised Lawshall Neighbourhood Plan**

Ian presented the current draft of his suggested policies for the revised NP. Ian clarified that the new policies have the abbreviation LWL for Lawshall to avoid any confusion about the use of LAW in the previous version which stood for "Lawshall" and not "law". Ian also agreed to provide a set of A1 size maps in due course.

Ian will finalise the final first draft of the proposed revised NP. The PC will discuss the Plan changes and the need for a Community Consultation.

Notes on the draft policies presented by Ian:

1. Policy LWL 1 Spatial Strategy  
This has the same intent as Policy LAW 1 but refers to Settlement Boundaries instead of BUABs in line with the new terminology in the Revised Local Plan. Any planning application outside of the Settlement Boundaries would need to demonstrate a particular need.
2. Policy LWL2 – Housing Development  
This policy describes the numbers of additional dwellings to be developed between 2021 and 2037. The number will include any dwellings currently in development

3. Policy LWL3 – Housing Mix  
This policy is the same as the current Policy LAW 4 on Housing Mix
4. Policy LWL4 – Affordable Housing on Rural Exception Sites  
This policy is a new policy that makes the position on Affordable Housing clear, including the necessary criteria and restrictions. We may need another Housing Needs Survey.
5. Policy LWL5 - Area of Local Landscape Sensitivity  
This policy is the current Policy LAW10
6. Policy LWL 6 – Local Green Space  
A new policy to further enhance the protection of green spaces in the village.  
A question was raised about the proposed inclusion of the Cricket Field as it is a privately owned. Ian clarified that Green Spaces can be either public or private spaces. A second question was asked to clarify the location of the “village hall open space” Andy noted that the PC would need to discuss the removal of that space from the list in relation to the proposed new community centre project as the space would be used for housing to raise finances for the project.
7. Policy LWL7 – Protecting Existing Natural Environmental Assets.  
This policy is the current Policy LAW7
8. Policy LWL 8 – Protecting and Enhancing Features of Biodiversity Value  
This is an enhanced version of the existing Policy LAW 8 to further protect trees, hedgerows etc. and encourage enhancement of Biodiversity.
9. Policy LWL9 – Protection of Important Views  
This is a new policy explaining more clearly the desire to protect views.
10. Policy LWL 10 Settlement Gaps  
Same as the existing Policy LAW 9
11. Policy Law LWL 11 Dark Skies  
New policy to bring in measures on light pollution etc
12. Policy LWL 12 Buildings of Local significance  
New policy to protect the village character by highlighting local buildings of significance . Further work would need to be done to define “significance” and to identify the aspects of significance for the named buildings.
13. Policy LWL 13 – Heritage Assets  
Enhances the existing Policy LAW 11
14. Policy LWL 14 Lawshall Street Special Character/Conservation Area  
A new policy that recognised the character of The Street which includes important buildings such as the church, the pub, the old school, and seeks to avoid negative impact on the area.
15. Policy LWL 15 Design Principles  
This is based on the current Policy LAW 13. and now includes clauses on suitable storage for wheelie bins, provision of ducting for superfast broadband, and electric

charging points. It will also relate to our new Design Guide.

16. Policy LWL 16 Flooding and Sustainable Drainage  
Based on existing Policy LAW 16 but brings it up to date
17. Policy LWL 17 Protecting Existing Services and Facilities  
Based on the existing Policy LAW 14

### **3. Ian's responses to the 8 Policy-related Issues circulated prior to the meeting:**

1 and 2 – covered by the amended policies

3 - Argument to avoid the development 'loophole' cited, could be ribbon-development, loss of views and area character

4 - There is no way to stop 1-storey dwellings being converted to 2-storeys

5 - An extra policy around Business & Enterprise would be beneficial

6 - Design policy will be strengthened through incorporating additional elements

7 - Ancient hedges now more clearly marked on Ian's revised maps

8 - Definitions requested will be included in the revised policies