



Assington



Neighbourhood Plan



2018-2036

1. Welcome



Welcome to our village consultation event

The Assington Neighbourhood Plan was born as a result of a public meeting of residents in 2018 where it was clearly identified that villagers wanted to have their say in the future development of Assington. Several volunteers from the village are now working on this initiative who collectively have a variety of skills including administrative, publicity and PR, highways and local authority, planning and environmental.

The **Neighbourhood Plan Team** is made up of villagers who have lived in Assington for a long time and villagers who have recently moved here. We live in different locations all over the village however our interest is in the village as a whole and our objective, to collect and collate opinions, views, preferences and suggestions from fellow villagers in order to write a comprehensive Neighbourhood Plan which represents the village as a whole and gives us a formal say in the future development of Assington.

Once complete, our Neighbourhood Plan will be taken into serious consideration by the local authority when making decisions about possible development in Assington and it may indeed be instrumental in securing desirable development in Assington or possibly preventing what is deemed as 'unsuitable' development for the village.

Neighbourhood Plan Team

Helen Wallace (Chair), Ian Jordan (Vice-Chair), Nigel Finch, Catherine Harrison, Andrew Hill (Treasurer), Katerina Hronova, Stephen Lustig (Secretary), Nick Miller.

Do Neighbourhood Plans have any effect?

- Lawshall, near Bury St. Edmunds, was one of the first villages in Babergh to complete a neighbourhood plan.
- Almost immediately after the plan was complete, a developer put in an application for 15 houses to be built on a field near the centre of the village.
- The field was considered an important settlement gap in Lawshall, and villagers had made clear that they did not want any developments greater than 5 houses.
- The development complied with many of Babergh's planning policies BUT
- It did not comply with the policies that villagers had agreed as part of their neighbourhood plan
- An extract from Babergh's decision notice is shown here ->



LAWSHALL NEIGHBOURHOOD PLAN 2016-2036

Made (Adopted) - October 2017



Lawshall Parish Council

Loving our village – past, present, future!

Site Plan PA02/D - Received 20/06/2016

Section B:

Babergh District Council as Local Planning Authority, hereby give notice that **OUTLINE PLANNING PERMISSION HAS BEEN REFUSED** for the development proposed in the application in accordance with the particulars and plans listed in section A for the following reasons:

1. The proposed development, by virtue of its scale, density, siting and location would result in the loss of a valued settlement gap, harmful to the local character of the Lawshall village, **contrary to Policy LAW3 and LAW9 of the Lawshall Neighbourhood Plan 2017**, Policy CS11 and CS15 of the Babergh Core Strategy (2014) and paragraph 170 of the National Planning Policy Framework.
2. The proposed development, by virtue of its scale, density and internal access arrangement, would result in a residential character alien to the established development pattern in Lawshall and surrounding hamlets, harmful to the local environment and local distinctiveness, contrary to Policy CS11 and CS15 of the Babergh Core Strategy (2014) and paragraph 170 of the National Planning Policy Framework.
3. The proposal would fail to deliver sustainable development, contrary to Policy CS1, CS11 and CS15 of the Babergh Core Strategy (2014), **the Lawshall Neighbourhood Plan 2017** and the National Planning Policy Framework. In particular the application fails to demonstrate that a suitable sustainable urban drainage scheme can be provided on the site to adequately mitigate the risks of flooding.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS02 - Settlement Pattern Policy
CS03 - Strategy for Growth and Development
CS11 - Core and Hinterland Villages
CS15 - Implementing Sustainable Development
CS18 - Mix and Types of Dwellings
CS19 - Affordable Homes
CS21 - Infrastructure Provision
CN01 - Design Standards
CR07 - Landscaping Schemes
CR08 - Hedgerows
TP15 - Parking Standards - New Development
NPPF - National Planning Policy Framework
Lawshall Neighbourhood Plan

Please take part in Assington's discussion today and have your say.

Thank you!

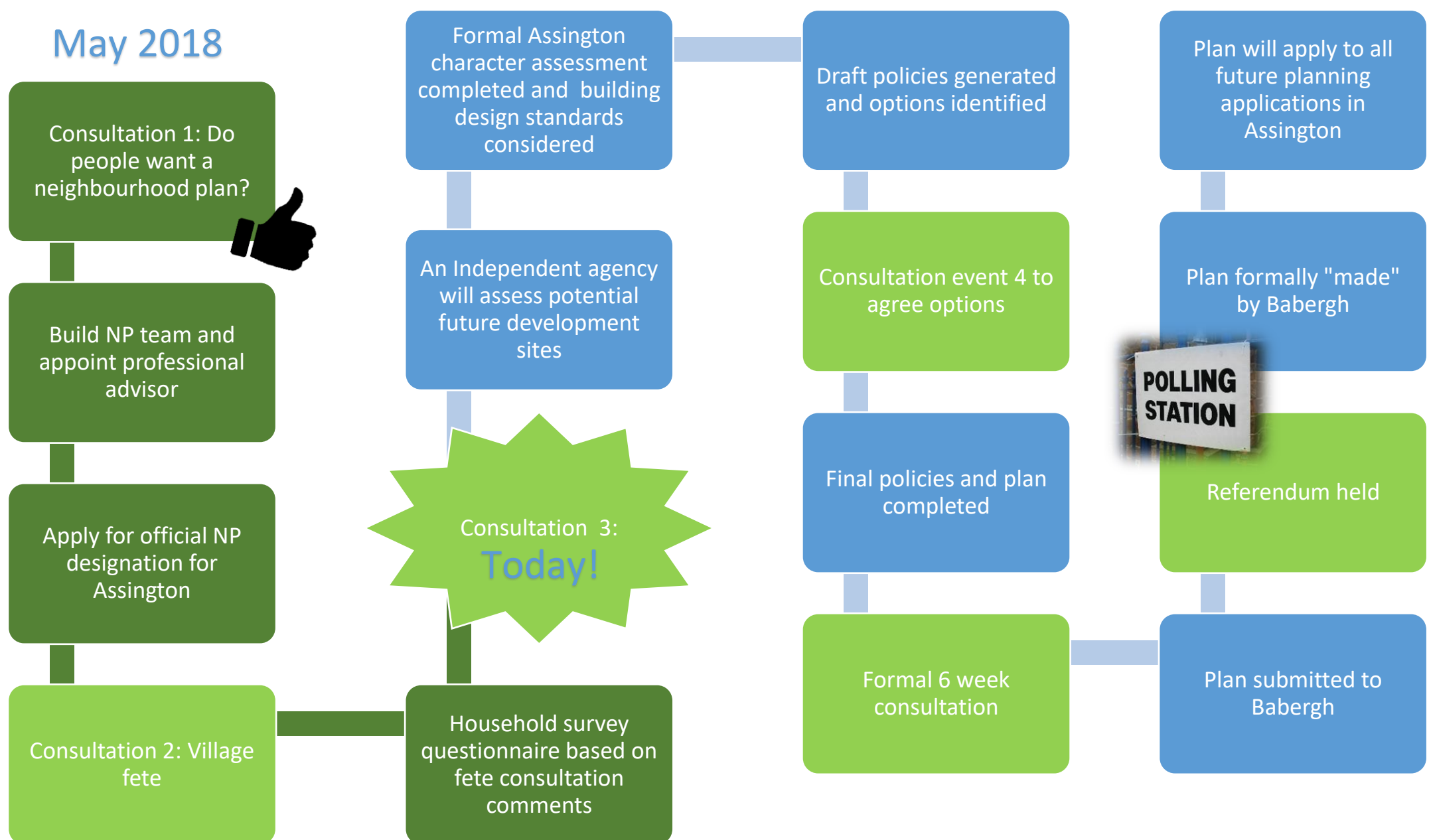
2. The Neighbourhood Plan Journey



Once adopted, the Assington neighbourhood plan will carry full legal weight and all planning applications in Assington in the future will be assessed against the policies within it. As it is such an important document, there is quite a journey to go on before it is formally adopted, but our expectation is that this will happen in 2020.

The plan will also be used to guide the parish council in lobbying for improvements to road safety or village facilities.

Today is our third consultation event and there's more to come – we want everybody with a stake in the village to have their say!



Ultimately the plan will be put to a referendum where at least 50% of voters must approve it



3. Household Survey Results

Housing type and need

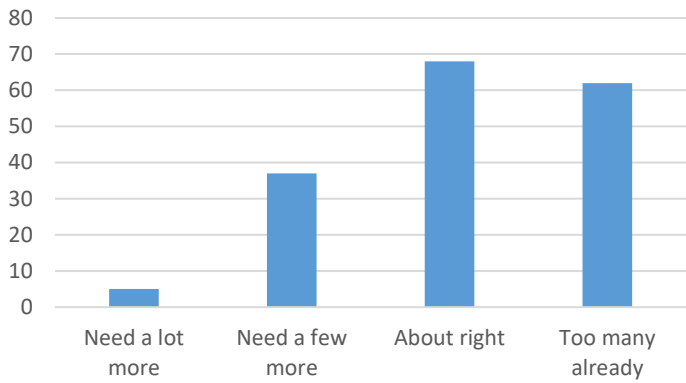


In December we delivered a questionnaire to every household in the parish. 174 were completed, representing 52% of the population.

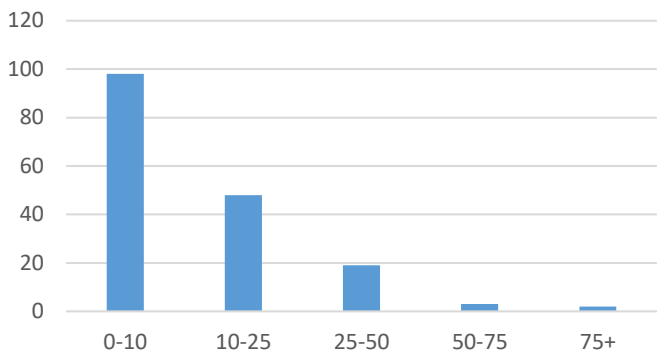
Thank you to everyone who completed the survey.

Here we are setting out some of the results from the survey, and we hope you will help us to better understand some of the comments received.

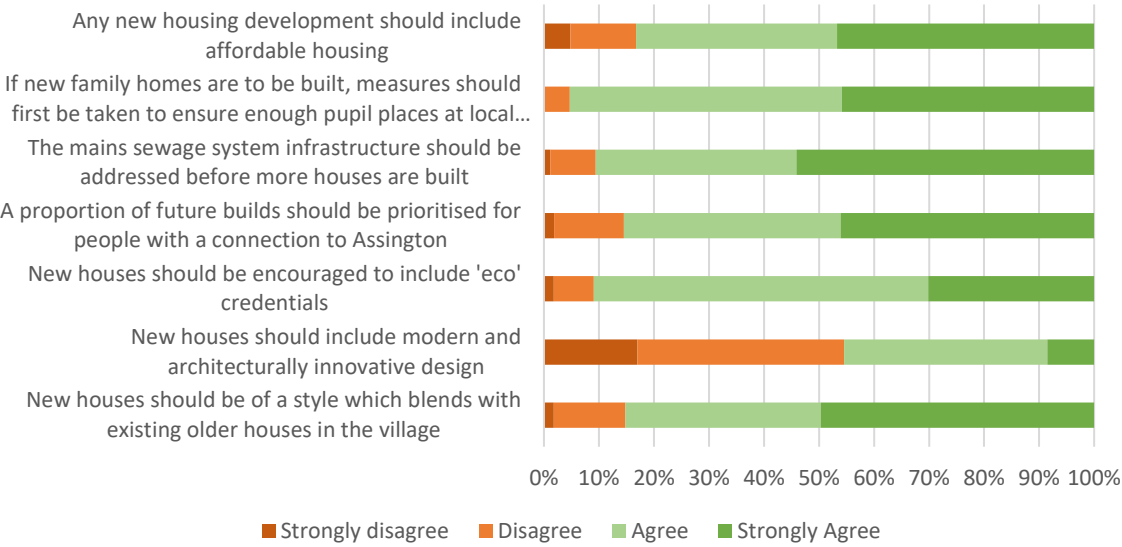
A1) What do you think about the number of houses currently in Assington Parish?



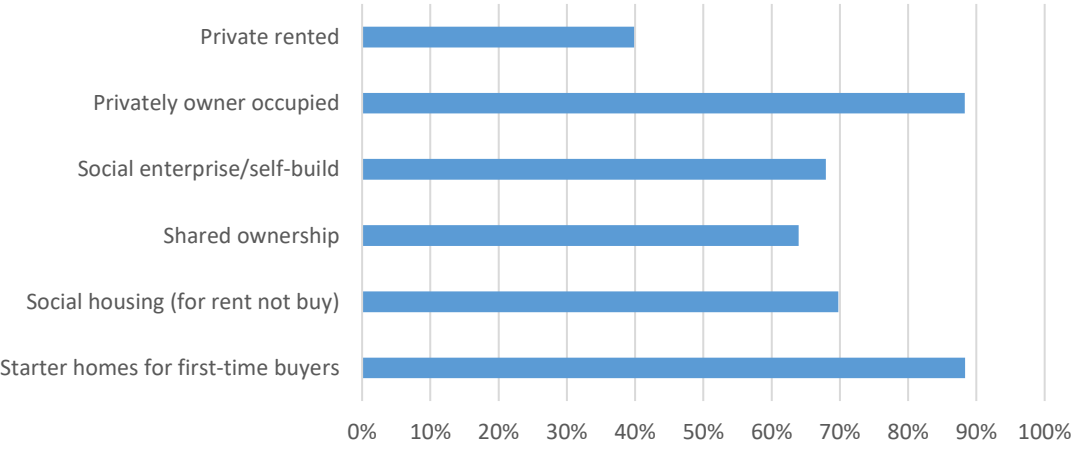
A2) In your opinion, how many new homes should be built in Assington parish in the next 20 years?



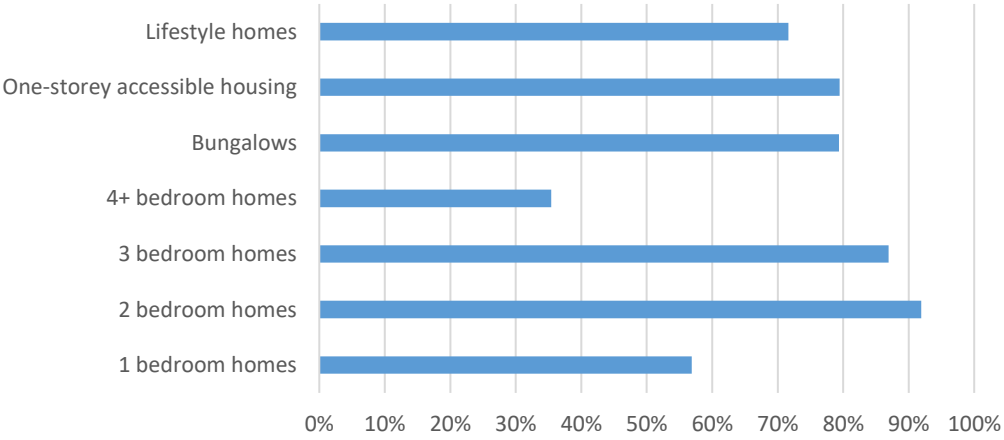
A3) Please tell us whether you agree or disagree with these statements, which have been gathered through discussion with local residents?



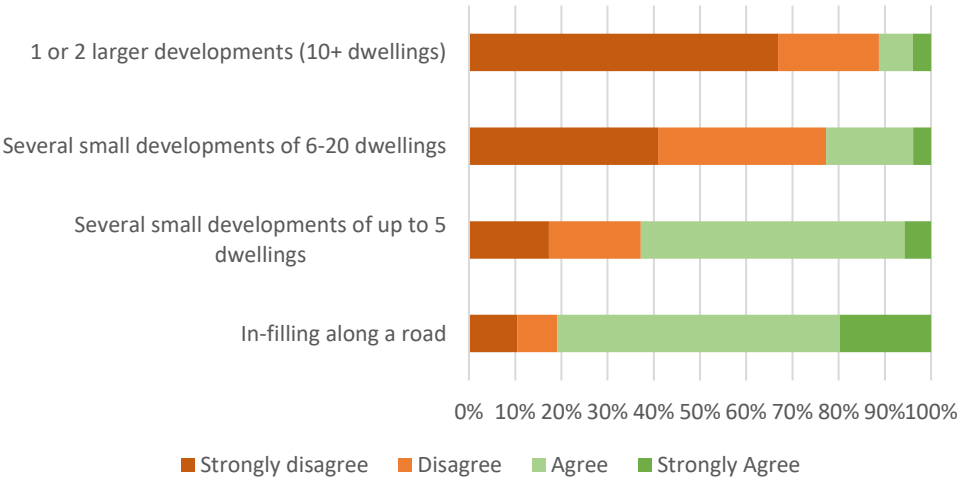
A4) What type of occupancy should new housing be intended for?



A5) What type of new housing would you like to see in Assington?



A6) What form would you prefer any future development to take?



92% of respondents who gave an opinion agreed that Assington should allocate sites for possible future development

(Allocating sites in a neighbourhood plan gives the parish a much stronger ability to ward off inappropriate development than one that does not...)

4. Household Survey Results

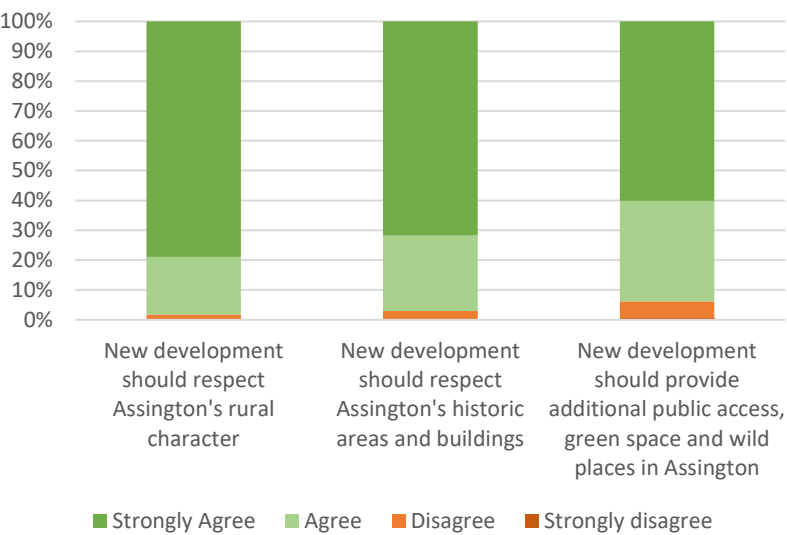
Countryside Character



We were pleased to see very strong support for preserving Assington’s fantastic green spaces and rural character.

The challenge is now to identify the specific green spaces we want to protect, and also to identify areas where we would be comfortable with seeing new development.

B1) Do you agree with these comments about good planning?

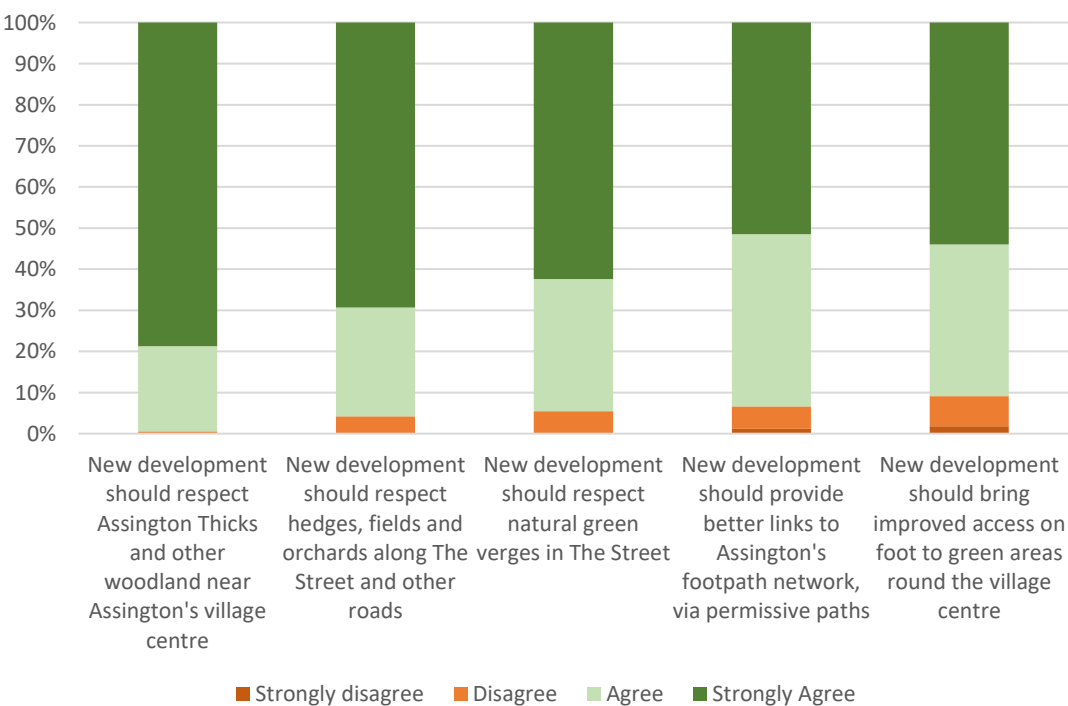


B2) Do you agree with these comments about landscape and biodiversity?



99% want to protect Assington’s woodlands

B4) Do you agree with these comments about Assington's character?



5. Household Survey Results

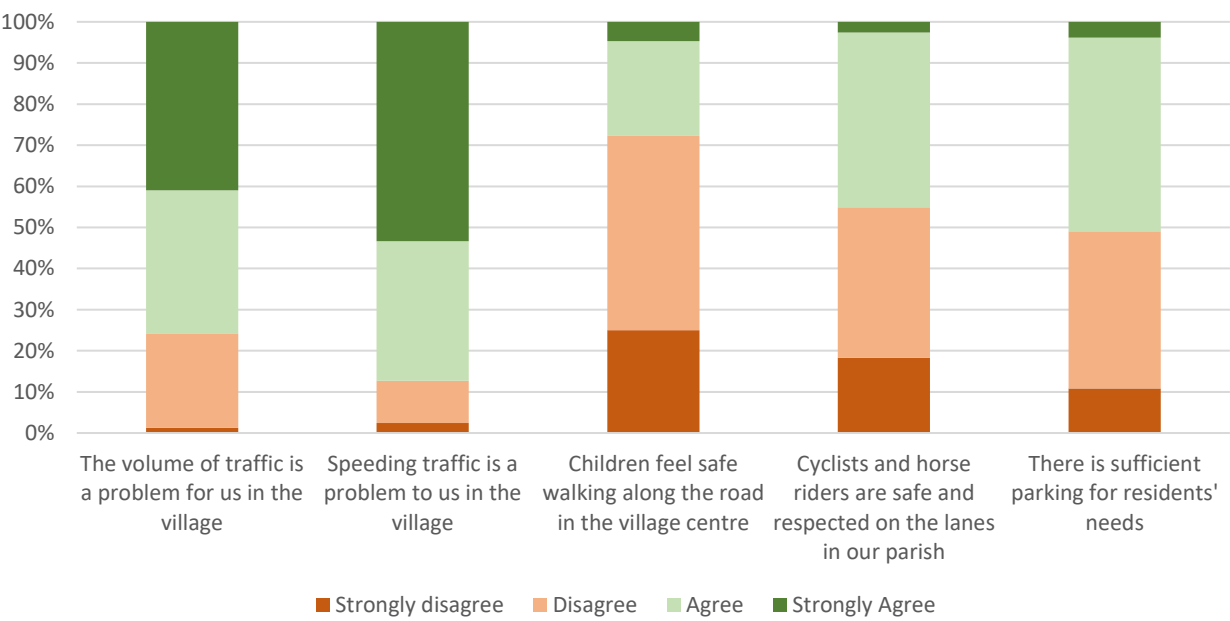
Road Safety



The neighbourhood plan cannot change Suffolk’s transport policies overnight but it can set out in writing ‘community actions’ which the parish council will lobby for.

It is clear from the survey that road safety is an important concern for people in Assington, and today we’d like to find out in more detail what villagers would like to be done.

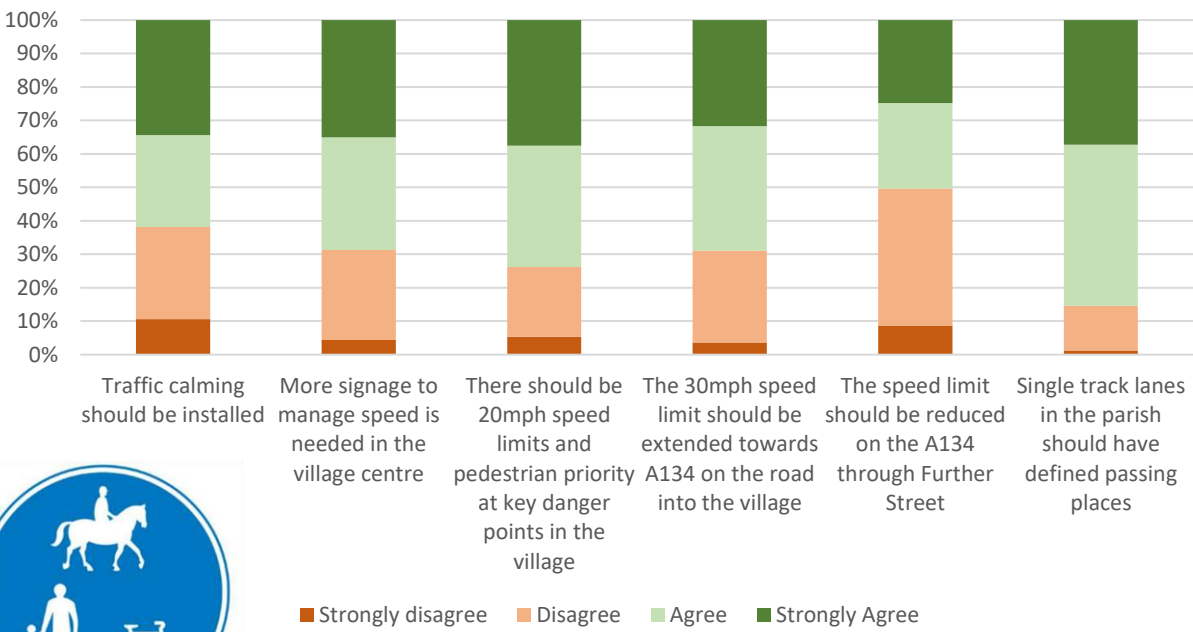
C1) How do you feel about the parish roads and traffic?



87% say speeding traffic is a problem



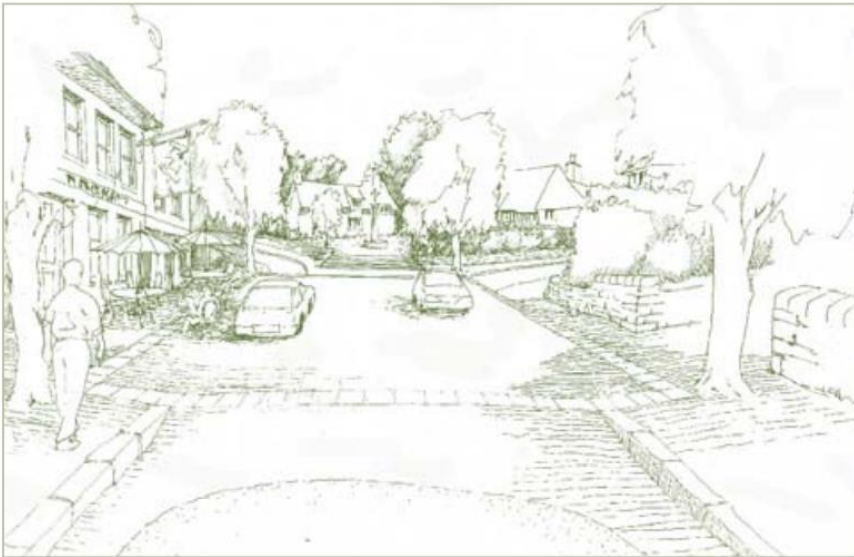
C2) What measures to improve safety should be considered in Assington?



In Dorset, the council is aiming to “reclaim” rural roads and village streets from the motor car, by installing subtle measures like changes in road surfaces which tell drivers “you are now in a village”. These avoid the potentially ‘urbanising’ effect of having speed bumps and more signs...What do you think?



Village centre as road



Village centre as village

6. Household Survey Results

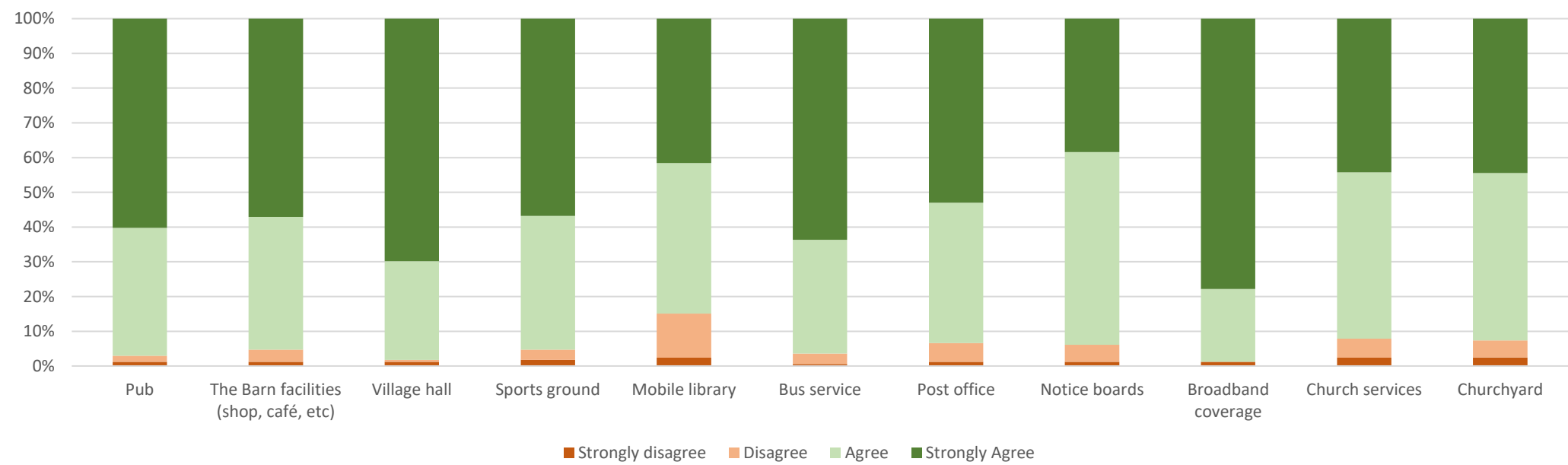
Amenities and Services



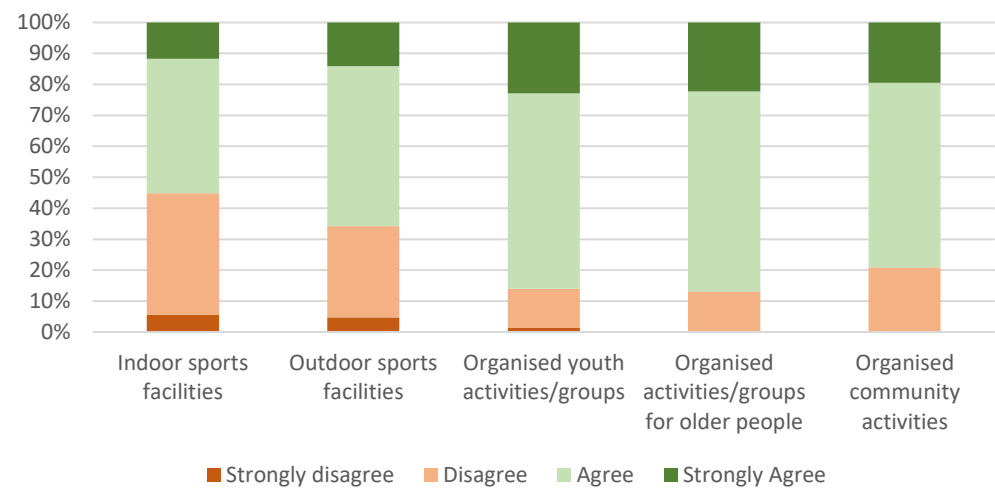
Assingtonians highly value the amenities the village has to offer with the pub and village hall being particularly appreciated.

One advantage of having a neighbourhood plan is that the parish receives a greater proportion of the levy charged on any new building – these funds can then be spent on local priorities. What do you think these should be?

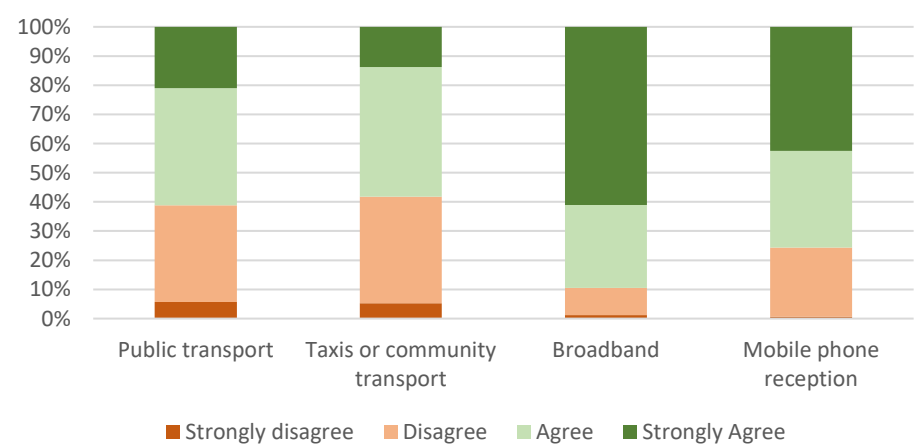
D1) These amenities are important to the village community:



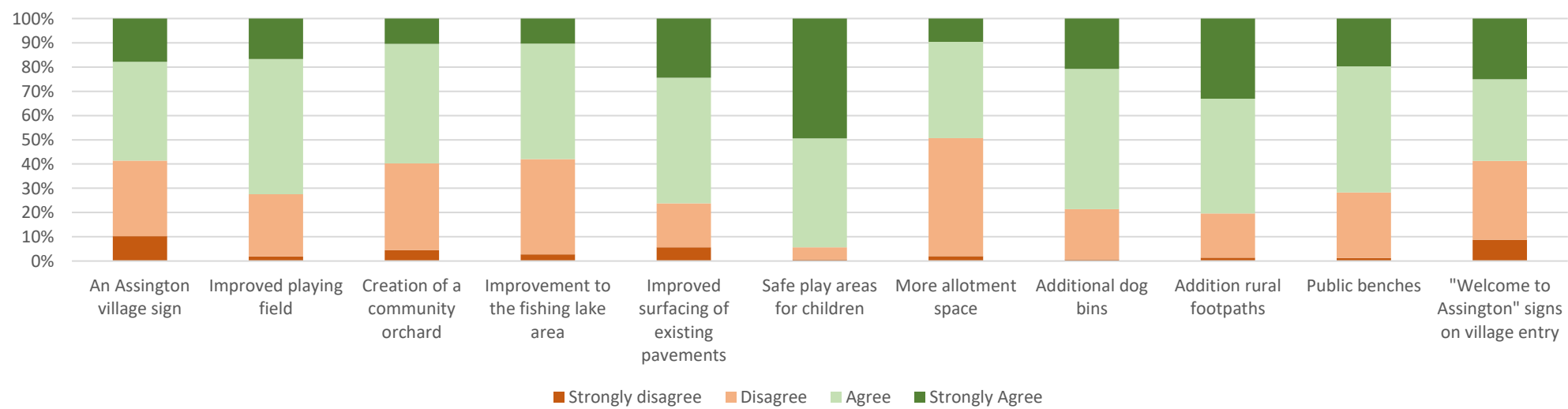
D2) Assington needs to improve the following community provisions:



D3) Assington is in need of improvement of the following services:



D4) The parish council should use community funds or find sponsors to support:

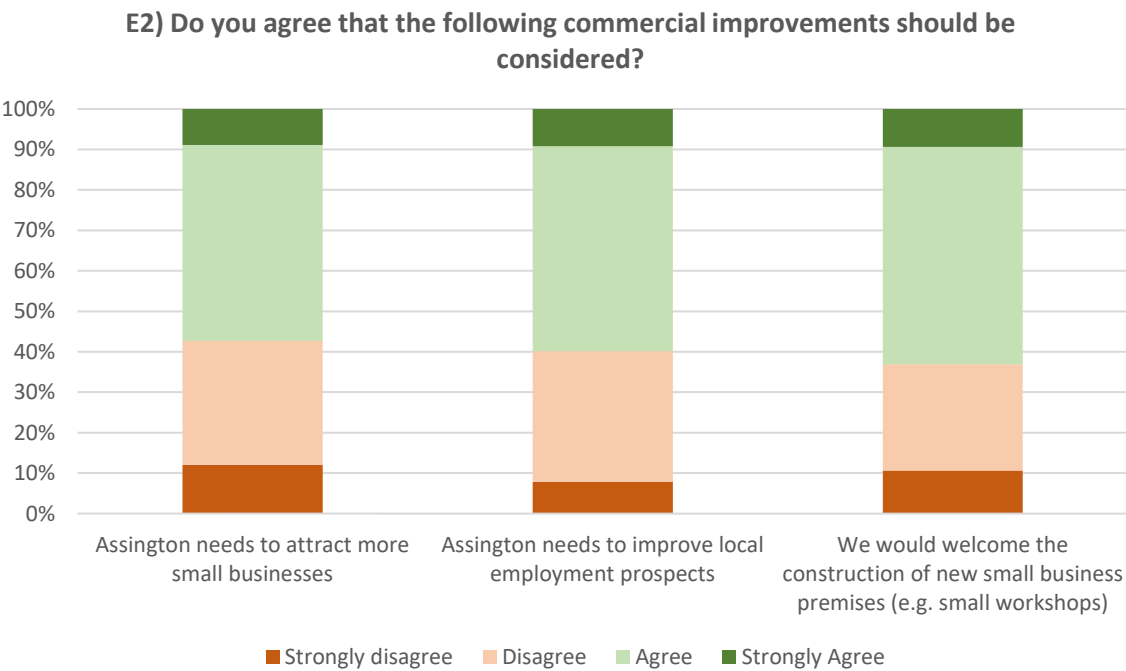
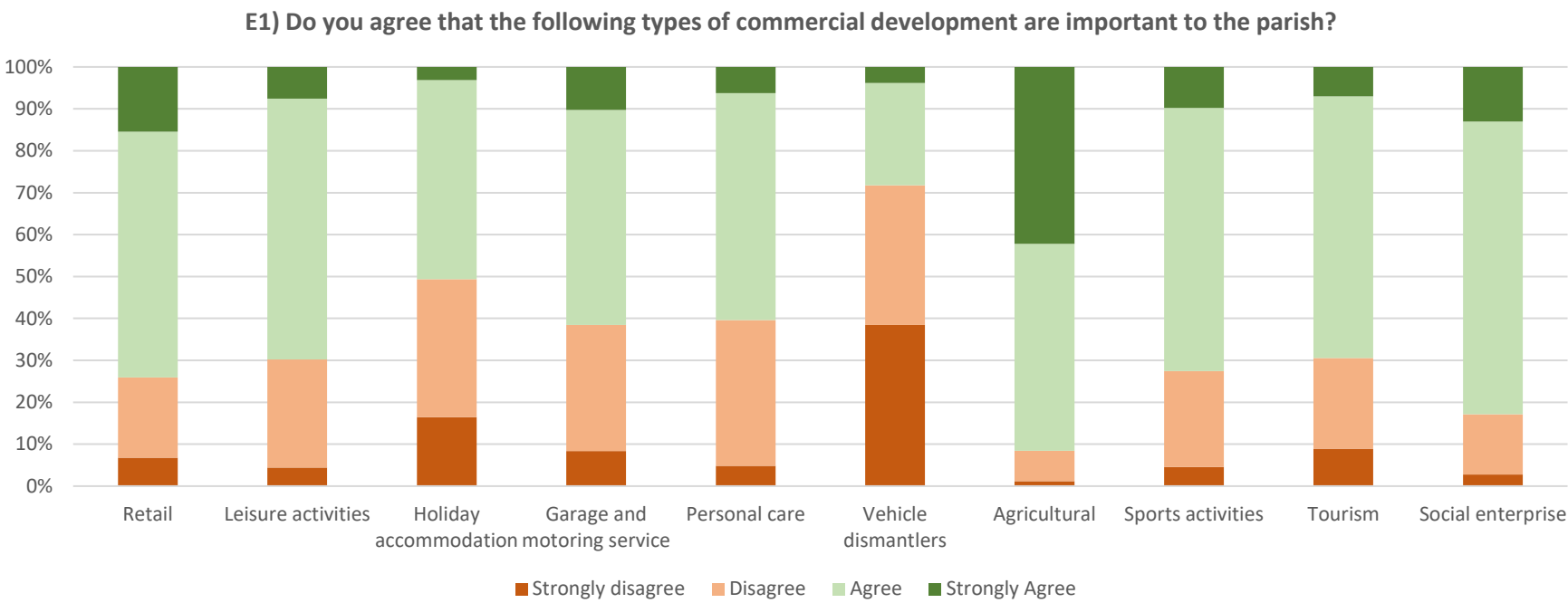


7. Household Survey Results

Local Commerce

The neighbourhood plan can influence commercial development as well as residential. It could, for example, identify criteria which had to be met in order for a change of use of commercial buildings into housing to occur.

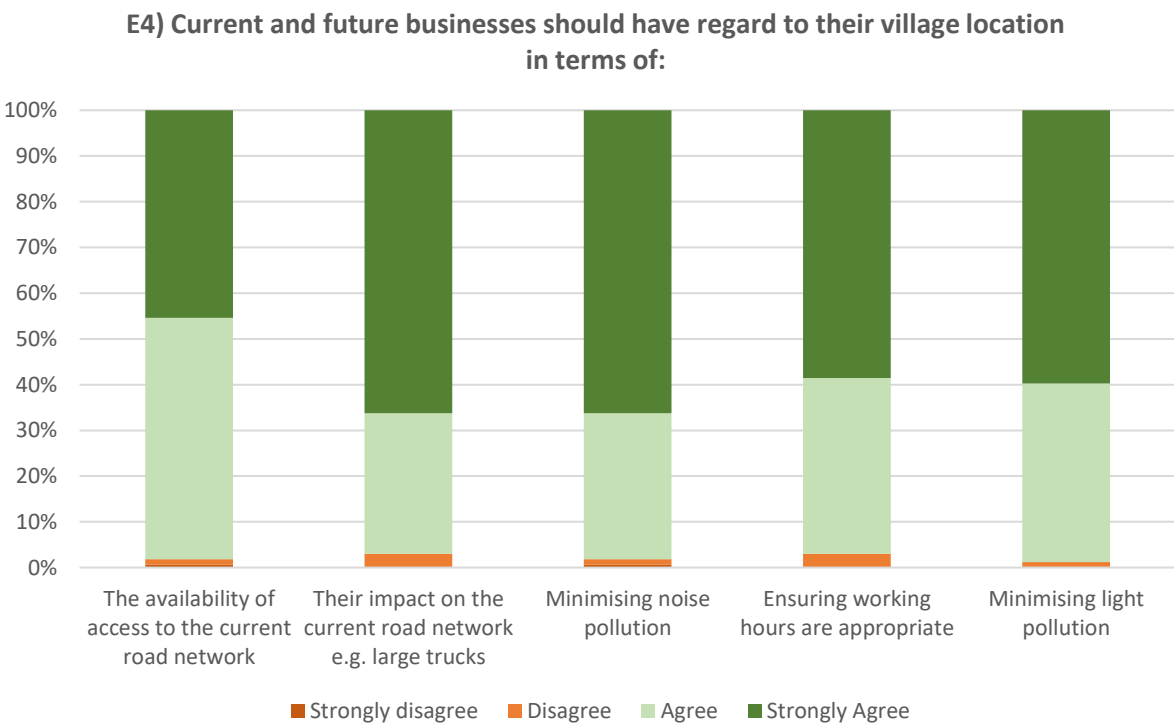
Strikingly, the survey results show that villagers recognise the environment in which they are living and that the most important commercial activity in the village by some margin is agriculture.



92% say agriculture is important to the parish



99% say businesses should ensure that light pollution is minimised



8. Green Spaces



The questionnaire helped us to understand which views, scenery and green areas villagers would like to preserve, and the neighbourhood plan will aim to do this wherever possible.

One way of doing it is to designate specific areas as 'green space' and today we would like to ask you to nominate areas near the village centre as 'local green space'. Government rules allow special protection against new development (except in "very special circumstances") in designated "local green spaces".

The small print:

The government rule is, that the "local green space" designation should only be used where the green space is:

- a) In reasonably close proximity to the community it serves
- b) Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- c) Local in character and is not an extensive tract of land.
- d) Policies for managing development within a local green space should be consistent with those for green belts.



Designation itself does not confer any rights of public access and landowners will have opportunities to make their views heard in respect of any proposals. Designating a local green space would give it protection consistent with that of green belt land, but otherwise there are no new restrictions or obligations on landowners.

Please nominate up to 5 of the areas on the map for additional protection as "local green space" using the green sticky dots provided

9. Important Views



The questionnaire asked which views villagers most wanted protecting and here we show the results.
What do you think? Which are the **most** important?

Please take a look at the large map, which shows
by the size and colour of the arrow, which views
were identified by villagers as being most
important to protect.



What has been missed? Are views
from footpaths under-represented?
Tell us!



The 'green space' designation is best
used to protect small distinct areas
near the village centre, but by
protecting views we can aim to give
some protection to larger areas of
countryside.



10. Areas for Possible Development



The questionnaire asked where villagers think is most suited to any new housing and here we show the results. What do you think? Which are the **best**?

92% of questionnaire respondents agreed we should allocate sites in our neighbourhood plan.



The team has been speaking to landowners to gather their views on any possible future development.



The final decision on any site allocations will be done by the village and will be the subject of further consultation.



The large map shows where questionnaire respondents thought might be the best places for new housing.



Independent consultants AECOM, will come to the village in May and formally assess various sites for suitability.

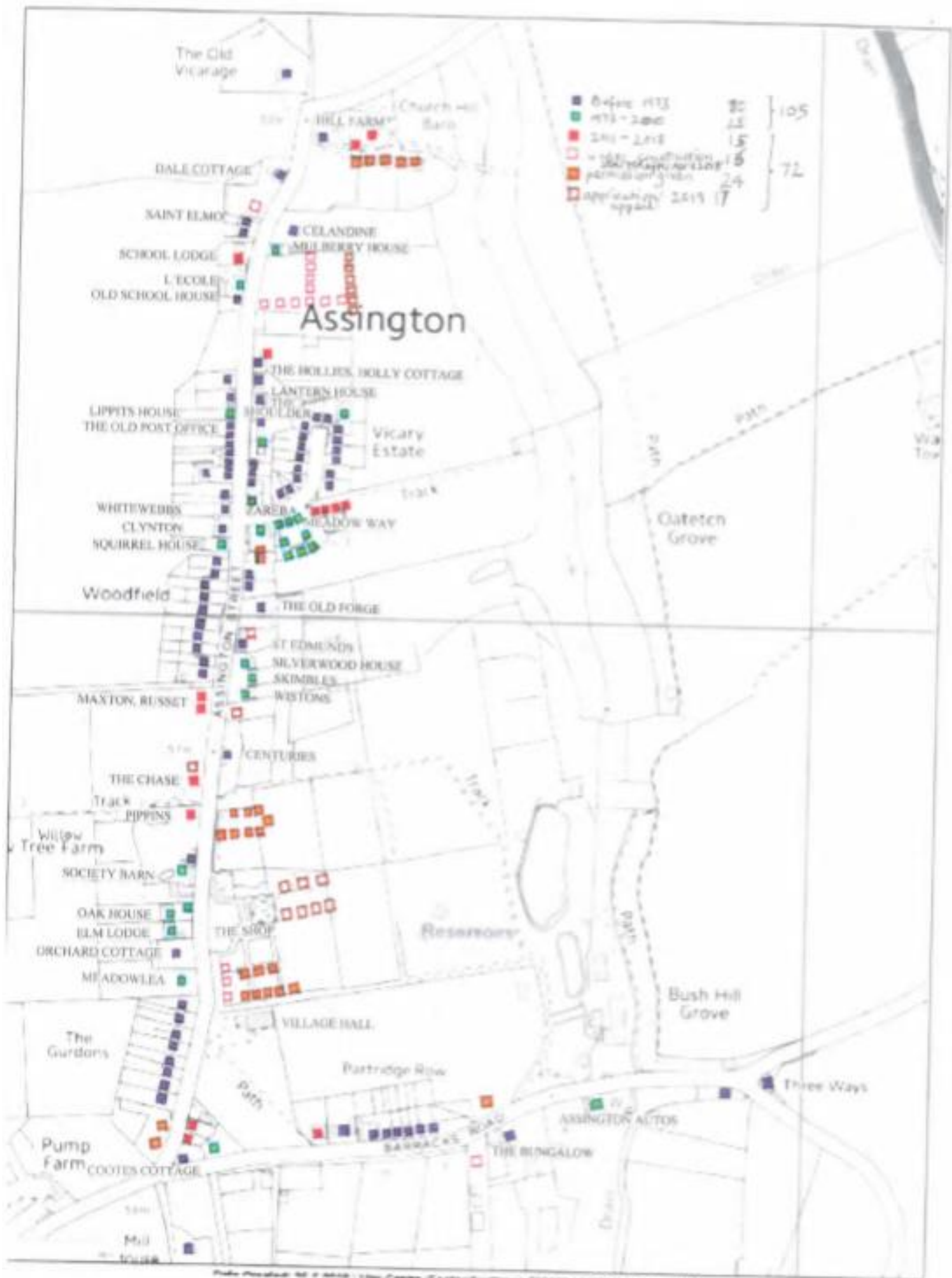


11. Village Centre Historic Building

When and where have houses been built?



This map shows when houses have been built in the past, which houses currently have planning permission, and where there are live planning applications or appeals currently underway.

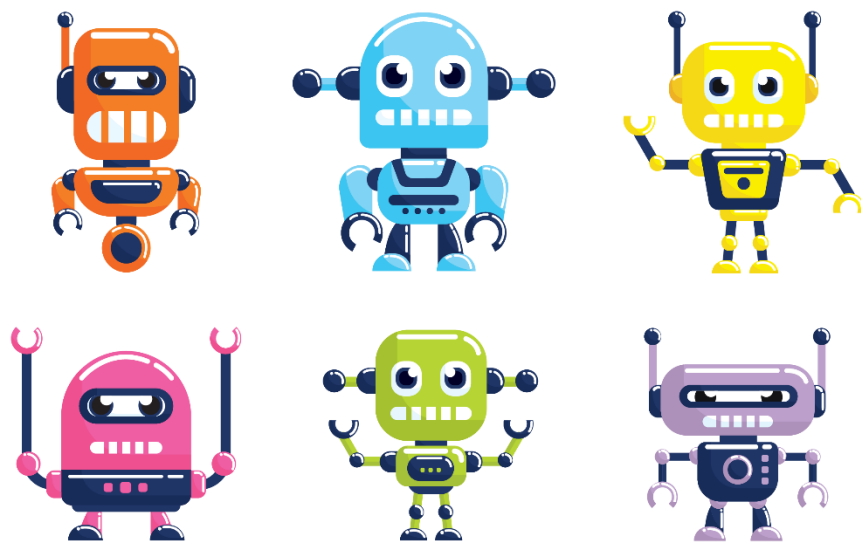


12. Assington 2036

What should it be like?



Please grab a sticky note and give us your ideas!



(Artist impression of neighbourhood planning team in 2036)