

Welcome



The story so far

- Since 2017 the Parish Council has been progressing the preparation of a Neighbourhood Plan for the parish.
- Progress was hampered by available volunteer time and COVID but we've now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until Friday 5 May, a period of 7 weeks.
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community actions that are in the Plan.
- We welcome your feedback by submitting your comments, even if you fully support the Plan.

What is a Neighbourhood Plan?

It is a relatively new kind of planning document designed to allow local people to play an active part in planning their area.

When complete, the Plan will form part of the statutory development plan for the area, meaning East Suffolk Council and Planning Inspectors will have to take note of what it says when considering planning applications.

The Neighbourhood Plan sits alongside national and local planning policies when decisions are made on planning applications



Over the next 7 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about the Plan.

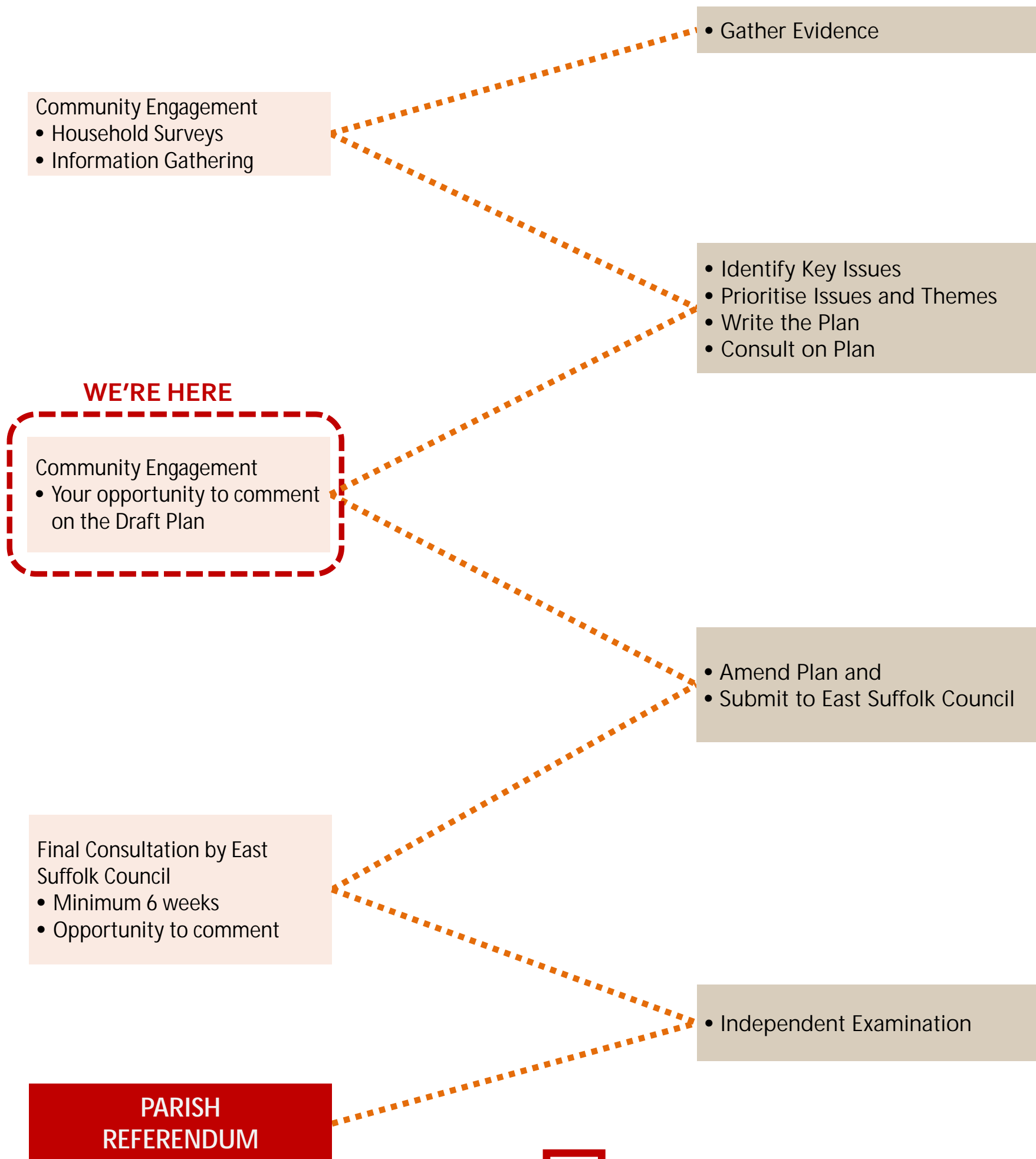
WE NEED YOUR VIEWS BY 5 MAY

Process



How the Plan is prepared?

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



IF REFERENDUM POSITIVE, EAST SUFFOLK COUNCIL ADOPT

The Draft Plan



Plan Contents

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the initial stages of preparing the Neighbourhood Plan, the following themes have been identified but would urge you to view the Plan as a whole.

- **Development Location**
- **Landscape and Natural Environment**
- **Historic Environment**
- **Development Design**
- **Services and Facilities**
- **Highways and Travel**

The Plan contains:

Planning Policies

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

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

Community Actions

Local initiatives to address non-planning matters and concerns raised in the Household Survey.



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.

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

Playford Vision



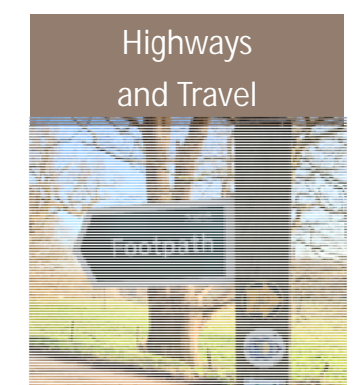
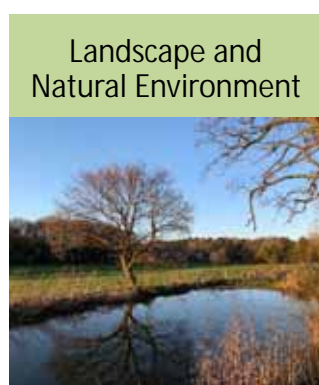
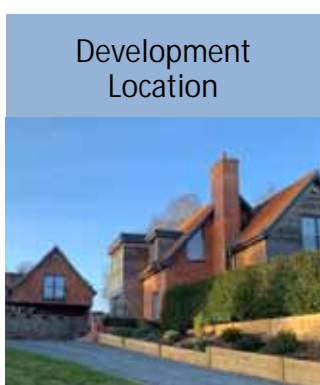
In a nutshell, the Plan:

- *Does not identify any new sites for housing*
- *Allows for infill development within tightly defined "clusters" drawn around the main built-up areas of the village*
- *Defines the main river valley as an "area of greater landscape value and sensitivity"*
- *Supports the retention of existing employment sites*
- *Designates an area of Local Landscape Sensitivity*
- *Identifies key views from public areas that should be considered when development is proposed*
- *Protects and maintains features of landscape and biodiversity value*
- *Identifies locally important buildings, the character of which should be respected when development is proposed*
- *Identifies key matters to reduce the impact of development on the village and our residents*
- *Seeks to minimise light pollution*
- *Seeks to protect our services and facilities*
- *Protects and encourages improvement of public rights of way*

Neighbourhood Plan Vision

In 2036, residents in Playford will enjoy a high quality of life with improved access to local facilities and services, and to the countryside within and around the parish. Built and natural heritage assets are conserved and enhanced by the sensitive siting and design of any new development

The Vision translates into planning policies and community aspirations in the remainder of the Plan



DO YOU SUPPORT THE VISION?

Development Location

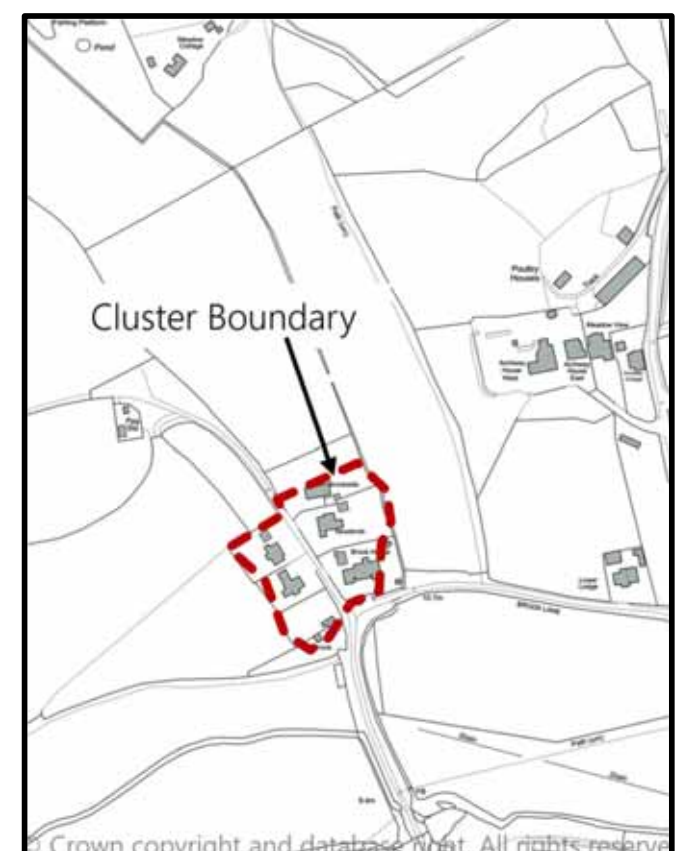
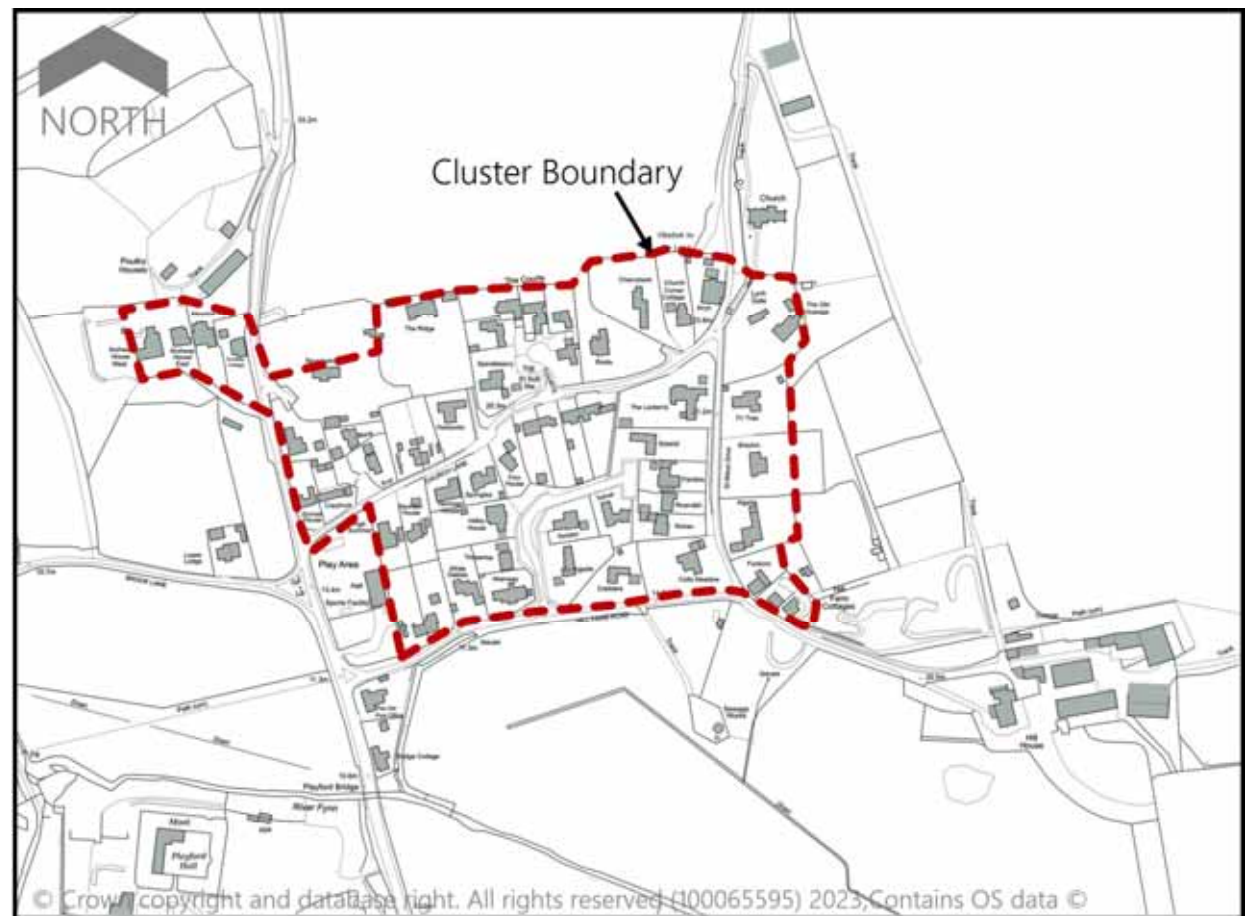


Context

- The Local Plan policies for Playford allow limited infilling in existing “clusters” of five or more dwellings
- It also states that such sites “should consist of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides”
- A separate Local Plan document (“Housing in Clusters and Small Scale Residential Development in the Countryside” Supplementary Planning Document) provides more guidance on how development in clusters will be considered
- The Neighbourhood Plan amplifies the Local Plan approach by identifying the extent of clusters in Playford that meet the definition, as illustrated on the maps

Policy PFD1 - Playford's Clusters

In accordance with the adopted Suffolk Coastal Local Plan, clusters are defined on Maps 4 and 5. Within these areas, proposals for new dwellings will be supported where they are in accordance with Policy SCLP5.4 of the Local Plan and the “Housing in Clusters and Small Scale Residential Development in the Countryside” Supplementary Planning Document.



DO YOU SUPPORT THE POLICY?

Landscape & Natural Environment



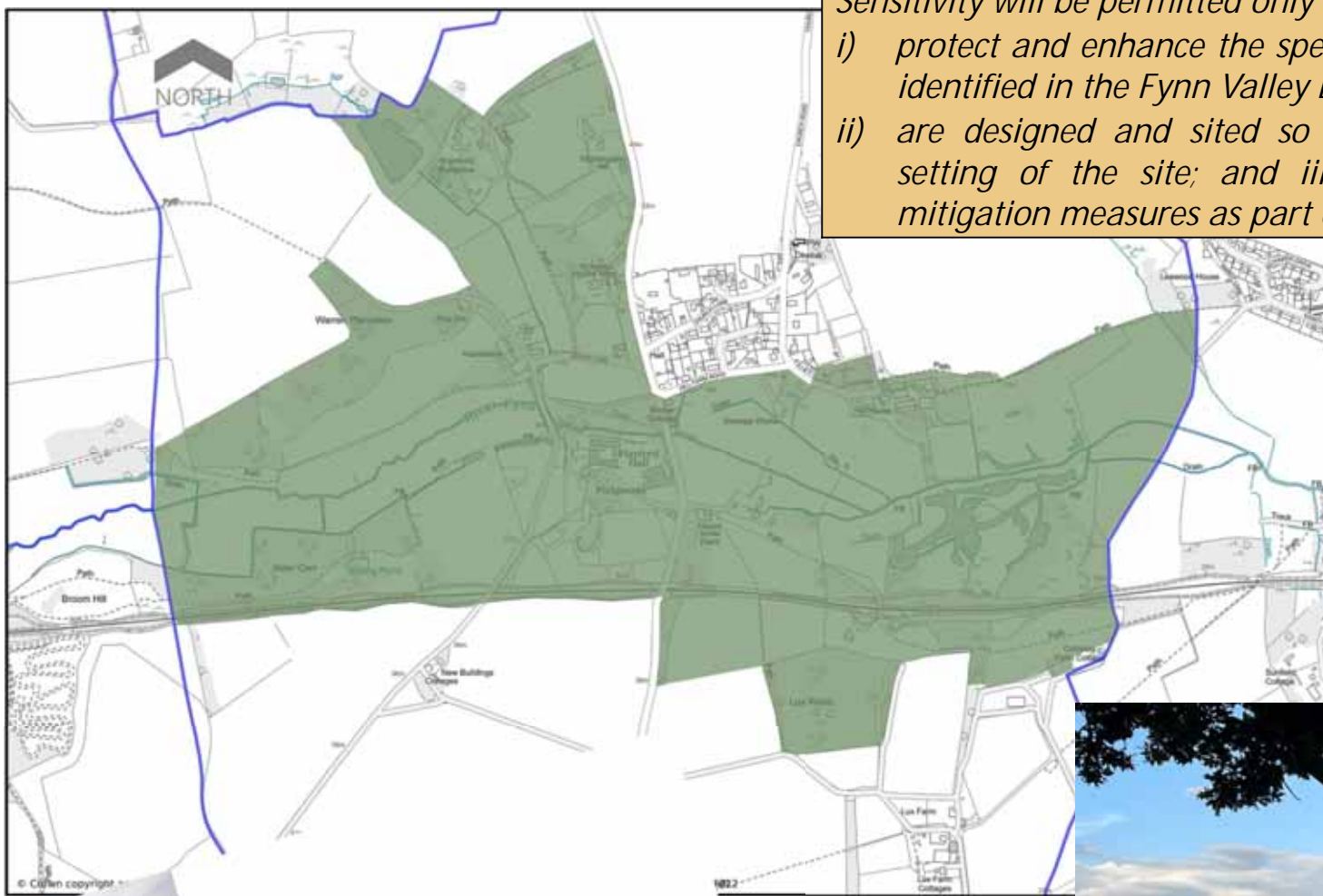
Context

- The landscape of Playford is especially important and the location of the village is influenced by the presence of the River Fynn.
- Prior to the current Local Plan for the area, the Fynn Valley formed part of a wider "Special Landscape Area" designation, but this was not carried forward.
- A separate Landscape Assessment has identified that the Fynn Valley area has a high landscape value.
- The presence of the valley generates a number of important views in the parish from publicly accessible places, such as public footpaths looking primarily into the village.
- Trees, hedgerows, ponds and our wildlife are a major asset of the parish.

Policy PFD2 - Area of Greater Landscape Value and Sensitivity

An Area of Greater Landscape Value and Sensitivity is identified on Map 7. Development proposals in the Area of Greater Landscape Value and Sensitivity will be permitted only where they:

- protect and enhance the special landscape qualities of the area, as identified in the Fynn Valley Landscape Value Appraisal (2022); and
- are designed and sited so as to harmonise with the landscape setting of the site; and
- provide suitable landscape impact mitigation measures as part of the proposal.



Fynn Valley Landscape Value Appraisal
For Playford Parish Council
March 2022

Lucy Batchelor-Wyham



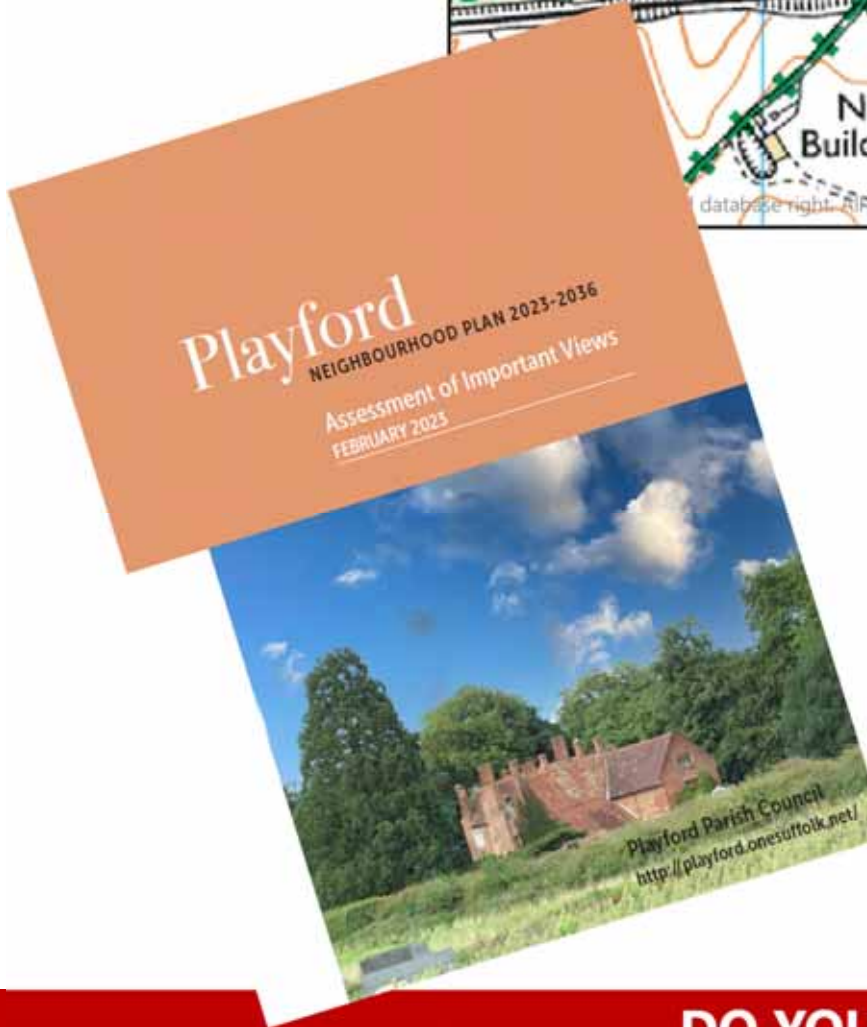
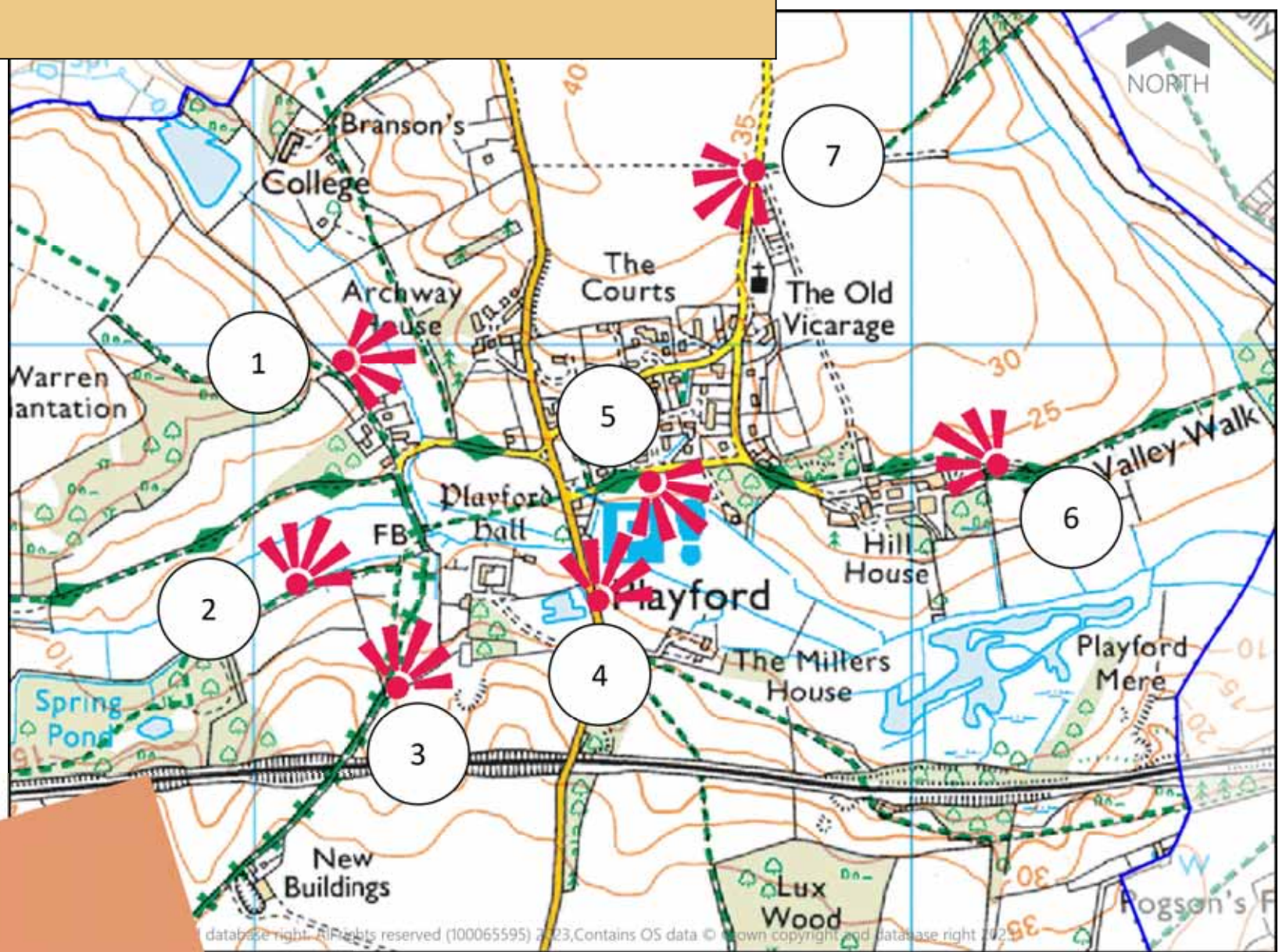
DO YOU SUPPORT THIS POLICY?

Landscape & Natural Environment



Policy PFD3 - 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 Map 8. 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



DO YOU SUPPORT THIS POLICY?

Landscape & Natural Environment



Policy PFD4 - Protection of Trees, Hedgerows and other Natural Features

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

Where such losses or harm are unavoidable:

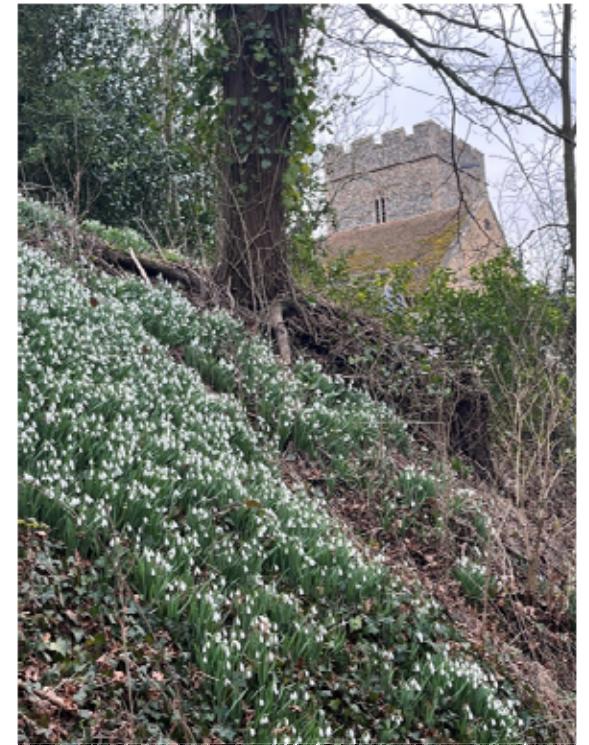
- i. the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and*
- ii. suitable mitigation measures, that provide better replacement of the lost features will be required to achieve measurable biodiversity net gain.*

Any such mitigation measures should form an integral part of the design concept. In addition, the layout and design of the development proposal concerned should be landscape-led and appropriate in relation to its setting and context and have regard to its ongoing management.

Otherwise acceptable development proposals will 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 Playford's traditional 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.*

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.



COMMUNITY ACTION 1 - WILDLIFE CORRIDORS

The Parish Council will consider ways of working with neighbouring parishes to co-ordinate the improvement of wildlife corridors within and through the parish.

DO YOU SUPPORT THIS POLICY?

Historic Environment



Context

- *Playford does not have a designated conservation area*
- *The parish does have a rich fabric of historic buildings and features (collectively known as heritage assets)*
- *Playford Hall is the most significant historic site originating from the 16th century. The site is a scheduled monument while the Hall itself is listed Grade II* and the Hall's bridge and revetments and the stable and coach house block are all listed Grade II*
- *Elsewhere in the parish the parish church is also listed Grade II* and there are currently three other listed buildings and structures, namely:*
 - *The monument to Thomas Clarkson in the churchyard*
 - *Playford Grange*
 - *Copyhold, Church Lane*
- *Of those that responded to the Residents' Survey, 72% wanted to see more protection for unlisted buildings that contribute to the character of the village*

Non-Designated Heritage Assets

The preparation of the Neighbourhood Plan has provided an opportunity to identify whether there are buildings or features across the parish that might have special qualities or historic association and make a "positive contribution" to the character of the area.

Historic England define these as Non-Designated Heritage Assets and East Suffolk Council has published criteria against which potential candidates for such a list should be judged.

11 properties have been identified as meeting the East Suffolk Council criteria for designation,

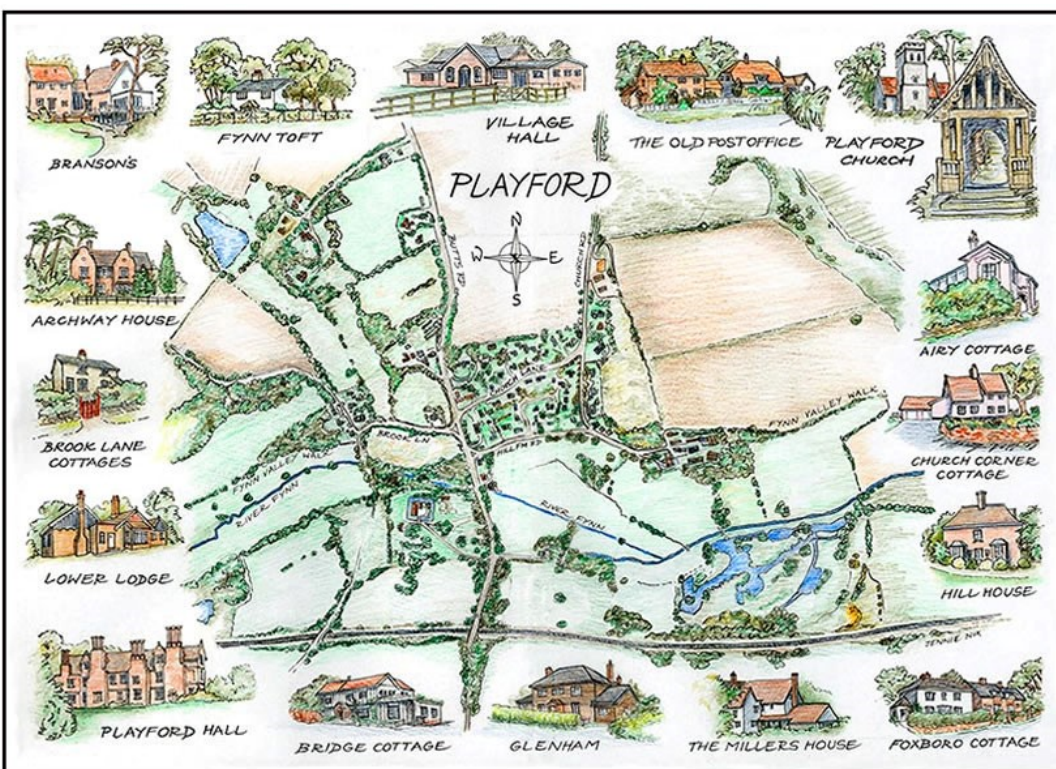
Designation does not place additional planning burdens on owners but does mean that, where planning permission is required, the protection of their historic character and importance will be taken into account.

Policy PFD5 - Non-Designated Heritage Assets

The Plan identifies the following buildings as non-designated heritage assets and as described in Appendix 1 of the Neighbourhood Plan.

1. Airys Cottage
2. Church Corner Cottage
3. Hill House
4. Foxboro Cottage
5. Millers House
6. Bridge Cottage
7. Glenham
8. Sonnet House
9. Lower Lodge
10. Brook Lane Cottages
11. Archway House

Proposals for any works to a Non-Designated Heritage Asset will be assessed in accordance with Policy SCLP11.6 of the adopted Local Plan.



LOCAL PLAN POLICY

Policy SCLP11.6: Non-Designated Heritage Assets

Proposals for the re-use of Non-Designated Heritage Assets which are buildings or structures will be supported if compatible with the elements of the fabric and setting of the building or structure which contribute to its significance. Applications, including those for a change of use, which result in harm to the significance of a Non-Designated Heritage Asset will be judged based on the balance of the scale of any harm or loss, and the significance of the heritage asset.

In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

- a) Whether the asset is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- b) Which measures to sustain the existing use, or find an alternative use/user, have been fully investigated.

Neighbourhood Plans can identify Non-Designated Heritage Assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy.

Buildings or structures identified as Non-Designated Heritage Assets should at least meet the Council's criteria for identifying Non-Designated Heritage Assets.

DO YOU SUPPORT THIS POLICY?

Development Design



Context

- *You told us that the design of development is important.*
- *National planning policy is clear 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.'*
- *Preparing the Neighbourhood Plan provides us with the opportunity to identify the features and attributes that will make sure that new development reflects the character of the area and will not have unwanted impacts.*
- *As part of the Government support for preparing Neighbourhood Plans, we've commissioned the preparation of Design Codes for Playford.*
- *The Design Codes apply to the whole of the parish, although some codes will be more relevant to built up areas such as the village centre.*
- *The general area in the proximity of the River Fynn is susceptible to flooding, but national and Local Plan policies are sufficient to ensure that new development takes into account the flood zones of the Fynn.*
- *Artificial lighting, such as floodlighting, can have a significant impact on our rural setting.*

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.



Development Design



Policy PFD6 - Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area as identified in the Playford Design Guidelines and Codes, and create and contribute to a high quality, safe and sustainable environment.

In addition to having regard to the National Model Design Code, all planning applications should demonstrate how they satisfy the requirements of the Development Design Principles in Appendix 2 of the Neighbourhood Plan, as appropriate to the proposal.

In addition, and as appropriate to their scale, nature and location, proposals will be supported where:

- a. the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area are maintained and enhanced;*
- b. they 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;*
- c. designs respect the character, scale and density of the locality;*
- d. in accordance with adopted standards, the safety of the highway network is maintained or enhanced, ensuring that all vehicle parking is provided within the plot and that spaces and garages meet the adopted minimum size standards;*
- e. development faces on to existing roads wherever possible;*
- f. water run-off would not add-to or create surface water flooding;*
- g. adequate provision for the covered storage of all wheelie bins and cycle storage is made, as appropriate and in accordance with adopted cycle parking standards;*
- h. suitable ducting capable of accepting fibre to enable superfast broadband is included; and*
- i. one electric vehicle charging point per new off-street residential parking place created is provided.*



Policy PFD7 - Artificial Lighting

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over streetlights. Any future outdoor lighting systems should have a minimum impact on the environment by being downward focussed and motion sensitive, not extend past the property boundary, and minimise light pollution and adverse effects on wildlife and subject to:

- i. highway safety,*
- ii. the needs of particular individuals and groups, or*
- iii. security*

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

DO YOU SUPPORT THESE POLICIES?

Services and Facilities



Context

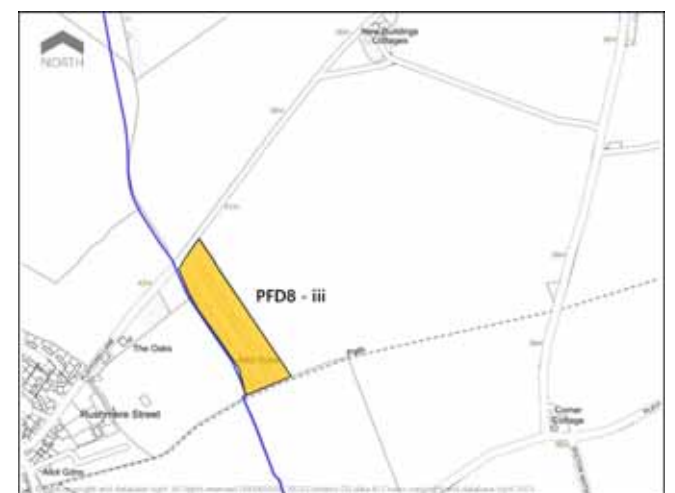
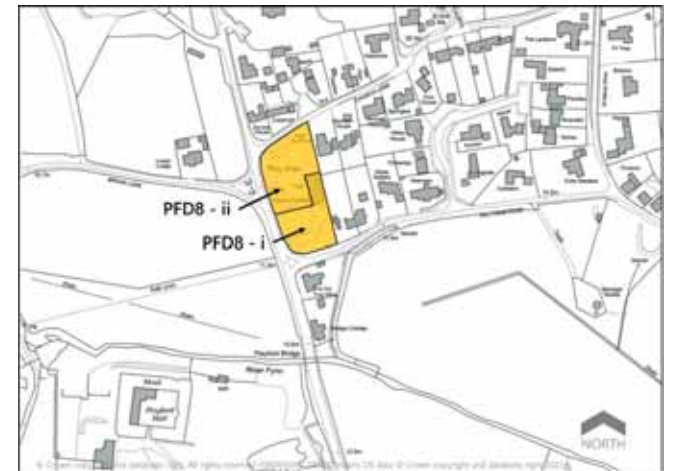
- The village currently has very little in the way of services and facilities.
- It is vital that existing services and facilities are protected and enhanced for the use of current and future residents.
- It is recognised that demands change over time, however, and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them.
- The Neighbourhood Plan protects facilities in the parish (including Kesgrave's allotments in Playford Lane) from being lost except in exceptional circumstances.

Policy PFD8 - Parish Services and Facilities

Proposals that would result in the loss of the following facilities, as identified on Map 10 and Map 11, will be determined in accordance with Policy SCLP8.1 of the Local Plan:

- The Village Hall
- The Play Park
- Kesgrave Allotments, Playford Lane, Rushmere St Andrew

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no unacceptable impact on the natural and historic environment, infrastructure and the amenity of residents



DO YOU SUPPORT THIS POLICY?

Highways and Travel



Context

- Despite the number of concerns raised when we carried out our Residents' Survey, neighbourhood plans have little power to introduce highway improvements as most schemes will not require planning permission.
- Improvements are therefore reliant on the County Council's Highways Department for investment in projects.
- Playford is fortunate to have a good network of footpaths and other public rights of way, providing access to our high quality countryside.
- The Plan contains a number of community actions to try and resolve the traffic issues you highlighted.

Policy PFD9 - Public Rights of Way

Proposals that would result in the loss of the following facilities, as identified on Map 10 and Map 11, will be determined in accordance with Policy SCLP8.1 of the Local Plan:

- The Village Hall
- The Play Park
- Kesgrave Allotments, Playford Lane, Rushmere St Andrew

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no unacceptable impact on the natural and historic environment, infrastructure and the amenity of residents

COMMUNITY ACTION 2 - PUBLIC RIGHTS OF WAY

The Parish Council will continue to lobby landowners to ensure that the public rights of way network remains accessible and barrier free for all users throughout the year.

COMMUNITY ACTION 3 - TRAFFIC CALMING

The Parish Council will consider ways of working with the County Council to install traffic calming points at the entrance to the village.

COMMUNITY ACTION 4 - 20 MPH SPEED LIMIT

The Parish Council will consider ways of working with the County Council to designate a 20mph speed limit on roads in the village centre.

COMMUNITY ACTION 5 – HGV's

The Parish Council will consider ways of working with the County Council to seek the introduction of lorry weight limits in the village centre.

COMMUNITY ACTION 6 – PUBLIC TRANSPORT

The Parish Council will consider ways of working with bus operators, including community transport initiatives, to provide better public transport to nearby centres.



DO YOU SUPPORT THE POLICY AND COMMUNITY ACTIONS?

What next?



Consultation on the Neighbourhood Plan ends on 5 May

At the end of the consultation the Working Group will review all submitted comments before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to East Suffolk Council.

Further Consultation

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

Examination

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

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



Referendum

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

You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?